

SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF MAY 9, 2018
TO BE REPORTED OUT MAY 23, 2018

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MA-250 (MAYORAL APPLICATION) ORDINANCE REFERRED (3-28-18)
DOC # O2018-2339

Amendment of Municipal Code Chapters 2-116 and 17-14 regarding Zoning Board of Appeals

NO. A-8386 (28th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT NO. O2018-2455

Common Address 3212-3358 W Carroll Ave, 3239-3355 W Carroll Ave, 319-329 N Homan Ave and 349-353 N Homan Ave

Applicant Alderman Jason Ervin

Change Request M1-2 Limited Manufacturing District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8387 (28th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT NO. O2018-2457

Common Address 4500-4524 W Fulton St and 4501-4529 W Fulton St

Applicant Alderman Jason Ervin

Change Request M1-2 Limited Manufacturing District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. 19578-T1 (1st WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2299

Common Address: 2660 W Armitage Ave

Applicant: M14 Land Investments LLC

Owner: M14 Land Investments LLC

Attorney: Thomas Moore

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: Applicant seeks to construct a 3 story 3 dwelling unit building 39 feet 4 inches in height with 3 parking spaces

NO. 19580-T1 (1st WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2301

AMENDED TO TYPE 1

Common Address: 1445 N Rockwell St

Applicant: Grand Properties International LLC

Owner: Robert Birkmeyer

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: A new three story three unit residential building. The proposed building will be masonry in construction and measure 37 feet 9 inches in height. Onsite garage parking for three cars will be located on the rear of the subject lot

NO. 19588 (1st WARD) ORDINANCE REFERRED (3-28-18)

DOCUMENT #02018-2309

AMENDED TO TYPE 1

Common Address: 1759 N Campbell Ave

Applicant: 1759 Campbell LLC

Owner: Jose Acevedo and Lulde Acevedo

Attorney: Ximena Castro

Change Request: RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District

Purpose: The subject property consists of 2,817 square feet, and is currently a vacant lot. The Applicant proposes to rezone the property to construct a four story residential building with three residential dwelling units. 3 parking spots, and no loading. The height of the building will be 45 feet.

NO. 19589 (1st WARD) ORDINANCE REFERRED (3-28-18)

DOCUMENT #02018-2310

PASS AS AMENDED

Common Address: 1821 N Kimball Ave

Applicant: SST Real Estate Group LLC, Series 1812 Sawyer

Owner: SST Real Estate Group LLC, Series 1812 Sawyer

Attorney: Daniel Scott

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: Owner intends to raze current building and construct a 5 unit residential building 45 feet high with 5 parking spaces. No commercial space

NO. 19595 (1st WARD) ORDINANCE REFERRED (3-28-18)

DOCUMENT #02018-2328

AMENDED TO TYPE 1

Common Address: 1415 N Rockwell St

Applicant: Grand Properties International LLC

Owner: Robert Birkmeyer

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is proposing to develop the subject property with a new three-story three-unit residential building. The proposed building will be masonry in construction. The proposed building will measure 37 feet 9 inches in height. Onsite garage parking for three (3) cars will be located at the rear of the subject lot.

NO. 19606 (1st WARD) ORDINANCE REFERRED (3-28-18)

DOCUMENT #02018-2451

AMENDED TO TYPE 1

Common Address: 1537-41 W Pearson St

Applicant: Grandma Capital LLC

Owner: James Petrozzini Revocable Living Trust

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is proposing to develop the subject property with two (2) new three-story residential buildings. Two (2) separate and distinct zoning lots will be established. Each proposed residential building will be masonry in construction. Each proposed residential building will measure 43 ft. and 11 7/8 inches in height. Building No. 1 will contain four (4) dwelling units and have four (4) onsite garage parking spaces at the rear of the lot. Building No. 2 will contain two (2) dwelling units and have two (2) onsite garage parking spaces at the rear of the lot.

NO. 19600 (2nd WARD) ORDINANCE REFERRED (3-28-18)

DOCUMENT #02018-2354

Common Address: 1454 W Chestnut Street

Applicant: 1454 W Chestnut LLC

Owner: Alfredo and Alicia Hernandez

Attorney: Law Office of Mark J Kupiec

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces: no commercial space: 3 story, height 37'-10"

NO. 19551-T1 (2nd WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-1325

SUBSTITUTE NARRATIVE & PLANS

Common Address: 932-946 W North Ave; 1601-07 N Sheffield Ave

Applicant: 938 W North Ave LLC

Owner: 938 W North Ave LLC

Attorney: Amy Degnan, Daley & Georges

Change Request: M1-2 Limited Manufacturing District to C2-2 Motor Vehicle Related District

Purpose: An existing retail building of approximately 35,428 sq.ft. will remain. There are approximately 41 underground parking spaces. No dwelling units

NO. 19526 (8th WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-863

PASS AS REVISED

Common Address: 9329-9429 S Stoney Island

Applicant: Montclare Calumet Heights, LLC

Owner: Ch Land Acquisition LLC, PCS Land Acquisition LLC

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: RS2 Single-Unit (Detached House) District, B3-2 Community Shopping District and C1-2 Neighborhood Commercial District to B3-3 Community Shopping District and B3-3 Community Shopping District to a Planned Development

Purpose: The property will be developed with 3 sub areas. One subarea will be developed with a 134 unit elderly housing facility with 94 parking spaces. The height of the residential building will not exceed 71 feet. The other 2 subareas will be developed with commercial uses including but not limited to restaurant uses

NO. 19530 (9th WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-881

PASS AS REVISED

Common Address: 720 E 111th St

Applicant: Chicago Neighborhood Initiatives, Inc.

Owner: Please see application for list of owners

Attorney: Paul Shadle/ Liz Butler, DLA Piper

Change Request: Business Residential Institutional Planned Development No. 1167, as amended to Business Residential Institutional Planned Development No. 1167, as amended

Purpose: The Applicant seeks an amendment to the PD to allow the reconfiguration of Sub Areas A and G to establish new Sub Area I in order to develop Sub Area I with a commercial greenhouse facility containing a total of approximately 145,295 square feet of floor area and 70 parking spaces. The proposed amendment would also allow the consolidation of Sub Areas D, E, F, and a portion of Sub Area H to create new Sub Area J. Sub Area J is proposed to be developed with commercial, industrial, warehouse and distribution uses

NO. 19586-T1 (12th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2307

SUBSTITUTE NARRATIVE & PLANS

Common Address: 3401 S Ashland Ave

Applicant: Adriana Atilano
Owner: Adriana Atilano
Attorney: Amy Degnan, Daley & Georges
Change Request: RS3 Single Unit (Detached House) District to C1-2 Neighborhood Commercial District
Purpose: To allow for the rehabilitation of a ground floor restaurant and 3 existing residential units. There are 3 parking spaces at the rear of the property

NO. 19611 (12th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2738

Common Address: 1900 W Pershing

Applicant: 1900 W Pershing LLC
Owner: 1900 W Pershing LLC
Attorney: John Escobar
Change Request: C1-2 Neighborhood Commercial District to RM5 Residential Multi Unit District
Purpose: Develop and construct four three story buildings. Each building will consist of four town home units with two car garage spaces for each unit. Each unit will be approx. 2,000 sq.ft. Applicant does not intend to have commercial use. Building height 35'

NO. 19612-T1 (12th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2784

SUBSTITUTE NARRATIVE & PLANS

Common Address: 2000 W 34th Street

Applicant: Alejandro Guerra
Owner: George Florakos
Attorney: John Escobar
Change Request: C3-3 Commercial, Manufacturing and Employment District to C1-3 Neighborhood Commercial District
Purpose: Modify Type 1 Plans. Roof deck will seek special use permit. Zero setbacks. Height: 37 feet. The proposed expansion will include a level 3 apartment unit

NO. 19573 (22nd WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2292

Common Address: 3305 W Cermak Road

Applicant: Felix Sotelo
Owner: Felix Sotelo
Attorney: Jeff Chan / Villalobos & Associates
Change Request: C1-2 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: Two dwelling units,- 1 ½ story brick & frame apartment building; 4 parking spaces; building measures about 1572.41 sq. ft. and is about 18.5 ft. high. residence

NO. 19601 (22nd WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2365

Common Address: 4225 W Ogden Ave

Applicant: Lance Construction Supplies Inc

Owner: Lance Construction Supplies Inc
Attorney: Marcus Nunes
Change Request: M1-2 Limited Manufacturing District to M2-2 Light Industry District
Purpose: The new warehouse will be 22 feet tall and 12,000 square feet and will be used to store building materials. The new building will replace the current warehouse that is located on the western portion of the property. There are currently 20 parking spaces on the property. The number of available parking spaces will not change

NO. 19576-T1 (25th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2296

Common Address: 2350 S Leavitt Street
Applicant: Cloud Property Management LLC 2350 Series
Owner: Cloud Property Management LLC 2350 Series
Attorney: Thomas Moore
Change Request: RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District
Purpose: Applicant seeks to build 1 additional story on an existing 1 story 1 dwelling unit building for a total of 2 stories with 4 dwelling units, 3 parking spaces and a total building height of 23 feet 6 inches.

NO. 19582 (25th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2303

Common Address: 1811 S Lafflin
Applicant: Rana Sharma Homes, LLC Lafflin Series
Owner: Rana Sharma Homes, LLC Lafflin Series
Attorney: Warren Silver
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District
Purpose: The proposed use of the subject property is a three-story 40 foot high residential building with three dwelling units and two off-street parking spaces in a detached garage.

NO. 19581-T1 (26th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2302

SUBSTITUTE NARRATIVE & PLANS
PASS AS AMENDED

Common Address: 2833 W Chicago Ave
Applicant: Martorina Family LLC
Owner: Martorina Family LLC
Attorney: Louis Weinstock
Change Request: M1-2 Limited Manufacturing District to C2-3 Motor Vehicle Related Commercial District
Purpose: Existing retail garden center with new outdoor storage and operations. The existing building is 10,691 square feet, 23 feet and 7 inches tall, with no changes. 3 parking spaces will be provided.

NO. 19597-T1 (26th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2330

Common Address: 1653 N Keystone Ave
Applicant: Felipe Caraballo
Owner: Felipe Caraballo

Attorney: Law Offices of Samuel VP Banks
Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The Applicant is seeking a zoning change to permit and legally establish a third dwelling unit within the existing residential building. The existing two-story residential building is masonry in construction. No physical expansion of the existing building is proposed at this time. On-site garage parking will remain located at the rear of the subject property.

NO. 19235 (27th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3834

PASS AS REVISED

Common Address: 166 N Aberdeen; 167 N Aberdeen

Applicant: Aberdeen Acquisitions II, LLC

Owner: Lake Acquisitions LLC

Attorney: Law Office of Samuel VP Banks

Change Request: C1-2 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District and DX-5 Downtown Mixed-Use District and Residential Business Planned Development No. 1283 to Residential Business Planned Development 1283, as amended

Purpose: The Applicant is proposing to amend Residential Business Planned Development No. 1283 in order to permit an eighteen-story mixed-use building at 166 N. Aberdeen. The proposed building will be 198 ft. in height. 3,900 square feet of retail space will be located at grade. 235 residential units will be located above. Exterior building materials will include brick/masonry at the building base, and glass and steel elements for the building above. The proposed building plan calls for 80 onsite parking spaces. The mixed-use building at 167 N. Aberdeen will remain without change

NO. 19464 (27th WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8890

PASS AS AMENDED AND REVISED

Common Address: 1340-1358 W Chestnut; 901-927 N Noble St

Applicant: St. Boniface LLC

Owner: St. Boniface LLC

Attorney: Bernard Citron/ Thompson Coburn LLP

Change Request: RS3 Single Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District and B2-3 Neighborhood Mixed-Use District to a Residential Planned Development

Purpose: The Applicant proposes to rezone the property to redevelop an existing 121.0 foot church building into a residential building with 17 dwelling units and 17 parking spaces; to establish a 51 foot, 24 unit residential building with 27 parking spaces, and to establish a 26.0 foot, 4 unit residential building with 4 parking spaces.

NO. 19591-T1 (27th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2324

Common Address: 314-318 S Halsted St

Applicant: M19 Land Investments LLC and M21 Land Investments LLC

Owner: M19 Land Investments LLC and M21 Land Investments LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: DX-5 Downtown Mixed Use District to DX-5 Downtown Mixed Use District

Purpose: The Applicant is proposing to establish four (4) new residential units, for a total of nine (9) residential units, within the existing four-story mixed-use building. The existing building will otherwise remain without change. The 55-foot building height will remain without change. This Zoning Map Amendment application will permit an off-street parking reduction pursuant to the TOD Ordinance, because the subject property is located within 650 linear feet from the Halsted Blue Line CTA Station. Therefore, no onsite parking is required or being provided.

NO. 19609-T1 (28th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2612

Common Address: 3458 W Lake St

Applicant: T.O. Connor, LLC

Owner: T.O. Connor, LLC

Attorney: Lawrence Lusk

Change Request: M1-3 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: One commercial unit of 1,969 sf on first floor. Two residential units each on second and third floors (total four (4) units) with combined total residential square footage of 4,046 sf

NO. 19574 (29th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2293

Common Address: 112 S Parkside Ave

Applicant: Joy C Harris

Owner: Joy C Harris

Attorney: Lewis W. Powell III

Change Request: RS3 Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

Purpose: A new two story with basement four dwelling unit building. 28 feet high. 7,286 sq.ft. of floor area ratio and four off street parking spaces

NO. 19575-T1 (32nd WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #O2018-2294

Common Address: 3045 N Ashland

Applicant: Everbrite 3045 N Ashland LLC

Owner: Everbrite 3045 N Ashland LLC

Attorney: Thomas J Murphy

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: 3 ½ story building with basement and roof deck, 3 dwelling units: basement and first floor duplexed are 2935 sq.ft., second floor is 1468 sq.ft., third floor is 1468 sq.ft. (second floor and third floor are each a simplex), building height is 38'5" no commercial units, a carport at rear covers 3 parking spaces and has a roof deck

NO. 19579 (33rd WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2300

Common Address: 4942 N Monticello Ave

Applicant: Real Equities Inc

Owner: Real Equities Inc

Attorney: Paul Kolpak

Change Request: RS3 Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

Purpose: To erect a 3 story slab-on-grade masonry building w/ 3 simplex dwelling units & 3 open parking spaces located in rear yard. Height of building will be 32 feet 0 inches to underside of roof structure and 36 feet 6 inches to parapet. Each floor / dwelling unit will be approx. 1,300 square feet.

NO. 19602-T1 (33rd WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2371

Common Address: 3215-3217 N Troy St

Applicant: 3217 Troy LLC

Owner: Vincent and Linda Poliszczuk and Charles Pequeno

Attorney: Paul Kolpak

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The lot is to be improved with two (2) new buildings; one building shall be 3 stories with a basement, 5 dwelling units, & 5 parking spaces. The second building shall be 3 stories with a rooftop deck, 3 dwelling units, and 3 parking spaces. The total units between the two buildings will be eight (8) units. The height of both buildings will be 35 feet 4 inches. There will be no commercial space in either building.

NO. 19507 (33rd WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-387

PASS AS REVISED

Common Address: 2801-63 W Addison; 3400-3558 N California;
2800-2964 W Roscoe; 3421-25 N Elston; 3419-25 N Whipple

Applicant: Commonwealth Edison Company

Owner: Commonwealth Edison Company

Attorney: John George/ Chris Leach

Change Request: M1-1 Limited Manufacturing/ Business Park District and M2-2 Light Industry District to M2-2 Light Industry District and M2-2 Light Industry District to a Business Planned Development

Purpose: To redevelop the property with a 3-story 68 foot tall office building containing 120,000 sf, a 44 foot tall warehouse containing 150,000 sf, ComEd vehicle parking structure, employee parking structure, storage, interim surface parking, freestanding (towers) wireless communications facilities and future utility infrastructure.

NO. 19485-T1 (35TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9006

SUBSTITUTE NARRATIVE & PLANS

Common Address: 3701 W Diversey Ave

Applicant: 3701 W Diversey LLC

Owner: Emman Randazzo

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: the property will contain a 3 story mixed use building with an artist live/work unit on the ground floor and 3 residential units above. 4 parking spaces will be provided. The building will be 37 feet 7 inches tall

NO. 19605-T1 (35th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2445

Common Address: 3701 W Montrose Ave

Applicant: Anna Mehedinti

Owner: Anna Mehedinti

Attorney: Robert Walker

Change Request: B3-1 Community Shopping District to B3-2 Community Shopping District

Purpose: Third Story addition to existing 2 ½ story multi-unit building, 2 dwelling units, 3 parking spaces in rear of building. 1, 296 square feet of commercial space 34'0" height of building

NO. 19598 (36th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2350

Common Address: 2106-2108 N Laramie Ave

Applicant: 4342 W Shakespeare, LLC

Owner: 4342 W Shakespeare LLC (2106 N Laramie) & Janet Martinez (2108 N Laramie)

Attorney: Law Office of Mark J Kupiec

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To build a new 3 story (Max 38 feet high) residential building with 3 dwelling units and 3 on-site parking spaces at 2106 N Laramie Ave; the existing 2 ½ story residential building with the existing 2 dwelling units and 2 parking spaces will remain with no change proposed at 2108 N Laramie Ave

NO. 19583 (37th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2304

Common Address: 315 N Lotus Ave

Applicant: Linda Rivera

Owner: Linda Rivera

Attorney: Thomas Moore

Change Request: RS3 Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

Purpose: Applicant seeks to make her 2 story 4 unit as built building with basement and attic conforming. The height of the building is 34.9 feet with 4 parking spaces.

NO. 19560 (39th WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-1865

Common Address: 4025 W Peterson Ave; 4001-45 W Thorndale Ave

Applicant: The Peoples Gas Light and Coke Company

Owner: Matthew Warren

Attorney: Chico and Nunes P.C c/o Marcus Nunes

Change Request: M2-1 Light Industry District to M3-1 Heavy Industry District and then to a Planned Development

PASS AS REVISED

Purpose: Applicant plans to build a new two story field service center. The new service center will be approx. 82,433 sq.ft. and 33.5 feet high. There will be on-site parking for approx. 448 autos, including 9 accessible spaces. 325 company vehicles, including 40 crew truck spaces

NO. 19585-T1 (40th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2306

SUBSTITUTE NARRATIVE & PLANS

Common Address: 2044-46 W Foster Ave

Applicant: Aidan Development Corp

Owner: Aidan Development Corp

Attorney: Thomas Moore

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Applicant seeks to demolish an existing building on lot and construct a new 3 ½ story, 6 dwelling unit building 42 feet 10 inches in height with 6 parking spaces.

NO. 19557 (42nd WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-1906

PASS AS REVISED

Common Address: 171 N Wabash Ave

Applicant: CCA MDA II LLC

Owner: Consolidated Equities III LLC

Attorney: John George/ Chris Leach, Akerman LLP

Change Request: Residential Business Planned Development No. 1116 to Residential Business Planned Development No. 1116, as amended

Purpose: To develop Sub Area B with a mixed use 7 story building of 99 feet in height containing 81 residential units on the upper floors and commercial retail space on the ground floor

NO. 19563 (46th WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-1871

PASS AS REVISED

Common Address: 3731-3777 N Broadway; 701-745 W Grace St; 3750-3768 N Pine Grove Ave

Applicant: Bernard Zell Anshe Emet Day School

Owner: Anshe Emet Synagogue of Chicago

Attorney: Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

Change Request: B3-2 Community Shopping District to RM5 Residential Multi Unit District and RM5 Residential Multi Unit District to an Institutional Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the RM-5 Residential Multi-Unit District and B3-2 Community Shopping District to a unified RM-5 Residential Multi-Unit District then to an Institutional Planned Development to

permit the construction of a 4-story, 34,000 square foot addition to the existing school. The proposed development will not alter the current use, population, access or parking of the existing use on the site.

NO. 19577-T1 (49th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2298

Common Address: 1730 W Greenleaf Ave

Applicant: 1730 W Greenleaf, Inc.

Owner: 1730 W Greenleaf, Inc.

Attorney: Thomas Moore

Change Request: B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant seeks to convert and preserve the facade of an existing 2 story building and construct 2 new stories for a total 4 stories and 30 dwelling units with a height of 52 feet 7 inches and no parking spaces. The subject property is 493 feet (within the required 1,320 feet of the Metra train station entrance so we are seeking a waiver to provide no parking, to decrease the minimum lot area per dwelling unit and an increase in the floor area ratio as a Type-I zoning amendment

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE – BUSINESS ID

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
Or2018-192	2	1515 W Webster	CH Robinson
Or2018-191	2	1515 W Webster	CH Robinson
Or2018-190	2	1515 W Webster	CH Robinson
TBD	25	2639 S Damen	Banner Wholesale Grocers
TBD	25	2639 S Damen	Banner Wholesale Grocers
TBD	25	2639 S Damen	Banner Wholesale Grocers
Or2018-196	27	212 N Green St.	Ballast Point
Or2018-193	33	2925 W Montrose	Twisted Hippo Brewing
Or2018-195	41	6400 N Northwest Hwy	Coldwell Banker
Or2018-194	41	11601 W Touhy Ave	American Airlines
Or2018-170	44	2951 N Broadway	Bobtail Soda Fountain

LANDMARK DESIGNATION

O2018-3182 (34th WARD) ORDINANCE REFERRED (4-18-18)

Historical landmark designation for West Pullman Elementary School at 11917-11951 S Parnell Ave