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MEETING  
OF THE  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING  
STANDARDS

**TUESDAY, JANUARY 14, 2020, AT 10:00 A.M.**  
**CITY COUNCIL CHAMBERS, CITY HALL**

**Please Note:**

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845.

- I. Roll Call
- II. Approval of Rule 45 Minutes
- III. Deferred Items
- IV. Public Commentary
- V. New Business
- VI. Adjournment

Each person participating in public comment shall have up to four minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

Items on this Agenda  
Appear in Reverse Numerical Order,  
According to Ward

**NO. 20284 (47th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9335**

**Common Address:** 1426 W. Irving Park Road

**Applicant:** The Pillman Family Trust, Dated November 6, 2003

**Owner:** The Pillman Family Trust, Dated November 6, 2003

**Attorney:** Storm A. Saponaro & Mara Georges, Daley and Georges, Ltd.

**Change Request:** B1-2, Neighborhood Shopping District to C1-2, Neighborhood Commercial District

**Purpose:** To facilitate the issuance of a tavern license for a small tavern/taproom.

**NO. 20282 (47th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9333**

**Common Address:** 3348 North Ashland Avenue

**Applicant:** Chicago Title Land Trust ATUT No. 1945

**Owner:** Chicago Title Land Trust ATUT No. 1945

**Attorney:** Law Office of Mark J. Kupiec & Assoc.

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

**Purpose:** To comply with the minimum lot area and maximum floor area ratio to build a new, 4-story, 4-dwelling unit residential building.

**NO. 20276-T1 (47th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9327**

**Common Address:** 1757 W. School Street

**Applicant:** Jeffrey and Katherine Powell

**Owner:** Jeffrey and Katherine Powell

**Attorney:** Frederick E. Agustin, Maurides Foley Tabangay Turner & Agustin, LLC

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

**Purpose:** To comply with the density, specifically, the floor area ratio to allow the renovation, proposed 2<sup>nd</sup> floor rear addition and three (3) proposed dormers on the 3<sup>rd</sup> floor of the existing single family residence.

**NO. 20266-T1 (47th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9317**

**Common Address:** 1839-41 W. Irving Park Road

**Applicant:** Derrig 1839 Irving LLC

**Owner:** Derrig 1839 Irving LLC

**Attorney:** Law Offices of Samuel V.P. Banks

**Change Request:** B3-2, Community Shopping District to C2-3, Motor Vehicle-Related Commercial District

**Purpose:** The applicant is seeking a Zoning Map Amendment change in order to permit the construction of a new four-story, mixed-use (commercial-residential) building at the subject site.

**NO. 20273 (44th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9324**

**Common Address:** 3317 N. Seminary Avenue

**Applicant:** Semco Bass, LLC

**Owner:** Semco Bass, LLC

**Attorney:** Tyler Manic, Schain Banks Law

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM5, Residential Multi-Unit District

**Purpose:** The purpose of the rezoning is to comply with bulk and density of minimum lot area to allow the addition of 1 dwelling unit to a 3 dwelling-unit front building.

**NO. 20292-T1 (43rd WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9343**

**Common Address:** 2637-45 North Lakewood Avenue

**Applicant:** Palmer Irrevocable GST Trust, dated November 2, 2012

**Owner:** Palmer Irrevocable GST Trust, dated November 2, 2012

**Attorney:** Law Offices of Samuel V.P. Banks

**Change Request:** M1-2, Limited Manufacturing/Business Park District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The Applicant is seeking a Zoning Map Amendment in order to permit the construction of a new, three-story (with basement) single-family residence, with an attached garage, at the subject site.

**NO. 20297 (42nd WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9351**

**Common Address:** 777 North Franklin Street

**Applicant:** RPO 225 W. Chicago, LLC

**Owner:** RPO 225 W. Chicago, LLC

**Attorney:** Rich Klawiter & Katie Jahnke Dale-DLA Piper LLP

**Change Request:** DX-5 Downtown Mixed-Use District to Business Planned Development

**Purpose:** Mandatory Planned Development pursuant to Section 17-8-0514 (Bonus Floor Area).

**NO. 20295 (42nd WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9348**

**Common Address:** 344 N. Canal Street

**Applicant:** The Habitat Company

**Owner:** Chicago Title Land Trust Company as Trustee under Trust Agreement dated October 31, 1969 and known as Trust Number 10-16710-08

**Attorney:** Paul Shadle & Katie Jahnke Dale-DLA Piper LLP

**Change Request:** DS-5 Downtown Service District to DX-5 Downtown Mixed-Use District then to a Residential-Business Planned Development

**Purpose:** Mandatory Planned Development pursuant to Sections 17-8-0513 (Large Residential Developments) and 17-8-0514 (Bonus Floor Area).

**NO. 20293 (37th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9344**

**Common Address:** 5427-29 W. North Avenue

**Applicant:** Frank Kam

**Owner:** Frank Kam

**Attorney:** Law Offices of Samuel V.P. Banks, Nicholas J. Flikas

**Change Request:** B3-1, Community Shopping District to B2-2, Neighborhood Mixed-Use District nit District

**Purpose:** To permit the conversion of the two (2) ground floor retail units to two (2) new residential units.

**NO. 20270 (36th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9321**

**Common Address:** 1936 N. Kenneth Avenue

**Applicant:** Guadalupe Ramirez

**Owner:** Guadalupe Ramirez

**Attorney:**

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District.

**Purpose:** In order to meet the required Density Floor Area for an addition to an existing home, which is a 2-story building with a 1-story, attached two-car garage. Requires additional square footage of living space to the front and rear of the existing building, with basement, to convert from 2 dwelling units to 3 dwelling units.

**NO. 20302-T1 (35th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9356**

**Common Address:** 3863-3909 N. Drake Avenue

**Applicant:** 3863 North Drake, LLC

**Owner:** 3863 North Drake, LLC

**Attorney:** Law Offices of Samuel V.P. Banks, Nicholas J. Ftikas

**Change Request:** RS3, Residential Single-Unit (Detached House) District and C1-1, Neighborhood Commercial District to B2-2, Neighborhood Mixed-Use District

**Purpose:** To permit the development of the subject property with two (2) three-story townhome buildings containing a total of ten (10) townhome units. Both townhome buildings will measure 33 ft -1 ¼ inches in height. Each townhome unit will be supported by two (2) off-street garage parking spaces.

**NO. 20288-T1 (33rd WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9339**

**Common Address:** 4500-02 N. Sawyer Avenue/3240 W. Sunnyside Avenue

**Applicant:** Bass Realty 3, LLC-4500

**Owner:** Bass Realty 3, LLC-4500

**Attorney:** Tyler Manic, Schain Banks Law

**Change Request:** RS3, Residential Single-Unit (Detached House) District to B2-3, Neighborhood Mixed-Use District

**Purpose:** The purpose of the rezoning is to comply with bulk and density of minimum lot area to allow the addition of 2 dwelling units to the existing 13 dwelling-unit building for a total of 15 dwelling units.

**NO. 20290-T1 (32nd WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9341**

**Common Address:** 1887-91 North Milwaukee Avenue

**Applicant:** Eliot Rush Realty, LLC

**Owner:** Eliot Rush Realty, LLC

**Attorney:** Law Offices of Samuel V.P. Banks, Sara K. Barnes

**Change Request:** M1-1, Limited Manufacturing/Business Park District to B1-1, Neighborhood Shopping District

**Purpose:** The Applicant is seeking a Zoning Map Amendment in order to permit the location and establishment of a children's day care facility, within the existing two-story building, at the subject site.

**NO. 20274-T1 (30th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9325**

**Common Address:** 3301 N. Harding Avenue/3924 W. School Street

**Applicant:** Sureway Investments, LLC

**Owner:** Sureway Investments, LLC

**Attorney:** Tyler Manic, Schain Banks Law

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

**Purpose:** The purpose of the rezoning is to comply with the bulk, density and Minimum Lot Area to allow for the addition of 2 residential dwelling units. The building has 7 existing dwelling units. Upon renovation, the building will contain 9 residential dwelling units.

**NO. 20299 (27th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9353**

**Common Address:** 900-18 West Fulton Market/300-308 North Peoria Street

**Applicant:** Shorewood Development Group, LLC

**Owner:** First American Bank under Trust Agreements dated September 22, 1981 (#255) and dated December 17, 1981 (#315)

**Attorney:** Katie Jahnke Dale & Liz Butler-DLA Piper LLP

**Change Request:** C1-1, Neighborhood Commercial District to DX-5 Downtown Mixed-Use District then to a Business Planned Development

**Purpose:** Mandatory planned development pursuant to Section 7-8-0514 (Bonus Floor Area)

**NO. 20298 (27th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9352**

**Common Address:** 1200 W. Carroll Avenue

**Applicant:** South Carroll, LLC

**Owner:** South Carroll, LLC

**Attorney:** Rich Klawiter & Katie Jahnke Dale-DLA Piper LLP

**Change Request:** M2-3, Light Industry District to DX-5, Downtown Mixed-Use District then to a Business Planned Development

**Purpose:** Mandatory Planned Development pursuant to Sections 17-8-0514 (Bonus Floor Area) and 17-8-0512 (Tall Buildings)

**NO. 20296 (27th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9350**

**Common Address:** 1140 W. Erie Street

**Applicant:** 1140 W. Erie, LLC

**Owner:** 1157 Erie, LLC

**Attorney:** Rich Klawiter & Katie Jahnke Dale-DLA Piper LLP

**Change Request:** M1-2, Limited Manufacturing/Business Park District to B3-5, Community Shopping District then to a Residential-Business Planned Development

**Purpose:** Mandatory Planned Development pursuant to Section 17-8-0512 (Tall Buildings)

**NO. 20294 (27th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9345**

**Common Address:** 1200-34 W. Fulton Market Street/300-22 North Racine Avenue/1213-25 West Carroll Avenue

**Applicant:** Ryan Companies US, Inc.

**Owner:** Fulton/Racine Property, LLC and 1230 West, LLC

**Attorney:** Michael Ezgur

**Change Request:** M2-3, Light Industry District to DX-5, Downtown Mixed-Use District then to a Business Planned Development

**Purpose:** To allow for construction of a new mixed-use commercial and office building

**NO. 20291-T1 (27th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9342**

**Common Address:** 694 N. Milwaukee Avenue

**Applicant:** Six Nine Four, LLC

**Owner:** Six Nine Four, LLC

**Attorney:** Law Offices of Samuel V.P. Banks, Sara K. Barnes

**Change Request:** M1-3, Limited Manufacturing/Business Park District to C1-3, Neighborhood Commercial District

**Purpose:** The Applicant is seeking a Zoning Map Amendment in order to permit the location and establishment of an outdoor patio, which will operate in conjunction with the existing tavern, occupying the existing two-story building, at the subject site.

**NO. 20281 (27th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9332**

**Common Address:** 341-47 N. Kedzie Avenue/3148-58 W. Carroll Avenue

**Applicant:** Corry Williams

**Owner:** Corry Williams

**Attorney:** Ximena Castro

**Change Request:** B1-2, Neighborhood Shopping District to a B3-2, Community Shopping District

**Purpose:** To add banquet or meeting hall/small venue as a permitted use.

**NO. 20289-T1 (26th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9340**

**Common Address:** 2243 W. Grand Avenue

**Applicant:** Esperanza Alicea Revocable Trust

**Owner:** Esperanza Alicea Revocable Trust

**Attorney:** Law Offices of Samuel V.P. Banks, Nicolas J. Ftikas

**Change Request:** C3-2, Commercial, Manufacturing & Employment District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To permit a new three-unit residential building.



**NO. 20268 (26th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9319**

**Common Address:** 1849 N. Pulaski Road

**Applicant:** Edny Jara and Lazaro Soto

**Owner:** Edny Jara and Lazaro Soto

**Attorney:** Thomas S. Moore

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

**Purpose:** The applicant wishes to provide sufficient density to convert the attic into habitable living space and convert the basement, which is more than 50% above grade, into 1 additional dwelling unit for a new total of 3 dwelling units in the existing 2 1/2-story building at the property. There are no planned changes to the exterior of the building and the existing 3-car garage will remain with no changes

**NO. 20300-T1 (25th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9354**

**Common Address:** 1751 W. 21<sup>st</sup> Place

**Applicant:** Harrison Park Partners, LLC

**Owner:** Harrison Park Partners, LLC

**Attorney:** Tyler Manic, Schain Banks Law

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-3, Neighborhood Mixed-Use District

**Purpose:** The purpose of the rezoning is to comply with bulk and density standards and for the Minimum Lot Area to allow for the addition of a 3<sup>rd</sup> story, 2 dwelling units and 1 parking space.

**NO. 20286-T1 (25th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9337**

**Common Address:** 2207 W. 18<sup>th</sup> Street

**Applicant:** 2207 W. 18<sup>th</sup>, LLC

**Owner:** 2207 W. 18<sup>th</sup>, LLC

**Attorney:** Rolando R. Acosta

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To build a three-story addition and a third-floor addition to the existing building to use the property for residential dwelling units and add 8 parking spaces.

**NO. 20285-T1 (25th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9336**

**Common Address:** 1900 W. 17<sup>th</sup> Street  
**Applicant:** 1900 W. 17<sup>th</sup>, LLC  
**Owner:** 1900 W. 17<sup>th</sup>, LLC  
**Attorney:** Rolando R. Acosta  
**Change Request:** M1-2, Limited Manufacturing/Business Park District to B2-3, Neighborhood Mixed-Use District  
**Purpose:** To add a dormer to the third floor and add seven dwelling units which will include two efficiency units for a total of eleven units.

**NO. 20283-T1 (25th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9334**

**Common Address:** 1758 W. 19<sup>th</sup> Street  
**Applicant:** Pilsen Rentals, LLC Series 19th  
**Owner:** Pilsen Rentals, LLC Series 19th  
**Attorney:** Tyler Manic: Schain, Banks, Kenny & Schwartz, Ltd.  
**Change Request:** RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-3, Neighborhood Mixed-Use District  
**Purpose:** The purpose of the rezoning is to comply with the bulk and density requirements and to add 3 dwelling units to the existing 4 dwelling-unit building. Upon renovation, the building will contain 7 dwelling units and 1 commercial space with 3 parking spaces.

**NO. 20275-T1 (25th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9326**

**Common Address:** 1925 S. May Street  
**Applicant:** Froylan Garcia and Rosa Maria Garcia, Co-Trustees of Trust Agreement Dated February 14, 2003, known as Trust No. 2, amended.  
**Owner:** Froylan Garcia and Rosa Maria Garcia, Co-Trustees of Trust Agreement Dated February 14, 2003, known as Trust No. 2, amended.  
**Attorney:** John A. Escobar-Tristan & Cervantes  
**Change Request:** RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-3, Neighborhood Mixed-Use District  
**Purpose:** To allow the bulk and density of the minimum lot area and to establish a business on the ground level; to allow interior alterations for the conversion from 4 dwelling units to 5 dwelling units.

**NO. 20271 (22nd WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9322**

**Common Address:** 4015 W. Cermak Road

**Applicant:** Yabrood Real Estate

**Owner:** Yabrood Real Estate

**Attorney:** Shiller Preyar

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B1-1, Neighborhood Shopping District

**Purpose:** To build a 1-story limited restaurant, specifically an ice cream shop

**NO. 20269 (18th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9320**

**Common Address:** 7753-59 S. Cicero Avenue

**Applicant:** Republic Bank of Chicago, as Trustee u/t/a Dated January 6, 2003 a/k/a/ Land Trust #1459

**Owner:** Republic Bank of Chicago, as Trustee u/t/a Dated January 6, 2003 a/k/a/ Land Trust #1459

**Attorney:** Frederick E. Agustin, Maurides Foley Tabangay Turner & Agustin, LLC

**Change Request:** B1-1, Neighborhood Shopping District to B3-1, Community Shopping District

**Purpose:** The existing 1-story, retail strip center will remain. The reason for this change is to allow one of the retail spaces to be used for a day labor employment agency.

**NO. 20279 (16th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9330**

**Common Address:** 6560 S. Western Avenue

**Applicant:** MRDP Ventures, LLC

**Owner:** MRDP Ventures, LLC

**Attorney:** Latasha R. Thomas, Clark Hill, PLC

**Change Request:** RS-3, Residential Single-Unit (Detached House) District to B3-1, Community Shopping District

**Purpose:** The applicant is seeking a zoning amendment in order to legalize or establish city business on the ground floor of subject property for commercial uses.

**NO. 20280 (14th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9331**

**Common Address:** 4531-35 S. Spaulding Avenue

**Applicant:** Marquette National Bank ATUT #15706

**Owner:** Marquette National Bank ATUT #15706

**Attorney:** Law Office of Mark J. Kupiec & Assoc.

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

**Purpose:** To comply with the minimum lot area and maximum floor area to establish one additional dwelling unit within the existing residential building (within basement area) for a total of 5 dwelling units at the property.

**NO. 20278 (12th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9329**

**Common Address:** 2237 S. Sacramento Avenue

**Applicant:** 2237 S. Sacramento, LLC

**Owner:** 2237 S. Sacramento, LLC

**Attorney:** Rolando R. Acosta

**Change Request:** RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to RM5, Residential Multi-Unit District

**Purpose:** To add one residential dwelling unit with no additional parking

**NO. 20277 (12th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9328**

**Common Address:** 3527 S. Damen Avenue

**Applicant:** Florin Pavel

**Owner:** Florin Pavel

**Attorney:** Rolando R. Acosta

**Change Request:** RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to RM5, Residential Multi-Unit District

**Purpose:** To add three residential dwelling units for a total of seven residential dwelling units in the building

**NO. 20301 (11th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9355**

**Common Address:** 3506-20 S. Hasted Street

**Applicant:** Our Revival Chicago, LLC

**Owner:** Our Revival Chicago, LLC

**Attorney:** Andrew Scott

**Change Request:** B3-3, Community Shopping District to C3-2, Commercial, Manufacturing & Employment District then to a Business Planned Development

**Purpose:** To allow for the development of a mixed-use project.

**NO. 20265 (11th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9316**

**Common Address:** 255 W. 31<sup>st</sup> Street  
**Applicant:** Family Lin, LLC  
**Owner:** Family Lin, LLC  
**Attorney:** Timothy Barton  
**Change Request:** C1-3, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District  
**Purpose:** To allow the conversion of a ground-floor storefront into a dwelling unit, for a total of 5 dwelling units in the existing building

**NO. 20287 (8th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9338**

**Common Address:** 1050-60 E. 95<sup>th</sup> Street  
**Applicant:** DL3 Realty, LP  
**Owner:** DL3 Realty, LP  
**Attorney:** Rolando R. Acosta  
**Change Request:** M1-1, Limited Manufacturing/Business Park District to M2-1, Light Industry District  
**Purpose:** Reuse of the existing building for a cannabis cultivation facility or a craft growth facility

**NO. 20267-T1 (2nd WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9318**

**Common Address:** 1317 W. Wrightwood Avenue  
**Applicant:** Robert A. Adolfson and Blair Lindsey Dawson  
**Owner:** Robert A. Adolfson and Blair Lindsey Dawson  
**Attorney:** Daniel G. Lauer, Esq.  
**Change Request:** C1-1, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District  
**Purpose:** To construct a four-story, four-dwelling-unit building with a basement

**NO. 20272-T1 (1st WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9323**

**Common Address:** 2418 W. Lyndale Street  
**Applicant:** EZMB, LLC  
**Owner:** Nereida Santiago  
**Attorney:** Daniel G. Lauer, Esq.  
**Change Request:** RS3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** To construct a three-story, four-dwelling-unit building with a basement