

MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

WEDNESDAY, SEPTEMBER 12, 2018 AT 10:00 AM
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. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in Numerical Order
According to Ward

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2018 SEP -5 AM 9:58

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NO. A-8407 (1st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT NO. O2018-5183

Common Address West Division Street/ N Paulina Street; North Milwaukee Ave
(see ordinance for specific boundaries)

Applicant Alderman Joe Moreno

Change Request B3-2 Community Shopping District to B3-5 Community Shopping District and B3-5 Community Shopping District and Residential Business Planned Development No. 1337, as amended to Residential Business Planned Development 1337, as amended

NO. A-8408 (13th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT NO. O2018-5186

Common Address 6401 W Archer Ave

Applicant Alderman Marty Quinn

Change Request B3-1 Community Shopping District to RS2 Single-Unit (Detached House) District

NO. A-8409 (13th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT NO. O2018-5195

Common Address 6058 W 63rd St

Applicant Alderman Marty Quinn

Change Request B3-1 Community Shopping District to RS2 Single-Unit (Detached House) District

NO. A-8410 (13th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT NO. O2018-5194

Common Address 6838-6842 S Pulaski Road

Applicant Alderman Marty Quinn

Change Request B1-1 Neighborhood Shopping District to RS2 Single-Unit (Detached House) District

NO. A-8411 (17th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT NO. O2018-5190

Common Address 1355-1359 W 79th St

Applicant Alderman David Moore

Change Request B1-2 Neighborhood Shopping District to RS1 Residential Single Unit (Detached House) District

NO. A-8412 (25th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT NO. O2018-5011

Amendment of Municipal Code Title 17 to reclassify a portion of S Blue Island as a pedestrian Street

NO. A-8413 (26th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT NO. O2018-5198

Common Address 1237 N California Ave
Applicant Alderman Roberto Maldonado
Change Request B3-2 Community Shopping District to M1-1 Limited Manufacturing/ Business Park District

NO. A-8414 (42nd WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT NO. O2018-5201

Common Address 1045 N Rush St
Applicant Alderman Brendan Reilly
Change Request DX-7 Downtown Mixed Use District to DR-3 Downtown Residential District

NO. A-8415 (44th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT NO. O2018-5004

Amendment of Municipal Code Title 17 to reclassify a portion of N Southport as a pedestrian retail Street

NO. 19726-T1 (1st WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5978

Common Address: 1336-42 North Milwaukee Avenue
Applicant: Garfields Beverage Warehouse WP LLC
Owner: Chicago Title Land Trust Company, as Trustee under Land Trust #1-5297
Attorney: Gordan & Pikarski
Change Request: B1-2 Neighborhood Shopping District to C1-5 Neighborhood Commercial District
Purpose: The property will maintain the existing 3 and 4 story building with no exterior alterations proposed. A portion of the existing ground floor commercial space will be used for packaged liquor sales. No dwelling units exist or are proposed. The existing commercial space is approximately 44,500 square feet. The building will maintain its existing height, no parking is currently or proposed to be provided.

NO. 19743 (1ST WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5995

Common Address: 1413 N. Oakley

Applicant: Eric Dropkin

Owner: Eric Dropkin

Attorney: Warren E. Sliver

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

Purpose: The proposed use will be 3 existing dwelling units within the existing 2 story masonry building. There is a 2 car garage at the rear of the property.

NO. 19749-T1 (1ST WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6001

Common Address: 2319 N. California Ave., Chicago, IL

Applicant: Michael Shively

Owner: Von Bach, LLC

Attorney: Lawrence M. Lusk

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

Purpose: A new 4-story mixed-use building with 1 commercial/office unit and 2 residential units, an attached 2 car garage and a maximum height of 45 feet. Commercial/office space located on the 1st and 2nd floors will have a total floor area of 2,586 sq.ft. one residential unit located on the third floor and one duplex residential unit located on the 3rd and 4th floors.

NO. 19751 (1ST WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6003

Common Address: 1822 North Kedzie Ave.

Applicant: Kedzie Development LLC

Owner: Kedzie Development LLC

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

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

Purpose: To demolish the existing building and build a new 3 story, 4 dwelling unit residential building; 4 parking spaces; no commercial space; 3 story, height 37'-9"

NO. 19759-T1 (1st WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6011

Common Address: 2251 W North Ave., Chicago IL 60647

Applicant: Hades Investment LLC

Owner: Hades Investment LLC

Attorney: Cameron & Kane

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

Purpose: A live/work space for present occupants. Three dwelling units. Two parking spaces. 1,522 sq.ft/ of commercial space. Height is 32'6"

NO. 19754 (1st WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6006

Common Address: 1504 West Walton

Applicant: 1504 W Walton

Owner: Maria Delafuente

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

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'-11"

NO. 19756(1st WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6008

Common Address: 1824 North Kedzie Ave

Applicant: SUSTAINABUILD LLC-1824

Owner: Juan Bonilla and Gloria Burgos

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

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

Purpose: To demolish the existing building and build a new 3 story, 4 dwelling unit residential building; 4 parking spaces; no commercial space; 3 story, height 38 feet.

NO. 19748-T1 (1st WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6000

Common Address: 1412 N Washtenaw St

Applicant: Dubbs Enterprises

Owner: Dubbs Enterprises

Attorney:

Change Request: RS3 Single Unit (Detached House) District to RT4.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: to reestablish the three dwelling units in the front building and continue the existing single family residence in the rear building. There are not any commercial units on this lot. The front building #1 is 28'5" tall and the rear building #2 is 30' tall. There are three parking spots.

NO. 19752 (2nd WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6004

Common Address: 1446 West Chestnut, Chicago

Applicant: Victor Demyaniv

Owner: Victor Demyaniv

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

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. 19728 (2nd WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5980

Common Address: 1425 West Walton Street

Applicant: 1425 W Walton LLC

Owner: Martin Hernandez and Luis Hernandez

Attorney: Law Office of Mark J. Kupiec & Assoc

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 feet 9 inches

NO. 19746-T1 (2nd WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5998

Common Address: 1645 West LeMoyné Street

Applicant: 1645 W LeMoyné LLC

Owner: Franciscan Outreach, a not-for-profit corporation

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM5.5 Residential Multi-Unit District

Purpose: The Applicant is seeking a zoning change to permit the conversion of the existing three-story community center and food kitchen building to a sixteen (16) unit residential building. Sixteen (16) onsite, garage parking spaces will be provided. The existing building's height (46 ft.-2.5in.) floor-area total will remain without change.

NO. 19767 (2nd WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6029

Common Address: 1300-1328 & 1301-1349 West Concord Place; 1624-1698 & 1653-1727 North Throop Street; 1696-1698, 1627-1649 & 1663-1699 North Ada Street; 1301-1405 West Wabansia Street

Applicant: Fleet Portfolio, LLC

Owner: Fleet Portfolio, LLC

Attorney: Rich Klawiter/ Katie Jahnke Dale-DLA Piper LLP (US)

Change Request: M3-3 Heavy Industry District to C2-3 Motor Vehicle Related Commercial District and then to a Waterway Residential Business Planned Development

Purpose: the applicant requests a rezoning of the subject property from the M3-3 Heavy Industry District to the C2-3 Motor Vehicle-Related Commercial District then to a Waterway Residential-Business Planned Development to permit the approval of a multi-phase mixed-use project consisting of a maximum 4.0 FAR, 1,500 dwelling units and entertainment and commercial uses.

NO. 19768 (2nd WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6030

Common Address: 1306-1422 & 1301-1511 West Cortland Street; 1972-2076 North Kingsbury Street; 1952-2068 & 1953-2047 North Southport Avenue; 1401-1443 West Dickens Avenue; 1400-1430 & 1401-1427 West McLean Avenue; 2040-2068 & 2033-2077 North Dominick Street; 1801-1853 North Elston Avenue

Applicant: Alloy Property Company, LLC

Owner: See application for list of owners

Attorney: Rich Klawiter/ Katie Jahnke Dale-DLA Piper LLP (US)

Change Request: M2-2 Light Industry District and M3-3 Heavy Industry District to C2-3 Motor Vehicle Related Commercial District

Purpose: the applicant requests a rezoning of the subject property from the M2-2 Light and M3-3 Heavy Industry District to the C2-3 Motor Vehicle-Related Commercial District then to a Waterway Residential-Business Planned Development to permit the approval of a multi-phase mixed-use project consisting of a maximum 6.5 FAR, 3,500 dwelling units and entertainment and commercial uses.

NO. 19769 (2nd WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6032

Common Address: 1502-1576 N. Fremont / 901-921 & 900-916 W. Weed/901-911 W. North/1531-1539 N. Kingsbury

Applicant: Fremont Square LLC

Owner: Fremont Square LLC

Attorney: Rich Klawiter/ Katie Jahnke Dale-DLA Piper LLP (US)

Change Request: C3-5 Commercial, Manufacturing and Employment District to C1-5 Neighborhood Commercial District

Purpose: the applicant requests a rezoning of the subject property from the C3-5 Commercial, Manufacturing and Employment District to the C1-5 Neighborhood Commercial District then to a residential-Business Planned Development to permit the construction of two new 7-and 40-story mixed-use buildings containing an overall 5.0 FAR, 500 residential units and 326 overall parking spaces, together with accessory and incidental use.

NO. 19734-T1 (5TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5986

Common Address: 6625-29 South Drexel Avenue

Applicant: DL 6625 S Drexel, LLC

Owner: DL 6625 S Drexel, LLC

Attorney: Thomas S. Moore

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM5.5 Residential Multi-Unit District

Purpose: The applicant seeks to convert from 20 to 22 dwelling units(2 new housing plus) on the ground floor of an existing 3 story non-conforming building 33 feet in height with no parking.

NO. 19739 (8TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5991

Common Address: 7401-45 South East End Avenue

Applicant: Galactica Partners .LLC

Owner: Galactica Partners .LLC

Attorney: Scott R. Borstein, Neal&Leroy LLC

Change Request: M1-2 Limited Manufacturing District to C1-2 Neighborhood Commercial District

Purpose: Existing commercial uses to remain and new school use to be added. No exterior changes to the existing one-story structure are proposed.

NO. 19745-T1 (9TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5997

Common Address: 11201-19 South Michigan Avenue

Applicant: George Hong

Owner: George Hong

Attorney: Gordon & Pikarski

Change Request: M1-1 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District

Purpose: The property will be used as commercial space with uses that are consistent with the requested B3 District. No residential is proposed. The existing two story building will remain with no proposed expansion. No parking is currently nor will be provided the existing commercial space that will be maintained is approximately 59400 square feet.

NO. 19740-T1 (11TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5992

Common Address: 2705 South Archer Avenue

Applicant: Minyi Lu

Owner: Minyi Lu

Attorney: Gordon & Pikarski

Change Request: M1-2 Limited Manufacturing District to C1-5 Neighborhood Commercial District

Purpose: The existing manufacturing building located on the property will be used as a children's play center. No residential is proposed. The existing two story (approximately 27 feet) building will remain with no proposed expansion the existing approximately 11920 square feet of floor area of the building is not proposed for expansion by this amendment. No parking is provided by the existing building, none is proposed by this amendment nor is it required by the C1-5 District for the subject property.

NO. 19724 (12TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5976

Common Address: 1817 W 33 Street

Applicant: Anthony Moy and Hang Moy

Owner: Anthony Moy and Hang Moy

Attorney: John Escobar

Change Request: C2-2 Motor Vehicle Related District to RS3 Single Unit (Detached House) District

Purpose: one-story single family house with 2-car garage. The height of the building will be under 20 ft. FAR 0.416; Total building area 1300 sqft ; 2 parking spaces

NO. 19736 (12TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5988

Common Address: 2655-59 West Luther Street/2443-49 South Washtenaw Avenue

Applicant: Cloud Property Management, LLC ; 2657-59 Series

Owner: Cloud Property Management, LLC ; 2657-59 Series

Attorney: Rolando Acosta

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT-4.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The subject property is currently improved with a one-story three dwelling unit building and two parking spaces. The Applicant proposes to rezone the property to do interior remodeling to allow for the conversion from a three dwelling unit residential building to a four dwelling unit residential building. There will be no change in parking.

NO. 19762(12th WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6014

Common Address: 2459 South Washtenaw Avenue/ 2648-58 West 25th Street

Applicant: Cloud Property Management, LLC; 2459 Series

Owner: Cloud Property Management, LLC; 2459 Series

Attorney: Rolando Acosta

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

Purpose: the subject property is currently improved with a three dwelling unit building. The Applicant proposes to rezone the property to do interior remodeling to allow for the conversion from a three dwelling unit residential building to a five dwelling unit residential building. There will be no change in parking.

NO. 19763(12th WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6015

Common Address: 2323-25 South California Avenue / 2748-58 West 23rd Place

Applicant: 2325 S. California LLC

Owner: 2325 S. California LLC

Attorney: Rolando Acosta

Change Request: B3-2 Community Shopping District to RM5.5 Residential Multi-Unit District

Purpose: the subject property is currently improved with a vacant two-story commercial building. The Applicant proposes to rezone the property to convert the existing commercial building to a residential building with seven dwelling units and to add four parking spaces. The Applicant will seek a variation to reduce three parking spaces.

NO. 19732-T1 (17th WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5984

Common Address: 833-859 West 79th street; 7900-7910 South Green Street;
7901-7911 South Peoria Street

Applicant: Chicago Title and Trust Company as Trustee under Trust Agreement dated December 1,2016 and Known as Trust Number 80023718

Owner: Chicago Title and Trust Company as Trustee under Trust Agreement dated December 1,2016 and Known as Trust Number 80023718

Attorney: Storm Saponaro-Daley & Georges, Ltd.

Change Request: B1-2 Neighborhood Shopping District and RM5 Residential Multi Unit District to B3-5 Community Shopping District

Purpose: To construct a 1-story building addition to an existing 4-story commercial building, which will be renovated, and which will have approximately 51638 square feet of combined commercial space. Building height 67'-3". No dwelling units. 28 parking spaces.

NO. 19771 (17TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6034

Common Address: 1223 West Marquette Road

Applicant: The Interfaith Housing Development Corporation of Chicago

Owner: The Interfaith Housing Development Corporation of Chicago

Attorney: Rich Klawiter/ Katie Jahnke Dale-DLA Piper LLP (US)

Change Request: Institutional Residential Planned Development No. 378 as amended to Institutional Residential Planned Development No. 378 as amended

Purpose: the applicant seeks an amendment to the PD to increase the maximum number of dwelling units from 133 to 151 in order to allow the conversion of the property located at 1223 West Marquette from a transitional living residence to permanent supporting housing, including the addition of 25 residential dwelling units to the existing building. The existing building is served by four vehicular parking spaces.

NO. 19730 (18TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5982

Common Address: 7214-22 South Western Avenue

Applicant: Michael Malone

Owner: Michael Malone

Attorney: Gordon & Pikarski

Change Request: B1-2 Neighborhood Shopping District and C2-2 Motor Vehicle Related District to C2-2 Motor Vehicle Related District

Purpose: The applicant will demolish existing building and pave the lot to operate an outdoor auto sales business. No dwelling units are proposed. The entirety of the lot (14028 square feet) will be used as commercial space with a one story accessory building.

NO. 19766 (22ND WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6028

Common Address: 3412-3700 S. Pulaski Rd; 3317-3459 S. Hamlin Ave.; 3747-57 W.35th St.

Applicant: HRE Crawford, LLC

Owner: HRE Crawford, LLC

Attorney: Meg George, Akerman

Change Request: M3-3 Heavy Industry District to M3-3 Heavy Industry District then to a Planned Development

Purpose: The applicant is proposing a new approximately 1,055,096 SF, 50' tall warehouse building with 759 accessory parking spaces and 168 loading berths.

NO. 19764 (24th WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6016

Common Address: 3600-18 West 15th Street/ 1446-48 South Central Park Ave

Applicant: Chicago Title Land Trust Company ATUT#31914

Owner: Chicago Title Land Trust Company ATUT#31914

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

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed Use District

Purpose: to obtain a business license to establish a retail store within the existing commercial unit on the ground floor (approximately 1,000 SF); existing 10 dwelling units to remain; no parking; existing 3 story, existing height no change proposed.

NO. 19725-T1 (25th WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5977

Common Address: 2000 West Cullerton

Applicant: Felipe Colorado

Owner: Felipe Colorado

Attorney: John Escobar

Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: 4 dwelling unit residence building with attached garage. Garage will provide 2 parking space; 2 spaces also pursuant to transit oriented development parking reduction. Height 49'-6"

NO. 19731 (25th WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5983

Common Address: 1848 S Blue Island Avenue

Applicant: MRYD, LLC

Owner: MRYD, LLC

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

Change Request: C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose: After rezoning, the building will remain 3 stories tall and will contain 4 dwelling units with 2200 sf of commercial space on the ground floor. The building will remain 46 feet in height. No parking will be provided.

NO. 19750-T1 (25th WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6002

Common Address: 1933 S May St.

Applicant: Midway Assets LLC

Owner: 12929 Blue Grass Dr.

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

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

Purpose: After rezoning, the building will be 3 stories and will have 5 dwelling units. The building will be 42 feet 3 inches in height, 3 parking spaces will be provided.

NO. 19729 (26th WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5981

Common Address: 2200-2218 West Grand Avenue

Applicant: Grand Palace LLC

Owner: Grand Palace LLC and Sidney Oko

Attorney: Law Offices of Samuel V.P. Banks

Change Request: C2-2 Motor Vehicle Related District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant is seeking a zoning change in order to permit the construction of a new five-story mixed-use building, at the subject property. The new proposed building will contain commercial space (3631 square feet) and interior parking for forty-four (44) vehicles-at grade level. There will be a total of forty-four (44) dwelling units, located between 2 thru 5 Floors. The new building will be masonry in construction and measure 54 feet-0inches (approximately) in height.

NO. 19735 (27TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5987

Common Address: 2757 W. Warren Blvd.

Applicant: Near West Holdings LLC

Owner: Near West Holdings LLC

Attorney: Akerman LLP

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

Purpose: Applicant is proposing to have 3 total residential dwelling units in the building, with 2 parking spaces. No additions to the building are proposed.

NO. 19760-T1(28TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6012

Common Address: 2611 West Gladys Avenue

Applicant: Brandon Styza

Owner: Brandon Styza

Attorney: Thomas S. Moore

Change Request: M1-3 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Applicant seeks to construct a new 3 story with basement 2 dwelling unit building 36 feet 9 inches in height with 2 parking spaces.

NO. 19741 (31ST WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5993

Common Address: 2733 North Hamlin Avenue

Applicant: 2733 N HAMLIN LLC

Owner: 2733 N HAMLIN LLC

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

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

Purpose: To build a dormer addition to the existing building and establish an additional dwelling unit within the existing residential building for a total of 3 DU at the subject property; 3 parking spaces; no commercial space; 3 story, height: 38 feet.

NO. 19737 (32ND WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5989

Common Address: 2301 West Roscoe Street

Applicant: J&N real Estate, LLC

Owner: J&N real Estate, LLC

Attorney: Zubin Kammula

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

Purpose: No dwelling units. No parking provided on-site. Total lot size is approximately 3000 square feet. The height of the building is approximately 28 feet and 5 inches. No changes to the building other than remodeling the interior.

NO. 19753 (33RD WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6005

Common Address: 2951 West Belmont Ave., Chicago

Applicant: Carlos Ceja and Jennith M. Mascardo

Owner: Carlos Ceja and Jennith M. Mascardo

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

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

Purpose: To demolish the existing building and build a new 4 story, mixed-use building with commercial on the ground floor (approximately 1,606 square feet) and 3 dwelling units on the upper floors 3 parking spaces; 4 story, height 46 feet 10 ½ inches.

NO. 19738 (33RD WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5990

Common Address: 3214-3216 North Francisco Avenue

Applicant: PIUS NEWELL

Owner: PIUS NEWELL

Attorney: Law Offices of Samuel V.P. 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 in order to permit the construction of a new three-story residential building, at the subject site. The existing two-story building and detached garage will be razed. The proposed new building will contain a total of six (6) dwelling units. There will be parking for six (6) vehicles provided in a detached garage, at the rear of the property, the ingress and egress for which will be located off of the public alley. The proposed new building will be masonry in construction and measure 37 feet-0 inches in height.

NO. 19744 (34TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5996

Common Address: 1312 W. 109 Place

Applicant: Gloria M. Williams

Owner: Gloria M. Williams

Attorney:

Change Request: RS3 Single Unit (Detached House) District to RT-3.5

Purpose: Three dwelling units and three car garage. No exterior work.

NO. 19747-T1 (36TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5999

Common Address: 3648 North Central Avenue

Applicant: 3648 Central, LLC

Owner: Portage Park Investment, LLC

Attorney: Law Offices of Samuel V.P. Banks

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

Purpose: The Applicant is seeking a zoning change to permit a new proposed three-story, nine (9) unit residential building. The new building will be masonry in construction, and measure 34 feet-2.5 inches in height. The new building will be supported by nine (9) onsite parking spaces.

NO. 19770-T1 (44TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6033

Common Address: 1118-24 West Patteron

Applicant: Patterson Green LLC

Owner: Patterson Green LLC

Attorney: Rich Klawiter/ Katie Jahnke Dale-DLA Piper LLP (US)

Change Request: RT3.5 Residential Two Flat, Townhouse and Multi Unit District to RM5 Residential Multi Unit District

Purpose: the applicant requests a rezoning of the subject property from the RT-3.5 Residential Two-Flat, Townhouse and Multi-unit District to the RM-5 Residential Multi-Unit District, to allow for the construction of a four-story multi-unit residential building containing 18 residential dwelling units and 20 vehicular parking spaces.

NO. 19755-T1 (45TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6007

Common Address: 5001 W LAWRENCE AVE

Applicant: John Granada

Owner: John Granada

Attorney:

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

Purpose: Convert the two dwelling units plus the attic space into one dwelling unit. Two car garage will remain the same.

NO. 19758-T1 (45TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6010

Common Address: 5270-5274 N. Luna Ave/5550 W. Farragut Ave

Applicant: AECM LLC

Owner: AECM LLC

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

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

Purpose: After rezoning, building will have 10 dwelling units, 2 parking spaces will be provided. The building will remain the same height.

NO. 19761-T1 (45TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6013

Common Address: 5600 North Northwest Highway

Applicant: Mathew Heitz

Owner: Mathew Heitz

Attorney: Rolando Acosta

Change Request: M1-1 Limited Manufacturing/ Business Park District to M2-1 Light Industry District

Purpose: the subject property is currently improved with a one-story building, approximately 20.0 feet in height, with one loading berth and no parking. The Applicant proposes to rezone the property to allow the use of the property for the processing, storage and retail sale of firewood. No changes to the existing improvements on the property are proposed.

NO. 19757(46th WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6009

Common Address: 4720 North Sheridan Road

Applicant: Uptown 4720 LLC

Owner: Uptown 4720 LLC

Attorney: Law Office of Samuel V.P. Banks.

Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District

Purpose: The Applicant is seeking a Zoning Change to permit an addition to an existing nineteen unit, mixed-use building. The residential building will contain retail at grade and thirty dwelling units. It will measure 65 feet-10 inches in height. Because the Subject Property is located within 1,320 linear feet of the CTA rail station entrance, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for twelve vehicles, located at grade level-off the Public Alley, at the rear of the property.

NO. 19727-T1 (47th WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5979

Common Address: 2020-2040 W Irving Park Rd

Applicant: Sewickley LLC

Owner: Sewickley LLC

Attorney: Tyler Manic, Schain Banks Kenny and Schwartz Ltd

Change Request: B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: After rezoning, the building will have 4 stories and contain 12 dwelling units. There will be 2200 sf of commercial space on the ground floor. 12 parking spaces will be provided. The building will be 48 feet 6 inches in height.

NO. 19742 (47TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5994

Common Address: 2521 W. Montrose

Applicant: 2521 W Montrose LLC

Owner: 2521 W Montrose LLC

Attorney: Warren E. Sliver

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

Purpose: To allow for construction of a four unit multi family residential building, 47'4''in height, with two parking spaces in an attached garage and two outdoor on-site parking spaces.

NO. 19765-T1 (47TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6017

Common Address: 2608 West Addison Street

Applicant: Mcdonald's Corporation, a Delaware corporation

Owner: Albany Bank&Trust Company, N.A., as Trustee under Land Trust Agreement dated September 5, 1975 and known as Trust No. 11-3138

Attorney: Tim Hinchman, Charity & Associates, P.C.

Change Request: M2-2 Light Industry District to C3-1 Commercial, Manufacturing and Employment District

Purpose: 39,635 square foot McDonald's restaurant building with "playplace" that is 21 feet 7 inches in height, double lane driver through facility for ordering with three service windows along the building and approximately 27 on-site parking spaces.

NO. 19733-T1 (48TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5985

Common Address: 6155-57 North Broadway

Applicant: Darren Pulliam

Owner: Darren Pulliam

Attorney: Thomas S. Moore

Change Request: B1-3 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: Applicant seeks to convert the existing tavern space to a code compliant restaurant/bar in a mixed use building 33' in height.