

Summary of a Meeting  
Committee on Zoning, Landmarks & Building Standards  
Meeting of November 15, 2016  
To be reported out November 16, 2016

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TAD-552 (42<sup>ND</sup> WARD) ORDINANCE REFERRED (10-5-16)  
DOCUMENT NO. O2016-7445

OFFICE OF THE  
CITY CLERK

Amendment of Municipal Code Section 17-12-1005-D to allow use of alternate principal tenant business identification regarding high rise building signs

NO. A-8248 (28<sup>TH</sup> WARD) ORDINANCE REFERRED (7-20-16)  
DOCUMENT # O2016-5631

**Common Address:** 1900 S Western Ave  
**Applicant:** Alderman Jason Ervin  
**Change Request:** M2-3 Light Industry District to C3-5 Commercial, Manufacturing and Employment District

NO. TAD-550 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (6-22-16)  
DOCUMENT # O2016-4860

PASS AS SUBSTITUTED

To amend the Chicago Zoning Ordinance, Section 17-3-0803-D (2). To be heard in conjunction with File #A-8238 which can be found on the deferred agenda

NO. A-8238 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (6-22-16)  
DOCUMENT # O2016-4860

**Common Address:** 847-861 N Larrabee Street  
**Applicant:** Alderman Walter Burnett Jr.  
**Change Request:** To Classify as a Pedestrian Street

NO. A-8237 (15<sup>TH</sup> WARD) ORDINANCE REFERRED (6-22-16)  
DOCUMENT #

PASS AS SUBSTITUTED

**Common Address:** 6543-45 South Wood Street  
**Applicant:** Alderman Raymond Lopez  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8246 (11<sup>TH</sup> WARD) ORDINANCE REFERRED (7-20-16)  
DOCUMENT # O2016-5719

**Common Address:** 2611-15 S Wells Street  
**Applicant:** Alderman Patrick Thompson  
**Change Request:** RS3 Residential Single-Unit (Detached House) District and C1-3 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

**NO. 18940-T1 (49<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6335**

Common Address: 6726 N Glenwood Ave

Applicant: Integrity 3 LLC

Owner: Integrity 3 LLC

Attorney: Zachary Pollack

Change Request: RS2 Residential Single-Unit (Detached House) to RM-6 Residential Multi Unit District

Purpose: After the rezoning and establishment of the additional unit, the property's use will remain residential and the buildings unit count will be 38 units. The property's exterior structure will remain unchanged as the unit being added is to be constructed amongst vacant space. No parking spaces are to be added

**NO. 18941-T1 (49<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6336**

Common Address: 6818 N Wayne Ave

Applicant: Integrity 2 LLC

Owner: Integrity 2 LLC

Attorney: Zachary Pollack

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-6 Residential Multi Unit District

Purpose: After the rezoning and establishment of the additional units, the property's use will remain residential and the buildings unit count will be 45 units. The property's exterior structure will remain unchanged as the unit being added is to be constructed amongst vacant space. No parking spaces are to be added

**NO. 18933 (48<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6328**

Common Address: 1054-72 W Granville Ave; 6207-09 N Winthrop Ave

Applicant: Granville Condominium Association

Owner: Granville Condominium Association

Attorney: Thomas Moore

Change Request: RM-6 Residential Multi Unit District to B3-3 Community Shopping District

Purpose: a 40 unit condominium building seeks a zoning change to allow a commercial art gallery in the 3 ground floor commercial units with 1648 sq.ft. and a building height of 37 feet and no parking spaces

**NO. 18960-T1 (48<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6355**

Common Address: 5029 N Kenmore

Applicant: Kenmore 5029 LLC

Owner: Kenmore 5029 LLC

Attorney: Warren Silver

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5.5 Multi Unit District

Purpose: the property will be redeveloped with a 3 story (including mezzanine floor) 59 foot, 6 inch multi-family residential building. The building will contain 40 dwelling units, and the property will provide 21 off street parking spaces

**NO. 18859 (48<sup>th</sup> and 47<sup>th</sup> WARD) ORDINANCE REFERRED (6-22-16)**  
**DOCUMENT #02016-4777**

PASS AS REVISED AND SUBSTITUTED

Common Address: 5036-5066 N Broadway; 1201-1213 W Carmen Ave; 5047-5065 N Broadway; 5077-5085 N Broadway and 1125-1145 W Winona Street

Applicant: Broadway 5050 LLC

Owner: See application for list of owners

Attorney: Paul Shadle and Katie Jahnke Dale

Change Request: B1-2 Neighborhood Shopping District to C2-5 Motor Vehicle Related District and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the C2-5 Motor Vehicle-Related Commercial and BI-2 Neighborhood Shopping Districts to a unified C2-5 Motor Vehicle-Related Commercial District then to Residential-Business Planned Development to allow for the re-use of the existing 11- and 6-story commercial buildings and construction of a new +/- 90'6" residential building containing an overall FAR of 5.0, up to 710 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental uses

**NO. 18946-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6341**

PASS AS SUBSTITUTED  
AND TYPE 1 PLANS AMNEDED

Common Address: 2250-2256 W Irving Park Road

Applicant: Jaeger Electric Inc.

Owner: North Star Trust No. 7787

Attorney: Law Office of Samuel VP Banks

Change Request: B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: In order to permit the construction of a two new four story mixed use building, at the site – one new building on each Parcel 1 and Parcel 2, respectively. The existing building located on parcel 2, will be razed. Each proposed new building will contain two commercial/ retail spaces.(2,200 square feet) at grade level and six dwelling units – above (2<sup>nd</sup> thru 4<sup>th</sup> floors). There will be a new six car detached garage, located at the rear of each building. Each of the new proposed buildings will be masonry in construction and measure 46 feet 0 inches in height

**NO. 18963-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6360**

Common Address: 1911-1921 W Irving Park Road

Applicant: 1911 W Irving Park LLC

Owner: 1911 W Irving Park LLC

Attorney: Katriina S McGuire

Change Request: B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: The applicant seeks an amendment to the zoning ordinance to permit a 42 foot tall 14,470 sq.ft, 4 story addition to be constructed to the rear of an existing 3 story building to establish a mixed use building with 24 dwelling units, 9 parking spaces and 24 bicycle parking spaces, as well as day care and commercial uses on the ground floor

**NO. 18926-T1 (45<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6318**

Common Address: 6221-6227 W Gregory St.  
Applicant: Jaroslaw Chelminski  
Owner: Jaroslaw and Anna Chelminski  
Attorney: Paul Kolpak  
Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District  
Purpose: One 1.5 story and 2 story single family residences with a 2 car detached garage per home, no commercial space. Building height: 28 feet 4 inches for the buildings on lot 26 and 27; 23 feet 3 inches for the building on lot 28

**NO. 18956 (45<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6351**

Common Address: 4900-4958 W Dakin Street  
Applicant: Irving Park Property Holdings LLC  
Owner: Irving Park Property Holdings LLC  
Attorney: Thomas S Moore  
Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District  
Purpose: To provide parking for the adjacent commercial property

**NO. 18921-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (7-20-16)**  
**DOCUMENT #O2016-5598**

TYPE 1 PLANS AMENDED

Common Address: 3115 N. Broadway  
Applicant: 3115 Properties, LLC  
Owner: 3115 Properties, LLC  
Attorney: Meg George – Neal & Leroy, LLC  
Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District  
Purpose: There will be 48 dwelling units, 37 parking spaces and 12,513 sq. ft. of commercial space. Building height will be 70'-8" to roof joist.

**NO. 18938-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6333**

TYPE 1 PLANS AMENDED

Common Address: 937-945 W Belmont Ave  
Applicant: GW Property LLC – Series 32  
Owner: GW Property LLC – Series 32  
Attorney: Law Office of Samuel VP Banks  
Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District  
Purpose: A new six story mixed use building. The existing three story building which sits on a portion of the site will be razed. The new proposed building will contain commercial/ retail space on the 1<sup>st</sup> floor (4,000 sq.ft. approximately) and 2<sup>nd</sup> floor (6500 sq.ft.) and a total of 24 dwelling units above (3<sup>rd</sup> -6<sup>th</sup> floors). The new proposed building will be masonry in, glass and steel in construction and measure 74 feet 0' inches in height. Due to its immediate proximity to the Belmont CTA Station, the applicant is proposing to redevelop the subject property, pursuant to the TOD Ordinance. As such, there will be no off street parking located on the property or within the proposed new building

**NO. 18925-T1 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6317**

Common Address: 803-811 W Belden Ave

Applicant: 803-811 W Belden Townhouse Association

Owner: 803-811 W Belden Townhouse Association

Attorney: Thomas Moore

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

Purpose: The owner of the 811 W Belden Townhome seeks to build out the 4<sup>th</sup> floor attic like the other 3 townhomes did 10 years ago

**NO. 18943 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6338**

PASS AS REVISED

Common Address: 201-223 West Hubbard Street; 412-420 N Wells St.

Applicant: CRP/ Centrum Hubbard Street Owner, LLC

Owner: 412 Wells LLC

Attorney: DLA Piper

Change Request: Residential Business Planned Development No. 1288 to Residential Business Planned Development No. 1288, as amended

Purpose: To allow for an additional .5 FAR for a previously approved development involving the construction of a +/- 152' and a +/- 270' residential building containing an overall FAR of 10.65 up to 195 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental uses. The additional floor area will be utilized to add additional storage and other amenities space to the previously approved buildings. The buildings will otherwise remain the same with respect to height

**NO. 18944-T1 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6339**

TYPE 1 PLANS AMENDED

Common Address: 670-678 N LaSalle Street

Applicant: LaSalle 676, LLC

Owner: See application for owners

Attorney: DLA Piper

Change Request: DX-7 Downtown Mixed Use District to DX-7 Downtown Mixed Use District

Purpose: To allow the reuse and expansion of the existing parking lot. The proposed development will provide a total of 149 dwelling units and 20 off street parking spaces. The Type 1 rezoning is required to allow for a reduction in the required residential parking by over 50% pursuant to Section 17-10-0102-B (Transit-served locations)

**NO. 18951 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6346**

Common Address: 3253-3257 W Wilson Ave

Applicant: Halcyon Theater

Owner: Christ Evangelical Lutheran Church of Chicago

Attorney: Warren Silver

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District

Purpose: the proposed uses will include the existing church, with the 2 story parish house to the east, and the proposed live theater space. There are no parking spaces. There is to be no addition to the church or the parish house

**NO. 18937-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6332**

Common Address: 1667-1675 N Western Ave

Applicant: Land Equities LLC; Chicago Equities LLC

Owner: Land Equities LLC; Chicago Equities LLC

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District and C1-2 Neighborhood Commercial District to B3-3 Community Shopping District

Purpose: A new four story mixed use building at the subject site. The new proposed building will contain a commercial retail unit (3913 SF ) at grade level-fronting Western Ave, and thirty dwelling units above (floors 2-4) there will be interior parking for 25 vehicles, located at grade level-with access via Wabanisa Avenue. The new proposed building will be masonry in construction and measure 0 feet 10 inches in height. Due to its close proximity to the Western (Blue Line) CTA station. The applicants are proposing to redevelop the subject property pursuant to the TOD ordinance.

**NO. 18968 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6365**

Common Address: 2619-21 N Washtenaw

Applicant: HACM 2, LLC Washtenaw Series

Owner: HACM 2, LLC Washtenaw Series

Attorney: William JP Banks of Schain, Burney, Banks, Kenny & Schwartz

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

Purpose: Change is pursuant to a declaration of restrictive covenant by the Alderman

**NO. 18858 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (6-22-16)**  
**DOCUMENT #O2016-4776**

Common Address: 1314-1318 W Wrightwood Ave

Applicant: DSSG 13 LLC

Owner: DSSG 13 LLC

Attorney: Law Office of Samuel VP Banks

Change Request: C1-2 Neighborhood Commercial 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 multi-unit residential building (Lot 23) and the rehabilitation of the existing building (Lot 23). The new proposed three-story (with basement) building, on Lot 24, will contain a total of three (3) dwelling units. There will also be onsite parking, for three (3) vehicles, located in a new^ detached garage, at the rear of the building (Lot 24). The Applicant intends to preserve the existing three-story mixed-use building, on Lot 23, and to convert the existing grade-level commercial (restaurant) space into a dwelling unit. The existing four (4) dwelling units - located on floors 2 thru 3, of the existing building, will remain - for a total of five (5) dwelling units within the existing building (Lot 23). The existing one-story addition, off of the rear of the existing building - however, will be razed to allow for the location and establishment of five (5) exterior parking spaces at the rear of the Lot (23). Each building is and/or will remain masonry in construction and measure less than 50'-0" in height.

**NO. 18772-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #O2016-3893**

TYPE 1 PLANS AMENDED

Common Address: 2465 N Clybourn  
Applicant: I.L. Properties LLC  
Owner: I.L. Properties LLC  
Attorney: Paul Kolpak  
Change Request: M1-2 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi-Unit District  
Purpose: The applicant wishes to build a 3-story building with basement, a roof top deck and a 3- car detached garage, no commercial space. Height of the building: 39'10'

**NO. 18905 (31<sup>st</sup> WARD) ORDINANCE REFERRED (7-20-16)**  
**DOCUMENT #O2016-5580**

PASS AS SUBSTITUTED

Common Address: 2416-2420 N. Hamlin Ave.  
Applicant: Jose Jimenez & Guadalupe Jimenez  
Owner: Chicago Title Land Trust Co. TR#26152 dated April 1, 1996  
Attorney: Richard E. Zulkey  
Change Request: RS-3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District  
Purpose: No dwelling units. There will be 24 parking spaces for off-site, accessory parking in excess of required limits to be used in conjunction with the business entities at 3800-3828 W. Fullerton Ave.

**NO. 18962 (30<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6359**

Common Address: 2839 N Hamlin Ave  
Applicant: Joseph Maestro  
Owner: Joseph Maestro  
Attorney: Lisa Perna Miller  
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
Purpose: To be used as a three unit building, two parking spaces and 28 foot building with no commercial space

**NO. 18967 (30<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6364**

Common Address: 4124 W School St  
Applicant: Saffron Capitol Partners LLC  
Owner: Saffron Capitol Partners LLC  
Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz  
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
Purpose: to allow for ground floor residential unit an existing two story building containing two residential units and two parking spaces. The applicant proposes a third dwelling unit that would be located on the ground floor with an additional parking space

**NO. 18693-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1618**

PASS AS SUBSTITUTED  
TYPE 1 PLANS AMENDED

**Common Address:** 1107 W Fulton Market

**Applicant:** 1105 W Fulton LLC

**Owner:** 1105 W Fulton LLC

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** C1-1 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

**Purpose:** The Applicant is seeking a zoning change in order to permit the rehabilitation of the existing (non-conforming) four-story building - including the reconfiguration of the existing interior floor/ceiling ratios, the erection of new front facade. And the construction of a new one-story vertical addition. After the rehabilitation and completion of the proposed one-story addition, the newly remodeled building will contain five-stories of commercial/retail/office space. There will be a total of approximately 16,218 square feet of commercial/retail/office space, located between Floors 1 thru 5. There will be no on-site parking available at the property. The building, and the proposed addition, will be masonry in construction and measure 64'-0" in height.

**NO. 18889-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (7-20-16)**  
**DOCUMENT #O2016-5553**

PASS AS SUBSTITUTED  
AMENDED TO TYPE 1

**Common Address:** 1028 W. Cullerton

**Applicant:** 1818 May, LLC

**Owner:** 1818 May, LLC

**Attorney:** Rolando R. Acosta

**Change Request:** RT-4 Residential Two Flat, Townhouse, and Multi-Unit District to B2-2 Neighborhood Mixed-Use District

**Purpose:** Construction of a three-story (37 ft. 11 in.) building containing three dwelling units and three parking spaces. No commercial space.

**NO. 18958 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6353**

**Common Address:** 3352 W Peirce

**Applicant:** Stephen Perez

**Owner:** Stephen Perez

**Attorney:** Tyler Manic of Schian, Banks, Kenny & Schartz

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

**Purpose:** To allow for ground floor residential unit in an existing two story building containing two residential dwelling units and two parking spaces. The applicant proposed a third dwelling unit that would be located on the ground floor with an additional parking space



**NO. 18931 (25<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6326**

Common Address: 1909 -11 S Racine

Applicant: Anna and Nicholas Brown

Owner: Anna and Nicholas Brown

Attorney: Thomas Moore

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

Purpose: Applicant seeks to convert the first floor dwelling unit into a retail clothing design store; dwelling units above to remain, there will be no additional parking. The first floor is 1250 sq.ft. and the building height is 46 feet.

**NO. 18959-T1 (24<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6354**

Common Address: 1852 S Albany Ave

Applicant: Chicago Housing Authority

Owner: The City of Chicago Board of Education

Attorney: Terrance L Diamond

Change Request: RM-5 Multi Unit District to B3-3 Community Shopping District

Purpose: the applicant is seeking to rezone the property to convert an existing three story school building into offices on the first and second floors and 14 dwelling units above. There will be no physical expansion of the existing three story building except for the addition of an ADA elevator. The plan includes 32 on-site parking spaces.

**NO. 18936 (19<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6331**

Common Address: 10932-40 S Western Ave

Applicant: Four Brands Enterprises, LLC

Owner: Four Brands Enterprises, LLC

Attorney: Thomas Moore

Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

Purpose: Applicant seeks to redevelop the property as an upscale brew-pub and restaurant

**NO. 18935-T1 (12<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6330**

Common Address: 3201 S Archer Ave

Applicant: Mohammad Shah

Owner: Mohammad Shah

Attorney: Gordon & Pikarski

Change Request: C1-2 Neighborhood Commercial District to B2-5 Neighborhood Shopping District

Purpose: the property will be used for 21 single room occupancy units. The single room occupancy will continue to provide zero parking spaces. No commercial space is proposed by the project. The buildings will maintain its existing height of 21 feet, 10 inches.

**NO. 18961-T1 (12<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6358**

TYPE 1 PLANS AMENDED

Common Address: 3525-3545 S Maplewood Ave

Applicant: McKinley Square Development, LLC

Owner: McKinley Square Development, LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RM-5 Multi Unit District and M1-2 Limited Manufacturing/ Business Park District to RM-5 Multi Unit District

Purpose: To correct certain typographical errors in the zoning change ordinance that were included in the prior rezoning. No proposed changes to the proposed development

**NO. 18971 (11<sup>th</sup> WARD) ORDINANCE REFERRED (10-5-16)**  
**DOCUMENT #O2016-**

Common Address: 1610 S Union Ave

Applicant: Nathaniel Klein

Owner: Nathaniel Klein

Attorney: Frederic Klein

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

Purpose: The building will have three units with a total of 2950 sq.ft. of living space and three parking spaces. No alterations will be made to the exterior of the building; the use of the building will be exclusively residential

**NO. 18771 (11<sup>th</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #O2016-3892**

Common Address: 2918 S Archer Ave

Applicant: John Pikarski

Owner: John Pikarski

Attorney: Gordon & Pikarski

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

Purpose: The property will be used for 3 residential dwelling units. 3 onsite parking spaces will be provided for the project. No commercial space is proposed by the project. The building will reach a height of 38 feet.

**NO. 18969 (4<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6366**

Common Address: 2722 S Martin Luther King Drive

Applicant: Local Union 134 of the International Brotherhood of Electrical Workers

Owner: Local Union 134 of the International Brotherhood of Electrical Workers

Attorney: Thomas Raines

Change Request: RM-5 Multi Unit District to C2-2 Motor Vehicle Related Commercial District

Purpose: The subject property to house applicants administrative offices and meeting spaces and applicant will conduct vocational/ trades training and mentoring programs. Portions of the existing building will be preserved and incorporated into a 66,530 sq.ft. 32' high building with 126 parking spaces and no dwelling units

**NO. 18924-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6316**

Common Address: 1211 W Webster  
Applicant: 1205 West Webster, LLC  
Owner: 1205 West Webster, LLC  
Attorney: Law Office of Samuel VP Banks  
Change Request: B2-1 Neighborhood Mixed-Use District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District  
Purpose: The applicant is proposing to develop the subject property with a new four story proposed building containing a retail unit at grade and three dwelling units above. The proposed building will be masonry construction and 43 feet in height. Onsite garage parking for three cars will be located within the rear of the proposed building

**NO. 18927-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6319**

Common Address: 1939 W Wabansia Ave  
Applicant: Greg Kreindler  
Owner: Greg Kreindler  
Attorney: Thomas Moore  
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
Purpose: Property owner seeks to add a third floor addition to an existing single family residence

**NO. 18932-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6327**

Common Address: 1837-41 N California  
Applicant: SNS Reality Group LLC  
Owner: Neighborhood Resources  
Attorney: Thomas Moore  
Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District  
Purpose: Applicant seeks to build a 4 story 14 dwelling unit building with 14 interior parking spaces and a building height of 42 feet

**NO. 18934-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6329**

Common Address: 1522 W Walton Street  
Applicant: Joseph Guzik  
Owner: Joseph Guzik  
Attorney: Gordon & Pikarski  
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
Purpose: the property will be used as 3 residential units with no commercial. The improvements will provide 3 parking spaces and reach a height of 38 feet

PASS AS SUBSTITUTED  
AMENDED TO TYPE 1

**NO. 18953 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6348**

Common Address: 1468 W Ohio Street

Applicant: Rene Medema

Owner: Rene Medema

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential 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 rehabilitation of the existing two story (with basement), two unit, residential building- including the build out of the existing basement, in order to locate and establish a total of three dwelling units within the existing building. The newly rehabbed building will contain one dwelling unit on each the basement, 1<sup>st</sup> and 2<sup>nd</sup> floors. The applicant also intends to erect a new two car garage at the rear of the property. All of the proposed rehab work will be wholly within the interior of the existing building. The existing building measures approximately 30 feet in height

**NO. 18954 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6349**

Common Address: 1329-31 N Wicker Park Ave

Applicant: Laura Yepez

Owner: Laura Yepez

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To combine the two buildings into one dwelling unit and expand the existing B&B at 1329 N Wicker Park Ave; and to build a 2 story rear addition; 3 parking spaces; 2 story existing height: 21', no change proposed

**NO. 18957-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6352**

AMENDED TO TYPE 1

Common Address: 1665 N Richmond Street

Applicant: Ional Averian

Owner: Ional Averian

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: to build a rear two story addition to the existing building and to establish an additional dwelling unit within the existing 2 story building (Basement) for a total of 3 DU at the subject property; 3 parking spaces; no commercial space; 2 story height 29'-6"

**NO. 18705 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #O2016-1630**

PASS AS SUBSTITUTED  
AMENDED TO TYPE1

Common Address: 1300-02 N Claremont Ave/ 2334-44 W Potomac Ave

Applicant: Claremont Condos LLC

Owner: Claremont Condos LLC

Attorney: Rolando Acosta

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

Purpose: Construct a 4 story 47 ft tall building containing 8 residential dwelling units and 8 parking spaces

**NO. 18694-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1619**

TYPE 1 PLANS AMENDED

**Common Address:** 2529-2537 W Fullerton Ave

**Applicant:** Fullerton Properties LLC

**Owner:** Fullerton Properties LLC

**Attorney:** Law Office of Samuel VP Banks

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

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new six-story mixed-use building, at the subject site. The new proposed building will contain approximately 2,380 square feet of commercial/office space, at grade level, with nineteen (19) dwelling units above (Floors 2 thru 6). There will also be nineteen (19) interior parking spaces, located at grade level. The new proposed building will be masonry in construction, with glass accents, and measure 65'-0" in height

**NO. 18784-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3917**

TYPE 1 PLANS AMENDED

**Common Address:** 2556-60 W Armitage Ave

**Applicant:** Capricorn Real Estate Group

**Owner:** Martin Galvan

**Attorney:** Law Office of Mark Kupiec & Associates

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

**Purpose:** To demolish the existing building and build a new 4 story, mixed-use building with commercial units on the ground floor (approximately 1,875 square feet) and 18 dwelling units on the upper floors; 18 parking spaces; height: 44'-2"

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE**

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
TBD	1	1418 N Milwaukee	Project Outdoor LLC
Or2016-607	1	2536 N Elston Ave	Parvin-Clauss Sign Company
Or2016-609	1	2536 N Elston Ave	Parvin-Clauss Sign Company
Or2016-610	1	2536 N Elston Ave	Parvin-Clauss Sign Company
Or2016-611	1	2536 N Elston Ave	Parvin-Clauss Sign Company
Or2016-551	2	1523 W North Ave	Olympic Signs Inc
Or2016-574	3	2341 S State St.	All Right Sign
Or2016-573	3	2341 S State St.	All Right Sign
Or2016-613	4	1154 S Clark	Icon Identity Solutions
Or2016-560	11	1010 W 35 <sup>th</sup> St	Corporate ID Solutions
Or2016-562	12	1010 W 35 <sup>th</sup> St	Corporate ID Solutions
Or2016-570	12	3450 S California Ave	Modern Signs Inc
Or2016-569	12	3450 S California Ave	Modern Signs Inc
Or2016-567	12	3450 S California Ave	Modern Signs Inc
Or2016-603	19	1808 W 95 <sup>th</sup> St	Volkan Sign and Lighting
OR2016-587	25	2407 W 23 <sup>rd</sup> St	Aurora Sign Company
OR2016-547	25	2407 W 23 <sup>rd</sup> St	Aurora Sign Company
TBD	25	1033 W Van Buren St	Landmark Sign Company
Or2016-606	27	770 N Milwaukee Ave	Oos Investments LLC
Or2016-601	29	905 S Menard	Custom Sign Consultants
Or2016-602	29	6515 W Grand Ave	Poblocki Sign Company LLC
Or2016-617	29	1743 N Harlem Ave	Magic Sign
Or2016-535	30	5339-5347 W Belmont	The Holland Design Group
Or2016-534	30	5630 W Belmont	Olympic Signs Inc
Or2016-544	31	4100 W Diversey Ave	Ozco Sign and Lighting Company
Or2016-543	31	4100 W Diversey Ave	Ozco Sign and Lighting Company
Or2016-542	31	4100 W Diversey Ave	Ozco Sign and Lighting Company
Or2016-605	32	2757 N Clybourn Ave	Landmark Sign Company
Or2016-583	35	3323 W Addison St	All Right Sign
Or2016-581	35	3323 W Addison St	All Right Sign
Or2016-583	35	3323 W Addison St	All Right Sign
Or2016-546	36	4500 W Grand Ave	All Right Sign

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE**

<b><u>DOC#</u></b>	<b><u>WARD</u></b>	<b><u>LOCATION</u></b>	<b><u>PERMIT ISSUED TO</u></b>
Or2016-541	41	8770 W Bryn Mawr Ave	Doyle Signs Inc
Or2016-586	41	8770 W Bryn Mawr Ave	Doyle Signs Inc
Or2016-598	42	1 W Wacker Dr.	Design Group Signage Corp.
Or2016-599	42	500 W Monroe St.	Doyle Signs Inc.
Or2016-577	44	3030 N Broadway	Doyle Signs Inc.
Or2016-576	44	3030 N Broadway	Doyle Signs Inc.
Or2016-604	49	1832 W Juneway Terrace	HM Witt and Co. Signs
Or2016-630	49	1832 W Juneway Terrace	HM Witt and Co. Signs

**LANDMARK ITEMS**

**Or-2016-629 (9<sup>TH</sup> WARD) ORDER REFERRED 11-1-16**

Fee waiver for property at 11307 South St. Lawrence

**Or-2016-616 (48<sup>TH</sup> WARD) ORDER REFERRED 11-1-16**

Fee waiver for property at 5940 N Sheridan Road

**O2016-7293 (2<sup>ND</sup> WARD) ORDINANCE REFERRED 10-5-16**

Historical Landmark Designation for Elizabeth Palmer Peabody School at 1438-1454 W Augusta Blvd

**O2016-6357 (4<sup>TH</sup> WARD) ORDINANCE REFERRED 9-14-16**

Historical Landmark Designation for Plymouth Building (Later LaSalle Extension University) at 417-421 S Dearborn Street and 416-420 S Plymouth Ct.

**O2016-6356 (27<sup>TH</sup> WARD) ORDINANCE REFERRED 9-14-16**

Historical Landmark Designation for John Lothrop Motley School Building at 729-759 N Ada St and 1337-1347 W Chicago Ave

**O2016-7295 (43<sup>RD</sup> WARD) ORDINANCE REFERRED 10-5-16**

Historical Landmark Designation for Lake Avenue Row House District at 2700-2710 N Lakeview Ave

**O2016-7294 (46<sup>TH</sup> WARD) ORDINANCE REFERRED 10-5-16**

Historical Landmark Designation for Graeme Stewart Public School Building at 4524 N Kenmore Ave