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SUMMARY  
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS  
MEETING OF SEPTEMBER 10, 2019  
TO BE REPORTED OUT SEPTEMBER 18, 2019

MA-1908 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-24-19)  
DOC # O2019-5606

PASS WITH SUBSTITUTE ORDINANCE

Amendment of the Municipal Code Title 17 regarding Planned Manufacturing District No. 4 (Kinzie Corridor) Boundaries, Use Table Standards and Supplemental Use Standards

MA-1909 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-24-19)  
DOC # A2019-58

Appointment of Zurich S Esposito as a member of the Zoning Board of Appeals for a term effective immediately and expiring July 1, 2024 to succeed Shaina Doar, whose term has expired

MA-1910 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-24-19)  
DOC # A2019-59

Appointment of Timothy Knudsen as an alternate member of the Zoning Board of Appeals for a term effective immediately and expiring July 1, 2024

MA-1911 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-24-19)  
DOC # A2019-60

Appointment of James Rudyk Jr. as an alternate member of the Zoning Board of Appeals for a term effective immediately and expiring July 1, 2024

MA-1912 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-24-19)  
DOC # A2019-61

Appointment of Jolene Saul as a member of the Zoning Board of Appeals for a term effective immediately and expiring July 1, 2020, to complete the unexpired term of Amanda Williams, who has resigned

MA-1913 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-24-19)  
DOC # A2019-62

Appointment of Teresa Cordova as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2022, to complete the unexpired term of Martin Cabrera Jr., who has resigned

MA-1915 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-24-19)  
DOC # A2019-64

Appointment of Andre Brumfield as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2023, to complete the unexpired term of the late Albert D. Tyson

MA-1916 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-24-19)  
DOC # A2019-65

Appointment of Deborah Moore as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2024, to succeed Gary Gardner, whose term has expired

**NO. 20114 (48<sup>th</sup>/47<sup>th</sup> WARDS) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5584**

PASS AS REVISED

**Common Address:** 5046-5056 N Broadway, 1200 W Winnemac Ave, 5077 N Broadway, 5051-5063 N Broadway and 1125 W Winona St.

**Applicant:** 5050 North Broadway Property, LLC

**Owner:** 5050 North Broadway Property, LLC

**Attorney:** Katie Jahnke Dale-DLA Piper LLP

**Change Request:** Residential-Business Planned Development No. 1347 to Residential-Business Planned Development No. 1347, as amended

**Purpose:** The Applicant requests a rezoning of the subject property from Residential-Business Planned Development No. 1347 to Residential-Business Planned Development No. 1347, as amended, to allow for the addition of school and daycare as permitted uses to accommodate a ground floor retail tenant in the building located at 5060 North Broadway. No other physical changes or modifications are proposed.

**NO. 20061-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4469**

PASS AS REVISED

**Common Address:** 4241N Ravenswood Ave

**Applicant:** Birnecker Holdings LLC

**Owner:** Birnecker Holdings LLC

**Attorney:** Thomas Moore

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to C3-2 Commercial, Manufacturing and Employment District

**Purpose:** The applicant wishes to rezone the property in order to consolidate the distillery production operations and office space with the tasting room and store, currently located at 5121 North Ravenswood Avenue. The existing 1-story building, 25.0' in height, will be renovated to accommodate the additional store and tasting room space as well as a proposed exterior patio space and 5 exterior parking spaces. The distillery production space measures 21,333 sq. ft.; the retail and tasting room spaces measure 10,610.52 sq. ft (combined). The applicant will seek relief to establish a transit-served location in order to waive any additional required on-site parking.

**NO. 20104-T1 (46<sup>th</sup> WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5550**

**Common Address:** 3501 N. Pine Grove Avenue

**Applicant:** Maynard-3501 Pine Grove, LLC

**Owner:** Maynard-3501 Pine Grove, LLC

**Attorney:** Bridget O'Keefe

**Change Request:** RM5, Residential Multi-Unit District to RM5.5, Residential Multi-Unit District

**Purpose:** The building was built in 1923 and currently contains 16 dwelling units with 0 parking. The purpose of the Type 1 rezoning request is to increase the unit count to up to 21 units and seek variations for the required 5 parking spaces and rear yard open space from the Chicago Zoning Board of Appeals.

**NO. 20088-T1 (46th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5535**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 4738-4750 N. Winthrop Avenue

**Applicant:** Lawrence 1101 LLC and Fulton West Loop Cedar Lawrence LLC (jointly)

**Owner:** Lawrence 1101 LLC and Fulton West Loop Cedar Lawrence LLC (jointly)

**Attorney:** Andrew Scott, Esq., Dykema Gossett, P.L.L.C.

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-5, Neighborhood Mixed-Use District

**Purpose:** The applicant proposes to develop the subject property with a four (4) story, with a rooftop stair enclosure, 84-unit, 60.5-foot tall residential building with 39 off-street parking spaces. There will not be any ground floor commercial space. The subject property is within 600 feet of a CTA station so the applicant intends to reduce the parking count to 39. The applicant also intends to seek variations for front and rear yard relief.

**NO. 20086 (44th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5533**

**Common Address:** 3608-3610 N. Southport

**Applicant:** JIA Bosworth, LLC

**Owner:** JIA Bosworth, LLC

**Attorney:** Katriina S. McGuire/Thompson Coburn LLP

**Change Request:** Planned Development 1047 to B3-2, Community Shopping District

**Purpose:** The property is improved with one approximately 3,798 square foot 35 ft. tall 2 & 3 story building used for a dog day care and one approximately 500 square foot, 15 foot tall, 1 story restaurant building. No changes to the buildings are planned. There is no existing parking onsite.

**NO. 20064 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4105**

**PASS AS REVISED**

**Common Address:** 301 W Huron; 308 W Erie

**Applicant:** NWC 308 W Erie LLC

**Owner:** River North Limited Partnership # 1

**Attorney:** DLA Piper

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

**Purpose:** The Applicant requests a rezoning of the subject property from the DX-5 Mixed-Use District to a Business Planned Development to permit the construction a 6-story addition to an existing 7-story office building and a new construction 16-story commercial building containing 137 parking spaces, ground floor retail commercial and accessory and incidental uses.

**NO. 20101-T1 (42nd WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5544**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 180 W. Randolph Street

**Applicant:** 180 West Randolph, LLC

**Owner:** Q180 Randolph Propco, LLC

**Attorney:** Paul Shadle & Liz Butler—DLA Piper LLP (US)

**Change Request:** Central Area Parking Planned Development No. 997 to DC-16 Downtown Core District

**Purpose:** The Applicant requests a Type 1 rezoning of the subject property from the Central Area Parking Planned Development No. 997 to the DC-16 Downtown Core District in order to authorize the construction and operation of a 13-story building containing approximately 169,500 square feet of commercial uses including a hotel, with a maximum of 310 hotel rooms and accessory/incidental uses. The structure is proposed to measure 140 feet in height and contain 0 dwelling units. The Property will contain 0 parking spaces. The hotel will contain less than 15,000 square feet of meeting space and therefore no parking is required.

**NO. 20106-T1 (37th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5536**

**Common Address:** 4201 W. Division Street

**Applicant:** DIVKEE, LLC

**Owner:** DIVKEE, LLC

**Attorney:** Lawrence M. Lusk

**Change Request:** C1-1, Neighborhood Commercial District to RM6, Residential Multi-Unit District

**Purpose:** Existing 3 story mixed use building - convert to 5 residential dwelling units on the first floor. 2nd and 3rd floor shall remain residential dwelling units, for a total of 13 residential dwelling units, no commercial space and no onsite parking; existing building height shall remain at approximately 40 feet.

**NO. 20129-T1 (36th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5690**

**Common Address:** 1906-08 North Cicero Avenue

**Applicant:** Herrera Property Management, LLC

**Owner:** Herrera Property Management, LLC

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

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

**Purpose:** First floor commercial unit - operate an awning / sign fabricating company, approximately 5,000 square feet of commercial space; existing 1 dwelling unit to remain with no change; existing parking to remain; existing 2 story building, no changes to the existing height are being proposed.

NO. 20090-T1 (33rd WARD) ORDINANCE REFERRED (7-24-19)  
DOCUMENT #02019-5558

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2973 North Elston Avenue

**Applicant:** Jessica Walters

**Owner:** Jessica Walters

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

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

**Purpose:** To continue the residential use within the existing one dwelling unit at the subject property and to allow establishment of a shared housing unit within the existing dwelling unit; no commercial space proposed; no existing parking; the existing one-story building, approximately 18 feet in height, to remain with no changes as to the floor area or its height.

NO. 20123-T1 (32nd WARD) ORDINANCE REFERRED (7-24-19)  
DOCUMENT #02019-5564

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2016 West Webster Avenue

**Applicant:** EZMB, LLC

**Owner:** EZMB, LLC

**Attorney:** Daniel G. Lauer, Esq.

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

**Purpose:** The Applicant intends to construct a 4-Story, three (3) dwelling unit building with a basement. There will be three (3) garage parking spaces at the rear of the Property. The footprint of the Building shall be approximately 19 feet by 71 feet in size. The building height shall be 45 feet high, as defined by City Code.

NO. 20120-T1 (32nd WARD) ORDINANCE REFERRED (7-24-19)  
DOCUMENT #02019-5579

**Common Address:** 1545-1549 West Diversey Parkway

**Applicant:** EZMB, LLC

**Owner:** The Delores Prato Trust dated April 11, 2008 and The Harry Prato and Ann Prato Trust dated February 8, 2006

**Attorney:** Daniel G. Lauer, Esq.

**Change Request:** M1-2, Limited Manufacturing/Business Park District and RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The Applicant intends to construct two new 3-Story, three (3) dwelling unit buildings. There will be a three (3) car garage at the rear of each Property. The footprint for 1545 W. Diversey shall be approximately 23 feet 11 1/16 inches by 62 feet 8 inches and for 1549 West Diversey the footprint shall be approximately 24 feet by 62 feet 8 inches in size. The Building height for each Property shall be 37 feet 10 inches high, as defined by City Code.

**NO. 20082-T1 (32nd WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5529**

**Common Address:** 2641-45 North Clybourn Avenue

**Applicant:** The Dragovich Family Limited Partnership

**Owner:** The Dragovich Family Limited Partnership

**Attorney:** Thomas S. Moore

**Change Request:** M2-3, Light Industry District to B2-1, Neighborhood Mixed-Use District

**Purpose:** The applicant wishes to convert the ground floor commercial space in an existing 2-story, mixed-use building to all-residential use. Once rezoned, the property will have 1 2-story, mixed-use building (2645 North Clybourn), 24.0' in height. The ground floor will remain a commercial space, approximately 2,000 sq. ft.; the 2<sup>nd</sup> floor will remain 1 residential dwelling unit. The property will have 1 2-story, all-residential building (2643 North Clybourn), 24.0' in height. The ground floor commercial space will be converted to a residential dwelling unit. The 2nd floor residential unit will remain. After rezoning, the property will have 1 commercial space and 3 residential dwelling units. The existing 2- car detached garage and 2 exterior parking spaces at the rear of the property will remain unchanged.

**NO. 20080-T1 (32nd WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5527**

**Common Address:** 2333 West Montana Street

**Applicant:** Jonathan Klemm

**Owner:** Jonathan Klemm

**Attorney:** Thomas S. Moore

**Change Request:** M1-2, Limited Manufacturing/Business Park District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The subject property is currently zoned for Manufacturing. The subject property is currently all residential, which is not a permitted use in a Manufacturing District. The applicant would like to rezone the existing 2-story, 2 dwelling unit building, 29.58' in height, will remain with no changes. The applicant would like to rezone the property to legalize the existing use. There is no planned commercial space and no on-site parking at the subject property.

**NO. 20089-T1 (31st WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5549**

**Common Address:** 4433-4439 W. Fullerton Avenue

**Applicant:** DAG 4433 W. Fullerton, LLC

**Owner:** DAG 4433 W. Fullerton, LLC

**Attorney:** Warren E. Silver

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

**Purpose:** The property will be changed from a 3-story residential building, 36.83' in height, with two commercial units, one business live-work unit and one dwelling unit at grade, and 20 dwelling units above (total 21 dwelling units), to one commercial unit (1,065 .sf), one business live-work unit (840 sf), and two dwelling units at grade, with 20 existing dwelling units above grade to remain (total 22 dwelling units). No change in height, floor area or setbacks. There currently are no parking spaces and none will be added.

**NO. 20070 (30th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5515**

**Common Address:** 3820 West Diversey Parkway

**Applicant:** Javier Medina

**Owner:** Javier Medina

**Attorney:** Thomas S. Moore

**Change Request:** RS3, Residential Single-Unit (Detached House) District to C2-1, Motor Vehicle-Related Commercial District

**Purpose:** The applicant wishes to rezone the property in order to bring the zoning district into compliance with the current automotive repair shop use in the existing 1-story building, 14' in height, existing pole sign, 6 parking stalls and exterior storage of vehicles in the existing, asphalt-paved open yard space on the subject property. The existing commercial space measures approximately 2,628 sq. ft. All above listed features will remain as-is with no changes.

**NO. 20075 (30th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5522**

**Common Address:** 6309 West Diversey Parkway

**Applicant:** Susan Narvaez

**Owner:** Martin Munoz

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

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

**Purpose:** To establish a beauty salon within the existing commercial unit at the front of the property; approximately 400 square feet of commercial space; the existing 3 dwelling units will remain with no change; existing height no change proposed: one story in the front and 2-story in the rear; existing parking to remain.

**NO. 20105 (30th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5537**

**Common Address:** 3614 West Diversey Parkway

**Applicant:** 3614 W. Diversey, LLC

**Owner:** 3614 W. Diversey, LLC

**Attorney:** Lawrence M. Lusk

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

**Purpose:** Proposed construction of 4 story, 6-unit (residential) building with 6 parking spaces, No Commercial space and a proposed height of 45 feet.

**NO. 20078-T1 (29th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5525**

**Common Address:** 1654 North Merrimac Avenue

**Applicant:** 1654 North Merrimac, LLC

**Owner:** 1654 North Merrimac, LLC

**Attorney:** Thomas S. Moore

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RM5.5, Residential Multi-Unit District

**Purpose:** The applicant wishes to rezone the property in order to add 3 dwelling units in the existing 3-story, 9 dwelling unit building with attached 2-car garage, 27.88' in height for a total of 12 dwelling units. The 3 proposed units will be added to the basement. The attached garage and remainder of the existing building will remain unchanged. There are no planned commercial spaces on-site. The applicant will seek relief, as necessary, to waive any additional required on-site parking.

**NO. 20063-T1 (27th WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4101**

**PASS AS REVISED**

**Common Address:** 401-425 N Morgan; 932-954 W Kinzie; 400-424 North Sangamon

**Applicant:** 401 Morgan LLC

**Owner:** 401 Morgan LLC

**Attorney:** DLA Piper

**Change Request:** M2-3 Light Industry District to DS-5 Downtown Service District

**Purpose:** The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District to the DS-5 Downtown Service District in order to authorize the operation of an Indoor Special Event use with outdoor rooftop patio at the existing single and 4-story building containing approximately 74,601 square feet of commercial use. 0 residential dwelling units and 39 vehicular parking spaces.

**NO. 20118 (27th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5519**

**PASS AS REVISED**

**Common Address:** 303 West Division/1140 North Wells/202 West Hill

**Applicant:** Onni Atrium Apartments Limited Partnership

**Owner:** Onni Atrium Apartments Limited Partnership

**Attorney:** Edward J. Kus/Taft Steffinius & Hollister LLP

**Change Request:** Planned Development 136 to Planned Development 136, as amended

**Purpose:** The development when completed will contain 1,500 units within 3 high-rise towers and one mid-rise building. There will be approximately 1,000 parking spaces. There will be 75,000 SF of office space, with ground-floor commercial. Building heights vary up to 450 feet.



**NO. 20092-T1 (27th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5554**

**Common Address:** 933-37 North Orleans Street

**Applicant:** I Development, Inc.

**Owner:** I Development, Inc.

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

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

**Purpose:** The Applicant is seeking a zoning change to permit a new four-story (with basement), nine (9) unit residential building. Onsite surface parking for five (5) vehicles will be provided at the rear of the subject site. The proposed building will measure 52 feet-11 inches in height. The subject property is located within 1310 feet of the Chicago CTA Brown Line Station and is therefore a Transit-Served Location. The Applicant will seek relief, by way of TOD request, for the parking requirement.

**NO. 20074 (27th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5521**

**Common Address:** 2337-45 West Lake Street

**Applicant:** WJTS, LLC

**Owner:** WJTS, LLC

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

**Change Request:** C1-2, Neighborhood Commercial District to C2-2, Motor Vehicle-Related Commercial District

**Purpose:** To establish a dog day care (within the existing 4,958 square feet of commercial space) with an outdoor play area; existing 2 dwelling units on the upper floor to remain; 2 parking spaces; existing 2 story, existing height to remain with no changes.

**NO. 20068-T1 (27th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5513**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1447 W. Superior

**Applicant:** 1447 Superior Holding, LLC

**Owner:** 1447 Superior Holding, LLC

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

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

**Purpose:** After rezoning, the building will contain 16 dwelling units with 6 offsite vehicle parking spaces and 21 onsite bicycle spaces. There will be no commercial space. The height of the building will remain the same as existing (31'2). All proposed work will be interior with no changes are being proposed to the exterior of the building. The property is within 1,320 feet of the Chicago and Bishop Route 66 Bus Stop. Relief will be sought for parking reduction of more than 50%.

**NO. 20127 (26th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5681**

**Common Address:** 2738 W. Chicago Avenue  
**Applicant:** 2738 W. CHICAGO, INC  
**Owner:** 2738 W. CHICAGO, INC  
**Attorney:** Law Office of Mark J. Kupiec & Assoc.  
**Change Request:** C1-2, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District  
**Purpose:** To convert the existing commercial unit into an additional dwelling unit for a total of 4 dwelling units at the property; no commercial space; 4 parking spaces; existing height: 44'-11".

**NO. 20126 (26th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5674**

**Common Address:** 2725 W. Potomac Street  
**Applicant:** Dubbs Enterprises  
**Owner:** Dubbs Enterprises  
**Attorney:**  
**Change Request:** RS3, Residential Single-Unit (Detached House) District to RM4.5, Residential Multi-Unit District  
**Purpose:** Demolish existing building to construct new 3 story 3 unit dwelling unit bldg. with basement; No Commercial; Proposed 3 onsite parking spaces; Building height to be 49.5'

**NO. 20067 (26th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5512**

**PASS WITH SUBSTITUTE ORDINANCE**

**Common Address:** 3511 W. Dickens Avenue  
**Applicant:** Brandon Lieberthal  
**Owner:** Brandon Lieberthal  
**Attorney:** Schain Banks Law  
**Change Request:** RS3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** The purpose of the rezoning is to amend the zoning to legalize an existing unit on 3rd floor in a 3 flat building for a total of 3 residential dwelling units and 3 parking spaces. There will be no commercial space. No changes are made to the existing building.

**NO. 20083 (25th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5530**

**Common Address:** 969 W. 18<sup>th</sup> Street  
**Applicant:** Sean Sirkin  
**Owner:** Sean Sirkin  
**Attorney:** Schain Banks Law  
**Change Request:** C1-2, Neighborhood Commercial District to C1-3, Neighborhood Commercial District  
**Purpose:** The purpose of the rezoning is to allow for a proposed 4 story building with 1,200 sq. ft. of ground floor commercial and 3 residential dwelling units above with 3 parking spaces. The building height is 46.6 feet.

**NO. 20099 (25th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5541**

**Common Address:** 901-05 West 18<sup>th</sup> Street

**Applicant:** Msquared Properties, LLC

**Owner:** Msquared Properties, LLC

**Attorney:** Michael Ezgur

**Change Request:** B2-2, Neighborhood Mixed-Use District to C1-2, Neighborhood Commercial District

**Purpose:** The subject property measures 6,092.13 square feet and is improved with a four-story mixed-use building with 2,330 square feet of ground floor commercial space, four residential dwelling units above the ground floor, and 5 parking spaces. The Applicant proposes to rezone the property to establish a personal service use massage establishment on the ground floor. No additions to the building are proposed, with the building's existing height remaining at 49'9" and the five existing parking spaces to remain.

**NO. 20077 (17th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5524**

**Common Address:** 2606 W. 69<sup>th</sup> Street (Lithuanian Plaza Court)

**Applicant:** Landshark Ventures, LLC

**Owner:** Landshark Ventures, LLC

**Attorney:** Thomas Schick

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

**Purpose:** The purpose of the rezoning is to allow for ground floor residential in an existing 2 story building. The building will have 2 residential dwelling units and 2 parking spaces. There will be no commercial space. There will be no changes to existing building. All work will be interior.

**NO. 20107 (16th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5635**

**PASS WITH SUBSTITUTE ORDINANCE**

**Common Address:** 6033 South Green Street

**Applicant:** Hope Manor Village Housing Limited Partnership, an Illinois Limited Partnership

**Owner:** City of Chicago

**Attorney:** Steven Friedland, Applegate & Thorne -Thomsen

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

**Purpose:** The applicant proposes to build a three-unit, three-story building at the property. There will be 3 parking spaces. The building height will not exceed 38 feet.

**NO. 20108 (16th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5650**

**Common Address:** 5958 South Green Street

**Applicant:** Hope Manor Village Housing Limited Partnership, an Illinois Limited Partnership

**Owner:** City of Chicago

**Attorney:** Steven Friedland, Applegate & Thorne -Thomsen

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

**Purpose:** The applicant proposes to build a two-unit, two-story building at the property. There will be 2 parking spaces. The building height will not exceed 28 feet.

**NO. 20109 (16th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5657**

**PASS WITH SUBSTITUTE ORDINANCE**

**Common Address:** 6031 South Green Street

**Applicant:** Hope Manor Village Housing Limited Partnership, an Illinois Limited Partnership

**Owner:** City of Chicago

**Attorney:** Steven Friedland, Applegate & Thorne -Thomsen

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

**Purpose:** The applicant proposes to build a three-unit, three-story building at the property. There will be 3 parking spaces. The building height will not exceed 38 feet.

**NO. 20110 (16th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5601**

**PASS WITH SUBSTITUTE ORDINANCE**

**Common Address:** 6035-6039 South Green Street

**Applicant:** Hope Manor Village Housing Limited Partnership, an Illinois Limited Partnership

**Owner:** City of Chicago

**Attorney:** Steven Friedland, Applegate & Thorne -Thomsen

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

**Purpose:** The applicant proposes to build a three-unit, three-story building at the property. There will be 3 parking spaces. The building height will not exceed 38 feet.

**NO. 20111 (16th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5607**

**Common Address:** 6101 S. Sangamon Street

**Applicant:** Hope Manor Village Housing Limited Partnership, an Illinois Limited Partnership

**Owner:** City of Chicago

**Attorney:** Steven Friedland, Applegate & Thorne -Thomsen

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

**Purpose:** The applicant proposes to build a three-unit, three-story building at the property. There will be 3 parking spaces. The building height will not exceed 38 feet.

**NO. 20097 (12th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5539**

**Common Address:** 2434 South Albany Avenue

**Applicant:** 2434 S Albany, LLC

**Owner:** 2434 S Albany, LLC

**Attorney:** Rolando Acosta

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

**Purpose:** The subject property is improved with a vacant two-story residential building with one dwelling unit. The Applicant proposes to rezone the property to add four residential dwelling units for a total of five residential dwelling units in the existing building. No additions are proposed and the existing building height of approximately 30.00 feet, will remain. The property currently has two parking spaces, which will remain. The Applicant will file for relief to reduce any additional required parking.

**NO. 20098-T1 (12th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5538**

**Common Address:** 2454 South Spaulding Avenue

**Applicant:** 2454 Spaulding LLC

**Owner:** 2454 Spaulding LLC

**Attorney:** Rolando Acosta

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

**Purpose:** The subject property is improved with a vacant two-story mixed-use building with approximately 800 square feet of ground floor commercial space, one dwelling unit on the second floor, and three parking spaces. The Applicant proposes to rezone the property to convert the existing mixed-use building into a residential building which will have a total of four residential dwelling units, residential use on the ground floor, and no ground floor commercial use. No additions are proposed to the existing building and the existing approximate height of the building (approximately 25.00 feet) and three parking spaces will remain. The Applicant will seek a variation to reduce one required parking space.

**NO. 20124-T1 (11th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5567**

**Common Address:** 1003-05 West 31<sup>st</sup> Street

**Applicant:** Jiarong Zhang & Feng Ming Mei

**Owner:** Jiarong Zhang & Feng Ming Mei

**Attorney:** Sylvia C. Michas c/o Taft, Stettinius & Hollister LLP

**Change Request:** RS1, Residential Single-Unit (Detached House) District to B2-2, Neighborhood Mixed-Use District

**Purpose:** Upon rezoning, the subject property will be improved with a new 3-story mixed-use building, containing two (2) commercial units (1,250-1,270 sq. ft.) within the first floor and four (4) dwelling units above, with two (2) dwelling units ranging from 1,450-1,470 sq. ft. within the second and third floors and five (5) on-site, exterior parking spaces. The overall building height of the proposed building is 48'5".

**NO. 20103 (11th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5543**

**PASS WITH SUBSTITUTE ORDINANCE**

**Common Address:** 481 West 26<sup>th</sup> Street

**Applicant:** Y.M.C. Corp. d/b/a Canton Noodle Co.

**Owner:** First American Bank, Land Trust #823956

**Attorney:** Olivia Cheng

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

**Purpose:** Existing 1-story manufacturing building. Proposed use remains to be the same - manufacturing noodle/flour products. No dwelling units. Existing 3 parking spaces to remain. Existing 5138.6 square footage of commercial space to remain the same. Existing 14' height of building to remain the same.

**NO. 20087-T1 (11th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5534**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 734 West 47<sup>th</sup> Street

**Applicant:** The Thresholds, an Illinois not-for-profit corporation

**Owner:** The Thresholds, an Illinois not-for-profit corporation

**Attorney:** Steven Friedland, Applegate & Thorne -Thomsen

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

**Purpose:** Applicant proposes to construct an approximately 7,000 square foot addition to the existing 8,736 square foot, 2-story building. Upon completion of the addition there will be a total of 16 off-street parking spaces. The maximum building height of the building addition will not exceed 38 feet.

**NO. 20128 (10th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5685**

PASS WITH SUBSTITUTE ORDINANCE

**Common Address:** 8701-8757 S. Baltimore Avenue

**Applicant:** Baltimore Properties, LLC

**Owner:** Baltimore Properties, LLC

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

**Change Request:** M1-2, Limited Manufacturing/Business Park District to M3-2, Heavy Industry District

**Purpose:** Contractor's yard and outdoor storage of trucks, trailers, vehicles, and equipment; the existing partially one-story and partially two-story building to be used for an office and accessory truck / trailer repairs (not open to the public); approximately 6,560 square feet of commercial space; existing parking to remain; no changes to the height or floor area of the existing building are being proposed.

**NO. 20085 (6th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5532**

**Common Address:** 7810-12 S. Indiana Avenue

**Applicant:** Gregory Phillips Trust

**Owner:** Gregory Phillips Trust

**Attorney:** Lewis Powell III

**Change Request:** RS2, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The applicant intends to use the subject property to establish two dwelling units in the basement of the existing 2-story with basement four dwelling unit apartment building on a 9,600 square foot lot additionally improved with a four car brick garage and an 18 feet wide two car parking pad, for a total of six units and six off-street parking spaces.

**NO. 20095-T1 (2nd WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5551**

**Common Address:** 413-415 W. North Avenue

**Applicant:** TeamFight Sports, LLC

**Owner:** 415 North, LLC

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

**Change Request:** B3-3, Community Shopping District to C1-3, Neighborhood Commercial District

**Purpose:** The Applicant is seeking a zoning amendment in order to permit an arcade use within the ground floor retail space at the subject property. No changes are proposed to the existing building in terms of floor area, setbacks, or building height. The eight (8) established residential units will remain without change. The subject property is located within 200 linear feet of the Sedgwick CTA Station and so qualifies as a Transit Served Location. Pursuant to the Transit Served Location Ordinance, the building will continue to provide five (5) off-street parking spaces located at the rear of the subject lot, all of which will continue to serve exclusively the residential units at the subject site.

**NO. 20119 (2nd WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5582**

**PASS AS REVISED**

**Common Address:** 1 West Superior Street

**Applicant:** One Superior Place Fee, LLC

**Owner:** One Superior Place Fee, LLC

**Attorney:** Katie Jahnke Dale-DLA Piper LLP (US)

**Change Request:** Planned Development No. 237 to Planned Development No. 237, as amended.

**Purpose:** The Applicant requests a rezoning of the subject property from Planned Development No. 237 to Planned Development No. 237, as amended, to add a hotel as a permitted use so that up to 20% of the existing residential units may be utilized for short-term stays. No physical changes to the building are proposed.

**NO. 20008-T1 (1st WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2685**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1115 N Hermitage Ave

**Applicant:** Wellie Partners LLC

**Owner:** Wellie Partners LLC

**Attorney:** Law Offices 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 rehabilitation and expansion of the existing four-story mixed-use (commercial-residential) building, at the subject site. The existing building presently contains one (1) commercial unit - at grade-level, and three (3) dwelling units - above (2<sup>nd</sup> thru 4<sup>th</sup> Floors). The rehabilitation proposal calls for the conversion of the existing grade-level commercial unit into a single dwelling unit. The proposal also calls for the erection of a three-story vertical addition, above the existing one-story attached garage, which addition will contain a total of three (3) dwelling units - for the establishment of a total of seven (7) dwelling units at the subject site. There is and will remain onsite (garage) parking for four (4) vehicles. The subject property is located within 1,320 linear feet of the entrance to the Division Blue Line (CTA) Station - therefore, the Applicant is seeking a reduction in the required off-street parking - from seven spaces to four spaces (45%), pursuant to the Transit Oriented Development (TOD) Ordinance. The existing building, with proposed addition, will be masonry in construction and measure 47 feet-inches in height.

**NO. 20076-T1 (1st WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5523**

**Common Address:** 1248 N. Paulina Street

**Applicant:** James Clough and Suzanne Belinson

**Owner:** James Clough and Suzanne Belinson

**Attorney:** Thomas Schick

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

**Purpose:** The purpose of the rezoning is to allow for ground floor residential in an existing 2 story building with a proposed third story addition. The building will have 3 residential dwelling units and 2 parking spaces. The property is located in a Transit Oriented District. There will be no commercial space. The building height is 40 feet



**NO. 20081-T1 (1st WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5528**

**Common Address:** 2209 North Campbell Avenue

**Applicant:** Robert Glascott Living Trust

**Owner:** Robert Glascott Living Trust

**Attorney:** Thomas S. Moore

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RM5.5, Residential Multi-Unit District

**Purpose:** The applicant wishes to rezone the property in order to allow the proposed subdivision of 1 zoning lot, measuring 52' x 115' into 2 zoning lots measuring 27' x 115' and 25' x 115'. The applicant proposes to construct a single-family residence on the proposed 25' x 115' zoning lot, which is currently open yard space. The existing 3-story, 6 dwelling unit building, 35'9" in height, on the proposed 27' x 115' zoning lot will remain unchanged but current zoning will not support the density of the existing building on its own single lot. The applicant will seek relief for any non-conforming, existing features and/or waiver of parking requirements, if necessary, after rezoning.

**NO. 20122-T1 (1st WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5560**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1838 West Grand Avenue

**Applicant:** 1838 W. Grand, LLC

**Owner:** 1838 W. Grand, LLC

**Attorney:** Daniel G. Lauer, Esq.

**Change Request:** M1-2, Limited Manufacturing/Business Park District to B1-3, Neighborhood Shopping District

**Purpose:** This zoning change is to allow for a commercial space at the existing building located at 1838 West Grand Avenue. The building will have one (1) commercial space on the ground floor and three (3) residential dwelling units above (as existing). There will be no parking provided at the Property and no changes to the existing footprint and height of the building.

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

<b>DOC#</b>	<b>WARD</b>	<b>LOCATION</b>	<b>PERMIT ISSUED TO</b>
Or2019-277	1	2418 N Milwaukee Ave	GW Logan Square LLC
Or2019-276	1	2418 N Milwaukee Ave	GW Logan Square LLC
Or2019-275	1	2418 N Milwaukee Ave	GW Logan Square LLC
Or2019-261	3	1550 S State St	Nathan Martin
Or2019-270	4	1410 Museum Campus Dr.	Chicago Bears Football Club
Or2019-271	4	1410 Museum Campus Dr.	Chicago Bears Football Club
Or2019-269	4	300 S State St	John Marshall Law School
Or2019-268	4	300 S State St	John Marshall Law School
Or2019-253	5	5252 S Cornell Ave	1600 E 53 <sup>rd</sup> St LLC
Or2019-256	5	5252 S Cornell Ave	1600 E 53 <sup>rd</sup> St LLC

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

<b>DOC#</b>	<b>WARD</b>	<b>LOCATION</b>	<b>PERMIT ISSUED TO</b>
TBD	8	8550 S Stoney Island Ave	Elite Rehabilitation Institute
TBD	10	12600 S Torrence Ave	Ford Motor Company
Or2019-287	11	555 W Roosevelt Road	Ashley Homestore
Or2019-286	11	555 W Roosevelt Road	Ashley Homestore
Or2019-285	11	555 W Roosevelt Road	Ashley Homestore
Or2019-284	11	555 W Roosevelt Road	Ashley Homestore
Or2019-283	11	555 W Roosevelt Road	Ashley Homestore
Or2019-282	11	555 W Roosevelt Road	Ashley Homestore
Or2019-281	11	555 W Roosevelt Road	Ashley Homestore
Or2019-262	15	5122 S Archer Ave	Joseph Lesch
Or2019-258	25	939 W Washington St	Zom Holding LLC
Or2019-267	27	333 N Green St	333 N Green LLC – Randy Grueb
Or2019-263	32	2647 N Clybourn Ave	Green Spin Cleaners –Peter Kong
TBD	35	3443 w Addison St	Floor and Décor
Or2019-259	38	5515 W Irving Park Rd	X-Sport
Or2019-257	38	5543 W Irving Park Rd	X-Sport
Or2019-264	41	11601 W Touhy Ave	Emirates Skycargo
Or2019-279	42	9 W Erie St	Barry's Bootcamp
Or2019-278	42	500 W Madison St	Accenture
Or2019-255	44	2800 N Sheridan Rd	Amita Health
Or2019-254	44	2900 N Lake Shore Dr.	Amita Health
Or2019-251	44	331 W Surf St	Amita Health
Or2019-252	44	331 W Surf St	Amita Health
Or2019-280	45	5322 N Elston Ave	Joseph Atou

**LANDMARK FEE WAIVERS**

**DOCUMENT NO. Or2019-274 (3<sup>rd</sup> WARD) ORDER REFERRED (7-24-19)**

Historical Landmark Fee Waiver for property at 2401 S Wabash Ave

**DOCUMENT NO. Or2019-265 (19<sup>th</sup> WARD) ORDER REFERRED (7-24-19)**

Historical Landmark Fee Waiver for property at 10244 S Longwood Drive

**DOCUMENT NO. Or2019-266 (43<sup>rd</sup> WARD) ORDER REFERRED (7-24-19)**

Historical Landmark Fee Waiver for property at 227 W Menomonee St

**DOCUMENT NO. Or2019-300 (43<sup>rd</sup> WARD) ORDER REFERRED (7-24-19)**

Historical Landmark Fee Waiver for property at 2132 N Stockton Dr.

**DEMOLITION**

**DOCUMENT NO. Or2019-247 (27<sup>th</sup> WARD) ORDER REFERRED (7-24-19)**

Demolition of Historical Landmark Building at 232 N Carpenter St.

**DESIGNATION**

**DOCUMENT NO. O2019-5484 (40<sup>th</sup> WARD) ORDINANCE REFERRED (7-24-19)**

Historical Landmark Designation for (former) Lyman Trumbull Public School Building at 5200 N Ashland Ave