

**SUMMARY OF A MEETING  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
MEETING OF 10-22-18  
TO BE REPORTED OUT 10-31-18**

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**MA-1803 (MAYORAL APPLICATION) ORDINANCE REFERRED (9-20-18)**  
**DOC # O2018-7002**

Amendment of Municipal Code Section 2-14-155 modifying defenses to building code violations pertaining to signs

**MA-1802 (MAYORAL APPLICATION) ORDINANCE REFERRED (9-20-18)**  
**DOC # O2018-7004**

Amendment of Municipal Code Chapter 17-12 Regarding High Rise Building Signs

**SUBSTITUTED**

**NO. TAD-570 (2<sup>ND</sup> WARD) ORDINANCE REFERRED (6-27-18)**  
**DOCUMENT NO. O2018-5006**

Amendment of Municipal Code Section 7-28-065 concerning provisions for graffiti removal

**SUBSTITUTED**

**NO. A-8419 (11<sup>TH</sup> WARD) ORDINANCE REFERRED (7-25-18)**  
**DOCUMENT NO. O2018-6124**

**PASS AS AMENDED**

**Common Address**                    216-224 W 31<sup>st</sup> St  
**Applicant**                            Alderman Patrick Thompson  
**Change Request**                    C1-3 Neighborhood Commercial District to B1-1 Neighborhood Shopping District

**NO. 19776-T1 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6943**

SUBSTITUTED  
SUBSTITUTE NARRATIVE & PLANS

**Common Address:** 4048-50 N Hermitage Ave  
**Applicant:**                            Lift Capitol LLC  
**Owner:**                                 Hermitage Partners LLC  
**Attorney:**                             Law Offices of Samuel VP Banks  
**Change Request:**                    RS3 Single Unit (Detached House) District to RM5.5 Residential Multi Unit District  
**Purpose:**                                 To permit the conversion of an existing vacant three and a half story warehouse building to a 12 unit residential building. 24 garage parking spaces will be provided. There are no changes proposed to the existing building setbacks. The building will remain 46 ft in height

**NO. 19562-T1 (45<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #O2018-1869**

SUBSTITUTE NARRATIVE & PLANS

**Common Address:** 4017 N Monticello Ave  
**Applicant:**                             Og Management  
**Owner:**                                 Og Management  
**Attorney:**                             Daniel Lauer  
**Change Request:**                    RS3 Single Unit (Detached House) District to B2-2 Neighborhood Mixed Use District  
**Purpose:**                                 The applicant intends to construct a three-story, three dwelling unit building with a basement. The footprint of the building shall be approximately 23 feet 6 inches by 79 feet 4 inches in size. The building height shall be 35 feet 10 inches high, as defined by city code.

**NO. 19783-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6950**

SUBSTITUTED  
SUBSTITUTE NARRATIVE & PLANS

**Common Address:** 3839-41 N Clark St

**Applicant:** Clark Apartments LLC

**Owner:** Clark Apartments LLC

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

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping 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 all residential building, at the site. The proposed new building will contain a residential lobby and parking garage - at grade level, and twelve (12) dwelling units -above (Floors 2 thru 4). There will be an amenity room (i.e. 'gym'), for the exclusive use of the residents of the new building - on the 5<sup>th</sup> Floor. The new proposed building will be masonry and glass in construction and measure 55 feet-^ inches in height. Due to its close proximity to the CTA Elevated Train Station, the Applicant is proposing to permit the proposal pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be off-street parking for a total of eleven (11) vehicles, located onsite. Parking for nine (9) vehicles, as well as a bicycle storage room, will be located within the interior of the Floor, with access off of Clark Street. Surface parking, for an additional two (2) vehicles will be located at the rear of the new building, with access off of the Public Alley.

**NO. 19812 (44<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-7329**

**Common Address:** 922-924 W George St

**Applicant:** AG 922 W George Owner LLC

**Owner:** AG 922 W George Owner LLC

**Attorney:** John George/ Chris Leach, Akerman LLP

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

**Purpose:** Existing 3 story 12 unit residential building with a height of 41'-4" and 10 existing parking spaces

**NO. 19790 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6957**

**Common Address:** 1963 N Halsted St

**Applicant:** Jeanine's Wine Bar LLC

**Owner:** 1963 Halsted LLC

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

**Change Request:** B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

**Purpose:** The Applicant is seeking a zoning change to permit the establishment of an outdoor patio, at grade level, at the front of the subject property, which will work in conjunction with an existing tavern (wine bar) located at 1961 N. Halsted.

**NO. 19819 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-7749**

PASS AS AMENDED AND REVISED

**Common Address:** 353 W Grand Ave

**Applicant:** Onni Grand Limited Partnership  
**Owner:** Applicant owns 353 W Grand, Sexton Condo Association owns easement parcel along south property line  
**Attorney:** Ed Kus  
**Change Request:** DX-7 Downtown Mixed Use District to a Residential Business Planned Development  
**Purpose:** The proposed building will contain 356 dwelling units; 261 parking spaces; approximately 11,500 SF of ground-floor retail; with a building height of 452'

**NO. 19821 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-7752**

PASS AS AMENDED AND REVISED

**Common Address:** 360 W Illinois Street

**Applicant:** The Sexton Condo Association  
**Owner:** The Sexton Condo Association  
**Attorney:** Ed Kus  
**Change Request:** Planned Development No. 624 to DX-7 Downtown Mixed Use District and Planned Development No. 624 to Planned Development NO. 624, as amended  
**Purpose:** Use of the property will remain the same. Subarea A will contain 240 dwelling units. Subarea B will contain 17 dwelling units.

**NO. 19823 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-7773**

PASS AS REVISED

**Common Address:** 505-515 N State St

**Applicant:** BCSP 515 North State St LLC  
**Owner:** Please see application for list of full owners  
**Attorney:** DLA Piper  
**Change Request:** Business Planned Development No. 790, as amended to Business Planned Development No. 790, as amended  
**Purpose:** To add medical service as a permitted use

**NO. 19824 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-7754**

PASS AS REVISED

**Common Address:** 45-75 W Illinois, 430-450 N Dearborn St, 46-76 W Hubbard St, 431-451 N Clark St

**Applicant:** EC 42 Developer LLC  
**Owner:** Please see application for list of full owners  
**Attorney:** John George/ Chris Leach, Akerman LLP  
**Change Request:** DX-7 Downtown Mixed Use District to a Commercial Planned Development  
**Purpose:** Applicant proposes to construct a new state-of-the-art firehouse with office space for Fire Prevention Bureau, approximately 50 parking spaces, and a new commercial building with no more than 614,000 s.f. The maximum height of the new building will be 455 feet

**NO. 19825 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-7756**

PASS AS REVISED

**Common Address:** 501-531 W Adams St. ; 200- 328 S Canal St; 506-530 W Van Buren St;  
and 201-339 S Clinton St

**Applicant:** RC Union Station Development Co.  
**Owner:** National Railroad Passenger Corp  
**Attorney:** John George/ Chris Leach, Akerman LLP  
**Change Request:** Residential Business Planned Development NO. 376 and Business Planned Development No. 506 to Residential Business Planned Development No. 376, as amended  
**Purpose:** The applicants seeks approval to construct a hotel addition onto the existing union station headhouse up to 165' and a new 715' tall office building located to the south, replacing the existing parking garage. The plan also includes public open space as well as 100 bike parking stalls and 665 vehicular parking stalls

**NO. 19827 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-7759**

PASS AS REVISED

**Common Address:** 197-301 N Harbor Dr. and 452-500 E Waterside Dr.

**Applicant:** Lakeshore East LLC and IJKL LLC  
**Owner:** Lakeshore East LLC  
**Attorney:** John George/ Chris Leach, Akerman LLP  
**Change Request:** Residential Business Planned Development No. 70, as amended to Residential Business Planned Development No. 70, as amended 2018  
**Purpose:** To allow for revisions to Master Plan related to building heights, roadway configurations and open space configurations

**NO. 19780 (40<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6947**

**Common Address:** 5124 N Claremont; 2341 W Winona St  
**Applicant:** Vincent Blume Trust  
**Owner:** Vincent Blume Trust  
**Attorney:** John Tully Jr.  
**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District  
**Purpose:** No change from current use, three residential units (2 in front of building, 1 in coach house; no parking spaces; no commercial space; zoning height of south dormer addition is 34'10", no construction work to rear building

**NO. 19788 (40<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6955**

**Common Address:** 5652 N Ashland Ave  
**Applicant:** 5652 N Ashland LLC  
**Owner:** 5652 N Ashland LLC  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District  
**Purpose:** The applicant is seeking a zoning change to permit a new proposed four story four unit residential building. The new building will measure 46 feet 10 inches in height, and will be supported by 4 onsite garage parking spaces

**NO. 19800-T1 (40<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6977**

SUBSTITUTE NARRATIVE & PLANS

**Common Address:** 5013-35 N Lincoln Ave  
**Applicant:** Zivkovic Family Holdings LLC  
**Owner:** KMA Properties One LLC  
**Attorney:** Tyler Manic  
**Change Request:** B3-1Community Shopping District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** After rezoning, the current 1 story commercial building will be demolished to allow the subdivision of the zoning lot into 2 zoning lots. Each lot will contain a 3 1/2 story, 12 dwelling unit building. Each building will be 47 feet 6 inches tall. 17 parking spaces will serve one building and 21 parking spaces will serve the other.

**NO. 19793 (39<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6960**

**Common Address:** 4428 N Elston Ave  
**Applicant:** 4428 Elston LLC  
**Owner:** 4428 Elston LLC  
**Attorney:** Zubin Kammula  
**Change Request:** C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related Commercial District  
**Purpose:** No dwelling units. No parking provided on-site. Total lot size is approx. 6,250 sq.ft. the height of the building is approximately 19.1 feet. No changes to the building other than remodeling the interior

**NO. 19807 (39<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6984**

**Common Address:** 6308 N Central Ave  
**Applicant:** Central Real Estate Inc.  
**Owner:** Central Real Estate Inc.  
**Attorney:** Paul Kolpak  
**Change Request:** RS2 Single-Unit (Detached House) District to B3-1Community Shopping District  
**Purpose:** to remodel existing gas station. No dwelling units; 1,500 square feet of commercial, single story. There will be 4 parking spaces.

**NO. 19670 (37<sup>th</sup> WARD) ORDINANCE REFERRED (5-23-18)**  
**DOCUMENT #O2018-4169**

**Common Address:** 600 N Lockwood Ave  
**Applicant:** Bogdan Wasilewski  
**Owner:** Bogdan Wasilewski  
**Attorney:** Law Office of Mark J Kupiec  
**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** To establish an additional dwelling unit within the existing residential building (basement) for a total of 3 dwelling units within the existing building; existing 2 car garage to continue; no commercial space; existing 2 story / within max height of 38 feet

**NO. 19813 (35<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-7451**

**Common Address:** 3325 N Central Park Ave

**Applicant:** Seleen Zambrano

**Owner:** Seleen Zambrano

**Attorney:** Ximena Castro

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

**Purpose:** The subject property is currently improved with a two-story residential building with two residential dwelling units and a detached garage. The Applicant proposes to rezone the property to authorize a third residential dwelling unit and will provide a third parking space onsite.

**NO. 19773-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6940**

SUBSTITUTE NARRATIVE & PLANS

**Common Address:** 2313 and 2315 W Montana Street

**Applicant:** BMUK GRP LLC 2313-15 Montana LLC

**Owner:** BMUK GRP LLC 2313-15 Montana LLC

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** M1-2 Limited Manufacturing District to B2-2 Neighborhood Mixed Use District

**Purpose:** Existing single family house will be rehabbed, with a new 2 story rear addition with a total height of 28 feet; and a new two story single family house will be built at 2315 W Montana with a height of 28 feet and 7 inches; each house will have 2 parking spaces

**NO. 18374-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5-6-15)**  
**DOCUMENT # O2015-3699**

SUBSTITUTE NARRATIVE & PLANS

**Common Address:** 1301 W Schubert

**Applicant:** 1301 W Schubert LLC (See Application for list of LLC Members)

**Owner:** 1301 W Schubert LLC (See Application for list of LLC Members)

**Attorney:** Thomas Moore Law Offices of Samuel VP Banks

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

**Purpose:** Applicant proposes to construct a 4 story single family residential home with 2 car detached garage. The height of the building will be 38 feet.

**NO. 19786-T1 (30<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6953**

SUBSTITUTE NARRATIVE & PLANS

**Common Address:** 3734 W Diversey Ave

**Applicant:** Tri Rentals Today LLC – Series Diversey

**Owner:** Tri Rentals Today LLC – Series Diversey

**Attorney:** Tyler Manic

**Change Request:** RM5 Residential Multi Unit District to RM5 Residential Multi Unit District

**Purpose:** After rezoning the property will contain 8 dwelling units. The height of the building will remain 32'3" 4 parking spaces will be provided

**NO. 19803 (30<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6980**

**Common Address:** 3329-35 N Avers Ave  
**Applicant:** Michael Navarrete  
**Owner:** Michael Navarrete  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** The Applicant is seeking a zoning change to permit a new three-story (with basement) residential building. The existing two-story residential building and two (2) garages will be razed. The proposed building will contain six (6) residential units. The new building will have six (6) onsite, surface parking spaces located at the rear of the subject lot. The new building will be masonry in construction, and measure 30 feet-7 inches in height.

**NO. 19808-T1 (30<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6985**

**Common Address:** 3124 N Central Park Ave  
**Applicant:** Vasile Dohotariu  
**Owner:** Vasile Dohotariu  
**Attorney:** Thomas Moore  
**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District  
**Purpose:** Applicant seeks to build a 3-story, 3 dwelling unit building 38.0' feet in height with three parking spaces.

**NO. 19778 (29<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6945**

**Common Address:** 1644 N Mayfield Ave  
**Applicant:** Channell Whitaker  
**Owner:** Channell Whitaker  
**Attorney:** Raphael Strzelecki  
**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** To convert the existing building from a two flat to three dwelling units. Existing two story building; existing 2 car garage; no commercial use

**NO. 19784 (29<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6951**

**Common Address:** 7172 W Grand Ave  
**Applicant:** Dream City Tattoos LLC  
**Owner:** GM Montclare LLC  
**Attorney:** Pericles Abbasi  
**Change Request:** B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District  
**Purpose:** After the Rezoning, the applicant will move its tattoo and piercing business from its current location at 2376 N. Neva to the approx 2,250 sq.ft, 1st floor commercial storefront unit of the subject property. There will remain 1 dwelling unit on the 2nd floor of the property & 2 rear parking spaces. No changes will be made to the structure of the existing 2-story building

**NO. 19810 (29<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6987**

**Common Address:** 911 N Menard Ave

**Applicant:** Prateek Datt

**Owner:** Prateek Datt

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

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

**Purpose:** The Applicant is seeking a Zoning Change to permit the FAR required for a proposed rear addition to the existing two-unit residential building. The existing building height will remain without change.

**NO. 19711 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-27-18)**  
**DOCUMENT #O2018-4928**

**PASS AS REVISED**

**Common Address:** 1463-1483 N Kingsbury Street; 835-919 W Blackhawk Street; 1450-1472 N Dayton Street

**Applicant:** The Shops at Big Deahl LLC

**Owner:** The Shops at Big Deahl LLC

**Attorney:** DLA Piper

**Change Request:** C3-5 Commercial, Manufacturing and Employment District, and Business Planned Development No. 1292 to Business Planned Development No. 1292, as amended

**Purpose:** The Applicant requests a rezoning of the property located at 1463-1483 North Kingsbury Street / 835-919 West Blackhawk Street / 1450-1472 North Dayton Street in order to modify the boundaries of the Planned Development to include 15,524 additional square feet of land area, to establish subareas with the PD, and to add youth community recreation center and non-accessory parking as permitted uses.

**NO. 19405 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7058**

**PASS AS REVISED**

**Common Address:** 643-741 W Chicago Ave; 641-739 N Halsted St; 632-740 W Erie St; 627-661 W Erie St; 501-31 N Desplaines St; 524-630 W Grand Ave

**Applicant:** IL 777 West Chicago Ave LLC

**Owner:** IL 777 West Chicago Ave LLC

**Attorney:** Scott Borstein

**Change Request:** DS-5 Downtown Service District to DX-5 Downtown Mixed-Use District and DX-5 Downtown Mixed-Use District to an Air Rights Waterway Business Planned Development

**Purpose:** Although the planned development will allow flexibility in its bulk regulations, the total amount proposed development is 9,174,039 sq.ft., the proposed number of residential units is 5,907, proposed number of hotel rooms is 250 rooms and proposed building height is 610 feet



**NO. 19795 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6962**

**Common Address:** 1001 N Lawndale Ave and 3654 W Augusta Blvd

**Applicant:** Try Again LLC

**Owner:** Try Again LLC

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

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

**Purpose:** The existing two-story mixed-use building presently contains one (1) commercial unit and five (5) dwelling units. The existing building is non-conforming, under the current Zoning Ordinance. The existing commercial unit, which is located on the Floor, has been vacant for many years. The Applicant is seeking a zoning change in order to convert the existing commercial unit into a dwelling unit - for the establishment of a total of six (6) dwelling units, within the existing building. There is and will remain secured off-street parking for three (3) vehicles, in an attached garage, at the site. The existing building is masonry and frame in construction and measures less than 35 feet-0 inches in height. No physical expansion of or to the existing building is intended or required

**NO. 19806-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6983**

**Common Address:** 3118 W Lake St

**Applicant:** Evan Tyler

**Owner:** Even Tyler

**Attorney:**

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

**Purpose:** Existing Residential Two-flat; 0 parking spaces ; no commercial space ; existing structure is 30' tall

**NO. 19789 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6956**

**Common Address:** 1918 N Ridgeway Ave

**Applicant:** ETNA Development Corp.

**Owner:** ETNA Development Corp.

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

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

**Purpose:** The existing two-story (with basement) residential building contains two (2) dwelling units. The existing building, therefore, is non-conforming, under the current Zoning Ordinance. The Applicant is seeking a zoning change in order to renovate. The existing two-story 'two flat' building. Part of this renovation plan calls for the location and establishment of one (1) additional dwelling unit, within the existing building - for a total of three (3) dwelling units, at the subject site. The proposed zoning change is also required in order to bring the existing non-conforming building into legal compliance, under the current Zoning Ordinance. There is and will remain secured off-street parking for two (2) vehicles, in a detached garage, at the site. The existing building, with two parking spaces, is more than fifty (50) years old. As such, and since the Applicant is not adding more than one dwelling unit to the existing buildings, there is no additional onsite parking required. Sec. 17-10-0101-8(2).] The existing building is frame in construction and measures less than 35 feet-0 inches in height. No physical expansion of or to the existing building is intended or required.

**NO. 19791 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6958**

**Common Address:** 1009 N Francisco Ave

**Applicant:** Maria Martinez

**Owner:** Maria Martinez

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

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

**Purpose:** The Applicant is seeking a zoning change to permit the establishment of a fourth residential unit, at the subject property, within the basement of the existing multi-unit residential building (the primary residence), located at the front of the property. The existing buildings will otherwise remain without change. The existing buildings are more than 50-years-old. No parking is currently provided, nor will be provided, at the subject property.

**NO. 19814 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-7482**

**Common Address:** 859 N Richmond St

**Applicant:** Roger Carvajal

**Owner:** Roger Carvajal

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

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

**Purpose:** The Applicant is seeking a zoning change to permit the establishment of a third residential unit within the existing multi-unit residential building located at the subject property. The existing two-story building will otherwise remain without change. Three (3) onsite parking spaces will be located at the rear of the lot.

**NO. 19815 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-7500**

**Common Address:** 855 N Richmond St

**Applicant:** Roger Carvajal

**Owner:** Roger Carvajal

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

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

**Purpose:** The Applicant is seeking a zoning change to permit the establishment of a third residential unit within the existing multi-unit residential building located at the subject property. The existing two-story building will otherwise remain without change. Three (3) onsite parking space will be located at the rear of the lot

**NO. 19731-T1 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (7-25-18)**  
**DOCUMENT #O2018-5983**

AMENDED TO TYPE 1

**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. 19802 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6979**

**Common Address:** 229 W 22<sup>nd</sup> Place

**Applicant:** Yick Yeung Chiu

**Owner:** Yick Yeung Chiu

**Attorney:** Thomas Moore

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

**Purpose:** Applicant seeks to construct a 4 story mixed use building with basement, one 1,250 sq.ft. commercial unit on ground floor with 3 dwelling units and 3 parking spaces with a building height of 40 feet 6 inches

**NO. 19805 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6982**

**Common Address:** 255 W 22<sup>nd</sup> PL

**Applicant:** Conrad Liu

**Owner:** Conrad Liu

**Attorney:** Thomas Moore

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

**Purpose:** Applicant seeks to construct a 4 story mixed use building with basement, one 1,250 square feet commercial unit on ground floor with 3 dwelling units and 3 parking spaces with a building height of 40 feet 6 inches

**NO. 19828-T1 (11<sup>TH</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-7774**

SUBSTITUTE NARRATIVE & PLANS

**Common Address:** 2801-2807 S Halsted St.; 739-747 W 28<sup>th</sup> St

**Applicant:** CA Pioneer Holding LLC

**Owner:** CA Pioneer Holding LLC

**Attorney:** Amy Degnan

**Change Request:** B1-5 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

**Purpose:** To allow development of a 30 unit, 4 story, 47' in height, residential with 1,225 square feet of commercial space, 20 auto parking spaces and 30 bicycle parking spaces.

**NO. 19787 (9<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6954**

**Common Address:** 514-516 E 95<sup>th</sup> St  
**Applicant:** 514 E 95<sup>th</sup> St LLC  
**Owner:** 514 E 95<sup>th</sup> St LLC  
**Attorney:** Tyler Manic  
**Change Request:** RS3 Single Unit (Detached House) District to B1-1 Neighborhood Shopping District  
**Purpose:** After the Rezoning, the building will be used as a n office space. It will remain 18 feet 6 inches tall and will contain 3,262.5 sq.ft. of commercial space 10 parking spaces will be provided. There will be no changes to the exterior of the building

**NO. 19785-T1 (5<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6952**

**SUBSTITUTED**

**Common Address:** 1534-44 E 68<sup>th</sup> St  
**Applicant:** 1534-44 E 68<sup>th</sup> St LLC  
**Owner:** 1534-44 E 68<sup>th</sup> St LLC, Stoney Group LLC  
**Attorney:** DLA Piper  
**Change Request:** RM5 Residential Multi Unit District to B3-3 Community Shopping District  
**Purpose:** The Applicant requests a rezoning of the subject property from the RM-5 Residential Multi-Unit District to the B3-3 Community Shopping District in order to permit the establishment and operation of a commercial kitchen within the accessory structure located at the Property. The principal structure is 33 feet in height and contains 6 dwelling units. The Property will contain a total of 9,980 square feet of commercial space and will be served by 12 parking spaces

**NO. 19779 (4<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6946**

**SUBSTITUTED**

**Common Address:** 1424-28 E 53<sup>rd</sup> St; 5223-44 S Blackstone Ave  
**Applicant:** 5228 S Blackstone LLC  
**Owner:** 5228 S Blackstone LLC  
**Attorney:** Law Office of Mark J Kupiec  
**Change Request:** RM5 Residential Multi Unit District and B1-3 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** To correct a split zoning district and to convert the existing commercial building into a mixed use building with commercial units on the ground floor and 24 dwelling units on the upper floors

**NO. 19781 (4<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6948**

**Common Address:** 646-50 E 43<sup>rd</sup> St  
**Applicant:** Sherry Spellers  
**Owner:** Sherry Spellers  
**Attorney:**  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District  
**Purpose:** No residential. No on-site parking. 1 story commercial building existing with 2 space beauty salon and 2 vacant store fronts. No exterior changes 2975.4 sq.ft. of commercial space

**NO. 19713 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (6-27-18)**  
**DOCUMENT #02018-4930**

**PASS AS REVISED  
SUBSTITUTED**

**Common Address:** 1505-1535 N Dayton St

**Applicant:** Structured Development LLC

**Owner:** The Menomonee Club

**Attorney:** DLA Piper

**Change Request:** C3-5 Commercial, Manufacturing and Employment District to C1-5 Neighborhood Commercial District and then to a Residential Business Planned Development

**Purpose:** The Applicant requests a rezoning of the property located at 1505-1535 North Dayton from the C3-5 Commercial, Manufacturing, and Employment District to the C1-5 Neighborhood Commercial District and then to a Residential Planned Development in order to allow for the construction of a residential multi-unit building containing 197 residential dwelling units, 56 vehicular parking spaces, together with accessory and incidental uses.

**NO. 19792-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6959**

**AMENDED TO TYPE 1**

**Common Address:** 1613-17 W Beach Ave

**Applicant:** 1613-17 W Beach LLC

**Owner:** 1613-17 W Beach LLC

**Attorney:** Law Office of Mark J Kupiec

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

**Purpose:** To build a new 4 story, 4 dwelling unit residential building; 4 parking spaces, no commercial space; within the max height of 47 feet

**NO. 19798-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6975**

**SUBSTITUTE NARRATIVE & PLANS**

**Common Address:** 1321 W Wrightwood Ave

**Applicant:** Eirpol LLC

**Owner:** The estate of James Buszisz

**Attorney:** Daniel Lauer

**Change Request:** C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** To construct a three dwelling unit building with a basement and a partial fourth floor

**NO. 19708 (1<sup>st</sup> WARD) ORDINANCE REFERRED (6-27-18)**  
**DOCUMENT #02018-4975**

**Common Address:** 2000-16 N Milwaukee Ave; 2438-54 W Armitage Ave

**Applicant:** RSRC Armitage LLC

**Owner:** RSRC Armitage LLC

**Attorney:** Rolando Acosta

**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District

**Purpose:** The subject property measures 11,106.85 square feet and is improved with a four-story mixed use residential building containing ground floor commercial space. Four commercial units above the ground floor, eleven residential dwelling units on the upper floors, fifteen parking spaces, and one loading berth. The Applicant proposes to rezone the property to allow for the conversion of the four commercial units above the ground floor into residential dwelling units for a total of 15 residential dwelling units. There will be no other changes to the building.

**NO. 19748-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7-25-18)**  
**DOCUMENT #02018-6000**

PASS AS SUBSTITUTED  
SUBSTITUTE NARRATIVE & PLANS

**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. 19772-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6939**

SUBSTITUTE NARRATIVE & PLANS

**Common Address:** 1347 W Grand Ave

**Applicant:** Vincent Charles Pagone and Carol Ann Pagone

**Owner:** Vincent Charles Pagone and Carol Ann Pagone

**Attorney:** Michael Ezgur

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

**Purpose:** To construct a four story mixed use residential building with parking

**NO. 19796 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6963**

**Common Address:** 1343 N Western Ave

**Applicant:** MF Group LLC

**Owner:** MF Group LLC

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

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

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject property. The new proposed building will contain commercial/retail space (1,300 square feet approx.) - at grade level, and three (3) dwelling units - above (one unit on each the 2<sup>nd</sup> thru 4<sup>th</sup> Floors). There will be onsite surface parking for three (3) vehicles, located at the rear of the property. The new building will be masonry in construction and measure 45 feet-6 inches in height.

**NO. 19799-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6976**

**Common Address:** 1818 N Sawyer Ave  
**Applicant:** 1818 Sawyer LLC  
**Owner:** 1818 Sawyer LLC  
**Attorney:** Daniel Lauer  
**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** To construct a three story, four unit building

**NO. 19777-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6944**

SUBSTITUTE NARRATIVE & PLANS

**Common Address:** 1734 N California  
**Applicant:** Ascher LLC  
**Owner:** Ascher LLC  
**Attorney:** Rolando Acosta  
**Change Request:** C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** The Applicant proposes to demolish the existing improvements and construct a 4 story residential building, 50.0 ft. tall containing three residential dwelling units with three offstreet parking spaces.

**NO. 19801(1<sup>st</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6978**

**Common Address:** 1234 W Ohio St  
**Applicant:** DB Development Inc  
**Owner:** DB Development Inc  
**Attorney:** Alfred Quijano  
**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** 3 unit condominium structure with 3 parking spaces and the height of 37 feet

**NO. 19809-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6986**

SUBSTITUTE NARRATIVE & PLANS

**Common Address:** 1700-1714 N Western Ave  
**Applicant:** Oasis of Bucktown LLC  
**Owner:** Oasis of Bucktown LLC  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** C1-2 Neighborhood Commercial District to B3-5 Community Shopping District  
**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new five-story (with 6<sup>th</sup> Floor penthouse) mixed-use building, at the subject site. The existing structures will be razed. The new proposed building will contain commercial/retail space (5,724 square feet) - at grade level, and a sixty (60) dwelling units - above (2<sup>nd</sup> thru 5<sup>th</sup> Floors). There will be a communal 'lounge' (penthouse) and two (2) outdoor decks, for the residents of the building - located on the roof (6<sup>th</sup> Floor). The subject property is located less than 1,320 linear feet from the entrance to the Western CTA Station - therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for a total of twenty-six (26) vehicles, located within the floor of the building, with access off of the Public Alley (west). The new building will be masonry in construction and measure 78 feet-8 inches in height (6<sup>th</sup> Floor penthouse).

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

<b><u>DOC#</u></b>	<b><u>WARD</u></b>	<b><u>LOCATION</u></b>	<b><u>PERMIT ISSUED TO</u></b>
Or2018-464	1	2627 N Elston Ave	Karen Weidenbach
Or2018-463	2	1 W Superior St.	One Superior Place Leasehold LLC
Or2018-458	5	7037 S Stoney Island Ave	The Board of Trustees of U of I
Or2018-457	5	7037 S Stoney Island Ave	The Board of Trustees of U of I
Or2018-448	11	1038 W 35 <sup>th</sup> St	Bridgeport Storage LLC
Or2018-446	11	1010 W 35 <sup>th</sup> St	Bridgeport Storage LLC
Or2018-431	24	3555 W Ogden Ave	Lawndale Christian Health Center
TBD	27	135 N Kedzie	Accion
Or2018-452	27	1400 W Randolph St	Belly Q/ Urban Belly
Or2018-456	27	1460 N Halsted St	Baev- LaSalle Blackhawk, LLC
Or2018-444	32	1740 W Webster Ave	Pagoda Red
Or2018-430	40	6042 N Western Ave	BL Auto Group
Or2018-429	40	6042 N Western Ave	BL Auto Group
Or2018-432	42	212 W Kinzie St	Materials Marketing
Or2018-433	42	168 N Michigan Ave	Hotel Julian
Or2018-434	42	660 W Lake St.	Hana Samuels
Or2018-435	42	155 N Wacker Dr.	JBC/ 155 Development LLC
Or2018-436	42	600 N Clark St	McDonalds
Or2018-437	42	600 N Clark St	McDonalds
Or2017-466	47	4015 N Ashland Ave	Public Building Commission
Or2018-454	50	6165 N Lincoln Ave	TJ Maxx
Or2018-453	50	6440 N Western Ave	Mark Brown

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

<b><u>DOC#</u></b>	<b><u>WARD</u></b>	<b><u>LOCATION</u></b>	<b><u>PERMIT ISSUED TO</u></b>
Or2018-441	27	820 N Franklin St.	303 W Institute Place LLC

**Fee Waivers**

**Or2018-459 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (9-20-18)**

Fee Waiver for Historical Landmark at 1133 N Damen Ave

**Or2018-460 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (9-20-18)**

Fee Waiver for Historical Landmark at 2036 W Thomas St.

**Or2018-461 (9<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**

Fee Waiver for Historical Landmark at 11222 S Saint Lawrence Ave

**Or2018-468 (9<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**

Fee Waiver for Historical Landmark at 11313 S Cottage Grove Ave

**Or2018-467 (9<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**

Fee Waiver for Historical Landmark at 11417 S Forrestville Ave

**HISTORICAL LANDMARK DESIGNATION**

**O2018-6918 (44<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**

Historical Landmark Designation for St. Peter's Episcopal Church and Parish House at 615-623 W Belmont Ave