

**Summary of a Meeting  
Committee on Zoning, Landmarks & Building Standards  
Meeting of January 23, 2017**

**NO. A-8228 (26<sup>th</sup> WARD) ORDINANCE REFERRED (5-18-16)  
DOCUMENT # O2016-3999**

**PASS AS AMENDED**

**Common Address:** 3456-58 West North Ave  
**Applicant:** Alderman Roberto Maldonado  
**Change Request:** B3-1 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

**NO. A-8229 (26<sup>th</sup> WARD) ORDINANCE REFERRED (5-18-16)  
DOCUMENT # O2016-3997**

**PASS AS AMENDED**

**Common Address:** 3508-16 West North Ave  
**Applicant:** Alderman Roberto Maldonado  
**Change Request:** B3-1 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

**NO. 18911 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7-20-16)  
DOCUMENT #O2016-5586**

**PASS AS REVISED**

**Common Address:** 1968-1986 North Milwaukee; 2433-2435 West Armitage  
**Applicant:** 1980 Milwaukee, LLC  
**Owner:** Armitage Milwaukee Development, LLC  
**Attorney:** Rich Klawiter & Katie Jahnke Dale – DLA Piper, LLP (US)  
**Change Request:** B3-2 Community Shopping District to B3-5 Community Shopping District then to a Residential Business Planned Development  
**Purpose:** The Applicant requests a rezoning of the subject property to allow for the development of a mixed-use building containing 150 residential dwelling units, 20 parking spaces, ground floor commercial uses and accessory/incidental uses

**NO. 18929-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-14-16)  
DOCUMENT #O2016-6324**

**Common Address:** 1327-1335 N Milwaukee Ave  
**Applicant:** The Den Theatre Chicago LLC  
**Owner:** See application for full list of owners  
**Attorney:** Axia Law  
**Change Request:** B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District  
**Purpose:** The property is improved with two buildings with a combined lot size of approximately 12,000 sq.ft. The southern building is approximately 50' and consists of 3 stories with six commercial spaces and no dwelling units. The northern building is approximately 33'-6' and consists of 2 stories with 1 commercial space and no dwelling units. No off street parking is available, but applicant will seek an administrative adjustment pursuant to TOD ordinance for reduction of required parking. Applicant intends to connect both buildings into one space. No changes will be made to the existing building height or dwelling units

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**NO. 19049-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8618**

Amended to Type 1

Common Address: 1800 N Richmond

Applicant: TRIWU Property Management LLC – Richmond

Owner: TRIWU Property Management LLC – Richmond

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 proposing to develop the subject property with a new three-story residential building containing three (3) dwelling units. The proposed building will be masonry construction. The proposed building will be 36 feet in height. Onsite parking for three (3) cars will be located at the rear of the lot.

**NO. 19056-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8634**

Common Address: 1905 N Albany

Applicant: Division 3 Corporation

Owner: The Ressa Group Corporation

Attorney: William JP Banks

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

Purpose: To allow for a proposed 3 story residential building with 3 residential units and 3 parking spaces. Building height is 36 feet

**NO. 19057 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8635**

Common Address: 1714-22 W Division St.

Applicant: 1714 W Division Owners LLC

Owner: 1714 W Division Owners LLC

Attorney: Rolando Acosta

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

Purpose: The Applicant proposes a redevelopment of the existing building for a three-story mixed-use building containing approximately 15,970 square feet of office space, approximately 7,326 square feet of ground floor commercial space, zero automobile parking spaces. 24 bicycle parking spaces, no loading berth, and a building height of 43 feet

**NO. 19065-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8643**

PASS AS SUBSTITUTED

Common Address: 1621 N Humboldt

Applicant: MBI Development LLC

Owner: Dickens Central Properties

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 proposing to develop the subject property with a new three-story building containing seven (7) residential dwelling units. The proposed building will be masonry construction. The proposed building will be 37 feet 9 Inches in height. Onsite parking for seven (7) cars will be located at the rear of the lot.

**NO. 19044 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8599**

WITHDRAWN

Common Address: 1614-16 N Winchester  
Applicant: RDG Fund 6, LLC  
Owner: RDG Fund 6, LLC  
Attorney: Thomas Moore  
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District  
Purpose: Four story, 6 residential dwelling units with a 6 parking space garage. The building height will be 47 feet

**NO. 19009 (4<sup>TH</sup> WARD) ORDINANCE REFERRED (10-5-16)**  
**DOCUMENT #O2016-7343**

PASS AS SUBSTITUTED  
& PASS AS REVISED

Common Address: 400 E 33<sup>rd</sup> Street; 3201-3263 S Dr. Martin Luther King Jr. Drive (See application for full list of addresses)  
Applicant: Lake Meadows Associates, an Illinois Limited Partnership  
Owner: Lake Meadows Phase II Limited Partnership  
Attorney: Andrew Scott  
Change Request: Residential Business Planned Development No. 1169 to Residential Business Planned Development No. 1169, as amended  
Purpose: The applicant proposes to amend the planned development to permit interim uses in areas of the planned development where a final subarea plan has not been approved. In addition, applicant seeks approval of a 18-space. Accessory parking lot to serve prospective tenants of the Lake Meadows Apartments

**NO. 19067 (11<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8645**

Common Address: 1012-58 W 35<sup>th</sup> St  
Applicant: 1010-1058 W 35<sup>th</sup> St (Chicago) LLC  
Owner: 1010-1058 W 35<sup>th</sup> St (Chicago) LLC  
Attorney: Bridget M O'Keefe  
Change Request: Planned Development 961 to C3-5 Commercial, Manufacturing and Employment District  
Purpose: The Owner is seeking to redevelop a currently vacant 240,000 s.f. Building to a commercial real estate space that will house a wide range of business ventures including self-storage, offices, artist studio space, and small scale manufacturing operations. The development will include 50 parking spaces that will be located on a surface parking lot

**NO. 19050 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8619**

Common Address: 1830 S Racine  
Applicant: Janet Rendon  
Owner: Janet Rendon  
Attorney: Law Office of Mark Kupiec & Associates  
Change Request: B3-2 Community Shopping District to B2-2 Neighborhood Mixed-Use District  
Purpose: To allow a dwelling unit on the ground floor

**NO. 19051-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8620**

Common Address: 2530-38 S Blue Island  
Applicant: 25 Oakley Land Parcel LLC  
Owner: See Application for List of Owners  
Attorney: Law Office of Mark Kupiec & Associates  
Change Request: C3-2 Commercial, Manufacturing and Employment District to B2-3 Neighborhood Mixed-Use District  
Purpose: To build 34 new townhouses with 2 parking spaces per dwelling unit; no commercial space; 3 story, Height: 30 feet

**NO. 18783 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #O2016-3916**

PASS AS REVISED

Common Address: 246-262 W 22<sup>nd</sup> Place  
Applicant: Chinese Consolidated Benevolent Association of Chicago  
Owner: Chinese Consolidated Benevolent Association of Chicago  
Attorney: Law Office of Mark Kupiec & Associates  
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-5 Community Shopping District and then to a Planned Development  
Purpose: To demolish the existing building and build a new 8 story, mixed-use building with commercial space on the first and second floor (community center, approximately 20,000 SF) and maximum of 92 dwelling units for elderly housing on the upper floors; 31 parking spaces; height: 95'-0"

**NO. 18898 (25<sup>th</sup> & 27<sup>th</sup> WARD) ORDINANCE REFERRED (7-20-16)**  
**DOCUMENT #O2016-5573**

PASS AS SUBSTITUTED AND REVISED

Common Address: 1115 West Washington Boulevard; 19-27 North May Street  
Applicant: Peerless Real Estate Investments Manager, LLC  
Owner: Peerless Real Estate Investments Manager, LLC  
Attorney: Law Offices of Samuel V.P. Banks  
Change Request: DX-3 Downtown Mixed-Use District to DX-7 Downtown Mixed-Use District and then to a Residential Planned Development  
Purpose: The Applicant is seeking a zoning change in order to permit the construction of two new all residential buildings, containing a total of fifty-six dwelling units - at the site. All of the existing buildings and structures, on each of the parcels will be razed. Parcel One (1115 West Washington Boulevard) will be redeveloped with a new nine-story (seven-story, with two-story penthouse and basement) residential building, containing a lobby and interior parking for forty-four vehicles - at grade level, and twenty-eight dwelling units - above (Floors 2 thru 9). Parcel Two (19-27 North May Street) will similarly be redeveloped with a new nine-story (seven-story, with two-story penthouse and basement) residential building, containing a lobby and interior parking for forty-four vehicles - at grade level, and twenty-eight dwelling units - above (Floors 2 thru 9). Each new building will be masonry and glass in construction and measure approximately 109 feet in height.

**NO. 19039 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8595**

Common Address: 1629 N Spaulding  
Applicant: ICON Spaulding LLC  
Owner: ICON Spaulding LLC  
Attorney: Warren Silver  
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District  
Purpose: The proposed use is a residential apartment building, 44 feet 5 inches in height, containing four dwelling units and three parking spaces

**NO.18481 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6359**

PASS AS SUBSTITUTED AND REVISED

Common Address: 900 W Washington  
Applicant: Torikago LLC  
Owner: Torikago LLC  
Attorney: Katriina McGuire  
Change Request: DX-3 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District  
Purpose: The proposed use is a 24-unit, 132.5 foot (10 story) condominium building with 24 parking spaces on the ground floor.

**NO. 18739 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4-13-16)**  
**DOCUMENT #02016-2627**

PASS AS SUBSTITUTED AND REVISED

Common Address: 158-182 N Green St; 833-857 W Lake St; 163-185 N Peoria St and 167-173 N Green St.  
Applicant: Bridgford Foods Corporation  
Owner: Bridgford Foods Corporation  
Attorney: Rich Klawiter  
Change Request: C1-1 Neighborhood Commercial District and C3-1 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 subject property from C1-1 Neighborhood Commercial District and C3-1 Commercial, Manufacturing and Employment District to the C1-5 Neighborhood Commercial District then to a Residential-Business Planned Development to allow for the development of two mixed-use buildings containing 322 overall residential dwelling units, 250 parking spaces, and office, commercial and accessory/incidental uses.

**NO. 18913 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-20-16)**  
**DOCUMENT #O2016-5588**

PASS AS SUBSTITUTED AND REVISED

Common Address: 801-813 West Lake Street; 174-184 North Halsted Street

Applicant: Partners & Bond, LLC

Owner: 801 w. Lake, LLC

Attorney: Rich Klawiter & Katie Jahnke Dale – DLA Piper, LLP (US)

Change Request: C3-1 Commercial, Manufacturing and Employment District and DX-5 Downtown Mixed-Use District to DX-7 Downtown Mixed-Use District then to Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property to permit the construction of an approximately 20-story building with ground floor commercial and retail uses, +/- 245 extended-stay hotel rooms, a minimum of 50 parking spaces, and accessory and incidental uses.

**NO. 18942 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6337**

PASS AS REVISED

Common Address: 200-210 N Carpenter; 1032-1056 W Lake; 201-211 N Aberdeen; 1039 W Lake Chicago

Applicant: 1056 W Lake LLC

Owner: See application for list of applicants

Attorney: DLA Piper

Change Request: C1-2 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District and then to a Business Planned Development

Purpose: To permit the construction of an approximately +/- 186' commercial building with a minimum of 94 parking spaces and accessory and incidental uses

**NO. 19043 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8598**

Common Address: 1619-21 W Warren Blvd

Applicant: 1619 W Warren LLC

Owner: 1619 W Warren LLC

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

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

Purpose: Construction of 2 additional ground floor units for a total of 8 dwelling units with 8 parking spaces to be provided

**NO. 18970-T1 (29<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6367**

Common Address: 2601-2619 N Harlem Ave

Applicant: Noah Properties

Owner: 2601 Harlem LLC; 2605 Harlem LLC

Attorney: Law Office of Samuel VP Banks

Change Request: M1-1 Limited Manufacturing/ Business Park District and B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: The subject property will be divided into 4 new zoning lots. Each resulting zoning lot will be developed with a new 3 story building that will contain 6 residential units. Onsite parking for 6 cars will be located at the rear of each new zoning lot. Each building will be 30 feet 6 inches in height. Each building will be masonry in construction

**NO. 19071 (30<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8649**

Common Address: 3620 W Diversey Ave  
Applicant: 3620 W Diversey LLC  
Owner: 3620 W Diversey LLC  
Attorney: Lawrence Lusk  
Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District  
Purpose: Proposed construction of a 4 story, 6 unit building with 6 parking spaces. No commercial space

**NO. 19045 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8600**

Common Address: 2036 W Roscoe St  
Applicant: Zachary Greatting  
Owner: Zachary Greatting  
Attorney: Thomas Moore  
Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District  
Purpose: The applicant intends to use the existing 3 story building with 2 residential units for a business on the first floor including catering and event space. The building height is 42 feet

**NO. 19064 (34<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8642**

Common Address: 808 W 119<sup>th</sup> St  
Applicant: Jerome Gagerman  
Owner: City of Chicago  
Attorney: Law Office of Samuel VP Banks  
Change Request: RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District  
Purpose: The Applicant is proposing to develop the subject property with a new one-story retail building. The building will be 16 feet in height. It will contain 1,500 sq. ft. of total building area. The sole tenant of the proposed building will be a currency exchange business. Onsite parking for eight (8) cars will be located at the remainder of the subject lot

**NO. 19058 (36<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8636**

Common Address: 2913 N Narragansett Ave  
Applicant: Thu and Hien Nguyen  
Owner: Thu and Hien Nguyen  
Attorney: Pericles Abbasi  
Change Request: RS2 Residential Single-Unit (Detached House) to C1-1 Neighborhood Commercial District  
Purpose: Currently there is a front commercial space and one dwelling unit on the ground floor and one dwelling unit on the second floor of the 1.5 story brick building. After the change, the first floor will be combined into one approximately 2,000 square foot commercial unit that will be Dr. Nguyen's dental office. Applicants will establish an outdoor commercial garden on the approx. 2,800 square foot side lot. No changes to external structure of the building. There will remain 2 off-street parking spaces in the garage

**NO. 19059 (36<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8637**

Common Address: 6746-6756 W Belmont Ave

Applicant: Bogdan and Alicja Dola

Owner: Bogdan and Alicja Dola

Attorney: Pericles Abbasi

Change Request: B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: The 2-story brick & block building contains 5 first-floor commercial spaces and 5 second-floor apartments. After the change one of the vacant commercial spaces will be leased to a tenant who will open a nail salon (within 1,000 feet of another nail salon). There is approximately 10,000 square feet of total commercial space. the property has 2 side-by-side buildings and the density change will make both individually zoning compliant. No changes to external structure of the buildings. There will remain 20 off-street parking spaces in a parking lot

**NO. 19046 (39<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8615**

Common Address: 4941-4945 N Keystone Ave

Applicant: Jesus Dominguez

Owner: Jesus Dominguez

Attorney: Carol Stubblefield

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

Purpose: The existing two unit building will be renovated and rehabilitated to add 1 additional unit in the basement level for a total of 3 dwelling units and 5 parking spaces

**NO. 19004 (39<sup>th</sup> WARD) ORDINANCE REFERRED (10-5-16)**  
**DOCUMENT #O2016-7338**

PASS AS REVISED

Common Address: 6000-6052 N Cicero Ave; 4800-4822 W Peterson Ave

Applicant: 6000 N Cicero Ave Chicago IL, LLC

Owner: See Application for list of Owners

Attorney: Mara Georges and Richard Toth, Daley and Georges

Change Request: Residential Business Planned Development No. 906 to Residential Business Planned Development No. 906, as amended

Purpose: No changes to existing structures. The planned development is building amended to accommodate an expanded parking lot in lieu of a previously approved building on the northern portion of the lot

**NO. 19018-T1 (41<sup>st</sup> WARD) ORDINANCE REFERRED (11-1-16)**  
**DOCUMENT #O2016-7931**

PASS AS REVISED

Common Address: 6332-6340 N Northwest Hwy

Applicant: Harlem 2016 LLC

Owner: Harlem 2016 LLC

Attorney: Kevin Wolfburg, Schain Banks

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

Purpose: To allow for a commercial development containing 2 commercial buildings with a total square footage of 4,689 square feet with 23 parking spaces. Building 1 will consist of one retail store and building 2 will consist of one restaurant/coffee shop with drive thru.



**NO. 18881 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (6-22-16)**  
**DOCUMENT #O2016-4807**

PASS AS REVISED

Common Address: 57-61 W Erie St  
Applicant: LG Development LLC -61 West Erie Series  
Owner: Suzanne Anderson and LG Development Group, LLC-61 West Erie Series  
Attorney: Meg George  
Change Request: DX-5 Downtown Mixed-Use District to Residential Planned Development  
Purpose: The applicant intends to develop the vacant piece into a 12 story residential building with 10 dwelling units and 11 accessory parking spaces. The existing residential building will remain

**NO. 19041 (44<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8601**

Common Address: 821 W Oakdale Ave  
Applicant: Kevin Vaez  
Owner: Kevin Vaez  
Attorney: Gordon & Pikarski  
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District  
Purpose: 4 residential units with no commercial; 3 parking spaces and a max height of 37 feet 11 inches

**NO. 19068-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8646**

Common Address: 3469-75 N Clark St  
Applicant: MR Clark 3473 Operating LLC  
Owner: MR Clark 3473 Operating LLC  
Attorney: Law Office of Samuel VP Banks  
Change Request: B3-5 Community Shopping District to B3-5 Community Shopping District  
Purpose: In and around September 2016 the Applicant obtained a Zoning Map Reclassification, pursuant to a Type I Application (18892-TI). In order to rehabilitate the existing four-story building, and to erect a new five-story addition - on the adjacent vacant lots, in order to locate and establish a new hotel, with retail tenancy, at the subject property. Subsequent to final approval and ratification of the Zoning Map Reclassification Ordinance, the Applicant discovered that there was a typographical discrepancy in the Type 1 Narrative, which was inconsistent with the approved Type 1 Plans. As such, the Applicant is now seeking to amend the previously approved Type I Zoning Map Reclassification, in order to correct the typographical error in the previously approved Type 1 Application

**NO. 19047 (45<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8616**

Common Address: 4042-4060 N Milwaukee Ave  
Applicant: BCL 4050 Milwaukee LLC  
Owner: BCL 4050 Milwaukee LLC  
Attorney: Thomas Moore  
Change Request: B1-3 Neighborhood Shopping District to C1-3 Neighborhood Commercial District  
Purpose: To provide a restaurant/bar and package goods store in 4 of the 8 commercial spaces and 34 dwelling units on 2<sup>nd</sup> and 3<sup>rd</sup> floor and theater on 1st floor to remain with 15 outdoor parking spaces and a building height of 65 feet

**NO. 18930 (46<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6325**

PASS AS REVISED

Common Address: 4600 N Clarendon

Applicant: Horizon Group XX LLC

Owner: Horizon Group XX LLC

Attorney: Law Office of Samuel VP Banks

Change Request: PD No. 37 to PD No. 37, as amended

Purpose: the applicant is proposing to establish 9 new residential units on the first floor of the existing 14 story building located at 4600 N Clarendon. The proposed residential units will replace vacant office space located within the existing building. All of the proposed conversion work will be contained within the existing building. The footprint will remain unchanged. The existing building height of 130 will remain unchanged. The building will contain a total of 165 residential units.

**NO. 18945-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6340**

PASS AS TYPE 1 PLANS AMENDED

Common Address: 3220-22 North Lincoln Avenue

Applicant: 3220 Lincoln LLC

Owner: 3220 Lincoln LLC

Attorney: DLA Piper LLC

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

Purpose: To allow construction of a new 5 story multi-family residential building containing 19 units with 4 surface parking spaces and commercial on the ground

**NO. 18952-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6347**

PASS AS REVISED

Common Address: 1770 W Berteau

Applicant: 1770 W Berteau, LLC and 1657 W Addison LLC

Owner: 1770 W Berteau, LLC and 1657 W Addison LLC

Attorney: Warren Silver

Change Request: M1-2 Limited Manufacturing/ Business Park District to C3-5 Commercial, Manufacturing and Employment District

Purpose: The building on the property will remain the same, with a 73 height and with approximately 73,459 sq.ft. of existing commercial spaces to the site, bringing the total number of parking spaces to 26

**NO. 18978-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (10-5-16)**  
**DOCUMENT #O2016-7301**

PASS AS SUBSTITUTED

Common Address: 4646 N Damen

Applicant: 4646 Damen LLC

Owner: George Figueroa and Marianne Perry

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) 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 site. The Applicant intends to raze the existing structures, at the property. The new proposed building will contain one (1) commercial/retail space (1,830 square feet) - at grade level and nine (9) dwelling units - above (Floors 2 thru 4). Due to its close proximity to the local CTA Station, and pursuant to the Transit Oriented Development (TOD) Ordinance, there will be surface parking for four (4) vehicles, at the rear of the property. The new proposed building will be masonry in construction, with glass accents, and measure 44 feet-4 inches in height.

**NO. 19015-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (11-1-16)**  
**DOCUMENT #O2016-7928**

PASS AS REVISED

Common Address: 1800-1806 W Warner Ave, 4130-4140 N Ravenswood Ave

Applicant: 1800 W Warner LLC

Owner: 1800 W Warner LLC

Attorney: Thomas Moore

Change Request: M1-2 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi-Unit District

Purpose: to build 2 new townhome buildings one with 3 dwelling units with a height of 42 feet 5 3/8 inches facing West Warner Ave and one with 2 dwelling units with the height of 41 feet 1 3/4 inches facing North Ravenswood Avenue

**NO. 19074 (48<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8652**

Common Address: 5408-5410 N Broadway

Applicant: Broadway 5410, LLC

Owner: Broadway 5410, LLC

Attorney: Edward Kus

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

Purpose: The existing building will be renovated and a new addition will be built on the vacant parcel to provide approx. 10,000 sq.ft. of commercial space. There will be two parking spaces. The building will be one story. There are no residential units

**NO. 19070 (49<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8648**

Common Address: 7071-7077 N Ashland Ave  
 Applicant: Bart O'Toole  
 Owner: Bart O'Toole  
 Attorney: Lawrence Lusk  
 Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to 83-2 Community Shopping District  
 Purpose: Conversion of existng building to a performing arts venue

**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>	
Or2016-698	1	1819 W Division St.	Corporate ID Solutions	
TBD	8	8655 S Jeffery Ave	First Ad Comm	
TBD	8	8655 S Jeffery Ave	First Ad Comm	
Or2016-712	11	1101 W 43 <sup>rd</sup> St	Landmark Sign Company	
Or2016-694	18	7563 S Cicero Ave	Ozko Sign and Lighting	
Or2016-693	19	11012 S Western Ave	Absolute Advertising	
Or2016-691	23	3463 W 63 <sup>rd</sup> St	Hernandez Signs and Awning	
OR2016-692	23	3518 W 63 <sup>RD</sup> ST	Doyle Signs Inc.	
TBD	29	6515 W Grand Ave	Poblocki Sign Company	
Or2016-689	32	2425 N Ashland Ave	First Ad Comm	
Or2016-676	37	4534 W North Ave	Landmark Sign Company	
Or2016-675	37	4534 W North Ave	Landmark Sign Company	
Or2016-690	42	415 N LaSalle Dr.	Bright Light Sign Co.	
Or2016-701	42	900 N Michigan Ave	JMB/Urban 900 Development Prtn.	<b><u>PASS AS AMENDED</u></b>
Or2016-703	42	900 N Michigan Ave	JMB/Urban 900 Development Prtn.	<b><u>PASS AS AMENDED</u></b>
Or2016-704	42	900 N Michigan Ave	JMB/Urban 900 Development Prtn.	<b><u>PASS AS AMENDED</u></b>
Or2016-705	42	900 N Michigan Ave	JMB/Urban 900 Development Prtn.	<b><u>WITHDRAWN</u></b>
Or2016-697	43	2316 N Lincoln Ave	Best Imaging Solutions	
Or2016-696	43	2316 N Lincoln Ave	Best Imaging Solutions	
Or2016-695	43	2316 N Lincoln Ave	Best Imaging Solutions	
Or2016-674	45	4630 W Irving Park Rd	Signco Inc.	
Or2016-724	49	7524 N Paulina St.	All Right Sign	

**LANDMARK ITEMS**

**Or2016-699 (2<sup>nd</sup> WARD) ORDER REFERRED 12-14-16**

Fee waiver for property at 1117 N Hoyne Ave

**Or2016-723 (9<sup>TH</sup> WARD) ORDER REFERRED 12-14-16**

Fee waiver for property at 639 E 111<sup>th</sup> Street