

**DEFERRED AGENDA**  
**COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS**  
**DECEMBER 5, 2013**

RECEIVED  
CITY COUNCIL DIVISION  
2013 DEC -3 AM 11:05

**NO. MA-163 (MAYORAL APPLICATION) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-8261**

OFFICE OF THE  
CITY CLERK

To amend various sections of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by removing and inserting language in regards to ***Signage Associated with Wrigley Field***

**NO. MA-164 (MAYORAL APPLICATION) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-8220**

**Ward:** 44

**Area Bounded By:** A line 103.78 feet north of and parallel to West Waveland Avenue; a line 120 feet east of and parallel to North Clifton Street; West Waveland Avenue; North Sheffield Avenue; West Addison Street; the public alley next west of and parallel (in part) to North Clark Street; the north right of way line of West Patterson Avenue; North Clark Street; West Waveland Avenue; North Clifton Street

**Applicant:** Mayor Rahm Emanuel

**Change Request:** Entertainment and Spectator Sports Planned Development No 958, as amended to Entertainment and Spectator Sports Planned Development No 958, as amended

**NO. TAD-506 (25<sup>th</sup> WARD ) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7750**

To amend Section 17-6-0403-F of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by removing and inserting language in regards to ***Artist Work Space in PMD #11***

**NO. A-7946 (44<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7639**

**Common Address:** 860-902 West Fletcher Street

**Applicant:** Alderman Thomas Tunney

**Change Request:** C3-1 Commercial, Manufacturing and Employment District to RM4.5 Residential Multi-Unit District

**NO. A-7947 (39<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7638**

**Common Address:** 4335-43 North Elston Ave; 4319-45 N Pulaski Road

**Applicant:** Alderman Margaret Laurino

**Change Request:** B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. A-7940 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (9-11-13)**  
**DOCUMENT # O2013-6227**

**Common Address:** 3100-3122 North Western Avenue  
**Applicant:** Alderman Deborah Mell  
**Change Request:** M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District

**NO. A-7948 (26<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7637**

**Common Address:** 1725-33 North Pulaski Road  
**Applicant:** Alderman Roberto Maldonado  
**Change Request:** C2-1 Motor Vehicle Related Commercial District to B1-1 Neighborhood Shopping District

**NO. A-7949 (21<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7636**

**Common Address:** 9323-39 South Ashland Avenue  
**Applicant:** Alderman Howard Brookins  
**Change Request:** C2-2 Motor Vehicle Related Commercial District to RS3 Residential Single-Unit (Detached House) District

**NO. A-7950 (20<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7635**

**Area Bounded By:** South Indiana Avenue; East Marquette Road; the north/south public alley next west of and parallel to South Indiana Avenue; and a line 75 feet north of and parallel to East Marquette Road  
**Applicant:** Alderman Willie Cochran  
**Change Request:** RM5.5 Residential Multi Unit District to B3-3 Community Shopping District

**NO. A-7951 (12<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7670**

**Common Address:** 2800 South Sacramento Avenue  
**Applicant:** Alderman George Cardenas  
**Change Request:** M2-3 Light Industry District to POS-1 Parks and Open Space District

**NO. A-7916 (11<sup>th</sup> WARD) ORDINANCE REFERRED (6/26/13)**  
**DOCUMENT # O2013-5435**

**Common Address:** 2618-20 South Green Street; 842-48 West 27<sup>th</sup> Street; 810-822 West 27<sup>th</sup> Street; 2615 South Peoria Street

**Applicant:** Alderman James Balcer

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

**NO. A-7952 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7633**

**Common Address:** 12-16 E Cermak Road and 11-15 East Cermak Road

**Applicant:** Alderman Pat Dowell

**Change Request:** DX-5 Downtown Mixed-Use District and DS-3 Downtown Service District to T Transportation District

**NO. A-7953 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7632**

**Common Address:** 501 North Hartland Court

**Applicant:** Alderman Proco Joe Moreno

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

**NO. A-7954 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7631**

**Common Address:** 2635 W Armitage Avenue

**Applicant:** Alderman Proco Joe Moreno

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

**NO. A-7955 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7630**

**Common Address:** 2622 West North Avenue

**Applicant:** Alderman Proco Joe Moreno

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

**NO. 17840-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7536**

**Common Address:** 2435-53 West Irving Park Ave

**Applicant:** 2437 Irving Park LLC (Bart Przyjemski)

**Owner:** John W Lunkes Trust

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

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

**Purpose:** The existing buildings will be razed. The property will then be redeveloped with five (5) new all residential buildings. Each proposed building will be three-stories (with basement) and contain six (6) dwelling units, with (detached) garage parking for six (6) vehicles at the rear. There will be one building, each, located on Lots 19-20, Lots 21-22, Lots 23-24, Lots 25-26 and Lots 27-28, respectively. The proposed buildings will, each, be masonry in construction and measure 36'-0" in height.

**NO. 17852 (47<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7550**

**Common Address:** 3642 North Bell Avenue

**Applicant:** Melissa Fojtik

**Owner:** Melissa Fojtik

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

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

**Purpose:** Deconvert from 2 dwelling units to a single family home and build a third floor addition; existing garage (2 spaces) to remain; height 35'

**NO. 17842 (46<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7538**

**Common Address:** 4642 N Magnolia Ave

**Applicant:** Michael Finan

**Owner:** Michael Finan

**Attorney:** Gordon & Pikarski

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

**Purpose:** The subject property- will be used for 6 residential dwelling units. Six parking spaces will be provided. No commercial space is proposed. The proposed building will be 38 feet in height

**NO. 17846 (46<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7542**

**Common Address:** 4635-4641 N Broadway

**Applicant:** 4635 Broadway LLC (Michael Krueger)

**Owner:** 4635 Broadway LLC (Michael Krueger)

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

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

**Purpose:** The Applicant is seeking a zoning amendment in order to permit fourth floor addition to the existing three-story mixed-use building. The proposed fourth floor will contain approximately 4,125 sq. ft. of floor area. After the fourth floor addition is complete, the building will be approximately 45' in height. As part of this proposal, the Applicant will convert the total number of residential dwelling units from sixteen (16) to fifteen (15).

**NO. 17866 (45<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7564**

**Common Address:** 4831 West Wilson

**Applicant:** 4831 West Wilson LLC (John and Riana Caravette)

**Owner:** 4831 West Wilson LLC (John and Riana Caravette)

**Attorney:** Barry Ash

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to M2-2 Light Industry District

**Purpose:** Contractor's office and warehouse (solar panels and renewable energy materials) Office space to be located on the second floor, after construction. No dwelling units. Approximate .square footage to be 3478 Sq.ft. after renovation and 38' in height. One parking space to be provided.

**NO. 17817 (42<sup>ND</sup> WARD) ORDINANCE REFERRED (9-11-13)**  
**DOCUMENT # O2013-6089**

**Common Address:** 400-422 West Randolph St.; 403-423 W Lake Street

**Applicant:** Collectively: WR400 Acquisition LLC, WR400 Acquisition B LLC and 400 West Randolph Investors (See application for list of LLC members)

**Owner:** CDOT and Chicago Union Station Company

**Attorney:** John George of Schuyler, Roche & Crisham

**Change Request:** DX-16 Downtown Mixed-Use District to a Waterway Business Planned Development

**Purpose:** Commercial office building, consisting of approximately 1,200,000 sq.ft. of rentable office space and of retail space and 81 parking spaces. The building height will be approximately 720'

**NO. 17839-T1 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7535**

**Common Address:** 564 W Randolph Street

**Applicant:** 773 LLC (Tremaine Atkinson)

**Owner:** 564 W Randolph LLC

**Attorney:** Thomas Moore

**Change Request:** DS-5 Downtown Service District to DX-7 Downtown Mixed Use District

**Purpose:** New Tenant opened up an approximately 5,379 sq.ft. retail space, with no parking. Distillery and Restaurant to make high end spirits in small batches on the first floor of an existing 7<sup>th</sup> floor building. As promised the applicant is now down zoning the property to its original zoning.

**NO. 17848 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7546**

**Common Address:** 2-8 East Huron Street/ 701-09 North State Street

**Applicant:** CA Residential State/ Huron LLC (Thomas Scott)

**Owner:** CA Residential State/ Huron LLC (Thomas Scott)

**Attorney:** Rolondo Acosta

**Change Request:** Planned Development No. 1003 to a DX-12 Downtown Mixed-Use District and then to a Residential Business Planned Development

**Purpose:** Thirty-three story building containing 119 residential units, approximately 3,200 sq. ft. of retail space, 33 parking spaces and one loading berth.

**NO. 17853 (40<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7551**

**Common Address:** 2215 West Winona Street

**Applicant:** Dalia and Abdelghani Haroune

**Owner:** Dalia and Abdelghani Haroune

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

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

**Purpose:** Deconvert from 2 dwelling units to a single family home and build a third floor addition; existing garage (2 spaces) to remain; height 35'

**NO. 17855 (39<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**

**DOCUMENT # O2013-7553**

**Common Address:** 4800-4854 North Pulaski Road; 4000-24 W Lawrence; 4801-4843 N Keystone Ave

**Applicant:** Mayfair Plaza 63, LLC and Glendale 2012 LLC (See application for list of LLC members)

**Owner:** Mayfair Plaza 63, LLC and Glendale 2012 LLC (See application for list of LLC members) and Palisades Cypress

**Attorney:** John George of Schuyler, Roche & Crisham

**Change Request:** Business Planned Development No. 402, as amended to Business Planned Development No. 402, as amended

**Purpose:** retail shopping center consisting of four retail buildings containing approximately 48,000 sq.ft. of retail space, and 115 on site parking spaces.

**NO. 17843-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (10-16-13)**

**DOCUMENT # O2013-7539**

**Common Address:** 2450 W Diversey Ave

**Applicant:** John Gavin

**Owner:** John Gavin

**Attorney:** Gordon & Pikarski

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

**Purpose:** The subject property will be used for three dwelling residential units. Three parking spaces will be provided. No commercial space is proposed. The proposed building will be 38 feet in height

**NO. 17847 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (10-16-13)**

**DOCUMENT # O2013-7543**

**Common Address:** 2947 West Belmont Ave

**Applicant:** Chicago Title Land Trust No. 7183. dated August 3. 1995

**Owner:** Chicago Title Land Trust No. 7183. dated August 3. 1995

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

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

**Purpose:** The existing three-story mixed-use building, with rear (enclosed) addition, is non-conforming (exceeds the allowable floor area ratio provided in the current Zoning District). The Applicant is seeking a zoning amendment in order to permit a three-story rear addition to the existing three-story building. There will be no other physical expansion of or changes to the existing building or garage. The existing building, with one commercial unit at grade level (1st floor) and two dwelling units above, will remain unchanged. The Owner (Applicant) will continue to reside in one of the dwelling units located in the existing building.

**NO. 17820-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9-11-13)**  
**DOCUMENT # O2013-6092**

**Common Address:** 2206-44 North Elston Ave; 2215-25 N Honroe St; 1800-12 West Webster Ave

**Applicant:** 2230 Elston LLC (Warren Baker)

**Owner:** 2230 Elston LLC (Warren Baker)

**Attorney:** Rolando Acosta

**Change Request:** M2-3 Light Industry District to C3-3 Commercial, Manufacturing and Employment District

**Purpose:** Existing partial one-story, partial two-story building containing approximately 49,000 sq. ft. used for office, personal service, food preparation/restaurant and retail with 17 parking spaces to remain with the expansion of the day-care use within the existing building to a total of approximately 9,000 sq. ft.

**NO. 17835 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7531**

**Common Address:** 2800 W Logan Blvd

**Applicant:** Darko Tesanovic

**Owner:** Darko Tesanovic

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

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District

**Purpose:** The Applicant is seeking a zoning amendment in order to permit the re-establishment of a retail space at grade within the existing three-story building located at the subject property. More than 18 months have passed since the last retail tenant occupied the building's first floor retail space. There will be no physical expansion of the existing building. The two (2) residential dwelling units located above the first floor retail space will remain

**NO. 17859 (30<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7557**

**Common Address:** 4737 W Warwick Avenue

**Applicant:** Robert Egan

**Owner:** Robert Egan

**Attorney:** Meg George, Neal & Leroy

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

**Purpose:** To have a three dwelling unit residential building comply with the Chicago Zoning Ordinance



**NO. 17834 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7530**

**Common Address:** 116 North Aberdeen Street

**Applicant:** The Salsa Truck (Daniel Salls)

**Owner:** Steve Petkovic

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

**Change Request:** DX-3 Downtown Mixed-Use District to DS3 Downtown Service District

**Purpose:** The existing one-story, commercial, building will remain. The purpose for the zoning change is to permit the establishment of a "shared kitchen" (limited manufacturing use) at the site. The proposed "shared kitchen" will be used by the Applicant and other licensed Food Truck Operators to prepare cuisine for service on their respective food trucks. There will be no expansion of the existing building in terms of density, building area or height. No new construction is contemplated or required at the site.

**NO. 17850-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7548**

**Common Address:** 722 North Ada Street

**Applicant:** 722 ADA LLC (Igor Blumin and Alex Zdanov)

**Owner:** 722 ADA LLC (Igor Blumin and Alex Zdanov)

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

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

**Purpose:** Demolish the existing building and build a new three dwelling unit building; no commercial space; 3 parking spaces; height: 45'

**NO. 17856 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7554**

**Common Address:** 1150-1168 North Halsted Street

**Applicant:** 1150 Halsted LLC (See application for list of LLC members)

**Owner:** Albany Bank & Trust Co. NA, as T/U/T No. 11-4484, dated 10/21/87

**Attorney:** Katriina McGuire/ Schain, Burney , Banks & Kenny

**Change Request:** M3-3 Heavy Industry District to C3-3 Commercial, Manufacturing and Employment District and then to a Business Planned Development

**Purpose:** the site will be developed with an approximately 20,000 sq.ft. one-story retail building and 28 parking spaces

**NO. 17857-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7555**

**Common Address:** 1057 W Grand Ave & 459 N Aberdeen Street

**Applicant:** VCP Funding III, LLC Series (John Pagone and Erik Hubbard)

**Owner:** VCP Funding III, LLC Series (John Pagone and Erik Hubbard)

**Attorney:** Thomas Moore

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

**Purpose:** Renovate the existing 4 story building into 5,200 sq.ft. commercial space on the first floor, 9 residential apartment dwelling units above and 8 outdoor parking spaces

**NO. 17807 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9-11-13)**  
**DOCUMENT # O2013-6079**

**Common Address:** 510-520 North Western Avenue

**Applicant:** Logan Square Development, Inc. (Bogdan Popovych)

**Owner:** Grand & Western Properties LLC

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

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

**Purpose:** To build a mixed-use building with commercial use (retail/office) on the ground floor (approx. 2,000 sq. ft.) and 24 dwelling units above; 24 parking spaces; height 65'

**NO. 17808-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9-11-13)**  
**DOCUMENT # O2013-6080**

**Common Address:** 2404-2426 West Grand Avenue

**Applicant:** Logan Square Development Inc. (Bogdan Popovych)

**Owner:** Grand & Western Properties

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

**Change Request:** C1-2 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

**Purpose:** To build mixed-use building with commercial (retail/office) use on the ground floor (approx. 16,545 sq. ft.) and 78 dwelling units above; 59 parking spaces; height 70'

**NO. 17849 (26<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7547**

**Common Address:** 2217-19 West Race Ave

**Applicant:** SUSTAINABUILD LLC- 2219 (Igor Petrushchak)

**Owner:** Joanne and Gabriel Spina

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

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

**Purpose:** To demolish the existing 2-flat and to build 3 single family homes with required parking; height: 38'.

**NO. 17865-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7563**

**Common Address:** 210-240 South Green Street

**Applicant:** POGN LLC (Patrick O'Flaherty and George Nugent)

**Owner:** POGN LLC (Patrick O'Flaherty and George Nugent)

**Attorney:** John Fritchey

**Change Request:** DS-3 Downtown Service District to DX-7 Downtown Mixed Use District

**Purpose:** 10 story, 110' in height, 60- dwelling unit building with a total of 153 off street parking spaces

**NO. 17838-T1 (24<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7534**

**Common Address:** 2123-43 South Kedzie Avenue and 2116-44 South Troy Street

**Applicant:** Pedro Investments, LLC, Ramon Pedro

**Owner:** Pedro Investments, LLC, Ramon Pedro

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

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to C1-3  
Neighborhood Commercial District

**Purpose:** The three (3) existing buildings shall remain. The only proposed construction involves the interior build out of the three (3) existing buildings in order to locate and establish approximately 41,636 sq. ft. of commercial space, including retail, office and art/dance studio space, within said buildings. The Kedzie Building will contain: a dance studio (2,736 sq. ft. approx.), a management office (256 sq. ft. approx.), a catering area (256 sq. ft. approx), and two large retail areas (11,352 sq. ft. approx.) at grade level; 1,770 sq. ft. of space on the mezzanine level; and an art studio (2,304 sq. ft. approx.), management office (256 sq. ft. approx.) and retail space (7,204 sq. ft. approx.) on the second floor. The Troy Building will contain: 9,064 sq. ft. of retail space at grade level and 6,438 sq. ft. of retail space on the second floor. The existing paved parking lots, at the northwest and southeast corners of the property, will be used as on-site parking (33 spaces) for tenants, customers and employees

**NO. 17851 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7549**

**Common Address:** 3447-51 West 26<sup>th</sup> Street

**Applicant:** Wail Ziyad

**Owner:** RICO A; LLC

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

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

**Purpose:** Car sales outdoor; approximately 500 sq.ft. of office space; one  
story; required parking

**NO. 17858 (20<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7556**

**Common Address:** 6315-23 South Cottage Grove; 6314 S. Maryland Ave.

**Applicant:** Historic Strand LP

**Owner:** CITY OF CHICAGO

**Attorney:** Lenny D Asaro, Neal & Leroy

**Change Request:** B3-3 Community Shopping District to a Residential Business Planned Development

**Purpose:** The property will be rezoned to a new Planned Development in order to accommodate the renovation of the existing 5-story former hotel building into 63 residential units (62 units and 1 resident manager unit) and for retail/commercial units together with an accessory surface parking lot for 30 spaces located at 6314 South Maryland Ave.

**NO. 17832 (16<sup>th</sup> WARD) ORDINANCE REFERRED (9-11-13)**  
**DOCUMENT # O2013-6104**

**Common Address:** 6150-6160 and 6220-6258 S Halsted; 800-932 West 63<sup>rd</sup> Street; 801-931 West 63<sup>rd</sup> Parkway

**Applicant:** Chicago Neighborhood Initiatives Inc.

**Owner:** City of Chicago

**Attorney:** Terry Diamond of Neal & Leroy

**Change Request:** C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District and then to a Residential Business Institutional Planned Development

**Purpose:** Applicant proposes to redevelop the property and to prepare it for mixed-use development, including retail and commercial uses, a neighborhood grocery store, an elderly or government subsidized residential building and educational facilities. The first development will be an 18,000 square foot grocery store and fast food restaurant.

**NO. 17841 (13<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7537**

**Common Address:** 5551-5553 South Nagle

**Applicant:** MB Property Group Inc (Maria Borzecka)

**Owner:** MB Property Group Inc (Maria Borzecka)

**Attorney:** Michael Laird

**Change Request:** RS-2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

**Purpose:** to subdivide a 60 foot by 125.5 lot into two 30x 125.5 lots. The lot at 5551 S Nagle would keep the existing single family residence and a two car detached garage would be built on the lot at 5553 S Nagle. The proposed height of the building is 24 ft 4 inches

**NO. 17836 (5<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7532**

**Common Address:** 1525 East 55<sup>th</sup> Street; 5500 S. Lake Park Avenue and 5505-5519 South Harper Avenue

**Applicant:** Ibrahim Shihadeh

**Owner:** Ibrahim Shihadeh

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

**Change Request:** B3-5 Community Shopping District to C2-5 Motor Vehicle Related Commercial District

**Purpose:** The Applicant is seeking a Zoning Amendment in order to locate and establish a hand car wash facility within the lower (basement) level (18,563 sq. ft.) of the existing building at the subject property. The existing three-story building, with retail units and parking at grade level (first floor) and office units on the second and third floors, shall remain. There is no proposed expansion of the existing building, contemplated or required, other than minor interior alterations to the lower (basement) level, in order to accommodate the operation of the proposed hand car wash.

**NO. 17854 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7552**

**Common Address:** 1600-1626 North Milwaukee

**Applicant:** 1616-1624 North Milwaukee Ventures LLC (See application for list of LLC members)

**Owner:** 1600 North Milwaukee Ventures LLC

**Attorney:** Ed Kus

**Change Request:** B3-2 Community Shopping District, and M1-2 Limited Manufacturing/ Business Park District to a Business Planned Development

**Purpose:** The redevelopment will include a complete restoration and adaptive reuse of the existing buildings to accommodate 120 hotel keys; new retail; and new restaurants. There will be about 14,450 SF of retail/restaurant space with 10 parking spaces on-site.

**NO. 17833 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7544**

**Common Address:** 201-223 W Scott Ave and 1222-1230 N Wells Street

**Applicant:** Wells and Scott Development Partners LLC

**Owner:** 1600 North Milwaukee Ventures LLC

**Attorney:** Mara Georges, Daley & Georges

**Change Request:** C2-3 Motor Vehicle Related Commercial District to a Residential Business Planned Development

**Purpose:** A 6 story, 71 dwelling unit building with ground floor retail. Approximately 62' high. Approximately 122,496 s.f. building area, including and approximately 10,000 sq.ft. of ground floor retail space. 71 parking spaces

**NO. 17790-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5520**

**Common Address:** 2024 West Concord Place

**Applicant:** 1633 North Milwaukee Avenue LLC (See application for list of LLC members)

**Owner:** 1633 North Milwaukee Avenue LLC (See application for list of LLC members)

**Attorney:** Andrew Scott

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

**Purpose:** Applicant proposes a four-story (approximately 45 feet in height) residential building with three dwelling units and three off-street parking spaces

**NO. 17837 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7533**

**Common Address:** 1541 W Fry Street

**Applicant:** 1541 W Fry LLC (Mikhail Skoulsky, Mike Kaplan and Tate Nudo)

**Owner:** 1541 W Fry LLC (Mikhail Skoulsky, Mike Kaplan and Tate Nudo)

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

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

**Purpose:** The existing building will be razed. The proposed zoning amendment will allow the Applicant to redevelop the site with a new three-story (with basement), three-unit, all residential building (approx. 4,718 sq. ft.). The proposed new building would offer a detached, three-car garage (with rooftop deck) at the rear of the lot. The proposed new building would also offer a rooftop deck and private balconies off of the front of the dwelling units located on the (elevated) 1<sup>st</sup> floor and the 2<sup>nd</sup> floor. The proposed building will be all masonry and steel construction and measure 44'-10" in height.

**NO. 17844 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7540**

**Common Address:** 531-533 N Marshfield Ave

**Applicant:** EZMB, LLC- Zdzislaw J. Banys

**Owner:** EZMB, LLC- Zdzislaw J. Banys

**Attorney:** Daniel Lauer

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

**Purpose:** This zoning change is intended to build two (2) Single-Family Homes each with a separate two-car garage. The footprint of each new home will be 19 feet 6 inches by 72 feet in size. The height of the new homes will be 35 feet as defined by City Code.

**NO. 17845 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7541**

**Common Address:** 1534-1536 West Walton Street

**Applicant:** EZMB, LLC- Zdzislaw J. Banys

**Owner:** EZMB, LLC- Zdzislaw J. Banys

**Attorney:** Daniel Lauer

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

**Purpose:** Construction of two (2) three story buildings with roof access, consisting of three (3) residential dwelling units with a total of three (3) parking spaces. The footprint of the buildings shall be approximately 20 feet by 71 feet 1 ¼ inches feet in size and the buildings shall be 37 feet 10 inches high, as defined by City Zoning Code.

**NO. 17860 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7558**

**Common Address:** 1950 W Erie

**Applicant:** Affito Domus LLC (Phillip and Steve Ciacco and Matthew McHugh)

**Owner:** Affito Domus LLC (Phillip and Steve Ciacco and Matthew McHugh)

**Attorney:** John Fritchey

**Change Request:** C1-2 Neighborhood Commercial District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

**Purpose:** Single Family Home, approximately 35' in height with two off street parking spaces

**NO. 17861 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7559**

**Common Address:** 1951 W Erie

**Applicant:** Affito Domus LLC (Phillip and Steve Ciacco and Matthew McHugh)

**Owner:** Affito Domus LLC (Phillip and Steve Ciacco and Matthew McHugh)

**Attorney:** John Fritchey

**Change Request:** C1-2 Neighborhood Commercial District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

**Purpose:** Single Family Home, approximately 35' in height with two off street parking spaces



**NO. 17862 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7560**

**Common Address:** 1948 W Ohio Street

**Applicant:** Affito Domus LLC (Phillip and Steve Ciacco and Matthew McHugh)

**Owner:** Affito Domus LLC (Phillip and Steve Ciacco and Matthew McHugh)

**Attorney:** John Fritchey

**Change Request:** C1-2 Neighborhood Commercial District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

**Purpose:** Single Family Home, approximately 35' in height with two off street parking spaces

**NO. 17863 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7561**

**Common Address:** 1946 W Erie

**Applicant:** Affito Domus LLC (Phillip and Steve Ciacco and Matthew McHugh)

**Owner:** Affito Domus LLC (Phillip and Steve Ciacco and Matthew McHugh)

**Attorney:** John Fritchey

**Change Request:** C1-2 Neighborhood Commercial District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

**Purpose:** Single Family Home, approximately 35' in height with two off street parking spaces

**NO. 17864 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7562**

**Common Address:** 1948 W Erie

**Applicant:** Affito Domus LLC (Phillip and Steve Ciacco and Matthew McHugh)

**Owner:** Affito Domus LLC (Phillip and Steve Ciacco and Matthew McHugh)

**Attorney:** John Fritchey

**Change Request:** C1-2 Neighborhood Commercial District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

**Purpose:** Single Family Home, approximately 35' in height with two off street parking spaces

**LARGE SIGNS OVER 100 SQUARE FEET OR 24 FEET ABOVE GRADE**

**Off Premise Advertising Sign**

<b>Doc#</b>	<b>Ward</b>	<b>Location</b>	<b>Sign Company</b>
Or2013-592	46	4718 N Broadway	Lincoln Services Inc