

**SUMMARY OF A MEETING  
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS  
MEETING OF 11-19-19  
TO BE REPORTED OUT 11-20-19**

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**MA-1921 (MAYORAL APPLICATION) ORDINANCE REFERRED (9-18-19)**  
**DOC # A2019-74**

Appointment of Lynn J Osmond as a member of the Commission on Chicago Landmarks for a term effective immediately and expiring March 11, 2023, to succeed James M. Houlihan, whose term has expired

**NO. A-8488 (28th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5799**

**Common Address:** 932 South Oakley Boulevard  
**Applicant:** Alderman Jason C. Ervin  
**Change Request:** RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-2 Community Shopping District Community Shopping District

**NO. A-8489 (28th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5794**

**Common Address:** 2315-2345 W Grenshaw Street  
**Applicant:** Alderman Jason Ervin  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT3.5 Residential Two Flat, Townhouse and Multi-Unit District

**NO. A-8490 (28th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5790**

**Common Address:** 1017 S Claremont Ave and 1004-1044 S Oakley Blvd  
**Applicant:** Alderman Jason Ervin  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT3.5 Residential Two Flat, Townhouse and Multi-Unit District

**NO. A-8491 (28th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5790**

**Common Address:** 800-928 S Claremont Ave, 801-929 S Claremont Ave and 806-930 S Oakley Blvd  
**Applicant:** Alderman Jason Ervin  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District to RT3.5 Residential Two Flat, Townhouse and Multi-Unit District

**NO. A-8501 (9th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-7063**

**Common Address:** 9401-9445 S State St; 2-24 E 95th Street  
**Applicant:** Alderman Anthony Beale  
**Change Request:** C1-1 Neighborhood Commercial District, B3-1 Community Shopping District and RS3 Residential Single Unit (Detached House) District to RS1 Residential Single-Unit (Detached House) District

**NO. 20201-T1(47th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7947**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 4304-08 N Western Ave  
**Applicant:** Gerald Coyle  
**Owner:** Angies Group LLC – 4304 N Western Series  
**Attorney:** Fred Agustin  
**Change Request:** B3-1.5 Community Shopping District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** The property will be redeveloped with a new, 3-story residential building containing 9 dwelling units. The height of the proposed building will be around 43'. There will also be on-site parking for 9 cars located at the rear of the property. Further, there will be a rooftop deck on the building, as well as on top of the garage located at the rear of the property.

**NO. 20205 (47th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7940**

**Common Address:** 3357-61 N Lincoln Ave  
**Applicant:** STRS L3 AcQ3, LLC  
**Owner:** STRS L3 AcQ3, LLC  
**Attorney:** Edward Kus  
**Change Request:** B3-2 Community Shopping District to C1-2 Neighborhood Commercial District  
**Purpose:** The use of the property on the ground floor will be a retail specialty beer store and tavern. The second floor is occupied by a salon. The existing building is 2-stories and contains under 11,000 SF. There is no parking on site.

**NO. 20213 (47th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7939**

**Common Address:** 3528 N Ashland Ave  
**Applicant:** Areta Placek as tenant and Corine A. O'Hara as an owner of CorEtt  
**Owner:** CorEtt 3528 Ashland  
**Attorney:** Corine O'Hara  
**Change Request:** B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District  
**Purpose:** Existing two story building with three parking spaces in the rear. There is one residential dwelling unit on the second floor and one commercial space on the first floor. The residential unit on the second floor will not be altered at all. The commercial space is approximately 1,800 sf. There are 5 offices each of approximately 110 sf on the south side of the commercial space, and a utility room which has the furnace and utility sink. There is a common area on the east side of the commercial space which is approximately 20'X25' in dimension. On the north side of the commercial space, there are two restrooms, a conference room, an office, and a kitchenette with a refrigerator and a table. This physical structure will stay the same. No construction. Square footage to remain the same. Tenant seeks to use one of the office spaces for a personal services body art micro pigmentation business

**NO. 20207 (44th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7953**

**Common Address:** 3526 N Halsted St  
**Applicant:** Michael Raffety  
**Owner:** See application for list of owners  
**Attorney:** Law Office of Mark J Kupiec  
**Change Request:** C1-3 Neighborhood Commercial District to C1-2 Neighborhood Commercial District  
**Purpose:** Four story mixed use building with a commercial unit on the ground floor (approx. 900 sq.ft. of commercial space) and 3 dwelling units on the upper floors; 3 parking spaces; 4 story, height: 45'4"

**NO. 20214-T1 (44th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7951**

**Common Address:** 3346 N Lakewood Ave  
**Applicant:** Allon Skidelsky  
**Owner:** Allon Skidelsky  
**Attorney:** Thomas Moore  
**Change Request:** RT3.5 Residential Two Flat, Townhouse and Multi-Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** The applicant seeks to rezone the property in order to construct a proposed 3-story single-family residence with basement, 37'11 in height, and new detached 2-car garage at the rear of the property abutting the public alley. There are no planned commercial spaces.

**NO. 20206 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7952**

**Common Address:** 2347 N Cleveland  
**Applicant:** Dasco Cleveland LLC  
**Owner:** Dasco Cleveland LLC  
**Attorney:** John George  
**Change Request:** RS3 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** Upon rezoning, the proposed use of the property is a 3 story single family home of approx. 6,240 sq.ft. with an attached 3 car garage. The proposed height of the building will be approx. 39' 11"

**NO. 20204 (41<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7950**

**Common Address:** 6547-49 N Northwest Hwy  
**Applicant:** I/By, LLC  
**Owner:** I/By, LLC  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** RS3 Residential Single Unit (Detached House) District to B1-1 Neighborhood Shopping District  
**Purpose:** The Applicant is seeking to permit the establishment of a personal service use within one of the two retail/commercial units (together containing a total of approximately 1300 sq. ft. of retail space) in the existing non-conforming two-story, mixed-use building with one dwelling unit above grade. The FAR, height, and footprint of the existing building will remain without change. Onsite garage parking for two vehicles will continue to be provided at the rear of the subject site.

**NO. 20198-T1 (40th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7944**

**Common Address:** 4745 N Artesian Ave  
**Applicant:** Eric Hoener  
**Owner:** Eric Hoener  
**Attorney:** Christopher Norback  
**Change Request:** RS-3, Residential Single-Unit (Detached House) District to RM4.5 Residential Multi Unit District  
**Purpose:** The building would remain three dwelling units and continue to have four parking spaces. The height of the building will be 33 feet 10 inches.

**NO. 20218-T1 (40th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7959**

**Common Address:** 5600 N Ashland Ave  
**Applicant:** Miss Linnettee LLC  
**Owner:** Miss Linnettee LLC  
**Attorney:** Dean Maragos  
**Change Request:** RS-3, Residential Single-Unit (Detached House) District to B1-2 Neighborhood Shopping District  
**Purpose:** To seek a parking exemption to serve an existing daycare center by way of a transit served location. Will maintain one apartment and one residential parking space

**NO. 20220-T1 (40th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7961**

**Common Address:** 6203-09 N Ravenswood Ave; 1774 W Granville Ave  
**Applicant:** Almirante, LLC  
**Owner:** Almirante, LLC  
**Attorney:** Thomas Moore  
**Change Request:** RS-3, Residential Single-Unit (Detached House) District to RM6 Residential Multi Unit District  
**Purpose:** The applicant wishes to add 4 dwelling units to the unused basement-level of the existing 3-story, 12 dwelling unit building, 27'10 ½" in height, for a total of 16 dwelling units. The reason for rezoning is to meet the Minimum Lot Area requirement for 16 units and to qualify to seek relief for on-site parking requirement. A new concrete access stair will be added at grade on the exterior of the north side of the building. The remainder of the building will remain with no other changes

**NO. 20223 (40th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7961**

**Common Address:** 6131 N Hamilton Ave  
**Applicant:** Sohrab Samsami  
**Owner:** Sohrab Samsami  
**Attorney:** Gordon & Pikarski  
**Change Request:** RS3 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** The property will be used as three residential dwelling units. No commercial is proposed. The building will maintain the existing height and two onsite parking.

**NO. 20208 (38th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7954**

**Common Address:** 5920-22 W Irving Park Road  
**Applicant:** 5920-22 W Irving Park Road LLC  
**Owner:** Jalal LLC  
**Attorney:** Law Office of Mark J Kupiec  
**Change Request:** B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District  
**Purpose:** To demolish the existing building and build a new 3 story, mixed-use building with a commercial unit on the ground floor (approximately 1,245 square feet) and 8 dwelling units located both on the ground floor and upper floors; 8 parking spaces; proposed height: 36 feet 10 inches.

**NO. 20217 (38th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7943**

**Common Address:** 5812 W Montrose Ave  
**Applicant:** Sandros Barber Shop, Inc.  
**Owner:** Anna & Sandro Marnikovic  
**Attorney:** John Sugrue  
**Change Request:** RS3 Residential Single Unit (Detached House) District to B1-1 Neighborhood Shopping District  
**Purpose:** To enable the personal service use (Barber Shop) approx. 1,450 sq.ft. with existing 2<sup>nd</sup> floor residential use with one dwelling unit; a 2 car garage; existing two story brick building with no exterior changes

**NO. 19993 (35th WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2659**

PASS AS REVISED

**Common Address:** 2602-2638 N Emmett  
**Applicant:** Bickerdike Redevelopment Corporation, an Illinois not-for profit corporation  
**Owner:** City of Chicago  
**Attorney:** Steven Friedland  
**Change Request:** B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District and then to a Planned Development  
**Purpose:** To permit the applicant to develop a mixed-use building with 100 dwelling units and approx. 4,585 sf of commercial space. A minimum of 20 parking spaces will be provided. Maximum building height will not exceed 80 feet

**NO. 20160-T1 (33rd WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6869**

**Common Address:** 3008 West Belmont Avenue

**Applicant:** Nicola Daoud

**Owner:** Nicola Daoud

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

**Change Request:** C1-1, Neighborhood Commercial District to C1-3, Neighborhood Commercial District

**Purpose:** To comply with the minimum lot area and maximum floor area to build a new 4-story, mixed-use building with a commercial unit on the ground floor and 3 dwelling units above.

**NO. 20094-T1 (32nd WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5552**

**PASS AS SUBSTITUTED**  
**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1843-1845 North Milwaukee Avenue

**Applicant:** Zen Yoga Garage, LLC

**Owner:** Zen Yoga Garage, LLC

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

**Change Request:** B3-5 Community Shopping District, Limited Manufacturing/Business Park District to B3-5 Community Shopping District, Community Shopping District

**Purpose:** The Applicant is seeking a Zoning Map Amendment in order to permit the physical expansion of the existing one-story commercial-retail (yoga studio) building (3,350.44 square feet Approx.), commonly identified as 1845 North Milwaukee Avenue, which yoga studio is presently non-conforming under the current Zoning Ordinance. Part of the expansion plan calls for the erection of a new five-story addition (6,329.16 square feet Approx.), at the rear of the existing commercial-retail building, which will be for the exclusive use of the existing yoga studio. The proposed expansion plan also features multiple levels of outdoor amenity and practice space, for the yoga studio, as well as the provision of internal (garage) parking for at least three (3) vehicles, within the grade-level of the existing building – at the rear. \*[There is currently zero off-street vehicular parking at the site.] The subject property is located within 1,320 linear feet of the entrance to the Milwaukee-Western Avenue CTA Train Station, and – therefore, the expansion plan qualifies for reduced vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance, though no vehicular parking is required for this use at this site, even as expanded. The existing one-story carwash facility (2,205 square feet Approx.) will remain unchanged. The existing building, with the proposed five-story addition, will be masonry and steel in construction and will measure 69 feet-10 inches in height.

**NO. 20153-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6861**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2443 North Clybourn Avenue  
**Applicant:** I.L. Properties LLC  
**Owner:** I.L. Properties LLC  
**Attorney:** Law Offices of Samuel V.P. Banks  
**Change Request:** RM-5, Residential Multi-Unit District and M1-2, Limited Manufacturing/Business Park District to RM-4.5, Residential Multi-Unit District  
**Purpose:** The Applicant is seeking to raze the existing *non-conforming* building and to improve the site with a new three-story multi-unit residential building.

**NO. 20199-T1 (31<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7945**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2900-2904 N Laramie Ave  
**Applicant:** Chicago Title Land Trust #1111928  
**Owner:** Chicago Title Land Trust #1111928  
**Attorney:** Schain Banks Law  
**Change Request:** RS-3, Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** The purpose of the rezoning is to renovate the interior of the existing building to convert the existing 3 storefront commercial into 3 live/work units on the first floor. The building contains a total of 13 residential dwelling units, with proposed 3 live/work units and a 1 car detached garage. The height of the building and the exterior of the building will remain unchanged.

**NO. 20200 (31<sup>st</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7946**

**Common Address:** 5200 W Roscoe  
**Applicant:** Gino Battaglia  
**Owner:** Gino Battaglia  
**Attorney:** Dean Maragos  
**Change Request:** RS-3, Residential Single-Unit (Detached House) District to RM4.5 Residential Multi Unit District  
**Purpose:** The purpose of the rezoning is to have three first floor residential dwelling units and one dwelling unit on the 2<sup>nd</sup> floor with 4 off street parking spaces. There is no commercial space. The building is a 2 story brick building 26 feet in height. A two story brick frame coach house will be removed

**NO. 20151-T1 (30th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6815**

**Common Address:** 3214-16 North Karlov Avenue  
**Applicant:** AFLA Chicago, Inc.  
**Owner:** All Chicago, Inc.  
**Attorney:** Michael Ezgur  
**Change Request:** RS-3, Residential Single-Unit (Detached House) District to RM-5, Residential Multi-Unit District  
**Purpose:** To construct a four-story residential building with eight dwelling units.

**NO. 20221-T1 (29th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7962**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 6632-58 W North Ave  
**Applicant:** Five Thirty One Partners LLC  
**Owner:** North Columbian LLC  
**Attorney:** Thomas Moore  
**Change Request:** B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** The applicant seeks to rezone the property in order to construct a proposed 4-story, 59 residential dwelling unit building with roof deck, 90 interior parking stalls and 46 interior bike stalls.

**NO. 20202-T1 (27th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7948**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2423-25 W Warren Boulevard  
**Applicant:** Gibbons Construction LLC  
**Owner:** Gibbons Construction LLC  
**Attorney:** Thomas Moore  
**Change Request:** M1-1 Limited Manufacturing/ Business Park District and RM-5 Residential Multi Unit District to RM5 Residential Multi-Unit District  
**Purpose:** The applicant wishes to construct a 4 ½ -story, 8 dwelling unit building, 47.0' in height, with 8 parking stalls (4 interior spaces, 4 uncovered exterior spaces) accessed from the public alley at the rear of the property. There are no planned commercial spaces at the subject property.



**NO. 20203-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7948**

**Common Address:** 1801-09 W Grand Ave

**Applicant:** Planrise, LLC

**Owner:** Salina E Vest

**Attorney:** Daniel Lauer

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant intends to construct a 4-Story, twenty (20) dwelling unit building with a large commercial space on the first level. The commercial space is approximately 1,516 square feet. There will be a total of twenty (20) parking spaces located on the first level (rear). The footprint of the Building shall be approximately 87 feet by 94 feet in size, the Building height shall be 50 feet high, as defined by City Code.

**NO. 20209 (26<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7955**

**Common Address:** 3500 W Hirsch Street

**Applicant:** Azure Rentals LLC

**Owner:** Azure Rentals LLC

**Attorney:** Thomas Moore

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

**Purpose:** The applicant wishes to rezone the property in order to convert the vacant ground floor space to a proposed dwelling unit in the existing 3-story, 2 dwelling unit building (3500 West Hirsch Street), 34' in height for a new total of 3 dwelling units. The existing 2-story single-family residence (3502 West Hirsch Street), 26' in height, and existing 3-story, 3 dwelling unit building (1410 North St. Louis Avenue), 34' in height, will remain with no changes for a new total of 7 dwelling units on the property. There is no planned commercial space at the property and no on-site parking.

**NO. 20216 (25<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7942**

**Common Address:** 1848-58 S Racine Ave; 1200-1210 W 19<sup>th</sup> St

**Applicant:** TRP Racine 1850, LLC

**Owner:** TRP Racine 1850, LLC

**Attorney:** Steven Friedland

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

**Purpose:** The applicant proposes to develop a new 5 story building with 37 dwelling units and 31 parking spaces. There will be no commercial space in the building. The building height will not exceed 58 feet.

**NO. 20211 (20<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7957**

**Common Address:** 5255-57 S Aberdeen Street

**Applicant:** Javier Salazar

**Owner:** Javier Salazar

**Attorney:** Gordon & Pikarski

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

**Purpose:** Applicant proposes to convert the existing 3 residential dwelling units and ground floor commercial space into 4 residential dwelling units in the existing building. The height of the building and provided parking will remain unaltered. No commercial space will be provided.

**NO. 20224-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7965**

**Common Address:** 500 W 32<sup>nd</sup> St

**Applicant:** Catherine Ricobeni

**Owner:** Catherine Ricobeni

**Attorney:** Gordon & Pikarski

**Change Request:** RS3 Residential Single Unit (Detached House) District to B3-3 Community Shopping District

**Purpose:** Applicant seeks to reestablish the historical general restaurant use with accessory liquor of the ground floor and maintain the existing six residential dwelling units of the existing three story building

**NO. 20133 (8<sup>th</sup> WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6825**

**Common Address:** 7541 S. Ellis

**Applicant:** Jesse Hinton

**Owner:** Jesse Hinton

**Attorney:** Richard E. Zulkey & Associates

**Change Request:** RS-3, Residential Single-Unit (Detached House) District to RM-4.5, Residential Multi-Unit District

**Purpose:** To properly zone existing two-story, four-unit apartment building with three existing parking spaces by complying with bulk requirements of the zoning code.

**NO. 20215 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7941**

**Common Address:** 4507-09 S Indiana

**Applicant:** Kandy Cobbs

**Owner:** First Secure Bank ad Trust Co. d//k/a Family Bank and Trust

**Attorney:** Barry Ash

**Change Request:** RM5 Residential Multi-Unit District to B1-1 Neighborhood Shopping District

**Purpose:** Proposed use would be to rent retail spaces; 4 units; no parking; (2) story building. Two commercial spaces sq.ff. 4,500 total. No exterior changes to existing building

**NO. 20115-T1 (2nd WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5590**

**PASS AS SUBSTITUTED**  
**PASS AS REVISED**

**Common Address:** 1960-1980 N. Clybourn  
**Applicant:** 1900 Clybourn Property LLC  
**Owner:** 1970 Clybourn LLC  
**Attorney:** Edward J. Kus/Taft Stettinius & Hollister LLP  
**Change Request:** M2-3, Light Industry District to C2-3, Motor Vehicle-Related Commercial District  
**Purpose:** The use of the property will continue to be used for retail and other uses as permitted in the C2 District. There is approximately 42,000 SF of commercial space with 37 parking spaces. The height of the existing buildings varies, with the highest portion being 35 feet.

**NO. 20212 (2nd WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7958**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1661-67 N Milwaukee Ave  
**Applicant:** MRR 1665 N Milwaukee, LLC  
**Owner:** MRR 1665 N Milwaukee, LLC  
**Attorney:** Michael Ezgur  
**Change Request:** M1-2 Limited Manufacturing/ Business Park District and B3-5 Community Shopping District to B3-3 Community Shopping District  
**Purpose:** The subject property consists of a one-story vacant commercial building and a vacant lot that measures 4,829 square feet. The Applicant proposes to rezone the property to redevelop the property into a one-story restaurant with an addition that has a seasonal retractable roof for a total of 9,402 square feet. There will be no residential use. The proposed height will be 23.00 feet. No automobile parking, bicycle parking, or loading currently exists, is required, or will be provided

**NO. 20210-T1 (1st WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7956**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1820-30 W Grand Ave  
**Applicant:** 1830 W Grand LLC  
**Owner:** 1830 W Grand LLC  
**Attorney:** Michael Ezgur  
**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B1-3 Neighborhood Shopping District  
**Purpose:** The property is currently improved with a two-story commercial building containing 15,829 square feet of commercial space and seven parking spaces. No additions are proposed to the existing building. The Applicant proposes to rezone the property to allow a daycare use of 6,300 square feet on the ground floor of the existing building, which is otherwise limited under the current M1-2 zoning to 4,500 square feet. The seven parking spaces will remain on the property and no additional parking will be provided per the City of Chicago's Department of Planning and Development's parking determination letter. The Applicant will secure a designated curb-side drop-off zone for three vehicles for the daycare and will also provide four bicycle parking spaces. The existing height of the building 29'-8" will remain

**NO. 20166-T1 (1st WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6873**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2418-2428 North Milwaukee Avenue

**Applicant:** GW Logan Square LLC

**Owner:** GW Logan Square LLC

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

**Change Request:** C2-2, Motor Vehicle-Related Commercial District to  
C1-5 Neighborhood Commercial District

**Purpose:** The Applicant is seeking a Zoning Change in order to allow for the rehabilitation and reuse of the existing five-story industrial (storage) building, as well as to permit the erection of a new five-story lateral addition onto said building, at the subject site. Upon completion, the newly rehabilitated and expanded building will contain occupiable space for retail, commercial and office uses, as well as off-street vehicular parking for tenants and patrons.

**NO. 20167 (1st WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6874**

**Common Address:** 1460 North Milwaukee Avenue

**Applicant:** 1460 N Milwaukee LLC

**Owner:** 1460 N Milwaukee LLC

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

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

**Purpose:** The Applicant is seeking a zoning change in order to permit the location and establishment of five (5) dwelling units, on and between the 2nd and 3rd Floors, of the existing three-story building, at the subject site. There will continue to be a single commercial-retail unit, on the 1<sup>st</sup> Floor of the existing building.

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

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
Or2019-479	46	1106 W Lawrence Ave	Aragon Entertainment Center, Inc.
Or2019-416	45	4701 N Milwaukee Ave	Hamid Raed/ Milwaukee Food & Liquors
Or2019-402	45	3696 N Milwaukee Ave	Concordia Day
Or2019-462	45	4940 W Lawrence Ave	VK Wholesale 2, Inc
Or2019-461	45	5322 N Elston Ave	Joseph Afou
Or2019-477	44	948 W Oakdale Ave	Advocate Illinois Masonic
Or2019-481	44	901 W Wellington Ave	Advocate Illinois Masonic
Or2019-460	44	901 W Wellington Ave	Advocate Illinois Masonic
Or2019-459	44	901 W Wellington Ave	Advocate Illinois Masonic
Or2019-474	44	3103 N Clark St	Marr Chicago Pizza
Or2019-403	42	444 N Michigan Ave	Laura Payne
Or2019-404	42	233 S Wacker Dr.	BRE 312 Owner LLC
Or2019-405	42	1 S Wacker Dr.	Invenergy
Or2019-464	42	600 N Michigan	CLFP 600 NMA LP (Mid America Real Estate)
Or2019-468	42	600 N Michigan	CLFP 600 NMA LP (Mid America Real Estate)
Or2019-467	42	600 N Michigan	CLFP 600 NMA LP (Mid America Real Estate)
Or2019-466	42	600 N Michigan	CLFP 600 NMA LP (Mid America Real Estate)
Or2019-465	42	600 N Michigan	CLFP 600 NMA LP (Mid America Real Estate)

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

<b>DOC#</b>	<b>WARD</b>	<b>LOCATION</b>	<b>PERMIT ISSUED TO</b>
Or2019-458	42	550 W Jackson Blvd	Berkley Insurance Company
Or2019-457	39	4631 W Foster Ave	Target
Or2019-456	39	4631 W Foster Ave	Target
Or2019-455	39	4631 W Foster Ave	Target
Or2019-476	39	4601-4715 W Foster Ave	Edens Collection LLC
Or2019-469	35	3343 W Addison St	Portillos Hot Dogs
Or2019-471	35	3343 W Addison St	Portillos Hot Dogs
Or2019-470	35	3343 W Addison St	Portillos Hot Dogs
Or2019-472	35	3446-3458 W Fullerton Ave	Kangaroo Korner Learning Center & Nursery
Or2019-473	35	3446-3458 W Fullerton Ave	Kangaroo Korner Learning Center & Nursery
Or2019-480	28	1558 S Western	1600 Western Venture LLC
Or2019-415	27	410 N Milwaukee	Pickens Kane
Or2019-414	27	410 N Milwaukee	Pickens Kane
Or2019-413	27	410 N Milwaukee	Pickens Kane
Or2019-412	27	410 N Milwaukee	Pickens Kane
Or2019-411	27	410 N Milwaukee	Pickens Kane
Or2019-410	27	410 N Milwaukee	Pickens Kane
Or2019-409	27	910 W Huron St	Mondial River West
Or2019-408	27	916 W Fulton Market	Time Out Market
Or2019-407	27	916 W Fulton Market	Time Out Market
Or2019-406	27	1216 W Cortez St	People's Gas
Or2019-485	27	217 N Western Ave	Sunny Acres North LLC
Or2019-486	27	217 N Western Ave	Sunny Acres North LLC
Or2019-484	27	904 W Fulton Market	Mondelez International
Or2019-483	27	333 N Green St	Randy Grueb
Or2019-487	27	853 W Randolph St	Grace Loves Lace Bridal
Or2019-488	27	853 W Randolph St	Grace Loves Lace Bridal
Or2019-400	23	5335 S Pulaski Road	Axis
Or2019-399	23	5335 S Pulaski Road	Axis
Or2019-454	23	6150 S Laramie Ave	Atlantic Aviation
Or2019-453	23	6150 S Laramie Ave	Atlantic Aviation
Or2019-451	23	6150 S Laramie Ave	Atlantic Aviation
Or2019-452	14	4760 S Kedzie Ave	Octapharma Plaza
Or2019-463	11	1432 S Clinton St	Coresite CH2 Data Center
Or2019-482	4	650 S Clark St	Church of Scientology IL
Or2019-447	2	2233 W Division St	Amita Health
Or2019-448	2	938 W North Ave	Lululemon

**LANDMARK FEE WAIVERS**

**DOCUMENT NO. Or2019-401 (9<sup>th</sup> WARD) ORDER REFERRED (10-16-19)**

Historical Landmark Fee Waiver for property at 11417 S Forrestville Ave

**DEMOLITIONS**

**DOCUMENT NO. Or2019-445 (43<sup>rd</sup> WARD) ORDER REFERRED (11-13-19)**

Demolition of non-contributing building at **2132 N Halsted Street** in the Armitage-Halsted Landmark District

**DOCUMENT NO. Or2019-446 (27<sup>th</sup> WARD) ORDER REFERRED (11-13-19)**

Demolition of non-contributing building at **911-921 W Fulton/ 217-219 N Sangamon St** in the Fulton Market Landmark District

**DESIGNATIONS**

**DOCUMENT NO. O2019-8454 (28<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**

Historical Landmark Designation for Claremont Cottage District generally located at the 1000 block of South Claremont

**DOCUMENT NO. O2019-8543 (5<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**

Historical Landmark Designation for Promontory Apartments at 5530-5532 S Shore Drive