

**Summary of a Meeting**  
**Committee on Zoning, Landmarks & Building Standards**  
**Meeting of May 22, 2014**  
**To Be reported out May 28, 2014**

**MA-181 (MAYORAL APPLICATION) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT #O2014-2421**

**PASS AS AMENDED**

**Common Address:** 1600-3700 W Bloomingdale Ave; 1820 N Spaulding; 1802 N Sawyer; 1801 N Sawyer; 1801-19 N Kimball Ave; 1817 N Kimball; 1805-11 N Albany Ave; 2439-43 W Moffat St; 1737-47 N Rockwell St; 1799-1813 N Milwaukee Ave; 1752 N Hoyne Ave; 1935-43 N Winchester Ave; 1752 N Hermitage Ave; 1715, 1717, 1723, 1729, 1731 N Marshfield Ave; 1826 N Ashland; 1759 N Milwaukee; 1801-1821 N Central Park

**Applicant:** Mayor Rahm Emanuel

**Change Request:** Please see Ordinance for Specific Zoning Changes

**Purpose:** The Ordinance is principally intended to support a new public elevated bike trail and park system. Where this Ordinance effects any residential homes or business uses it is done so to bring these uses into zoning compliance.

**NO. TAD-516 (25<sup>th</sup> WARD) ORDINANCE REFERRED (4-24-14)**  
**DOCUMENT # TBD**

To amend Title 17 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *Permanent signs in B,C,M,DC, DX and DS Districts*

**NO. A-7997 (47<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT #O2014-2379**

**PASS AS AMENDED**

**Common Address:** The North Lincoln right of way in the area bounded by The South line of West Pensacola Ave to a line 362 feet north of the south line of West Montrose Ave

**Applicant:** Alderman Ameya Pawar

**Change Request:** To Remove the pedestrian retail street designation

**NO. A-7992 (40<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT #O2014-1519**

**PASS AS REVISED**

**Common Address:** 1750 W Peterson Ave

**Applicant:** Alderman Patrick O'Connor

**Change Request:** Residential Planned Development No. 105 to a T Transportation District AND Residential Planned Development No 105 to RM6 Residential Multi Unit District, AND RM6 Residential Multi Unit District to Residential Planned Development No. 105, as amended

**NO. A-7991 (40<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # 2014-1518**

**Common Address:** 5950 N Ravenswood Ave

**Applicant:** Alderman Patrick O'Connor

**Change Request:** RS-1 Residential Single-Unit (Detached House) to a T (Transportation District)

**NO. A-7993 (40<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # 2014-1522**

**Common Address:** 1800 W Peterson

**Applicant:** Alderman Patrick O'Connor

**Change Request:** RS-1 Residential Single-Unit (Detached House) and RS3 Residential Single-Unit (Detached House) District to a T (Transportation District)

**NO. A-7990 (38<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # 2014-1517**

**Common Address:** 7824-26 W Belmont Ave/ 3505-07 N Opal Ave  
**Applicant:** Alderman Timothy Cullerton  
**Change Request:** B1-1 Neighborhood Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. A-7996 (30<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT #O2014-2436**

**Common Address:** 2457-2658 N Central Ave  
**Applicant:** Alderman Ariel Reboyras  
**Change Request:** B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. A-7995 (29<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT #O2014-2435**

**Common Address:** 6202-10 W North Ave  
**Applicant:** Alderman Deborah Graham  
**Change Request:** C1-1 Neighborhood Commercial District to B3-1 Community Shopping District

**NO. A-7999 (25<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT #O2014-2434**

**Common Address:** 2100-2114 S Wentworth Ave  
**Applicant:** Alderman Daniel Solis  
**Change Request:** M1-3 Limited Manufacturing/ Business Park District to B1-1 Neighborhood Shopping District

**NO. A-7998 (19<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT #O2014-2433**

**Common Address:** 3245-47 West 111<sup>th</sup> Street  
**Applicant:** Alderman Matt O'Shea  
**Change Request:** B3-1 Community Shopping District to B3-2 Community Shopping District

**NO. 17989 (46<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2326**

**PASS AS AMENDED**

**Common Address:** 4181-4189 North Clarendon Ave  
**Applicant:** Healthy Kids Kitchen LLC (Kellie Glascott and Craig Rutherford)  
**Owner:** Craig Rutherford  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** B1-2 Neighborhood Shopping District to B3-3 Community Shopping District  
**Purpose:** Existing mixed use building containing 22 dwelling units and 4 commercial units. The applicant is seeking a zoning change to locate and establish a catering business within an existing vacant commercial unit in the building. The building is 25,839 square feet, including 5,475 square feet of commercial space, and rises to a height of 39 feet 6 inches. The building's height and square footage will remain the same after the rezoning. No on-site parking is currently provided and none is proposed

**NO. 17977 (44<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2314**

**Common Address:** 3342 N Sheffield Ave  
**Applicant:** Sheffield Construction (Marko Boldun)  
**Owner:** Sheffield Construction (Marko Boldun)  
**Attorney:** John George of Schuyler, Roche & Crisham  
**Change Request:** B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** Applicant proposes construction of a 4-unit residential building with parking for 4 cars and a maximum height of 50 feet

**NO. 17912 (44<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-36**

**PASS AS REVISED**

**Common Address:** 3200-3226 North Clark Street and 854-856 W Belmont Ave  
**Applicant:** 3200 N Clark LLC (David Blitz, Lawrence Silver, and Michael Quattracki)  
**Owner:** 3200 N Clark LLC (David Blitz, Lawrence Silver, and Michael Quattracki)  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** B3-3 Community Shopping District to B3-5 Community Shopping District and then to a Planned Development  
**Purpose:** The proposed Planned Development is required in order to permit the location and establishment of a new eleven-story (at its highest point) mixed-use building at the subject site. The four (4) existing buildings and asphalt parking lot, currently located at the site, will be razed. The property will then be redeveloped with a new eleven-story mixed-use building. The proposed new building will contain 50,035 sq. ft. (approx.) of commercial/retail space (within the basement 1<sup>st</sup> and 2<sup>nd</sup> floors). The proposed new building will contain 100 residential dwelling units (located within the 3<sup>rd</sup> and 11<sup>th</sup> floors) and 116 interior parking spaces (located within the 3<sup>rd</sup> through 5<sup>th</sup> floors). There will be a recessed outdoor terrace and residential green space located on the 6<sup>th</sup> floor as well as a small private roof deck on the 9<sup>th</sup> floor. The proposed new building will be masonry in construction, with metal and glass accents. The proposed new building will measure 121-0" (approx.) at its highest point

**NO. 17994 (41<sup>st</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2331**

**Common Address:** 7133-7135 West Devon Ave  
**Applicant:** Mario Martinez  
**Owner:** Mario Martinez  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** B3-1 Community Shopping District and RS-2 Residential Single-Unit (Detached House) to RS-2 Residential Single-Unit (Detached House)  
**Purpose:** The Applicant is seeking a zoning amendment in order to construct a second story addition to an existing 1,040 square foot one-story single unit detached house with a two car detached garage. The existing 2 car frame construction garage will be demolished and replaced with a 2 car garage of masonry construction. The proposed building height after the 2<sup>nd</sup> story addition will be 24 feet.

**NO. 18009 (41<sup>st</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2346**

**Common Address:** 7130-32 W Highland Ave  
**Applicant:** Bronislaw Mietus & Wladyslawa Mietus  
**Owner:** Bronislaw Mietus & Wladyslawa Mietus  
**Attorney:** Paul Kolpak  
**Change Request:** B3-1 Community Shopping District and RS-2 Residential Single-Unit (Detached House) to RS-2 Residential Single-Unit (Detached House)  
**Purpose:** To construct a 2 story approximately 2,800 sq. ft. single family home with a detached 2 car garage.

**NO. 17992 (39<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2329**

**Common Address:** 6040-44 N Pulaski Road  
**Applicant:** Windy City Habitat for Humanity Inc. & Habitat for Humanity of Northern Fox Valley (See application for list of LLC members)  
**Owner:** 6044 N Pulaski LLC  
**Attorney:** Paul Kolpak  
**Change Request:** B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District  
**Purpose:** New tenant would like to operate a construction supply and building materials store with some on premise assembly and rear yard storage in the existing 1 story brick building with exterior parking, exterior to remain the same.

**NO. 17987 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2324**

**Common Address:** 2709-2713 West Belmont Ave  
**Applicant:** Belmont-Washtenaw LLC (See application for list of LLC members)  
**Owner:** Belmont-Washtenaw LLC (See application for list of LLC members)  
**Attorney:** Bernard Citron/ Jessica Schramm  
**Change Request:** C1-5 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** The Applicant proposes to construct two (2) 3 ½ -story buildings providing four (4) residential dwelling units with four (4) parking spaces located on the ground floor in each building; or alternatively to construct a 3 ½ -story building providing eight (8) residential dwelling units with eight (8) parking spaces located on the ground floor.

**NO. 17996 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2333**

**Common Address:** 3809 North Kedzie Ave  
**Applicant:** Jurijs Sipelskis  
**Owner:** Jurijs Sipelskis  
**Attorney:** Law Offices of Mark J Kupiec & Assoc  
**Change Request:** C1-1 Neighborhood Commercial District to C1-2 Neighborhood Commercial District  
**Purpose:** To demolish the existing building and to build a new 4-story mixed-use building with commercial / retail on the ground floor (approximately 3,000 square feet) and 3 dwelling units on the upper floors; 3 parking spaces; 47' high.

**NO. 17978-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2315**

**Common Address:** 1853-1855 N Winnebago  
**Applicant:** Winnebago Builders LLC (Dino Skeptar)  
**Owner:** Winnebago Builders LLC (Dino Skeptar)  
**Attorney:** John George of Schuyler, Roche & Crisham  
**Change Request:** M1-1 Limited Manufacturing/ Business Park District to RM-5 Multi Unit District  
**Purpose:** Applicant proposes construction of a 5-unit residential building with 5 parking spaces The maximum height will be 47 feet.

**NO. 17979-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2316**

**Common Address:** 1849-1851 N Winnebago  
**Applicant:** 1851 North Winnebago LLC (Debbie Korompilas)  
**Owner:** 1851 North Winnebago LLC (Debbie Korompilas)  
**Attorney:** John George of Schuyler, Roche & Crisham  
**Change Request:** M1-1 Limited Manufacturing/ Business Park District and RM4.5 Residential Multi-Unit District to RM-5 Multi Unit District  
**Purpose:** Applicant proposes construction of a 5-unit residential building with 5 parking spaces. The maximum height will be 47 feet

**NO. 17990-T1(32<sup>nd</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2327**

**Common Address:** 1704 North Damen Ave  
**Applicant:** 1704 N Dame, LLC (Don Glisovich)  
**Owner:** 1704 N Dame, LLC (Don Glisovich)  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District  
**Purpose:** The existing building will be razed. The property will then be redeveloped with a new, three-story, all commercial (retail) building (3,861 sq. ft.). The new building is intended to provide retail and incidental office space for a single tenant. The building will be of masonry, steel and glass construction and measure 39' in height

**NO. 18003-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2340**

**Common Address:** 1732 North Milwaukee Ave  
**Applicant:** 1732 N Milwaukee Restaurant LLC (See application for list of LLC members)  
**Owner:** Gino and Bernadette Battaglia  
**Attorney:** Gary Wigoda  
**Change Request:** M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District  
**Purpose:** There will be no change to the approximately 1,110 square foot commercial building except for renovation and remodeling. The building will be used by a single user for a restaurant with outdoor patio. There will be no residential

**NO. 17958-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1438**

**PASS AS AMENDED**

**Common Address:** 3255-59 N Western Ave; 2349-57 W School St; 3301-07 N Western Ave; 2348-56 W School St

**Applicant:** Chicago School Partners LLC (See application for list of LLC members)

**Owner:** Chicago School Partners LLC (See application for list of LLC members)

**Attorney:** Rolando Acosta

**Change Request:** C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** Two three story buildings, with the 3301-07 N. Western Ave./2348 -46 W. School St. building containing 8 dwelling units, a work-live space and eight parking spaces and the 3255 - 59 N. Western Ave./2349-57 W. School St. building containing 6 dwelling units and six parking spaces

**NO. 17939 (27<sup>th</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-831**

**PASS AS REVISED AND PASS AS AMENDED**

**Common Address:** 350-360 W Chestnut Street; 341-361 W Chestnut Street; 836-848 N Orleans Street

**Applicant:** FRC Realty, Inc (Steven Fifield)

**Owner:** BPRS/ Chestnut Venture Limited Partnership

**Attorney:** DLA Piper

**Change Request:** C1-2 Neighborhood Commercial District to C2-5 Motor Vehicle Related Commercial District and then to a Residential Business Planned Development

**Purpose:** The Applicant seeks a Planned Development to allow construction of a residential high-rise building with ground floor commercial, parking and other uses, including approximately 333 dwelling units, as set forth in more detail in the accompanying application documents.

**NO. 17951-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1431**

**Common Address:** 832-838 West Erie Street and 640-652 North Green Street

**Applicant:** Dominus Holdings, LLC (See application for list of LLC members)

**Owner:** 832 W Erie Development LLC

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

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

**Purpose:** The existing building will be razed. The property will then be redeveloped with three (3) new, four-story (with basement), all residential buildings. There will be one building located on each Zoning Lot. Two of the buildings will contain eight (8) dwelling units, each, and the third building will contain four (4) dwelling units. Each eight-unit building will have an attached (interior) four-car garage and outdoor parking for four (4) vehicles. The four-unit building will have outdoor parking for four vehicles. Each of the proposed buildings will be masonry in construction and measure 48' (approx.) in height.

**NO. 17974-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2311**

**Common Address:** 1217-1219 West Monroe St

**Applicant:** 1217 W Monroe LLC (Geoff Ruttenberg)

**Owner:** Riverwoods Holdings, LLC and 1217 W Monroe LLC

**Attorney:** Edward Kus

**Change Request:** B2-3 Neighborhood Mixed-Use District (Type 1) to B2-3 Neighborhood Mixed-Use District (Type 1), as amended

**Purpose:** The building will be used for three residential units with 1:1 parking. The building is existing and contains 17,640 square feet with no setbacks. The existing height of the building is approximately 52'-1".

**NO. 18013-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2350**

**Common Address:** 2651 W Washington Blvd, 2633-2673 W Washington Blvd, 36-58 N Talman Ave, 2632-2672 W Warren Blvd and 35-55 N Washtenaw Ave

**Applicant:** Chicago Board of Education

**Owner:** Public Building Commission of Chicago

**Attorney:** Scott Borstein

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-2 Neighborhood Commercial District

**Purpose:** The Applicant intends to convert the existing school building on the property to office space for CPS

**NO. 17975-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2312**

**Common Address:** 1000 N Mozart

**Applicant:** Larson Bros. (Eric and Andrew Larson)

**Owner:** Larson Bros. (Eric and Andrew Larson)

**Attorney:** George Maurides

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

**Purpose:** The building will be 100% residential after the store is converted to an apartment. There will be 6 dwelling units, 1 existing off street parking spaces, 3 stories , 34 .5 f t

**NO. 17985-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2322**

**Common Address:** 1757 N Kimball Ave

**Applicant:** C & R Real Estate Dev. LLC (Nick Corriero and Charlie Rizzo)

**Owner:** C & R Real Estate Dev. LLC (Nick Corriero and Charlie Rizzo)

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

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District

**Purpose:** The applicant seeks a zoning amendment in order to allow additional commercial uses not permitted in the M1 zoning district. The expansion of use is proposed for the existing 49,080 square foot 1 and 2 story brick building with 29 on-site parking spaces. The additional uses include general retail sales, restaurant over 4,00 square feet, food and beverage retail sales over 3,000 square feet, as well as other uses not currently permitted. There are no changes proposed to the building bulk or scale, and the building height will remain unchanged at 29 feet 4 inches. The 29 on-site parking spaces will also remain.

**NO. 17973-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1453**

**Common Address:** 820 S Canal Street and 815 South Clinton Street

**Applicant:** SF CH1 LLC (See application for list of LLC members)

**Owner:** SF CH1 LLC (See application for list of LLC members)

**Attorney:** Quarles & Brady LLP – Robert Gamrath

**Change Request:** Airport Planned Development No. 221 to DS-5 Downtown Service District

**Purpose:** Emergency generators will be located within manufactured enclosures on a portion of the property and will service the neighboring data center at 840 S. Canal St. a portion of the property will be used for accessory off-street parking in support of the adjacent data center. The remaining portion of the property will be used for non-accessory off street parking

**NO. 18014 (21<sup>st</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2351**

**PASS AS REVISED**

**Common Address:** 8522 S Lafayette Ave

**Applicant:** Fellowship Educational & Economic Development Corp.

**Owner:** Fellowship Educational & Economic Development Corp.

**Attorney:** Lavon Johns

**Change Request:** M2-2 Light Industry District to C3-2 Commercial, Manufacturing and Employment District and then to a Planned Development

**Purpose:** To create a multi-use location including a church facility, service oriented retail shops, restaurant, health care clinic and charter school

**NO. 18007 (19<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2344**

**Common Address:** 10048 S Prospect Ave

**Applicant:** Erin Yanz

**Owner:** Erin Yanz

**Attorney:** Thomas Moore

**Change Request:** RS-1 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

**Purpose:** Bring existing 107 year old 2 ½ story residential frame building with a 2 car garage and no commercial space into compliance as a 2 dwelling unit to comply to the Zoning Code. The current Zoning does not allow two dwelling units.

**NO. 17993-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2330**

**Common Address:** 2824-26 S Loomis Street

**Applicant:** Kasper Development Ltd. (Joseph Skiba)

**Owner:** Kasper Development Ltd. (Joseph Skiba)

**Attorney:** Paul Kolpak

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

**Purpose:** To split the existing 48 x 113 lot into two separate 24 x 113 lots in order to construct one single family residence and detached garage per 24 x 113 lot.

**NO. 18004-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2341**

**PASS AS AMENDED**

**Common Address:** 3224 South Throop Street

**Applicant:** Elliot Vieceli

**Owner:** John Styrzczula and Bernice Styrzczula

**Attorney:** Gary Wigoda

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

**Purpose:** Property will be used by converting the existing structure in to a single family residence; there will be two parking spaces, no commercial space and the height will not be changed from that which currently exists.

**NO. 17946-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1426**

PASS AS AMENDED

**Common Address:** 960-980 W 38<sup>th</sup> Street; 3757-3769 South Morgan Street

**Applicant:** 969 Land LLC (See application for list of LLC members)

**Owner:** 969 Land LLC and City of Chicago

**Attorney:** Stephen Schuster

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

**Purpose:** Applicant intends to develop the Property with 21 residential townhomes. Applicant will construct no additional onsite parking except for 2-car garages attached to each townhome. There will be no commercial space on the developed Property, and the height of each townhome will be approximately 25 feet.

**NO. 18006 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2343**

**Common Address:** 1510 W Division Street

**Applicant:** 1510 W Division St LLC (Steve and Susan Lipe)

**Owner:** Commonwealth Edison Company

**Attorney:** Thomas Moore

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

**Purpose:** Construct a mixed use 4 story building with 1 commercial unit, and 5 indoor and 3 outdoor parking spaces on the first floor; and 12 residential dwelling units on floors 2, 3 & 4 (4 units per floor). Total building height will be 55'.

**NO. 17983 (1<sup>st</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2320**

**Common Address:** 2736-46 W Armitage Ave; 2769-2779 W Francis Place

**Applicant:** Dylan Frederickson

**Owner:** 2657 Haddon LLC and Armitage Francis Condominium Association

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

**Change Request:** B1-5 Neighborhood Shopping District to B3-5 Community Shopping District

**Purpose:** The Applicant is seeking a zoning amendment in order to permit the establishment of a veterinary clinic in the 2,621 square foot ground floor commercial unit in an existing 54,200 square foot mixed-use building. The commercial unit is located in a five-story steel frame with masonry veneer building containing 50 dwelling units. There is no proposed expansion of the existing building in terms of floor area, and the height will remain at 72 feet 3 inches. Proposed construction will be limited to the buildout of the existing commercial space. There are fifty-six (56) existing parking spaces on site, all of which will remain, and six of which will be deeded spaces for use by the commercial space / veterinary clinic

**NO. 17997-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2334**

**Common Address:** 1924 North California Ave

**Applicant:** IL Properties LLC (Irit and Izchak Levy)

**Owner:** IL Properties LLC (Irit and Izchak Levy)

**Attorney:** William J.P Banks of Schain, Burney, Banks & Kenny LTD

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

**Purpose:** The building will have 3 units with 3 parking spaces

**NO. 18005-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2342**

**Common Address:** 500-504 N Paulina Street

**Applicant:** Shejal Patel

**Owner:** Michael and Lucia Grajewski

**Attorney:** Paul Kolpak

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

**Purpose:** 500-502 N. Paulina will be a 44 ft. wide lot by 100 ft., and will remain as a 2 dwelling unit with 1 store at grade. 504 N Paulina will be a 24 ft. wide lot by 100 ft., in order to construct a 3 story single family building 35ft. with a detached 2 car garage.

**LARGE SIGNS OVER 100 FEET IN DIAMETER, 24 FEET ABOVE GRADE**

**Business ID Signs**

<b><u>Doc#</u></b>	<b><u>Ward</u></b>	<b><u>Location</u></b>	<b><u>Sign Company</u></b>
Or2014-216	46	4646 N Marine Dr.	Roeda Signs and Screentech
Or2014-188	44	3460 N Broadway	Doyle Signs
Or2014-211	44	3460 N Broadway	Doyle Signs
Or2014-192	32	2233 W Division St.	Poblocki Sign Co.
Or2014-159	32	1820 W Webster Ave	Premier Signs & Awnings
Or2014-189	13	7743 S Cicero Ave	Sure Light Sign
Or2014-195	9	11139 S Michigan Ave	Neon Prism Electric Sign Co.
Or2014-202	2	1717 S Prairie Ave	The Holland Design Group

**Substituted Signs**

<b><u>Doc#</u></b>	<b><u>Ward</u></b>	<b><u>Location</u></b>	<b><u>Sign Company</u></b>	
SOr2014-222	32	1930 N Clybourn Ave	Omega Sign & Lighting Inc.	PASS AS AMENDED
SOr2014-223	32	1801 W Fullerton	Modern Signs	PASS AS AMENDED
SOr2014-221	11	3014-3016 S Wentworth Ave	M-K Signs	PASS AS AMENDED
SOr2014-224	4	4700 S Cottage Grove Ave	South Water Signs	PASS AS AMENDED

**Off-Premise Signs HAVE NOT MET NOTICE REQUIREMENTS**

<b><u>Doc#</u></b>	<b><u>Ward</u></b>	<b><u>Location</u></b>	<b><u>Sign Company</u></b>	
Or2014-146	1	1856 W Chicago Ave	Pro Image	DO NOT PASS
Or2014-129	14	4537 S Archer Ave	Ad Deluxe Sign Co.	DO NOT PASS

**Previously Heard Item:**

<b><u>Doc#</u></b>	<b><u>Ward</u></b>	<b><u>Location</u></b>	<b><u>Sign Company</u></b>	
Or2014-158	32	2333 N Seeley Ave	Lincoln Services	DO NOT PASS