

Summary of a Meeting  
Committee on Zoning, Landmarks & Building Standards  
Meeting of October 28, 2014  
To be reported out November 5, 2014

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OFFICE OF THE  
CITY CLERK *LS*

MA-189 (Mayoral Application) ORDINANCE REFERRED (10-8-14)  
DOCUMENT # O2014-8373

To amend Chapter 2-14-155 of the Municipal Code of Chicago, by adding and deleting language in regards to *modifying defenses to building code violations regarding smoke and carbon monoxide detectors*

NO. TAD-527 (12<sup>th</sup> WARD) ORDINANCE REFERRED (9-10-14)  
DOCUMENT # O2014-6831

To amend Title 17 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *modifying a segment of West Cermak Road as a pedestrians street*

WITHDRAWN

NO. TAD-525 (25<sup>th</sup> WARD) ORDINANCE REFERRED (9-10-14)  
DOCUMENT # O2014-6915

To amend Title 17 Section 17-10-0102 and 17-13-1003-EE of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *Landmark off street parking exemptions and parking reductions for Transit Served Locations*

NO. TAD-524 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-10-14)  
DOCUMENT # O2014-6915

To amend Title 17 Section 17-12-1101-B of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *a Michigan Ave Corridor Special Sign District*

NO. A-8035 (9<sup>th</sup> WARD) ORDINANCE REFERRED (9-10-14)  
DOCUMENT # O2014-7944

Common Address: 11146 S Michigan Ave  
Applicant: Alderman Anthony Beale  
Change Request: B1-3 Neighborhood Shopping District to RS2 Residential Single-Unit (Detached House)

WITHDRAWN

NO. A-8039 (11<sup>th</sup> WARD) ORDINANCE REFERRED (9-10-14)  
DOCUMENT # O2014-6864

Common Address: generally bounded by South Ashland Avenue, West 35<sup>th</sup> Street, South Iron Street, West 36<sup>th</sup> Street, approximately South Laflin Street, West 37<sup>th</sup>, a line 543 feet east of and parallel to Ashland Avenue, and West 38<sup>th</sup> Street.

Applicant: Alderman James Balcer  
Change Request: To create PMD 8 Subdistrict A and Subdistrict B

PASS AS REVISED

NO. A-8021 (14<sup>th</sup> WARD) ORDINANCE REFERRED (7-30-14)  
DOCUMENT # O2014-5906

Common Address: 4849 South Kedzie Ave  
Applicant: Alderman Edward Burke  
Change Request: C2-1 Motor Vehicle Related Commercial District Light Industry District and C2-1 Motor Vehicle Related Commercial District Light Industry District to C2-1 Motor Vehicle Related Commercial District Motor Vehicle Related Commercial District

PASS AS AMENDED AND REVISED

**NO. A-8022 (19<sup>th</sup> WARD) ORDINANCE REFERRED (7-30-14)**  
**DOCUMENT # O2014-5908**

**PASS AS AMENDED**

**Common Address:** 10609-15 South Western Ave  
**Applicant:** Alderman Matthew O'Shea  
**Change Request:** B1-1 Neighborhood Shopping District to POS-2 Parks and Open Spaces District

**NO. A-8032 (19<sup>th</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT # O2014-7892**

**Common Address:** 11449-11541 S Western Ave  
**Applicant:** Alderman Matthew O'Shea  
**Change Request:** B1-1 Neighborhood Shopping District and RS3 Residential Single-Unit (Detached House) District to POS-2 Parks and Open Spaces District

**NO. A-8033 (25<sup>th</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT # O2014-7947**

**Area Bounded By:** West Rundell Place; a line 276.5 feet east of and parallel to South Aberdeen Street; West Monroe Street; and South Aberdeen Street  
**Applicant:** Alderman Daniel Solis  
**Change Request:** DX-3 Downtown Mixed Use District to DS-3 Downtown Service District

**NO. A-8016 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (6-25-14)**  
**DOCUMENT # O2014-5045**

**Common Address:** 3000-3600 W Lawrence Ave; 2800-3400 W Montrose Ave; 4400-4800 N Kedzie Ave  
**Applicant:** Alderman Deborah Mell  
**Change Request:** To be designated as a Pedestrian Street

**NO. A-8015 (45<sup>th</sup> WARD) ORDINANCE REFERRED (6-25-14)**  
**DOCUMENT # O2014-5016**

**Common Address:** 5200-5400 West Lawrence and 4744-4830 N Milwaukee  
**Applicant:** Alderman John Arena  
**Change Request:** To be designated as a Pedestrian Street

**NO.18117 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7-30-14)**  
**DOCUMENT #O2014-5804**

**PASS AS REVISED**

**Common Address:** 1822-1850 West Chicago Avenue  
**Applicant:** FRC 1850 Chicago LLC (See Application for list of LLC Members)  
**Owner:** FRC 1850 Chicago LLC (See Application for list of LLC Members)  
**Attorney:** Richard Klawiter- DLA Piper LLP(US)  
**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District  
**Purpose:** The applicant requests a requests a rezoning of the subject property to construct a 4- story residential building containing up to 59 dwelling units, approximately 49 parking spaces, approximately 14,656 square feet of retail and commercial uses on the ground floor , and other accessory uses.

**NO.18143-T1 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6784**

**VOLUNTARY TYPE-1**

**Common Address:** 2133 N Campbell

**Applicant:** SNS Reality Group (Michael Schwartz & Scott Schiller)

**Owner:** Helen Yoder

**Attorney:** Thomas Moore

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

**Purpose:** Applicant proposes to replace the current single family dwelling to construct an eight dwelling unit building with 8 parking spaces and no commercial space. The proposed building height will be 36'.

**NO.18155-T1 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6796**

**Common Address:** 1456-58 N Maplewood Ave

**Applicant:** DSC LLC – Series Three (See Application for list of LLC Members)

**Owner:** DSC LLC – Series Three (See Application for list of LLC Members)

**Attorney:** Law Office of Mark Kupiec & Associates

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

**Purpose:** To convert the existing storefront at 1458 North Maplewood to a dwelling unit with in the existing multi-unit residential building for a total of 9 dwelling units at the subject property. 4 existing parking spaces to remain; no commercial space; existing 3 story; height approx. 39'

**NO.18161-T1(1<sup>ST</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6802**

**VOLUNTARY TYPE-1**

**Common Address:** 2129 North Campbell Ave

**Applicant:** 2129 N Campbell LLC (See Application for list of LLC Members)

**Owner:** 2129 N Campbell LLC (See Application for list of LLC Members)

**Attorney:** Katriina McGuire/ Schain Banks

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

**Purpose:** to build a 9 dwelling unit building with 9 parking spaces

**NO.18169 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6813**

**PASS AS AMENDED**

**Common Address:** 1348-1352 North Milwaukee Ave

**Applicant:** Saxony 1348 LLC (See Application for list of LLC Members)

**Owner:** Saxony 1348 LLC (See Application for list of LLC Members)

**Attorney:** Andrew Scott

**Change Request:** B1-2 Neighborhood Shopping District to C1-3 Neighborhood Commercial District

**Purpose:** The applicant proposes to re-tenant the building with a general restaurant or tavern. No changes to the envelope of the building are proposed. No dwelling units are proposed

**NO.18158(2<sup>nd</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6799**

**Common Address:** 1445 N Cleaver St.  
**Applicant:** David Groebner  
**Owner:** David Groebner  
**Attorney:** Bernard Citron  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** to construct a three story single family home and a private parking garage

**NO. 18023 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (4-30-14)**  
**DOCUMENT # O2014-3303**

**PASS AS REVISED**

**Common Address:** 801-833 North Clark St/ 77 West Chestnut  
**Applicant:** Ryan Companies US, Inc. (See application for list of LLC members)  
**Owner:** U.S. Bank National Association  
**Attorney:** Katriina McGuire  
**Change Request:** DX-5 Downtown Mixed-Use District and DX-7 Downtown Mixed Use District to DX-7 Downtown Mixed Use District and DX-7 Downtown Mixed Use District to a Residential Business Planned Development  
**Purpose:** The proposed development will consist of 392 dwelling units. 159 parking spaces. 50 bike spaces and will be 380 feet tall. The existing bank building located at the northeast corner of West Chicago —Avenue and North Clark Street will remain.

**NO.18153 (4<sup>th</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6794**

**Common Address:** 4330 South Langley Ave  
**Applicant:** Ana and Susan Velazquez  
**Owner:** Ana and Susan Velazquez  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District  
**Purpose:** To add an additional dwelling unit at the ground level/ below grade unit for a total of 3 DU at the property; 2 parking spaces; no commercial space; existing 2.5 story to remain

**NO.18137 (19<sup>TH</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6778**

**Common Address:** 10618 S Western Ave  
**Applicant:** Bernard Callaghan  
**Owner:** Bernard Callaghan  
**Attorney:** Thomas S. Moore  
**Change Request:** B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District  
**Purpose:** Applicant proposes to expand the existing business in a one story one commercial unit building, from 30 x 60 s.f. to a one story, one commercial unit building, increasing to be square footage to 30 x 100 s.f with no dwelling units. The height of the building will remain at the existing height of 14 ft. There will be 12 parking spaces.

**NO.18147 (19<sup>TH</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6788**

**Common Address:** 11814 S Hale

**Applicant:** XXL Holding Companies LLC (John Eastman & William Lynch)

**Owner:** XXL Holding Companies LLC (John Eastman & William Lynch)

**Attorney:** Thomas S. Moore

**Change Request:** RS2 Residential Single-Unit (Detached House) to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** Applicant seeks to convert the existing basement into a residential dwelling unit increasing the number of dwelling units from 2 to a total of 3 residential dwelling units with three outdoor parking spaces. The proposed dwelling unit will be 1,190 s.f. The existing height of the building will remain the same.

**NO.18152 (26<sup>TH</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6793**

**Common Address:** 1254-56 North Campbell

**Applicant:** Jozef Guzik

**Owner:** Jozef Guzik

**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 site will be used as a 6 dwelling unit building. The building will provide six parking spaces and reach a height of 37 feet 11 inches as defined in the ordinance. No Commercial component is proposed.

**NO.18167-T1 (26<sup>TH</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6811**

**Common Address:** 2645-2647 West Potomac Ave

**Applicant:** March One Properties (Steven Komie)

**Owner:** March One Properties (Steven Komie)

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

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

**Purpose:** The applicant seeks a zoning change in order to permit an additional dwelling unit within the existing 3 dwelling unit building for a total of 4 dwelling units. There is no commercial space proposed and the height of the building will remain as existing. Two on-site parking spaces are provided at the rear of the lot

**NO.18040 (27<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14)**  
**DOCUMENT #O2014-4171**

**PASS AS REVISED**

**Common Address:** 1001 West Chicago Avenue

**Applicant:** SP Riverwest, LLC (See application for list of LLC members)

**Owner:** Gonnella Baking Co.

**Attorney:** Edward J.Kus / Taft Stettinius & Hollister LLP

**Change Request:** M1-3 Limited Manufacturing/ Business Park District to B3-5 Community Shopping District and then to a Residential Business Planned Development

**Purpose:** A two-building mixed-use development with approximately 38000 SF of ground floor retail; 363 dwelling units; 320 parking spaces; a maximum building height of 180 feet.

**NO.18077-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-25-14)**  
**DOCUMENT #O2014-4948**

**TYPE 1 PLANS AMENDED**

**Common Address:** 832-856 West Fulton Market Street

**Applicant:** 832 W.Fulton, LLC (See application for list of LLC members)

**Owner:** 832 W.Fulton, LLC (See application for list of LLC members)

**Attorney:** Edward J.Kus – Taft Stettinius & Hollister LLP

**Change Request:** C1-1 Neighborhood Commercial District to C3-2 Commercial, Manufacturing and Employment District

**Purpose:** No dwelling units. There will be about 60000 SF of commercial space and about 18000 SF of ground floor retail space with 50 on-site parking spaces. The maximum height is 50 feet. New additions will be added to the existing historical buildings

**NO.18157-T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6798**

**Common Address:** 602 N May St

**Applicant:** Slate GC, Ltd. (Larry Whetstone, Jesse McGrath, Frank Pressel)

**Owner:** John Bernardini and Sylvia Bernardini

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

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

**Purpose:** To permit a new three dwelling unit building with on-site parking for three vehicles. There will be no commercial space, and the building will be 44'4" in height

**NO.18151 (30<sup>th</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6792**

**Common Address:** 3632-44 N Cicero

**Applicant:** Ave Horowitz

**Owner:** Ave Horowitz

**Attorney:** Gordon & Pikarski

**Change Request:** C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related Commercial District

**Purpose:** The applicant intends to demolish the existing front building at 3638-44 North Cicero. Applicant will use the entire subject for the sale of automobiles. Applicant will maintain the existing rear building at 3638-44 and the building at 3632-36. No expansion is proposed.

**NO. 18001 (31<sup>ST</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2338**

**PASS AS REVISED**

**Common Address:** 4000-4180 West Diversey Ave; 4029-4153 West George

**Applicant:** 4K Diversey Partners LLC (See application for list of LLC members)

**Owner:** 4K Diversey Partners LLC (See application for list of LLC members)

**Attorney:** DLA Piper

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to C2-2 Motor Vehicle Related Commercial District and then to a Planned Development

**Purpose:** The Applicant seeks approval of a Planned Development to allow for adaptive re-use of the structures on the property and activation of currently unused property. The proposed uses include approximately 1,000,000 square feet of industrial space, approximately 300,000 square feet of accessory parking, approximately 110,000 square feet of commercial space, and approximately 100,000 square feet of business live/work units (approx 82 units)

**NO.18170-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6814**

**PLANS AMENDED**

**Common Address:** 1704 N Damen Ave  
**Applicant:** 1704 N Dame LLC (See Application for list of LLC Members)  
**Owner:** 1704 N Dame LLC (See Application for list of LLC Members)  
**Attorney:** Andrew Scott  
**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District  
**Purpose:** The applicant proposes to develop a three story approximately 5705 square foot retail building with no parking spaces. The building will be approximately 39'10" in height

**NO.18148 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6789**

**Common Address:** 3538 North Albany Ave  
**Applicant:** Alan Devey  
**Owner:** Alan Devey  
**Attorney:** Law Office of Samuel VP Banks  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** The applicant seeks a zoning change in order to divide an improved zoning lot. The zoning change is needed at 3538 North Albany Avenue to comply with the minimum lot area per dwelling unit standards on the northern half of the divided zoning lot for the existing two dwelling unit building with on-site parking for two vehicles. There is no commercial space proposed and the height of the building will remain as existing. The applicant also intends to construct a new single family home at 3536 North Albany Avenue, on the southern half of the divided zoning lot that lies directly south of the subject property.

**NO.18150 (35<sup>th</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6791**

**Common Address:** 3532-3534 W Medill  
**Applicant:** Renewal Group LLC (John Murphy and Marcin Kwasnik)  
**Owner:** Renewal Group LLC (John Murphy and Marcin Kwasnik)  
**Attorney:** Thomas Moore  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** Applicant proposes to construct a new 3 story, 4 residential dwelling unit building, no basement, no commercial space, with an enclosed masonry garage with 4 parking spaces. The proposed height of the new building will be 37 feet

**NO.18154 (35<sup>th</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6795**

**Common Address:** 2760-2778 North Milwaukee  
**Applicant:** Fox Chicago LLC (Michael Fox)  
**Owner:** Fox Chicago LLC (Michael Fox)  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** B1-3 Neighborhood Shopping District to C1-3 Neighborhood Commercial District  
**Purpose:** To establish a craft brewery with a restaurant within the ground floor of the existing building at 2760 North Milwaukee. (out of the 38,452 SF of the existing commercial retail/ space at the property, approximately 6,250 SF will be occupied by the proposed brewery with a restaurant); existing dwelling units on the upper floor to remain; no existing parking; existing 2 to 4 story buildings with existing heights between 41'3 to 55'2 at the highest point to remain.

NO.18160 (36<sup>th</sup> WARD) ORDINANCE REFERRED (9-10-14)  
DOCUMENT #02014-6801

PASS AS REVISED

**Common Address:** 2231 North Central Ave  
**Applicant:** Chicago Board of Education  
**Owner:** Public Building Commission of Chicago  
**Attorney:** Scott R. Borstein  
**Change Request:** Institutional Planned Development No. 1105 and RS3 Residential Single-Unit (Detached House) District to Institutional Planned Development No1105, as amended  
**Purpose:** The applicant intends to add a temporary modular building on the property with 8 additional classrooms to relieve overcrowding in the school

NO.18171 (39<sup>th</sup> WARD) ORDINANCE REFERRED (9-10-14)  
DOCUMENT #02014-6816

**Common Address:** 6278-82 North Cicero Ave  
**Applicant:** Cicero Ave Properties LLC (George Golemes)  
**Owner:** Cicero Ave Properties LLC (George Golemes)  
**Attorney:** F4 Consulting Ltd.  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District  
**Purpose:** Building is existing one story commercial retail building with 3 storefronts. No exterior changes or additions will result from the rezoning.

18110T1  
NO.18110 (44<sup>th</sup> WARD) ORDINANCE REFERRED (7-30-14)  
DOCUMENT #02014-5797

VOLUNTARY TYPE-1

**Common Address:** 1418 West Addison Street  
**Applicant:** CA Residential 1418 W Addison, LLC  
**Owner:** CA Residential 1418 W Addison, LLC  
**Attorney:** Law office of Samuel VP Banks  
**Change Request:** RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Multi Unit District  
**Purpose:** The applicant is seeking a zoning change to permit 10 dwelling units to be located within the existing building with a proposed rear addition. There will be no commercial space and the height of the building with addition will be 36'-6". There will be no site parking for 10 vehicles.

NO.18076(44<sup>th</sup> WARD) ORDINANCE REFERRED (6-25-14)  
DOCUMENT #02014-4947

**Common Address:** 1431 West Roscoe Street  
**Applicant:** 1431, LLC (Joseph Kiferbaum)  
**Owner:** 1431, LLC (Joseph Kiferbaum)  
**Attorney:** Law Offices of Samuel V.P. Banks  
**Change Request:** RT-3.5 Residential Two-Flat, Townhouse, and Multi-Unit District to RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District  
**Purpose:** The Applicant is seeking a zoning amendment in order to permit the redevelopment of the subject property with a new three-story (with basement), three(3) dwelling unit, residential building, with on-site parking for three vehicles. The existing two-and-half (2 1/2 ) story, two-unit, residential building will be razed. The proposed new building will be masonry in construction and measure 38' (approx.) in height

**NO.18116 (44<sup>th</sup> WARD) ORDINANCE REFERRED (7-30-14)**  
**DOCUMENT #02014-5803**

**Common Address:** 2941-2947 North Clark Street  
**Applicant:** Oxford, LLC (See Application for list of LLC Members)  
**Owner:** Cimpar Investments, LLC  
**Attorney:** Law office of Samuel VP 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 development of a new 5 story mixed use building containing 20 residential dwelling units and 1 ground floor commercial unit. The proposed commercial space will be 5,000 square feet. The applicant will seek a variation to reduce on-site parking to 16 vehicles. The height of the proposed building is 58'-0".

**NO.18138 (44<sup>th</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6779**

**Common Address:** 3828 North Racine Ave  
**Applicant:** Dearborn Developers LLC (Todd Braun)  
**Owner:** Dearborn Developers LLC (Todd Braun)  
**Attorney:** Law Office of Samuel VP Banks  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** The Applicant is seeking a zoning amendment in order to permit the development of the subject property with a new three-story, three-unit, all residential building, interior (garage) parking for three (3) vehicles, with detached garage. The proposed new building will be masonry in construction and measure 38'-3/4 in height.

**NO.18165 (44<sup>th</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6809**

**Common Address:** 1338 West Belmont Ave  
**Applicant:** CCI 1338 W Belmont, LLC  
**Owner:** Theodore Frankel  
**Attorney:** Rolando Acosta  
**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District

**Purpose:** Existing two story commercial building will be demolished and the property will be developed with a four story building containing 3 residential dwelling units, approximately 1,400 sq. ft. of commercial space (retail/office), 3 parking spaces and no loading berth

**NO.18140 (45<sup>th</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6781**

**Common Address:** 4050 N Lowell Ave  
**Applicant:** Heaney Group LLC (Ronan Heaney)  
**Owner:** Heaney Group LLC (Ronan Heaney)  
**Attorney:** Thomas Moore  
**Change Request:** RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

**Purpose:** To split the existing 50' lot into a 35' x 144.1' lot and use the remaining 15 feet as a side yard for the property located at 4056 N Lowell which is owned by the same person, and build a single family home on the southern parcel with a height of 25' to the midpoint, and a two car garage underneath the home

**NO.18146-T1 (45<sup>TH</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6787**

**Common Address:** 3821-23 N Monticello

**Applicant:** Macher LLC (Ron Abrams and Jerome Ettinger)

**Owner:** Macher LLC (Ron Abrams and Jerome Ettinger)

**Attorney:** Thomas Moore

**Change Request:** RS2 Residential Single-Unit (Detached House) to RM-5 Multi Unit District

**Purpose:** Applicant proposes to convert an existing 9 residential dwelling unit building to a 10 residential dwelling unit building by converting the existing basement space into a dwelling unit. The building dimensions will remain as is. The height of the building will remain at the existing height of 37'. There are no proposed additional parking spaces other than the existing street parking.

**NO.18156-T1 (45<sup>TH</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6797**

**TYPE-1 PLANS AMENDED**

**Common Address:** 3616-3622 North Milwaukee Ave/ 4328-4336 West Addison Street

**Applicant:** Nick Cave

**Owner:** Adam Falkiewicz

**Attorney:** Law Office 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 change to locate and establish artist work and sales space on the ground floor with two residential dwelling units proposed for the second floor. The ground floor will contain 9,350 square feet of commercial space, with two on-site parking spaces. The building height will remain at 29'-10".

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

**Business ID Signs**

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Permit Issued To</u>
Or2014-489	1	1471N Milwaukee Ave	Pro Image
Or2014-490	2	627 Roosevelt Road	Signco Inc.
Or2014-493	2	1212 S Michigan Ave	All-Right Sign, Inc.
Or2014-494	2	1212 S Michigan Ave	All-Right Sign, Inc.
Or2014-537	8	1955 E 75th St	Express Signs and Lighting
Or2014-475	11	2707 S Wells St	Visible Media
Or2014-531	13	6737 S Pulaski Road	Integrity Sign Company
Or2014-474	19	10944 S Western Ave	Icon Identity Solutions
Or2014-476	35	3250 N Kedzie Ave	Doyle Signs Inc.
Or2014-477	42	280 S Columbia Drive	Professional Graphics Inc.
Or2014-478	42	280 S Columbia Drive	Professional Graphics Inc.
Or2014-479	42	280 S Columbia Drive	Professional Graphics Inc.
Or2014-484	42	600 N Michigan	Chicago Sign and Light Company
Or2014-485	42	600 N Michigan	Chicago Sign and Light Company
Or2014-486	42	600 N Michigan	Chicago Sign and Light Company
Or2014-487	42	600 N Michigan	Chicago Sign and Light Company
Or2014-480	42	900 N Michigan	Poblocki Sign Company
Or2014-482	42	255 E Grand Ave	Doyle Signs Inc
Or2014-483	42	255 E Grand Ave	Doyle Signs Inc
Or2014-472	44	3801 N Clark St.	View Chicago
Or2014-481	49	6550 N Sheridan	Impact Signs

**Substituted Business ID Signs**

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Permit Issued To</u>	
O2014-7951	32	1232 W North Ave	QT Sign Inc.	PASS AS AMENDED
O2014-6868	32	1930 N Clybourn Ave	Omega Sign & Lighting Company	PASS AS AMENDED
O2014-6869	32	1930 N Clybourn Ave	Omega Sign & Lighting Company	PASS AS AMENDED

LANDMARK DESIGNATIONS

DOC# O2014-8011 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (10/8/14)

Designation of the Polish National Alliance Building at 1514-1520 W Division St as a Chicago Landmark

LANDMARK FEE WAIVERS

DOC# Or2014-488 (9<sup>th</sup> WARD) ORDER REFERRED (10/8/14)

Waiver of Building Permit Fees for the property located at 612 E 112<sup>th</sup> St

DOC# Or2014-513 (32<sup>nd</sup> WARD) ORDER REFERRED (10/8/14)

Waiver of Building Permit Fees for the property located at 2907-2909 W Logan Blvd