SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
FEBRUARY 27, 2017

NO. A-8271 (42nd WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT # O2016-8739

Amendment of Municipal Code Section 17-3-0503-D2 to modify certain pedestrian and pedestrian retail street designations on a portion of North Lincoln Ave.

TAD-555 (2nd WARD) ORDINANCE REFERRED (11-16-16)

Amendment of Municipal Code Section 17-17-0311-B(5) concerning Limitations on rooftop features in Residential Zoning Districts

NO. A-8270 (30th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT # O2016-8735

Common Address: 6300-6312 N Central Ave; 6325-6335 N Caldwell Ave
Applicant: Alderman Margaret Laurino
Change Request: B3-1 Community Shopping District to RS2 Residential Single-Unit (Detached House)

NO. A-8268 (31st WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT # O2016-8731

Common Address: 2664-2734 North Milwaukee Ave; 2657-67 N Spaulding
Applicant: Alderman Carlos Ramirez Rosa
Change Request: C1-3 Neighborhood Commercial District to C1-1 Neighborhood Commercial District

NO. A-8267 (22nd WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT # O2016-8050

Common Address: 2664-2736 S Kostner Ave
Applicant: Alderman Ricardo Munoz
Change Request: M2-2 Light Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District and then to an Institutional Planned Development

NO. A-8130 (19th WARD) ORDINANCE REFERRED (4-15-15)
DOCUMENT # O2015-2682

Common Address: West 111th Street and South Pulaski Road (Chicago School for Agricultural Sciences)
Applicant: Alderman Matthew O'Shea
Change Request: Institutional Planned Development #542 to Institutional Planned Development #542, as amended

NO. A-8255 (11th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT # O2016-8733

Common Address: 3108-3232 S Halsted Street
Applicant: Alderman Patrick Thompson
Change Request: Institutional Planned Development No 1045 to B3-2 Community Shopping District

NO. TAD-554 (2nd WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT # O2016-8421

Amendment of Municipal Code Section 17-6-0403-F to require special use approval for small venue entertainment and spectator sports facilities and sports and recreation participants within Planned Manufacturing District No. 2-A
NO. 19081-T1 (48th WARD) ORDINANCE REFERRED [1-25-17]  
DOCUMENT #D2017-131

Common Address: 1101-17 W Granville Ave

Applicant: 1101 Granville, LLC

Owner: 1101 Granville, LLC

Attorney: Thomas Moore

Change Request: B1-3 Neighborhood Shopping District to B3-5 Community Shopping District

Purpose: 6 Story 20 residential dwelling unit with 1 commercial space on the ground floor and 5 outdoor parking spaces with a building height of 70 feet

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NO. 19089 (47th WARD) ORDINANCE REFERRED [1-25-17]  
DOCUMENT #D2017-139

Common Address: 4003-4011 N Damen Ave; 1954-1958 W Irving Park Road

Applicant: The Victor Bar, Inc

Owner: Irving Park Damen LLC

Attorney: Karl Fehr

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

Purpose: After the rezoning the Applicant plans to continue to operate a cocktail bar in the same unit it currently occupies. There will be no physical changes to the existing building. The number of dwelling units (4), number of parking spaces (0), approximate square footage of commercial space (6,787), and the height of the building (36') will not be changed by the Applicant.

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NO. 19092-T1 (47th WARD) ORDINANCE REFERRED [1-25-17]  
DOCUMENT #D2017-142

Common Address: 3720-3722 N Ashland Ave

Applicant: 3720 N Ashland LLC

Owner: 3720 N Ashland LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit construction of a new four-story mixed-use building, at the site. The two existing structures will be razed. The proposed new building will contain commercial/retail space (2,515 square feet) – at grade level, and twelve (12) dwelling units – above (Floors 2 thru 4). The new proposed building will be masonry and glass in construction and measure 44 feet 4 inches in height. Due to its close proximity to the CTA – Elevated Train Station. The Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for four (4) vehicles, located at grade level off the Public Alley, at the rear of the property.
NO. 19097-T1 (47th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #02017-147

Common Address: 3901-03 N Lincoln Ave
Applicant: 3901 Lincoln Flats LLC
Owner: 3901 Lincoln Flats 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 renovation and physical expansion of the existing three-story mixed-use building – into a four-story mixed-use building. The proposal calls for the erection of a one-story vertical addition and a four-story rear addition. Upon completion, the newly renovated and expanded building will contain commercial/retail space (2,800 sf approx.) at grade level and twelve (12) dwelling units – above (Floors 2 thru 4). The newly renovated and expanded building will be masonry and glass in construction and measure 44 feet 4 inches in height. Due to its close proximity to the CTA – Elevated Train Stations. The Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for six (6) vehicles, located at grade level – off the Public Alley, at the rear of the property.

NO. 19108-T1 (47th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #02017-158

Common Address: 1630 W Wilson Ave, 1618-1632 W Wilson Ave and 4601-4607 N Paulina St
Applicant: Saxony Wilson LLC
Owner: Saxony Wilson LLC
Attorney: Andrew Scott
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-6 Residential Multi Unit District
Purpose: The applicant is considering redeveloping the building with approximately 24 dwelling units and 18 parking spaces. The building is about 59 feet in height.

NO. 19060 (46th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #02016-8638

Common Address: 3911-3925 N Sheridan Road; 943-957 W Dakin St
Applicant: Lomanto Land Trust u/t/a 1107581
Owner: Lomanto Land Trust u/t/a 1107581
Attorney: Andrew Scott
Change Request: B1-2 Neighborhood Shopping District and CI-2 Neighborhood Commercial District to B3-5 Community Shopping District, and then to a planned development
Purpose: The applicant proposes to develop an approx. 80 foot building with 120 dwelling units about, 11,000 sq.ft. of ground floor retail space and at least 14 off street parking spaces

NO. 19104-T1 (46th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #02017-154

Common Address: 4654 N Sheridan Road
Applicant: Sarah’s Circle an Illinois Not for Profit corporation
Owner: Mariana Turlakova
Attorney: Steve Friedland, Applegate & Thorne-Thomsen
Change Request: B3-3 Community Shopping District to B2-5 Neighborhood Shopping District
Purpose: The applicant is filing this rezoning as an elective Type 1 application. The property will be developed with a six-story building with 38 single room occupancy units, 50 temporary overnight shelter beds and approximately 1,900 square feet of commercial/office space. One parking space will be provided. The height of the building is approximately 60.5 feet applicant will request relief for the temporary overnight shelter beds and building height.
NO. 19095-T1 [44th WARD] ORDINANCE REFERRED [1-25-17]  
DOCUMENT #O2017-145

Common Address: 3334 N Southport Ave

Applicant: Harris Properties LLC

Owner: Harris Properties LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking to amend the previously approved Zoning Map Reclassification in order to redevelop the subject property with a new four-story mixed-use building, pursuant to a new set of architectural plans. The new proposed building will contain commercial/retail space (3,313 square feet) - at grade level, and nine (9) dwelling units - above (Floors 2 thru 4). The new proposed building will be masonry and glass, in construction, and measure 46 feet 0 inches in height. Due to its close proximity to the CTA-Elevated Train Station, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite (interior) parking for three (3) vehicles, located at grade level - off the Public Alley, at the rear of the property.

NO. 19065 [43rd WARD] ORDINANCE REFERRED [12-14-16]  
DOCUMENT #O2016-8644

PASSED AS SUBSTITUTED AND REVISED

Common Address: 1716-1830 N Halsted St; 800-811 W Willow St.

Applicant: CUP XI, LLC

Owner: See Application for full list of owners

Attorney: Rolando Acosta

Change Request: Planned Development 149 to RM-5 Multi Unit District and then to Planned Development 149, as amended

Purpose: existing buildings to remain and construction of two new Four story buildings (45 feet, 4 inches), the northern one containing seven residential dwelling units, four parking spaces and no loading berth and the southern one containing fourteen residential dwelling units, three parking spaces and no loading berth for a total within Sub-Area B of PD 149 as amended of 114 residential dwelling units, 76 parking spaces and no loading berths

NO. 19087 [39th WARD] ORDINANCE REFERRED [3-25-17]  
DOCUMENT #O2017-137

Common Address: 5731 W Montrose Ave

Applicant: Lucila and Jorge Burbano

Owner: Lucila and Jorge Burbano

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To establish a tax preparer's office within the existing commercial unit located on the ground floor of the existing 2-story building (approx. 1,560 square feet); existing 1 dwelling unit on the upper floor to remain; existing 2 parking spaces; 2-story, existing height - no change proposed

NO. 19101 [37th WARD] ORDINANCE REFERRED [1-25-17]  
DOCUMENT #O2017-151

Common Address: 4218 W Potomac

Applicant: Juan and Jose Lopez

Owner: Juan and Jose Lopez

Attorney: Paul M Rickelman

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

Purpose: To bring the current 3 unit (1 garden unit) into compliance
NO. 19096 (30th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-146

Common Address: 2938 N Hamlin
Applicant: Michael Fairman 2009 Gift Trust
Owner: Michael Fairman 2009 Gift Trust
Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: After rezoning the building will have a total of three dwelling units with three parking spaces

NO. 19098-T1 (30th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-148

Common Address: 3856 W Diversey Parkway; 2807 N Springfield Ave
Applicant: 3856 W Diversey LLC
Owner: 3856 W Diversey LLC
Attorney: Lawrence Lusk
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose: 8 Residential Units, No parking Spaces, no commercial space will remain. No increase in building size is proposed. 25 feet existing

NO. 19034 (30th WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT #O2016-8408

Common Address: 3338-40 N Lawndale Ave
Applicant: Rafal Szymanski
Owner: Rafal Szymanski
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District
Purpose: To demolish the existing building and build a new 3 story, 6 dwelling unit residential building 6 parking spaces; no commercial space 3 story; height 37'10

NO. 19062 (30th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8640

Common Address: 3720 W Belmont Ave
Applicant: Pius Newell
Owner: Pius Newell
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 construction of a new four-story mixed-use building, at the subject site. The new proposed building will contain two (2) commercial/retail spaces (1,180 square feet and 1,385 square feet, respectively) - at grade level, and nine (9) dwelling units - above (2nd thru 4th Floors). There will be onsite parking for two (2) vehicles, located within the floor of the proposed new building, as well as eight (8) surface parking spaces, located outside - at the rear of the building for a total of ten (10) on-site parking spaces. The new proposed residential building will be masonry in construction and measure 44 feet-4 inches in height.
NO. 19063 (30th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #02016-8641

Common Address: 3729 W Belmont Ave

Applicant: Pius Newell
Owner: Pius Newell
Attorney: Law Office of Samuel VP Banks
Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject site. The new proposed building will contain two (2) commercial/retail spaces (1,550 SF and 1,300 SF - respectively) - at grade level and eighteen (18) dwelling units - above (2nd thru 4th Floors). There will be onsite parking for seven (7) vehicles, located within the 1st floor of the proposed new building, as well as nine (9) surface parking spaces, located outside - at the rear of the building, for a total of sixteen (16) on-site parking spaces. The new proposed residential building will be masonry in construction and measure 44'-4" in height.

NO. 19025 (28th WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #02016-8343

Common Address: 2514 W Harrison St

Applicant: Soho Homes LLC
Owner: Soho Homes LLC
Attorney: Law Office of Samuel VP Banks
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story residential building, at the subject site. The new proposed building will contain three (3) dwelling units - one unit, each, on the 1st thru 3rd Floors. There will be on-site (uncovered) parking, for three vehicles, located at the rear of the lot. The new proposed building will be masonry in construction and measure 30 feet-2 inches (approx.) in height.

NO. 18915-T1 (27th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #02016-5590

Common Address: 1205-07 West Grand Avenue

Applicant: The Dorotea LaSelva Declaration of Trust Dated August 25, 2008
Owner: The Dorotea LaSelva Declaration of Trust Dated August 25, 2008
Attorney: Law Office of Mark J. Kupiec & Assoc.
Change Request: RS-3 Residential Single-Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District
Purpose: To establish a retail store (flower shop) on the ground floor of the existing 3-story mixed-use building; approximately 2,600 square feet of commercial space; existing 4 DU on the upper floors to remain; existing 2-car garage; existing 3-story/ existing height- no change proposed.
NO. 19019 (27th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7932

Common Address: 716-742 N Aberdeen St.; and 721-739 N Ogden
Applicant: North Aberdeen Associates LLC
Owner: North Aberdeen Associates LLC
Attorney: John George/ Chris Leach
Change Request: Residential Business Planned Development No 1357 to Residential Business Planned Development No. 1357, as amended
Purpose: To allow the construction of a 12 story 167 foot tall residential building containing 188 dwelling units and 84 on-site parking spaces

NO. 19040-T1 (27th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8596

Common Address: 3334-36 W Chicago Ave
Applicant: Pervaz Bajowa
Owner: Pervaz Bajawa
Attorney: Gordon & Pikarski
Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District
Purpose: the property will be used as an existing restaurant at 3334 and a three residential dwelling unit building at 3336 with a rear, residential dwelling unit coach house. The existing site provides no parking spaces the commercial space is 880 square feet and height 280" existing.

NO. 19021-T1 (27th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7934

Common Address: 1201-1215 W Lake St; 166-182 N Radne
Applicant: McCaffery Lake Street LLC
Owner: McCaffery Lake Street LLC
Attorney: DLA Piper
Change Request: C1-2 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District
Purpose: The Applicant requests a rezoning of the subject property from the C1-2 Neighborhood Commercial District to the DX-5 Downtown Mixed-Use District (Type 1). To allow the construction of a new 7-story commercial building containing approximately 11,667 square feet of retail and 135,083 square feet of office on floors 2 through 7. Fifty parking spaces will be provided. The property is entitled to parking reductions pursuant to the transit-served locations provisions of the Zoning Ordinance, as it is within 1,320 feet from the Morgan CTA entrance.

NO. 19027-T1 (27th WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8345

Common Address: 720 N Ada St.
Applicant: KMW Communities LLC
Owner: Maria Campos
Attorney: Law Office of Samuel VP Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose: The Applicant is proposing to develop the subject property with a new four-story residential building containing three (3) dwelling units. The proposed building will be masonry construction. The proposed building will be 45 feet in height. Onsite parking for three (3) cars will be provided at the rear of the subject lot.

PASS AS REVISED
PASS AS SUBSTITUTED
TYPE 1 PLANS AMENDED
TYPE 1 PLANS AMENDED
NO. 19028-T1 (27th WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8346

Common Address: 721 N Ada St.
Applicant: Will + Spenc, LLC
Owner: Will + Spenc, LLC

Attorney: Law Office of Samuel VP Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose: The Applicant is proposing to develop the subject property with a new four-story residential building containing three (3) dwelling units. The proposed building will be masonry construction. The proposed building will be 45 feet in height. Onsite parking for three (3) cars will be provided at the rear of the subject lot.

NO. 19088-T1 (27th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-138

Common Address: 878-80 N Milwaukee Ave
Applicant: Domain Group LLC
Owner: Domain Group LLC
Attorney: Law Office of Mark Kupiec & Associates

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District
Purpose: To build a new 5 story, mixed-use building with a retail unit on the ground floor (approximately 1,470 square feet); and 8 dwelling units on the upper floors; 8 parking spaces; height: 55

NO. 19091 (25th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-141

Common Address: 2341 W 23rd Place
Applicant: Rebecca Chacon
Owner: Rebecca Chacon
Attorney: Rolando Acosta

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: Existing three story building will be remodeled to convert from a three dwelling residential units building to a four unit residential building. The existing two parking spaces to remain and no addition to the existing building is proposed.

NO. 19107 (20th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-157

Common Address: 201-207 E 61st Street
Applicant: St. Edmunds Redevelopment Corporation
Owner: St. Edmunds Redevelopment Corporation
Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District
Purpose: the existing one story building will be rehabilitated and occupied for office and commercial uses. There will be no dwelling units on the property. There is no existing parking at the property and no parking will be added the office and retail spaces will occupy the entire building

WITHDRAWN
NO. 18917 (16th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5594
Common Address: 2435-37 West 65th Street
Applicant: Rosalyn Haley
Owner: Rosalyn Haley
Attorney: Law Office of Mark J. Kupiec & Assoc.
Change Request: RS-3 Residential Single-Unit [Detached House] District to RM-4.5 Residential Multi-Unit District
Purpose: To establish an additional dwelling unit within the existing residential building for a total of 5 dwelling units; no existing parking; existing 2-story, existing height 30 feet – no change proposed.

NO. 19086 (14th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-136
Common Address: 4801 S Knox Ave
Applicant: Finishline Auto Exchange
Owner: See Application for Owner
Attorney: Law Office of Mark Kupiec & Associates
Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-3 Light Industry District
Purpose: To establish auto sales (indoor) within the existing building; approximately 10,000 square feet of commercial space; required parking to be provided; existing one story building / existing height - no change proposed

NO. 19085-T1 (12th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-135
Common Address: 3340-56 S Justine Street
Applicant: 3357 Justine LLC
Owner: 3357 Justine LLC
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RS3 Residential Single-Unit [Detached House] District to RM-5 Multi Unit District
Purpose: 16 townhomes with 32 parking spaces; no commercial space; 3 story, height 34'-6"

NO. 19110 (12th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-160
Common Address: 2033-2129 W Pershing Rd
Applicant: President Park LLC
Owner: President Park LLC
Attorney: Mara Georges; Richard Toth
Change Request: Residential Planned Development 934 to C1-3 Neighborhood Commercial District
Purpose: Continuation of existing commercial uses. No dwelling units. Existing buildings to remain.; approx. 481, 500 sf of commercial space. Approx. 100 parking spaces. The existing height is approximately 80 feet
Common Address: 9128 S Burley Ave
Applicant: Claretian Associates Inc
Owner: Claretian Associates Inc
Attorney: Robert Gamrath
Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District
Purpose: The applicant desires to use the property as a two flat

Common Address: 8518 S Manistee
Applicant: Maryland Group INC
Owner: Maryland Group INC
Attorney: Paul Kolpak
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: A 4358 sq ft two story single family home with a detached two car garage. Building height: 23 feet 11 inches from ridge to eave and 25 feet 8.5 inches from grade to ridge. No Commercial space

Common Address: 1641 W Chicago Ave
Applicant: Pandix Group LLC
Owner: JM Bee, LLC
Attorney: Law Office of Samuel VP Banks
Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District
Purpose: the applicant is proposing to locate and establish a general restaurant with an outdoor patio located above the second floor at the subject property. The general restaurant will prepare and serve food and allow for the incidental onsite consumption of alcohol. There are no proposed expansions of the existing two story building located at the subject property. One onsite parking space will be located at the rear of the subject site.
NO. 19099-T1 (1st WARD) ORDINANCE REFERRED [1-25-17]
DOCUMENT #02017-149

Common Address: 1701-1703 W Division St.
Applicant: DHK Development Corp.
Owner: DHK Development Corp.
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 renovation and expansion of the existing four-story mixed-use building. The proposal calls for the erection of a five-story addition, at the rear of the existing four-story building. Once completed, the newly renovated and expanded building will contain commercial/retail space (1,947 square feet approx.) and fourteen (14) dwelling units above (Floors 2 thru 5). The newly renovated and expanded building will be masonry and glass in construction and measure 65 feet - 3 inches in height. Due to its close proximity to the CTA - Elevated Train Stations, the Applicant is proposing to permit the proposal pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for seven (7) vehicles, located within grade level of the new five-story addition, at the rear of the property.

NO. 19032-T1 (1st WARD) ORDINANCE REFERRED [11-16-16]
DOCUMENT #02016-8406

AMENDED TO TYPE 1

Common Address: 1637 N Artesian Ave
Applicant: Oleksander Ivankevych
Owner: Carmen Campbell
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: To demolish the existing building and build a new 3 story, 2 dwelling unit residential building; 2 parking spaces; no commercial space; 3 story height: 38 feet

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

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<td>3034 N Pulaski Rd</td>
<td>First Ad Comm</td>
</tr>
<tr>
<td>Or2017-20</td>
<td>33</td>
<td>3210 W Montrose Ave</td>
<td>L'Signs &amp; Advertising</td>
</tr>
</tbody>
</table>

Q2017-109 (4th WARD) ORDINANCE REFERRED 1-25-17

Historical Landmark Designation for 800 S Michigan, the Essex Inn