

**MEETING OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
TUESDAY, JUNE 20, 2023, 10:00 A.M.
COUNCIL CHAMBERS, 121 N LASALLE**

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards via email at nicole.wellhausen@cityofchicago.org

- I. Roll Call
- II. Approval of Rule 45 Minutes
- III. Deferred Items
- IV. Public Commentary
- V. New Business
- VI. Adjournment

Each person participating in public comment shall have up to three minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

NO. A-8826 (18th WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1296

Common Address: 3245-3321 W Columbus Ave

Applicant: Alderman Derrick Curtis

Change Request: M1-1 Limited Manufacturing District, C1-1 Neighborhood Commercial District, and RT4 Residential Two Flat, Townhouse and Multi Unit District to T Transportation District

NO. A-8827 (18th WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1297

Common Address: 3323-3745 W Columbus Ave

Applicant: Alderman Derrick Curtis

Change Request: M1-1 Limited Manufacturing District, C1-1 Neighborhood Commercial District and RT4 Residential Two Flat, Townhouse and Multi Unit District to M2-1 Light Industry District

NO. A-8828 (18th WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1298

Common Address: 8658 S Pulaski Road; 3841-3987 W Columbus Ave

Applicant: Alderman Derrick Curtis

Change Request: M1-1 Limited Manufacturing District and C2-1 Motor Vehicle Related District to M2-1 Light Industry District

NO. A-8830 (42nd WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1334

Common Address: 220-228 W Illinois St

Applicant: Alderman Brendan Reilly

Change Request: Residential Business Planned Development No. 1092 to Residential Business Planned Development No. 1092, as amended

NO. 22171 (1st WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1568

Common Address: 2412 W. Belden Avenue

Applicant: 2412 Belden, LLC

Owner: JBD 2412 Belden LLC and KGD 2412 Belden LLC

Attorney: Rolando R. Acosta

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

Purpose: Expansion of the front building by addition of dormers to meet the bulk and density requirements of the RM4.5 to expand the front 4-dwelling-unit residential building and to continue the rear 1-dwelling-unit building with no changes for a total of 5 dwelling units.

NO. 22157 (2nd WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1508

Common Address: 1776-1830 N. Clybourn Ave./1738-1760 N. Sheffield Ave./1667-1729 N. Marcey St.

Applicant: CMR Limited Partnership

Owner: CMR Limited Partnership

Attorney: Katriina S. McGuire-Thompson Coburn, LLP

Change Request: Planned Development No. 399 to Planned Development No. 399, as amended

Purpose: To permit the establishment of drive through uses for a financial services business use in the existing building commonly known as 1740 N. Sheffield Avenue

NO. 22176 (3rd WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1573

Common Address: 5401-5437 S. Federal Street

Applicant: Center Court Development, LLC

Owner: City of Chicago

Attorney: Nicholas Ftikas, Law Offices of Samuel V.P. Banks

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

Purpose: To develop the subject property with three (3), two-story townhome buildings containing a total of seventeen (17) dwelling units

NO. 22163 (5th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1559

Common Address: 7740-44 S. South Chicago Avenue

Applicant: Stonedry, LLC

Owner: Stonedry, LLC

Attorney: Frederick E. Agustin, Law Offices of Agustin & Associates, LLC

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

Purpose: To allow the existing vehicle storage and towing business the ability to store vehicles outside, within the property, as the principal use

NO. 22177 (5th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1579

Common Address: 6615 South Kenwood Avenue

Applicant: Strengthening Our Community Alliance, NFP

Owner: Chicago Title Land Trust Company, Trust# 8002367973

Attorney: Gerald S. McCarthy

Change Request: RM5, Residential Multi-Unit District and B3-3, Community Shopping District to B3-1, Community Shopping District

Purpose: To establish offices, meeting rooms and a 1117 square foot small-venue banquet hall rental with a 168 square foot kitchen

NO. 22189 (11th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2018

Common Address: 3316-18 S Morgan Street

Applicant: 3316 S Morgan LLC

Owner: 3316 S Morgan LLC

Attorney: Rolando Acosta

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

Purpose: To comply with the minimum lot area to allow the deconversion from with existing dwelling units to six dwelling units and to add four parking spaces

NO. 22195-T1 (11th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2028

Common Address: 3030 S Canal St

Applicant: Hui Ying Li

Owner: Hui Ying Li

Attorney: Frederick E. Agustin, Law Offices of Agustin & Associates, LLC

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

Purpose: To redevelop the subject property with a new residential building containing three dwelling units and three onsite parking spaces

NO. 22153T1 (12th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1503

Common Address: 2754-56 S. Sacramento Avenue

Applicant: Israel Cardona

Owner: Israel Cardona

Attorney: Patrick Turner

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

Purpose: To allow a first-floor restaurant with shared kitchen use and 2 dwelling units on the second floor within a new 2-story building

NO. 22196 (15th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2029

Common Address: 6348-50 S Albany Ave

Applicant: Roberto Rodriguez

Owner: Roberto Rodriguez and Maria I Aguirre de Rodriguez

Attorney: Roberto Martinez

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

Purpose: To allow the conversion from four to six dwelling units

NO. 22170T1 (15th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1567

Common Address: 2614 West 48th Street and 4743 South Talman Avenue

Applicant: Rocket Twins, LLC

Owner: Rocket Twins, LLC

Attorney: Rolando R. Acosta

Change Request: M1-2, Limited Manufacturing/Business Park District to C3-2, Commercial, Manufacturing and Employment District

Purpose: To authorize the rear section of the building to be used for a medium venue

NO. 22175 (18th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1572

Common Address: 8101-8159 S. Cicero Avenue

Applicant: NORCOR Cicero Associates, LLC

Owner: NORCOR Cicero Associates, LLC

Attorney: Nicholas Ftikas, Law Offices of Samuel V.P. Banks

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

Purpose: To lease one (1) of the retail tenant spaces to a laundromat, which requires B3 zoning as an allowed/permitted use

NO. 22179 (18th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2003

Common Address: 7901-8071 S Cicero Ave; 4744-4760 W 81st St; 4649-4711 W 79th St

Applicant: Scottsdale Center LLC

Owner: Scottsdale Center LLC

Attorney: Paul Shadle and Mariah DiGrino- DLA Piper

Change Request: Business Planned Development No. 965 to Business Planned Development No. 965, as amended

Purpose: To permit the addition of Cannabis Business Establishment as a permitted use, subject to applicable special use approvals

NO. 22148 (19th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1498

Common Address: 10517-21 South Western Avenue

Applicant: Levraddigans Entertainment, LLC, DBA Levraddigans Studios

Owner: Sweet Mordi (Hope Healthcare Institute, Ltd.)

Attorney:

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

Purpose: To operate a communications service establishment

NO. 22181 (20th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2005

Common Address: 4715-4759 S Bishop St; 1412-1424 W 48th St

Applicant: The Board of Education for the City of Chicago

Owner: Public Building Commission of Chicago

Attorney: Scott Borstein, Neal and Leroy, LLC

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RM4.5 Residential Multi Unit District

Purpose: Site will remain a public elementary school. The applicant is undertaking several improvements including adding an elevator to comply with ADA requirements, adding new recreations space and a new parking area with 17 spaces (including 2 ADA stalls)

NO. 22172 (21st WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1569

Common Address: 842-852 West 87th Street, 8674-8698 South Vincennes Avenue & 835-853 West 86th Place

Applicant: SSNS Construction, Inc.

Owner: City of Chicago

Attorney: Carol D. Stubblefield c/o Neal & Leroy, LLC

Change Request: B3-1, Community Shopping District to C1-1, Neighborhood Commercial District

Purpose: To allow construction of retail space, gas station and car wash

NO. 22192 (21st WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2025

Common Address: 10655 S May Street

Applicant: Ques, LLC

Owner: Ques LLC

Attorney:

Change Request: RS-2 Residential Single Unit (Detached House) District to B2-1 Neighborhood Mixed Use District

Purpose: To allow mixed use, office, personal service, small venue, children's activity center, and retail. Bi-Level building to remain unchanged

NO. 22185 (23rd WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2011

Common Address: 3742 W 59th St

Applicant: Javier Garcia

Owner: Javier Garcia

Attorney: Mark Kupiec

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

Purpose: To allow a motor vehicle repair shop as a permitted use

NO. 22187 (24th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2013

Common Address: 2147-2157 S St Louis Ave; 3442-52 W Cermak Road

Applicant: Fariborz Ilkhchi

Owner: Fariborz Ilkhchi

Attorney:

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District and C1-2 Neighborhood Commercial District to C2-2 Motor Vehicle Related Commercial District

Purpose: To unify a split zone to allow the continuation of a motor vehicle repair shop, accessory and out door storage

NO. 22158 (26th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1529

Common Address: 2600 W. Iowa Street

Applicant: Arthur Boraca 2005 Trust

Owner: Arthur Boraca 2005 Trust

Attorney: Nicholas Ftikas, Law Offices of Samuel V.P. Banks

Change Request: RS3, Residential Single-Unit (Detached House) District to C1-1, Neighborhood Commercial District

Purpose: To permit and re-install an on-premise sign for the commercial tenant

NO. 22161T1 (26th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1540

Common Address: 2611 W. Augusta Boulevard

Applicant: 2611 W. Augusta, LLC

Owner: 2611 W. Augusta, LLC

Attorney: Mark Kupiec

Change Request: RS3, Residential Single-Unit (Detached House) District to RM5, Residential Multi-Unit District

Purpose: To establish a basement apartment in the existing building for a total of 7 dwelling units

NO. 22162T1 (26th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1544

Common Address: 2641 W. Augusta Boulevard

Applicant: 2641 W. Augusta, LLC

Owner: 2641 W. Augusta, LLC

Attorney: Mark Kupiec

Change Request: RS3, Residential Single-Unit (Detached House) District to RM5, Residential Multi-Unit District

Purpose: To establish a basement apartment in the existing building for a total of 7 dwelling units

NO. 22167T1 (26th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1564

Common Address: 2647 W. Augusta Boulevard

Applicant: 2641 W. Augusta, LLC

Owner: 2641 W. Augusta, LLC

Attorney: Mark Kupiec

Change Request: RS3, Residential Single-Unit (Detached House) District to RM5, Residential Multi-Unit District

Purpose: To add a basement apartment in the existing building for a total of 7 dwelling units

NO. 22184-T1 (26th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2010

Common Address: 3909 W Armitage Ave

Applicant: Robert Rios Trust

Owner: Robert Rios Trust

Attorney: Mark Kupiec

Change Request: M1-1 Limited Manufacturing District to C1-1 Neighborhood Commercial District

Purpose: To allow the retail sale of radiators and other goods; and to build an upper floor addition

NO. 22155 (27th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1506

Common Address: 375 N. Morgan Street and 901 W. Kinzie Street

Applicant: LP Holdings 375, LLC

Owner: 901 West Kinzie, LLC

Attorney: Katie Jahnke Dale-DLA Piper, LLP

Change Request: M2-3, Light Industry District and C2-2, Motor Vehicle-Related Commercial District to DX-5, Downtown Mixed-Use District then to a Residential-Business Planned Development

Purpose: To permit the construction of a 43-story building with up to 460 residential dwelling units, 20,470 square feet of commercial/retail space, of which 15,470 square feet will be in Sub Area B, and 138 parking spaces together with accessory and incidental uses.

NO. 22156 (27th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1507

Common Address: 1300-1328 West Lake Street

Applicant: 1300 Peoria, LLC

Owner: 1300 Lake LLC, Chicago Title and Trust Company, Trust No. 12127403, Harry and Georgia Katsiavelos and Louis Manis

Attorney: Katie Jahnke Dale-DLA Piper, LLP

Change Request: M2-3, Light Industry District to DX-7, Downtown Mixed-Use District then to a Residential-Business Planned Development

Purpose: To permit the construction of a 46-story, 537-foot-tall mixed-use building containing 593 dwelling units, approximately 10,000 square feet of ground-floor commercial space, 330 accessory parking spaces, and 593 bicycle parking spaces.

NO. 22178 (27th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2001

Common Address: 420 N May St

Applicant: 420 N May Property LLC

Owner: 420 N May Property LLC

Attorney: Mariah DiGrino, DLA Piper LLP

Change Request: M2-3 Light Industry District to DX-5 Downtown Mixed-Use District, and then to a Planned Development

Purpose: To permit the construction of a 53 story building with 587 residential dwelling units and approximately 10,000 sq.ft. of retail commercial and amenity space at the ground floor. The total project FAR will be 8.1 and 440 accessory parking spaces will be provided

NO. 22173 (28th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1570

Common Address: 4711 W. Chicago Avenue

Applicant: DGO, LLC

Owner: DGO, LLC

Attorney: Lawrence M. Lusk

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

Purpose: To allow outdoor storage of vehicles

NO. 22159 (29th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1531

Common Address: 6214 West North Avenue

Applicant: JMML Investment, LLC

Owner: JMML Investment, LLC

Attorney: Dean T. Maragos

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

Purpose: To operate a pawn shop on the ground floor of an existing 2-story, mixed-use building

NO. 22183 (29th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2009

Common Address: 237 N Menard Ave

Applicant: A-Z Plus Remodeling, INC

Owner: Gugly INC, an Illinois Corporation

Attorney: Agnes Plecka - Jaffe & Berlin

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

Purpose: To divide the subject property into 2 zoning lots and redevelop each lot with a new residential building, each building with three units for a total of six dwelling units at the property

NO. 22190 (30th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2022

Common Address: 3316-3318 N Milwaukee Ave

Applicant: DA HOT ZONE INC.

Owner: DA HOT ZONE INC.

Attorney: Lisa Duarte

Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

Purpose: To renovate the existing building and convert to a body art and piercing salon, as well as sell ink products and body jewelry at wholesale

NO. 22151T1 (32nd WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1501

Common Address: 2023 W. Fullerton Avenue

Applicant: Nick Tanev

Owner: Fullerton 2023, LLC

Attorney:

Change Request: M3-3, Heavy Industry District to C2-3, Motor Vehicle-Related Commercial District

Purpose: To place a cannabis establishment within a 1-story brick building with four onsite parking spaces

NO. 22154 (32nd WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1505

Common Address: 1653-1739 West Webster Avenue and 2075-2189 North Elston Avenue

Applicant: Fromm, LLC

Owner: LVM II Triangle Square Holdings, LP

Attorney: Rolando R. Acosta

Change Request: Residential-Business Planned Development No. 1420, as amended to Residential-Business Planned Development No. 1420, as amended

Purpose: To add animal services as a permitted use in Sub-Area A

NO. 22166T1 (32nd WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1563

Common Address: 2940-46 N. Leavitt Street

Applicant: Cruisin' Canines, Inc.

Owner: 2940-46 N Leavitt, LLC

Attorney: Zubin Kammula, Siegel & Moses, P.C.

Change Request: M1-2, Limited Manufacturing/Business Park District to C2-2, Motor Vehicle-Related Commercial District

Purpose: To allow for outdoor activities for an existing dog day care and boarding/kennel services business

NO. 22168T1 (32nd WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1565

Common Address: 1754 N. Paulina Street

Applicant: L&L Academy and Preschool BT, Corp.

Owner: 1754 N Paulina, LLC

Attorney: Mark Kupiec

Change Request: M1-1, Limited Manufacturing/Business Park District to B1-1, Neighborhood Shopping District

Purpose: To allow preschool/daycare facility as a permitted use

NO. 22197T1 (32nd WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2030

Common Address: 1868-1878 N Milwaukee Ave

Applicant: Peerless Development, LLC – 1870 Milwaukee

Owner: Peerless Development, LLC – 1870 Milwaukee

Attorney: Tyler Manic, Schain Banks

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

Purpose: Mandatory Zoning Amendment to submit a new Type-1 within the same B3-3 Community Shopping District requirements to allow for construction of a 5 story, 44 dwelling unit mixed use building with 22 parking spaces

NO. 22186T1 (32nd WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2012

Common Address: 2400-2410 N Oakley Ave; 2300-2308 W Fullerton Ave

Applicant: Fulloak 24 LLC

Owner: Fulloak 24 LLC

Attorney: John George, Akerman LLP

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

Purpose: To allow for general retail sales

NO. 22169 (33rd WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1566

Common Address: 3004-3006 W. Belmont Avenue

Applicant: 3004-06 W. Belmont, LLC

Owner: 3004-06 W. Belmont, LLC

Attorney: Mark Kupiec

Change Request: C1-1, Neighborhood Commercial District to C1-2, Neighborhood Commercial District

Purpose: To build an addition and add four dwelling units for a total of six dwelling units

NO. 22193-T1 (36th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2026

Common Address: 1924 W Grand Ave

Applicant: 1924 W Grand Avenue LLC

Owner: 1924 W Grand Avenue LLC

Attorney: Lisa Duarte

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

Purpose: Renovate the existing Mixed Use building and construct a 2 story addition for a business office/ retail and 2 dwelling unit building

NO. 22160 (37th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1535

Common Address: 5529 W. Chicago Avenue

Applicant: 5523-35 Chicago Avenue, LLC

Owner: 5523-35 Chicago Avenue, LLC

Attorney: Dean T. Maragos

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

Purpose: To create an art gallery with unique art exhibits with accessory uses

NO. 22194 (37th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2027

Common Address: 4038 W Potomac Ave

Applicant: Antoinette Pacheco

Owner: Antoinette Pacheco

Attorney: Rolando Acosta

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

Purpose: To legalize one residential dwelling unit located in the basement to allow the conversion from two to three residential dwelling units withing the existing residential building

NO. 22191 (37th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2024

Common Address: 5518 W Ohio St

Applicant: Christine Beecham

Owner: Christine Beecham

Attorney:

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

Purpose: To allow a new four story dwelling unit residential building

NO. 22164T1 (40th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1561

Common Address: 2306-12 W. Ainslie Street

Applicant: CKG Realty Group, LLC

Owner: The Catholic Bishop of Chicago

Attorney: Thomas S. Moore

Change Request: RS3, Residential Single-Unit (Detached House) District to RM5, Residential Multi-Unit District

Purpose: To allow the subdivision of one zoning lot into two zoning lots to repurpose the former parish rectory into a 12-dwelling-unit residential building

NO. 22165 (40th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1562

Common Address: 4900-10 N. Oakley Avenue

Applicant: CKG Realty Group, LLC

Owner: The Catholic Bishop of Chicago

Attorney: Thomas S. Moore

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

Purpose: To allow a sub-division of existing property into two zoning lots in order to allow a new five-townhome development, with the existing 3-story rectory building to remain at 2306 W. Ainslie Avenue

NO. 22152 (41st WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1502

Common Address: 5207 W. Rose Street

Applicant: BC 5207 Rose, LLC; R & A Trailer Queens, LLC "1" and I & A Holdings, LLC - Series 7900 S. Wabash

Owner: BC 5207 Rose, LLC; R & A Trailer Queens, LLC "1" and I & A Holdings, LLC - Series 7900 S. Wabash

Attorney: Nicholas Ftikas, Law Offices of Samuel V.P. Banks

Change Request: B3-1, Community Shopping District to C2-1, Motor Vehicle-Related Commercial District

Purpose: To permit the indoor and outdoor storage of vehicles at the subject property

NO. 22182 (44th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2007

Common Address: 3537 N Racine Ave

Applicant: Gregory Davey and Sara Whaley

Owner: Gregory Davey, Sara Whaley, Joshua Sprague, Michael Biegal, and Robert David Louis Flemming, IV

Attorney: Warren Silver

Change Request: RM4.5 Residential Multi Unit District to RT4 Residential Two Flat, Townhouse and Multi Unit District

Purpose: To return the subject property to the zoning district that was in effect prior to rezoning the current district on 1/26/22

NO. 22180 (46th & 47th WARDS) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2002

Common Address: 4427-59 N Clark St; 1425-27 W Sunnyside Ave; 4440-56 N Clark St; 1437-47 W Sunnyside Ave

Applicant: The Black Ensemble Theater Corporation

Owner: The Black Ensemble Theater Corporation

Attorney: Liz Butler & Graham Grady

Change Request: B3-3 Community Shopping District and C1-2 Neighborhood Commercial District to B3-3 Community Shopping District and then to a Business Institutional Residential Planned Development

Purpose: To authorize the construction of a new, mixed-use residential development

NO. 22150 (47th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1500

Common Address: 3632 N. Ashland Avenue

Applicant: Piotr Kowalkowski + Kamil Kowalkowski

Owner: Piotr Kowalkowski + Kamil Kowalkowski

Attorney: Thomas S. Moore

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

Purpose: To remodel the existing 2-dwelling-unit residential building and convert it to a 4-dwelling-unit residential building

NO. 22149 (47th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1499

Common Address: 1844 W. Irving Park Road

Applicant: 2020 15th Avenue, LLC

Owner: 2020 15th Avenue, LLC

Attorney: Thomas S. Moore

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

Purpose: To construct a 4-story, 7-dwelling-unit residential building

NO. 22174 (48th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1571

Common Address: 5943-59 N. Broadway

Applicant: MacMaster Properties, LLC

Owner: MacMaster Properties, LLC

Attorney: Thomas S. Moore

Change Request: C1-3, Neighborhood Commercial District to B3-3, Community Shopping District

Purpose: Downzone to B3-3 to be consistent with surrounding zoning districts. Applicant will continue all existing uses onsite.

NO. 22188 (49th WARDS) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2017

Common Address: 7229 N Damen Ave

Applicant: John and Jenifer Coletta

Owner: John and Jenifer Coletta

Attorney: Rolando Acosta

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RM4.5 Residential Multi Unit District

Purpose: To allow the conversion from three to four total dwelling units by adding one dwelling unit in the basement within existing three and a half story residential building, no parking