

**MEETING  
OF THE  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING  
STANDARDS  
TUESDAY, OCTOBER 12, 2021,  
AT 10:00 A.M.**

**Pursuant to applicable law, the Chairman has determined that an in-person meeting is not practical or prudent. Accordingly, attendance at this meeting will be by remote means only. Instructions for how to attend this meeting and participate in oral public comment will be provided on the Chicago City Clerk's website [<http://www.chicityclerk.com/>].**

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](mailto:nicole.wellhausen@cityofchicago.org) and [raymond.valadez@cityofchicago.org](mailto:raymond.valadez@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-8717 (10th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #O2021-3669**

**Common Address:** 13231 S Burley Ave

**Applicant:** Alderman Susan Sadlowski-Garza

**Change Request:** RS3 Residential Single Unit (Detached House) District to B3-1 Community Shopping District

**NO. A-8716 (25th WARD) ORDINANCE REFERRED (7-21-21)**

**DOCUMENT #O2021-3184**

**Common Address:** 1801-09 S Allport Ave

**Applicant:** Alderman Byron Sigcho-Lopez

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District to C1-3 Neighborhood Commercial District

**NO. A-8728 (27th & 28th WARDS) ORDINANCE REFERRED (3-13-19)**

**DOCUMENT #O2019-1502**

**Common Address:** The Illinois Medical District, Also known as the area bounded by: The north line of West Congress Parkway; South Ashland Ave; the alley next south of West 15<sup>th</sup> St; South Paulina St; West 15<sup>th</sup> St; South Wood St; West 14<sup>th</sup> St; South Damen Ave; the north line of the Chicago and Northwestern Railroad right-of-way; and South Oakley Boulevard

**Applicant:** Alderman Walter Burnett and Alderman Jason Ervin

**Change Request:** Institutional Planned Development No. 30 and C1-2 Neighborhood Commercial District to Institutional Planned Development No. 30, as amended

**NO. A-8715 (28th WARD) ORDINANCE REFERRED (7-21-21)**

**DOCUMENT #O2021-3083**

**Applicant:** Alderman Jason Ervin

**Change Request:** To classify a segment of the West Taylor right of way from the centerline of South Racine Ave on the east and the Centerline of South Loomis Street on the west as a pedestrian street

**NO. A-8718 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #O2021-3724**

**Common Address:** 1540 W North Ave

**Applicant:** Alderman Scott Waguespack

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

**NO. 20844T1 (1st WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-4146**

**Common Address:** 1733-35 W. Potomac Avenue

**Applicant:** William and Jennifer Benton

**Owner:** William and Jennifer Benton

**Attorney:** Joy Pinta

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

**Purpose:** To meet the bulk and density requirements of the RT4 Zoning District, specifically to allow the expansion of the existing two (2) story building with a new addition and the installation of solar panels to the existing single family residence building.

**NO. 20841T1 (2nd WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-4143**

**Common Address:** 1690 N. Elston Avenue

**Applicant:** Litton Adventures, LLC

**Owner:** Litton Adventures, LLC

**Attorney:** Thomas Raines

**Change Request:** M2-3, Light Industry District to C3-2, Commercial, Manufacturing and Employment District

**Purpose:** To meet the bulk and density requirements of the C3-2.

**NO. 20837T1 (2nd WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-4070**

**Common Address:** 1954-1958 W. North Avenue

**Applicant:** North 19, LLC

**Owner:** 1954-1958 W. North Avenue, LLC

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

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

**Purpose:** The Applicant is proposing an adaptive reuse and additions to the existing building. The proposal will retain commercial space on the ground floor and a total of nine (9) residential units above.

**NO. 20814 (2nd WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3929**

**Common Address:** 2258-2276 N. Clybourn Avenue

**Applicant:** The Salvation Army

**Owner:** The Salvation Army

**Attorney:** Sara K. Barnes- Law Offices of Samuel V.P. Banks

**Change Request:** Institutional-Business Planned Development #1189 and M1-2, Limited Manufacturing/Business Park District to C2-2, Motor Vehicle-Related Commercial District and then to Institutional-Business Planned Development #1189, as amended

**Purpose:** The Applicant is seeking to amend and expand the existing Planned Development No. 1189, in order to permit the establishment of a new accessory surface parking lot, which will serve the existing retail operations and existing adult rehabilitation center.

**NO. 20811T1 (3rd WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3920**

**Common Address:** 2542-58 South Federal Street/100-08 W. 26<sup>th</sup> Street

**Applicant:** JDC Group, Inc.

**Owner:** JDC Group, Inc.

**Attorney:** Acosta Ezgur, LLC- Michael Ezgur

**Change Request:** C2-3, Motor Vehicle-Related Commercial District to B2-5, Neighborhood Mixed-Use District

**Purpose:** To meet the use table and standards and bulk and density requirement of the B2-5 to convert the existing warehouse into a residential building with 34 dwelling units and 35 parking spaces. There previously was a mandatory Type 1 Zoning Change that was passed and published on 06/28/2017. This will be a revision to change the zoning district with Type 1 design plans.

**NO. 20820 (4th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3977**

**Common Address:** 4341-4343 S. Cottage Grove Avenue

**Applicant:** Lillian Marcie Center QOZB, LLC

**Owner:** Lillian Marcie Center QOZB, LLC

**Attorney:** Acosta Ezgur, LLC- Rolando R. Acosta

**Change Request:** B1-1, Neighborhood Shopping District to B3-2, Community Shopping District

**Purpose:** To authorize redevelopment of the existing building for a theatre.

**NO. 20839 (6th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-4122**

**Common Address:** 7310 S. Halsted Street

**Applicant:** Ron Shields

**Owner:** Percy Billings

**Attorney:** Lewis W. Powell, III

**Change Request:** B1-2, Neighborhood Shopping District to M1-1, Limited Manufacturing/Business Park District

**Purpose:** In order to redevelop the existing property as a warehouse and distribution facility.

**NO. 20805 (6th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3832**

**Common Address:** 7207 S. Champlain Avenue

**Applicant:** Lawler & Hamlin Properties, LLC

**Owner:** Lawler & Hamlin Properties, LLC

**Attorney:** Sara K. Barnes- Law Offices of Samuel V.P. Banks

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

**Purpose:** To bring the existing non-conforming, two-story (with partially above-grade basement), three-unit residential building - at the subject site- into compliance under the current Zoning Ordinance, in particular, with regard to density.

**NO. 20804 (6th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3831**

**Common Address:** 745 East 75<sup>th</sup> Street

**Applicant:** The Social Network, LLC

**Owner:** The Social Network, LLC

**Attorney:** Tamara A. Walker

**Change Request:** B1-1, Neighborhood Shopping District to C1-1, Neighborhood Commercial District

**Purpose:** In order to establish a general restaurant with outdoor patio on the second floor.

**NO. 20808 (9th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3835**

**Common Address:** 10701 S. Martin Luther King Drive

**Applicant:** Rose Café, LLC

**Owner:** Maher Hamad

**Attorney:** James Stola

**Change Request:** RT4, Residential Two-Flat, Townhome and Multi-Unit District to B3-2, Community Shopping District

**Purpose:** To open a coffee shop restaurant, to comply with use table and standards, to allow the establishment of a general restaurant use.

**NO. 20834T1 (11th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3975**

**Common Address:** 2745 S. Princeton Avenue

**Applicant:** 2745 S. Princeton, LLC

**Owner:** 2745 S. Princeton, LLC

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

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RM5.5 Residential Multi-Unit District

**Purpose:** To comply with the minimum lot area and the maximum floor area to obtain a permit for the existing 7 dwelling-unit residential building.

**NO. 20832T1 (12th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3971**

**Common Address:** 2720 W. Cermak Road

**Applicant:** Florin and Claudia Pavel

**Owner:** Florin and Claudia Pavel

**Attorney:** Acosta Ezgur, LLC- Rolando R. Acosta

**Change Request:** B2-3, Neighborhood Mixed-Use District to B2-3, Neighborhood Mixed-Use District

**Purpose:** A mandatory Type-1 zoning change to reduce any required parking through the Transit Served Location guidelines in the Chicago Zoning Ordinance; to allow a revised set of plans to convert from 4 D.U.'s to 6 D.U.'s, with ground floor commercial space, and to seek the TSL parking reduction.

**NO. 20829T1 (12th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3962**

**Common Address:** 3900 S. Western Avenue

**Applicant:** Pingree 2000 Real Estate Holdings, LLC

**Owner:** Debra Wolf

**Attorney:** Amy Kurson, Reyes Kurson, Ltd.

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

**Purpose:** To comply with use table and standards of the required C2 zone to permit outdoor vehicle sales, rental, and service of both light and heavy equipment, specifically.

**NO. 20819 (17th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3976**

**Common Address:** 1414-1416 W. 69<sup>th</sup> Street

**Applicant:** Belle Lucre, LLC

**Owner:** Belle Lucre, LLC

**Attorney:** Acosta Ezgur, LLC- Rolando R. Acosta

**Change Request:** RS3, Residential Single-Unit (Detached House) District to B3-1, Community Shopping District

**Purpose:** To establish a commercial/office use in the existing building

**NO. 20806 (19th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3833**

**Common Address:** 9049-9059 S. Western Avenue/2346-2358 W. 91<sup>st</sup> Street

**Applicant:** Shehab Haleem

**Owner:** Jimmy Garcia and Jorge Garcia

**Attorney:** Omar I. Younis

**Change Request:** B1-2, Neighborhood Shopping District to B3-1, Community Shopping District

**Purpose:** To comply with the Use Table and Standards of the B3-1 zoning district to allow for a motor vehicle repair shop.

**NO. 20825 (24th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-4063**

**Common Address:** 4011 W. Lexington Street

**Applicant:** Sequoia Properties, LLC

**Owner:** Sequoia Properties, LLC

**Attorney:** Acosta Ezgur, LLC- Michael Ezgur

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

**Purpose:** To construct a dwelling unit in the basement

**NO. 20828 (25th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3961**

**Common Address:** 911-913 S. Miller Street

**Applicant:** 911 S. Miller, LLC

**Owner:** 911 S. Miller, LLC

**Attorney:** Acosta Ezgur, LLC-Ximena Castro

**Change Request:** RT4, Residential Two-Flat, Townhouse District to RM5 Residential Multi-Unit District

**Purpose:** To add two additional residential dwelling units for a total of eight residential dwelling units on the property

**NO. 20826T1 (25th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-4064**

**Common Address:** 2315 West 24<sup>th</sup> Place

**Applicant:** Cloud Property Management, LLC, 2315 Series

**Owner:** Cloud Property Management, LLC, 2315 Series

**Attorney:** Acosta Ezgur, LLC- Rolando R. Acosta

**Change Request:** RM6, Residential Multi-Unit District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To allow the addition of one additional residential dwelling unit for a total on nine residential dwelling units on the property

**NO. 20818 T1 (25th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3960**

**Common Address:** 2018 West 21<sup>st</sup> Place

**Applicant:** Cloud Property Management, LLC, 2018 Series

**Owner:** Cloud Property Management, LLC, 2018 Series

**Attorney:** Acosta Ezgur, LLC-Ximena Castro

**Change Request:** RT4, Residential Two-Flat, Townhouse District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To allow the addition of three additional residential dwelling units for a total of nine residential dwelling units on the property

**NO. 20812T1 (25th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3924**

**Common Address:** 2004 S. Throop Street

**Applicant:** Joel Putnam & Architect

**Owner:** Joel Putnam & Architect

**Attorney:**

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM5 Residential Multi-Unit District

**Purpose:** To meet the bulk and density of the RM5 to allow for the construction of a new 4 dwelling-unit building

**NO. 20840T1 (27th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-4142**

**Common Address:** 1521-1525 N. Elston Avenue

**Applicant:** 1521-25 Elston Adventures, LLC

**Owner:** 1521-25 Elston Adventures, LLC

**Attorney:** Tim Barton

**Change Request:** M2-3, Light Industry District to C3-3, Commercial, Manufacturing and Employment District

**Purpose:** To meet the bulk, density and use tables standards of the C3-3. To allow office use exceeding 9000 sq. ft. In a six-story building under construction

**NO. 20836T1 (27th WARD) ORDINANCE REFERRED (9-14-21)**  
**DOCUMENT #02021-4069**

**Common Address:** 215 N. Green Street

**Applicant:** 215 North Green, LLC

**Owner:** 215 North Green, LLC

**Attorney:** Tyler Manic

**Change Request:** C1-1, Neighborhood Commercial District to DX-3, Downtown Mixed-Use District

**Purpose:** To adaptively reuse the existing building, add a fourth story and add a second dwelling unit. After rezoning, the building will contain 3,754 sf of commercial space on the first 2 floors. The 3rd floor will contain a dwelling unit and the fourth floor will contain a second dwelling unit for a total of 2 dwelling units on the property. The height of the building will be 50'4" to the top of the fourth floor and 55' to the top of the penthouse stairway. 2 indoor parking spaces will be provided.

**NO. 20835T1 (27th WARD) ORDINANCE REFERRED (9-14-21)**  
**DOCUMENT #02021-4068**

**Common Address:** 1002 N. Drake Avenue

**Applicant:** Lago Dulce Properties, LLC--1002

**Owner:** Lago Dulce Properties, LLC--1002

**Attorney:** Tyler Manic

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

**Purpose:** To allow the conversion from 2 DU to 3 DU; to obtain a building permit for an existing dwelling unit on the garden level. After rezoning, the property will have a total of 3 dwelling units. No changes are being proposed to the size and massing of the existing building. The height of the building will remain at 27 feet. The existing 2 parking spaces will remain. There will be no commercial space.

**NO. 20823T1 (30th WARD) ORDINANCE REFERRED (9-14-21)**  
**DOCUMENT #02021-4060**

**Common Address:** 5416-5424 W. Belmont Avenue

**Applicant:** Midwest Kitchen and Bath, LLC

**Owner:** Midwest Kitchen and Bath, LLC

**Attorney:** Acosta Ezgur, LLC- Rolando R. Acosta

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

**Purpose:** To add residential use to the building and to renovate the existing building so to add two additional floors to the existing building and include thirteen total residential dwelling units. The ground-floor will retain commercial use.

**NO. 20809 (30th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3836**

**Common Address:** 3746-3756 N. Cicero Avenue

**Applicant:** 3750 North Cicero, LLC

**Owner:** 3750 North Cicero, LLC

**Attorney:** Jordan Matyas/Max A. Stein

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

**Purpose:** Allow for contractor's storage of construction equipment and/or supplies in enclosed portions of the property.

**NO. 20807 (30th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3834**

**Common Address:** 2419-2425 N. Central Avenue

**Applicant:** 2430 N. Central, LLC

**Owner:** 2430 N. Central, LLC

**Attorney:** Acosta Ezgur, LLC- Rolando R. Acosta

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

**Purpose:** To construct an accessory, non-required parking lot for use by a commercial restaurant located across the street at 2430 North Central Avenue

**NO. 20824 (32nd WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-4061**

**Common Address:** 2120 West Armitage Avenue

**Applicant:** Bucktown Condo, LLC

**Owner:** Bucktown Condo, LLC

**Attorney:** Acosta Ezgur, LLC-Ximena Castro

**Change Request:** B3-2, Community Shopping District to RT4, Residential Two-Flat, Townhome and Multi-Unit District

**Purpose:** To legalize the ground-floor, legal non-conforming unit for a total of two residential dwelling units on the property.

**NO. 20838T1 (33rd WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-4120**

**Common Address:** 4132-4134 N. Francisco Avenue

**Applicant:** Progreso Properties, LLC-4132

**Owner:** Progreso Properties, LLC-4132

**Attorney:** Tyler Manic

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

**Purpose:** To obtain a building permit to establish in the City's records 2 long-existing nonconforming garden-level DU's. The existing building currently contains 6 DUs of which the City has only records of building permits establishing 4 DUs. After rezoning, the property will contain 6 dwelling units with 5 parking spaces and no commercial space. No changes will be made to the exterior of the property or its structure. The existing building's size and massing will remain the same.

**NO. 20830T1 (33rd WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3963**

**Common Address:** 2913-2915 W. Belmont Avenue

**Applicant:** Noonan Properties, LLC, 2913-15 Belmont Series

**Owner:** Edgar Gallo

**Attorney:** Frederick E. Agustin, Maurides, Foley, Tabangay, Turner & Agustin, LLC

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

**Purpose:** The applicant would like to redevelop the property with a new 4-story, mixed-use building containing 2 commercial spaces, 6 dwelling units and on-site parking for 6 cars at the rear of the property.

**NO. 20810T1 (33rd WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3837**

**Common Address:** 2837-2843 W. Belmont Avenue

**Applicant:** Wilmot Construction, Inc.

**Owner:** Wilmot Construction, Inc.

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

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

**Purpose:** To comply with the minimum lot area per unit, the maximum floor area ratio and the height requirements of the Ordinance, in order to build a new 5-story, mixed-use building with commercial units on the ground floor and 24 dwelling units on the upper floors.

**NO. 20821T1 (36th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3994**

**Common Address:** 4614-4620 W. Armitage Avenue

**Applicant:** Keane Management, LLC, 4616-18 Armitage Series

**Owner:** Keane Management, LLC, 4616-18 Armitage Series

**Attorney:** Acosta Ezgur, LLC-Ximena Castro

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

**Purpose:** To build a 1 ½ story commercial building with office use with eight surface parking spaces

**NO. 20827T1 (39th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-4065**

**Common Address:** 3919-3925 W. Cullom Ave/4251-4257 N. Harding Ave/4271 N. Elston Ave

**Applicant:** 4251 N. Harding Ave, LLC

**Owner:** 4251 N. Harding Ave, LLC

**Attorney:** Acosta Ezgur, LLC-Ximena Castro

**Change Request:** C1-1, Neighborhood Commercial District to B3-3, Community Shopping District

**Purpose:** To allow the addition of a second floor to include two residential dwelling units

**NO. 20833T1 (43rd WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3974**

**Common Address:** 650 W. Wrightwood Avenue

**Applicant:** DTLYKVA, LLC

**Owner:** DTLYKVA, LLC

**Attorney:** Paul Kolpak

**Change Request:** RT4, Residential Two-Flat, Townhome and Multi-Unit District to RM5, Residential Multi-Unit District

**Purpose:** To allow for a 2-story upper addition to the existing 2-story, 2-dwelling units to create a new four story, 3-unit building with outdoor parking spaces. Floors 3&4 will be duplexed into 1 unit.

**NO. 20813 (44th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3927**

**Common Address:** 524-628 W. Diversey Parkway/2801-2807 N. Broadway

**Applicant:** Lincoln Park Plaza Lofts, LLC

**Owner:** Lincoln Park Plaza, LLC

**Attorney:** Talar A. Berberian/Thompson Coburn, LLP

**Change Request:** Residential Business Planned Development 306, as amended to Residential Business Planned Development 306, as amended

**Purpose:** The applicant seeks to revise the existing plan for PD 306 by eliminating the permitted, proposed 8-story residential building and replacing it with a single-story commercial development.

**NO. 20822 (45th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3995**

**Common Address:** 5016 W. Lawrence Avenue

**Applicant:** Abbasi Real Estate, LLC

**Owner:** Abbasi Real Estate, LLC

**Attorney:** Acosta Ezgur, LLC-Ximena Castro

**Change Request:** C1-1, Neighborhood Commercial District to RT4, Residential Two-Flat, Townhome and Multi-Unit District

**Purpose:** To allow for the conversion of the building from three to four residential dwelling units in the existing building

**NO. 20843 (47th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-4145**

**Common Address:** 3830 N. Ashland Avenue

**Applicant:** EP 3826-30 Ashland, LLC

**Owner:** EP 3826-30 Ashland, LLC

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

**Change Request:** B3-2, Community Shopping District to RM4.5, Residential Multi-Unit District

**Purpose:** The Applicant is proposing to permit a detached coach house at the rear of the subject zoning lot, pursuant to the Additional Dwelling Unit Ordinance.

**NO. 20842 (47th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-4144**

**Common Address:** 3826 N. Ashland Avenue

**Applicant:** EP 3826-30 Ashland, LLC

**Owner:** EP 3826-30 Ashland, LLC

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

**Change Request:** B3-2, Community Shopping District to RM4.5, Residential Multi-Unit District

**Purpose:** The Applicant is proposing to permit a detached coach house at the rear of the subject zoning lot, pursuant to the Additional Dwelling Unit Ordinance.

**NO. 20817 (47th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3959**

**Common Address:** 2308-2316 W. Leland Avenue/4710-4714 N. Lincoln Avenue

**Applicant:** T.M.K. Enterprises, Inc.

**Owner:** Nicholas N. Menengas & Penelope J. Menengas

**Attorney:** Acosta Ezgur, LLC- Michael Ezgur

**Change Request:** B1-1 Neighborhood Shopping District to C1-1, Neighborhood Commercial District

**Purpose:** To construct a wine bar on the ground floor at 2314 West Leland Avenue

**NO. 20816 (47th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3935**

**Common Address:** 4613 N. Damen Avenue

**Applicant:** Megan Wade & David Schroeder

**Owner:** Megan Wade & David Schroeder

**Attorney:**

**Change Request:** RS3, Residential Single-Unit (Detached House) District to B2-1.5, Neighborhood Mixed-Use District

**Purpose:** To re-legalize the use of the storefront for commercial purposes and to maintain the 3 residential units - 2 residential units are on the 2nd floor, 1 residential unit is on the first floor at the rear of the building.

**NO. 20815T1 (47th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3930**

**Common Address:** 1744-1754 W. Addison Street/3601-3613 N. Ravenswood Avenue

**Applicant:** 3601 N. Ravenswood, LLC

**Owner:** Ahmed Ayyad Administrative Trust, Nabeel Ayyad & Hala Ayyad Living Trust

**Attorney:** Andrew Scott, Esq., Dykema Gossett, P.L.L.C.

**Change Request:** C1-2, Neighborhood Commercial District & RS3, Residential Single-Unit (Detached House) District to B3-3, Community Shopping District

**Purpose:** To allow for the development of a 52-unit, mixed-use, transit-oriented development. Applicant is seeking MLA reduction as per 17-3-0402-B: floor area and height increase as per Section 17-3-0403-C with 100% of the required affordable units on site.

**NO. 20831 (50th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-3965**

**Common Address:** 6334-6356 N. Whipple Avenue/3035-3047 W. Devon Avenue

**Applicant:** Congregation Shaarei Tfilo Bnez Ruven Nusach Hoan

**Owner:** Congregation Shaarei Tfilo Bnez Ruven Nusach Hoan

**Attorney:** Frederick E. Agustin, Maurides, Foley, Tabangay, Turner & Agustin, LLC

**Change Request:** B3-2, Community Shopping District & RT4, Residential Two-Flat, Townhome and Multi-Unit District to B3-2, Community Shopping District

**Purpose:** The existing 1-story school building will remain, while the 3 residential buildings will be demolished. The reason for this change was to build a 2-story addition to the existing school building.