

**AGENDA**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**TUESDAY, APRIL 18, 2023**  
**AT 10:00 A.M.**  
**COUNCIL CHAMBERS, CITY HALL, 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](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-8778 (44<sup>TH</sup> WARD) ORDINANCE REFERRED (7/20/22)**

**DOCUMENT #O2022-2138**

**Common Address:** 1225-35 W School St and 1240 W Melrose St

**Applicant:** Alderman Tom Tunney

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

**NO. A-8806 (28<sup>TH</sup> WARD) ORDINANCE REFERRED (2/1/23)**

**DOCUMENT #O2023-987**

**Common Address:** 2901-2943 W Harrison St

**Applicant:** Alderman Jason Ervin

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

**NO. A-8807 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1343**

**Common Address:** 713 S Central Park Ave

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8808 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1355**

**Common Address:** 3243 W Lexington St

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8809 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1350**

**Common Address:** 3319 W Lexington St

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8810 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1346**

**Common Address:** 3540 W Lexington St

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8811 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1345**

**Common Address:** 3551 and 3553 W Lexington St

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8812 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1342**

**Common Address:** 3601 W Lexington St

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8813 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1357**

**Common Address:** 3606 W Lexington St

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8814 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1356**

**Common Address:** 3640 W Lexington St

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8815 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1344**

**Common Address:** 3652 W Lexington St

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8816 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1352**

**Common Address:** 3217 W Flournoy St

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8817 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1353**

**Common Address:** 3233 W Flournoy St

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8818 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1354**

**Common Address:** 3241 W Flournoy St

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8819 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1351**

**Common Address:** 3247 W Flournoy St

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8820 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1349**

**Common Address:** 3303 W Flournoy St

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8821 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1360**

**Common Address:** 3411 W Flournoy St

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8822 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1348**

**Common Address:** 3431 and 3433 W Flournoy

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8823 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1359**

**Common Address:** 3511 W Flournoy St

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8824 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1347**

**Common Address:** 3517 W Flournoy St

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8825 (24<sup>TH</sup> WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1358**

**Common Address:** 3537 W Flournoy St

**Applicant:** Alderwoman Monique Scott

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

**NO. A-8805 (4<sup>TH</sup> WARD) ORDINANCE REFERRED (2/1/23)**

**DOCUMENT #O2023-1016**

**Common Address:** 3654 S Dr. Martin Luther King Dr.

**Applicant:** Alderwoman Sophia King

**Change Request:** RM5 Residential Multi-Unit District to B3-1 Community Shopping District

**NO. 22119T1 (48<sup>th</sup> WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #O2023-1264**

**Common Address:** 1539 W. Devon Street

**Applicant:** Skatoulis Holdings, LLC

**Owner:** 1539 W Devon, LLC

**Attorney:** Agnes Plecka/Jaffe & Berlin

**Change Request:** B1-1, Neighborhood Shopping District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To obtain a permit to rehab the existing units and add 3 additional SRO dwelling units (for a total of 15 SRO dwelling units at the property).

**NO. 22107 (47<sup>th</sup> WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #O2023-1240**

**Common Address:** 1941-1955 W. Lawrence Avenue & 4736-4756 N. Winchester Avenue

**Applicant:** Chicago Board of Education

**Owner:** Public Building Commission of Chicago

**Attorney:** Scott R. Borstein c/o Neal and Leroy, LLC

**Change Request:** B1-2, Neighborhood Shopping District to RM4.5, Residential Multi-Unit District

**Purpose:** To obtain permits for a playground renovation project, because the property is zoned B1-2, which does not allow school uses without additional zoning relief; the RM4.5 designation will create uniform zoning for the entire school campus.

**NO. 22108 (47th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1243**

**Common Address:** 1901-1931 W. Lawrence Avenue, 4718-4756 N. Wolcott Avenue & 4731-4757 N. Winchester Avenue

**Applicant:** Chicago Board of Education

**Owner:** Public Building Commission of Chicago

**Attorney:** Scott R. Borstein c/o Neal and Leroy, LLC

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

**Purpose:** To create a unified zoning for the entire school campus

**NO. 22135T1 (46th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1302**

**Common Address:** 4655-4657 N. Broadway Street

**Applicant:** Wemi Properties, LLC

**Owner:** Chi So Whang & Soonock Whang

**Attorney:** Daniel G. Lauer, Esq.

**Change Request:** B3-2, Community Shopping District to B2-5, Neighborhood Mixed-Use District

**Purpose:** To cause an adaptive re-use of the existing building with two retail spaces and addition of the three stories above; the new building will contain twenty-four dwelling units.

**NO. 22131T1 (46th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1289**

**Common Address:** 4701 North Clark Street

**Applicant:** 4701 N. Clark St., Inc.

**Owner:** 4701 N. Clark St., Inc.

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

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

**Purpose:** To permit the construction and occupancy of a new five-story, mixed-use building at the subject site

**NO. 22117 (45th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1256**

**Common Address:** 4401-4411 N. Milwaukee Avenue/5040-5048 W. Montrose Avenue

**Applicant:** Mont-Mil, LLC

**Owner:** Mont-Mil, LLC

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

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

**Purpose:** To permit a general restaurant, which allows an incidental liquor license

**NO. 22144T1 (45th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1327**

**Common Address:** 5411W. Higgins Avenue

**Applicant:** National Veterans Art Museum

**Owner:** OWLMV, LLC

**Attorney:** Rich Klawiter-DLA Piper, LLP

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

**Purpose:** To allow for the construction of a mixed-use project that will include cultural exhibit and accessory retail and office uses

**NO. 22145T1 (45th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1328**

**Common Address:** 5415 W. Higgins Avenue

**Applicant:** Chicago Art Center dba Ed Paschke Art Center

**Owner:** OWLMV, LLC

**Attorney:** Rich Klawiter-DLA Piper, LLP

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

**Purpose:** To allow for the construction of a mixed-use project that will include cultural exhibit and accessory retail and office uses

**NO. 22113 (44th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1250**

**Common Address:** 2828 N. Clark Street

**Applicant:** BAI Century, LLC

**Owner:** BAI Century, LLC

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

**Change Request:** Planned Development No. 139 to Planned Development No. 139, as amended

**Purpose:** To amend the planned development to expand and clarify the allowed uses within the planned development, including but not limited to the licensing restrictions for the sale of liquor for onsite consumption

**NO. 22130 (44th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1288**

**Common Address:** 3731-3733 N. Sheffield Avenue

**Applicant:** Wrigley Flats, LLC

**Owner:** Wrigley Flats, LLC

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

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

**Purpose:** To permit the rehabilitation and expansion of the existing three-story (with basement) multi-unit residential building, which calls for the erection of a new four-story lateral addition and a new one-story vertical addition, as well as the internal reconfiguration of the existing and newly proposed dwelling units

**NO. 22102 (42nd WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1183**

**Common Address:** 314-332 N. Clark Street, 315-333 N. LaSalle Street & 101-131 W. Carroll Avenue

**Applicant:** 322 North Clark, LLC

**Owner:** Reid Murdoch, LLC

**Attorney:** John J. George/Chris A. Leach

**Change Request:** Waterway Business Planned Development No. 1342 to Waterway Business Planned Development No. 1342, as amended

**Purpose:** Technical amendment to add residential uses as a permitted use in the Planned Development

**NO. 22134 (41st WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1301**

**Common Address:** 6945 W. Farragut Avenue

**Applicant:** Trevor Dotson

**Owner:** Trevor Dotson

**Attorney:**

**Change Request:** RS2, Residential Single-Unit (Detached House) District to RS3, Residential Single-Unit (Detached House) District

**Purpose:** To allow the construction of a new addition to the existing single family residence building

**NO. 22104 (34th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1231**

**Common Address:** 320 N. Jefferson, 650 W. Wayman, 740 W. Fulton Market & 331 N. Halsted

**Applicant:** Omni 357 North Green, LLC

**Owner:** Omni 357 North Green, LLC

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

**Change Request:** Planned Development No 643, as amended to Planned Development No 643, as amended

**Purpose:** To remove Subarea E from Planned Development No. 643 and to adjust PD boundaries

**NO. 22125 (32nd WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1275**

**Common Address:** 1617 N. Honore Street

**Applicant:** Peter Christopher DeSalvo and Emily Elizabeth Lange-Novak Revocable Trusts

**Owner:** Peter Christopher DeSalvo and Emily Elizabeth Lange-Novak Revocable Trusts

**Attorney:** Tyler Manic, Schain Banks

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

**Purpose:** To meet the bulk and density requirements of the RM4.5 district, existing building will remain as a single-family use

**NO. 22125 (32nd WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1275**

**Common Address:** 1617 N. Honore Street

**Applicant:** Peter Christopher DeSalvo and Emily Elizabeth Lange-Novak Revocable Trusts

**Owner:** Peter Christopher DeSalvo and Emily Elizabeth Lange-Novak Revocable Trusts

**Attorney:** Tyler Manic, Schain Banks

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

**Purpose:** To meet the bulk and density requirements of the RM4.5 district, existing building will remain as a single-family use

**NO. 22128 (32nd WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1286**

**Common Address:** 2018-2020 W. Webster Avenue

**Applicant:** Development Group, LLC--Bucktown

**Owner:** Development Group, LLC--Bucktown

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

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

**Purpose:** To permit the construction of a new four-story, six-unit residential building, with onsite accessory parking for six vehicles at the subject property

**NO. 22136 (32nd WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1303**

**Common Address:** 1354 W. Diversey Parkway

**Applicant:** Development Group, LLC--Wrigley Branch

**Owner:** Development Group, LLC--Wrigley Branch

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

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

**Purpose:** To permit the construction of a new four-story, three-unit residential building, with onsite accessory parking for three vehicles at the subject property

**NO. 22138 (31st WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1309**

**Common Address:** 5400 W. Diversey Parkway

**Applicant:** AASJM, Inc.

**Owner:** AASJM, Inc.

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

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

**Purpose:** To permit the expansion of the accessory retail convenience store building that operates in conjunction with an existing gas station located at the subject property

**NO. 22109 (30th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1244**

**Common Address:** 5254-56 W. Newport Avenue

**Applicant:** MF Investment, LLC

**Owner:** George N. Geokaris

**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 property into 2 zoning lots and to develop each lot with a new residential building with 3 units each, for a total of 6 dwelling units at the property

**NO. 22110 (30th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1246**

**Common Address:** 3611 W. Belmont Avenue

**Applicant:** Marc Anthony Cerda

**Owner:** Marc Anthony Cerda, Gabrielle F. Nelson & Ericka S. Cerda

**Attorney:** Agnes Plecka/Jaffe & Berlin

**Change Request:** B3-1, Community Shopping District to B2-2, Neighborhood Mixed-Use District

**Purpose:** To establish permit record and to comply with the use table and standards and the bulk and density requirements of the B2-2 district, to continue the use of the existing 3 dwelling units at the property

**NO. 22126 (29th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1283**

**Common Address:** 7152-7190 W. North Ave./1601-1657 N. Harlem Ave./7153-7191 W. Wabansia Ave./1600-1636 N. Neva Ave.

**Applicant:** Harlem and North Development, LLC

**Owner:** Harlem and North Development, LLC

**Attorney:** Tyler Manic, Schain Banks

**Change Request:** Planned Development No. 1449 to B3-2, Community Shopping District

**Purpose:** To sunset the existing Planned Development No. 1449 to the underlining B3-2 zoning district as per Section 17-13-0612

**NO. 22100 (27th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1180**

**Common Address:** 200-208 & 222 North Halsted Street and 800-818 West Lake Street

**Applicant:** 800-816 W. Lake Fee Owner IL, LLC

**Owner:** 800-816 W. Lake Fee Owner IL, LLC; 811 W. Fulton Market Street Chicago, LLC & Redding Partners, LLC

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

**Change Request:** Planned Developments No. 1277 and No. 1468 to DX-10, Downtown Mixed-Use District to Planned Development No. 1468, as amended

**Purpose:** To amend Planned Development No. 1468 to expand the boundaries, revise the underlying zoning to DX-10 Downtown Mixed-Use District and include additional uses

**NO. 22101 (27th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1181**

**Common Address:** 723-741 West Randolph/101-133 North Halsted/724-740 West Washington

**Applicant:** Randolph Halsted, LLC

**Owner:** Randolph Halsted, LLC; Madmorg RH, LLC & Chicago Title Land Trust Company, as successor to LaSalle Bank National Association, as Trustee under Trust Agreement dated April 7, 2004 and known as Trust Number 132632

**Attorney:** Rich Klawiter & Katie Jahnke-Dale-DLA Piper, LLP

**Change Request:** Residential-Business Planned Development No. 1230 to DX-10, Downtown Mixed-Use District then to Residential-Business Planned Development No. 1230, as amended

**Purpose:** To permit the construction of a 41-story commercial building with a height of 700', 260 parking spaces with ground floor commercial/retail and office above, together with accessory and incidental uses. The overall FAR will be 13.8.

**NO. 22103 (27th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1201**

**Common Address:** 357-359 North Green Street

**Applicant:** Omni 357 North Green, LLC

**Owner:** Omni 357 North Green, LLC

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

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

**Purpose:** To develop a 30-story office building, approximately 495 feet tall, with ground floor and rooftop commercial uses and approximately 300 parking spaces

**NO. 22118 (27th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1259**

**Common Address:** 801-811 W. Fulton Market and 224-232 N. Halsted Street

**Applicant:** 811 W. Fulton Market Street Chicago, LLC

**Owner:** 811 W. Fulton Market Street Chicago, LLC & Redding Partners, LLC

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

**Change Request:** Planned Development No. 1277 to DX-7, Downtown Mixed-Use District

**Purpose:** To sunset PD 1277 to allow PD 1468 to expand the boundaries by adding the southern parcels of a private alley of land within PD 1277 and rev-ise the underlying zoning of the remaining land of PD 1277 to a DX-7, Downtown Mixed-Use District

**NO. 22132 (27th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1294**

**Common Address:** 1449-53 North Sedgwick Street

**Applicant:** Sedgwick Properties, LLC

**Owner:** Sedgwick Properties, LLC

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

**Change Request:** B3-3, Community Shopping District to B2-5, Neighborhood Mixed-Use District

**Purpose:** To allow for construction of a new, multi-family building containing 27 residential units

**NO. 22147 (27th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1331**

**Common Address:** 450 N. Racine Avenue

**Applicant:** Magnum Homes, LLC

**Owner:** Magnum Homes, LLC

**Attorney:** John Fritchey-F4 Consulting, Ltd.

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-2, Neighborhood Mixed-Use District

**Purpose:** To allow the establishment of a two-car garage accessory to serve a new 3-story, 2 dwelling-unit residential building with 2 off-street parking spaces

**NO. 22120 (26th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1270**

**Common Address:** 2432 W. Erie Street

**Applicant:** Michael Bojda and Mateusz Bojda

**Owner:** Michael Bojda and Mateusz Bojda

**Attorney:** Thomas S. Moore

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

**Purpose:** To bring an existing 3-story, 3-unit building into compliance in order to allow the existing zoning lot to be split and the lot immediately to the east to become a buildable lot

**NO. 22133T1 (26th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1300**

**Common Address:** 3508 W. Armitage Avenue

**Applicant:** 3508 W Armitage, LLC

**Owner:** 3508 W Armitage, LLC

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

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

**Purpose:** To renovate and construct a rear addition to the existing mixed-use building. The resulting building will contain a retail space at grade and a total of five (5) residential units. The proposed zoning district will support the floor area total and residential density at the subject property.

**NO. 22111 (22nd WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1247**

**Common Address:** 2433 S. Central Park Avenue

**Applicant:** Jesse Ruiz

**Owner:** Jesse Ruiz

**Attorney:** Gordon and Pikarski Chartered

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-2, Neighborhood Mixed-Use District

**Purpose:** To re-establish the traditional use of the existing building as a retail grocery store

**NO. 22129 (15th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1287**

**Common Address:** 1938-42 W. 63rd Street

**Applicant:** Reynoso Properties, LLC

**Owner:** Reynoso Properties, LLC

**Attorney:** Manuel A. Cardenas & Associates

**Change Request:** RS3, Residential Single-Unit (Detached House) District to C2-1, Motor Vehicle-Related Commercial District

**Purpose:** To establish an office use with accessory outdoor storage yard and contractors' office

**NO. 22112 (11th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1248**

**Common Address:** 2924-28 S. Loomis Street

**Applicant:** The Danny Y. Lam and Kitty C. Lam Family Trust

**Owner:** The Danny Y. Lam and Kitty C. Lam Family Trust

**Attorney:** Thomas S. Moore

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

**Purpose:** To erect a new addition and expand the nonconforming 3-dwelling-unit residential building

**NO. 22114 (11th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1252**

**Common Address:** 3733 S. Parnell Avenue

**Applicant:** M DiFoggio Investments, LLC

**Owner:** M DiFoggio Investments, LLC

**Attorney:** Richard A. Toth, Georges & Synowiecki, Ltd.

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

**Purpose:** To construct a three-dwelling unit building

**NO. 22123 (11th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1273**

**Common Address:** 3257-59 South Emerald Avenue

**Applicant:** Chun Ho Chan

**Owner:** Chun Ho Chan

**Attorney:** Gordon and Pikarski Chartered

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

**Purpose:** To subdivide one zoning lot containing an existing 2 story, 2-dwelling unit residential building. 3259 will be improved with a building containing three residential dwelling units. 3257 will maintain the existing two residential dwelling unit building.

**NO. 22146T1 (11th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1330**

**Common Address:** 2964-68 South Archer Avenue

**Applicant:** Yue Chen

**Owner:** Yue Chen

**Attorney:** Gordon and Pikarski, Chartered

**Change Request:** B1-1, Neighborhood Shopping District to B2-3, Neighborhood Mixed-Use District

**Purpose:** The property will be sub-divided into 3 individual zoning lots. Applicant proposes to construct three 4-story buildings, each containing ground floor retail space and three residential units above the ground floor.

**NO. 22127T1 (5th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1284**

**Common Address:** 6629 S. Maryland

**Applicant:** Eagle OZB II, LP

**Owner:** Eagle OZB II, LP

**Attorney:** Tyler Manic, Schain Banks

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

**Purpose:** To develop a three-dwelling-unit residential building to meet the bulk and density of the RM-4.5, specifically to comply with floor area ratio

**NO. 22121 (4th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1271**

**Common Address:** 3305-21 S. Prairie

**Applicant:** Gracek Contractors, LLC

**Owner:** Gracek Contractors, LLC

**Attorney:** Thomas S. Moore

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

**Purpose:** The new Equitable Transit-Oriented Development (ETOD) as per section 17-2-0303-B,3 prohibits building new single-family homes in an RM-5 Zoning District. To meet the RS-3 use table and standards to allow single-family detached homes (proposal of 15 individual homes)

**NO. 22122 (4th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1272**

**Common Address:** 3300-24 S. Giles

**Applicant:** Gracek Contractors, LLC

**Owner:** Gracek Contractors, LLC

**Attorney:** Thomas S. Moore

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

**Purpose:** The new Equitable Transit-Oriented Development (ETOD) as per section 17-2-0303-B,3 prohibits building new single-family homes in an RM-5 Zoning District. To meet the RS-3 use table and standards to allow single-family detached homes (proposal of 15 individual homes)

**NO. 22105 (3rd WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1235**

**Common Address:** 4500-4556 South State Street, 1-21 W. 45th Street

**Applicant:** Chicago Housing Authority

**Owner:** BMT-I, LLC

**Attorney:** Steven Friedland, Applegate & Thorne-Thomsen

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-3, Neighborhood Mixed-Use District and then to a planned development

**Purpose:** To develop the property with new residential, commercial and public right of way improvements

**NO. 22106 (3rd WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1239**

**Common Address:** 3505-3547 South Giles Avenue and 301-311 East 35th Street

**Applicant:** Chicago Board of Education

**Owner:** Public Building Commission

**Attorney:** Scott R. Borstein c/o Neal and Leroy, LLC

**Change Request:** B1-3, Neighborhood Shopping District and RM5, Residential Multi-Unit District to RM6, Residential Multi-Unit District

**Purpose:** Applicant seeks to rezone the property to unify the existing split zoning districts of B1-3 and RM-5 to an RM-6 designation to unify the split zones to allow for the increase of the proposed bulk and density requirements to allow renovations to the existing school building.

**NO. 22115 (3rd WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1253**

**Common Address:** 101-117 E. 47th Street; 4701-4705 S. Michigan Avenue

**Applicant:** East Lake Management & Development Corp.

**Owner:** East Lake Management & Development Corp.

**Attorney:** Richard A. Toth/Mara Georges, Georges and Synowiecki, Ltd.

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

**Purpose:** To unify a split zoning lot and to allow the division of an improved zoning lot where an existing 2-story, mixed use (commercial and 16 dwelling-unit building) located at 101-117 E. 47th St. and an existing 3 story, 6 dwelling-unit building located at 4707 S. Michigan Ave. are to remain

**NO. 22139 (3rd WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1310**

**Common Address:** 5408 S. Dearborn 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 to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To develop the subject property with a new three-story, two-unit residential building

**NO. 22140 (3rd WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1316**

**Common Address:** 5410 S. Dearborn 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 to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To develop the subject property with a new three-story, two-unit residential building

**NO. 22141 (3rd WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1321**

**Common Address:** 5440 S. Dearborn 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 to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To develop the subject property with a new three-story, two-unit residential building

**NO. 22124 (2nd WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1274**

**Common Address:** 162 West Superior Street

**Applicant:** Mother Superior, LLC

**Owner:** Mother Superior, LLC

**Attorney:** Tyler Manic, Schain Banks

**Change Request:** DX-5, Downtown Mixed-Use District to DR-5, Downtown Residential District

**Purpose:** To convert the existing building from a commercial use to a detached house

**NO. 22142T1 (2nd WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1323**

**Common Address:** 1235-37 North Ashland Avenue

**Applicant:** Grand Properties Acquisitions, LLC

**Owner:** Michael Giza and Avenue Properties, LLC

**Attorney:** Rolando R. Acosta

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

**Purpose:** Redevelopment of the property with a five-story mixed-use building

**NO. 22143T1 (2nd WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1326**

**Common Address:** 1257-1301 North Ashland Avenue

**Applicant:** Grand Properties Acquisitions, LLC

**Owner:** Avenue Properties, LLC

**Attorney:** Rolando R. Acosta

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

**Purpose:** Redevelopment of the property with a five-story mixed-use building

**NO. 22116 (1st WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1255**

**Common Address:** 1703 West Chicago Avenue

**Applicant:** Chicago Empanada Mama, LLC

**Owner:** 1703 W Chicago, LLC

**Attorney:** Richard A. Toth, Georges and Synowiecki, Ltd.

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

**Purpose:** To establish and operate a general restaurant use (full-service restaurant) in an existing mixed-use building

**NO. 22137T1 (1st WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1306**

**Common Address:** 1923 W. Race Avenue

**Applicant:** James and Mindi Knebel

**Owner:** James and Mindi Knebel

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

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

**Purpose:** To construct a rear addition to a home