

**Summary of a Meeting**  
**Committee on Zoning, Landmarks & Building Standards**  
**Meeting of April 18, 2023**  
**To be reported out April 19, 2023**

**CODE AMENDMENTS (PREVIOUSLY DEFERRED)**

**DOC# O2022-3989 (MAYORAL APPLICATION) ORDINANCE REFERRED 1-18-23 (PREVIOUSLY DEFERRED)**

**PASS AS SUBSTITUTED**

Amendment of Municipal Code Chapters 4-8 and 17-9 regarding licensing of urban farms and community gardens

**FEE WAIVER FOR HISTORICAL LANDMARK**

**DOC# OR2023-67 (4<sup>th</sup> WARD) ORDINANCE INTRODUCED (3-15-23)**

Historical landmark fee waiver for property located at 3321 S Prairie Ave

**DOC# OR2023-66 (4<sup>th</sup> WARD) ORDINANCE INTRODUCED (3-15-23)**

Historical landmark fee waiver for property located at 3300 & 3304 S Giles Ave

**HISTORICAL LANDMARK DESIGNATION**

**DOC# O2023-1159 (27<sup>th</sup> WARD) ORDINANCE INTRODUCED (3-1523)**

Historical landmark designation for Greater Union Baptist Church located at 1956 W Warren Boulevard

**DOC# O2023-1211 (5<sup>th</sup> WARD) ORDINANCE INTRODUCED (3-1523)**

Historical landmark designation for Promontory Point east of S. Jean-Baptiste Pointe DuSable Lake Shore Dr. between 54<sup>th</sup> St. and 56<sup>th</sup> St.

**MAP AMENDMENTS**

**NO. A-8790 (3rd WARD) ORDINANCE REFERRED (10/26/22)**

**DOCUMENT #O2022-3573**

**Common Address:** 1910 S Calumet Ave

**Applicant:** Alderwoman Pat Dowell

**Change Request:** DX-3 Downtown Mixed-Use District to DR-3 Downtown Residential District

**NO. A-8805 (4th WARD) ORDINANCE REFERRED (2/1/23)**

**DOCUMENT #O2023-1016**

**PASS AS SUBSTITUTED**

**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. A-8792 (13th WARD) ORDINANCE REFERRED (11/4/22)**

**DOCUMENT #O2022-3629**

**PASS AS SUBSTITUTED**

**Common Address:** 6047-57 W 65<sup>th</sup> St

**Applicant:** Alderman Marty Quinn

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District to RS-2 Residential Single Unit (Detached House) District

**NO. A-8806 (28th 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-8808 (24th 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 (24th 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 (24th 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 (24th 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 (24th 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 (24th 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 (24th 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 (24th 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 (24th 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 (24th 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 (24th 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 (24th 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 (24th WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1349**

**Common Address:** 3303 W Flourney 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 (24th WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1360**

**Common Address:** 3411 W Flourney 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 (24th WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1348**

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

**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 (24th WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1359**

**Common Address:** 3511 W Flourney 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 (24th WARD) ORDINANCE REFERRED (3/15/23)**

**DOCUMENT #O2022-1347**

**Common Address:** 3517 W Flourney 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 (24th 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. 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

**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. 22031 (2nd WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3835**

**PASS AS REVISED**

**Common Address:** 1523-47 North Fremont Street

**Applicant:** City Pads, LLC

**Owner:** Fremont Hotel Partners, LLC

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

**Change Request:** C3-5, Commercial, Manufacturing and Employment District to B3-5, Community Shopping District and then to a Residential-Business Planned Development

**Purpose:** To allow for the construction of a new, mixed-use residential development with ground floor commercial space

**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. 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. 22023 (3rd WARD) ORDINANCE REFERRED (11-16-22)**

**DOCUMENT #02022-3669**

**PASS AS REVISED**

**Common Address:** 328 W. 40th Place

**Applicant:** TMG AD, LLC

**Owner:** 40th Place, LLC

**Attorney:** Robert Gamrath-Burke, Warren, MacKay & Serritella, P.C.

**Change Request:** Planned Manufacturing Development No. 8 to a Planned Development

**Purpose:** The current building is obsolete, dilapidated and vacant. Applicant intends to purchase the property and build a state-of-the-art industrial warehouse building.

**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. 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. 21126 (9th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2740**

**PASS AS REVISED**

**Common Address:** 756 E. 111th Street (Subarea B of PD No. 1167, as amended+)

**Applicant:** Cup O' Joe Coffee, LLC

**Owner:** North Pullman 111th, Inc., Pullman Park Development 2 LLC and Barpull Company LLC

**Attorney:** Mariah DiGrino-DLA Piper

**Change Request:** Planned Development No. 1167, as amended to Planned Development No. 1167, as amended to

**Purpose:** The Applicant seeks an amendment to the PD to permit the addition of food and beverage production uses in Subarea B in order to permit development of a two-story, approximately 16,800 square foot coffee roastery and beer brewing facility with accessory retail sales, restaurant, and tavern uses, including approximately 56 on-site accessory parking spaces and one loading space.

**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. 22146T1 (11th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1330**

**SUBSTITUTE NARRATIVE AND PLANS**

**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. 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. 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. 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. 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. 20930T1 (27th WARD) ORDINANCE REFERRED (1-26-22)**  
**DOCUMENT #02022-361**

**PASS AS REVISED**

**Common Address:** 936 North Elston Avenue/1111 West Augusta Blvd.

**Applicant:** American Property Holdings, LLC

**Owner:** Allen Katz

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

**Change Request:** M3-3, Heavy Industry District to B2-2, Neighborhood Mixed-Use District

**Purpose:** Applicant plans to renovate and reuse the existing building for a single-family residence

**NO. 22063 (27th WARD) ORDINANCE REFERRED (1-18-23)**  
**DOCUMENT #02023-44**

**PASS AS REVISED**

**Common Address:** 330 West Chestnut Street

**Applicant:** DK Chestnut, LLC

**Owner:** DK Chestnut, LLC

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

**Change Request:** Residential-Business Planned Development No. 1551 to Residential-Business Planned Development No. 1551, as amended

**Purpose:** To modify the previously approved floor area ratio (FAR) to 7.86 FAR in connection with the construction of a 9-story residential building containing approximately 128 dwelling units and 11 parking spaces

**NO. 21124 (27th WARD) ORDINANCE REFERRED (9-21-22)**  
**DOCUMENT #02022-2738**

**PASS AS REVISED**

**Common Address:** 1200-34 West Randolph Street/146-62 North Racine Avenue

**Applicant:** 1234 West Randolph Developer, LLC

**Owner:** A New Dairy Company, 1200 Randolph, LLC and City Winery Real Estate Holdings, LLC

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

**Change Request:** Business Planned Development No. 1458 to DX-7, Downtown Mixed-Use District then to Residential-Business Planned Development No. 1458, as amended

**Purpose:** To allow for construction of a new residential building and retention of the existing City Winery building and uses

**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. 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. 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. 22061T1 (32nd WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3936**

**SUBSTITUTED  
SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1887 North Milwaukee Avenue

**Applicant:** Tyrconnell, LLC

**Owner:** Tyrconnell, LLC

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

**Change Request:** B1-1, Neighborhood Shopping District to B3-3, Community Shopping District

**Purpose:** To construct a mixed-use building with fifteen dwelling units above a retail space containing 5700 square feet to be occupied by "LadyBug & Friends" daycare location

**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. 20810T1 (33rd WARD) ORDINANCE REFERRED (9-14-21)**  
**DOCUMENT #02021-3837**

**SUBSTITUTE NARRATIVE AND PLANS**

**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. 21044 (42nd WARD) ORDINANCE REFERRED (6-22-22)**  
**DOCUMENT #02022-1836**

**PASS AS REVISED**

**Common Address:** 426-448 E. Ontario Street and 427-441 E. Erie Street

**Applicant:** AH-441 Erie, LLC

**Owner:** AH-441 Erie, LLC

**Attorney:** Meg George/Chris A. Leach

**Change Request:** Residential Business Planned Development No. 252 to Residential Business Planned Development No. 252, as amended

**Purpose:** To add hotel as a permitted use to Residential Business Planned Development No. 252

**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. 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. 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. 22119T1 (48th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1264**

**SUBSTITUTE NARRATIVE AND PLANS**

**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).

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

<b>DOC#</b>	<b>WARD</b>	<b>LOCATION</b>	<b>PERMIT ISSUED TO</b>
Or2023-65	4	8 E 9 <sup>th</sup> St	Midwest Orthopedics
Or2023-75	11	4330 S Racine Ave	Racine Partners 4330 LLC
Or2023-71	11	2201 S Halsted St	EP PSS LLC
Or2023-70	11	2201 S Halsted St	EP PSS LLC
Or2023-69	11	2201 S Halsted St	EP PSS LLC
Or2023-68	11	2201 S Halsted St	EP PSS LLC
TBD	12	3145 S Ashland	JC Licht Ace
Or2023-74	23	6918 W Archer	Oak Street Health
Or2023-82	27	1574 N Kingsbury St	Backcountry
Or2023-81	27	1574 N Kingsbury St	Backcountry
Or2023-80	27	1574 N Kingsbury St	Backcountry
Or2023-79	27	1574 N Kingsbury St	Backcountry
Or2023-64	27	140 N Halsted St	Nia Asimis
Or2023-112	34	11730 S Marshfield	Forman Mills
TBD	40	5455 N Lincoln Ave	Lincoln Auto Care
TBD	41	630 Cargo Road	United Cargo
Or2023-111	42	111 N State St.	Macy's
Or2023-110	42	111 N State St.	Macy's
Or2023-109	42	111 N State St.	Macy's
Or2023-108	42	111 N State St.	Macy's
Or2023-107	42	111 N State St.	Macy's
Or2023-106	42	111 N State St.	Macy's
Or2023-105	42	111 N State St.	Macy's
Or2023-104	42	111 N State St.	Macy's
Or2023-103	42	111 N State St.	Macy's
Or2023-102	42	111 N State St.	Macy's
Or2023-101	42	111 N State St.	Macy's
Or2023-100	42	111 N State St.	Macy's
Or2023-99	42	111 N State St.	Macy's
Or2023-98	42	111 N State St.	Macy's
Or2023-97	42	111 N State St.	Macy's
Or2023-96	42	111 N State St.	Macy's
Or2023-95	42	111 N State St.	Macy's
Or2023-94	42	111 N State St.	Macy's

<b>DOC#</b>	<b>WARD</b>	<b>LOCATION</b>	<b>PERMIT ISSUED TO</b>
Or2023-93	42	600 N Wabash Ave	Bally's
Or2023-92	42	600 N Wabash Ave	Bally's
Or2023-91	42	600 N Wabash Ave	Bally's
Or2023-90	42	600 N Wabash Ave	Bally's
Or2023-89	42	600 N Wabash Ave	Bally's
Or2023-88	42	600 N Wabash Ave	Bally's
Or2023-87	42	363 W Ontario St	LG Group
Or2023-86	42	363 W Ontario St	LG Group
Or2023-85	42	363 W Ontario St	LG Group
Or2023-84	42	325 W Ohio St	Extra Space Storage #7021
Or2023-73	44	3519 N Clark St	Alamo Draffthouse Cinema
Or2023-72	44	3519 N Clark St	Alamo Draffthouse Cinema