

**SUMMARY**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**MEETING OF JUNE 20, 2023**  
**TO BE REPORTED OUT JUNE 21, 2023**

**APPOINTMENTS**

**DOC# A2023-47 (MAYORAL APPLICATION) ORDINANCE INTRODUCED (5-24-23)**

Appointment of Mayor Brandon Johnson as a member of the Public Buildings Commission

**HISTORICAL LANDMARK DESIGNATIONS**

**DOC# O2023-2000 (48<sup>th</sup> WARD) ORDINANCE INTRODUCED (5-24-23)**

Historical landmark designation for Epworth Church located at 5253 N Kenmore Ave

**DIRECT INTRODUCTION (34<sup>th</sup> WARD) ORDINANCE INTRODUCED (6-20-23)**

Historical landmark designation for The Warehouse located at 206 S Jefferson St

**ADMINISTRATIVE ADJUSTMENT**

**FILE # #23-133-AA**

The application for an Administrative Adjustment for “Friendly Tavern, LLC” located at 6124 W Gunnison St in the 45<sup>th</sup> Ward

**MAP AMENDMENTS**

**NO. A-8830 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1334**

**PASS AS REVISED**

**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-T1 (1st WARD) ORDINANCE REFERRED (4-19-23)**

**DOCUMENT #02023-1568**

**PASS AS AMENDED TO TYPE 1**

**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. 22142T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1323**

**SUBSTITUTE NARRATIVE AND PLANS**

**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 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1326**

**SUBSTITUTE NARRATIVE AND PLANS**

**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. 22043T1 (2nd WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3883**

**Common Address:** 1030-1050 West North Avenue/1604-1624 North Kingsbury Street

**Applicant:** LSCD of Lincoln Park, LLC

**Owner:** LSCD of Lincoln Park, LLC

**Attorney:** Liz Butler-Taft, Stettinius & Hollister, LLP

**Change Request:** Business Planned Development No. 844 to C1-5, Neighborhood Commercial District

**Purpose:** To establish an off-premises sign

**NO. 20951T1 (3rd WARD) ORDINANCE REFERRED (2-23-22)**

**DOCUMENT #02022-633**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 5339-5353 South State Street and 2-16 East 54<sup>th</sup> Street

**Applicant:** Deeply Rooted Productions, Inc., an Illinois not-for-profit corporation

**Owner:** City of Chicago

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

**Change Request:** M1-2, Limited Manufacturing/Business Park District to B3-2, Community Shopping District

**Purpose:** To permit the construction of a new dance studio and performance venue

**NO. 21125 (3rd WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2739**

**PASS AS REVISED**

**Common Address:** 45-79 East 18th Street; 1801-1809 South Wabash; 1800-1806 S. Michigan Avenue

**Applicant:** Mercy Housing, Inc.

**Owner:** 18th & Wabash Corp.

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

**Change Request:** DX-5, Downtown Mixed-Use District and DR-3, Downtown Residential District to DR-5, Downtown Residential District then to a Residential Planned Development

**Purpose:** To redevelop the existing 6-story building at 1801 S. Wabash with 80 dwelling units and to build a new 5-story building on the parking lot at 1800 S. Michigan containing 50-dwelling units.

**NO. 22078 (3rd WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-71**

**PASS AS SUBSTITUTED**

**Common Address:** 4005 South Dearborn Street

**Applicant:** New Horizons Steel, LLC

**Owner:** City of Chicago

**Attorney:** Fisher Cohen Waldman Shapiro, LLP c/o Mark Lenz

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

**Purpose:** To convert a firehouse station to professional offices for applicant, a structural steel erection company

**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. 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. 22070 (16th WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-52**

**PASS AS REVISED**

**Common Address:** 6206 S. Racine Avenue

**Applicant:** Gorman & Company, LLC

**Owner:** Board of Education of the City of Chicago

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

**Change Request:** RS3, Residential Single-Unit (Detached House) District to B2-2, Neighborhood Mixed-Use District and then to a planned development

**Purpose:** To redevelop the former Woods school with 48 dwelling units, an approximately 22,000 square foot health center and a community center

**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**

**PASS AS REVISED**

**Common Address:** 7901-8071 S Cicero Ave; 4744-4760 W 81<sup>st</sup> St; 4649-4711 W 79<sup>th</sup> 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.)

**WITNESS:** Darvell Jones

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

**Purpose:** To operate a communications service establishment

**NO. 22176 (20<sup>th</sup> 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. 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. 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. 22156 (27th WARD) ORDINANCE REFERRED (4-19-23)**

**DOCUMENT #02023-1507**

**PASS AS REVISED**

**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. 22077T1 (27th WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-70**

**PASS AS REVISED**

**Common Address:** 1440-1464 N. Magnolia Avenue/1241-1259 W. LeMoyne Street/1439-1461 N. Elston Avenue

**Applicant:** Goose Island Holiday Pop Ups, LLC

**Owner:** Chicago Title Land Trust Company under Trust Agreement dated July 12, 1999, and known as Trust number 125216-05

**Attorney:** Tyler Manic, Schain Banks

**Change Request:** M3-3, Heavy Industry District to C3-1, Commercial, Manufacturing and Employment District

**Purpose:** To allow for the "sports and recreation, participant-outdoor" zoning use category

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

**DOCUMENT #02023-1201**

**PASS AS REVISED**

**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. 20866 (27th WARD) ORDINANCE REFERRED (11-17-21)**

**DOCUMENT #02021-5097**

**PASS AS REVISED**

**Common Address:** 1300 W. Carroll Avenue

**Applicant:** 1300 W. Carroll Owner, LLC

**Owner:** 1300 W. Carroll Owner, LLC

**Attorney:** Rich Klawiter & 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:** Mandatory Planned Development pursuant to Sections 17-8-0512 (Tall Buildings), 17-8-0513 (Large Residential Developments) and 17-8-0514 (Bonus Floor Area). To create a two-subarea planned development. Subarea A would permit the construction of a 418'0" foot tall building with 338 residential units above 460 vehicular parking spaces, 204,780 square feet of office space, and ground floor commercial uses, together with accessory and incidental uses. Subarea B would permit the construction of a 515'0" foot tall building with either 633 residential units or 569,657 square feet of office space (or a mixed-use development of the two foregoing uses) above 255 vehicular parking spaces and ground-floor commercial uses, together with accessory and incidental uses.

**NO. 22033 (28th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3837**

**PASS AS REVISED**

**Common Address:** 441 North Kilbourn Avenue/4239 West Ferdinand Street

**Applicant:** Capitol Realty, LLC

**Owner:** Capitol Realty, LLC and Vanderwood Realty, Inc

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

**Change Request:** Planned Manufacturing District No. 9 to a Planned Development

**Purpose:** Addition to a warehouse; property exceeds 10 acres

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

**DOCUMENT #02023-1531**

**Common Address:** 6214 West North Avenue

**Applicant:** JMLL Investment, LLC

**Owner:** JMLL 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. 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. 22154 (32nd WARD) ORDINANCE REFERRED (4-19-23)**

**DOCUMENT #02023-1505**

**PASS AS REVISED**

**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. 22136 (32nd WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1303**

**AMENDED TO TYPE 1**

**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. 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. 22197T1 (32nd WARD) ORDINANCE REFERRED (5-24-23)**

**DOCUMENT #02023-2030**

**SUBSTITUTE NARRATIVE AND PLANS**

**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. 22166T1 (32nd WARD) ORDINANCE REFERRED (4-19-23)**

**DOCUMENT #02023-1563**

**PASS AS SUBSTITUTED**

**SUBSTITUTE NARRATIVE AND PLANS**

**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. 22104 (34th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1231**

**PASS AS REVISED**

**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. 22193-T1 (36th WARD) ORDINANCE REFERRED (5-24-23)**

**DOCUMENT #02023-2026**

**SUBSTITUTE NARRATIVE AND PLANS**

**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. 22158 (36th 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. 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. 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. 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

**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>
TBD	2	633 W North Ave	Camp
Or2023-185	3	1319 S State St	Fame Center/ Willow Creek Community Center
Or2023-184	3	2808 S Michigan Ave	Napleton Downtown Chevrolet
TBD	8	939 E 95 <sup>th</sup> St	Public Storage
Or2023-212	10	3940 E 106 <sup>th</sup> St	iStorage
Or2023-174	11	944 W 38 <sup>th</sup> Pl	South Chicago Packing
Or2023-173	11	3659 S Ashland Ave	Public Storage
Or2023-196	27	1500 N Clybourn Ave	AMC
Or2023-195	27	1500 N Clybourn Ave	AMC
Or2023-194	27	1500 N Clybourn Ave	AMC
Or2023-193	27	1129 N Wells St	Public Storage
Or2023-189	27	320 N Damen Ave	Industrial Council of Nearwest Chicago
Or2023-188	27	320 N Damen Ave	Industrial Council of Nearwest Chicago
Or2023-187	27	320 N Damen Ave	Industrial Council of Nearwest Chicago

**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>
Or2023-183	27	600 W Chicago Ave	Echo Global Logistics
Or2023-182	27	600 W Chicago Ave	Echo Global Logistics
Or2023-181	27	1730 W Fullerton Ave	Level Nails Bar
Or2023-180	27	451 N Elizabeth St	Partners Animal Hospital
Or2023-179	27	1550 W Carroll St	Hindman Auctions & Appraisals
Or2023-211	27	1242 W Washington Blvd	Extra Space Storage
Or2023-210	27	1242 W Washington Blvd	Extra Space Storage
Or2023-209	27	1242 W Washington Blvd	Extra Space Storage
Or2023-208	27	1242 W Washington Blvd	Extra Space Storage
Or2023-207	27	1242 W Washington Blvd	Extra Space Storage
TBD	28	516 S Loomis St	Rush Specialty
TBD	28	516 S Loomis St	Rush Specialty
Or2023-198	32	1720 N Damen Ave	Ivy Hall, LLC
Or2023-197	32	1720 N Damen Ave	Ivy Hall, LLC
Or2023-190	34	333 S Halsted	National Hellenic Museum
Or2023-200	34	947 W Van Buren St	Public Storage
Or2023-199	34	947 W Van Buren St	Public Storage
TBD	40	5414 N Clark St	Milan Laser Hair Removal
Or2023-202	41	838 Patton Dr	Kalitta Air
Or2023-201	41	838 Patton Dr	Kalitta Air
Or2023-203	42	656 W Randolph St	Steelseries – Elizabeth Black