

**AMENDED AGENDA**  
**COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
TUESDAY, MAY 21, 2024  
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)

- 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.

## **APPOINTMENTS**

### **A2024-0008927 (MAYORAL APPOINTMENT) APPOINTMENT REFERRED (4-17-24)**

Appointment of Tania J. Kadakia as member of Chicago Plan Commission

### **A2024-0008929 (MAYORAL APPOINTMENT) APPOINTMENT REFERRED (4-17-24)**

Appointment of Adrian Soto as member of Zoning Board of Appeals

### **A2024-0008925 (MAYORAL APPOINTMENT) APPOINTMENT REFERRED (4-17-24)**

Appointment of Kemena Brooks as member of Chicago Plan Commission

## **LANDMARKS**

### **DOC # O2024-0008905 (34<sup>TH</sup> WARD) INTRODUCED 4/17/24**

Adopt-a-Landmark grant funding agreement with ECG Madison LLC for preservation project at 801 W Madison St/  
2 S Halsted St

### **DOC # O2024-0008744 (42<sup>ND</sup> WARD) INTRODUCED 4/17/24**

Historical landmark designation for John B. Murphy Memorial at 50 E Erie St

## **TEXT AMENDMENTS**

### **DOC # O2023-0006208 (4<sup>TH</sup> WARD) INTRODUCED 12/13/23**

Amendment of Municipal Section 17-4-0404 regarding MLA Reduction for Downtown Floor Area Bonus

### **DOC # O2024-0007801 (27<sup>TH</sup> WARD) INTRODUCED 2/21/24**

Amendment of Municipal Code Section 17-12-1005-D regarding occupancy rates of principal tenants utilizing high-rise building signs

### **DOC # O2024-0008398 (34<sup>TH</sup> WARD) INTRODUCED 3/20/24**

Amendment of Municipal Code Title 17 by modifying various sections regarding permit specifications and location restrictions for cannabis business establishments

### **DOC # O2023-0005958 (41<sup>ST</sup> WARD) INTRODUCED 11/15/23**

Amendment of Municipal Code Chapters 14X-12 and 14A-3 regarding regulation and registration of vacant or abandoned commercial storefronts

### **DOC # O2024-0008948 (42<sup>ND</sup> WARD) INTRODUCED 4/17/24**

Amendment of Municipal Code Section 17-4-0404 modifying limitation on minimum lot area reduction to exclude buildings in lawful existence for 20 years, in districts with dash 16 designations, and granted no previous floor area bonus

**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	3	1414 S Wabash	Public Storage
Or2024-0008936	13	6417 S Cicero Ave	Starbucks
Or2024-0008937	13	6417 S Cicero Ave	Starbucks
Or2024-0008698	23	3944 W 55th St	Sinan Razzak
Or2024-0008876	25	2724 W Cermak Rd	Latinos Progresando
Or2024-0008879	25	2724 W Cermak Rd	Latinos Progresando
TBD	25	3059 W 26 <sup>th</sup> St	SAH Community Clinic
Or2024-0008831	27	360 N Green St	BCG – 360 North Green, LLC
Or2024-0008832	27	360 N Green St	BCG – 360 North Green, LLC
Or2024-0008834	27	360 N Green St	BCG – 360 North Green, LLC
Or2024-0008847	28	1101 S Canal St	Whole Foods
Or2024-0008845	28	1520 W Harrison	RUSH University Medical Center
Or2024-0008764	32	2300 N Clybourn Ave	The Salvation Army
Or2024-0008765	32	2300 N Clybourn Ave	The Salvation Army
Or2024-0008763	32	1760 N Kingsbury	ABC Supply Co.
TBD	39	5838 N Pulaski Rd	Public Storage
Or2024-0008953	42	555 N Michigan Ave	United States of Aritzia dba Aritzia
Or2024-0008952	42	555 N Michigan Ave	United States of Aritzia dba Aritzia
Or2024-0008951	42	555 N Michigan Ave	United States of Aritzia dba Aritzia
Or2024-0008949	42	679 N Michigan Ave	H & M
TBD	45	4730 W Irving Park Rd	Six Corners Real Estate Development
TBD	46	4730 N Sheridan	Ceresteem

**MAP AMENDMENTS, FOR PREVIOUSLY DEFERRED ITEMS PLEASE SEE PAGE 19**

**NO. A-8870 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2-21-24)**  
**DOCUMENT # O2024-0008248**

**Common Address:** 2240 N Milwaukee Ave

**Applicant:** Alder Daniel LaSpata

**Change Request:** C1-5 Neighborhood Commercial District to C1-1 Neighborhood Commercial District

**NO. A-8869 (35<sup>th</sup> WARD) ORDINANCE REFERRED (2-21-24)**  
**DOCUMENT # O2024-0007789**

**Common Address:** 2901-2909 N Milwaukee Ave

**Applicant:** Alder Carlos Ramirez Rosa

**Change Request:** B2-2 Neighborhood Mixed Use District and C1-3 Commercial Neighborhood District to B3-1 Community Shopping District

**NO. 22414 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (4/17/23)**  
**DOCUMENT # O2024-0008888**

**Common Address:** 2328 S Michigan Ave

**Applicant:** 2328 S Michigan Owner LLC

**Attorney:** Katie Jahnke Dale

**Change Request:** DS-5 Downtown Service District to DX-5 Downtown Mixed-Use District and then to Residential-Business Planned Development

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** To allow the construction of an 18 story, 170 feet tall building containing 256 dwelling units, 10 parking spaces and 3,000 sq.ft. of ground floor commercial space, the overall FAR would be 8.41

**NO. 22436-T1 (4<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0009015**

**Common Address:** 4023-27 S Vincennes Ave

**Applicant:** Jaroslaw Madry

**Owner:** Jaroslaw Madry

**Attorney:** Paul A. Kolpak

**Change Request:** RT-4 Residential Two-Flat, Townhouse and Multi-Unit to RM-5 Residential Multi-Unit District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** Applicant proposes to subdivide the 50 ft wide lot in order to construct a new 3 story, three dwelling unit building with 3 off street parking spaces located at the rear of the property on lot #11

**NO. 22407 (9<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008875**

**Common Address:** 10950 S Wentworth Ave

**Applicant:** Mr. Daniel Smith

**Owner:** Mr. Daniel Smith

**Attorney:**

**Change Request:** RS-3 Residential Single-Unit District to B2-1 Neighborhood Mixed-Used District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** Applicant proposes to establish a personal service use (barbershop) on the 1,200 sq ft first floor. There is one existing dwelling- unit on the second floor of the existing 2,400 sq ft two story mixed-used building. There is no off-street parking on site, building height is 18 ft

**NO. 22415 (11<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008901**

**Common Address:** 3200 S Wallace St

**Applicant:** South Side Premier Properties LLC

**Owner:** South Side Premier Properties LLC

**Attorney:** Nicholas J Ftikas

**Change Request:** RS-3 Residential Single-Unit District to C1-1 Neighborhood Commercial District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** Proposing to establish a tavern within the existing building at the subject property. The proposed tavern would be approximately 800 sq. ft. and would replace the presently vacant unit at grade level. Which was last occupied by a tavern. There will be no changes to the height and footprint of the existing building

**NO. 22402 (11<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008828**

**Common Address:** 310 W 27<sup>th</sup> St

**Applicant:** Yan Qiong Zhao

**Owner:** Yan Qiong Zhao

**Attorney:** Gordon and Pikarski Chartered

**Change Request:** RS-3 Residential Single-Unit District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** To construct a two story, two dwelling unit residential building with two on-site parking spaces and a height of 29 ft. 10", No commercial proposed

**NO. 22419 (11<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008909**

**Common Address:** 3020 S Union Ave

**Applicant:** Tony Chau

**Owner:** Tony Chau

**Attorney:** Gordon and Pikarski Chartered

**Change Request:** RS-3 Residential Single-Unit District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** Construct a three residential dwelling unit building with three on-site parking spaces and a height of 37 ft 11" as defined by the code. No commercial is proposed

**NO. 22438- T1 (15<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0009017**

**Common Address:** 6410 S Honore St

**Applicant:** Metropolitan Family Services

**Owner:** Metropolitan Family Services

**Attorney:** Timonthy Barton

**Change Request:** RS-3 Residential Single-Unit District to B2-1 Neighborhood Mixed-Used District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** Convert from 2 dwelling unit residential building to establish a community center

**NO. 22423-T1 (17<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008964**

**Common Address:** 632-658 W 79<sup>th</sup> St, 7851-59 S Union Ave, 7850-7858 S Lowe Ave

**Applicant:** 79<sup>th</sup> Street Holding, LLC

**Owner:** 79<sup>th</sup> Street Holding, LLC

**Attorney:** Richard Toth

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

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** To allow a general restaurant, catering services, office, retail or similar commercial uses, and a coffee shop, with anticipated public place of amusement and tavern licenses. No dwelling unit. Approximately 12 parking spaces. Total commercial space is approximately 9,587 sf. Buildings are all one-story, approximately 19'-4" high.

**NO. 22426 (18<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008997**

**Common Address:** 7503-7525 S Cicero Ave

**Applicant:** JB Development, Inc

**Owner:** Ford City Realty LLC, Ford City CH LLC, Ford City Nassim LLC, and Benjamin Sedaghatzandi

**Attorney:** Richard Toth

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

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** To allow a new 1 story car wash, no dwelling units, approximately 57 parking spaces. Approximately 11,281 sf and 20 ft high

**NO. 22437-T1 (20<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0009016**

**Common Address:** 1635-43 W 47<sup>th</sup> St

**Applicant:** Celadon Properties, LLC

**Owner:** Celadon Properties, LLC

**Attorney:** Amy Kurson

**Change Request:** B1-3 Neighborhood Shopping District and C1-3 Commercial Neighborhood District to B2-3 Neighborhood Mixed-Use District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** To facilitate development of two 3 story 3 dwelling unit residential buildings with two parking spaces per building in a TSL area. 100% of the units will be affordable housing. The height of each building is 30 ft, 10.624"

**NO. 22412 (20<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008883**

**Common Address:** 634 E 61<sup>st</sup> St

**Applicant:** Dust em Clean Maintenance

**Owner:** Dust em Clean Maintenance

**Attorney:** John Fritchey

**Change Request:** B2-1 Neighborhood Mixed-Used District to B2-2 Neighborhood Mixed Use District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** To construct a new 3 story building with ground floor commercial space and four dwelling units on the upper floors and two off street parking spaces

**NO. 22399 (21<sup>st</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008804**

**Common Address:** 1001-1235 W 119<sup>th</sup> St and 1000-1234 W 120<sup>th</sup> St

**Applicant:** West Pullman Development Partners, LLC

**Owner:** Please see attached Exhibit A for ownership information

**Attorney:** Mariah DiGrino

**Change Request:** PMD 10 Planned Manufacturing Districts to an Industrial Planned Development

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The applicant seeks to rezone the subject property from the Planned Manufacturing District 10 to an Industrial Planned Development to allow redevelopment of the site with a 413,400 square foot speculative light industrial facility. The building will contain accessory office space allowing the building to be divisible for individual tenants. The facility will include 173 surface parking spaces and 119 loading stalls, 97 loading docks, and 2 at grade loading doors

**NO. 22422-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008933**

**Common Address:** 2434 S Albany Ave

**Applicant:** 2434 S Albany LLC

**Owner:** 2434 S Albany LLC

**Attorney:** Ximena Castro

**Change Request:** RM-4.5 Residential Multi-Unit District to B2-5 Neighborhood Mixed-Used District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The subject property is improved with a two-story residential building with five units and no parking. The applicant seeks to rezone the property to decrease the minimum lot area per unit to convert the building from five to eight units. The applicant also seeks to construct a third-floor addition to accommodate the three new proposed units. The proposed zoning building height will be 36'-4". The applicant will provide eight bicycle spaces and there will be no parking

**NO. 22424-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008974**

**Common Address:** 1145 W 17<sup>th</sup> St

**Applicant:** Carolina & Evan's Dream House, LLC

**Owner:** Carolina & Evan's Dream House, LLC

**Attorney:** Ximena Castro

**Change Request:** RT-4 Residential Two-Flat, Townhouse and Multi-Unit to RM-4.5 Residential Multi-Unit District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The subject property is a substandard sized lot improved with a two-story residential building, two dwelling units and two surface parking spaces. The Applicant seek to rezone the property to reduce the MLA and allow for the construction of a new four-story residential building with three dwelling units and a detached two car garage. The p



**NO. 22417-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008907**

**Common Address:** 2127 S Marshall Boulevard/ 2866-80 W 21<sup>st</sup> Place

**Applicant:** 2127 S Marshall, LLC

**Owner:** 2127 S Marshall, LLC

**Attorney:** Ximena Castro

**Change Request:** B2-5 Neighborhood Mixed-Used District to B2-5 Neighborhood Mixed-Used District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The property contains one zoning lot with a front two-story building with basement (34'-7" tall) containing six dwelling units and a rear two-story building with basement (28'-8" tall) containing two dwelling units. The Applicant proposes to rezone the property to convert the front building from six to 12 units and convert the rear building from two to four units for a total of 16 units on the property. The applicant also proposes constructing a third-floor addition on the front and on the rear building to accommodate the new proposed units. The proposed zoning height of the front of the building will be 36'-3" and the rear building will be 37'-8". There will be six bicycle spaces. There is no parking, and none will be provided

**NO. 22406-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008874**

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

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

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

**Attorney:** Ximena Castro

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

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The subject property is improved with a two-story residential building with nine units and three indoor parking spaces. The applicant seeks a rezoning to amend the previously approved Type-1 application passed by the City Council on 05-25-2022 to convert the building from nine to 12 units. The Applicant also will be constructing a third-floor addition to accommodate the three new proposed units. The proposed zoning height will be 43'-3". There will be two new bicycle spaces added for a total of eleven bicycle spaces on the property. There will be no additional parking

**NO. 22413-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008885**

**Common Address:** 2863 W 21<sup>st</sup> St

**Applicant:** 2863 Buyers Group, LLC

**Owner:** 2863 Buyers Group, LLC

**Attorney:** Ximena Castro

**Change Request:** RT-4 Residential Two-Flat, Townhouse and Multi-Unit to B2-3 Neighborhood Mixed-Use District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The applicant seeks to rezone the property to decrease the minimum lot area per unit to allow the construction of a residential building with nine units. The applicant also seeks Type-1 application relief pursuant to section 17-13-0300 of the Chicago Zoning Ordinance for an administrative adjustment to reduce five required parking spaces to zero for properties located in an equitable Transit served Location, and variations to reduce the front yard setback from 4.54' to 0.5', reduce the combined side yard setback from 5.0' to 3.50', and to reduce the rear yard setback from 30.0' to zero

**NO. 22404-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008869**

**Common Address:** 1857 W 16<sup>th</sup> St

**Applicant:** Apologue, LLC

**Owner:** WPI Spudz Ex, LLC

**Attorney:**

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

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** To establish a Limited Manufacturing, Production and Industrial Services specifically to manufacturing and produce food and beverage products and secondary use to operate a small and medium venue space with a maximum capacity of not more than 200 persons with accessory restaurant and tasting room will provide six employee parking spaces. Existing building height to remain. Will seek parking relief through the TSL to reduce the required 20 parking spaces by 100% as per section 17-13-0303-D

**NO. 22401 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT #**

**Common Address:** 1132-40 W Randolph St/146-82 North May St./1133-57 West Lake St./169-83 N Racine Ave

**Applicant:** Fulton Grounds Owner LLC

**Owner:** Fulton Grounds Owner LLC

**Attorney:** Michael Ezgur

**Change Request:** Residential Business Planned Development 1512 to Residential Business Planned Development

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** Applicant seeks to amend the previously approved development to allow for a two subarea PD. Subarea A consists of a grocery anchored, mixed-use project consisting of 287 residential units, 252 automobile parking spaces, approximately 20,000 sq. ft. of commercial space, and a height of 315 ft. Subarea B consists of 380 residential units, 257 automobile parking spaces, approximately 3,350 sq. ft. of commercial space and a height of 450 ft

**NO. 22403-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008868**

**Common Address:** 2405 W Grand Ave

**Applicant:** 2405 W Grand, LLC

**Owner:** 2405 W Grand, LLC

**Attorney:** Liz Butler/ Braedon Lord

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

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** To construct a five-story, mixed-use multi-family building measuring approximately 60 feet in height and containing 36 dwelling units, 11 automobile parking spaces, 36 bicycles parking spaces, and approximately 4,126 sq. ft. of ground floor commercial space

**NO. 22400 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008810**

**Common Address:** 201-09 North Racine Ave/ 1132-56 W Lake St/ 200-08 N May St

**Applicant:** Fulton Grounds Owner LLC

**Owner:** Fulton Grounds Owner LLC

**Attorney:** Michael Ezgur

**Change Request:** Residential Business Planned Development 1512 to Residential business planned development as amended

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** Applicant proposes to eliminate the portion of property south of Lake st (former Subarea A) of the Planned Development, thereby reducing the boundary. There are no other changes proposed to the previously approved RBPD 1512. The previously approved residential building with approximately 5,000 sq. ft. of ground floor commercial space, 179 residential units, and 29 parking spaces will remain, and the maximum height of 222 ft, 6 inches will also remain unchanged

**NO. 22405 (28<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008873**

**Common Address:** 2421 W Lexington St

**Applicant:** MOCO Group LLC

**Owner:** MOCO Group LLC

**Attorney:** Ximena Castro

**Change Request:** RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RM-4.5 Residential Multi-Unit District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The subject property is improved with a two-story residential building with three dwelling units and three rear surface parking spaces. The existing height of the building is approximately 33.0' tall. The applicant seeks to rezone the property to reduce the MLA of the property to convert from three to four units to allow a proposed garden unit on the property. Existing parking will remain, and no additional parking will be added. The existing height of the building also will remain

**NO. 22425 (30<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008991**

**Common Address:** 3631-3657 N Central/ 5547-5557 W Waveland

**Applicant:** 1937 Retail Holding Series LLC

**Owner:** Portage Park Capital, LLC

**Attorney:** Sonia Antolec

**Change Request:** Business Planned Development No. 1450 to Business Planned Development No. 1450, as amended

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** Requesting a Planned Amendment so that an adult-use cannabis dispensary is an allowed use within the Planned Development. The units, parking spaces, height, and square footage will remain the same.

**NO. 22411 (31<sup>st</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008882**

**Common Address:** 4335 W Fullerton Ave

**Applicant:** 4335 Fullerton Bldg, LLC

**Owner:** 4335 Fullerton Bldg, LLC

**Attorney:** Paul Kolpak

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

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** Proposed tattoo parlor will be located in the 1,000 sq. ft. first floor commercial space, there is a total of 4 dwelling-units in the existing mixed-use building. Two off-street parking spaces with driveways are located at the rear of the property. Building height is 30 ft

**NO. 22416-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008903**

**Common Address:** 1934-36 W North Ave

**Applicant:** Envoi Partners, LLC

**Owner:** 1934 North Avenue, LLC

**Attorney:** Nicholas Ftikas

**Change Request:** C1-2 Neighborhood Commercial District to B3-3 Community Shopping District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The applicant is proposing to adapt and reuse the existing three-story masonry building. The plans provide 2,590 sq. ft. retail unit at grade and a total of nine (9) residential units above. The building will remain 49.07 ft. In height. The Subject property is a Transit Served Location. No off-street vehicle parking spaces will be provided

**NO. 22432-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT #O2024-0009010**

**Common Address:** 3448-62 W Lawrence/ 4807-11 N. St. Louis

**Applicant:** St. Louis & Lawrence, LLC

**Owner:** St. Louis & Lawrence, LLC

**Attorney:** Nicholas Ftikas

**Change Request:** B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The two existing buildings will remain. The applicant is proposing to establish eight (8) new residential units on the second floor of the building along W. Lawrence for a total of 17 residential units (9 existing units) at the site. The existing 33ft.-2in. The height dimensions of the buildings will remain. The footprint and floor area totals of the existing buildings will also remain. No off-street parking will be provided per Transit Served Location

**NO. 22431-T1 (34<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0009009**

**Common Address:** 1227 W Jackson Blvd

**Applicant:** 1227 W Jackson Condominiums, LLC

**Owner:** 1227 W Jackson Condominiums, LLC

**Attorney:** Nicholas Ftikas

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

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The Applicant is proposing to develop the subject property with a new four-story residential building containing three dwelling units. The building will be masonry in construction and measure 52 ft.-6 inches in height. The proposed three-unit residential building will be supported by three off street parking spaces

**NO. 22439-T1 (34<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0009018**

**Common Address:** 112 S. Sangamon St

**Applicant:** Sangamon MPW Holdings LLC

**Owner:** Sangamon MPW Holdings LLC

**Attorney:** Thomas R. Raines

**Change Request:** DX-5 Downtown Mixed-Use District type 1 to DX-5 Downtown Mixed-Use District type 1

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** To construct a new top floor addition with three dwelling units will convert building from four story office building to five story mixed used building. A five-story masonry building with 24,000 sq. ft. of office space on floors 1-4 and three dwelling units in floor five, with a total height of 75'1 0" and one parking space on premises

**NO. 22409-T1 (34<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008880**

**Common Address:** 1065 W Polk St

**Applicant:** 1065 W Polk LLC

**Owner:** 1065 W Polk LLC

**Attorney:** Nicholas Ftikas

**Change Request:** RT-4 Residential Two-Flat, Townhouse and Multi-Unit to RM-4.5 Residential Multi-Unit District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The applicant is seeking a zoning change in order to develop the subject property with a new three-story residential building containing 3 dwelling units. The proposed building will measure 36.6 ft in height. The residential building will be supported by 2 off street parking spaces at the rear of the lot

**NO. 22410-T1 (34<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008881**

**Common Address:** 1073 W Polk St

**Applicant:** 1073 W Polk LLC

**Owner:** 1073 W Polk LLC

**Attorney:** Nicholas Ftikas

**Change Request:** RT-4 Residential Two-Flat, Townhouse and Multi-Unit to RM-4.5 Residential Multi-Unit District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The applicant is seeking a zoning change in order to develop the subject property with a new three-story residential building containing 3 dwelling units. The proposed building will measure 36.6 ft in height. The residential building will be supported by 2 off street parking spaces at the rear of the lot

**NO. 22420-T1 (39<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008912**

**Common Address:** 4801 W Peterson Ave/ 5950 N Caldwell Ave

**Applicant:** Klairmont Enterprises, Inc.

**Owner:** Klairmont Enterprises, Inc.

**Attorney:** Graham Grady, Sylvia Michas, Braeden Lord

**Change Request:** B3-3 Community Shopping District to B3-5 Community Shopping District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The applicant proposes to construct a ground floor commercial addition (measuring approximately 17'8" in height and containing approximately 8,208 sq ft) to the existing building; and improvements to a existing parking lot, which upon completion will contain 151 automobile parking spaces and an adjacent area, which will contain 5 bicycle parking spaces

**NO. 22418 (39<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008908**

**Common Address:** 5137 N Elston Ave

**Applicant:** Dharmesh Purohit

**Owner:** The Evangelical Lutheran Slavonic St. Trinity Congregation of Chicago

**Attorney:** Nicholas Ftikas

**Change Request:** RS-3 Residential Single-Unit District to B1-1 Neighborhood Shopping District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The applicant is proposing to develop the subject property with a new one-story restaurant building. The proposed building will contain approximately 4,678 sq. ft of floor area and measure approximately 19 ft. 3 inches in height. The restaurant will operate with a drive through lane and will be supported by 25 off street parking spaces

**NO. 22408 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008878**

**Common Address:** 754-777 N Franklin St

**Applicant:** RPO 225 W Chicago LLC

**Owner:** RPO 225 W Chicago LLC

**Attorney:** Rich Klawiter & Katie Jahnke Dale

**Change Request:** Business Planned Development No. 1472 to DX-5 Downtown Mixed-Use District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The applicant requests a rezoning of the subject property from Business Planned Development No. 1472 to the Downtown Mixed-Use District Downtown Mixed-Use District to revert to the zoning district that existed prior to the 2020 approval of the Planned Development

**NO. 22434-T1 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0009013**

**Common Address:** 1055 W Diversey Parkway

**Applicant:** Burnt Mountain Glades, LLC

**Owner:** United Christian Church

**Attorney:** Nicholas Ftikas

**Change Request:** RT-4 Residential Two-Flat, Townhouse and Multi-Unit to B2-3 Neighborhood Mixed-Use District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The applicant is proposing to develop the subject property with a new six-story residential building containing twenty-four dwelling units. The building will be masonry in construction and measure 64 ft. 11 inches (measured to the partial sixth floor) in height. The subject property is a Transit Served Location and will be supported by one off street parking space and seven bicycle parking spaces

**NO. 22433-T1 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0009011**

**Common Address:** 2411 N Lincoln Ave

**Applicant:** 2420 Halsted Landowner, LLC

**Owner:** 2420 Halsted Landowner, LLC

**Attorney:** Nicholas Ftikas

**Change Request:** B3-3 Community Shopping District to B3-5 Community Shopping District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The applicant is seeking to permit a 2,780. 7 sq.ft. first floor addition to the building's retail first floor. The existing five story masonry building with thirty-six residential units located above grade level will remain. The building will remain 57 ft. in height. The mixed-use building is a Transit Served Location and will be supported by eighteen off street parking spaces/

**NO. 22427-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0009001**

**Common Address:** 3731-3733 N Sheffield Ave

**Applicant:** Wrigley Flats, LLC

**Owner:** Wrigley Flats, LLC

**Attorney:** Sara K. Barnes

**Change Request:** RM-5 Residential Multi-Unit District to RM-6 Residential Multi-Unit District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** To permit the renovation and expansion of the existing three-story (with basement), multi-unit residential building, at the subject property with a new four-story lateral addition and a new one-story vertical addition on the existing structure, as well as the internal reconfiguration of the existing floor plates/dwelling units



**NO. 22429 (45<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0009005**

**Common Address:** 5410-12 W Foster Ave

**Applicant:** Dink Enterprises, LLC

**Owner:** Dink Enterprises, LLC

**Attorney:** Nicholas Ftikas

**Change Request:** RS-3 Residential Single-Unit District to B2-1 Neighborhood Mixed-Used District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** To continue to use the 32 off-street parking spaces located at the subject property to serve as accessory off-street parking for the indoor sports and recreation use (indoor pickleball courts) proposed at 5430 W Foster Ave. No changes are proposed to the existing off-street parking lot. The Applicant will seek an Administrative Adjustment or other relief to establish an accessory off-street parking lot

**NO. 22428 (45<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0009003**

**Common Address:** 5430 W Foster Ave

**Applicant:** Dink Enterprises, LLC

**Owner:** Dink Enterprises, LLC

**Attorney:** Nicholas Ftikas

**Change Request:** RS-3 Residential Single-Unit District to B2-1 Neighborhood Mixed-Used District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** To adapt and reuse the existing one-story building and establish an indoor sport and recreation participant use at the subject property. The existing one-story building contains approximately 16,664 sq. ft of floor area, which will remain. The applicant is not proposing any building expansions to accommodate its intended use of subject property. The applicant will use the 32 accessory off-site parking spaces at 5410 W Foster to meet any off-site parking requirements

**NO. 22421-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008915**

**Common Address:** 2035-2043 W Irving Park Rd

**Applicant:** 2035 W Irving Acquisitions LLC

**Owner:** 2035 W Irving Acquisitions LLC

**Attorney:** Sara K. Barnes

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

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The Applicant is seeking a Type 1 Zoning Map Amendment to permit the reactivation of the subject property with a new five story mixed-used development, with commercial/retail space (3,048 sq. ft.) and off-street parking for fifteen (15) automobiles on the ground (1<sup>st</sup>) floor a total of thirty-seven (37) dwelling units on and between the upper (2<sup>nd</sup> through 5<sup>th</sup>) floors. The proposed improvements will be masonry in construction and will measure approximately 57 feet- 5 inches in height

**NO. 22435-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0009014**

**Common Address:** 4456-4458 N Western Ave

**Applicant:** 4454 N Western Inc.

**Owner:** 4454 N Western Inc.

**Attorney:** Sara K. Barnes

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

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** To permit the construction of a new five-story nine-unit mixed-use building, with onsite accessory parking for eight automobile, at the subject property, pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance (as amended December 2023)

**NO. 22430 (47<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0009008**

**Common Address:** 2019 W Irving Park Rd

**Applicant:** Chicago Veterinary Surgery Management, LLC

**Owner:** MK-2018, LLC

**Attorney:** Frederick E. Agustin

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

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** The Applicant is leasing a commercial space within the existing building in order to establish a veterinary clinic at the subject property. The proposed veterinary clinic will have an area of approximately 5,100 sq. ft. There will be no changes to the height and footprint of the existing building. The property will be served by five off-street parking spaces

**PREVIOUSLY DEFERRED ITEMS**

**NO. 21128 (2nd WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2628**

**Common Address:** 2031-2033 N. Kingsbury Street

**Applicant:** Alloy Property Company 2, LLC

**Owner:** Alloy Property Company 2, LLC

**Attorney:** Katie Jahnke Dale/Rich Klawiter-DLA Piper

**Change Request:** M2-2 Light Industry District to B3-5, Community Shopping District then to a Residential-Business Planned Development

**Purpose:** To permit the construction of a 15-story building consisting of 359 dwelling units, 205 parking spaces, commercial and retail uses with accessory and incidental uses. The overall FAR will be 5.0.

**NO. 22327 (8<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007025**

**Common Address:** 1614-1906 E 95<sup>th</sup> St

**Applicant:** FlexSol Packaging Corp.

**Owner:** Please see application for list of owners

**Attorney:** Rich Klawiter

**Change Request:** M1-1 Limited Manufacturing District and Commercial Business Planned Development No. 484 to an Industrial Planned Development

**Purpose:** To allow a 39,650 sq.ft. expansion of an existing light industrial facility and the development of a new 61,950 sq.ft. speculative light industrial facility. The buildings will contain general office space, open warehouse and storage space. The facility will include 114 surface parking spaces (54 existing and 60 new spaces) and 19 loading spaces

**NO. 22380 (12<sup>th</sup> WARD) ORDINANCE REFERRED (3-20-24)**

**DOCUMENT # O2024-0008418**

**Common Address:** 3787-89 S Archer

**Applicant:** Ernesto Perez Real Estate LLC

**Owner:** Ernesto Perez Real Estate LLC

**Attorney:** Homero Tristan

**Change Request:** C1-2 to Motor Vehicle-Related Commercial District to C2-2 Motor Vehicle-Related Commercial District

**Administrative Adjustment 17-13-1003  Variation 17-13-1101**

**Purpose:** To allow for the establishment to use lot for accessory outdoor activities for the existing animal service use on the zoning lot. The existing commercial space contains 3500 square feet, existing 4 on-site parking spaces: non-residential. No changes to the existing building will result from the proposed zoning change

**NO. 22324 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0006995**

**Common Address:** 4041, 4115, and 4147 W Ogden and 2309 S Keeler Ave

**Applicant:** IDIL Ogden LLC

**Owner:** IDIL Ogden LLC

**Attorney:** Katie Jahnke Dale

**Change Request:** M1-2 Limited Manufacturing/ Business Park District and C2-2 Motor Vehicle Related Commercial District to M1-2 Limited Manufacturing/ Business Park District then to an Industrial Planned Development

**Purpose:** The construction of a one story 246,200 sq.ft. industrial building with 26 loading docks, 271 vehicular parking spaces

**NO. 22345-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007273**

**Common Address:** 2308 W 18<sup>th</sup> Pl

**Applicant:** 2308 Buyers LLC

**Owner:** 2308 Buyers LLC

**Attorney:** Ximena Castro

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District to B2-5 Neighborhood Mixed-Use District

**Purpose:** To add two units to the property for a total of eight units on the property and see variation parking reductions and variation setback relief for front, combined side, and rear yard setbacks

**NO. 22229 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-23)**

**DOCUMENT # O2023-0002795**

**Common Address:** 700 West Chicago Ave

**Applicant:** Onni 700 West Chicago LLC

**Owner:** Onni 700 West Chicago LLC

**Attorney:** Rich Klawiter & Katie Jahnke Dale

**Change Request:** Planned Development 1399 to Planned Development 1399, as amended

**Purpose:** To permit the construction of a multi-building planned development consisting of 2,451 dwelling units, 1,950 parking spaces, commercial and retail uses with accessory and incidental uses. The overall FAR will be 8.1

**NO. 22204 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-21-23)**

**DOCUMENT #02023-2283**

**Common Address:** 116-138 S Paulina St

**Applicant:** The City Church Fellowship

**Owner:** The City Church Fellowship

**Attorney:** Katie Jahnke Dale and Rich Klawiter

**Change Request:** C1-3 Commercial Neighborhood District to B3-5 Community Shopping District and then to a Residential Business Planned Development

**Purpose:** The project will proceed in three phases. In Phase 1 the Applicant will build a 1500-seat auditorium worship space with adjoining retail, cafe, and administrative office areas. The two-story building will include a loading dock and total 40,347 square feet. Subject to site plan approval. Phase 2 will expand the development to the north with a 28,448 square-foot, two-story building comprising multi-purpose and conference rooms, youth programming and child-care areas, and shared administrative and business office space. Phase 3 will be subject to future site plan approval but may include up to 76 residential units above the Phase 2 building. The gross area of the completed 12-story development will be 206,115 square feet and the overall FAR of the development will be 5.0.

**NO. 22374 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-20-24)**

**DOCUMENT #**

**Common Address:** 303 W. Division St./ 1140 N. Wells St./ 202 W. Hill St.

**Applicant:** Onni Atrium Development No. 1 Limited Partnership

**Owner:** Onni Atrium Development No. 1 Limited Partnership

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

**Change Request:** Planned Development 136, as amended to Planned Development 136 as amended

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** To add medical services and animal services as permitted use in Subarea A. No change to existing four buildings

**NO. 22248 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-23)**

**DOCUMENT #O2023- 0004080**

**Common Address:** 370 N Carpenter

**Applicant:** 370 N Carpenter LLC

**Owner:** 370 N Carpenter LLC

**Attorney:** Rich Klawiter and Katie Jahnke Dale

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

**Purpose:** 29 Story, 349'0" foot tall building with 390 residential units, 390 bicycle parking spaces, and 156 vehicular parking spaces above 6,670 sq.ft. of ground-floor retail/ commercial uses, together with accessory and incidental uses

**NO. 22318 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006496**

**Common Address:** 400 N Elizabeth St

**Applicant:** 400 N Elizabeth Property LLC

**Owner:** 400 N Elizabeth Property LLC

**Attorney:** Rich Klawiter and Katie Jahnke Dale

**Change Request:** Planned Development No. 1528 to DX-7 Downtown Mixed-Use District then to a Residential Business Planned Development

**Purpose:** A 380 foot building and a 360 foot building together comprising 724 residential units and 2000 sq.ft. of retail space; 348 accessory parking spaces; and 724 bicycle parking spaces. Accessory and incidental uses as well as 27, 015 sq.ft of open space will be provided. The overall FAR will be 11.5

**NO. 22359 (27<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-24)**

**DOCUMENT # O2024-0007715**

**Common Address:** 3601-3625 W Chicago Ave; 751-757 N Monticello Ave; 740-756 N Central Park Ave

**Applicant:** The Ave SW LLC

**Owner:** Please see application for list of property owners

**Attorney:** Rich Klawiter and Mariah DiGrino

**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** To allow the development of a neighborhood transit oriented mixed use development with a mixed

**NO. 22378 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-20-24)**

**DOCUMENT #**

**Common Address:** 734 N. Milwaukee Avenue, 736 N. Milwaukee Avenue, 700 N Carpenter Street, 1040 W. Huron Street

**Applicant:** 730 N Milwaukee LLC

**Owner:** 730 N Milwaukee LLC

**Attorney:** Katrina S. McGuire/Thompson Coburn LLP

**Change Request:** Residential Business Planned Development 1396 to Residential Business Planned development 1396, as amended

**Administrative Adjustment 17-13-1003**  **Variation 17-13-1101**

**Purpose:** To permit the addition of 32 additional residential units and eliminate office and retail square footage, 81 parking spaces and 198 bicycle parking spaces

**NO. 22238-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-23)**

**DOCUMENT # O2023-0002835**

**Common Address:** 1153 W Grand Ave

**Applicant:** 1153 Property LLC

**Owner:** 1153 Property LLC

**Attorney:** Mark Kupiec

**Change Request:** M2-2 Light Industry District to B2-3 Neighborhood Mixed-Use District

**Purpose:** To rehab existing building to allow a conversion of the mix use for a total of 7 residential dwelling units

**NO. 22373 (29<sup>th</sup> WARD) ORDINANCE REFERRED (3-20-24)**

**DOCUMENT #**

**Common Address:** 5730-5736 W Roosevelt Road

**Applicant:** UHS of Hartgrove Inc. D/b/a Hartgrove Behavioral Health System

**Owner:** Grow Greater Englewood NFP

**Attorney:** Anthony Licata

**Change Request:** M2-2 Light Industry District and Institutional Planned Development 933 to Institutional Planned Development 933 as amended

**Administrative Adjustment 17-13-1003  Variation 17-13-1101**

**Purpose:** To allow the construction and operation of (1) Phase 1 of the project, on the vacant parcel generally located at 5736 W. Roosevelt Road, to be purchased from the City of Chicago, a new wing of the hospital containing approximately 18,367 square feet of floor area, measuring approximately 14'5 in height, and including a total of 48 additional patient beds, spaces for other hospital and accessory uses, and a surface parking lot containing approximately 21 parking spaces; and (2) in phase 2 of the project, on the parcel generally located at 5730-32 W. Roosevelt Road, and addition to the hospital containing approximately 4,410 square feet of floor area, measuring approximately 14'5" in height, an including spaces for hospital and accessory uses

**NO. 22283 (37<sup>th</sup> WARD) ORDINANCE REFERRED (11-1-23)**

**DOCUMENT #O2023 -0005684**

**Common Address:** 335-375 N Pulaski Ave

**Applicant:** Chicago Transit Authority

**Owner:** Cook County Land Bank Authority

**Attorney:** Bridget O'Keefe

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

**Purpose:** To permit the operation of a training and control center on the property

**NO. 22328 (45<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-000**

**Common Address:** 3955 N Kilpatrick Ave; 3865 N Milwaukee Ave

**Applicant:** GW Six Corners LLC

**Owner:** GW Six Corners LLC

**Attorney:** Sara Barnes

**Change Request:** RS3 Residential Single Unit (Detached House) District to B3-3 Community Shopping District and then to a Residential Business Planned Development

**Purpose:** To reactivate the site with a new mixed-use (residential-business) development complex which will feature four divisible commercial buildings and a multi unit all residential building, along with onsite accessory parking and a series of open landscaped areas (green spaces)