

**AMENDED AGENDA**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**TUESDAY, FEBRUARY 20, 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.

**TEXT AMENDMENTS****DOC# O2023-0007343 (25<sup>TH</sup> WARD) INTRODUCED (1-24-24)**

Amendment of Municipal Code Section 17-6-0403-F by requiring special use approval for religious assembly permits in Sub Area A of PMD No. 11

**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>
Or2024-0007047	3	1414 S Wabash Ave	Public Storage
Or2024-0007507	15	1418 W 47 <sup>th</sup> St	CSL Plasma
Or2024-0007500	21	221 W 83 <sup>rd</sup> St	Buddy Bear Car Wash
Or2024-0007501	21	221 W 83 <sup>rd</sup> St	Buddy Bear Car Wash
Or2024-0006755	22	3501 W 26 <sup>th</sup> St	Jerome Montgomery
Or2024-0007103	25	2724 W 21 <sup>st</sup> St	Frank Uhler
Or2024-0007061	25	2724 W 21 <sup>st</sup> St	Frank Uhler
Or2024-0007097	25	2724 W 21 <sup>st</sup> St	Frank Uhler
Or2024-0007091	25	2724 W 21 <sup>st</sup> St	Frank Uhler
Or2024-0007354	27	905 W Fulton Market	FVH Jars LLC
Or2024-0007348	27	362 W Chicago Ave	Public Storage
Or2024-0007347	27	362 W Chicago Ave	Public Storage
Or2024-0007353	27	1242 W Washington	Extra Space Storage
Or2024-0007351	27	1242 W Washington	Extra Space Storage
Or2024-0007350	27	1242 W Washington	Extra Space Storage
Or2024-0007352	27	1242 W Washington	Extra Space Storage
Or2024-0007349	27	362 W Chicago Ave	Public Storage
Or2024-0007497	27	124 N Sangamon	Haymarket Center
Or2024-0007499	27	124 N Sangamon	Haymarket Center
Or2024-0007345	27	1950 W Carrol Ave	WM J. Cassidy Tire & Auto Supply
Or2024-0007344	27	1950 W Carrol Ave	WM J. Cassidy Tire & Auto Supply
Or2024-0007079	28	564 W Taylor St	Raising Cane's Restaurants LLC
Or2024-0007080	28	564 W Taylor St	Raising Cane's Restaurants LLC
Or2024-0006751	32	1435 W Webster Ave	Advocate
Or2024-0006748	32	1435 W Webster Ave	Advocate
Or2024-0007498	41	11601 W Touhy Ave	United Cargo
Or2024-0007502	43	658 W Belden Ave	The Bad Apple
Or2024-0007503	43	658 W Belden Ave	The Bad Apple
TBD	46	4547 N. Broadway	Mobile Generation Prepaid LLC
TBD	46	4547 N. Broadway	Mobile Generation Prepaid LLC
TBD	46	4547 N. Broadway	Mobile Generation Prepaid LLC

**NO. A-8862 (1<sup>st</sup> WARD) ORDINANCE REFERRED (11-15-23)**

**DOCUMENT #O2023-5957**

**Common Address:** 1257-1301 N Ashland Ave

**Applicant:** Alder Daniel LaSpata

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

**NO. A-8863 (9<sup>th</sup> WARD) ORDINANCE REFERRED (11-15-23)**

**DOCUMENT #O2023-0005956**

**Common Address:** 146 W 127<sup>th</sup> St

**Applicant:** Alderman Anthony Beale

**Change Request:** B3-1 Community Shopping District to RS-2 Residential Single Unit (Detached House) District

**NO. A-8864 (11<sup>th</sup> WARD) ORDINANCE REFERRED (11-15-23)**

**DOCUMENT #O2023-0005951**

**Common Address:** 937-1021 W 31<sup>st</sup> St

**Applicant:** Alder Nicole Lee

**Change Request:** RS1 Residential Single Unit (Detached House) District, B1-2 Neighborhood Shopping District, and B2-2 Neighborhood Mixed Use District to B2-2 Neighborhood Mixed Use District

**NO. A-8859 (19<sup>th</sup> WARD) ORDINANCE REFERRED (11-1-23)**

**DOCUMENT #O2023-0005729**

**Common Address:** 11032 S Vincennes Ave

**Applicant:** Alder Matt O'Shea

**Change Request:** RS3 Residential Single Unit (Detached House) District to RS-2 Residential Single Unit (Detached House) District

**NO. A-8865 (21<sup>st</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007342**

**Common Address:** 10541 S Aberdeen St

**Applicant:** Alder Ronnie Mosley

**Change Request:** RS-2 Residential Single Unit (Detached House) District to POS-1 Parks and Open Space District

**NO. 22349-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007284**

**Common Address:** 1347 W Grand Ave

**Applicant:** EZMB, LLC

**Owner:** Vincent and Carol A Pagone

**Attorney:** Daniel Lauer

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

**Purpose:** To construct a six dwelling unit all residential building with no retail

**NO. 22323 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0006990**

**Common Address:** 4301-4453 S Federal St; 4300-4452 S Dearborn St; 4301-4453 S Dearborn St;  
4330-4452 S State St

**Applicant:** Chicago Housing Authority

**Owner:** Chicago Housing Authority

**Attorney:** Steve Friedland

**Change Request:** Planned Development 1135, as amended to Planned Development 1135, as amended

**Purpose:** To clarify that the southern boundary of the Planned Development is West 45<sup>th</sup> St

**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. 22325 (9<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007005**

**Common Address:** 10636 S Woodlawn Ave

**Applicant:** Ryan Companies US Inc.

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

**Attorney:** Mariah DiGrino

**Change Request:** Business-Residential Institutional Planned Development No. 1167, as amended to Business-Residential Institutional Planned Development No. 1167, as amended

**Purpose:** To allow for changes in the boundaries of subareas and addition of permitted uses to newly configured subareas

**NO. 22326 (9<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007008**

**Common Address:** 11301-11363 S Corliss Ave; 11336 S Doty Ave; 701 E 114<sup>th</sup> St.

**Applicant:** Pullman Gateway LLC

**Owner:** Pullman Gateway LLC

**Attorney:** Mariah DiGrino

**Change Request:** C2-3 Motor Vehicle Related Commercial District; C1-5 Neighborhood Commercial District; and M3-3 Heavy Industry District to C2-3 Motor Vehicle Related Commercial District and then to a Business Planned Development

**Purpose:** To redevelop the property in phases for commercial uses

**NO. 22341-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-000727**

**Common Address:** 500 W 26<sup>th</sup> St

**Applicant:** Henry Tam

**Owner:** Henry Tam

**Attorney:** Gordon & Pikarski

**Change Request:** RS3 Residential Single Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

**Purpose:** A new four story building containing 14 residential dwelling units, 14 parking spaces, and a zoning height of 39 feet. No commercial uses proposed

**NO. 22342-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007245**

**Common Address:** 1642 W 38<sup>th</sup> PI

**Applicant:** Imelda Garcilazo

**Owner:** Imelda Garcilazo

**Attorney:** Ximena Castro

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

**Purpose:** To reduce required rear yard open space and the front, west side and combined side setbacks applicable under section 17-13-1100 so that the subject property and 1644 West 38<sup>th</sup> PI may be subdivided and allow the owners of 1644 W 38<sup>th</sup> PI to construct a single family home on their lot

**NO. 22343 (11<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007250**

**Common Address:** 1644 W 38<sup>th</sup> PI

**Applicant:** Juan Jose and Angelica Garcilazo

**Owner:** Juan Jose and Angelica Garcilazo

**Attorney:** Ximena Castro

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

**Purpose:** To seek an administrative adjustment to build a single family home

**NO. 22348 (21<sup>st</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007199**

**Common Address:** 1350-52 W 112<sup>th</sup> St

**Applicant:** Sanju Sharma

**Owner:** Sanju Sharma

**Attorney:** Nick Ftikas

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

**Purpose:** To support the residential density of two multi-unit residential buildings

**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. 22351-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007302**

**Common Address:** 2415-2425 W 24<sup>th</sup> PL

**Applicant:** Epoch 2415 LLC

**Owner:** Ice Age Investments LLC

**Attorney:** Andrew Scott

**Change Request:** M2-3 Light Industry District and C1-3 Commercial Neighborhood District to M2-3 Light Industry District

**Purpose:** To unify a split zone into one cohesive M2-3 in order to establish an industrial private event venue withing the existing 1 story brick building warehouse building

**NO. 22337-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007199**

**Common Address:** 3301-3315 W Division St and 1148-1158 N Spaulding Ave

**Applicant:** 3305 Division LLC

**Owner:** Church of God North Central Spanish NFP

**Attorney:** Steve Friedland

**Change Request:** B1-2 Neighborhood Shopping District and B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** To permit the development of a 40 unit residential building with approximately 2,600 sq.ft. of ground floor commercial space. Building height will not exceed 67 feet

**NO. 22329 (27<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007054**

**Common Address:** 305 N Ogden

**Applicant:** 333 Holding Company LLC

**Owner:** 333 Holding Company LLC

**Attorney:** Edward Kus

**Change Request:** M2-3 Light Industry District to DS-5 Downtown Service District

**Purpose:** To allow for additional uses to be appropriately licensed and to establish a meeting and event venue including a rooftop



**NO. 22335 (27<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007105**

**Common Address:** 1052-58 N Central Park

**Applicant:** Yanga Development LLC

**Owner:** Yanga Development LLC

**Attorney:** Frederick Agustin

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

**Purpose:** Redevelop the property with three residential buildings with each building containing three dwelling units and off street parking for three cars

**NO. 22350-T1 (28<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007290**

**Common Address:** 801-809 S Western Ave; 2349-59 W Polk St

**Applicant:** 4Corners LLC

**Owner:** 801 S Western LLC

**Attorney:** Liz Butler

**Change Request:** C2-2 Motor Vehicle Related Commercial District to B3-3 Community Shopping District

**Purpose:** To develop a 5 story mixed use building with ground floor commercial and multi-unit residential above

**NO. 22334-T1 (30<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007099**

**Common Address:** 3339 N Ridgeway Ave

**Applicant:** Wentworth 39 LLC

**Owner:** Wentworth 39 LLC

**Attorney:** Agnes Plecka

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

**Purpose:** To build a new 2 story residential building with 5 dwelling units

**NO. 22346-T1 (30<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007277**

**Common Address:** 5416-24 W Belmont Ave

**Applicant:** Midwest Kitchen and Bath LLC

**Owner:** Midwest Kitchen and Bath LLC

**Attorney:** Rolando Acosta

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

**Purpose:** To modify Type 1 plans to convert 1,962.2 sq.ft. of commercial space to two dwelling units for a total of 15 dwelling units instead of the originally approved 13 dwelling units within an existing 3 story building

**NO. 22333 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007089**

**Common Address:** 3146 N Lincoln Ave

**Applicant:** Marta Wozniak

**Owner:** Lincoln – Belmont LLC

**Attorney:** Edward Kus

**Change Request:** B1-3 Neighborhood Shopping District to C1-3 Commercial Neighborhood District

**Purpose:** To permit the expansion of personal services, including hair and nail salon services and micro-blading

**NO. 22352-T1 (35<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007315**

**Common Address:** 2818-2830 N Elston Ave

**Applicant:** 2820 N Elston LLC

**Owner:** 2820 N Elston LLC

**Attorney:** Scott Borstein

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

**Purpose:** To allow construction of a proposed two and three story masonry commercial building to be used as a daycare facility

**NO. 22331 (36<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007060**

**Common Address:** 2534 W Cortez St

**Applicant:** Now Serving Spaghetti LLC

**Owner:** Now Serving Spaghetti LLC

**Attorney:** Thomas Moore

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

**Purpose:** To legalize the existing conversion from 5 dwelling units to 6 dwelling units

**NO. 22340-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007221**

**Common Address:** 2103 W Race St

**Applicant:** Hagey Mineral Trust dated 12-11-2012

**Owner:** Hagey Mineral Trust dated 12-11-2012

**Attorney:** Rolando Acosta

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

**Purpose:** To construct a new rear addition with roof access and a new roof deck, accessory to the existing 3 story, 3 dwelling unit residential building

**NO. 22344 (36<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007266**

**Common Address:** 830 N California Ave

**Applicant:** 830 N California LLC

**Owner:** 830 N California LLC

**Attorney:** Rolando Acosta

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

**Purpose:** Four story mixed use building with ground floor commercial, three dwelling units and three parking spaces

**NO. 22338 (38<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007199**

**Common Address:** 4125 N Narragansett Ave

**Applicant:** 4125 N Narragansett LLC

**Owner:** 4125 N Narragansett LLC

**Attorney:** Paul Kolpak

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

**Purpose:** To construct a three story frame, 18 dwelling unit residential building with 18 off-street parking spaces

**NO. 22336 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007187**

**Common Address:** 2519 N Halsted St

**Applicant:** Chicago Blues ETC LLC

**Owner:** B.L.U.E.S. ETCETERA LLC

**Attorney:** Daniel Rubinow

**Change Request:** B1-2 Neighborhood Shopping District to B3-3 Community Shopping District

**Purpose:** General Restaurant, consumption on premise-incidental activity liquor and PPA activity

**NO. 22330 (44<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007065**

**Common Address:** 3054 N Sheffield Ave

**Applicant:** 3054 Sheffield Condominium Association

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

**Attorney:** Tom Moore

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

**Purpose:** The property will remain as a 3 story mixed use building with 2 dwelling units and approximately 1,100 sq.ft. of commercial space on the ground floor with three parking spaces in the rear of the property

**NO. 22332-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-000**

**Common Address:** 3837-41 N Clark St

**Applicant:** Clark Apartments LLC

**Owner:** Clark Apartments LLC

**Attorney:** Sara Barnes

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

**Purpose:** To permit the expansion of the existing five story nine-unit residential building at the subject site with the erection of a new four story lateral addition which will feature six new dwelling units

**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)

**NO. 22339 (45<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007217**

**Common Address:** 5123 W Montrose Ave

**Applicant:** Ruth Alvarado

**Owner:** Ruth Alvarado

**Attorney:** Ximena Castro

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

**Purpose:** To permit ground floor commercial use, the existing commercial units have remained vacant and their legal non-conforming status has expired

**NO. 22347-T1 (49<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007279**

**Common Address:** 6540 N Glenwood Ave

**Applicant:** DSK Glenwood LLC

**Owner:** DSK Glenwood LLC

**Attorney:** Rolando Acosta

**Change Request:** RS3 Residential Single Unit (Detached House) District to RM6.5 Residential Multi-Unit District

**Purpose:** To add five units to the existing building

**PREVIOUSLY DEFERRED ITEMS**

**NO. A-8856 (13<sup>th</sup> WARD) ORDINANCE REFERRED (11-1-23)**

**DOCUMENT #O2023-0005679**

**Common Address:** 6244-50 W 63<sup>rd</sup> St

**Applicant:** Alder Marty Quinn

**Change Request:** B3-2 Community Shopping District to RS-2 Residential Single Unit (Detached House) District

**NO. 22278 (12<sup>th</sup> WARD) ORDINANCE REFERRED (10-4-23)**

**DOCUMENT #O2023 -0004801**

**Common Address:** 3000-3002 W 41<sup>st</sup> St

**Applicant:** PMSI Investments

**Owner:** PMSI Investments

**Attorney:** Roberto Martinez

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

**Purpose:** To convert the store front unit into a dwelling unit for a total of 2 dwelling units

**NO. 22264 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (9-14-23)**

**DOCUMENT #O2023- 0004165**

**Common Address:**5210-5212 S Luna Ave

**Applicant:** Modern Structures Co.

**Owner:** Modern Structures Co.

**Attorney:** Christopher Koczwar

**Change Request** RS-2 Residential Single Unit (Detached House) District to RS3 Residential Single Unit (Detached House) District

**Purpose:** To allow the subdivision of one zoning lot measuring 50 x 125 feet into two zoning lots measuring 25 x 125 to allow for the construction of a two-story single family residence on each lot

**NO. 22298-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (11-1-23)**

**DOCUMENT #O2023- -0005676**

**Common Address:** 1701-1709 W Grand Ave

**Applicant:** Grand Development Ventures LLC

**Owner:** Zoomie Enterprises LLC

**Attorney:** Agnes Plecka

**Change Request:** C2-1 Motor Vehicle Related District to B2-3 Neighborhood Mixed-Use District

**Purpose:** To build a new mixed use building with a commercial unit on the ground floor and 9 dwelling units on the upper floors

**NO. 22309-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006397**

**Common Address:** 1035-1049 N Orleans St and 325-333 W Hill St

**Applicant:** After School Matters, Inc.

**Owner:** After School Matters, Inc.

**Attorney:** Scott Borstein

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

**Purpose:** The renovation and alteration of the existing building for sports and recreation, participant Children's Play Center Use

**NO. 22313 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006452**

**Common Address:** 2154-58 W Wellington Ave

**Applicant:** Bowes Trust dated April 3, 2013

**Owner:** Bowes Trust dated April 3, 2013

**Attorney:** Thomas Moore

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

**Purpose:** To allow the construction of a new 3 story 4 dwelling unit residential building

**NO. 22303-T1 (35<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006167**

**Common Address:** 3652-3658 W Wrightwood Ave

**Applicant:** 3652 Wrightwood Property, LLC

**Owner:** 3652 Wrightwood Property, LLC

**Attorney:** Liz Butler/ Braeden Lord

**Change Request:** B1-2 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

**Purpose:** To establish a proposed hair salon with massage services