

**SUMMARY OF A MEETING  
COMMITTEE ON ZONING LANDMARKS AND BUILDING STANDARDS  
MEETING OF SEPTEMBER 17, 2024  
TO BE REPORTED OUT 9/18/24**

**TEXT AMENDMENTS**

**DOC # O2024-0011001 ORDINANCE INTRODUCED 7/17/24**

**PASS AS SUBSTITUTED**

**SPONSORS:** Alders Ramirez-Rosa (35), Rodriguez-Sanchez (33), Cardona (31), Fuentes (26), Sigcho-Lopez (25), Laspata (1)

Amendment of Municipal Code Titles 5 and 17 by adding new Chapter 5-11 entitled "Tenant Opportunity to Purchase Block (606) District Pilot Program" and by modifying Section 17-7-0590 redefining boundaries of 606 District

**LANDMARK DESIGNATIONS**

**DOC # O2024-0010904 (11<sup>TH</sup> WARD) INTRODUCED 7/17/24**

Historical landmark designation for Ramova Theater Building at 3508-3518 S Halsted St

**LANDMARK FEE WAIVERS**

**DOC # Or2024-0010835 (34<sup>TH</sup> WARD) INTRODUCED 7/17/24**

Historical landmark fee waiver for property at 25 E Washington St

**DOC # Or2024-0010837 (4<sup>TH</sup> WARD) INTRODUCED 7/17/24**

Historical Landmark fee waiver for property at 3402 S Giles Ave

**DOC # Or2024-0010608 (3<sup>RD</sup> WARD) INTRODUCED 7/17/24**

Historical Landmark fee waiver for property at 2401 S Wabash Ave

**MAP AMENDMENTS – ALDERMANIC APPLICATIONS (ITEMS APPEAR IN REVERSE WARD ORDER)**

**NO. A-8894 (49<sup>TH</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT # O2024-0010132**

**Common Address:** 7501-7560 N Western Ave

**Applicant:** Alder Maria Hadden

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

**NO. A-8899 (46<sup>TH</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT # O2024-0009833**

**Common Address:** 4116 N Clark St

**Applicant:** Alder Angela Clay

**Change Request:** RS3 Residential Single Unit (Detached House) District to B3-1 Community Shopping District

**NO. A-8890 (40<sup>th</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT # O2024-0010043**

**Common Address:** 4900-5259 N Western Ave; 2354 W Farragut Ave; 2352-2356 W Foster Ave; 4700-5300 N Western Ave, 4844-4874 N Lincoln Ave

**Applicant:** Alder Andre Vasquez

**Change Request:** B1-1 Neighborhood Shopping District, B1-3 Neighborhood Shopping District, B2-2 Neighborhood Mixed Use District, B2-3 Neighborhood Mixed-Use District, B3-1.5 Community Shopping District, B3-2 Community Shopping District, C2-2 Motor Vehicle Related Commercial District, and RT4 Residential Two Flat, Townhouse and Multi Unit District to B3-3 Community Shopping District

**NO. A-8893 (40<sup>th</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT # O2024-0010047**

**Common Address:** 6834-6958 N Western Ave; 6801-6943 N Western Ave

**Applicant:** Alder Andre Vasquez

**Change Request:** B3-2 Community Shopping District, C1-2 Neighborhood Commercial District, C2-2 Motor Vehicle Related Commercial District, and RS-2 Residential Single Unit (Detached House) District to B3-3 Community Shopping District

**NO. A-8902 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (7/17/24)**  
**DOCUMENT # O2024-0010401**

**Common Address:** 4310 N Kedzie

**Applicant:** Alder Rodriguez Sanchez

**Change Request:** B2-3 Neighborhood Mixed-Use District to M1-1 Limited Manufacturing District

**NO. A-8901 (9<sup>th</sup> WARD) ORDINANCE REFERRED (7/17/24)**  
**DOCUMENT # O2024-0010401**

**Common Address:** 34-40 W 95<sup>th</sup> St

**Applicant:** Alder Anthony Beale

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

**MAP AMENDMENTS – PRIVATE APPLICATIONS (ITEMS APPEAR IN REVERSE WARD ORDER)**

**NO. 22509-T1 (49<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0010948**

**Common Address:** 6411 N Newgard Ave

**Applicant:** Dermont Logan

**Owner:** Wood Capitol Investments 6, LLC

**Attorney:** Daniel Lauer

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

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

**Purpose:** To construct a 3 story, 4 dwelling unit building with a basement and detached 3 car garage

**NO. 22511-T1 (49<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0011132**

**Common Address:** 7015 N Sheridan Road

**Applicant:** True North RE Holdings LLC

**Owner:** True North RE Holdings LLC

**Attorney:** Tyler Manic

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

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

**Purpose:** A 5 story, 20 dwelling unit residential building with 10 indoor parking spaces. Height of the building will be 55 ft

**NO. 22504 (48<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0010932**

**Common Address:** 6320 N Broadway

**Applicant:** Green & Kinnick LLC

**Owner:** Shameem Ali

**Attorney:** John Fritchey

**Change Request:** B3-1 Community Shopping District to C2-1 Motor Vehicle Related District

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

**Purpose:** To establish an adult use cannabis dispensary on the ground floor

**NO. 22328 (45<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**  
**DOCUMENT #O2024-0007049**

**PASS AS REVISED**

**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. 22503 (44<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0010918**

**Common Address:** 3201-09 N Halsted St.

**Applicant:** Oliver Entertainment LLC

**Owner:** Oliver Entertainment LLC

**Attorney:** John Fritchey

**Change Request:** B3-1 Community Shopping District to C1-2 Neighborhood Commercial District

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

**Purpose:** To allow for the establishment of a restaurant/ lounge with a tavern license

**NO. 22515-T1 (46<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0011137**

**SUBSTITUTE NARRATIVE & PLANS**

**Common Address:** 936-942 W Leland Ave

**Applicant:** West Leland Avenue LLC

**Owner:** West Leland Avenue LLC

**Attorney:** Andrew Scott

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

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

**Purpose:** A 5 story residential building containing 32 dwelling units and 6 off street parking spaces

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

**SUBSTITUTE NARRATIVE & PLANS**

**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. 22513 (38<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0011135**

**Common Address:** 6014-16 W Addison St

**Applicant:** Property Appearance LTD

**Owner:** Property Appearance LTD

**Attorney:** Lisa Duarte

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

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

**Purpose:** To legalize a second dwelling unit, residential use below the second floor. The second dwelling unit is on the ground floor for a total of two dwelling units in the existing 2 story building

**NO. 22505 (37<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0010943**

**Common Address:** 3843 W Huron St

**Applicant:** JL Development LLC

**Owner:** JL Development LLC

**Attorney:** Mark Kupiec

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

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

**Purpose:** To build a new 3 unit residential building, 3 parking spaces, with a height of 45 feet

**NO. 22375 (34<sup>th</sup> WARD) ORDINANCE REFERRED (3-20-24)**  
**DOCUMENT # O2024-0008412**

**PASS AS REVISED**

**Common Address:** 1000-24 West Jackson Blvd./230-38 South Morgan St./ 1015-27 West Adams St.

**Applicant:** 1016 W Jackson LLC

**Owner:** 1016 W Jackson LLC and PR Adams LLC

**Attorney:** Michael Ezgur

**Change Request:** Residential Business Planned Development 1562 & DS-3 Downtown Service District to DX-5 Downtown Mixed-Use District, then to residential business planning development 1562, as Amended

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

**Purpose:** To increase the boundary area of the current planned development, to allow for an increase to the square footage of the commercial space in subarea A to approximately 23,000 square feet, and increase from 370 to 380 dwelling units, and an increase in automobile parking spaces from 125 to 162. The maximum height will remain at 295 feet

**NO. 22529-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0011154**

**SUBSTITUTE NARRATIVE & PLANS**

**Common Address:** 3316-18 W Montrose Ave

**Applicant:** Montrose Estate

**Owner:** Montrose Estate

**Attorney:** Fred Agustin

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

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

**Purpose:** A new 4 story mixed use building containing commercial space at grade; 25 dwelling units and off street parking for 17 cars

**NO. 22496-T1 (30<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0011161**

**Common Address:** 3520-22 N Pulaski Road

**Applicant:** Ted Kawula Company

**Owner:** Abbas Merchant ATUT dated 9/11/03

**Attorney:** Agnes Plecka

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

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

**Purpose:** A new 3 story residential building with 8 units

**NO. 22501 (30<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0011165**

**Common Address:** 5555 W Irving Park Road

**Applicant:** R & R Car Wash

**Owner:** 5555 W Irving Park LLC

**Attorney:** Gordon & Pikarski

**Change Request:** B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related District

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

**Purpose:** To allow the use of the property for a car wash

**NO. 22526 (28<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT #O2024-0011151**

**Common Address:** 739-41 S California Ave

**Applicant:** JHF Properties LLC

**Owner:** JHF Properties LLC

**Attorney:** Mark Kupiec

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

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

**Purpose:** To convert ground floor vacant retail store front and 4 dwelling within existing 1 and 3 story building

**NO. 22518-T1 (28<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0011142**

**DOWNTOWN CANNABIS BUSINESS ESTABLISHMENT**

**Common Address:** 622-624 W Roosevelt Road

**Applicant:** High Hopes Chicago LLC

**Owner:** Weinberg Development LLC

**Attorney:** Rolando Acosta

**Change Request:** DS-3 Downtown Service District to DS-3 Downtown Service District

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

**Purpose:** To authorize use of the existing vacant ground floor of the building and the basement for an adult use cannabis dispensary

**NO. 22506-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0010944**

**PASS AS SUBSTITUTED**

**Common Address:** 495-499 N Milwaukee Ave

**Applicant:** RV Ventures LLC

**Owner:** RV Ventures LLC

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

**Change Request:** M2-3 Light Industry District to DX-3 Downtown Mixed Use District

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

**Purpose:** To allow entertainment withing the existing restaurant with liquor sales for a PPA license

**NO. 22476 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT #02024-0009965**

**PASS AS REVISED**

**Common Address:** 1140 W Erie

**Applicant:** 1140 W Erie LLC

**Owner:** 1140 W Erie LLC

**Attorney:** Katie Jahnke Dale

**Change Request:** Residential Business Planned Development No. 1480 to Residential Business Planned Development No. 1480

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

**Purpose:** Applicant seeks to rezone the subject property from Residential Business Planned Development No. 1480 to Residential Development Planned Development No. 1480 , as amended to allow animal services, financial services and consumer repair/laundry service as permitted uses.

**NO. 22401 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT #O2024-0008812**

**PASS AS REVISED**

**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. 22400 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008810**

**PASS AS REVISED**

**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. 22530-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0011155**

**Common Address:** 341-355 N Kedzie Ave/ 3148-58 W Carroll Ave

**Applicant:** 345 Art Gallery LLC

**Owner:** Corry Williams/ City of Chicago

**Attorney:** Rolando Acosta

**Change Request:** B3-2 Community Shopping District and M1-2 Limited Manufacturing/ Business Park District to C2-2 Motor Vehicle Related Commercial District

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

**Purpose:** To add property to the existing use and erect additional structures for the existing art gallery; artist work and sales space and venue uses

**NO. 22525-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0011150**

**Common Address:** 1810 N Richmond Ave

**Applicant:** Maria Primero

**Owner:** Mario Primero

**Attorney:** Fred Agustin

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

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

**Purpose:** To incorporate additional sq.ft. to the 2<sup>nd</sup> floor attic. When complete the height of the building will be 35'7"

**NO. 22510-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0010950**

**Common Address:** 2219 S Oakley Ave

**Applicant:** Pilsen Rentals LLC Series XV

**Owner:** Pilsen Rentals LLC Series XV

**Attorney:** Tyler Manic

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

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

**Purpose:** To legalize the existing density at the subject property and legalize 2 of the dwelling units for a total of 8 dwelling units. Two of the dwelling units will be accessible units

**NO. 22512 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0011133**

**Common Address:** 2611 S Lawndale Ave

**Applicant:** Raghuvveer P. and Anita R. Nayak, LLC

**Owner:** Raghuvveer P. and Anita R. Nayak, LLC

**Attorney:** Lisa Duarte

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

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

**Purpose:** To legalize a second dwelling unit, residential use below the second floor. The second dwelling unit is on the ground floor for a total of two dwelling units in the existing 2 story building

**NO. 22475 (20<sup>th</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT #O2024-0009973**

**PASS AS REVISED**

**Common Address:** 345-79 E. 60<sup>th</sup> St./6000-50 S. Dr. Martin Luther King Jr. Dr./ 6001-49 S. Calumet Ave

**Applicant:** Sunshine Gospel Ministries

**Owner:** City of Chicago

**Attorney:** Graham C. Grady/ Sylvia C. Michas

**Change Request:** RM-5 Residential Multi-Unit District to Institutional Planned Development (wt. underlying Community B3-1 District)

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

**Purpose:** To develop the subject property with a community center campus development, which will include 3 story building which will serve as a recreation/ community center, consisting of a gymnasium, classroom, café, business incubator offices, and offices for future tenant use; outdoor athletic facilities and ninety onsite parking spaces which will serve applicants visitors, guests and employees. The proposed zoning height is 41 ft, with an overall height of 45 feet, 6 inches

**NO. 22500 (19<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT #O2024-0011166**

**Common Address:** 10200 S Western Ave

**Applicant:** Sunil Trehan

**Owner:** Sunil Trehan

**Attorney:** Gordon & Pikarski

**Change Request:** B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related District

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

**Purpose:** A motor vehicle repair shop in the existing one-story, approximately 4,000 sq.ft. building located on the subject site. No residential use is proposed. 20 parking spaces

**NO. 22514 (14<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0011136**

**Common Address:** 6010-20 S Kedzie Ave

**Applicant:** Jose Luis Ortiz

**Owner:** Jose Luis Ortiz

**Attorney:** Anabel Abarca

**Change Request:** B3-1 Community Shopping District to C1-1 Neighborhood Commercial District

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

**Purpose:** A boutique hand car wash

**NO. 22507 (12<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT #O2024-0010946**

**Common Address:** 3800 S Kedzie Ave

**Applicant:** Nicolebro LLC

**Owner:** Nicolebro LLC

**Attorney:** Ximena Castro

**Change Request:** B3-1 Community Shopping District to B3-2 Community Shopping District

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

**Purpose:** To allow four office spaces on the ground floor and to convert from one to two residential units

**NO. 22498 (11<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0011164**

**Common Address:** 3428 S Lituania Ave

**Applicant:** Danielle Rivera and Jerely Laux

**Owner:** Danielle Rivera and Jerely Laux

**Attorney:** Gordon & Pikarski

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

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

**Purpose:** To construct a rear second floor addition to the existing building which will increase the FAR above that permitted in the existing zoning district

**NO. 22517-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0011140**

**SUBSTITUTE NARRATIVE & PLANS**

**Common Address:** 2340-44 S Wentworth Ave

**Applicant:** Wu & Tran Chinatown LLC

**Owner:** Wu & Tran Chinatown LLC

**Attorney:** Fred Agustin

**Change Request:** C1-3 Commercial Neighborhood District to C1-5 Neighborhood Commercial District

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

**Purpose:** A new 5 story mixed use building with commercial space and 4 dwelling units

**NO. 22492 (6<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0011157**

**PASS AS REVISED**

**Common Address:** 631 W 81<sup>st</sup> St and 650 W 83<sup>rd</sup> St

**Applicant:** Green Era Educational NFP

**Owner:** Miles Management Corp

**Attorney:** Meg George and Matthew Allee, Akerman

**Change Request:** M3-2 Heavy Industry District and Industrial Planned Development No. 1443 to M3-2 Heavy Industry District, and M3-2 Heavy Industry District to Industrial Planned Development No. 1443, as amended

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

**Purpose:** To provide for an additional detention pond and secondary containment capacity. No other improvements or structures are being proposed

**NO. 22495-T1 (4<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0011160**

**SUBSTITUTE NARRATIVE & PLANS**

**Common Address:** 4524-28 S Cottage Grove Ave

**Applicant:** 4528 S Cottage Grove LLC and Demera Ethiopian Restaurant LLC

**Owner:** 4528 S Cottage Grove LLC and Demera Ethiopian Restaurant LLC

**Attorney:** Agnes Plecka

**Change Request:** B1-1 Neighborhood Shopping District to C1-3 Commercial Neighborhood District

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

**Purpose:** To rehab existing building and build a 4 story addition to establish commercial unit (restaurant, wine making, wholesale) on the ground floor and 14 dwelling units above

**NO. 22323 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (1-24-24)**  
**DOCUMENT #O2024-0006990**

**PASS AS REVISED**

**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. 22105 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (3-15-23)**  
**DOCUMENT #02023-1235**

**PASS AS REVISED**

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

**Applicant:** Chicago Housing Authority

**Owner:** BMT-I, LLC

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

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

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

**NO. 22317 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-13-23)**  
**DOCUMENT #O2023-0006481**

**PASS AS REVISED**

**Common Address:** 749-757 W North Ave, 1551-1577 N Halsted St, 1555-1569 N Clybourn Ave and 732-754 W Weed St

**Applicant:** LPC Chicago LLC

**Owner:** LPC Chicago LLC

**Attorney:** Paul Shaddle and Mariah DiGrino

**Change Request:** Business Planned Development No. 834 to B3-5 Community Shopping District and then to a Residential Business Planned Development

**Purpose:** Thirty seven (37) story building with up to 396 residential dwelling units and approximately 2,500 sq.ft. of retail space. The existing two story concrete and brick building containing approximately 46,000 sq. of retail space and the existing 4 story parking garage containing 158 parking spaces would remain and provide accessory parking for the Planned Development.

**NO. 22519-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0011141**

**Common Address:** 1235-37 N Ashland Ave

**Applicant:** Noah Properties LLC

**Owner:** Michael Giza

**Attorney:** Fred Agustin

**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:** A new 5 story mixed use development containing commercial space at grade, 16 dwelling units and off street parking for 4 cars

**NO. 22527-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT #O2024-0011152**

**SUBSTITUTE NARRATIVE & PLANS**

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

**Applicant:** Noah Properties LLC

**Owner:** Avenue Properties LLC

**Attorney:** Fred Agustin

**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:** A new 5 story mixed use development containing commercial space at grade, 24 dwelling units and off street parking for 10 cars

**NO. 22502-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0011168**

**Common Address:** 2838-2840 W Shakespeare Ave; 2148-2150 N Mozart St

**Applicant:** 2148 N Mozart LLC

**Owner:** 2148 N Mozart LLC

**Attorney:** Liz Butler

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

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

**Purpose:** To allow interior and exterior renovations and to add 4 new dwelling units (two new units in each building) for a total of 12 dwelling units

**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	1300 S Wabash Ave	BMO Bank
Or2024-0010645	12	2620 W Pershing Road	Gary Collins
Or2024-0010646	12	2620 W Pershing Road	Gary Collins
Or2024-0010607	22	3800 W 26 <sup>th</sup> St	Bank of America
Or2024-0010872	23	3734 W 63 <sup>rd</sup>	Little Kids Village Too
Or2024-0010639	23	6315 S Pulaski Rd	CVS Pharmacy
Or2024-0010831	25	3115 W 26 <sup>th</sup> St	Discount Mall
Or2024-0010546	27	1623 W Fulton St	MHUB
Or2024-0010544	27	1623 W Fulton St	MHUB
Or2024-0010548	27	1623 W Fulton St	MHUB
Or2024-0010988	27	220 N Green St	Workbox
Or2024-0010353	27	960 W Chicago Ave	VCA Lake Shore Animal Hospital
Or2024-0010915	27	305 N Peoria St	First Financial Bank
Or2024-0010919	27	923 W Weed St	Curaleaf
Or2024-00010725	32	2401 N Clybourn	James Gronemann
Or2024-0011006	35	2934 N Milwaukee Ave	Chase Bank
Or2024-0010984	41	838 Patton Dr	Etihad Cargo
Or2024-0010994	42	41 E Oak St	Alejandra Rositto
Or2024-0010994	42	440 W Randolph St	Merel HQ LLC
Or2024-0010995	42	225 N Wabash	L7
Or2024-0010997	42	1 W Superior St	Salon Lofts Group LLC
TBD	47	3940 N Ravenswood	Guaranteed Rate Inc.
TBD	47	3940 N Ravenswood	Guaranteed Rate Inc.
TBD	47	3940 N Ravenswood	Guaranteed Rate Inc.
Or2024-0010986	48	5937 N Broadway	Chamopoulos Enterprises, Ltd