

ORDER

WHEREAS Section 2-120-815 of the Municipal Code provides that the Chicago City Council may by passage of an appropriate order waive any fees charged by the City for any permit for which approval of the Commission on Chicago Landmarks (the "Commission") is required, in accordance with chapter 2-120 of the Municipal Code; and

WHEREAS the permits identified below require Commission approval, in accordance with Section 2-120-740 of the Municipal Code; now, therefore,

BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. The Commissioners of the Departments of Buildings, Finance and Fire, and the Zoning Administrator are hereby directed to issue those permits for which approval of the Commission on Chicago Landmarks is required pursuant to Chapter 2-120 of the Municipal Code free of charge, notwithstanding any other ordinances of the City Council to the contrary, for the property at:

Address: 4543 S. Ellis Avenue ("Property")
District/Building: North Kenwood Multiple Resource District

for work generally described as: Construction of a new three-story, six-unit, multi-family, residential building with an attached two-car carport (including one accessible parking space), and a detached three-car carport with a roof deck, and other construction tasks as needed.

Owner: Exbud, LLC C/O Jeczek Bohacsyk, Manager
Owner's Address: 2402 Oak Tree Lane
City, State, Zip: Park Ridge, Illinois 60068

SECTION 3. The fee waiver authorized by this Order shall be effective from January 1, 2026, through January 31st, 2026, and shall not apply to **additional developer service fees, stop-work order fees or any fines**.

SECTION 4. That the permit purchaser for the Property shall be entitled to a refund of city fees for which it has paid and which are exempt pursuant to Section 1 hereof.

SECTION 5. This order shall be in force and effect upon its passage.



Lamont J. Robinson
Alderman, 4th Ward

1/8/2026

NOTE: This is NOT a permit, nor does it constitute a Letter of Approval for the above-described work. A permit application for the work must be approved by the appropriate City department(s) as well as the Commission on Chicago Landmarks for this permit fee waiver, subject to City Council approval, to be valid.

(DO NOT SUBMIT THIS PAGE WITH YOUR EDS. The purpose of this page is for you to recertify your EDS prior to submission to City Council or on the date of closing. If unable to recertify truthfully, the Disclosing Party must complete a new EDS with correct or corrected information)

RECERTIFICATION

Generally, for use with City Council matters. Not for City procurements unless requested.

This recertification is being submitted in connection with PERMIT FEE WAIVER FOR 4543 SELLIS AVE [identify the Matter]. Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS recertification on behalf of the Disclosing Party, (2) warrants that all certifications and statements contained in the Disclosing Party's original EDS are true, accurate and complete as of the date furnished to the City and continue to be true, accurate and complete as of the date of this recertification, and (3) reaffirms its acknowledgments.

EXBUD LLC

(Print or type legal name of Disclosing Party)

Date: 11/17/2025

By:

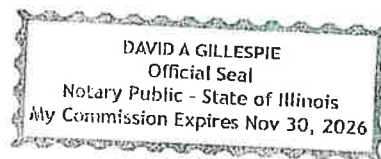
Jacek Bohaczek
(sign here)

Print or type name of signatory:

JACEK BOHACZYK

Title of signatory:

OWNER



Signed and sworn to before me on [date] 11-17-2025, by Jacek Bohaczek, at Cook County, Illinois [state].

David A. Gillespie

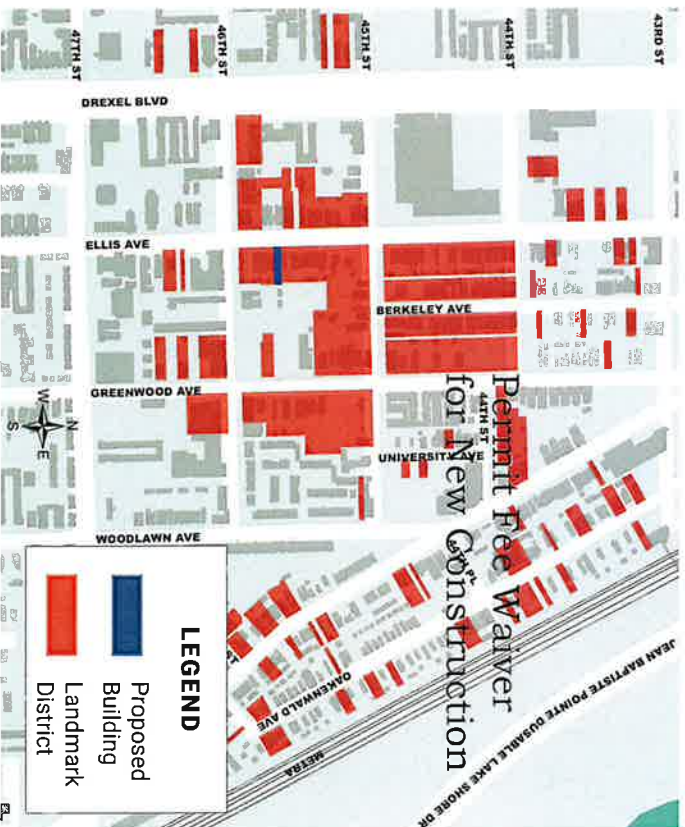
Notary Public.

Commission expires: 11-30-2026.



Permit Fee Waiver for New Construction 4543 S. Ellis Avenue - 4th Ward North Kenwood Multiple Resource District

- Proposed Construction in Landmark District (Source: City of Chicago)
- Enhanced Aerial (Source: City of Chicago)







4543 S. Ellis Avenue - 4th Ward North Kenwood Multiple Resource District

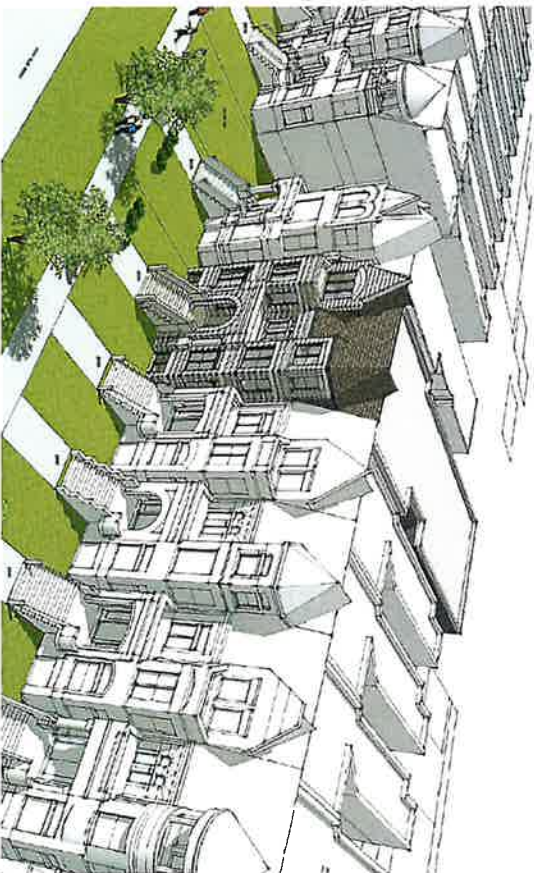
- Site photos of 4539, 4543 and 4547 S. Ellis Buildings and Lot And Rendering with Proposed Centered Entrance on West Elevation (Source: AP Architects, LLC)





4543 S. Ellis Avenue - 4th Ward North Kenwood Multiple Resource District

- Block Context and Infill Renderings of Proposed 4543 S. Ellis Avenue New Construction
(Source: AP Architects, LLC)



1/09/2026





STAFF RECOMMENDATIONS

1. City Council approval of a permit fee waiver with a value of \$12,000.00 submitted by Jacek Bohaczyk for a proposed \$2,800,000.00 project that includes:
2. New construction of a 3 story 6 dwelling unit residential apartment building.
3. With an attached 2 car carport (including 1 accessible parking space)
4. And a detached 3 car carport with a roof deck on top of the carport

