

**SUMMARY OF A MEETING  
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS  
MEETING OF MARCH 11, 2025  
TO BE REPORTED OUT MARCH 12, 2025**

**HISTORICAL LANDMARK DESIGNATION**

**DOCUMENT # O2025-0015553 (WARD 34) ORDINANCE REFERRED (2/19/25)**

Historical landmark designation for the Rector Building located at 79 W Monroe St

**ADOPT A LANDMARK**

**DOCUMENT # O2025-0015539 (27<sup>th</sup> WARD) ORDINANCE REFERRED (2/19/25)**

Adopt-a-Landmark grant funding agreement with First Baptist Congregational Church of Chicago for preservation work at 1613 W Washington Blvd /60 N Ashland Ave

**DOCUMENT # O2025-0015543 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (2/19/25)**

Adopt-a-Landmark grant funding agreement with Greater Union Baptist Church for preservation work at 1956 W Warren Boulevard

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE**

| DOC#           | WARD | LOCATION           | PERMIT ISSUED TO                         |
|----------------|------|--------------------|------------------------------------------|
| Or2025-0015337 | 42   | 1 S Wacker Dr      | Invenergy                                |
| Or2025-0015737 | 42   | 700 N Clark St     | Ambar                                    |
| Or2025-0015736 | 42   | 700 N Clark St     | Ambar                                    |
| Or2025-0015567 | 41   | 8101 W Higgins Rd  | Foxpoint Interactive, LLC                |
| Or2025-0015232 | 32   | 3335 N Ashland Ave | JP Morgan Chase Bank N.A.                |
| Or2025-0015230 | 32   | 3335 N Ashland Ave | JP Morgan Chase Bank N.A.                |
| Or2025-0015636 | 32   | 3335 N Ashland Ave | JP Morgan Chase Bank N.A.                |
| Or2025-0015637 | 32   | 3335 N Ashland Ave | JP Morgan Chase Bank N.A.                |
| Or2025-0015638 | 32   | 2200 N Ashland Ave | TRP DBA Dr. Greenthumb's Chicago Ashland |
| Or2025-0015422 | 28   | 1101 S Canal St    | Panera LLC                               |
| Or2025-0015421 | 28   | 1257 S Halsted St  | Ph. D Pub                                |
| Or2025-0015420 | 28   | 1530 W Hastings    | Chicago Fire Training Facility, LLC      |

| DOC#           | WARD | LOCATION                   | PERMIT ISSUED TO                 |
|----------------|------|----------------------------|----------------------------------|
| Or2025-0015180 | 27   | 1375 W Fulton Market       | Xeris Pharmaceuticals            |
| Or2025-0015716 | 27   | 3218 W Chicago Ave         | Foot Locker                      |
| Or2025-0015718 | 27   | 3218 W Chicago Ave         | Foot Locker                      |
| TBD            | 24   | 1449 S Keeler Ave          | Lawndale Christian Legal Center  |
| Or2025-0015641 | 23   | 6035 S Pulaski Ave         | Comales                          |
| Or2025-0015572 | 22   | 3245 W 30 <sup>th</sup> St | Storage Post Self Storage        |
| Or2025-0015570 | 22   | 3245 W 30 <sup>th</sup> St | Storage Post Self Storage        |
| Or2025-001505  | 11   | 200 W 35 <sup>th</sup> St  | Chicago White Sox                |
| Or2025-0015060 | 11   | 320 W 35 <sup>th</sup> St  | Fanatics Chicago White Sox       |
| Or2025-0015057 | 11   | 333 W 35 <sup>th</sup> St  | Chicago White Sox                |
| Or2025-0015291 | 11   | 4343 S Ashland Ave         | Jin Yoo                          |
| Or2025-0015290 | 11   | 4343 S Ashland Ave         | Jin Yoo                          |
| Or2025-0015653 | 11   | 234 W 31 <sup>st</sup> St  | Lawrence Fish Market; Sandy Yang |

## **ALDERMANIC MAP AMENDMENTS**

### **NO. A-8935 (1<sup>st</sup> WARD) ORDINANCE REFERRED (1/15/25)** **DOCUMENT #O2025-0014498**

**Common Address:** 1542-1550 W Chicago Avenue

**Applicant:** Alder Daniel LaSpata

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

### **NO. A-8936 (5<sup>th</sup> WARD) ORDINANCE REFERRED (1/15/25)** **DOCUMENT #O2025-0014817**

**Common Address:** 2007 E 71<sup>st</sup> St; 7109 S Jeffrey Boulevard

**Applicant:** Alder Desmon Yancy

**Change Request:** B3-3 Community Shopping District to RM5 Residential Multi-Unit District

**NO. A-8937 (11<sup>th</sup> WARD) ORDINANCE REFERRED (1/15/25)**  
**DOCUMENT #O2025-0014816**

**Common Address:** 442-448 W Root Street  
**Applicant:** Alder Nicole Lee

**Change Request:** C1-5 Neighborhood Commercial District to RS3 Residential Single Unit (Detached House) District

**MAP AMENDMENTS**

**NO. 22644-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (1-15-25)**  
**DOCUMENT #O2025-0014947**

**SUBSTITUTE NARRATIVE AND PLANS**  
**SUBSTITUTE ORDINANCE**

**Common Address:** 1317 N Ashland Ave

**Applicant:** Base 3 Development Inc

**Owner:** The Polish Catholic Church

**Attorney:** Liz Butler/ Braeden Lord

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

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

**Purpose:** Existing 4-story, mixed use, multi-unit residential building with basement containing religious assembly and office space on the ground and 2<sup>nd</sup> floors, and five dwelling units on the 2<sup>nd</sup> and 5<sup>th</sup> floors

**NO. 22672 (10<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015357**

**Common Address:** 13258 South Houston Avenue

**Applicant:** MaryAnn and Ken Miotk

**Owner:** MaryAnn and Ken Miotk

**Attorney:** William Banks

**Change Request:** B3-1 Community Shopping District to RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District

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

**Purpose:** To allow the Applicant to convert existing ground floor commercial space into a residential dwelling unit. After rezoning the building it will contain 2 residential dwelling units

**NO. 22671-TI (11<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015355**

**Common Address:** 2509-13 South Green Street

**Applicant:** Chen's Brothers Of ILL LLC

**Owner:** Chen's Brothers Of ILL LLC

**Attorney:** Agnes Plecka

**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:** To redevelop the property with a new residential building with 16 dwellings units.

**NO. 22686-TI (11<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015355**

**Common Address:** 2606 S Peoria St

**Applicant:** Henry Tam

**Owner:** Henry Tam

**Attorney:** Gordon & Pikarski

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

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

**Purpose:** Applicant seeks to improve the subject site with a building containing twenty-nine residential units

**NO. 22689-T1 (11th WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015618**

**Common Address:** 3257-59 South Emerald Avenue

**Applicant:** Chun Ho Chan

**Owner:** Chun Ho Chan

**Attorney:** Gordon and Pikarski Chartered

**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:** The zoning is sought to permit the use of the building for artist workspaces and studios (non-residential)

**NO. 22679-T1 (13<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015491**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 5652-54 W 64<sup>th</sup> Place

**Applicant:** Y.A.R.S. LLC

**Owner:** Y.A.R.S. LLC

**Attorney:** Tyler Manic

**Change Request:** RS-2 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 legalize the 2 of the 3 existing dwelling units within the principal building

**NO. 22667 (15<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015345**

**Common Address:** 4456 South Hermitage Ave

**Applicant:** Jimmys Foods Inc

**Owner:** Jamil Ayesh

**Attorney:** Nicholas Ftikas

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

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

**Purpose:** To permit the retail store operator to obtain a tobacco license.

**NO. 22661-T1 (17<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015345**

**Common Address:** 8028 S Lafayette Ave

**Applicant:** Arthur Cleveland

**Owner:** Arthur Cleveland

**Attorney:** Thomas Moore

**Change Request:** RS-2 Residential Single Unit (Detached House) District to RM4.5 Residential Multi Unit District

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

**Purpose:** Construction of a new 3 story 3 unit residential building with 3 parking spaces

**NO. 22581-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (10/9/24)**  
**DOCUMENT # O2024-0012946**

**AMENDED TO TYPE 1**

**Common Address:** 1614 S Carpenter St

**Applicant:** Chicago Pilsen LLC

**Owner:** Chicago Pilsen LLC

**Attorney:** Ximena Castro

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District to B2-1 Neighborhood Mixed Use District

**Purpose:** To deconvert the existing two unit building into a single family residence and to construct a two story rear addition

**NO. 22675-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015395**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2129 West 18<sup>th</sup> Place

**Applicant:** Kurt Erdmann

**Owner:** Kurt Erdmann

**Attorney:** Ximena Castro

**Change Request:** RT-4 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:** to reduce MLA and allow for a fourth unit on the property and seek ETOD parking relief, and front yard and side yard setback relief

**NO. 22687-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015395**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1355 W 16<sup>th</sup> St

**Applicant:** Hafeez Shaka

**Owner:** Hafeez Shaka

**Attorney:** Ximena Castro

**Change Request:** RM4.5 Residential Multi Unit District to RM4.5 Residential Multi Unit District

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

**Purpose:** To construct a two story residential building with three units and a two car garage while seeking setback and parking relief

**NO. 22658 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015297**

**Common Address:** 1819 S May Street

**Applicant:** Walter and Nancy Aque

**Owner:** Walter and Nancy Aque

**Attorney:** Mark Kupiec

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

**Purpose:** To get a permit for the third dwelling unit in the one story brick portion of the existing building at the rear of the property, for a total of three dwelling units

**NO. 22665-T1 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015342**

**Common Address:** 2017 S California Ave

**Applicant:** 2017 S California LLC

**Owner:** 2017 S California LLC

**Attorney:**

**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 allow for the legal rehab of 2017 S California as a 6 unit property

**NO. 22676-T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT#O2025015282**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1114 W Grand Ave

**Applicant:** 1114 W Grand LLC

**Owner:** 1114 W Grand LLC

**Attorney:** Michael Ezgur

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

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

**Purpose:** A two story building in the front with ground floor commercial space and one residential unit on the second floor and a rear two story brick building containing two residential dwelling units

**NO. 22680-T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT#O2025015282**

**Common Address:** 3037-47 W Carroll Ave/ 317-31 N Albany Ave

**Applicant:** Christopher Loutris

**Owner:** Christopher Loutris

**Attorney:** Gordon & Pikarski

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B2-5 Neighborhood Mixed-Use District

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

**Purpose:** To permit the use of the building for artist work spaces and studios

**NO. 22684-T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT#O2025015282**

**Common Address:** 3005-17 W Carroll

**Applicant:** Christopher Loutris

**Owner:** Christopher Loutris

**Attorney:** Gordon & Pikarski

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B2-5 Neighborhood Mixed-Use District

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

**Purpose:** To permit the use of the building for artist work spaces and studios

**NO. 22664-T1 (28<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015341**

**Common Address:** 2631-33 West 15<sup>th</sup> Street

**Applicant:** Hellas Management, LLC

**Owner:** Hellas Management, LLC

**Attorney:** Nicholas Ftikas

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

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

**Purpose:** To permit the construction of a proposed three-story residential building containing six (6) dwelling units. The building will be served by four (4) off-street parking spaces at the rear.

**NO. 22691-T1 (28<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**

**DOCUMENT # O2025-0015341**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1313-15 W Taylor St

**Applicant:** 1315 Taylor One LLC

**Owner:** 1315 Taylor One LLC

**Attorney:** Rolando Acosta

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

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

**Purpose:** A four story mixed use building containing approx. 1,075 sq.ft. of ground floor commercial space, 3 residential dwelling units and two parking spaces

**NO. 22663 (29<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**

**DOCUMENT # O2025-0015341**

**Common Address:** 5260 W Congress Parkway

**Applicant:** Ryan L Wynn

**Owner:** Ryan L Wynn

**Attorney:** Dean Maragos

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

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

**Purpose:** To convert basement into a 3<sup>rd</sup> residential unit

**NO. 22660-T1 (36<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**

**DOCUMENT # O2025-0015325**

**Common Address:** 2719 W Augusta Blvd

**Applicant:** CPI2, LLC

**Owner:** CPI2, LLC

**Attorney:** Thomas S Moore

**Change Request:** RS-3 Residential Single-unit District to RT-3.5 Residential Two-flat, Townhouse and Multi-unit District

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

**Purpose:** To meet the bulk and density requirements of the RT-3.5 zoning district in order to allow for the repair and renovation of the property.

**NO. 22668-T1 (36<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**

**DOCUMENT # O2025-0015325**

**Common Address:** 6955 W Grand Ave

**Applicant:** Beltran Revolution Developer LLC

**Owner:** Beltran Revolution Developer LLC

**Attorney:** Agnes Plecka

**Change Request:** C2-1 Motor Vehicle Related District to B2-2 Neighborhood Mixed Use District

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

**Purpose:** A new mixed use building with a commercial unit on the ground floor and 8 dwelling units

**NO. 22669-TI (36TH WARD) ORDINANCE REFERRED (2-19-25)**

**DOCUMENT #O2025-0015349**

**Common Address:** 6945 West Grand Avenue

**Applicant:** Beltran Revolution Developer LLC

**Owner:** Beltran Revolution Developer LLC

**Attorney:** Agnes Plecka

**Change Request:** C2-1 Motor Vehicle-Related Commercial District to B3-2 Community Shopping District

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

**Purpose:** To comply with the bulk and density standards of the B3-2 District to build a new mixed-use building with a commercial unit on the ground floor and 8 dwelling units

**NO. 22666 (37<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**

**DOCUMENT # O2025-0015344**

**Common Address:** 4249 W Augusta

**Applicant:** Julio C Mizhquiri

**Owner:** Julio C Mizhquiri

**Attorney:**

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

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

**Purpose:** To legalize a basement apartment

**NO. 22670 (38<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015353**

**Common Address:** 3930 North Nordica Avenue

**Applicant:** STX Construction & Plumbing INC

**Owner:** STX Construction & Plumbing INC

**Attorney:** Agnes Plecka

**Change Request:** RS-2 Residential Single-Unit (Detached House) District to RS-3 Residential Single-Unit (Detached House) District

**Purpose:** To redevelop this zoning lot with a new single-family house.

**NO. 22662 (40<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015332**

**Common Address:** 5689-93 North Lincoln Avenue

**Applicant:** Lekhayim Venture LLC

**Owner:** Lekhayim Venture LLC

**Attorney:** Amy Kurson

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

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

**Purpose:** Convert two ground level commercial units into three market-rate residential rental units

**NO. 22677-T1 (40<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015397**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 5023-35 North Lincoln Avenue/2441-53 West Winnemac Avenue

**Applicant:** TNHS LLC

**Owner:** TNHS LLC

**Attorney:** Rolando R. Acosta

**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:** To develop the property with a five-story mixed-use building containing approximately 1,200 square feet of ground floor commercial space, 47 residential dwelling units, including three work-live units, and 15 parking spaces. 2024 Rezoning authorizes the proposed development and certain variations. The current application seeks to reduce the number of loading berths from 1 to zero and reduce the vehicular parking from 15 spaces as authorized in 2024 to 13 spaces.

**NO. 22641-T1 (44<sup>TH</sup> WARD) ORDINANCE REFERRED (1-15-25)**  
**DOCUMENT #O2025-0014944**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 3255-3257 N Halsted St

**Applicant:** 3257 N Halsted LLC

**Owner:** 3255 N Halsted Realty LLC

**Attorney:** Sara Barnes

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

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

**Purpose:** To Permit the construction and occupancy of a new six story with basement multi-use hotel building at the subject site. The rezoning and related relief are necessary to accommodate the design, scale and orientation of the new improvement, as well as a reduction in the required off street vehicular and bicycle parking to supply this TSL with two pedestrian street frontages

**NO. 22659-T1 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015320**

**Common Address:** 4241 North Ravenswood Avenue

**Applicant:** Birnecker Holdings, LLC

**Owner:** Birnecker Holdings, LLC

**Attorney:** Ed Kus/Sylvia C. Michas

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

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

**Purpose :** The subject property's existing C3-2 zoning district shall remain. There are no proposed additions or alterations to the existing building. The reason for the elective Type 1 zoning amendment is to secure relief in the form of a Variation on order for KOVAL Distillery, which is owned and operated by the Applicant, to secure a Public Place of Amusement (PPA) license. The PPA license is required in order to conduct small-scale entertainment, including magic shows and trivia nights within Koval Distillery's tasting room space (1,744 sf). Due to the subject property's proximity (within 126 ft.) of an RS3 district, the applicant must secure a variation to secure the required PPA license.

**NO. 22688-T1 (47th WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015619**

**Common Address:** 3116 N Western Avenue

**Applicant:** Patryk Marek Chlopecki

**Owner:** Patryk Marek Chlopecki

**Attorney:** Barry Ash, LLC

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

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

**Purpose:** to allow the applicant to construct a three-story condominium building

**NO. 22657-T1 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015285**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2053 West Irving Park

**Applicant:** 2053 Irving LLC

**Owner:** 2053 Irving LLC

**Attorney:** Sara K. Barnes

**Change Request:** B1-1 Neighborhood Shopping district to B2-3 Neighborhood Mixed-Use District

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

**Purpose:** To permit the construction and occupancy of a new four-story mixed-use building, at the subject site, which will feature a single commercial unit at the front of the ground floor and a total of nine (9) dwelling units distributed on and between the respective floors.