

ZONING

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: 2401-2403 N. Kedzie Boulevard ("Property")
District/Building: Logan Square Boulevards District

for work generally described as: Renovation of the existing 13-unit residential building with the development of 2 additional residential units and the conversion of an existing basement into additional dwelling units. The following is the proposed scope of work: the demolition of interior storage spaces on the garden level to be replaced with one-to-three-bedroom units; construction of a small addition to the back of the building to maximize the available floor area ratio; upgrades including new electrical systems, plumbing, and HVAC; reconstruction of all the rear wood decks; and other construction tasks as needed.

Owner: 2401-2403 N Kedzie, LLC C/O Kenneth, and Michael Motew
Owner's Address: 709 N. Milwaukee Avenue
City, State, Zip: Chicago, Illinois 60642

SECTION 3. The fee waiver authorized by this Order shall be effective from June 1, 2024, through June 1, 2025, 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.



Carlos Ramirez-Rosa
Alderman, 35th Ward

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.