#23189 T1
INTRO DATE
OCT 14, 2026

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

   2525 North Milwaukee Avenue, Chicago, Illinois 60647

2. Ward Number that property is located in: 1st Ward

3. APPLICANT The Milshire Hotel LLC

   ADDRESS 357 West Chicago Avenue, Suite 200 CITY Chicago

   STATE IL ZIP CODE 60654 PHONE 312-953-2951

   EMAIL stacy@concordcapitalre.com CONTACT PERSON Stacy Mondrus

4. Is the applicant the owner of the property? YES ☒ NO ☐

   If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

   OWNER Same as applicant.

   ADDRESS _____ CITY _____

   STATE _____ ZIP CODE _____ PHONE _____

   EMAIL _____ CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for therezoning, please provide the following information:

   ATTORNEY Liz Butler / Janet Stengle – Taft Stettinius & Hollister LLP

   ADDRESS 111 East Wacker Drive, Ste. 2600

   CITY Chicago STATE IL ZIP CODE 60601

   PHONE (312) 836-4121 / (312) 836-4067 FAX _____

   EMAIL LButler@taftlaw.com / JStengle@taftlaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure statements: See attached Economic Disclosure Statement

7. On what date did the owner acquire legal title to the subject property? February 2025

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: C2-2 Motor Vehicle-Related Commercial District

   Proposed Zoning District: B2-5 Neighborhood Mixed-Use District (Type 1)

10. Lot size in square feet (or dimensions): 5,361 square feet

11. Current Use of the Property: The property is improved with an existing vacant 4-story building previously operated as a single-room occupancy residential building.

12. Reason for rezoning the property: To comply with the use table and standards of the B2-5 Neighborhood Mixed-Use District and to allow the adaptive reuse of the existing 4-story building for multi-unit residential and commercial uses.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC): The Applicant requests a rezoning of the property from the C2-2 Motor Vehicle-Related Commercial District to the B2-5 Neighborhood Mixed-Use District (Type 1) to allow the conversion of a vacant 4-story building previously operated as single-room occupancy residential building to include residential units on the 1st through 4th floors. The building will contain 30 residential units (9 dwelling units and 21 efficiencies), including ground floor residential units, no bicycle parking spaces, no vehicular parking spaces, and approximately 1,225 square feet of ground floor commercial space. The existing structure measures 38 feet and 10 inches in height.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☒ **Administrative Adjustment 17-13-1003:** 17-13-1003-GG – The Applicant seeks an administrative adjustment to reduce the required bicycle parking from 9 to 0 spaces.

☒ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.** Seeking all relief necessary, as allowed by the Chicago Zoning Ordinance, for the attached plans.

15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO? YES ☒ NO ☐

COUNTY OF COOK
STATE OF ILLINOIS

Stacy Mondrus, authorized signatory of The Milshire Hotel LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant

Subscribed and Sworn to before me this
17th day of August, 2026.

Notary Public

OFFICIAL SEAL
TODD MICHAEL GINGRICH
Notary Public, State of Illinois
Commission No. 1030635
My Commission Expires
April 27, 2030

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

Taft/

Janet Stengle
312.836.4067
JStengle@taftlaw.com

October 14, 2026

Chairman Gilbert Villegas
City of Chicago Committee on Zoning, Landmarks and Building Standards
121 North LaSalle Street, Room 300
Chicago, Illinois 60602

Re: Application for Amendment to the Chicago Zoning Ordinance
2525 North Milwaukee Avenue, Chicago, Illinois

The undersigned, Janet Stengle, an attorney with the law firm of Taft Stettinius & Hollister LLP, which firm represents The Milshire Hotel LLC, the applicant for a proposal to rezone the subject property located at 2525 North Milwaukee from the C2-2 Motor Vehicle-Related Commercial District to the B2-5 Neighborhood Mixed-Use District, being first duly sworn on oath deposes and states the following:

The undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending the written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the names and address of the owner; a statement that the applicant intends to file the application for a change in zoning on approximately October 14, 2026; and a source for additional information on the application.

The undersigned certifies that she has made a bona fide effort to determine the address of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of the surrounding property owners within 250 feet of the subject site is a complete list containing the names and address of the people required to be served.

Sincerely,

Taft Stettinius & Hollister LLP

Janet Stengle

Subscribed and Sworn to before me this
29th day of September, 2026

Vanessa R. Montano
Notary Public

"OFFICIAL SEAL"
VANESSA R MONTANO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/23/2026

Taft/

Liz Butler
312.836.4121
LButler@taftlaw.com

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

October 14, 2026

FIRST CLASS MAIL

To Whom It May Concern:

In accordance with Section 17-13-0107-A of the Chicago Zoning Ordinance (the "**Ordinance**"), Title 17 of the Municipal Code of Chicago, please be informed that on or about October 14, 2026, the undersigned, on behalf of The Milshire Hotel LLC (the "**Applicant**"), intends to file an application for a zoning change for the property located at 2525 North Milwaukee Avenue, Chicago, IL 60647 (the "**Property**") from the C2-2 Motor Vehicle-Related Commercial District to the B2-5 Neighborhood Mixed-Use District (Type 1). The Applicant is also seeking an administrative adjustment to reduce the required bicycle parking from 30 to 0 spaces per Sections 17-13-0303-D (Optional Administrative Adjustment and Variation) and 17-13-1003-GG of the Ordinance.

A map indicating the location of the Property is printed on the reverse side of this letter. The Property is improved with an existing vacant 4-story building. The Applicant requests a rezoning of the Property to establish a mixed-use building consisting of 30 residential units on the first through the fourth floors and approximately 1,225 square feet of ground floor commercial space.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

The Applicant is the owner of the Property and its business address is 357 West Chicago Avenue, Suite 200, Chicago, IL 60654. I am an authorized representative of the Applicant and my address is 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601. Please feel free to contact me at (312) 836-4121 or LButler@taftlaw.com with questions or to obtain additional information.

Sincerely,

Taft Stettinius & Hollister LLP

Liz Butler

Liz Butler
Attorney for the Applicant

Property Location Map



Property Address:
2525 North Milwaukee Avenue, Chicago, Illinois 60647

PIN:
13-25-315-036-0000

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY*ALTA*TOPOGRAPHIC*CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM No. 184-003033

ALTA/NSPS Land Title Survey

OF

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

GRAPHIC SCALE

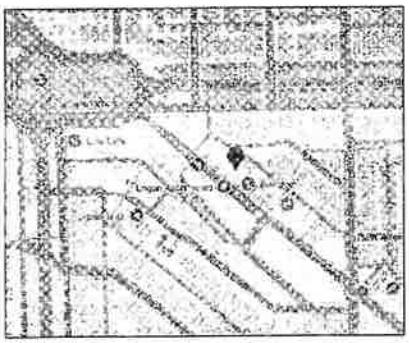
24 16 8 0 16 32

(IN FEET)
1 inch = 16 ft.

NORTH

LOT 31, EXCEPT THE NORTHWESTERLY 2 INCHES THEREOF, AND LOT 32, EXCEPT THE SOUTHEASTERLY ½ INCHES THEREOF, IN LOGAN SQUARE ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOT 3 IN COUNTY CLERK'S DIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 5,361 sq. ft. = 0.123 acres, more or less
BUILDING FOOTPRINT = 4,635 sq. ft.
COMMONLY KNOWN AS: 2525-27 N. MILWAUKEE AVE., CHICAGO, ILLINOIS
P.I.N. 13-25-315-036-0000



VICINITY MAP

FLOOD CONFIGURATION: (PER FEMA WEBSITE)

THE PROPERTY DESCRIBED ABOVE IS NOT IN A SPECIAL FLOOD HAZARD AREA.
FLOODWAY MAPPED: NO.
FLOODWAY ON PROPERTY: NO.
MAP USED: RATE MAP.
COMMUNITY NAME: CHICAGO, CITY OF
COMMUNITY NO.: 170074.
COMMUNITY PANEL: 0415.
MAP NUMBER: 17031C0415 J.
EFFECTIVE DATE: AUGUST 19, 2008.
FLOOD ZONE: X.
BASE FLOOD ELEVATION FROM FIRM (±0.5FT): N/A NGVD 1988.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No.: 104994.1
Scale: 1 Inch = 16 feet.
Date of Field Work: 16 MAY 2026
Ordered by: KEVIN SCHNELL

LEGEND:

- SANITARY LINE
- STORM LINE
- WATER LINE
- GAS LINE
- POWER LINE
- OVERHEAD WIRES
- COMMUNICATION LINE
- ELECTRIC PAINT MARK (RED)
- WATER PAINT MARK (BLUE)
- GAS PAINT MARK (YELLOW)
- COMMUNICATION PAINT MARK (ORANGE)
- SEWER PAINT MARK (GREEN)
- PARKING STALL COUNT
- BICYCLE LANE
- PARKING BUMPER
- UTILITY POLE
- LIGHT POLE
- STREET SIGN
- SEWER MANHOLE
- CATCH BASIN
- WATER MANHOLE
- BUFFALO BOX
- COMMUNICATION MANHOLE
- ELECTRIC MANHOLE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- INLET
- STREET LIGHT
- DECIDUOUS TREE
- CONIFEROUS TREE
- HANDICAP SPACE

NOTES REFERENCED TO TABLE "A" (OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

*ITEM #6: NO SUBSTANTIAL FEATURES WERE OBSERVED OTHER THAN THOSE SHOWN ON THE PLAT.
*ITEM #9: THERE ARE NO SURFACE DESIGNATED OR STRIPED PARKING SPACES ON SUBJECT PROPERTY.
*ITEM #11: LOCATIONS OF UTILITIES SHOWN HEREON ARE FROM VISIBLE OBSERVATIONS ONLY.
*ITEM #16: BY OUR OBSERVATION THERE ARE NO VISIBLE SIGNS OF ANY CURRENT BUILDING CONSTRUCTION OR EARTH MOVEMENT ON THIS PROPERTY.
*ITEM #17: BY OUR OBSERVATION AND INFORMATION THERE ARE NO RECENT STREET RIGHT OF WAY CHANGES OR ANY SIDEWALK REPAIRS OR CONSTRUCTION.