

**COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
TUESDAY, SEPTEMBER 23, 2025  
AT 10:00 A.M.  
COUNCIL CHAMBERS, CITY HALL, 121 N. LASALLE**

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards via email at [nicole.wellhausen@cityofchicago.org](mailto:nicole.wellhausen@cityofchicago.org)

- I. Roll Call
- II. Deferred Items
- III. Public Commentary
- IV. New Business
- V. Adjournment

Each person participating in public comment shall have up to three minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

**TEXT AMENDMENTS**

**DOC # O2024-0010959 ORDINANCE INTRODUCED 7/17/24**

Amendment of Municipal Code Section 17-12-0900 exempting public and civic uses from dynamic image sign criteria

**DOCUMENT # O2025-0018390 ORDINANCE REFERRED (7-16-25)**

**Sponsor:** Alderwoman Nicole Lee (11)

Amendment of Municipal Code Section 17-6-0403-F by requiring special use permits for sports and recreation participants in Planned Manufacturing District 8A in the 11<sup>th</sup> Ward

**DOCUMENT # O2025-0018761 ORDINANCE REFERRED (7-16-25)**

**Sponsor:** Alderwoman Nicole Lee (11), Alderwoman Julia Ramirez (12), Alder Byron Sigcho-Lopez (25)

Amendment of Municipal Code Sections 17-6-0403 and 17-8-0510 to strike Planned Manufacturing District No. 11 from exemption of floor area limit for food and beverage retail sales

**DOCUMENT # O2025-0018778 ORDINANCE REFERRED (7-16-25)**

**Sponsor:** Alderwoman Julia Ramirez (12)

Amendment of Municipal Code Titles 4, 6, 11 and 17 regarding regulation of Last Mile Warehouses and eCommerce Fulfillment Centers

**DOCUMENT # O2025-0018473 ORDINANCE REFERRED (7-16-25)**

Correction of City Council Journal of Proceedings of May 21, 2025

**RE-REFERRAL**

Re-referral to Committee on Housing and Real Estate, Document # O2025-0018769 for the Execution of Affordable Housing Covenant and Lien for 1810 W Jackson Blvd

**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>
Or2025-0018457	11	2424 S Halsted St	Caroline Creamer
Or2025-0018439	12	1514 W 33 <sup>rd</sup> St.	Five Below
Or2025-0018654	23	5231 S Pulaski Rd	Fifth Third Bank
Or2025-0018709	25	1625 S Ashland Ave	Brian Thomas
Or2025-0018710	25	1625 S Ashland Ave	Brian Thomas
Or2025-0018628	25	1625 S Ashland Ave	Brian Thomas
Or2025-0018451	27	345 N Western Ave	Brian Thomas
Or2025-0018452	27	345 N Western Ave	Brian Thomas
TBD	31	2850 N Pulaski Road	Brian Thomas
Or2025-0018597	32	1232 W North Ave	The Home Depot
Or2025-0018599	32	1232 W North Ave	The Home Depot
Or2025-0018601	32	1232 W North Ave	The Home Depot
Or2025-0018592	32	2310 W Logan Blvd	Fitness International LLC dba LA Fitness
Or2025-0018588	32	2310 W Logan Blvd	Fitness International LLC dba LA Fitness
Or2025-0018590	32	2310 W Logan Blvd	Fitness International LLC dba LA Fitness
Or2025-0018591	32	2310 W Logan Blvd	Fitness International LLC dba LA Fitness
Or2025-0018606	32	3240 N Ashland Ave	Fitness International LLC dba LA Fitness
Or2025-0018611	34	400 S Jefferson St	The Chicago School
Or2025-0018612	34	400 S Jefferson St	The Chicago School
TBD	36	6747 W Grand Ave	McGrath City Honda
TBD	36	2554 N Narragansett Ave	Burlington
TBD	36	2554 N Narragansett Ave	Burlington
TBD	36	6420 W Fullerton Ave	Fitness International LLC, DBA LA Fitness
TBD	36	6420 W Fullerton Ave	Fitness International LLC, DBA LA Fitness
TBD	36	6420 W Fullerton Ave	Fitness International LLC, DBA LA Fitness
Or2025-0018681	42	51 E Ohio St	Active River North, LLC
TBD	46	3827 N Broadway	Patrick Bohgra/ Goodtimes Brewery
Or2025-0018472	48	5036 N Broadway	Timeline Theater Company
TBD	48	5035 N Broadway	Timeline Theater Company
<b>TO BE SUBSTITUTED</b>			
Or2025-0018749	11	3536 S Iron St	Comed An Exelon Company
Or2025-0018752	11	3536 S Iron St	Comed An Exelon Company
Or2025-0018750	11	3536 S Iron St	Comed An Exelon Company

**ALDERMANIC MAP AMENDMENTS-**  
**FOR PREVIOUSLY DEFERRED ALDERMANIC MAP AMENDMENTS SEE PAGE 18**

**NO. A-9020 (7<sup>th</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018801**

**Common Address:** 9737 S Torrence Ave

**Applicant:** Alderman Gregory Mitchell

**Change Request:** M1-1 Limited Manufacturing District and M2-1 Light Industry District to B3-1 Community Shopping District

**NO. A-9021 (9<sup>th</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018684**

**Common Address:** 107 E 95<sup>th</sup> St

**Applicant:** Alderman Anthony Beale

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

**NO. A-9022 (9<sup>th</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018683**

**Common Address:** 2 W 103<sup>rd</sup> St

**Applicant:** Alderman Anthony Beale

**Change Request:** B1-1 Neighborhood Shopping District to RS-2 Residential Single Unit (Detached House) District

**NO. A-9023 (9<sup>th</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018685**

**Common Address:** 501-517 E 103<sup>rd</sup> St

**Applicant:** Alderman Anthony Beale

**Change Request:** B1-1 Neighborhood Shopping District to RS-2 Residential Single Unit (Detached House) District

**NO. A-9032 (21<sup>st</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018790**

**Common Address:** 737-741 W 115<sup>th</sup> St

**Applicant:** Alderman Ronnie Mosley

**Change Request:** M1-1 Limited Manufacturing District and C1-1 Neighborhood Commercial District to RS3 Residential Single Unit (Detached House) District

**NO. A-9033 (21<sup>st</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018783**

**Common Address:** 700-720 W 111<sup>th</sup> St

**Applicant:** Alderman Ronnie Mosley

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

**NO. A-9034 (21<sup>st</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018777**

**Common Address:** 9045-9067 S Green St, 9060-9062 S Halsted St., 9061-9063 S Halsted St

**Applicant:** Alderman Ronnie Mosley

**Change Request:** M2-1 Light Industry District to B2-2 Neighborhood Mixed Use District

**NO. A-9035 (21<sup>st</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018779**

**Common Address:** 9514-9632 S Vincennes Ave, 9545 S Racine Ave

**Applicant:** Alderman Ronnie Mosley

**Change Request:** C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

**NO. A-9036 (21<sup>st</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018788**

**Common Address:** 11035-11057 S Halsted St

**Applicant:** Alderman Ronnie Mosley

**Change Request:** C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

**NO. A-9037 (21<sup>st</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018793**

**Common Address:** 8576-8626 S Vincennes Ave, 8529-8549 S Halsted St, and 845 S Givins Ct

**Applicant:** Alderman Ronnie Mosley

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District

**NO. A-9038 (21<sup>st</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018792**

**Common Address:** 1107-1117 W 111<sup>th</sup> St

**Applicant:** Alderman Ronnie Mosley

**Change Request:** C1-1 Neighborhood Commercial District to RS3 Residential Single Unit (Detached House) District

**NO. A-9039 (21<sup>st</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018797**

**Common Address:** 11455-11459 S Davol St

**Applicant:** Alderman Ronnie Mosley

**Change Request:** C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

**NO. A-9040 (21<sup>st</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018785**

**Common Address:** 12018-12202 S Halsted St; 12018 S Racine Ave; 12101-12259 S Halsted St

**Applicant:** Alderman Ronnie Mosley

**Change Request:** M1-1 Limited Manufacturing District and C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

**NO. A-9041 (21<sup>st</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018787**

**Common Address:** 10726-10750 S Loomis St

**Applicant:** Alderman Ronnie Mosley

**Change Request:** M1-1 Limited Manufacturing District and RS3 Residential Single Unit (Detached House) District to RT4 Residential Two Flat, Townhouse and Multi Unit District

**NO. A-9042 (21<sup>st</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018796**

**Common Address:** 11003-11013 S Halsted St.

**Applicant:** Alderman Ronnie Mosley

**Change Request:** C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

**NO. A-9043 (21<sup>st</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018781**

**Common Address:** 11317 S Morgan St. (934 W 113<sup>th</sup> St)

**Applicant:** Alderman Ronnie Mosley

**Change Request:** M1-1 Limited Manufacturing District to RT4 Residential Two Flat, Townhouse and Multi Unit District

**NO. A-9044 (21<sup>st</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018789**

**Common Address:** 749-755 W 118<sup>th</sup> Pl, 749-757 W 118<sup>th</sup> St, 11807-11825 S Halsted St, 302-750 W 119<sup>th</sup> St, 401-729 W 119<sup>th</sup> St

**Applicant:** Alderman Ronnie Mosley

**Change Request:** B1-1 Neighborhood Shopping District, B3-1 Community Shopping District, C1-1 Neighborhood Commercial District, and C1-2 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

**NO. A-9045 (21<sup>st</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018799**

**Common Address:** 10501-10659 S Throop St, 10614-10632 S Throop St, 1200 W 106<sup>th</sup> St, 1237-1243 W 106<sup>th</sup> St and 1200-1224 W 107<sup>th</sup> St

**Applicant:** Alderman Ronnie Mosley

**Change Request:** M1-1 Limited Manufacturing District to RT4 Residential Two Flat, Townhouse and Multi Unit District

**NO. A-9046 (21<sup>st</sup> WARD) ORDINANCE REFERRED (7-16-25)**  
**DOCUMENT #O2025-0018795**

**Common Address:** 9232-9246 S Vincennes Ave; 1032 W 93<sup>rd</sup> St

**Applicant:** Alderman Ronnie Mosley

**Change Request:** C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

**NO. A-9016 (36<sup>th</sup> WARD) ORDINANCE REFERRED (6-18-25)**  
**DOCUMENT #O2025-0018184**

**Common Address:** 2753-59 N Oak Park Ave

**Applicant:** Alderman Gilbert Villegas

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

**NO. A-9017 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (6-18-25)**  
**DOCUMENT #O2025-0017769**

**Common Address:** 345 W Armitage

**Applicant:** Alder Timothy Knudsen

**Change Request:** C1-2 Neighborhood Commercial District to B1-2 Neighborhood Shopping District

**MAP AMENDMENTS – FOR PREVIOUSLY DEFERRED MAP AMENDMENTS SEE PAGE 18**

**NO. 22810-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018859**

**Common Address:** 2144 West Potomac Avenue

**Applicant:** Dsk Potomac LLC

**Owner:** Dsk Potomac LLC

**Attorney:** Rolando Acosta

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

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

**Purpose:** To legalize the third unit of the front building and allow the duplexed unit in the rear building to be divided into two separate units for a total of six residential dwelling units

**NO. 22813 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018863**

**Common Address:** 101-213 West Roosevelt Road/1200-1558 South Clark Street

**Applicant:** Roosevelt/Clark Partners LLC

**Owner:** The Board of Trustees of the University of Illinois

**Attorney:** Rich Klawiter & Katie Jahnke Dale

**Change Request:** Waterway Residential-Business Planned Development No.1434 to Waterway Residential Business Entertainment and Spectator Sports Planned Development No 1434, as amended

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

**Purpose:** Amendment to existing Planned Development to a multi-phased mixed use development that will include residential, retail, institutional office and a new 22,000 seat stadium. The max number of dwelling units will remain 10,000 and the max FAR will remain 5.65

**NO. 22795-T1 (4<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018574**

**Common Address:** 4404-4414 South Greenwood Avenue

**Applicant:** 4404-4414 South Greenwood LLC

**Owner:** 4404-4414 South Greenwood LLC

**Attorney:** Sara Barnes

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

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

**Purpose:** A new townhouse complex, which will feature 9 attached 3 story single-family residences (dwelling units), organized between 2 townhouses developments and off-street parking for 23 vehicles

**NO. 22793 (8<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018571**

**Common Address:** 7600 South Jeffrey Boulevard

**Applicant:** KCL LLC

**Owner:** KCL LLC

**Attorney:** Tyler Manic

**Change Request:** RT-4 Residential Two-Flat Townhouse and Multi-Unit District to B3-2 Community Shopping District

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

**Purpose:** To bring the property into a zoning district that permits office use as of right

**NO. 22794 (8<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018573**

**Common Address:** 601 East 87<sup>th</sup> Street

**Applicant:** Ken'Shena Pierce

**Owner:** Ken'Shena Pierce

**Witness:** Ken'Shena Pier

**Change Request:** RS-3 Residential Single-Unit (Deatched House) District to B3-1 Community Shopping District

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

**Purpose:** The purpose of the rezoning request is to convert the existing property into a flexible mixed-use commercial space that will include private and shared office space rentals, as well as a small café open to the public

**NO. 22812 (10<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018862**

**Common Address:** 10327-10359 South Ewing Ave, 3634- 3658 East 104<sup>th</sup> Street, and 10330-10358 South Avenue J

**Applicant:** The Board of Education for the City of Chicago

**Owner:** Public Building Commission of Chicago & The City of Chicago

**Attorney:** Scott Borstein

**Change Request:** RS-3 Residential Single-Unit (Deatched House) District to RM-4.5 Residential Multi-Unit District

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

**Purpose:** The property is currently nonconforming relative to its floor area ratio & the school building is being slightly enlarged to add an elevator

**NO. 22811 (15<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018860**

**Common Address:** 5531,5533,5535 & 5537 South Oakley Avenue

**Applicant:** Nataly Mendoza Trustee and Luis Endoza

**Owner:** Nataly Mendoza Trustee and Luis Endoza

**Witness:** Nataly Mendoza Trustee and Luis Endoza

**Change Request:** RT-4 Residential Two-Flat Townhouse and Multi-Unit to C2-1 Motor Vehicle Commercial District.

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

**Purpose:** Store a stationary commercial trailer and park personal cars

**NO. 22799-T1 (15<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018686**

**Common Address:** 4639-4643 South Wallace Street

**Applicant:** Smart Stuff Educational Inc

**Owner:** Carla Longo McNamara

**Attorney:** Nicholas Ftikas

**Change Request:** RS-3 Residential Single-Unit (Deatched House) District to B2-3 Community Shopping District

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

**Purpose:** To permit the construction of a new five-story mixed-use building containing commercial uses on the 1<sup>st</sup> and 2<sup>nd</sup> floors and 10 residential dwelling units above

**NO. 22797-T1 (16<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018679**

**Common Address:** 6941-6957 South Western Avenue

**Applicant:** Patriot Motors Chicago LLC

**Owner:** Patriot Motors Chicago LLC

**Attorney:** Nicholas Ftikas

**Change Request:** B1-2 Neighborhood Shopping District and C2-2 Motor-Vehicle Related Commercial District (Split zoned) to C2-2 Motor-Vehicle Related Commercial District

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

**Purpose:** The applicants propose to establish a uniform zoning district and permit a one-story addition containing approximately 4,193 sq ft of floor area, to the existing one-story commercial building

**NO. 22819-T1 (17<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT #O2025-0018875**

**Common Address:** 2618 West 71<sup>st</sup> Street

**Applicant:** Oscar Rosales

**Owner:** Oscar Rosales

**Attorney:** Mark Kupiec

**Change Request:** B1-1 Neighborhood Shopping District to B2-3 Community Shopping District

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

**Purpose:** To meet the bulk density requirements to use the existing 2-story building for 4 dwelling units to legalize 2 dwelling units

**NO. 22814 (18<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT O2025-0018864**

**Common Address:** 7600-7400 South Kostner Avenue/ 7601 South Cicero Avenue

**Applicant:** Midwest RE Acquisitions LLC

**Owner:** See attached Schedule A – Schedule of Property Owner

**Attorney:** Liz Butler

**Change Request:** B3-2 Community Shopping District to M2-2 Light Industry District, then to an Industrial Planned Development

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

**Purpose:** Mandatory planned development pursuant to Section 17-8-0512-B to permit the construction of a warehouse and distribution facility, consisting of four industrial buildings with a max building height of 68 feet containing a total of approx. 912,880 sq.ft. of floor area, 923 vehicular parking spaces and 92 loading docks

**NO. 22803 (19<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018703**

**Common Address:** 10130-10138 South Western Avenue

**Applicant:** Strickland's Enterprises LLC

**Owner:** SCF RC Funding IV LLC by Essential properties Realty Trust Inc

**Attorney:** Meg George/ Chris Leach

**Change Request:** B1-1 Neighborhood Shopping District to B3-1 Community Shopping District

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

**Purpose:** To bring the existing use of the property into zoning compliance

**NO. 22804-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018731**

**Common Address:** 2238-2240 West Coulter Street

**Applicant:** Bon Bon Developers LLC

**Owner:** Bon Bon Developers LLC

**Attorney:** Lisa Duarte

**Change Request:** RS-3 Residential Single-Unit (Detached House) District to B2-3 Community Shopping District

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

**Purpose:** To meet the bulk requirements to allow the construction of a 3-story 4-dwelling unit building with 4 parking spaces

**NO.22808-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018857**

**Common Address:** 1843-1845 West 19<sup>th</sup> Street

**Applicant:** Ellaree Development Corp

**Owner:** Ellaree Development Corp

**Attorney:** Liz Butler/ Braeden Lord

**Change Request:** RT-4 Residential Two-Flat Townhouse and Multi-Unit District to RM-6 Residential Multi-Unit District

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

**Purpose:** To meet the bulk and density standards of the RM-6 Residential Multi-Unit District to allow construction of a new 5-story residential building with 16 residential units and 3 vehicular parking spaces

**NO. 22823-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018889**

**Common Address:** 1923 South Jefferson Street

**Applicant:** Key Development Group LLC

**Owner:** Key Development Group LLC

**Attorney:** Ximena Castro / Rolando Acosta

**Change Request:** C1-2 Neighborhood Commercial District to B2-2 Neighborhood Mixed-Use District

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

**Purpose:** To increase parking from two to four spaces for a TSL property and to increase the front yard setback for a property with pedestrian street requirements.

**NO. 22822-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018886**

**Common Address:** 2219-2221 West Cermak Road

**Applicant:** Pink Line LLC

**Owner:** Pink Line LLC

**Attorney:** Ximena Castro / Rolando Acosta

**Change Request:** B3-2 Community Shopping District to B2-5 Neighborhood Mixed-Use District

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

**Purpose:** To build a five-story residential building with 16 residential units and four indoor parking spaces

**NO. 22818-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018871**

**Common Address:** 2212-2216 South Leavitt Street

**Applicant:** Pink Line LLC

**Owner:** Pink Line LLC

**Attorney:** Ximena Castro / Rolando Acosta

**Change Request:** C1-1 Neighborhood Commercial District to B2-5 Neighborhood Mixed-Use District

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

**Purpose:** To build a five-story residential building with 30 residential units and 16 indoor parking spaces

**NO. 22821-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018884**

**Common Address:** 2201-2203 West Cermak Road/2200-2208 South Leavitt Street

**Applicant:** Pink Line LLC

**Owner:** Pink Line LLC

**Attorney:** Ximena Castro / Rolando Acosta

**Change Request:** B3-2 Community Shopping District to B2-5 Neighborhood Mixed-Use District

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

**Purpose:** To build a five-story residential building with 18 residential units and 4 indoor parking spaces and 22 bicycle spaces

**NO. 22796-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018575**

**Common Address:** 1000 North Franciso Avenue

**Applicant:** 1000 N Franciso LLC

**Owner:** 1000 N Franciso LLC

**Attorney:** Nicholas Ftikas

**Change Request:** RS-3 Residential Single-Unit (Deatched House) 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 dwelling units. The building will be supported by three off street parking spaces the rear

**NO. 22807-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018856**

**Common Address:** 1723 West Wabansia Avenue

**Applicant:** Juliana Sung & Robert Gephardt

**Owner:** Juliana Sung & Robert Gephardt

**Attorney:** Sylvia Michas

**Change Request:** RS-3 Residential Single-Unit (Detached House) District to RT-3.5 Residential Two-Flat Townhouse and Multi-Unit

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

**Purpose:** To permit the conversion and expansion of the existing rooftop “doghouse” into a rooftop penthouse which will be fully enclosed and utilized as a habitable space

**NO. 22802-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018694**

**Common Address:** 1215-1227 West Belmont Avenue

**Applicant:** Skymaster LLC

**Owner:** 1215 West Belmont Avenue LLC and 1227 West Belmont Avenue LLC

**Attorney:** Katriina McGuire

**Change Request:** C1-1 Neighborhood Commercial District to B2-3 Community Shopping District

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

**Purpose:** Applicant seeks to file a required Type 1 with optional relief to construct a 5-story mixed-use building with 40 residential dwelling units

**NO. 22792-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018569**

**Common Address:** 3845 North Whipple Street

**Applicant:** Jacob Edie

**Owner:** Jacob Edie

**Attorney:** Thomas Moore

**Change Request:** RS-3 Residential Single-Unit (Deatched House) to RT-3.5 Residential Two-Flat Townhouse and Multi-Unit

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

**Purpose:** To meet the bulk and density standards of the R-3.5 zoning district in order to allow the proposed third story in addition to the existing 2-story single family residence with a 2-car garage

**NO. 22815-T1 (35<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018865**

**Common Address:** 2953-2959 West Belmont Avenue

**Applicant:** DV Development LLC- 1503 Walton Series

**Owner:** 2953 Belmont Trust

**Attorney:** Rolando Acosta

**Change Request:** C1-1 Neighborhood Commercial District to B2-3 Community Shopping District

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

**Purpose:** To construct a six-story, mixed-use building with ground floor commercial and residential upper floors

**NO. 22816 (35<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018866**

**Common Address:** 3654 West Schubert Avenue

**Applicant:** 3654 West Schubert LLC

**Owner:** 3654 West Schubert LLC

**Witness:** John Kozlar

**Change Request:** RS-3 Residential Single-Unit (Deatched House) District to B2-1.5 Neighborhood Shopping District

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

**Purpose:** Add a coffee + tea shop with ice cream to the vacant storefront

**NO. 22800 (35<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018687**

**Common Address:** 3734 West Wrightwood Avenue

**Applicant:** Oakdale Properties LLC

**Owner:** Oakdale Properties LLC

**Attorney:** Nicholas Ftikas

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

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

**Purpose:** The applicant is proposing to permit a third residential unit at garden level within the existing multi-unit residential building

**NO. 22820 (38<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018880**

**Common Address:** 3936 North Central Avenue

**Applicant:** Nikolaos Gazis

**Owner:** Gladstone - Norwood Trust and Savings Bank as Trustee under trust # 1338

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

**Attorney:** Mark Kupiec

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

**Purpose:** To meet bulk standards to build a new 3-story mixed-use building with 8 dwelling units

**NO. 22809-T1 (38<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018858**

**Common Address:** 6519 West Addison Street

**Applicant:** Neenah and Addison LLC

**Owner:** Alicja Gizynski

**Attorney:** Paul Kolpak

**Change Request:** RT-4 Residential Two-Flat Townhouse and Multi-Unit to RT-4 Residential Two-Flat Townhouse and Multi-Unit

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

**Purpose:** To allow construction of one new 3 story building with 6 dwelling units in place of the previously approved 2 buildings with 3 units each

**NO. 22801 (40<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018691**

**Common Address:** 2415-2425 West Peterson Avenue

**Applicant:** Kaneh Group LLC

**Owner:** Megara Properties LLC

**Attorney:** Bridget O'Keefe

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

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

**Purpose:** To allow a Cannabis Dispensary

**NO. 22805-T1 (40<sup>th</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018732**

**Common Address:** 5616 North Washtenaw Avenue

**Applicant:** Washtenaw Chicago Apts LLC

**Owner:** Washtenaw Chicago Apts LLC

**Attorney:** Liz Butler/ Janet Stengle

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

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

**Purpose:** To comply with the standards of the B2-3 Community Shopping District , bring non-conforming conditions at the property into conformance with zoning, and to renovate the existing residential building

**NO. 22806-T1 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018734**

**Common Address:** 223 West Erie Street

**Applicant:** 223 W Erie Conversion LLC

**Owner:** Cloud 9 Property Ventures LLC

**Attorney:** Liz Butler/ Janet Stengle

**Change Request:** DX-5 Downtown Mixed-Use District to DX-5 Downtown Mixed-Use District (Type 1)

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

**Purpose:** To comply with the use table and standards of the DX-5 Downtown Mixed-Use District and to allow the adaptive reuse of the existing 7-story building for multi-unit residential use

**NO. 22817-T1 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018870**

**Common Address:** 458 West Dickens Avenue

**Applicant:** Lincdick LLC

**Owner:** Lincdick LLC

**Attorney:** Rolando Acosta

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

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

**Purpose:** To construct a two-story addition on top of the ground floor commercial space

**NO. 22798-T1 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (7/16/25)**  
**DOCUMENT # O2025-0018668**

**Common Address:** 2701 North Clark Street

**Applicant:** 2701 Clark LLC

**Owner:** 2701 Clark LLC

**Attorney:** Nicholas Ftikas

**Change Request:** B1-2 Neighborhood Shopping District to B2-5 Neighborhood Mixed-Use District

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

**Purpose:** To permit a 2-story addition and the mixed-use conversion of the existing vacant building

**PREVIOUSLY DEFERRED ITEMS**

**NO. A-9008 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (6/18/25)**  
**DOCUMENT #O2025-0017751**

**Common Address:** 3300-3324 W. 31<sup>st</sup> Street

**Applicant:** Alder Michael Rodriguez

**Change Request:** M2-3 Light Industry District to B1-3 Neighborhood Shopping District

**NO. A-9009 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (6/18/25)**  
**DOCUMENT #O2025-0017739**

**Common Address:** 3214-3252 W. 31<sup>st</sup> Street

**Applicant:** Alder Michael Rodriguez

**Change Request:** M2-3 Light Industry District to B3-1 Community Shopping District

**NO. A-9010 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (6/18/25)**  
**DOCUMENT #O2025-0017733**

**Common Address:** 3010-3030 S. Kedzie Avenue

**Applicant:** Alder Michael Rodriguez

**Change Request:** M2-3 Light Industry District to B1-3 Neighborhood Shopping District

**NO. A-9011 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (6/18/25)**  
**DOCUMENT #O2025-0017696**

**Common Address:** 3000-3016 S. Spaulding Avenue

**Applicant:** Alder Michael Rodriguez

**Change Request:** M1-1 Limited Manufacturing/Business Park District to RS-3 Residential Single-Unit (Detached House) District

**NO. A-9012 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (6/18/25)**  
**DOCUMENT #O2025-0017737**

**Common Addresses:** 3018 S. Spaulding Avenue and 3037 S. Christiana Avenue

**Applicant:** Alder Michael Rodriguez

**Change Request:** M1-1 Limited Manufacturing/Business Park District to C1-1 Neighborhood Commercial District

**NO. A-9013 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (6/18/25)**  
**DOCUMENT #O2025-0017743**

**Common Address:** 3225-3251 W. 30<sup>th</sup> Street

**Applicant:** Alder Michael Rodriguez

**Change Request:** M1-1 Limited Manufacturing/Business Park District to C1-1 Neighborhood Commercial District

**NO. 22761 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017429**

**Common Address:** 5301-5325 South State Street

**Applicant:** Center Court Development LLC and XS Tennis & Education Foundation

**Owner:** Center Court Development LLC and XS Tennis & Education Foundation

**Attorney:** Nicholas Ftikas

**Change Request:** M1-2 Limited Manufacturing/Business Park District to B3-3 Community Shopping District and then to Residential Business Planned Development

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

**Purpose:** To establish a Residential Business Planned Development and the construction of a new five-story mixed-use building with 51 residential units and a new six-story hotel building with 125 hotel rooms

**NO. 22704 (5<sup>th</sup> WARD) ORDINANCE REFERRED (3-12-25)**  
**DOCUMENT #O2025-0016078**

**Common Address:** 6402-20 South Stony Island Avenue

**Applicant:** Aquinnah Investment Trust

**Owner:** City of Chicago

**Attorney:** Rich Klawiter

**Change Request:** B3-5 Community Shopping District to Business Planned Development

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

**Purpose:** To construct a 26 story hotel consisting of approximately 36,087 Sq ft and a height of 303'-8". The proposed development includes up to 250 hotel room units, retail, office space, hotel support accessory parking (118) 12 bicycle parking spaces provided.

**NO.22779-T1 (30<sup>th</sup> WARD) ORDINANCE REFERRED (6/17/25)**  
**DOCUMENT # O2025-0017928**

**Common Address:** 4100-08 West Belmont Avenue/ 3200-10 North Karlov Avenue

**Applicant:** Belmont Karlov LLC

**Owner:** All Chicago Inc.

**Attorney:** Ximena Castro

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

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

**Purpose:** To construct a new five-story building with approximately 2,000 square feet of commercial space, 32 residential units, 22 parking spaces, and 32 bicycle spaces.

**NO.22777-T1 (31<sup>st</sup> WARD) ORDINANCE REFERRED (6/17/25)**  
**DOCUMENT # O2025-0017925**

**Common Address:** 4506-4508 W Wrightwood Avenue

**Applicant:** Building Wrightwood, LLC

**Owner:**

**Attorney:** Lawrence M. Lusk

**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 legalize two existing units located in the basement of the building. After rezoning, the property will remain a six-unit residential building with three off street parking spaces located in a rear detached and enclosed garage.

**NO.22789-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (6/17/25)**  
**DOCUMENT # O2025-0018017**

**Common Address:** 3122 W Belmont Avenue

**Applicant:** Lukaven Development LLC

**Owner:** Alpine Capital Management LLC

**Attorney:** Mark Kupiec

**Change Request:** C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

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

**Purpose:** To build a new 4-story mixed use building with 9 dwelling units. There would be 5 parking spaces and 3,479 sf of commercial space.

**NO. 22692 (34<sup>th</sup> WARD) ORDINANCE REFERRED (3-12-25)**  
**DOCUMENT #O2025-0015985**

**Common Address:** 55 East Washington Street/31-41 North Wabash Avenue

**Applicant:** PO 55 LLC

**Owner:** MRR 55 Washington Owner LLC

**Attorney:** Michael Ezgur & Rolando Acosta

**Change Request:** DR-10 Downtown Residential District to DX-16 Downtown Mixed- Use District then to a Residential Business Planned Development

**Purpose:** To propose an interior remodeling to convert the existing, vacant office space into an additional 214 residential dwelling units. There are no other proposed changes.

**NO.22784-T1 (37<sup>th</sup> WARD) ORDINANCE REFERRED (6/17/25)**  
**DOCUMENT # O2025-0017955**

**Common Address:** 418 N Lavergne Avenue

**Applicant:** Maria Rosa Quizhpi

**Owner:** Maria Rosa Quizhpi

**Attorney:** Dean T. 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 change the building from a single-family home resided by the applicant to a 2-flat residential building.