

**COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MONDAY, NOVEMBER 3, 2025
AT 10:00 A.M.
ROOM 201-A, 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

- 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 # O2025-0016697 ORDINANCE INTRODUCED 4/16/2025

SPONSOR: Mayor Brandon Johnson
CO-SPONSORS: LaSpata (1), Hadden (49)

Amendment of Municipal Code Chapter 2-31 and Title 17 regarding environmental cumulative impacts of pollution on historically disadvantaged areas (Hazel Johnson Cumulative Impacts Ordinance)

LANDMARK DESIGNATIONS

DOCUMENT # O2025-0019665 ORDINANCE REFERRED (9-25-25)

WARD: 29

Historical landmark designation for Fred C. Beeson House No. 4 at 5830 W Midway Park

DOCUMENT # O2025-0020463 ORDINANCE REFERRED (10-16-25)

Ward: 34

Historical landmark designation for Bankers Building at 105 W Adams St

FEE WAIVER OF LANDMARKED BUILDINGS

DOCUMENT # Or2025-0020288 (2nd WARD) ORDINANCE REFERRED (10/16/25)

Historical landmark fee waiver for property at 310 W Concord Place

DOCUMENT # Or2025-0020320 (5th WARD) ORDINANCE REFERRED (10/16/25)

Permit fee waiver for Griffin Museum of Science and Industry

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2025-0020504	22	4000 W 26 th St	PLS Check Cashers of Illinois, Inc.
Or2025-0020505	27	134 S California Ave	BandWith Music LTD
Or2025-0020474	29	6609 W Fullerton	Raising Cane's
Or2025-0020517	34	130 S Jefferson St	TopstepTrader, LLC
Or2025-0020226	42	171 N LaSalle St	JRTC Holdings, LLC C/O The Prime Group Inc.
Or2025-0020292	42	22 E Hubbard St	Brittney Givens
TBD	47	2630 W Bradley Pl.	HGIT Bradley Center 1 LLC
TBD	47	2500 W Bradley Pl.	HGIT Bradley Center 2 LLC
TBD	47	2500 W Bradley Pl.	HGIT Bradley Center 2 LLC
Or2025-0020508	48	5318 N Broadway	Little Caesar Enterprises, Incorporated
Or2025-0020511	48	5318 N Broadway	Little Caesar Enterprises, Incorporated

ALDERMANIC MAP AMENDMENTS

NO. A-9018 (27th WARD) ORDINANCE REFERRED (6/18/25) **DOCUMENT # O2025-**

Common Address: 3250-3256 W Franklin Boulevard, 519-523 N Spaulding Ave, 520-522 N Sawyer Ave

Applicant: Zoning Administrator, Patrick Murphey

Change Request: Planned Development No. 836 to B3-1 Community Shopping District

95TH STREET CORRIDOR PLAN

NO. A-9052 (6th WARD) ORDINANCE REFERRED (9-25-25) **DOCUMENT # O2025-0019316**

Common Address: 2-356 E 95th St, 9401-9443 S State St

Applicant: Alderman William Hall

Change Request: RS1 Residential Single Unit (Detached House) District, RS3 Residential Single Unit (Detached House) District, B1-1 Neighborhood Shopping District, B3-1 Community Shopping District and C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

NO. A-9063 (8th WARD) ORDINANCE REFERRED (9-25-25) **DOCUMENT # O2025-0019683**

Common Address: 412-736 E 95th St, 9447-9455 S Vernon Ave, 9345-9443 S St. Lawrence Ave, 9410-9444 S Champlain Ave, 9409-9441 S Champlain Ave, 9426-9438 S Langley Ave, 9421-9439 S Langley Ave and 9303-9345 S Burnside Ave

Applicant: Alderwoman Michelle Harris

Change Request: RS-2 Residential Single Unit (Detached House) District, RS3 Residential Single Unit (Detached House) District, B1-1 Neighborhood Shopping District, B3-1 Community Shopping District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-9064 (8th WARD) ORDINANCE REFERRED (9-25-25) **DOCUMENT # O2025-0019688**

Common Address: 9449-9465 S Cottage Grove, 9445 S Burnside Ave

Applicant: Alderwoman Michelle Harris

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

NO. A-9070 (21st WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT # O2025-0019838

Common Address: : 9443-9447 S Green St, 9418-9530 S Halsted St , 9449-9455 S Halsted St, and 732-744 W 95th St

Applicant: Alderman Ronnie Mosley

Change Request: B1-1 Neighborhood Shopping District, B3-1 Community Shopping District, and C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

NO. A-9071 (21st WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT # O2025-0019838

Common Address: 634-724 W 95th Street

Applicant: Alderman Ronnie Mosley

Change Request: RS-2 Residential Single Unit (Detached House) District, RS3 Residential Single Unit (Detached House) District, and B2-3 Neighborhood Mixed-Use District to RT4 Residential Two Flat, Townhouse and Multi Unit District

MAP AMENDMENTS – FOR PREVIOUSLY DEFERRED ITEMS SEE PAGE 10

NO. 22904 (1st WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-

Common Address: 1738-1740 West Division Street

Applicant: Cosmicos LLC

Owner: 1736-1740 W Division LLC

Attorney: Mark Kupiec

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

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

Purpose: To meet the use standard for a pet bakery with on-site product production

NO. 22910 (4th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-

Common Address: 4624 South Ellis Avenue

Applicant: Standard Ellis Lakeview Venture LP, an Illinois limited partnership

Owner: Federal Home Loan Mortgage Corporation

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: RM-5 Residential Multi-Unit District to RM5.5 Residential Multi Unit District

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

Purpose: To permit the Enclosure of the first-floor arcade overhang, which increases the floor rea of the existing building

NO. 22903 (22nd WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-

Common Address: 2637-2643 South Harding Avenue

Applicant: R4C LLC

Owner: R4C LLC

Attorney: Acosta Ezgur, LLC - Rolando R Acosta

Change Request: RS-3 Residential Single Unit (Detached House) District to C1-1 Neighborhood Commercial District

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

Purpose: To legalize the existing uses

NO. 22897-T1 (26th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-

Common Address: 1138 North California Avenue

Applicant: Thomas Street Partners LLC

Owner: Thomas Street Partners LLC

Attorney: Sara K Barnes- Gozdecki, Del Giudice, Americus & Brocato LLP

Change Request: B3-1 Community Shopping District to B3-1 Community Shopping District

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

Purpose: The subject property is improved with a two-story and one-story conjoined, the ground floor of which is occupied by a community live theatre venue (The facility Theatre) and the second floor of which is comprised of a single dwelling unit

NO. 22906-T1 (27th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-

Common Address: 1480 West Huron Street

Applicant: EZMB LLC

Owner: John Montanez & Jessie Montanez

Attorney: Daniel G Lauer, Esq

Change Request: RS-3 Residential Single Unit District to RM-4.5 Residential Multi-Unit District

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

Purpose: In order to construct a four-story, three-unit building

NO. 22899-T1 (28th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-

Common Address: 2409-2411 West Congress Parkway

Applicant: 4CornersLLC

Owner: The Catholic Bishop of Chicago, an Illinois Corporation Sole on behalf of Blessed Maria Gabriella Parish

Attorney: Liz Butler, Janet Stengle, Braeden Lord- Taft Stettinius & Hollister LLP

Change Request: RT-3.5 Residential Two-Flat Townhouse and Multi-Unit Residential District to B2-3 Neighborhood 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 B2-3 Neighborhood Mixed-Use District and to divide an improved zoning lot into two zoning lots to allow the construction of a five-story multi-unit residential building

NO. 22900-T1 (28th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-

Common Address: 2401-2407 West Congress Parkway

Applicant: 4CornersLLC

Owner: The Catholic Bishop of Chicago, an Illinois Corporation Sole on behalf of Blessed Maria Gabriella Parish

Attorney: Liz Butler, Janet Stengle, Braeden Lord- Taft Stettinius & Hollister LLP

Change Request: RT-3.5 Residential Two-Flat Townhouse and Multi-Unit Townhouse District to B2-3 Neighborhood 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 B2-3 Neighborhood Mixed-Use District and to divide an improved zoning lot into two zoning lots to allow the conversion of the existing four-story institutional building for multi-unit residential use

NO. 22895-T1 (28th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-

Common Address: 1313 South Talman Avenue

Applicant: Talman Street LLC

Owner: City of Chicago

Attorney: Nicholas Ftikas-Law Offices of Samuel V.P Banks

Change Request: RT-4 Residential Two-Flat Townhouse and Multi-Unit District to RM4.5 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 three dwelling units. The building will be supported by two off-street parking spaces at the rear.

NO. 22908-T1 (28th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-

Common Address: 136 North Kedzie Avenue

Applicant: The Michaels Development Company LLP

Owner: City of Chicago

Attorney: DLA Piper LLP (US) Mariah DiGrino

Change Request: C1-3 Commercial Neighborhood District and B3-3 Community Shopping District to B3-3 Community Shopping District

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

Purpose: To allow for the development of a 5-story building containing fifty-one affordable dwelling units, ground floor commercial space, and approximately twelve accessory parking spaces

NO. 22909-T1 (30th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-

Common Address: 3530-3536 North Milwaukee Avenue

Applicant: Rafael Szymanski

Owner: Gail Deadwyler

Attorney: Thomas S Moore - McCarthy Duffy LLP

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 meet the bulk and density standards of the B2-3 zoning district to allow the applicant to construct two multi dwelling unit residential buildings

NO. 22905-T1 (30th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-

Common Address: 6148 West Diversey Avenue, 2821 North Melvina Avenue

Applicant: Melsey LLC

Owner: Melsey LLC

Attorney: John J George, Akerman LLP

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District and B3-1 Community Shopping District to C2-1 Motor Vehicle Related District

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

Purpose: The prior use of the property as a motor vehicle repair shop was nonworking and has lapsed. The rezoning will allow for the motor vehicle repair use to resume full compliance with existing code

NO. 22896-T1 (32nd WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-

Common Address: 2249 West Belmont Avenue

Applicant: BM International Builders Inc

Owner: Chicago Title Land Trust Company known as Trust No. 53104

Attorney: Law Offices of Samuel V.P Banks, Nicholas Ftikas

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

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

Purpose: To permit the construction of a new four-story residential building containing six residential dwelling and six off-street garage parking spaces

NO. 22898 (32nd WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-

Common Address: 2852-2856 North Southport Avenue

Applicant: Jacksongeorge LLC

Owner: Jacksongeorge LLC

Attorney: Thomas S Moore

Change Request: B3-2 Community Shopping District to B1-2 Neighborhood Shopping District

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

Purpose: To meet the bulk and density standards of the B1-2 zoning district to return the property to the original zoning as agreed with the community group

NO. 22901-T1 (35th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-

Common Address: 3735-3737 West Belmont Avenue

Applicant: 3735 W Belmont LLC

Owner: 3735 W Belmont LLC

Attorney: Liz Butler, Braeden Lord- Taft Stettinius & Hollister LLP

Change Request: B3-3 Community Shopping District to C1-2 Neighborhood Commercial District

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

Purpose: To establish a first-floor café, tavern and event space with a public place of amusement license and a second-floor creative office space in the existing two-story commercial building at the subject property; and construct a single-story vestibule addition to the existing building to provide a second entrance from Belmont Avenue

NO. 22907-T1 (36th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-

Common Address: 2333 West Huron Street

Applicant: EZMB LLC

Owner: Miguel Mendoza, Jorge Mendoza

Attorney: Daniel G Lauer, Esq

Change Request: RS-3 Residential Single Unit District to RT4 Residential Two Flat, Townhouse and Multi Unit District

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

Purpose: To construct a three unit building with three car garage

NO.22902 (43rd WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-

Common Address: 1120 West Fullerton Avenue

Applicant: Chicago Title Land Trust Company No 10-4191

Owner: Chicago Title Land Trust Company No 10-4191

Attorney: Law Offices of Samuel V.P Banks, Nicholas Ftikas

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 existing three-story mixed-use building into compliance with the Chicago Zoning Ordinance

NO. 22911-T1 (43rd WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-

Common Address: 935 West Willow Street

Applicant: Jenny PARK, Joon Hwan Park

Owner: Mon Ami Properties LLC

Attorney: Daniel G Lauer Esq

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: In order to construct two three story single family residences each with a two car garage accessed from the Public Alley or from the existing curb cut on Willow Street

NO. 22894 (45th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-

Common Address: 5161-5223 West Lawrence Avenue; 4750-4760 North Laramie Avenue; 4753-4761 North Avenue; and 4786-4798 North Avondale Avenue

Applicant: Jefferson Park Residences LLC

Owner: Jefferson Park Residences LLC

Attorney: Aaron Dorsey- Dykema Gossett PLLC

Change Request: Planned Development 1364 to Planned Development 1364, as amended

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

Purpose: To allow for e-sports and video gaming facilities, golf simulation and other simulation facilities and similar future interactive entertainment concepts. Arcades, and other interactive sports and recreation facilities to operate at the subject property

PREVIOUSLY DEFERRED MAP AMENDMENTS

NO. 21170T1 (25th WARD) ORDINANCE REFERRED (9-21-22)
DOCUMENT #02022-2923

Common Address: 2334-2336 South Hoyne Avenue

Applicant: Diamond Properties Group, LLC

Owner: Diamond Properties Group, LLC

Attorney: Daniel G. Lauer, Esq.

Change Request: RS3, Residential Single-Unit (Detached House) District to B2-3, Neighborhood Mixed-Use District

Purpose: To allow the sub-division of one improved zoning lot measuring 49' x 104.50' into two zoning lots measuring 24' x 104.50' and 25' x 104.50.' This will allow the new construction of a 3- story 3 flat and allow the existing building to remain in compliance with bulk and density requirements of the B2-3.

NO. 22879-T1 (25th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020025

Common Address: 1030 West 21st Street

Applicant: Oki Re LLC

Owner: Oki Re LLC

Attorney: Timothy King

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

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

Purpose: The zoning change will allow for an indoor event venue allowing residents to host events in a first-class facility within the ward

NO. 22877-T1 (27th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020108

Common Address: 930 West Huron Street

Applicant: 930 Huron LLC

Owner: Two Down LLC

Attorney: Agnes Plecka/ Jaffe & Berlin

Change Request: M1-3 Limited Manufacturing/ Business Park District to B2-5 Neighborhood Mixed-Use District

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

Purpose: To allow residential use on the property and comply with the bulk and density standards of the B2-5 Neighborhood Mixed-Use District to build a new six-story residential building with thirty-five dwelling units and twenty-nine car interior garage

NO. 22845-T1 (40th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019640

Common Address: 5054-5060 North Ashland Avenue

Applicant: Mackinaw Development LLC

Owner: Rockland Holdings (Series) LLC

Attorney: Acosta Ezgur LLC - Rolando R Acosta

Change Request: RS3 Residential Single Unit (Detached House) District to B2-3 Community Shopping District

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

Purpose: Demolish the existing improvements and construct a five-story, 26-unit residential building

NO. 22888 (43rd WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020111

Common Address: 2505 North Lincoln Avenue

Applicant: Somm Somm Restaurant Group LLC

Owner: Prime Lincoln 2501 Associates LLC

Attorney: Daniel Rubinow

Change Request: B3-3 Community Shopping District to C1-3 Neighborhood Commercial District

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

Purpose: Tenants wish to open a wine shop and wine bar/tavern current zoning (B3) restricts additional tavern licenses for consumption on premises liquor within 400 feet of existing premises licensed for the sale of alcohol

NO. 22838 (44th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019623

Common Address: 3650 North Clark Street

Applicant: Gramar LLC

Owner: Gramar LLC

Attorney: Law Offices of Samuel V.P. Banks, Nicholas Ftikas

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

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

Purpose: The applicant is seeking to renovate the existing one-story building and permit the establishment of an adult-use cannabis dispensary at the subject property

NO. 22885 (44th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020110

Common Address: 554-628 West Diversey Parkway

Applicant: Wintrust Bank

Owner: Avanath Lincoln Park, LLC, a Delaware limited liability company

Attorney: Daniel J Dowd

Change Request: Planned Development No. 306 amended, to Planned Development No. 306 as amended

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

Purpose: To add financial institutions with walk-up Atm services as a permitted use under PD306