

**COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
TUESDAY, APRIL 15, 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 AMENDMENT**

### **DOCUMENT # O2025-0016019 ORDINANCE REFERRED (3/12/25)**

**Sponsors:** Alderman Ronnie Mosley

Amendment of Municipal Code Section 17-6-0403-F to require special use permits for daycares and community centers and gardens, and by-right permits for artist work space, food/beverage retail and medical services, all in PMD No. 10

## **PREVIOUSLY DEFERRED TEXT AMENDMENT**

### **DOCUMENT # O2025-0015399 ORDINANCE REFERRED (2/19/25)**

**SPONSOR:** Alderman David Moore

Amendment of Municipal Code Section 17-9-0112 to include definition of beauty shop as any business offering cosmetology services and any retail store primarily selling personal grooming related items regarding permitted use with business districts

## **FEE WAIVER OF HISTORICAL LANDMARK**

### **DOCUMENT # Or2025-0015944 (WARD 34) ORDINANCE REFERRED (3/12/25)**

Waiver of permit fees for landmark Rector Building at 79 W Monroe St

## **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>
Or2025-0015850	03	2101 S State St	Silk Industries Inc.
Or2025-0016009	21	8652 S Lafayette Ave	Raising Cane's Restaurants, LLC
Or2025-0015809	27	1032 West Fulton Market	the Senator Group
Or2025-0015781	27	2145 W Grand Ave	Goodwill
Or2025-0015780	27	2145 W Grand Ave	Goodwill
Or2025-0015805	27	2145 W Grand Ave	Goodwill
Or2025-0015771	32	3208 N Lincoln	Regan Smile Studio
Or2025-0015772	32	3208 N Lincoln	Regan Smile Studio
Or2025-0015960	34	564 W Randolph	Fortinet Inc
TBD	35	2818 W Diversey Ave	Anthony Ristich
TBD	35	3323 W Addison St	Extra Space Management Inc
TBD	35	3323 W Addison St	Extra Space Management Inc
TBD	36	6353 W Fullerton Ave	Mattress Warehouse
Or2025-0016005	41	10000 W Ohare Airport (836 Patton Dr)	Turkish Cargo
Or2025-0016004	41	5310 N Harlem	National Police Federal Credit Union
Or2025-0016006	41	8501 W Higgins Rd Suite 110	WAHL

## **ALDERMANIC MAP AMENDMENTS**

### **NO. A-8945 (15th WARD) ORDINANCE REFERRED (2/15/25)** **DOCUMENT #O2025-0015602**

**Common Address:** 5814-5816 S Hoyne Avenue

**Applicant:** Alder Raymond Lopez

**Change Request:** M2-2 Light Industry District to B2-2 Neighborhood Commercial District

### **NO. A-8946 (16th WARD) ORDINANCE REFERRED (2/12/25)** **DOCUMENT #O2025-0015607**

**Common Address:** 5835-5843 S Justine Street

**Applicant:** Alder Stephanie D Coleman

**Change Request:** M1-1 Limited Manufacturing/Business Park District to RM-5 Residential Multi-Unit District

### **NO. A-8947 (16th WARD) ORDINANCE REFERRED (2/15/25)** **DOCUMENT #O2025-0015606**

**Common Address:** 5900 S Loomis Boulevard

**Applicant:** Alder Stephanie D Coleman

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

### **NO. A-8948 (16th WARD) ORDINANCE REFERRED (2/19/25)** **DOCUMENT #O2025-0015608**

**Common Address:** 5832-5844 S Green Street

**Applicant:** Alder Stephanie D Coleman

**Change Request:** M1-1 Limited Manufacturing/Business Park District to RM-5 Residential Multi-Unit District

### **NO. A-8949 (16th WARD) ORDINANCE REFERRED (2/19/25)** **DOCUMENT #O2025-0015605**

**Common Address:** 5950 S Racine Avenue

**Applicant:** Alder Stephanie D Coleman

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

**NO. A-8950 (16th WARD) ORDINANCE REFERRED (2/19/25)**  
**DOCUMENT #O2025-0015609**

**Common Address:** 5800-5816 S Lowe Avenue

**Applicant:** Alder Stephanie D Coleman

**Change Request:** M1-2 Limited Manufacturing/Business Park District to RT-4 Residential Two-Flat Townhouse and Multi-Unit District

**NO. A-8951 (19th WARD) ORDINANCE REFERRED (2/19/25)**  
**DOCUMENT #O2025-0015335**

**Common Address:** 9845-9851 S Charles Street

**Applicant:** Alder Matthew J O'Shea

**Change Request:** RT-4 Residential Two-Flat Townhouse and Multi-Unit District to RS-1 Residential Single-Unit (Detached House) District

**NO. A-8938 (21st WARD) ORDINANCE REFERRED (1/15/25)**  
**DOCUMENT #O2025-0014527**

**Common Address:** 1544 W 119<sup>th</sup> Street, 11901 S Ashland Avenue, 1441 W 119<sup>th</sup> Street

**Applicant:** Alder Ronnie Mosley

**Change Request:** M2-2 Light Industry District and RS-3 Residential Single-Unit (Detached House) District to RT-3.5 Residential Two-Flat Townhouse and Multi-Unit District

**NO. A-8939 (21st WARD) ORDINANCE REFERRED (1/15/25)**  
**DOCUMENT #O2025-0014508**

**Common Address:** 700-06 W 95<sup>th</sup> Street

**Applicant:** Alder Ronnie Mosley

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

**NO. A-8940 (21st WARD) ORDINANCE REFERRED (1/15/25)**  
**DOCUMENT #O2025-0014528**

**Common Address:** 11855 S Ashland Avenue, 1552 W 119<sup>th</sup> Street

**Applicant:** Alder Ronnie Mosley

**Change Request:** M2-2 Light Industry District to B1-1 Neighborhood Shopping District

**NO. A-8941 (21st WARD) ORDINANCE REFERRED (2/19/25)**  
**DOCUMENT #O2025-0015271**

**Common Address:** 1001-1239 and 1000-1158 W 115<sup>th</sup> Street

**Applicant:** Alder Ronnie Mosley

**Change Request:** RS-2 Residential Single Unit (Detached House) District, B3-1 Community Shopping District, B3-2 Community Shopping District, and M1-1 Limited Manufacturing/Business Park District to RT-4 Residential Two-Flat Townhouse and Multi-Unit District

**NO. A-8942 (26<sup>TH</sup> & 35<sup>TH</sup> WARDS) ORDINANCE REFERRED (2/19/25)**  
**DOCUMENT #O2025-0015531**

**Common Address:** 4000-4400 W Armitage

**Applicant:** Alder Jessie Fuentes, Alder Carlos Ramirez-Rosa

**PROPOSED CHANGE:** To designate as a Pedestrian Street a segment of the West Armitage Avenue right of way from the centerline of North Pulaski Road on the east and the centerline of North Kostner Avenue along the west

**NO. A-8943 (45<sup>TH</sup> WARD) ORDINANCE REFERRED (2/19/25)**  
**DOCUMENT #O2025-0015612**

**Common Address:** 4037-4065 N Cicero, 4034-4104 N Cicero Ave

**Applicant:** Department of Planning and Development, Patrick Murphy

**PROPOSED CHANGE:** To de-designate as a Pedestrian Street a segment of the North Cicero right of way from the centerline of West Cuyler Ave on the south and the centerline of West Belle Plaine on the north along North Cicero Ave

**NO. A-8962 (46th WARD) ORDINANCE REFERRED (3/19/25)**  
**DOCUMENT TBD**

**Common Address:** 4116 N Clark Street

**Applicant:** Alder Angela Clay

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

**Purpose:** Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, relief pursuant to Section 17-13-1101-M of the Chicago Zoning Ordinance is included

**NO. A-8952 (47th WARD) ORDINANCE REFERRED (2/19/25)**  
**DOCUMENT #O2025-0015589**

**Common Address:** 3901-3937 N Western Avenue

**Applicant:** Alder Matthew J Martin

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

**NO. A-8953 (47th WARD) ORDINANCE REFERRED (2/19/25)**  
**DOCUMENT #O2025-0015593**

**Common Address:** 4721-4763 N Western Avenue

**Applicant:** Alder Matthew J. Martin

**Change Request:** B1-1 Neighborhood Shopping District and B3-2 Community Shopping District to B3-3 Community Shopping District

**NO. A-8954 (47th WARD) ORDINANCE REFERRED (2/19/25)**  
**DOCUMENT #O2025-0015597**

**Common Address:** 4801-4857 N Western Avenue, 2334-2348 W Lawrence Avenue

**Applicant:** Alder Matthew J. Martin

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

**NO. A-8957 (49th WARD) ORDINANCE REFERRED (3/12/25)**  
**DOCUMENT #O2025-0016020**

**Common Address:** 7500-7530 N Ashland Avenue

**Applicant:** Alder Maria E Hadden

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

**NO. A-8958 (49th WARD) ORDINANCE REFERRED (3/12/25)**  
**DOCUMENT #O2025-0016024**

**Common Address:** 7600-7610 N Paulina Street, 1632-1660 W Howard Street, 7606-7610 N Marshfield Avenue

**Applicant:** Alder Maria E Hadden

**Change Request:** B1-3 Neighborhood Shopping District to B3-3 Community Shopping District

**NO. A-8959 (49th WARD) ORDINANCE REFERRED (3/12/25)**  
**DOCUMENT #O2025-0016016**

**Common Address:** 1547 W Howard Street

**Applicant:** Alder Maria E Hadden

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

**NO. A-8960 (49th WARD) ORDINANCE REFERRED (3/12/25)**  
**DOCUMENT #O2025-0016022**

**Common Address:** 1901-2335 W Howard Street, 7540 N Ridge Boulevard, 7551-7559 N Ridge Boulevard, 2015 N Hoyne Avenue, 7537-7547 N Wolcott Avenue, 1827 W Birchwood Avenue

**Applicant:** Alder Maria E Hadden

**Change Request:** B3-2 Community Shopping District, B1-2 Neighborhood Shopping District, C1-2 Neighborhood Commercial District, C1-3 Neighborhood Commercial District, C2-2 Motor-Vehicle Related Commercial District to B3-3 Community Shopping District

**NO. A-8961 (49th WARD) ORDINANCE REFERRED (3/12/25)**  
**DOCUMENT #O2025-0016017**

**Common Address:** 7555-7559 N Rogers Ave; 7518-7532 N Greenview Ave; 1441-1427 W Howard St.; 7601-7627 N Rogers Ave

**Applicant:** Alder Maria E Hadden

**Change Request:** C1-1 Neighborhood Commercial District, RT-3.5 Residential Two-Flat Townhouse and Multi-Unit District, and B1-3 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

**MAP AMENDMENTS- FOR PREVIOUSLY DEFERRED ITEMS SEE PAGE 13**

**NO. 22696-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-12-25)**  
**DOCUMENT #O2025-0016000**

**Common Address:** 2625 North Talman Ave

**Applicant:** 2625-27 N Talman LLC

**Owner:** Bethel International Full Gospel Church of Chicago, NFP

**Attorney:** Rolando R. Acosta

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

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

**Purpose:** To redevelop the property by converting the existing building into sixteen residential dwelling units with no parking and 16 bicycle parking spaces.

**NO. 22698 (5<sup>th</sup> WARD) ORDINANCE REFERRED (3-12-25)**  
**DOCUMENT #O2025-0016071**

**Common Address:** 5493 South Cornell Avenue

**Applicant:** 5500 S Cornell, LLC

**Owner:** 5500 S Cornell, LLC

**Attorney:** Graham C. Grady/ Sylvia C Michas

**Change Request:** B1-5 Neighborhood Shopping District to C1-5 Neighborhood Commercial District

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

**Purpose:** To propose high end wine bar with the sale of light food items, within the first floor of the existing 3-story mixed-up building.

**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 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. 22706 (8<sup>th</sup> WARD) ORDINANCE REFERRED (3-12-25)**  
**DOCUMENT #O2025-0016078**

**Common Address:** 731-759 E 95<sup>th</sup> St

**Applicant:** Metra Commuter Rail Division of the Regional Transportation

**Owner:** Chicago State University

**Attorney:** Carol Stubblefield

**Change Request:** RM5 Residential Multi-Unit District and M1-1 Limited Manufacturing District to T Transportation District

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

**Purpose:** A joint use Metra-Chicago State University parking facility



**NO. 22702-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-12-25)**  
**DOCUMENT #O2025-0016075**

**Common Address:** 440-450 North Morgan Street /1000-10 West Hubbard Street

**Applicant:** Diplomat Owner LLC

**Owner:** 440 Morgan, LLC, DBA, 450 Morgan, LLC

**Attorney:** Michael Ezgur

**Change Request:** B2-3 Neighborhood Mixed-Use District to B2-5 Neighborhood Mixed-Used District

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

**Purpose:** To improve the property by constructing a seven-story residential building with 79 units, 20 indoor automobile parking spaces, and 40 bicycle parking spaces.

**NO. 22694 (28<sup>th</sup> WARD) ORDINANCE REFERRED (3-12-25)**  
**DOCUMENT #O2025-0015997**

**Common Address:** 3415-3449 West Jackson Boulevard; 3414-3456 West 5<sup>th</sup> Avenue

**Applicant:** Harvest Homes II Apartments, LLC, an Illinois limited liability company

**Owner:** People's Community Development Association of Chicago, Inc

**Attorney:** Steven Friedland

**Change Request:** RM-5 Residential Multi-Unit District and B3-3 Community Shopping District to B2-3 Neighborhood Mixed-Use District then to a Planned Development

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

**Purpose:** To permit the property to be developed with 50 residential units and commercial uses including a food hall and commercial kitchen. There will be 9 parking spaces.

**NO. 22701-T1 (31<sup>st</sup> WARD) ORDINANCE REFERRED (3-12-25)**  
**DOCUMENT #O2025-0016074**

**Common Address:** 3001-65/3101-59 North Knox Avenue/ 4601-21 W Belmont Avenue

**Applicant:** Kin Sports LLC

**Owner:** Klairmont Family Associates, L.P

**Attorney:** Michael Ezgur

**Change Request:** C2-2 Motor Vehicle Related Commercial and M1-2 Limited Manufacturing/ Business Park District to C2-2 Motor Vehicle Related Commercial District

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

**Purpose:** To remodel the interior of an existing vacant commercial space to install and operate an indoor sports and recreation space containing four padel courts with no other modification to the building will remain unchanged at 60 ft. To allow the proposed use, the applicant is filing a Type 1 rezoning application and additionally seeking an administrative adjustment to permit a shared parking arrangement.

**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. 22695-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (3-12-25)**  
**DOCUMENT #O2025-0014948**

**Common Address:** 2032-34 W Ohio Street

**Applicant:** Anik Shah and Angel Gray Shah

**Owner:**

**Attorney:** Thomas S. Moore

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

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

**Purpose:** To bring the existing non-compliant building into compliance to then allow a permit to add a pool, a hot tub and a pergola.

**NO. 22703 (37<sup>th</sup> WARD) ORDINANCE REFERRED (3-12-25)**  
**DOCUMENT #O2025-0016076**

**Common Address:** 5213 West Potomac Ave

**Applicant:** Clean Community

**Owner:** Clean Community

**Attorney:** Caryn Shaw of Shaw Legal Services Ltd

**Change Request:** RS-3 Residential Single-Unit District to B1-1 Neighborhood Shopping District

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

**Purpose:** Non-profit training center for renewable energy and community outreach event space. The first floor will have training classes and events. The 2<sup>nd</sup> floor will have administrative offices. The existing lot will be fitted with 7 electric charging spaces powered with solar panels.

**NO. 22705-T1 (39<sup>th</sup> WARD) ORDINANCE REFERRED (3-12-25)**  
**DOCUMENT #O2025-0016080**

**Common Address:** 4988 North Elston Avenue

**Applicants:** John and Suzanne Farrell

**Owner:** John and Suzanne Farrell

**Attorney:** Paul A Kolpak

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to B2-2 Neighborhood Mixed Use District

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

**Purpose:** The applicant is proposing to legally establish a dwelling unit located in the basement and to convert from two dwelling units to three dwelling units.

**NO. 22700 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (3-12-25)**  
**DOCUMENT #O2025-0016073**

**Common Address:** 2110 North Kenmore Avenue

**Applicants:** Chicago Title Land Trust Company, Trust #8002393377

**Owner:** Chicago Title Land Trust Company, Trust #8002393377

**Attorney:** Tyler Manic

**Change Request:** RT-4 Residential Two-Flat, Townhouse and Multi-Unit to RT-4.5 Residential Multi-Unit District

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

**Purpose:** The property's use will remain unchanged. The property is improved with a two and a half story single-family home. With a rear accessory garage with two parking spaces. The building height of 35 ft and 4 inches will remain unchanged. No commercial space will be provided.

**NO. 22697-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (3-12-25)**  
**DOCUMENT #O2025-0016070**

**Common Address:** 1100 West Wolfram Street

**Applicants:** 1100 W Wolfram LLC

**Owner:** 1100 W Wolfram LLC

**Attorney:** Sara K Barnes

**Change Request:** RS-3 Residential Single-Unit District to RM-5 Residential Multi-Unit District

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

**Purpose:** To permit certain renovations and improvements to the two existing non-conforming buildings, at the subject property. The proposed renovations for the front building include the erection of a two story addition off the rear to accommodate the conversion and build out of the ground floor and basement into a single duplex dwelling unit, along with interior upgrades to the existing upgrade on the 2<sup>nd</sup> floor and the composition of a new roof deck above, while improvements to the rear building include the lawful establishments of a single "addition dwelling unit in the basement, with interior upgrades to the 2 existing buildings unit in the upper floors (located in a ADU area). In the end the property will yield a total of five dwelling units between the two existing buildings. Due to the original orientation of the buildings on the subject lot, there is and will remain no off-street vehicular parking.

**NO. 22699 (45<sup>th</sup> WARD) ORDINANCE REFERRED (3-12-25)**  
**DOCUMENT #O2025-0016072**

**Common Address:** 5754 North Elston Avenue

**Applicants:** Robe II LLC

**Owner:** Robe II LLC

**Attorney:** Paul A Kolpak

**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:** Applicant proposed building a two-dwelling unit property with three parking spaces. The height of the proposed building is 35 ft. tall. There will be no commercial space.

**NO. 22693 (47<sup>th</sup> WARD) ORDINANCE REFERRED (3-12-25)**  
**DOCUMENT #O2025-0016072**

**Common Address:** 4726-4756 North Ravenswood; 1801-1831 West Lawrence; 4721-4759 North Wolcott

**Applicants:** Ravenswood Landowner LLC

**Owner:** Ravenswood Landowner LLC

**Attorney:** Meg George, Akerman LLP

**Change Request:** Residential Business Planned Development 1379 to Residential Business Planned Development 1379 as amended

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

**Purpose:** The only change to the property will be the addition of the medical service use as a permitted use within Subarea B of Planned development 1379; the other subarea (A and C) will remain unchanged.

**PREVIOUSLY DEFERRED ORDINANCES**

**NO. 19970-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1355**

**Common Address:** 1815-21 N California Ave

**Applicant:** 1815-21 N California LLC

**Owner:** 1815-21 N California LLC

**Attorney:** Law Office of Mark J Kupiec

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

**Purpose:** To build a new 4 story, 20 dwelling unit residential building; 20 parking spaces: no commercial space: height 47 feet 2 inches

**NO. 22377 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (3-20-24)**  
**DOCUMENT # O2024-0008415**

**Common Address:** 1600, 1620, 1609-1641 & 1647 N. LaSalle Street; 1601 N. Wells Street; 130 & 200 W. North Avenue

**Applicant:** Old Town Triangle Partners ILLC

**Owner:** Brian K. Furlong Trust u/t/a dated July 26, 2007, owns the property located at 1620 N. LaSalle; The Moody Church owns the property located at 1600 & 1609-1641 N. LaSalle; 1647 N. LaSalle LLC owns the property located at 1647 N. LaSalle; Walgreens Co. owns the property located at 1601 N. Wells; 130 West North LLC owns the property located at 130 W. North and Old Town Development Associates, L.L.C owns the property located at 200 W. North

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

**Change Request:** B1-3 Neighborhood Shopping District, Planned Development 89 and RM-5 Residential Multi-Unit District to B1-5 Neighborhood Shopping District then to a Residential-Business Planned Development.

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

**Purpose:** The reuse of certain existing commercial and religious assembly buildings and to construct a new 480' residential building with 500 residential units, 20,000 square feet of retail use on the ground and first floors, 450 accessory parking spaces, bicycle parking spaces, together with accessory and incidental uses

**NO. 22635 (4<sup>TH</sup> WARD) ORDINANCE REFERRED (1-15-25)**  
**DOCUMENT #O2025-0014839**

**Common Address:** 920-1006 S Michigan Ave; 1011-1015 S Wabash Ave

**Applicant:** 1006 S Michigan LLC

**Owner:** Please see application for list of owners

**Attorney:** John George and Chris Leach

**Change Request:** Residential Business Planned Development 1323, as amended to Residential Business Planned Development 1323, as amended

**Purpose:** To add the permitted use of residential in Subarea B to convert the existing office space to 49 dwelling units

**NO. 22602 (8<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014029**

**Common Address:** 9329-9429 S Stony Island

**Applicant:** PCS Land Acquisition, LLC and CH Land Acquisition, LLC

**Owner:** See application

**Attorney:** Steven Friedland

**Change Request:** Planned Development 1412 to Planned Development 1412 as amended

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

**Purpose:** To permit subarea c to include a drive through, to allow the development of an approximately 2,500 SF St

**NO. 22181 (20<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-23)**  
**DOCUMENT #02023-2005**

**Common Address:** 4715-4759 S Bishop St; 1412-1424 W 48<sup>th</sup> St

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

**Owner:** Public Building Commission of Chicago

**Attorney:** Scott Borstein, Neal and Leroy, LLC

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District to RM4.5 Residential Multi Unit District

**Purpose:** Site will remain a public elementary school. The applicant is undertaking several improvements including adding an elevator to comply with ADA requirements, adding new recreations space and a new parking area with 17 spaces (including 2 ADA stalls)

**NO. 22600 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014012**

**Common Address:** 350 N Morgan

**Applicant:** 1000 W Carroll, LLC

**Owner:** 1000 W Carroll, LLC

**Attorney:** Katie Jahnke Dale

**Change Request:** Business Planned Development No. 1456 Subarea A to Residential Business Planned Development No. 1456 Subarea A as amended

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

**Purpose:** To permit the construction of a 39-story building with 573 dwelling units, 573 bicycle spaces, ground floor commercial uses, and 240 vehicular parking spaces, with accessory and incidental uses. The overall FAR of 8.1 will remain unchanged

**NO. 22620-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014069**

**Common Address:** 1236 W Hubbard St

**Applicant:** Hubbard Epsilon LLC

**Owner:** Hubbard Epsilon LLC

**Attorney:** Rolando Acosta

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

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

**Purpose:** The applicant seeks to rezone the property to allow the existing vacant ground floor to be converted to three residential dwelling units for a total of 11 residential dwellings units. No parking will be added

**NO. 22678-T1 (28<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015341**

**Common Address:** 3200 W Carroll Ave

**Applicant:** Christopher Loutris

**Owner:** Christopher Loutris

**Attorney:** Gordon and 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 legalize the use of the building for artist work spaces and studios (non-residential)

**NO. 22673 (32<sup>ND</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015360**

**Common Address:** 1653-1739 West Webster Ave & 2075-2189 North Elston Avenue

**Applicant:** LMV II Triangle Square Holdings LP

**Owner:** LMV II Triangle Square Holdings LP

**Attorney:** Danielle Meltzer Cassel

**Change Request:** Residential Business Planned Development 1420 as amended, to Residential Business Planned Development 1420 as amended

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

**Purpose:** To expand the types of business and commercial uses within Sub-Area A.

**NO. 22681-T1 (33<sup>RD</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015513**

**Common Address:** 3819-27 North Kedzie Avenue

**Applicant:** Base 3 Development

**Owner:** Albany Bank & Trust Company

**Attorney:** Liz Butler/ Braeden Lord

**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 the redevelopment of the site with a five-story residential building containing 50 residential units, 28 vehicular parking spaces, and 50 secure bicycle parking spaces, with optional relief for the proposed loading and rear setback.



**NO. 22647-T1 (35<sup>TH</sup> WARD) ORDINANCE REFERRED (1-15-25)**  
**DOCUMENT #O2025-0014950**

**Common Address:** 3335 W Belden Ave

**Applicant:** Kristen Nehls

**Owner:** Kristen Nehls

**Attorney:** Siobhan Murray

**Change Request:** RS3 Residential Single Unit (Detached House) District to B3-1 Community Shopping District

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

**Purpose:** Owners wish to build mixed use, two-story building and to seek a variance to reduce the front yard setback to zero

**NO. 22690 (45th WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015619**

**Common Address:** 5621 N Milwaukee

**Applicant:** Lynn M Story

**Owner:** Lynn M Story

**Attorney:** Paul A Kolpac

**Change Request:** B3-1 Community Shopping District to B2-2 Neighborhood Mixed Use District

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

**Purpose:** to add 1 bedroom 1 bath apartment to the rear of the building on the first floor

**NO. 22371 (48<sup>th</sup> WARD) ORDINANCE REFERRED (3-20-24)**  
**DOCUMENT # O2024-0008350**

**Common Address:** 5853 N Broadway

**Applicant:** Bickerdike Redevelopment Corporation

**Owner:** City of Chicago

**Attorney:** Steven Friedland

**Change Request:** B1-2 Neighborhood Shopping District to B2-5 Neighborhood Mixed-Use District and then to a Planned Development

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

**Purpose:** To develop an 11-story residential building with up to 90 dwelling units and 17 parking spaces. There will be no commercial spaces. The building height will not exceed 128 feet