

**COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS**

TUESDAY, MAY 20, 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

- I. Roll Call
- II. Deferred Items
- III. Public Commentary
- IV. Presentation of Committee Website
- V. New Business
- VI. 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 # O2025-0016695 ORDINANCE REFERRED (4/16/25)

SPONSOR: Mayor Brandon Johnson

Amendment of Municipal Code Sections 4-4-315 and 17-12-1000 restricting obstruction of public-facing window spaces of any business by signs to no more than twenty-five percent

DOCUMENT # O2025-0016754 ORDINANCE REFERRED (4/16/25)

SPONSOR: Alder Mosley

CO SPONSORS: Alders La Spata, Hopkins, Harris, Quinn, O'Shea, Taylor, Sigcho-Lopez, Fuentes, Burnett, Rodriguez-Sanchez, Quezada, Mitts, Sposato, Napolitano, Manaa-Hoppenworth

Amendment of Municipal Code Sections 17-3-0207 and 17-4-0207 removing by-right permit requirements for residential storage warehouses in B3, C1, C2, C3, and DX zoning districts

HISTORICAL LANDMARK DESIGNATION

DOCUMENT # O2025-0016599 (WARD 34) ORDINANCE REFERRED (4/16/25)

Historical landmark designation for WAX TRAX! at 2449 N Lincoln Ave

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2025-0016744	02	218 E Grand Ave	Club Studio
Or2025-0016739	02	218 E Grand Ave	Club Studio
Or2025-0016740	02	218 E Grand Ave	Club Studio
Or2025-0016737	02	218 E Grand Ave	Club Studio
Or2025-0016743	02	218 E Grand Ave	Club Studio
Or2025-0016347	11	615 W Pershing Rd	Extra Space Management, Inc
Or2025-0016344	11	615 W Pershing Rd	Extra Space Management, Inc
Or2025-0017185	13	5650 S Pulaski Rd	Great Northern Insurance – Michael Gurvey
Or2025-0017184	13	5650 S Pulaski Rd	Great Northern Insurance – Michael Gurvey
Or2025-0016864	22	3948 W 26 th St	Atlantic Mall Corporation DBA Atlantic Center

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE (CONTINUED)

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2025-0016928	25	3107 W 26 th St	Spin Xpress Laundry
Or2025-0016927	25	3107 W 26 th St	Spin Xpress Laundry
Or2025-0016168	27	465 N Desplaines St	Extra Space Storage
Or2025-0016171	27	465 N Desplaines St	Extra Space Storage
Or2025-0016173	27	465 N Desplaines St	Extra Space Storage
Or2025-0016174	27	465 N Desplaines St	Extra Space Storage
Or2025-0016097	27	1401 W Washington Blvd	National Police Federal Credit Union
Or2025-0016619	27	811 W Fulton Market	Steelcase
Or2025-0016922	27	1032 W Fulton Market	The Senator Group
Or2025-0016820	27	1201 W Lake St	Studio Three
Or2025-0017046	28	415 S Pulaski Rd	Ahmad Zahdan
Or2025-0016417	29	2051 N Austin Ave	Storage Post
Or2025-0016435	29	5746 W Roosevelt Rd	Extra Space Management, Inc
Or2025-0016436	29	5746 W Roosevelt Rd	Extra Space Management, Inc
Or2025-0016437	29	5746 W Roosevelt Rd	Extra Space Management, Inc
Or2025-0016797	29	6609 W Fullerton	Raising Cane's
Or2025-0016796	29	6609 W Fullerton	Raising Cane's
Or2025-0016835	32	2211 N Elston Ave	Keller Williams ONE Chicago
Or2025-0016845	34	1011 S Delano Ct E	American Multi-Cinema, Inc
Or2025-0016851	34	1011 S Delano Ct E	American Multi-Cinema, Inc
TBD	36	6359 W Grand Ave	Joshy Matthews
Or2025-0016356	42	142 E Ontario	American Osteopathic Association
Or2025-0016132	42	336 N Michigan Ave	Nakamol
Or2025-0016609	42	508 N Clark	Mendocino Farms
Or2025-0016610	42	700 N Clark	Ambar
Or2025-0016611	42	700 N Clark	Ambar
Or2025-0016907	42	405 N Wabash Ave	Nicholas Yanes
Or2025-0016908	42	405 N Wabash Ave	Nicholas Yanes
Or2025-0016909	42	405 N Wabash Ave	Nicholas Yanes
Or2025-0016751	44	3229 N Broadway	Family Room Chicago LLC
Or2025-0016736	47	5145 N Clark St	Storage Post
Or2025-0016112	48	5840 N Broadway	Care for Real
Or2025-0016113	48	5840 N Broadway	Care for Real
Or2025-0016847	50	2658 W Devon Ave	Midwest Realty One LLC
Or2025-0016852	50	2658 W Devon Ave	Midwest Realty One LLC
Or2025-0016854	50	2658 W Devon Ave	Midwest Realty One LLC
Or2025-0016855	50	2658 W Devon Ave	Midwest Realty One LLC

ALDERMANIC MAP AMENDMENTS**NO. A-8963 (6th WARD) ORDINANCE REFERRED (4/16/25)**
DOCUMENT #O2025-0016323

Common Address: 7900-7929 S Parnell Ave, 7900-8132 S Vincennes Ave, 7914-8143 S Normal Ave, 411-442 W 79th Pl, 526-430 W 80th St, 501-512 W 81st St and 511-501 W 81st Pl

Applicant: Alder William Hall

Change Request: RS3 Residential Single Unit (Detached House) District, and RT4 Residential Two Flat, Townhouse and Multi Unit District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-8964 (7th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016325

Common Address: 2733-2899 E 79th St; 2800-2870 E 79th St

Applicant: Alder Gregory Mitchell

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

NO. A-8966 (7th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016328

Common Address: 8001-8059 S Muskegon Ave, 8000-8058 S Escanaba Ave, 8001-8059 S Escanaba Ave, 8000-8058 S Exchange Ave, 2949-3025 E 80th St, 2948-3024 E 80th Pl, 2949-3025 E 80th Pl and 2948-3024 E 81st St

Applicant: Alder Gregory Mitchell

Change Request: RS3 Residential Single Unit (Detached House) District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-8970 (21st WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016179

Common Address: 1201-1357 W 108th Pl, 1200-1358 W 109th St, 1201-1421 W 109th St, 1200-1432 W 109th Pl, 1233-1435 W 109th Pl, 1200-1436 W 110th St, 1201-1435 W 110th St, 1200-1436 W 110th Pl and 1101-1437 W 110th Pl

Applicant: Alder Ronnie Mosley

Change Request: RS3 Residential Single Unit (Detached House) District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-8972 (28th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016401

Common Address: 3312-3328 W Lake Street

Applicant: Alder Jason Ervin

Change Request: M1-3 Limited Manufacturing/ Business Park District to C2-3 Motor Vehicle Related Commercial District

MAP AMENDMENTS.

**FOR CANNABIS ESTABLISHMENT APPLICATIONS SEE PAGE 16
FOR PREVIOUSLY DEFERRED ITEMS SEE PAGE 17**

NO. 22710-T1 (1st WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016464

Common Address: 1416 N Maplewood Ave

Applicant: 1416 Maplewood LLC

Owner: 1416 Maplewood LLC

Attorney: Rolando Acosta

Change Request: B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

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

Purpose: To redevelop the property by replacing the south wall and constructing a four-story addition over the existing building and a rear four-story addition. One dwelling unit is to be added for a total of four dwelling units and three surface parking spaces will be added at the rear of the property

NO. 22735-T1 (1st WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016699

Common Address: 2638 W Cortland Street

Applicant: Here to Stay CLT, Inc

Owner: Here to Stay CLT, Inc

Attorney: DLA Piper- Katie Jahnke Dale/ Rich Klawiter

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: Construction of a three-story residential building with six residential dwelling units with zero parking, since the project is in a transit served location (within 2,640 ft to the Western CTA station)

NO. 22734-T1 (2nd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016686

Common Address: 1500 N Halsted Street

Applicant: Lash Stash LLC

Owner: Lash Stash LLC

Attorney: DLA Piper- Katie Jahnke Dale

Change Request: C3-5 Commercial, Manufacturing and Employment District to B3-5 Community Shopping District

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

Purpose: To allow for the conversion of a commercial office space into multi-family housing units

NO. 22712-TI (4th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016467

Common Address: 4534 S Cottage Grove Avenue

Applicant: Digife Studios LLC

Owner: Digife Studios LLC

Attorney: Agnes Plecka

Change Request: B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

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

Purpose: To rehab the existing building and adaptively reuse it to allow communications Service Establishment within the existing one-story commercial building (approximately 8,160 SF of commercial space- recording studio with offices) no existing parking (seeking administrative adjustment)

NO. 22722-T1 (8th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016615

Common Address: 1258 E 79th Street

Applicant: False Hope Brand Co

Owner: False Hope Brand Co

Attorney: Graham Grady, Sylvia Michas

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

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

Purpose: To permit the proposed cut and sew textile facility at the subject property

NO.22719 (11th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016529

Common Address: 3649 S Emerald Avenue

Applicant: Sharon Janowski, Richard Mossman, Janet Mossman, and Karen Salis

Owner: Sharon Janowski, Richard Mossman, Janet Mossman, and Karen Salis

Attorney: Richard Zulkey

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

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

Purpose: Allow for development of neighboring lot to allow for a single family home with 2 spaces at about 35 ft high

NO.22731 (14th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016663

Common Address: 4601-25 W 47th Street

Applicant: Alex Truck and Car Sales Inc

Owner: Hildeberto Hernandez

Attorney: Mark Kupiec

Change Request: M1-2 Limited Manufacturing/Business Park District to M2-2 Light Industry District

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

Purpose: To add heavy equipment sales as a permitted use

NO. 22739-T1 (14th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016789

Common Address: 3301-05 W 55th Street

Applicant: 3301 W 55th LLC

Owner: 3301 W 55th LLC

Attorney: Thomas Moore

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 Community Shopping District zoning district to construct three 4-story multi-unit residential buildings with a total of 40 units with 8 ARO units

NO. 22730-TI (15th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016658

Common Address: 4329 S Wood Street

Applicant: Jonathan Lopez

Owner: Jonathan Lopez

Attorney: Thomas Moore

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

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

Purpose: To bring the existing 3 dwelling unit property into compliance

NO. 22718-T1 (23rd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016514

Common Address: 5353 S Archer Avenue

Applicant: L2 Equities LLC

Owner: Barakah Investment LLC of Chicago

Attorney: Graham Grady, Sylvia Michas

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

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

Purpose: To re-establish the previous B3-1 Community Shopping District at the subject property to re-establish the prior auto repair use

NO. 22724 (24th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016639

Common Address: 1651 S California Avenue

Applicant: Miguel Cuevas

Owner: Jose C. Perez & Oralia M. Perez

Attorney: Fernando Grillo

Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

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

Purpose: To allow for construction of a new four-story building, with four residential dwelling units

NO. 22711-T1 (25th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016465

Common Address: 2236 W 23rd Place

Applicant: Diego Helguera-Munoz

Owner: Diego Helguera-Munoz

Attorney: Nicholas Ftikas

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

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

Purpose: To permit the construction of a proposed two-story three unit residential building

NO. 22729-T1 (25th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016653

Common Address: 2006 South Allport Street

Applicant: Teh H Chan

Owner: Teh H Chan

Attorney: Ximena Castro

Change Request: RT-4 Residential Two-Flat Townhouse and Multi-Unit District to RM-5.5 Residential Multi-Unit District

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

Purpose: To lower MLA and increase FAR to allow for a six unit building and seek optional variation relief for setbacks

NO. 22708 (26th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016462

Common Address: 2556-58 W Division Street

Applicant: Roberto Rivera

Owner: Puerto Rican Cultural Center (PRCC)

Attorney: Fernando Grillo

Change Request: B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed-Use District

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

Purpose: To allow for the licensing of a private social club with cultural activities on the Paseo Boriken culturally designated district (applicant will apply for a special use)

NO. 22738 (26th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016788

Common Address: 2017 N Kimball Avenue

Applicant: Armitage Produce Inc

Owner: Chicago Title Land Trust as Successor Trustee under Trust #1234 dated March 27, 1995

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

Attorney: Fernando Grillo

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

Purpose: To allow for the construction and expansion of existing parking lot to improve pedestrian and vehicular traffic at intersection of Kimball and Armitage Avenues

NO. 22741 (27th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016791

Common Address: 215 N Racine Avenue

Applicant: Two13 Property LLC

Owner: Two13 Property LLC

Attorney: Timothy Barton

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

Change Request: DX-5 Downtown Mixed-Use District to DX-16 Downtown Mixed-Use District and then to a Residential-Business Planned Development

Purpose: To permit the construction of a 30-story building (364' to the top of the building) with 347 residential dwelling units, 1,128 sq ft of retail area, 88 accessory parking spaces and 350 bicycle parking spaces. The total building FAR will be 24.7

NO. 22726-T1 (31st WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016646

Common Address: 2959 N Pulaski Road/ 3451-61 W Wellington Avenue

Applicant: Centro San Bonifacio

Owner: Centro San Bonifacio

Attorney: Ximena Castro

Change Request: M1-1 Limited Manufacturing District Limited Manufacturing/Business Park District to C2-3 Motor Vehicle Related Commercial District

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

Purpose: To legalize non-conforming residential use and to add a rear deck and seek an optional variation to eliminate one parking space

NO. 22717-T1 (32nd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016511

Common Address: 2218 N Clybourn Avenue

Applicant: 2218 N Clybourn LLC

Owner: 2218 N Clybourn LLC

Attorney: Paul Kolpak

Change Request: M1-2 Limited Manufacturing/Business Park District to B1-2 Neighborhood Shopping District

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

Purpose: The applicant seeks to establish a lapsed business license and zoning district to allow the continuation of the existing use of the retail and residence spaces

NO. 22721 (32nd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016608

Common Address: 2212 N Clybourn Avenue

Applicant: Near Loop Lofts LLC

Owner: Near Loop Lofts LLC

Attorney: Zubin Kammula

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

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

Purpose: To allow for Tavern Use

NO. 22725-T1 (32nd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016642

Common Address: 2718 N Ashland Avenue

Applicant: Platinum Homes Development Corporation

Owner: Erna Aufgger

Attorney: Agnes Plecka

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

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

Purpose: To build a new 3-story (with basement) residential building with 6 dwelling units and 6 car garage

NO. 22728-T1 (32nd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016651

Common Address: 2338-58 N Seeley Avenue

Applicant: Wilmot Seeley LLC

Owner: Wilmot Seeley LLC

Attorney: Rolando Acosta

Change Request: B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

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

Purpose: To increase the site area, add commercial space and secure additional administrative adjustments/variations for a previously approved five-story mixed-use building with 56 residential dwelling units, and 46 parking spaces

NO. 22732-T1 (32nd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016668

Common Address: 3116 N Oakley Avenue

Applicant: ZSD Oakdale LLC

Owner: Sandra Gessler

Attorney: Michael Ezgur

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

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

Purpose: The applicant seeks to rezone the property to construct a three-story, three-unit residential building with three automobile parking spaces and three bicycle parking spaces

NO. 22733-T1 (32nd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016669

Common Address: 3026 N Clybourn Avenue

Applicant: ZSD Oakdale LLC

Owner: Timothy T. Kathrein

Attorney: Michael Ezgur

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

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

Purpose: To construct a three-story, three-unit residential building with three automobile parking spaces and three bicycle parking spaces

NO. 22737-T1 (32nd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016756

Common Address: 1736 N Winchester Avenue

Applicant: Barrett Homes LLC

Owner: Barrett Homes LLC

Attorney: Nicholas Ftikas

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

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

Purpose: To construct a new three-story single family home with a detached garage with two (2) off-street parking spaces. The new single-family home will measure 35ft.- 10 3/8 inches

NO. 22740 (32nd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016790

Common Address: 1923-25 W Cortland Street

Applicant: Lotties Land LLC

Owner: Lotties Land LLC

Attorney: Nicholas Ftikas

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

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

Purpose: The property owner is proposing to construct a one-story addition containing approximately 850 sq ft of floor area to the existing building

NO. 22736-T1 (33rd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016705

Common Address: 3238 N Elston Avenue

Applicant: Rick A Hansen Revocable Trust

Owner: Rick A Hansen Revocable Trust

Attorney: Nicholas Ftikas

Change Request: C1-1 Neighborhood Commercial District to RM-4.5 Residential Multi-Unit District

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

Purpose: To permit the conversion of the grade level retail unit to a residential unit and to permit the construction of a purposed additional dwelling unit (coach house) at the functional rear of the lot

NO. 22713-T1(36th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016468

Common Address: 3362 North Narragansett Avenue

Applicant: Seleni Investments LLC

Owner: Seleni Investments LLC

Attorney: Agnes Plecka

Change Request: RS-2 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

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

Purpose: To build a 2nd story addition to the existing building (front) and obtain a business license to operate a barber shop and a coffee shop

NO. 22716 (38th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016496

Common Address: 4525-B N Delphia Avenue

Applicant: Michael Gonder

Owner: Michael Gonder

Attorney: Nicholas Ftikas

Change Request: RS-2 Residential Single-Unit (Detached House) to RS-3 Residential Single-Unit (Detached House) District

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

Purpose: To permit the construction of a proposed single-family residence

NO. 22715-T1 (43rd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016471

Common Address: 1118 W Fullerton Avenue

Applicant: 1118 Fullerton LLC

Owner: 1118 Fullerton LLC

Attorney: Nicholas Ftikas

Change Request: RT-4 Residential Two-Flat Townhouse and Multi-Unit District to B3-3 Community Shopping District

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

Purpose: To permit the construction of a new four-story mixed-use building containing a retail unit at grade and three dwelling units above

NO. 22714-T1 (44th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016469

Common Address: 1244 W Roscoe Street

Applicant: Emily Nordquist and Corey Swimmer

Owner: Corey Swimmer

Attorney: Agnes Plecka

Change Request: RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

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

Purpose: To allow a dwelling unit within the basement of the existing building and build a third floor addition to duplex the second floor unit (total of 3 DU)

NO. 22709 (45th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-

Common Address: 4226 N Milwaukee Ave

Applicant: Nadine Acevedo

Owner: Nadine Acevedo

Attorney: Fernando Grillo

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 allow the owner to convert rear unit behind commercial space into a residential dwelling unit

NO. 22720 (45th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016607

Common Address: 4916,4918, 4920 W Irving Park Road

Applicant: Soraya Campos

Owner: Soraya Campos Living Trust, Chicago Title Trust Company Under Number 8002360114

Attorney: Paul Kolpak

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

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

Purpose: To expand Las Tablas Restaurant to add 18 Residential units and open art cooperative

NO. 22723 (45th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016618

Common Address: 6200 W Higgins Avenue

Applicant: 6200 Higgins LLC

Owner: 6200 Higgins LLC

Attorney: Nicholas Ftikas

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

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

Purpose: To permit the construction of a proposed grocery store with an accessory surface parking lot

NO. 22727-T1 (50th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016647

Common Address: 6659 N Kedzie Avenue

Applicant: PGBS MGR LLC

Owner: PGBS MGR LLC

Attorney: Liz Butler/ Braeden Lord

Change Request: M1-1 Limited Manufacturing District Limited Manufacturing/Business Park District to RM-5.5 Residential Multi-Unit District

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

Purpose: To allow the redevelopment of the site with a townhouse development containing 47 townhouses and 79 vehicular parking spaces

CANNABIS ESTABLISHMENT APPLICATION

NO. 22707-T1 (34th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016450

Common Address: 101-115 W Madison Street/ 2-4 S Clark Street

Applicant: CESAM LLC

Owner: 105 Madison OPCO LLC/Madison RE LLC/Poplar RE LLC/1986 W. Algonquin LLC

Attorney: Rolando Acosta

Change Request: DC-16 Downtown Core District to DC-16 Downtown Core District

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

Purpose: To authorize an Adult Use Cannabis Dispensary in a portion of the first and second floor retail space

PREVIOUSLY DEFERRED MAP AMENDMENTS

NO. 22556 (16th WARD) ORDINANCE REFERRED (9-18-24) **DOCUMENT #O2024-0012514**

Common Address: 6640 S Halsted St

Applicant: Yasmin Lopez

Owner: Yasmin Lopez

Attorney: Tyler Manic

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

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

Purpose: The applicant seeks to establish a body arts service business in the vacant commercial space. The property will have 2 dwellings units 2 parking spaces provided.

NO. 22229 (27th WARD) ORDINANCE REFERRED (7-19-23) **DOCUMENT #O2023-0002795**

Common Address: 700 West Chicago Ave

Applicant: Onni 700 West Chicago LLC

Owner: Onni 700 West Chicago LLC

Attorney: Rich Klawiter & Katie Jahnke Dale

Change Request: Planned Development 1399 to Planned Development 1399, as amended

Purpose: To permit the construction of a multi-building planned development consisting of 2,451 dwelling units, 1,950 parking spaces, commercial and retail uses with accessory and incidental uses. The overall FAR will be 8.1

NO. 22634 (27TH WARD) ORDINANCE REFERRED (1-15-25) **DOCUMENT #O2025-0014815**

Common Address: 1333 N Kingsbury Ave

Applicant: 1333 N Kingsbury LLC

Owner: 1301 North Kingsbury LLC

Attorney: Rich Klawiter and Katie Jahnke Dale

Change Request: M2-3 Light Industry District and C3-5 Commercial, Manufacturing, and Employment District to B2-5 Neighborhood Mixed-Use District and then to a Residential Business Planned Development

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

Purpose: To allow the construction of a 23 story building with 272 residential units, together with accessory and incidental uses. 238 total parking spaces with an overall FAR of 5.0

NO. 22656 (27TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT#O2025015282

Common Address: 727 North Milwaukee Ave/1001 West Chicago Avenue

Applicant: 1001 Chicago LLC

Owner: 1001 Chicago LLC

Attorney: Graham C. Grady/ Sylvia C. Michas

Change Request: Residential- Business Planned Development No. 1263 as amended to Residential Business PD No. 1263 as amended

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

Purpose: To add daycare as permitted use to Residential- Business PD No 1263 as amended

NO. 22633 (32ND WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014813

Common Address: 2235-49 W Oakdale Ave

Applicant: ZSD Oakdale LLC

Owner: 2221 Oakdale Development, LLC

Attorney: Michael Ezgur

Change Request: Waterway Residential Planned Development No. 1127, to Waterway Residential Planned Development No. 1127, as amended

Purpose: To construct 35 new, three-to-four-bedroom townhouses, each with 2 car garage with room for bicycle parking. The buildings have a max height of 53 feet

NO. 22693 (47TH 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.