

**COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
TUESDAY, DECEMBER 9, 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. New Business
- V. Adjournment

Each person participating in public comment may 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 # O2025-0020513 ORDINANCE INTRODUCED 10/16/2025

SPONSOR: Lawson (44)

CO-SPONSORS: LaSpata (1), Robinson (4), Hall (6), Ramirez (12), Gutierrez (14), Rodriguez (22), Sigcho-Lopez (25), Fuentes (26), Cruz (30), Waguespack (32), Rodriguez-Sanchez (33), Quezada (35), Vasquez (40), Knudsen (43), Clay (46), Martin (47), Hadden (49)

Amendment of Municipal Code Title 17 by modifying Section 17-7-0574 to allow additional dwelling units in specified areas and by modifying Chapter 17-9 to prohibit permits for new conversion units and coach homes within RS districts

ITEM TO BE RE-REFERRED

DOC # O2025-0021040 ORDINANCE INTRODUCED 11/14/2025

SPONSOR: Waguespack (32)

Amendment of Municipal Code Section 4-4-331 prohibiting sale of cannabinoid hemp products in Mid-North Branch Corridor Residential Area

LANDMARK DESIGNATIONS

DOCUMENT # O2025-0020890 ORDINANCE REFERRED (11/14/25)

Ward: 34

Historical landmark designation for Central YMCA Headquarters at 19 S LaSalle Street

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2025-0021041	21	8652 S Lafayette Ave	Raising Cane's Restaurants, LLC
Or2025-0020748	23	5050 S Cicero	HZ Ops Holdings, Inc DBA Popeyes
Or2025-0020608	27	134 S California Ave	BandWith Music LTD
Or2025-0020864	27	201 N Sangamon St	Equinox
Or2025-0020875	27	201 N Sangamon St	Equinox
Or2025-0020877	27	201 N Sangamon St	Equinox
Or2025-0020926	28	3015 W Madison St	Vishna Niya Liquor, Inc DBA Luxury Wine & Spirits 2
Or2025-0020925	28	3015 W Madison St	Vishna Niya Liquor, Inc DBA Luxury Wine & Spirits 2
Or2025-0020577	29	905 S Menard Ave	Joe Bronson
Or2025-0020968	34	1011 S Delano Court E	American Multi-Cinema, Inc
Or2025-0021025	34	1011 S Delano Court E	American Multi-Cinema, Inc
Or2025-0021026	34	1011 S Delano Court E	American Multi-Cinema, Inc
TBD	43	2251 N Lincoln Ave	Butch McGuires
TBD	47	3914 N Western Ave	Ferguson Home

ALDERMANIC MAP AMENDMENTS

NO. A-9065 (1st WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT # O2025-0019985

Common Address: 2429-2431 W Fullerton Ave

Applicant: Alder Daniel LaSpata

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

NO. A-9073 (4th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT # O2025-0020495

Common Address: 4508 S Cottage Grove Ave

Applicant: Alder Lamont Robinson

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

NO. A-9066 (7th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT # O2025-0019960

Common Address: 2700-2864 E 95th St

Applicant: Alderman Gregory Mitchell

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

NO. A-9067 (7th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT # O2025-0019962

Common Address: 9510-9594 S Torrence Ave, 9501-9737 S Torrence Ave, 9545 S Colfax Ave

Applicant: Alderman Gregory Mitchell

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

NO. A-9069 (13th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT # O2025-0019932

Common Address: 6355 S Central Ave

Applicant: Alderman Marty Quinn

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

NO. A-9074 (16th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT # O2025-0020461

Common Address: 935-1323 W 63rd St, 946-1322 W 63rd St, 6249 S Sangamon Ave

Applicant: Alderwoman Stephanie Coleman

Change Request: B3-2 Community Shopping District, C1-2 Neighborhood Commercial District, and RS3 Residential Single Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

NO. A-9075 (16th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT # O2025-0020460

Common Address: 1443-1547 W 63rd St, 1500-1546 W 63rd St, 6247-6301 S Ashland Ave

Applicant: Alderwoman Stephanie Coleman

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

NO. A-9076 (16th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT # O2025-0020462

Common Address: 815-859 W 63rd St, 6300-6312 S Halsted St

Applicant: Alderwoman Stephanie Coleman

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

NO. A-9077 (17th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT # O2025-0020884

Common Address: 7936-7956 S Emerald Ave; 7937-7945 S Halsted St

Applicant: Alderman David Moore

Change Request: B1-1 Neighborhood Shopping District, B1-2 Neighborhood Shopping District and RS3 Residential Single Unit (Detached House) District to B3-2 Community Shopping District (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-9058 (28th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT # O2025-0019461

Common Address: 3401-3425 W Fifth Ave

Applicant: Alderman Jason Ervin

Change Request: B3-3 Community Shopping District to B2-2 Neighborhood Mixed Use District

NO. A-9059 (28th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT # O2025-0019462

Common Address: 3501-3631 W Fifth Ave; 331-339 S Central Park Boulevard, 3454-3460 W Fifth Ave

Applicant: Alderman Jason Ervin

Change Request: B3-3 Community Shopping District, RS3 Residential Single Unit (Detached House) District, and RM5 Residential Multi-Unit District to B2-2 Neighborhood Mixed Use District

NO. A-9060 (28th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT # O2025-0019460

Common Address: 3222-3232 W Jackson Boulevard

Applicant: Alderman Jason Ervin

Change Request: C1-3 Commercial Neighborhood District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-9061 (28th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT # O2025-0019458

Common Address: 318 S Christina Ave

Applicant: Alderman Jason Ervin

Change Request: C2-3 Motor Vehicle Related Commercial District to B2-2 Neighborhood Mixed Use District

NO. A-9062 (28th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT # O2025-0019459

Common Address: 3001-3127 W Fifth Ave and 3064-3134 W Fifth Ave

Applicant: Alderman Jason Ervin

Change Request: C1-2 Neighborhood Commercial District, C1-3 Commercial Neighborhood District, RT4 Residential Two Flat, Townhouse and Multi Unit District and RM5 Residential Multi-Unit District to B2-2 Neighborhood Mixed Use District

PREVIOUSLY DEFERRED ALDERMANIC MAP AMENDMENTS

NO. A-8925 (35th WARD) ORDINANCE REFERRED (10/9/24)
DOCUMENT #O2024-0013062

Common Address: 2443-2511 N Kedzie Blvd

Applicant: ~~Alderman Carlos Ramirez-Rosa~~ Alder Anthony Quezada

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District and B3-3 Community Shopping District to B3-1 Community Shopping District

NO. A-8926 (35th WARD) ORDINANCE REFERRED (10/9/24)
DOCUMENT #O2024-0013066

Common Address: 3600-50 W Wrightwood Ave; 2609-11 N Lawndale Ave

Applicant: ~~Alderman Carlos Ramirez-Rosa~~ Alder Anthony Quezada

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

NO. A-8927 (35th WARD) ORDINANCE REFERRED (10/9/24)
DOCUMENT #O2024-0013057

Common Address: 2411-23 N Kedzie Ave

Applicant: ~~Alderman Carlos Ramirez-Rosa~~ Alder Anthony Quezada

Change Request: RM5 Residential Multi-Unit District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

MAP AMENDMENTS – FOR PREVIOUSLY DEFERRED ITEMS SEE PAGE 16

NO. 22920-T1 (1st WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020891

Common Address: 2240 North Milwaukee Avenue

Applicant: KDG Logan Square Belmont LLC

Owner: KDG Logan Square Belmont LLC

Attorney: Law Offices of Sam Banks, Nicholas Ftikas

Change Request: C1-1 Neighborhood Commercial District to B3-3 Community Shopping District

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

Purpose: To permit the construction of a new six-story mixed-use building

NO. 22919-T1 (2nd WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020887

Common Address: 1536-1538 North Halsted Street

Applicant: Weed Street Properties LLC

Owner: Weed Street Properties LLC

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

Change Request: C3-5 Commercial, Manufacturing, and Employment District
to C1-5 Neighborhood Commercial District

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

Purpose: Applicant intends to legalize two unpermitted units within the existing three-story mixed-use building

NO. 22916-T1 (2nd WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020871

Common Address: 1234 North State Parkway

Applicant: 1234 North State Parkway LLC

Owner: 1234 North State Parkway LLC

Attorney: Andrew Scott- Dykema Gossett PPLC

Change Request: RM-5 Residential Multi-Unit District to RM-5 Residential Multi-Unit (Type 1)

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

Purpose: To allow for the construction of an at-grade deck in the rear of the building between the building and the detached garage

NO. 22915 (3rd WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020868

Common Address: 3522-3524 South Calumet Avenue Avenue

Applicant: Nicole Langston

Owner: Dorothy E Spencer Living Trust

Attorney: Thomas S Moore- McCarhy Duffy LLP

Change Request: RM-5 Residential Multi-Unit District to RS-3 Residential Single Unit (Detached House) District

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

Purpose: To meet the bulk and density standards of the RS-3 zoning district to allow the applicant to convert the property to a single-family residence

NO. 22923-T1 (11th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020897

Common Address: 2821-2823 South Stewart Avenue

Applicant: TH Stewart LLC

Owner: TH Stewart LLC

Attorney: Tyler Manic

Change Request: M1-2 Limited Manufacturing/Business Park District to RM-5 Residential Multi-Unit District

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

Purpose: To construct eight three-story town homes with attached single-car garages

NO. 22941-T1 (11th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020970

Common Address: 3649 South Emerald Avenue

Applicant: Sharon Janowski

Owner: Sharon Janowski

Attorney: Patrick D. Thompson, Thomas R. Raines Attorney at Law LLC

Change Request: RT-4 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 for the development of the adjacent property. Originally, the property and the adjacent property were deemed one zoning lot. Applicants seek to change the zoning to reduce the front setback and the side setbacks

NO. 22934-T1 (11th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020958

Common Address: 3423- 3427 South Morgan Street

Applicant: Michael Bertucci

Owner: Michael Bertucci

Attorney: Monty Boatright

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 convert a two unit building to a 4-unit building meeting the bulk and density standards of the RT-4 Residential Two-Flat Townhouse and Multi-Unit zoning district

NO. 22939 (14th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020967

Common Address: 4851 South Ridgeway Avenue, 3716 West 49th Street

Applicant: A & SL Construction

Owner: A & SL Construction

Attorney: Paul A Kolpak

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

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

Purpose: The applicant proposes to rezone from RS-2 to RS-3 to allow construction of two new single-family homes consistent with surrounding residential development

NO. 22932-T1 (15th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020952

Common Address: 640-652 West 47th Street

Applicant: Kasper Development LLC

Owner: Chicago Title Land Trust Company No. 965

Attorney: Paul A Kolpak

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

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

Purpose: Temporary use of the site for storage of construction equipment

NO. 22938 (16th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020966

Common Address: 6743 South Honore Street

Applicant: Rosa Rodiles

Owner: Rosa Rodiles

Attorney: Ximena Castro- Acosta Ezgur LLC

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 legalize the second-floor dwelling unit for a total of two units on the property, to legalize an as-built rear two story addition and as-built second story addition to the existing two flat building

NO. 22936-T1 (22nd WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020961

Common Address: 4017 West Ogden Avenue

Applicant: Honeysuckle Home Inc

Owner: Honeysuckle Home Inc

Attorney: Scott R. Borstein

Change Request: M1-2 Limited Manufacturing/Business Park District to C1-2 Neighborhood Commercial District

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

Purpose: To rezone from M1-2 to C1-2 for transitional residence for children with chronic and acute needs seeking specialized foster care

NO. 22931-T1 (25th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020949

Common Address: 1600-1615 South Wolcott Avenue, 1901-1923 West 16th Street

Applicant: PL 1606 Wolcott LLC

Owner: PL 1606 Wolcott LLC

Attorney: Ximena Castro- Acosta Ezgur LLC

Change Request: M2-3 Light Industry District to B2-5 Neighborhood Mixed-Use District

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

Purpose: To allow new seven story building with 106 units, 21 parking spaces, and 32 bicycle spaces

NO. 22940-T1 (26th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020969

Common Address: 3707 West Mclean Avenue

Applicant: Kevin Chen

Owner: Kevin Chen

Attorney: Adam Kingsley

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: Change zoning to conform zoning to actual use of property, 4 units. The property functioned as a 4-unit building prior to purchase by applicant. However, zones are RS-3. Applicants seek to change the zoning so that the zoning classification matches the functional use of building and the current use of 4-unit rental building, is made legal. There will be no physical changes to the structure

NO. 22930-T1 (27th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020943

Common Address: 1143-1155 North Wells Street

Applicant: BIO-PHARM LLC

Owner: Division Court Condominium Association

Attorney: Acosta Ezgur, LLC- Rolando R Acosta

Change Request: C1-5 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District

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

Purpose: To establish an adult use cannabis dispensary

NO. 22937 (27th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020963

Common Address: 900-910 West Fulton Market Street

Applicant: Shorewood Development Group LLC

Owner: Oak Park Holdings LLC

Attorney: Tyler Manic

Change Request: Business Planned Development 1475 to DX-5 Downtown Mixed-Use District

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

Purpose: To rezone the property to DX-5 pursuant to Statement 17 of PD 1475 because the applicant no longer intends to develop the parcel according to the plans approved under PD1475

NO. 22922 (27th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020895

Common Address: 3256 West Franklin Boulevard

Applicant: Franklin Boulevard LLC

Owner: Franklin Boulevard LLC

Attorney: Scott R Borstein

Change Request: B3-1 Community Shopping District to C1-1 Neighborhood Commercial District

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

Purpose: To allow construction and sales business to occupy the existing building

NO. 22925 (31st WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020906

Common Address: 4528-4558 West Fullerton Avenue, 2401- 2413 North Kenton Avenue

Applicant: PrimeCare Community Health, Inc

Owner: Resurrected Life Church International dba Bethesda Pentecostal Church

Attorney: Carol D Stubblefield c/o Neal and Leroy, LLC

Change Request: RS-3 Residential Single Unit (Detached House) District to B1-1 Neighborhood Shopping District

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

Purpose: To allow construction of a healthcare center

NO. 22918-T1 (32nd WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020880

Common Address: 2804 North Lakewood Avenue

Applicant: Metalworks Condominium Association

Owner: Metalworks Condominium Association

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

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: To permit eight private rooftop penthouses to provide access to private deck space on the roof of the existing two-story residential building

NO. 22927-T1 (32nd WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020932

Common Address: 2036-2038 West Armitage Avenue

Applicant: 2036 Armitage LLC

Owner: 2036 Armitage LLC

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

Change Request: M1-1 Limited Manufacturing/Business Park District to B3-2 Community Shopping District

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

Purpose: To permit the establishment of a gym within the existing building at the subject property

NO. 22912 (34th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020860

Common Address: 1133 West Van Buren Street

Applicant: 1133 West Van Buren LLC

Owner: 1133 West Van Buren LLC

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

Change Request: Residential-Business Planned Development No- 1431 to Residential-Business Planned Development 1431, as amended

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

Purpose: The applicant is seeking to amend Sub-Are B of the existing Planned Development No. 1431 to expand the allowed "uses" in order to permit a Cannabis Business Establishment

NO. 22924-T1 (35th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020905

Common Address: 3051 North Drake Avenue

Applicant: Russell Meade II

Owner: Russell Meade II

Attorney: Tyler Manic

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 bring the existing into conformance with Zoning ordinance and divide the zoning lot into two zoning lots to construct a detached house on the vacant lot

NO. 22929-T1 (35th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020935

Common Address: 2718 North Hamlin Avenue

Applicant: Omar Rodriguez

Owner: Omar Rodriguez

Attorney: Law Offices of Sam Banks, Frederick E Agustin

Change Request: RS-3 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 Subject property forms one zoning lot with 2716 N Hamlin Avenue. The rezoning will allow the subdivision of one zoning lot into two separate zoning lots

NO.22921 (36th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020892

Common Address: 2254 West Grand Avenue

Applicant: Dustin Helak

Owner: Dustin Helak

Attorney: Law Offices of Sam Banks, Frederick E Agustin

Change Request: B2-2 Neighborhood Mixed Use District to C2-2 Motor Vehicle Related Commercial District

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

Purpose: To permit the establishment of a tavern within the 1st floor commercial space of the existing building

NO. 22928-T1 (36th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020933

Common Address: 2531-2533 West Augusta Boulevard

Applicant: 2533 West Augusta LLC

Owner: 2533 West Augusta LLC

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

Change Request: RS-3 Residential Single Unit (Detached House) District to RM-5 Residential Multi-Unit District

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

Purpose: To divide the zoning lot into two separate zoning lots so the new lot at 2531 W Augusta can be developed with a new four-story three dwelling unit building, The existing multi-unit building at 2533 W Augusta will remain

NO. 22933-T1 (36th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020955

Common Address: 3057-3059 West Augusta Boulevard

Applicant: Optimum Joy P.C

Owner: 3059 West Augusta LLC

Attorney: George & Synowiecki, Lid (Richard A. Toth)

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

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

Purpose: To allow a second story addition to the existing 1-story portion of the building and to allow for the proposed uses

NO. 22935-T1 (36th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020960 -

Common Address: 2343 West Chicago Avenue

Applicant: 2343 West Chicago LLC

Owner: 2343 West Chicago LLC

Attorney: Law Offices of Sam Banks, Frederick E. Agustin

Change Request: C1-3 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

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

Purpose: To permit the development of the subject property into a 5-story residential building

NO. 22913-T1 (43rd WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020862 -

Common Address: 2527 North Burling Street

Applicant: 2527 North Burling LLC

Owner: 2527 North Burling LLC

Attorney: Thomas S Moore- McCarthy Duffy LLP

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

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

Purpose: To allow the applicants to renovate the property and add a basement unit

NO. 22914-T1 (44th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020863 -

Common Address: 3233-3247 North Sheffield Avenue

Applicant: 3233 Sheffield NPV SNS SPE LLC

Owner: Sheffield Avenue Inc

Attorney: Thomas S Moore- McCarhty Duffy LLP

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 meet the bulk and density standards of the B2-5 zoning district to allow the applicants to construct a new 5-story residential building

NO. 22926-T1 (47th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020911 -

Common Address: 1801 West Byron Street

Applicant: Clinical Assist Ltd

Owner: 1801 Byron LLC

Attorney: Warren E Silver, Silver Law Office PC

Change Request: M1-2 Limited Manufacturing/Business Park District to RM-5 Residential Multi-Unit District

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

Purpose: Seeking to establish a school program for differently abled children of school age to complement existing pre-school program for younger differently abled children operating within the subject building. No changes to building bulk or parking are proposed. No residential units are proposed

NO. 22917-T1 (47th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020874 -

Common Address: 4943-47 N Damen Ave

Applicant: 926 Oak, Inc

Owner: 926 Oak, Inc

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

Change Request: B3-2 Community Shopping District to B3-3 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 and an attached garage

NO. 22942-T1 (49th WARD) ORDINANCE REFERRED (11/18/25)
DOCUMENT #O2025-0021118 -

Common Address: 6925-39 N. Sheridan Rd; 1151-63 W. Morse Avenue

Applicant: 6939 Land Owner LLC.

Owner: Leona's Properties LLC. Series Sheridan

Attorney: Lisa Duarte

Change Request: B3-1 Community Shopping District to B2-5 Neighborhood Mixed-Use District

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

Purpose: To allow the construction of a 5-story Mixed-use building with commercial space and 80 dwelling units.

PREVIOUSLY DEFERRED MAP AMENDMENTS

NO. 22442 (21st WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009537

Common Address: 11400-11458 S Halsted St / 800-912 W 115th St

Applicant: Far South CDC

Owner: City of Chicago

Attorney: Steven Friedland

Change Request: Planned Development No. 131 to B3-3 Community Shopping District and then to Planned Development No. 131, as amended

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

Purpose: To permit the redevelopment of the site with mixed use residential, commercial, performance arts, and parkland uses. A Maximum of 258 residential units, the first phase will have 84 residential units with 74 parking spaces and approximately 10,000 sf of commercial space. Building height in the first phase will not exceed 50 ft

NO. 22882 (22nd WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020094

Common Address: 2200-2260 South Springfield Avenue; 3901-3925 West Cermak Road; 3927-3929 West Ogden Avenue

Applicant: Lawndale Christian Development Corporation an Illinois non-profit corporation

Owner: Chicago Transit Authority

Attorney: Steven Friedland, Applegate & Throne-Thomsen

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-1 Neighborhood Commercial District and then to a Planned Development

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

Purpose: To permit the development of a new recreation center

NO. 22762 (27th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017435

Common Address: 1200 West Carroll Avenue

Applicant: 1200 West Carroll Holdings LLC

Owner: South Carroll LLC

Attorney: Rich Klawter, Katie Jahnke Dale

Change Request: Business Planned Development No. 1478 to DX-7 Downtown Mixed-Use District and then to Residential-Business Planned Development 1478, as amended

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

Purpose: To permit a 29-story residential building containing 398 dwelling units and approximately 151 parking spaces

NO. 22886 (27th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020115

Common Address: 210-220 North Morgan Street

Applicant: 210 North Morgan Development LLC

Owner: Solar Junkyard LLC

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

Change Request: Residential-Business Planned Development No.1541 to Residential-Business Planned Development 1541, as amended

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

Purpose: The applicant is seeking to amend the existing Planned Development No.1541, by modifying the prior approved design and programming for the associated development, in order to permit the construction and occupancy of a new high-rise mixed-use multi-family building at the subject site

NO. 22852-T1 (27th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019779

Common Address: 1855 West Grand Avenue

Applicant: 1855 West Grand One LLC

Owner: Vu Trieu

Attorney: Acosta Ezgur LLC – Michael Ezgur

Change Request: M1-2 Limited Manufacturing/Business Park District to B2-3 Community Shopping District

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

Purpose: To demolish the existing improvements and construct a four-story residential building

NO. 22754-T1 (28th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017410

Common Address: 2529-2549 West Filmore Street

Applicant: 2500 West Roosevelt Development Inc

Owner: 2500 West Roosevelt Development Inc

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

Attorney: Frederick Agustin

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

Purpose: Applicant is filing an elective Type 1 with optional relief to permit the construction of eleven (11) new single-family residences with each home having a 2-car garage

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. 22857 (30th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019924

Common Address: 3339 North Hamlin Avenue

Applicant: GSG Investments LLC

Owner: GSG Investments LLC

Attorney: Mark Kupiec

Change Request: RS3 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: Meet bulk and density standards to build a new three-unit residential building

NO. 22636 (34TH WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014842

Common Address: 1054-1064 W Van Buren St

Applicant: West VB LLC

Owner: West VB LLC

Attorney: Talar Berberian

Change Request: DS-3 Downtown Service District to DX-7 Downtown Mixed Use District and then to a Residential Planned Development

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

Purpose: Proposed development of 111 residential dwelling units in the existing 8 story, 104' tall building and 214 dwelling units in a new 27 story, 293' tall mixed-use building with 5,300 sq.ft. of retail/ commercial space on the ground floor. There will be 114 vehicle and 325 bicycle parking spaces

NO. 22800 (35th 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 District

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. 22892 (43rd WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020123

Common Address: 2318-2340 North Halsted Street, 929-941 West Fullerton Avenue, 1014-1022 West Belden Avenue, and 2334-2400 North Racine Avenue

Applicant: DePaul University

Owner: DePaul University

Attorney: Lenny D Asaro, Partner, Faegre Drinker Biddle Reath LLP

Change Request: RT-4 Residential Two-Flat Townhouse and Multi-Unit District and Institutional Planned Development No. 2, as amended to B3-3 Community Shopping District and then to Institutional Planned Development No. 2, as amended

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

Purpose: Add the property to PD No. 2 together with 2308-2310 and 2316 North Sheffield Avenue, which is already in the PD, for development of the combined site into a new Depaul University Athletic Practice and Training Facility

NO. 22893-T1 (43rd WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020122

Common Address: 970 West Montana Street

Applicant: DePaul University

Owner: Saxony Montana LLC

Attorney: Lenny D Asaro, Partner, Faegre Drinker Biddle Reath LLP

Change Request: Institutional Planned Development No. 2, as amended to B2-3 Neighborhood Mixed-Use District

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

Purpose: DePaul sold the property to the current owner, DePaul and the current owner, desire to remove the property from IPD No. 2, as amended

NO. 22894 (45th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT #O2025-0020475 -

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

Applicant: Jefferson Park Residences LLC

Owner: Jefferson Park Residences LLC

Attorney: Aaron Dorsey- Dykema Gossett PPLC

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

NO. 22884 (47th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020103

Common Address: 4641 North Ashland Avenue

Applicant: 4641 North Ashland LLC

Owner: 4641 North Ashland LLC

Attorney: Tyler Manic

Change Request: RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District to B2-3 Community Shopping District then to a Planned Development

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

Purpose: The applicant is proposing to construct a five-story 78 unit rental building addition