

**COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
TUESDAY, OCTOBER 14, 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.

APPOINTMENTS

DOCUMENT # A2025-0019890 APPOINTMENT REFERRED (9-25-25)

Appointment of Alicia Blakely as a member of Commission on Chicago Landmarks

DOCUMENT # A2025-0019886 APPOINTMENT REFERRED (9-25-25)

Appointment of Nakisha Hobbs as member of Zoning Board of Appeals

DOCUMENT # A2025-0019888 APPOINTMENT REFERRED (9-25-25)

Appointment of Pasquale Gianni as member of Zoning Board of Appeals

TEXT AMENDMENTS

DOCUMENT # O2025-0019918 ORDINANCE REFERRED (9-25-25)

Amendment of ordinance (O2025-0017849/App. No. 22773T1) to correct zoning boundary lines and map number

DOCUMENT # O2025-0019672 ORDINANCE REFERRED (9-25-25)

Sponsor: Alder Daniel LaSpata (1)

Amendment of Municipal Code Section 17-3-0408 allowing for building height increases in certain areas of B-3 and C-3 zoning districts if project is subject to Affordable Requirements Ordinance requirements

LANDMARK DESIGNATIONS

DOCUMENT # O2025-0019626 ORDINANCE REFERRED (9-25-25)

Ward: 37

Historical landmark designation for New Genesis Assembly of God Baptist Church at 1400 N Laramie Ave

DOCUMENT # O2025-0019121 ORDINANCE REFERRED (9-25-25)

WARD: 42

Historical landmark designation for Erie Street Row at 161 E Erie St

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2025-0018921	03	2101 S State St	Lily Du
Or2025-0018924	03	2361 S State St	Brian Thomas
Or2025-0018923	03	2361 S State St	Brian Thomas
Or2025-0018922	03	2361 S State St	Brian Thomas
Or2025-0018912	27	1357 N Elston Ave	Reverb
Or2025-0018911	27	1357 N Elston Ave	Reverb
Or2025-0018852	27	333 N Green St	Adyen
Or2025-0018897	27	333 N Green St	Adyen
Or2025-0018834	27	360 N Green St	Greenberg Traurig
Or2025-0018914	27	808 N Cleveland Ave	Image Studios
Or2025-0019698	28	4305 W Madison St	Sankofa Village Wellness Center
Or2025-0019695	28	4305 W Madison St	Sankofa Village Wellness Center
Or2025-0019696	28	4305 W Madison St	Sankofa Village Wellness Center
Or2025-0019697	28	4305 W Madison St	Sankofa Village Wellness Center
Or2025-0018950	29	1619 N Neva Ave	Galewood Residences
Or2025-0018951	29	1619 N Neva Ave	Galewood Residences
Or2025-0019643	32	1714 N Damen Ave	Rapha Racing, LLC
Or2025-0019123	32	1829 W Fullerton Ave	Fullerton Plaza
Or2025-0019106	34	1011 S Delano Court E	American Multi-Cinema, Inc
Or2025-0019107	34	1011 S Delano Court E	American Multi-Cinema, Inc
Or2025-0019594	34	1117 W Grand Ave	Randy Buescher/James Martin- BrokenSpanish LLC
Or2025-0019578	34	1123 W Grand Ave	Frank Damato
Or2025-0019577	34	1124 W Grand Ave	Frank Damato
Or2025-0019050	34	1124 W Washington Blvd	The Original Pancake House
Or2025-0019579	34	1371 W Randolph St	Union Parking LLC
Or2025-0019795	34	1600 W Adams St	SRS Chicago Circle
Or2025-0019597	34	305 N Ada St	Micheal Stanke
Or2025-0019752	34	310 S Racine Ave	BBUS Operating Co LLC
Or2025-0019786	34	310 S Racine Ave	BBUS Operating Co LLC
Or2025-0019603	34	919 W Fulton Market	Harrison Street
Or2025-0019601	34	919 W Fulton Market	Harrison Street
Or2025-0019599	34	925 W Fulton Market	Harrison Street
TBD	36	3661 W Division St	CVS pharmacy
Or2025-0019947	41	5454 N Harlem Ave	Good Taste Three Inc dba Cozy Corner Restaurante
Or2025-0019179	42	1051 N Rush	Wintrust
Or2025-0019066	42	222 S Riverside Plz	Fifth Third
Or2025-0019043	42	30 W Huron St	Aldi Inc

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2025-0019044	42	30 W Huron St	Aldi Inc
Or2025-0019045	42	30 W Huron St	Aldi Inc
Or2025-0019059	42	360 N State St	Holocaust Memorial Foundation of Illinois, Inc
Or2025-0019046	42	51 E Ohio St	Active River North, LLC
Or2025-0019431	42	830 N Michigan Ave	J.P. Morgan Chase Bank, N.A.
Or2025-0019432	42	830 N Michigan Ave	J.P. Morgan Chase Bank, N.A.

ALDERMANIC MAP AMENDMENTS

NO. A-9055 (3rd WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT #O2025-0019060

Common Address: 436-558 E 47th St; 431-451 E 47th St

Applicant: Alderwoman Pat Dowell

Change Request: RM5 Residential Multi-Unit District, B1-3 Neighborhood Shopping District, B1-5 Neighborhood Shopping District, B3-2 Community Shopping District, B3-5 Community Shopping District and C2-1 Motor Vehicle Related District to B3-3 Community Shopping District

NO. A-9056 (4th WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT #O2025-0018928

Common Address: 731-841 E 43rd St, 4300-4352 S Cottage Grove Ave, 4301-4719 S Cottage Grove Ave, 4500-4526 S Cottage Grove Ave, 4532 S Cottage Grove Ave, 4544-4638 S Cottage Grove Ave and 732-818 E 47th St

Applicant: Alder Lamont Robinson

Change Request: B1-1 Neighborhood Shopping District, B1-5 Neighborhood Shopping District, B3-1 Community Shopping District and B3-2 Community Shopping District to B3-3 Community Shopping District

NO. A-9047 (9th WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT #O2025-0019309

Common Address: 500-508 W 103rd St

Applicant: Alderman Anthony Beale

Change Request: C2-1 Motor Vehicle Related District to RS-2 Residential Single Unit (Detached House) District

NO. A-9048 (9th WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT #O2025-0019310

Common Address: 4-8 West 103rd St

Applicant: Alderman Anthony Beale

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

NO. A-9049 (9th WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT #O2025-0019311

Common Address: 28 and 31 East 112th Place

Applicant: Alderman Anthony Beale

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

NO. A-9050 (9th WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT #O2025-0019312

Common Address: 135 W 95th St

Applicant: Alderman Anthony Beale

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

NO. A-9051 (9th WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT #O2025-0019313

Common Address: 10957 S Wentworth Ave

Applicant: Alderman Anthony Beale

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

NO. A-9057 (12th WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT #

Common Address: 2445 W 34th Street, 2438-2444 W 34th Place

Applicant: Alderwoman Julia Ramirez

Change Request: RS1 Residential Single Unit (Detached House) District and M2-3 Light Industry District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-9054 (13th WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT #O2025-0019060

Common Address: 6411 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-9024 (17th WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT # O2025-0018678

Common Address: 6801-6845 S Winchester Ave, 6800-6844 S Wolcott Ave, 6801-6845 S Wolcott Ave, 6800-6844 S Honore St, 6801-6845 S Honore St, 6800-6842 S Wood St, 6801-6843 S Wood St, 6800-6844 S Hermitage Ave, 6801-6843 S Hermitage Ave, 6800-6842 S Paulina St, 6801-6845 S Paulina St, 6800-6842 S Marshfield Ave and 6801-6845 S Marshfield Ave

Applicant: Alderman David Moore

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

NO. A-9025 (17th WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT # O2025-0018674

Common Address: 6909-7045 S Damen Ave, 6914-7056 S Winchester Ave, 6915-7059 S Winchester Ave, 6908-7058 S Wolcott Ave, 6915-7059 S Wolcott Ave, 6914-7058 S Honore St, 6915-7041 S Honore St, 6914-7030 S Wood St, 7001-7043 S Wood St, 6936-7044 S Hermitage Ave, 6915-7043 S Hermitage Ave, 6914-7042 S Paulina St, 6915-7045 S Paulina St, 6914-7042 S Marshfield Ave and 1634-1758 W 71st St

Applicant: Alderman David Moore

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

NO. A-9026 (17th WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT # O2025-0018661

Common Address: 1214-1416 W 69th St, 1500-1524 W 69th St, 1215-1519 W 69th St and 6905 S Justine St

Applicant: Alderman David Moore

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

NO. A-9027 (17th WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT # O2025-0018663

Common Address: 6808-6858 S Ashland Ave, 6801-6925 S Ashland Ave, 1534-1558 W 69th St and 1527-1553 W 69th St

Applicant: Alderman David Moore

Change Request: RS-2 Residential Single Unit (Detached House) District, B3-1 Community Shopping District, B3-2 Community Shopping District, B3-3 Community Shopping District and C2-2 Motor Vehicle Related Commercial District to B3-3 Community Shopping District

NO. A-9028 (17th WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT # O2025-0018682

Common Address: 6800-6842 S Justine St, 6801-6847 S Justine St, 6800-6844 S Laflin St, 6801-6843 S Laflin St, 6800-6842 S Bishop St, 6801-6843 S Bishop St, 6800-6844 S Loomis Blvd, 6715-6847 S Loomis Blvd, 6714-6846 S Ada St, 6715-6847 S Ada St, 6714-6844 S Throop St, 6715-6845 S Throop St, 6714-6846 S Elizabeth St, 6739-6843 S Elizabeth St, 6730-6812 S Racine Ave and 1235-1359 W Marquette Rd

Applicant: Alderman David Moore

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

NO. A-9029 (17th WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT # O2025-0018680

Common Address: 6914-7044 S Justine St, 6915-7043 S Justine St, 6914-7042 S Laflin St, 6915-7043 S Laflin St, 6914-7042 S Bishop St, 6915-7043 S Bishop St, 6914-7042 S Loomis Blvd, 6913-7017 S Loomis Blvd, 6912-7020 S Ada St, 6913-7047 S Ada St, 6912-7058 S Throop St, 6913-7045 S Throop St, 6916-7056 S Elizabeth St, 6911-7047 S Elizabeth St, 1213-1545 W 71st St, 1214-1224 W 71st St, 1248-1258 W 71st St and 1314-1544 W 71st St

Applicant: Alderman David Moore

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

NO. A-9030 (17th WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT # O2025-0018660

Common Address: 1624-1924 and 1635-2015 W 69th St

Applicant: Alderman David Moore

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

NO. A-9031 (17th WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT # O2025-0018660

Common Address: 6925-7059 S Ashland Ave

Applicant: Alderman David Moore

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

PREVIOUSLY DEFERRED ALDERMANIC MAP AMENDMENTS

NO. A-8986 (46th, 47th, 48th WARDS) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016698

Common Address: 4700-5099 N Broadway

Applicant: Alders Clay, Martin, Manaa-Hoppenworth

PROPOSED CHANGE: To designate as a Pedestrian Street a segment of the North Broadway right of way from the centerline of West Montrose Ave on the south and the centerline of West Winona (east side of Broadway) on the north along North Broadway

NO. A-8973 (46th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016689

Common Address: 1020 W Sunnyside Ave

Applicant: Alder Angela Clay

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to B3-5 Community Shopping District

NO. A-8974 (46th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016691

Common Address: 4401-4763 N Broadway; 4500-4744 N Broadway, 4746-4748 N Racine Ave,
1123 W Lawrence Ave

Applicant: Alder Angela Clay

Change Request: B1-5 Neighborhood Shopping District, B3-2 Community Shopping District, B3-3 Community Shopping District, B3-5 Community Shopping District, C1-3 Commercial Neighborhood District, and C2-3 Motor Vehicle Related Commercial District to C1-5 Neighborhood Commercial District

NO. A-8975 (46th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016693

Common Address: 4656-4664 N Winthrop Ave; 4659 N Winthrop Ave; 4701 N Winthrop Ave

Applicant: Alder Angela Clay

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District and B3-3 Community Shopping District to B2-5 Neighborhood Mixed-Use District

NO. A-8976 (46th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016687

Common Address: 918-946 W Montrose Ave; 4420-4430 N Sheridan Road; 4401-4413 N Sheridan Road; 4344-4360 N Broadway, 4361-4363 W Montrose Ave

Applicant: Alder Angela Clay

Change Request: B1-5 Neighborhood Shopping District, B3-3 Community Shopping District, C1-1 Neighborhood Commercial District, and C1-3 Commercial Neighborhood District to B3-5 Community Shopping District

NO. A-8977 (46th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016696

Common Address: 4819-4881 N Broadway, 4807-4809 N Broadway, 4818-4878 N Broadway,
1136-1140 W Lawrence Ave

Applicant: Alder Angela Clay

Change Request: B3-3 Community Shopping District, B3-5 Community Shopping District and C2-3 Motor Vehicle Related Commercial District to C1-5 Neighborhood Commercial District

NO. A-8994 (46th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017504

Common Address: 1011-1041 W Wilson Ave; 1016-1026 W Wilson Ave; 4600-4608 N Sheridan Road;
4617 N Kenmore Ave

Applicant: Alder Angela Clay

Change Request: B3-2 Community Shopping District, B3-3 Community Shopping District, and RT4 Residential Two Flat, Townhouse and Multi Unit District to B3-5 Community Shopping District

NO. A-8995 (46th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017507

Common Address: 1021-1113 W Lawrence Ave

Applicant: Alder Angela Clay

Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District

NO. A-8978 (47th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016310

Common Address: 5000-5126 N Broadway

Applicant: Alder Matt Martin

Change Request: C2-5 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

NO. A-8979 (47th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016313

Common Address: 5130-5156 N Broadway

Applicant: Alder Matt Martin

Change Request: C2-3 Motor Vehicle Related Commercial District to B3-5 Community Shopping District

NO. A-8980 (47th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016312

Common Address: 5100-5120 N Broadway

Applicant: Alder Matt Martin

Change Request: C2-3 Motor Vehicle Related Commercial District to C1-5 Neighborhood Commercial District

NO. A-8981 (48th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016709

Common Address: 5067-5069 N Broadway

Applicant: Alder Manaa-Hoppenworth

Change Request: B1-2 Neighborhood Shopping District to C1-5 Neighborhood Commercial District

NO. A-8982 (48th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016708

Common Address: 4901-5043 N Broadway, 4900-4928 N Broadway

Applicant: Alder Manaa-Hoppenworth

Change Request: C2-3 Motor Vehicle Related Commercial District and C2-5 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

NO. A-8983 (48th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016711

Common Address: 5406 N Broadway

Applicant: Alder Manaa-Hoppenworth

Change Request: B1-2 Neighborhood Shopping District to POS-2 Parks and Open Space District

NO. A-8984 (48th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016710

Common Address: 5200-6350 N Broadway, 5101-6351 N Broadway

Applicant: Alder Manaa-Hoppenworth

Change Request: C1-5 Neighborhood Commercial District, C2-1 Motor Vehicle Related District, C2-3 Motor Vehicle Related Commercial District, B1-2 Neighborhood Shopping District, B1-3 Neighborhood Shopping District, B3-1 Community Shopping District, B3-3 Community Shopping District, B3-5 Community Shopping District and RM6 Residential Multi Unit District to B3-5 Community Shopping District

NO. A-8996 (48th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017513

Common Address: 5246-5302 N Winthrop Ave

Applicant: Alder Leni Manaa-Hoppenworth

Change Request: B1-5 Neighborhood Shopping District and RM5 Residential Multi-Unit District to B3-5 Community Shopping District

NO. A-8997 (48th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017508

Common Address: 1016-1114 W Argyle St; 1017-1115 W Argyle St

Applicant: Alder Leni Manaa-Hoppenworth

Change Request: B1-5 Neighborhood Shopping District and B3-2 Community Shopping District to C1-5 Neighborhood Commercial District

NO. A-8998 (48th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017509

Common Address: 1069-1113 W Bryn Mawr Ave

Applicant: Alder Leni Manaa-Hoppenworth

Change Request: B1-5 Neighborhood Shopping District, C1-5 Neighborhood Commercial District, and T Transportation District to B3-5 Community Shopping District

NO. A-8999 (48th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017512

Common Address: 5200-5358 N Broadway

Applicant: Alder Leni Manaa-Hoppenworth

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

NO. A-9000 (48th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017510

Common Address: 1072-1080 W Thorndale Ave; 5934 N Winthrop Ave

Applicant: Alder Leni Manaa-Hoppenworth

Change Request: B1-1 Neighborhood Shopping District to B3-5 Community Shopping District

NO. A-9001 (48th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017511

Common Address: 1100-1110 W Granville Ave, 1113-1117 W Granville Ave, and 6172 N Winthrop Ave

Applicant: Alder Leni Manaa-Hoppenworth

Change Request: B1-3 Neighborhood Shopping District and B2-3 Neighborhood Mixed-Use District to B3-5 Community Shopping District

NO. A-9002 (48th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017514

Common Address: 1118 W Hollywood Ave; 1119 W Thorndale Ave; 1122 W Rosemont Ave

Applicant: Alder Leni Manaa-Hoppenworth

Change Request: C2-3 Motor Vehicle Related Commercial District and B1-3 Neighborhood Shopping District to T Transportation District

MAP AMENDMENTS FOR PREVIOUSLY DEFERRED ITEMS, SEE PAGE 35

NO. 22850-T1 (2nd WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025- 0019761

Common Address: 1437 North Mohawk Street

Applicant: Kyle Smith and Katherine Smith

Owner: Kyle Smith and Katherine Smith

Attorney: Ximena Castro

Change Request: RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District to RM4.5 Residential Multi Unit District

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

Purpose: To increase FAR to expand and rebuild the third floor

NO. 22832-TI (3rd WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT # O2025-0019560

Common Address: 4325 South King Drive

Applicant: JRD LLC

Owner: JRD LLC

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

Change Request: B3-3 Community Shopping District to RM-5 Residential Multi-Unit District

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

Purpose: Rectify the split zoning in order to combine the subject property zoning lot with the zoning lot at 4327 S King Drive into a single lot to rehabilitate/reuse the existing attached residential buildings on both zoning lots into a 13 dwelling unit building with no off-street parking spaces

NO. 22861 (3rd WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT # O2025-0020018

Common Address: 2241 South Wabash Avenue

Applicant: 2241W LLC

Owner: 2241W LLC

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

Change Request: DS-3 Downtown Service District to DX-3 Downtown Mixed Use District

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

Purpose: Allow for the interior of the existing building to be renovated and developed into multi-unit (3+ unit) residential use, not to exceed six (6) units, together with approximately 16 off-street parking spaces in the garage on the first floor of the building

NO. 22875 (3rd WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020101

Common Address: 1801 South Prairie Avenue

Applicant: Prospect Bank, as Trustee under Trust No. 455577

Owner: Prospect Bank, as Trustee under Trust No. 455577

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

Change Request: DS-3 Downtown Service District to DR-3 Downtown Residential District

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

Purpose: Convert the existing building into a single-family residence

NO. 22876 (3rd WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020107

Common Address: 1811 South Prairie Avenue

Applicant: Prospect Bank, as Trustee under Trust No. 455577

Owner: Prospect Bank, as Trustee under Trust No. 455577

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

Change Request: DS-3 Downtown Service District to DR-3 Downtown Residential District

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

Purpose: Convert the existing building into a single-family residence

NO. 22883 (3rd WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020098

Common Address: 3746-3766 South Michigan Avenue

Applicant: Capricorn Design + Build LLC

Owner: Capricorn Design + Build LLC

Attorney: Graham C Grady/Sylvia C Michas c/o Taft Stettinius & Hollister LLP

Change Request: RM5 Residential Multi-Unit District to a Residential Planned Development

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

Purpose: The reason for rezoning the subject property is to develop the subject property as a unified development, with four (4), four-story residential buildings containing a total of ninety (90) dwelling units, thus exceeding the number of dwelling units sixty (60) allowed within the RM-5.5

NO. 22867-T1 (4th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020024

Common Address: 933 East 48th Street

Applicant: Connie J Isabell

Owner: Connie J Isabell

Attorney: Monty Boatright

Change Request: RS1 Residential Single Unit (Detached House) District to RT4 Residential Two Flat, Townhouse and Multi Unit District

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

Purpose: To comply with the city code meeting the use standards of SFR that will be converted to a 2 unit building

NO. 22835-T1 (4th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019616

Common Address: 3341 South Prairie Avenue

Applicant: Lavelle Sykes

Owner: Lavelle Sykes

Attorney: Tyler Manic

Change Request: RS-3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi Unit District

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

Purpose: To lawfully establish the basement unit for a total density of three dwelling units

NO. 22866 (10th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020023

Common Address: 8516 South Buffalo Avenue

Applicant: Janell Arroyo

Owner: Janell Arroyo & Lillian Arroyo

Attorney:

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

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

Purpose: To meet the bulk and density standards of the RM-5 Zoning District to convert the existing 3 unit building to 6 units

NO. 22841 (10th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019633

Common Address: 8521 South Burley Avenue

Applicant: Elizabeth Perez

Owner: Elizabeth Perez

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

Change Request: RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District to B2-1 Neighborhood Mixed Use District

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

Purpose: Existing mixed-use building will remain, the commercial space at the front of the building is currently vacant, The rezoning will allow the space to be used as commercial and office

NO. 22829-T1 (11th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019491

Common Address: 2603 South Halsted Street

Applicant: Landex-HS JV LLC

Owner: Landex Holding Company LLC

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

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

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

Purpose: To permit construction of a four-story mixed-use building containing a retail unit at grade and three (3) residential units above.

NO. 22848 (11th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019646

Common Address: 810 West 31st Street

Applicant: Ive Lane Corporation

Owner: D&H Land Partnership

Attorney: Thomas S Moore-McCarthy Duffy LLP

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

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

Purpose: To allow the applicants to apply for a business license to continue operations

NO. 22856 (11th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019919

Common Address: 268 West 23rd Street

Applicant: John and Wendy Lee

Owner: John and Wendy Lee

Attorney: Mark Kupiec

Change Request: RM5.5 Residential Multi-Unit District to B2-3 Community Shopping District

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

Purpose: To meet the standard to use the 1st floor of the existing building for after school tutoring

NO. 22891 (11th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020124

Common Address: 624 West 26th Street

Applicant: Jeffrey Moy

Owner: Jeffrey Moy

Attorney:

Change Request: RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District to C1-2 Neighborhood Commercial District

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

Purpose: Converting first floor of the building into a fresh noodle factory prior to sale of the building to Quon Yick Food Co

NO. 22837-T1 (13th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019622

Common Address: 6353-6355 West 55th Street

Applicant: Ragazzi 2 LLC

Owner: Ragazzi 2 LLC

Attorney: Tyler Manic

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: Applicant seeks to establish a restaurant

NO. 22868 (15th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020027

Common Address: 1841 West 63rd Street

Applicant: Demetria Hayden

Owner: Demetria Hayden

Attorney: Sorin A Leahu/Leahu Law Group LLC

Change Request: RS3 Residential Single Unit (Detached House) District to B1-1 Neighborhood Shopping District

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

Purpose: Resume business operations and obtain required licenses for hair care services

NO. 22858 (16th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019926

Common Address: 1134-1158 West Garfield Boulevard

Applicant: Little Bear Holdings LLC

Owner: Little Bear Holdings LLC

Attorney: Mark Kupiec

Change Request: B3-2 Community Shopping District and RS3 Residential Single Unit (Detached House) District to C1-1 Neighborhood Commercial District

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

Purpose: To meet the use standards and build a new car wash

NO. 22870-T1(21st WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020093

Common Address: 11351-11355 South Aberdeen Street

Applicant: Sanju Sharma

Owner: Sanju Sharma

Attorney: Law Offices of Sam Banks, Nicholas Ftikas

Change Request: RS-2 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 two (2) proposed three-story two (2) unit residential buildings

NO. 22855-T1 (22nd WARD) ORDINANCE REFERRED (9/25/25)

DOCUMENT #O2025-0019914

Common Address: 2653-2657 South Kildare Avenue, 4246-4258 W 27th St

Applicant: Erie Neighborhood House, an Illinois non-profit corporation

Owner: Erie Neighborhood House, an Illinois non-profit corporation

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: C3-3 Commercial, Manufacturing, and Employment District to C3-3 Commercial, Manufacturing, and Employment District

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

Purpose: Applicant proposes to construct a new five-story building with 10 parking spaces and to establish a community center use

NO. 22860 (22nd WARD) ORDINANCE REFERRED (9/25/25)

DOCUMENT #O2025-0020015

Common Address: 4438-4448 South Knox Avenue

Applicant: Gerardo Hernandez and Maria Belen Dorado

Owner: Gerardo Hernandez and Maria Belen Dorado

Attorney: Mark Kupiec

Change Request: RS-2 Residential Single Unit (Detached House) District to RT-3.5 Residential Two-Flat, Townhouse, and Multi-Unit Unit District

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

Purpose: To meet the bulk to divide this lot, keep the existing two-flat and build four new single-family homes

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. 22846-T1 (24th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019642

Common Address: 3622 West Douglas Boulevard/ 1337-1343 South Millard Avenue

Applicant: Reshorna Fitzpatrick

Owner: Stone Temple Baptist Church

Attorney: Dean T Maragos

Change Request: RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District to C1-2 Neighborhood Commercial District

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

Purpose: To allow a commercial kitchen on premises

NO. 22849 (24th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019750

Common Address: 4203-4211 West 5th Avenue/732-744 South Keeler Avenue

Applicant: Techco Savvy Inc

Owner: Techco Savvy Inc

Attorney: Ximena Castro

Change Request: RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District to RM4.5 Residential Multi Unit District

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

Purpose: To subdivide the lots to three individual zoning lots to decrease MLA and allow one three-unit residential building on each lot

NO. 22874 (24th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMEN No. O2025-0020100

Common Address: 1829 South Kedzie Avenue

Applicant: Miguel Cuevas

Owner: Miguel Cuevas

Attorney: Ximena Castro-Acosta Ezgur LLC

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

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

Purpose: To legalize residential use on the ground floor and legalize the third unit to allow for a total of three legal units on the property

NO. 22826 (25th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019483

Common Address: 2234 West 23rd Place

Applicant: Jesus Calderson

Owner: Jesus Calderson

Attorney: Law Offices of Samuel V.P Banks 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: To seek a building permit to legalize a preexisting dwelling unit, legalize the existing one-story three (3) unit residential building and divide off the subject property from 2236 West 23rd place in order to permit a new two-story multi-unit residential building on 2236 West 23rd Place.

NO. 22851-T1 (25th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019774

Common Address: 1830-1832 West 22nd Place

Applicant: Guzman Development Group LLC

Owner: Guzman Development Group LLC

Attorney: Ximena Castro- Acosta Ezgur LLC

Change Request: RS3 Residential Single Unit (Detached House) District to RM5.5 Residential Multi Unit District

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

Purpose: To allow the subdivision of the zoning lot to allow the owner to apply for permits to legalize existing dwelling units and to construct a new 4.5-story five-dwelling unit building

NO. 22873 (25th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT # O2025-0020099

Common Address: 1714-1718 South Racine Avenue

Applicant: William Wagner and Beth Wagner

Owner: William Wagner and Beth Wagner

Attorney: Tyler Manic

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

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

Purpose: To lawfully establish the existing small venue with an accessory outdoor patio use

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

Common Address: 1030 West 21st Street

Applicant: Oki Re LLC

Owner: Oki Re LLC

Attorney: Timothy King

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

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

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

NO. 22824-T1 (26th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019463

Common Address: 1247 North California Avenue

Applicant: Absolute Realty Group LLC

Owner: Absolute Realty Group 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

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

Purpose: To permit two (2) additional dwelling units in the basement of the existing three-story building for a total of eight (8) dwelling units. The building will continue to be served by the three (3) off street parking spaces at the rear.

NO. 22843-T1 (26th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019638

Common Address: 1457-1459 North Talman Avenue

Applicant: 1459 N Talman LLC

Owner: 1459 N Talman LLC

Attorney: Rolando R Acosta

Change Request: RS3 Residential Single Unit (Detached House) District to RM5 Residential Multi-Unit District

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

Purpose: To convert the vacant church building into a residential building

NO. 22863-T1 (26th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020020

Common Address: 2735 West North Avenue

Applicant: 360 Degrees LLC

Owner: Property Match USA LLC

Attorney:

Change Request: B1-3 Neighborhood Shopping District to C1-3 Neighborhood Commercial District

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

Purpose: To establish an adult use cannabis dispensary

NO. 22881-T1(26th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020092

Common Address: 3750 West North Avenue

Applicant: Laylo Studio LLC

Owner: William Matthews

Attorney: Monica Shamass

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to C1-2 Neighborhood Commercial District

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

Purpose: A specialty design and furniture fabrication business. The area is in transition, and a residential designation does not allow for such work or reflect the current use of this property and surrounding properties

NO. 22831-T1 (27th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019555

Common Address: 1120 West Chestnut Street

Applicant: Julie Haran Castaneda and Daniel Castaneda

Owner: Julie Haran Castaneda and Daniel Castaneda

Attorney: Alfred Quijano - Quijano Law Group LLC

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 accommodate bulk and density standards associated with a new construction three dwelling residential building

NO. 22840-T1 (27th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019628

Common Address: 1107 West Fulton Market

Applicant: 1105 W Fulton LLC

Owner: 1105 W Fulton LLC

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

Change Request: DX-5 Downtown Mixed-Use District to DX-7 Downtown Mixed Use District

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

Purpose: To permit a two-story addition and an interior and exterior rehabilitation of the existing vacant building

NO. 22842-T1 (27th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019637

Common Address: 2119–2129 West Grand Avenue

Applicant: 2121 W Grand LLC

Owner: 2119 Grand LLC

Attorney: Law Offices of Sam Banks, Fred Agustin

Change Request: C3-2 Commercial, Manufacturing and Employment District B3-5 Community Shopping District

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

Purpose: To permit the development of the subject property into a five-story mixed-use building

NO. 22847-T1 (27th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019644

Common Address: 932 North Elston Avenue

Applicant: Anthony Mazzone

Owner: Anthony Mazzone

Attorney: Thomas S Moore-McCarthy Duffy LLP

Change Request: M3-3 Heavy Industry District to B2-3 Neighborhood Mixed-Use District

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

Purpose: To allow the applicant to construct a new single family residence

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. 22871-T1 (27th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020095

Common Address: 2011-2013 West Grand Avenue

Applicant: Wildwood Investment LLC

Owner: Chicago Title Land Trust Company

Attorney: Law Offices of Sam Banks, Frederick E Agustin

Change Request: C3-2 Commercial, Manufacturing and Employment District to B2-3 Neighborhood Mixed-Use District

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

Purpose: To permit the development of the subject property with a new four-story mixed-use building

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

Common Address: 930 West Huron Street

Applicant: 930 Huron LLC

Owner: Two Down LLC

Attorney: Agnes Plecka/ Jaffe & Berlin

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

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

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

NO. 22880-T1(27th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020026

Common Address: 1449-1453 North Sedgwick Street

Applicant: 1453 North Sedgwick LLC

Owner: Sedgwick Properties LLC

Attorney: Michael Ezgur

Change Request: B2-5 Neighborhood Mixed-Use District to B2-5 Neighborhood Mixed-Use District

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

Purpose: To improve the property with a new five-story, twenty-seven-unit residential building

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. 22887-T1 (27th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020118

Common Address: 1201-1219 West Kinzie Street and 366-372 North Racine Avenue

Applicant: LG development Group LLC and 1201 West Kinzie LLC

Owner: North Carroll LLC

Attorney: Scott R Borstein c/o Neal and Leroy LLC

Change Request: M2-3 Light Industry District to DX-5 Downtown Mixed-Use District

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

Purpose: To rezone the property from an M2-3 Light Industry District to a DX-5 to allow the construction of a new residential building

NO.22862-T1 (28th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020019

Common Address: 1447-1457 West Fillmore Street

Applicant: 4Corners LLC

Owner: Chicago Title Land Trust Company

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

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

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

Purpose: To develop a five-story multi-unit residential building

NO. 22872-T1 (28th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020096

Common Address: 2346 West Taylor Street

Applicant: Sicili LLC

Owner: Sicili LLC

Attorney: Tyler Manic

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 Legalize two existing dwelling units for a total of eight dwelling units

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. 22853 (31st WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019794

Common Address: 4815 West Wolfram Street

Applicant: Grocery Retail Holdings LLC

Owner: Grocery Retail Holdings LLC

Attorney: Paul A Kolpak

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: The applicant seeks to rezone the property from Rs-3 to B3-1 Community Shopping District to allow construction of a surface parking lot serving the adjacent shopping center. This will improve access and reduce street parking congestion

NO. 22865 (31st WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020022

Common Address: 2426 North Lowell Avenue

Applicant: Edgar Alberto Abarca Nolasco

Owner: Edgar Alberto Abarca Nolasco

Attorney: Roberto M Martinez

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: To construct a new two-unit building

NO. 22844-T1 (32nd WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019639

Common Address: 3059 North Leavitt Street

Applicant: 3059 North Leavitt LLC

Owner: 3059 North Leavitt LLC

Attorney: Acosta Ezgur LLC - Rolando R Acosta

Change Request: RS3 Residential Single Unit (Detached House) District to RM5 Residential Multi-Unit District

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

Purpose: The applicant proposes to rezone the property to make the two non-conforming dwelling units conforming

NO. 22859-T1 (35th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020014

Common Address: 3144 West Diversey Avenue

Applicant: MVP Construction Corporation

Owner: MVP Construction Corporation

Attorney: Mark Kupiec

Change Request: RS3 Residential Single Unit (Detached House) District to B2-2 Neighborhood Mixed Use District

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

Purpose: Demo building and meet bulk and density standards to build a new three-unit residential building

NO. 22827-T1 (36th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019484

Common Address: 1903-1905 West Huron Street

Applicant: 1905 West Huron Street LLC

Owner: 1905 West Huron Street LLC

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

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

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

Purpose: To divide the zoning lot so that the new lot at 1903 West Huron can be developed with a new three-story two (2) dwelling unit building

NO.22833 (36th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019581

Common Address: 4247-4257 West North Avenue

Applicant: Baha Development LLC

Owner: Baha Development LLC

Attorney: Paul A Kolpak

Change Request: B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related District

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

Purpose: The applicant proposes to rezone the property from B1-1 Neighborhood Shopping District to C2-1 to allow for the construction of a one-story auto sales business

NO. 22869-T1 (36th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020028

Common Address: 2300-2302 West Huron Street

Applicant: Merriment Homes Inc

Owner: ADAC Properties LLC

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

Change Request: RS3 Residential Single Unit (Detached House) District to RM6 Residential Multi Unit District

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

Purpose: To permit a lot of division to legalize and maintain the existing three-story multi-unit residential building on the eastern portion of the subject lot and develop the new lot with a new three-story two (2) dwelling unit residential building and detached garage at the rear

NO. 22854 (38th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019912

Common Address: 4512 North Central Avenue

Applicant: 4512 Central LLC

Owner: 4512 Central LLC

Attorney: Paul A Kolpak

Change Request: RS3 Residential Single Unit (Detached House) District to RT-3.5 Residential Two-Flat, Townhouse, and Multi-Unit District

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

Purpose: The applicant is seeking to allow construction of a new three-unit residential building with three off-street parking spaces

NO. 22834 (39th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019590

Common Address: 3256 West Bryn Mawr Avenue

Applicant: 3256 West Bryn Mawr LLC

Owner: Erick Pausz and Kayla Benedict

Attorney: Thomas S Moore – McCarthy Duffy LLP

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

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

Purpose: To allow the applicant to apply for a special use allowing a body art service

NO. 22825-T1 (40th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019475

Common Address: 1948 West Peterson Avenue

Applicant: 1948 W Peterson LLC

Owner: 1948 W Peterson LLC

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

Change Request: C2-2 Motor Vehicle Related Commercial District to B2-5 Neighborhood Mixed-Use District

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

Purpose: To permit the construction of a new five-story residential building containing fifty-six (56) residential and fifty-one (51) off-street parking spaces.

NO. 22828-T1 (40th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019486

Common Address: 4936 North Lincoln Avenue

Applicant: GJK Properties LLC

Owner: GJK Properties LLC

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

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 permit a second business live/work unit at grade within the existing building

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

Common Address: 5054-5060 North Ashland Avenue

Applicant: Mackinaw Development LLC

Owner: Rockland Holdings (Series) LLC

Attorney: Acosta Ezgur LLC - Rolando R Acosta

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

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

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

NO. 22890-T1 (41st WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020119

Common Address: 5701 North Oriole Avenue

Applicant: Brendan Madden

Owner: Brendan Madden

Attorney:

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

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

Purpose: Adjustment of setbacks to allow for front porch extension to existing single family home

NO. 22864-T1 (43rd WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020021

Common Address: 2251 North Lincoln Avenue

Applicant: Butch McGuire's Lincoln Park LLC

Owner: McStewy's Propco LLC

Attorney: Thomas D Carroll/ Thomas R. Raines Atty at Law LLC

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

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

Purpose: To obtain a tavern liquor license and operate a tavern as permitted use and will also apply for a public place of amusement license from the city

NO. 22836-T1 (43rd WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019619

Common Address: 950 West Willow Street

Applicant: 3523 Bosworth LLC

Owner: Luka Pecic

Attorney: Tyler Manic

Change Request: RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District to RM5 Residential Multi-Unit District

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

Purpose: To renovate the interior dwelling units

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

Common Address: 2505 North Lincoln Avenue

Applicant: Somm Somm Restaurant Group LLC

Owner: Prime Lincoln 2501 Associates LLC

Attorney: Daniel Rubinow

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

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

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

NO. 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. 22830-T1 (44th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019551

Common Address: 3039 North Kenmore Avenue

Applicant: Kenmore & Barry LLC

Owner: Kenmore & Barry LLC

Attorney: Law Offices of Sam Banks, Nicholas Ftikas

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: To permit the construction of a new three-story (3) dwelling unit residential building and a detached garage

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

Common Address: 3650 North Clark Street

Applicant: Gramar LLC

Owner: Gramar LLC

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

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

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

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

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

Common Address: 554-628 West Diversey Parkway

Applicant: Wintrust Bank

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

Attorney: Daniel J Dowd

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

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

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

NO. 22878 (47th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020109

Common Address: 4401-4411 North Hamilton Avenue/ 2114-2118 West Montrose Avenue

Applicant: Bad Luck Club LLC

Owner: 4401 North Hamlin LLC

Attorney: Warren E Silver, Silver Law Office PC

Change Request: RS3 Residential Single Unit (Detached House) District to B2-1.5 Neighborhood Mixed Use District

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

Purpose: Commercial/retail spaces had lost nonconforming use status due to extended vacancy; applicant (a new commercial/retail tenant) seeks a business license for this location

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

NO. 22889 (49th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020116

Common Address: 2212 West Touhy Avenue

Applicant: Roni Jarta

Owner: Roni Jarta

Attorney:

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

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

Purpose: To create a patio with the intended use of consuming alcohol that has not previously existed

NO. 22839-T1 (50th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019627

Common Address: 6506-6512 North California Avenue

Applicant: Chicago Community Kolllel Inc

Owner: Chicago Community Kolllel Inc

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

Change Request: B3-2 Community Shopping District and RT4 Residential Two Flat, Townhouse and Multi Unit District to RT4 Residential Two Flat, Townhouse and Multi Unit District

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

Purpose: The applicant is proposing to establish a uniform zoning district and permit a new two-story religious assembly building containing approximately 15,508 sq ft of floor area and thirty-five (35) off street surface parking space

PREVIOUSLY DEFERRED ITEMS

NO.22785 (1st WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-0017987

Common Address: 1719-25 W Chicago Avenue

Applicant: RMBR Ventures 1719 LLC

Owner: RMBR Ventures 1719 LLC

Attorney: John Fritchey

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

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

Purpose: Applicant is seeking the rezoning to allow for the establishment of a restaurant with alcohol service in vacant ground floor commercial space of approximately 1,450 sf.

NO. 22397 (22nd WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008465

Common Address: 2505-2535 S Pulaski Road

Applicant: The Resurrection Project

Owner: Self Help Federal Credit Union & SHVF Pulaski LLC

Attorney: Steven Friedland

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

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

Purpose: To develop a mixed-use development with up to 54 dwelling units and approximately 8,420 sf of ground floor commercial space and 19 parking spaces. The height of the building will not exceed 57'10" feet and 1 loading berth will be provided

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

Common Address: 2334-2336 South Hoyne Avenue

Applicant: Diamond Properties Group, LLC

Owner: Diamond Properties Group, LLC

Attorney: Daniel G. Lauer, Esq.

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

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

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

Common Address: 1843-1845 West 19th Street

Applicant: Ellaree Development Corp

Owner: Ellaree Development Corp

Attorney: Liz Butler/ Braeden Lord

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

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

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

NO. 22746 (26th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017378

Common Address: 1535 North Lawndale Avenue

Applicant: Blackwood Group LLC

Owner: Blackwood Group LLC

Attorney: Amy Kurson

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: Commercial space for the Blackwood Group with no dwelling units and two 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