

**SUMMARY OF A MEETING**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**MEETING OF JULY 15, 2025**  
**TO BE REPORTED OUT JULY 16, 2025**

**TEXT AMENDMENTS**

**DOCUMENT # SO2024-0008918 ORDINANCE REFERRED (5/24/23)**

**PASS AS SUBSTITUTED**

**Sponsor:** Alder Bennett Lawson

Amendment of Municipal Code Titles 2 and 17 regarding conversion units and coach houses

**DOCUMENT # O2025-0015577 ORDINANCE REFERRED (2/19/25)**

**PASS AS SUBSTITUTED**

**Sponsors:** Alder LaSpata

**Co-Sponsors:** Alders Vasquez, Lawson

Amendment of Municipal Code Title 17 by modifying Section 17-10-0102-B to allow minimum off-street automobile parking ratio reduction up to 100 percent for construction of parking structures near Chicago Transit Authority or Metra rail or bus lines

**DOCUMENT # O2025-0018156 ORDINANCE REFERRED (6/18/25)**

**Sponsor:** Alders Felix Cardona and Gilbert Villegas

Amendment of Municipal Code Section 17-7-0591, the predominance of Block 606 District

**DOCUMENT # O2025-0018189 ORDINANCE REFERRED (6/18/25)**

**PASS AS SUBSTITUTED**

**Sponsor:** Alder Bill Conway

Amendment of Municipal Code Chapters 17-4 and 17-8 authorizing Zoning Administrator to approve exemption from minimum lot area for Chicago Landmark buildings

**DOCUMENT # O2025-0018063 ORDINANCE REFERRED (6/18/25)**

**Sponsor:** Patrick Murphey, Zoning Administrator

Journal Correction of Zoning Reclassification Map No. 5-G at 2225 N Dayton St

**ADOPT-A-LANDMARK**

**DOCUMENT # O2025-0018209 (9<sup>th</sup> Ward) ORDINANCE REFERRED (6/18/25)**

Adopt-a-Landmark grant funding agreement with Greenstone United Methodist Church for preservation project at 11211 S St. Lawrence Ave

**ALDERMANIC MAP AMENDMENTS**

**NO. A-9005 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (6/18/25)**  
**DOCUMENT #O2025-0017655**

**Common Address:** 2201 S. State Street

**Applicant:** Alderwoman Pat Dowell

**Change Request:** DX-5 Downtown Mixed-Use District to DR-5 Downtown Residential District

**NO. A-8990 (8<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017343**

**Common Addresses:** 7901 S. Jeffery Boulevard and 2001-25 E. 79<sup>th</sup> Street

**Applicant:** Alderwoman Michelle Harris

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

**NO. A-8989 (8<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017342**

**Common Address:** 1701-11 E. 79<sup>th</sup> Street

**Applicant:** Alderwoman Michelle Harris

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

**NO. A-8988 (8<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017341**

**Common Address:** 1700-28 E. 79<sup>th</sup> Street

**Applicant:** Alderwoman Michelle Harris

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

**NO. A-9006(11<sup>th</sup> WARD) ORDINANCE REFERRED (6/18/25)**  
**DOCUMENT #O2025-0017887**

**Common Address:** 1653 W. 35<sup>th</sup> Street

**Applicant:** Alderwoman Nicole T. Lee

**Change Request:** RS-3 Residential Single-Unit (Detached House) District to B3-2 Community Shopping District

**NO. A-8968(19<sup>th</sup> WARD) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT #O2025-0016444**

**Common Addresses:** 8859 S. Beverly Avenue and 9415 S. Charles Avenue

**Applicant:** Alderman Matthew J. O'Shea

**Change Request:** RS-2 Residential Single-Unit (Detached House) Districts to POS-1 Parks and Open Space District

**NO. A-8993 (19<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017368**

**Common Address:** 11423-11427 South Homan Avenue

**Applicant:** Alderman Matthew J. O'Shea

**Change Request:** RT-4 Residential Two-Flat Townhouse and Multi-Unit District to RS-2 Residential Single-Unit (Detached House) District

**NO. A-8992(19<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017369**

**PASS AS SUBSTITUTED**

**Common Address:** 1905 W. 115<sup>th</sup> Street

**Applicant:** Alderman Matthew J. O'Shea

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

**NO. A-8971(21<sup>st</sup> WARD) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT #O2025-0016702**

**Common Address:** 1143 W. 95<sup>th</sup> Street

**Applicant:** Alderman Ronnie L. Mosley

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

**NO. A-9014 (31<sup>st</sup> WARD) ORDINANCE REFERRED (6/18/25)**  
**DOCUMENT #O2025-0018163**

**Common Address:** 3037-43 N Cicero Avenue

**Applicant:** Alderman Felix Cardona Jr.

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

**NO. A-9015 (31<sup>st</sup> WARD) ORDINANCE REFERRED (6/18/25)**  
**DOCUMENT #O2025-0018161**

**Common Address:** 3125 N. Cicero Avenue

**Applicant:** Alderman Felix Cardona Jr.

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

**NO. A-9003(50<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017322**

**Common Address:** 3135 West Devon Avenue

**Applicant:** Alderwoman Debra Silverstein

**Change Request:** B3-2 Community Shopping District to RM5.5 Residential Multi-Unit District

**MAP AMENDMENTS**

**NO.22782 (11<sup>th</sup> WARD) ORDINANCE REFERRED (6/17/25)**  
**DOCUMENT # O2025-001949**

**Common Address:** 3462-64 S Lituanica and 912 W 35<sup>th</sup> Street

**Applicant:** P.J.IRMA Property LLC

**Owner:** Russell H. Root Declaration of Trust c/o Carrie Hilton

**Attorney:** Patrick D. Thompson

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

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

**Purpose:** The applicant will enter a lease with a related entity that will expand its current business operation from a different location to the Property on the first floor. The property is three separate buildings. The buildings will be used for commercial purposes on the first floor and the second floor will have 2 residential units.

**NO.22791-T1 (17<sup>th</sup> WARD) ORDINANCE REFERRED (6/17/25)**  
**DOCUMENT # O2025-0018050**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:**7756 South Morgan Street

**Applicant:** Primo Center for Women and Children

**Owner:** Christ True Vine Coptic Church

**Attorney:** Agnes Plecka

**Change Request:** RS3 Residential Single Unit (Detached House) District to B1-3 Neighborhood Shopping District

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

**Purpose:** To rehab the existing church building and adaptively reuse it to establish a Transitional Residence and offices with no on-site parking. The Applicant will also seek special use approval for the proposed Transitional Residence

**NO.22790-T1 (19<sup>th</sup> WARD) ORDINANCE REFERRED (6/17/25)**  
**DOCUMENT # O2025-0018049**

**Common Address:** 10330 South Springfield Avenue

**Applicant:** Michael and Nicole Pfeiffer

**Owner:** Michael and Nicole Pfeiffer

**Attorney:** Patrick D Thompson

**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:** To construct a single-family residence to be occupied by the applicant that will reduce the side setback to allow for an attached garage.

**NO. 22763 (25<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017445**

**PASS AS REVISED**

**Common Address:** 1441-1471 South Blue Island Avenue, 1200-1228 West 15<sup>th</sup> Street, 1434-1458 South Blue Island Avenue

**Applicant:** Pilsen Gateway LLC

**Owner:** Pilsen Gateway LLC

**Attorney:** Lenny D Asaro

**Change Request:** Planned Development No.1067, as amended to Planned Development No 1067, as amended

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

**Purpose:** After the amendment to the permitted uses, the ground floor retail space in Subarea B will be used for a wine and spirits store, tavern and outdoor patio located at grade level

**NO. 22593-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10/22/24)**  
**DOCUMENT # O2024-0013359**

**PASS AS REVISED**

**Common Address:** 1500 N Throop

**Applicant:** Throop Studio LLC

**Owner:** Throop Studio LLC

**Attorney:** Zubin Kammula

**Change Request:** M2-3 Light Industry District to C3-3 Commercial, Manufacturing, and Employment District

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

**Purpose:** To allow for the operation of a private event space for which the applicant will seek special use approval

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

**Common Address:** 700 West Chicago Ave

**Applicant:** Onni 700 West Chicago LLC

**Owner:** Onni 700 West Chicago LLC

**Attorney:** Rich Klawiter

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

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

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

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

**PASS AS REVISED**

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

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

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

**Attorney:** Steven Friedland

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

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

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

**NO.22775 (31<sup>st</sup> WARD) ORDINANCE REFERRED (6/17/25)**  
**DOCUMENT # O2025-001792**

**Common Address:** 4516 West Fullerton Avenue

**Applicant:** Martha Gonzalez

**Owner:** Martha Gonzalez

**Attorney:** Ximena Castro

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

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

**Purpose:** To allow dog kennel and dog day care use on the ground floor as part of the existing dog grooming business.

**NO. 22225 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (7-19-23)**  
**DOCUMENT # O2023-0002763**

**PASS AS REVISED & SUBSTITUTED**

**Common Address:** 1840-1866 N Marcey Ave

**Applicant:** 1840 N Marcey, LLC

**Owner:** 1866 N Marcey Owner, LLC

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

**Change Request:** M2-3 Light Industry District to B3-3 and then to a Residential Business Planned Development

**Purpose:** To allow the construction of a 16 story building with 294 residential units and a 27 story building with up to 315 residential units and ground floor commercial uses, together with accessory and incidental uses. 360 total parking spaces will be provided. The overall FAR will be 6.5

**NO.22781-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (6/17/25)**  
**DOCUMENT # O2025-0017941**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2743 North Greenview Avenue

**Applicant:** Tzadik LLC

**Owner:** Tzadik LLC

**Attorney:** Michael Ezgur

**Change Request:** M2-2 Light Industry District to RT4 Residential Two Flat, Townhouse and Multi Unit District

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

**Purpose:** To construct a new three-story residential building with 3 dwelling units, a three-car garage, and three bicycle parking spaces.

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

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 3116 N Oakley Avenue

**Applicant:** ZSD Oakdale LLC

**Owner:** Sandra Gessler

**Attorney:** Michael Ezgur

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

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

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

**NO. 22750-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017389**

**Common Address:** 3045-3047 North Western Avenue

**Applicant:** Marat Liavitskyi

**Owner:** Marat Liavitskyi

**Attorney:** Nicholas Ftikas

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

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

**Purpose:** To develop the subject property with a new four-story, six-unit residential building and a new four-story three-unit residential building. The proposed buildings will be served by three and six off-street parking spaces, respectively at the rear

**NO.22786 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (6/17/25)**  
**DOCUMENT # O2025-0017988**

**Common Address:** 2447-2449 N Halsted Street

**Applicant:** Open Inc.

**Owner:** John Nivasnanda

**Attorney:** Thomas S Moore

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

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

**Purpose:** To allow the ground floor tavern to acquire a secondary outdoor patio liquor license. There are 2 dwelling units; 3 parking spaces; approximately 1,450 sf of commercial space on ground floor.

**NO.22783-T1 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (6/17/25)**  
**DOCUMENT # O2025-0017951**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2600-2610 North Clark Street

**Applicant:** ID 2600 Owner, LLC

**Owner:** ID 2600 Owner, LLC

**Attorney:** Katriina S. McGuire

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

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

**Purpose:** To redevelop the subject property with a 5-story mixed use building with 48 residential dwelling units and commercial/retail space on the ground floor. There will be 10 automobile parking spaces and 48 bicycle parking spaces.

**NO. 22651-T1 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (1-15-25)**  
**DOCUMENT #O2025-0014954**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2501 N Clark St

**Applicant:** 2501 N Clark LLC

**Owner:** 2501 N Clark LLC

**Attorney:** Nicholas Ftikas

**Change Request:** B1-2 Neighborhood Shopping District to B3-5 Community Shopping District

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

**Purpose:** To permit construction of a proposed five-story mixed-use building containing 4,150 sq.ft. of restaurant space at grade, 8 residential units on the second and third floor and 9,400 sq.ft. of event space on the fourth and fifth floors

**NO. 22770-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017461**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 3127-3139 North Halsted Street, 749-759 West Briar Place

**Applicant:** Skymaster LLC

**Owner:** Topel Family Limited Partnership

**Attorney:** Katriina McGuire

**Change Request:** B3-2 Community Shopping District to B2-5 Neighborhood Mixed-Use District

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

**Purpose:** Applicant seeks to file a Type 1 zoning amendment with relief in order to construct a 3-story addition to the existing 2-story building and a new 5-story addition, resulting in a 5 story mixed-use building with 66 residential dwelling units and commercial space on the ground floor

**NO.22778-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (6/17/25)**  
**DOCUMENT # O2025-0017926**

**Common Address:** 3664 North Lincoln Avenue

**Applicant:** Waveland Lincoln LLC

**Owner:** Waveland Lincoln LLC

**Attorney:** Rolando R. Acosta

**Change Request:** B1-1 Neighborhood Shopping District to B2-5 Neighborhood Mixed-Use District

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

**Purpose:** The applicant proposes to improve the property by constructing a five-story, mixed-use building, with a 1,700 square foot ground floor commercial space and 16 residential dwelling units above the ground floor. Six automobile parking spaces and 17 bicycle parking spaces will be provided. The proposed zoning height of the building will be 60 feet.

**NO.22787-T1 (48<sup>th</sup> WARD) ORDINANCE REFERRED (6/17/25)**  
**DOCUMENT # O2025-0017997**

**Common Address:** 1454 West Victoria Street

**Applicant:** Marius Meissner and Elizabeth Alves Meissner

**Owner:** Marius Meissner and Elizabeth Alves Meissner

**Attorney:** Nicholas Ftikas

**Change Request:** RS3 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 permit the construction of a proposed addition (Sun-room) above the existing attached garage.

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

| <b>DOC#</b>    | <b>WARD</b> | <b>LOCATION</b>      | <b>PERMIT ISSUED TO</b>        |
|----------------|-------------|----------------------|--------------------------------|
| Or2025-0017789 | 11          | 2424 S Halsted St    | Caroline Creamer               |
| Or2025-0017790 | 11          | 2424 S Halsted St    | Caroline Creamer               |
| TBD            | 25          | 2404 S Wolcott Ave   | Marina Papanastou              |
| Or2025-0018101 | 27          | 1132 W Blackhawk St  | Mars Incorporated              |
| Or2025-0017720 | 29          | 1625 N Harlem Ave    | Rush University Medical Center |
| TBD            | 35          | 2200 N Kimball Ave   | Yonny Mora                     |
| TBD            | 36          | 6603 W Diversey Ave  | Brian Thomas                   |
| TBD            | 36          | 6603 W Diversey Ave  | Brian Thomas                   |
| Or2025-0018152 | 41          | 8700 W Bryn Mawr Ave | Meitheal                       |
| Or2025-0018165 | 42          | 539 N Dearborn Ave   | Rush River North               |
| Or2025-0018167 | 42          | 539 N Dearborn Ave   | Rush River North               |
| Or2025-0018169 | 42          | 539 N Dearborn Ave   | Rush River North               |
| TBD            | 45          | 5949 W Higgins Ave   | Stephen Chako                  |
| TBD            | 45          | 5949 W Higgins Ave   | Stephen Chako                  |
| TBD            | 45          | 5949 W Higgins Ave   | Stephen Chako                  |
| TBD            | 49          | 7524 N Paulina St    | Brian Thomas                   |
| TBD            | 49          | 7507 N Clark St      | Burlington Stores              |
| TBD            | 49          | 7507 N Clark St      | Burlington Stores              |
| TBD            | 49          | 7507 N Clark St      | Burlington Stores              |