

**AMENDED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
TUESDAY, MARCH 11, 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 shall have up to three minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

ITEMS ON THIS AGENDA APPEAR IN REVERSE NUMERICAL ORDER ACCORDING TO WARD

TEXT AMENDMENT

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

SPONSOR: Alderman David Moore

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

HISTORICAL LANDMARK DESIGNATION

DOCUMENT # O2025-0015553 (WARD 34) ORDINANCE REFERRED (2/19/25)

Historical landmark designation for the Rector Building located at 79 W Monroe St

ADOPT A LANDMARK

DOCUMENT # O2025-0015539 (27th WARD) ORDINANCE REFERRED (2/19/25)

Adopt-a-Landmark grant funding agreement with First Baptist Congregational Church of Chicago for preservation work at 1613 W Washington Blvd /60 N Ashland Ave

DOCUMENT # O2025-0015543 (27TH WARD) ORDINANCE REFERRED (2/19/25)

Adopt-a-Landmark grant funding agreement with Greater Union Baptist Church for preservation work at 1956 W Warren Blvd

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2025-0015337	42	1 S Wacker Dr	Invenergy
Or2025-0015737	42	700 N Clark St	Ambar
Or2025-0015736	42	700 N Clark St	Ambar
Or2025-0015567	41	8101 W Higgins Rd	Foxpoint Interactive, LLC
Or2025-0015232	32	3335 N Ashland Ave	JP Morgan Chase Bank N.A.
Or2025-0015230	32	3335 N Ashland Ave	JP Morgan Chase Bank N.A.
Or2025-0015636	32	3335 N Ashland Ave	JP Morgan Chase Bank N.A.
Or2025-0015637	32	3335 N Ashland Ave	JP Morgan Chase Bank N.A.
Or2025-0015638	32	2200 N Ashland Ave	TRP DBA Dr. Greenthumb's Chicago Ashland

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2025-0015422	28	1101 S Canal St	Panera LLC
Or2025-0015421	28	1257 S Halsted St	Ph. D Pub
Or2025-0015420	28	1530 W Hastings	Chicago Fire Training Facility, LLC
Or2025-0015180	27	1375 W Fulton Market	Xeris Pharmaceuticals
Or2025-0015716	27	3218 W Chicago Ave	Foot Locker
Or2025-0015718	27	3218 W Chicago Ave	Foot Locker
TBD	24	1449 S Keeler Ave	Lawndale Christian Legal Center
Or2025-0015572	22	3245 W 30 th St	Storage Post Self Storage
Or2025-0015570	22	3245 W 30 th St	Storage Post Self Storage
Or2025-0015641	23	6035 S Pulaski Ave	Comales
Or2025-001505	11	200 W 35 th St	Chicago White Sox
Or2025-0015060	11	320 W 35 th St	Fanatics Chicago White Sox
Or2025-0015057	11	333 W 35 th St	Chicago White Sox
Or2025-0015291	11	4343 S Ashland Ave	Jin Yoo
Or2025-0015290	11	4343 S Ashland Ave	Jin Yoo
Or2025-0015653	11	234 W 31 st St	Lawrence Fish Market; Sandy Yang

ALDERMANIC MAP AMENDMENTS

**NO. A-8937 (11th WARD) ORDINANCE REFERRED (1/15/25)
DOCUMENT #O2025-0014816**

Common Address: 442-448 W Root Street

Applicant: Alder Nicole Lee

Change Request: C1-5 Neighborhood Commercial District to RS3 Residential Single Unit (Detached House) District

NO. A-8936 (5th WARD) ORDINANCE REFERRED (1/15/25)
DOCUMENT #O2025-0014817

Common Address: 2007 E 71st St; 7109 S Jeffrey Boulevard

Applicant: Alder Desmon Yancy

Change Request: B3-3 Community Shopping District to RM5 Residential Multi-Unit District

NO. A-8935 (1st WARD) ORDINANCE REFERRED (1/15/25)
DOCUMENT #O2025-0014498

Common Address: 1542-1550 W Chicago Avenue

Applicant: Alder Daniel LaSpata

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

MAP AMENDMENTS, FOR PREVIOUSLY DEFERRED ITEMS SEE PAGE 17

NO. 22657-T1 (47TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT #O2025-0015285

Common Address: 2053 West Irving Park Road

Applicant: 2053 Irving LLC

Owner: 2053 Irving LLC

Attorney: Sara K. Barnes

Change Request: B1-1 Neighborhood Shopping district to B2-3 Neighborhood Mixed-Use District

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

Purpose: To permit the construction and occupancy of a new four-story mixed-use building, at the subject site, which will feature a single commercial unit at the front of the ground floor and a total of nine (9) dwelling units distributed on and between the respective floors.

NO. 22659-T1 (47TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT # O2025-0015320

Common Address: 4241 North Ravenswood Avenue

Applicant: Birnecker Holdings, LLC

Owner: Birnecker Holdings, LLC

Attorney: Ed Kus/Sylvia C. Michas

Change Request: C3-2 Commercial, Manufacturing and Employment District to C3-2 Commercial, Manufacturing and Employment District

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

Purpose : The subject property's existing C3-2 zoning district shall remain. There are no proposed additions or alterations to the existing building. The reason for the elective Type 1 zoning amendment is to secure relief in the form of a Variation on order for KOVAL Distillery, which is owned and operated by the Applicant, to secure a Public Place of Amusement (PPA) license. The PPA license is required in order to conduct small-scale entertainment, including magic shows and trivia nights within Koval Distillery's tasting room space (1,744 sf). Due to the subject property's proximity (within 126 ft.) of an RS3 district, the applicant must secure a variation to secure the required PPA license.

NO. 22688-T1 (47th WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT #O2025-0015617

Common Address: 3116 N Western Avenue

Applicant: Patryk Marek Chlopecki

Owner: Patryk Marek Chlopecki

Attorney: Barry Ash, 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 allow the applicant to construct a three-story condominium building

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

Common Address: 5621 N Milwaukee Avenue

Applicant: Lynn M Story

Owner: Lynn M Story

Attorney: Paul A Kolpac

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

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

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

NO. 22662 (40TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT # O2025-0015332

Common Address: 5689-93 North Lincoln Avenue

Applicant: Lekhayim Venture LLC

Owner: Lekhayim Venture LLC

Attorney: Amy Kurson

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

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

Purpose: Convert two ground level commercial units into three market-rate residential rental units

NO. 22677-T1 (40TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT # O2025-0015397

Common Address: 5023-35 North Lincoln Avenue/2441-53 West Winnemac Avenue

Applicant: TNHS LLC

Owner: TNHS LLC

Attorney: Rolando R. Acosta

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

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

Purpose: To develop the property with a five-story mixed-use building containing approximately 1,200 square feet of ground floor commercial space, 47 residential dwelling units, including three work-live units, and 15 parking spaces. 2024 Rezoning authorizes the proposed development and certain variations. The current application seeks to reduce the number of loading berths from 1 to zero and reduce the vehicular parking from 15 spaces as authorized in 2024 to 13 spaces.

NO. 22674 (40TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT #O2025-0015361

Common Address: 5434 North Clark Street

Applicant: Armand Salon Suites II LLC

Owner: 5434 North Clark Condominium Association/Armand & Sons LLC/Street Hawk Investments LLC

Attorney: Rolando R Acosta

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

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

Purpose: To authorize use of the ground floor commercial space for body art services.

NO. 22670 (38TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT #O2025-0015353

Common Address: 3930 North Nordica Avenue

Applicant: STX Construction & Plumbing INC

Owner: STX Construction & Plumbing INC

Attorney: Agnes Plecka/ Jaffe & Berlin

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: To redevelop this zoning lot with a new single-family house.

NO. 22666 (37TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT # O2025-0015344

Common Address: 4249 W Augusta Boulevard

Applicant: Julio C Mizhquiri

Owner: Julio C Mizhquiri

Attorney:

Change Request: RS3 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 legalize a basement apartment

NO. 22660-T1 (36TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT # O2025-0015325

Common Address: 2719 W Augusta Boulevard

Applicant: CPI2, LLC

Owner: CPI2, LLC

Attorney: Thomas S Moore

Change Request: RS-3 Residential Single-unit District to RT-3.5 Residential Two-flat, Townhouse and Multi-unit District

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

Purpose: To meet the bulk and density requirements of the RT-3.5 zoning district in order to allow for the repair and renovation of the property.

NO. 22668-T1 (36TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT # O2025-0015346

Common Address: 6955 W Grand Avenue

Applicant: Beltran Revolution Developer LLC

Owner: Beltran Revolution Developer LLC

Attorney: Agnes Plecka

Change Request: C2-1 Motor Vehicle Related District to B2-2 Neighborhood Mixed Use District

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

Purpose: A new mixed use building with a commercial unit on the ground floor and 8 dwelling units

NO. 22669-TI (36TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT #O2025-0015349

Common Address: 6945 West Grand Avenue

Applicant: Beltran Revolution Developer LLC

Owner: Beltran Revolution Developer LLC

Attorney: Agnes Plecka/ Jaffe & Berlin

Change Request: C2-1 Motor Vehicle-Related Commercial District to B3-2 Community Shopping District

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

Purpose: To comply with the bulk and density standards of the B3-2 District to build a new mixed-use building with a commercial unit on the ground floor and 8 dwelling units

NO. 22682-T1 (35TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT # O2025-0015551

Common Address: 3000-3010 N Elbridge Avenue

Applicant: Puerto Rican Arts Alliance

Owner: Puerto Rican Arts Alliance

Attorney: Steven Friedland

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

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

Purpose: To permit the entire property to be used as a community center operated by the applicant. The applicant will file a special use for the community center

NO. 22681-T1 (33RD WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT # O2025-0015513

Common Address: 3819-27 North Kedzie Avenue

Applicant: Base 3 Development

Owner: Albany Bank & Trust Company

Attorney: Liz Butler/ Braeden Lord

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

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

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

NO. 22673 (32ND WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT #O2025-0015360

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

Applicant: LMV II Triangle Square Holdings LP

Owner: LMV II Triangle Square Holdings LP

Attorney: Danielle Meltzer Cassel

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

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

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

NO. 22663 (29TH WARD) ORDINANCE REFERRED (2-19-25)

DOCUMENT # O2025-0015334

Common Address: 5260 W Congress Parkway

Applicant: Ryan L Wynn

Owner: Ryan L Wynn

Attorney: Dean Maragos

Change Request: RS3 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 convert basement into a 3rd residential unit

NO. 22664-T1 (28TH WARD) ORDINANCE REFERRED (2-19-25)

DOCUMENT # O2025-0015341

Common Address: 2631-33 West 15th Street

Applicant: Hellas Management, LLC

Owner: Hellas Management, LLC

Attorney: Nicholas Ftikas

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 the construction of a proposed three-story residential building containing six (6) dwelling units. The building will be served by four (4) off-street parking spaces at the rear.

NO. 22678-T1 (28TH WARD) ORDINANCE REFERRED (2-19-25)

DOCUMENT # O2025-0015474

Common Address: 3200 W Carroll Avenue

Applicant: Christopher Loutris

Owner: Christopher Loutris

Attorney: Gordon and Pikarski

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-5 Neighborhood Mixed-Use District

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

Purpose: To legalize the use of the building for artist work spaces and studios (non-residential)

NO. 22691-T1 (28TH WARD) ORDINANCE REFERRED (2-19-25)

DOCUMENT # O2025-0015620

Common Address: 1313-15 W Taylor Street

Applicant: 1315 Taylor One LLC

Owner: 1315 Taylor One LLC

Attorney: Rolando Acosta

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

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

Purpose: A four story mixed use building containing approx. 1,075 sq.ft. of ground floor commercial space, 3 residential dwelling units and two parking spaces

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

DOCUMENT# O2025-0015282

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

Applicant: 1001 Chicago LLC

Owner: 1001 Chicago LLC

Attorney: Graham C. Grady/ Sylvia C. Michas

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

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

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

NO. 22676-T1 (27TH WARD) ORDINANCE REFERRED (2-19-25)

DOCUMENT# O2025-0015396

Common Address: 1114 W Grand Avenue

Applicant: 1114 W Grand LLC

Owner: 1114 W Grand LLC

Attorney: Michael Ezgur

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

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

Purpose: A two story building in the front with ground floor commercial space and one residential unit on the second floor and a rear two story brick building containing two residential dwelling units

NO. 22680-T1 (27TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT# O2025-0015502

Common Address: 3037-47 W Carroll Avenue/ 317-31 N Albany Avenue

Applicant: Christopher Loutris

Owner: Christopher Loutris

Attorney: Gordon & Pikarski

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-5 Neighborhood Mixed-Use District

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

Purpose: To permit the use of the building for artist work spaces and studios

NO. 22684-T1 (27TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT# O2025-0015557

Common Address: 3005-17 W Carroll Avenue

Applicant: Christopher Loutris

Owner: Christopher Loutris

Attorney: Gordon & Pikarski

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-5 Neighborhood Mixed-Use District

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

Purpose: To permit the use of the building for artist work spaces and studios

NO. 22658 (25TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT #O2025-0015297

Common Address: 1819 S May Street

Applicant: Walter and Nancy Aque

Owner: Walter and Nancy Aque

Attorney: Mark Kupiec

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 get a permit for the third dwelling unit in the one story brick portion of the existing building at the rear of the property, for a total of three dwelling units

NO. 22665-T1 (25TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT # O2025-0015342

Common Address: 2017 S California Avenue

Applicant: 2017 S California LLC

Owner: 2017 S California LLC

Attorney:

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

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

Purpose: To allow for the legal rehab of 2017 S California as a 6 unit property

NO. 22675-T1 (25th WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT # O2025-0015395

Common Address: 2129 West 18th Place

Applicant: Kurt Erdmann

Owner: Kurt Erdmann

Attorney: Ximena Castro

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 reduce MLA and allow for a fourth unit on the property and seek ETOD parking relief, and front yard and side yard setback relief

NO. 22683-T1 (25th WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT # O2025-0015556

Common Address: 966 West 18th Street

Applicant: PL 966 BUYERS LLC

Owner: PL 966 BUYERS LLC

Attorney: Ximena Castro

Change Request: C1-2 Neighborhood Commercial District to B2-5 Neighborhood Mixed-Use District

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

Purpose: to build a five-story mixed use building with ground floor commercial space, 24 residential units above the ground floor, and seven indoor parking spaces.

NO. 22687-T1 (25th WARD) ORDINANCE REFERRED (2-19-25)

DOCUMENT # O2025-0015616

Common Address: 1355 W 16th Street

Applicant: Hafeez Shaka

Owner: Hafeez Shaka

Attorney: Ximena Castro

Change Request: RM4.5 Residential Multi Unit District to RM4.5 Residential Multi Unit District

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

Purpose: To construct a two story residential building with three units and a two car garage while seeking setback and parking relief

NO. 22685-T1 (24th WARD) ORDINANCE REFERRED (2-19-25)

DOCUMENT # O2025-0015613

Common Address: 2801-2825 W. 24th Boulevard; 2424-2436 S. California Avenue

Applicant: Brinshore Development, LLC

Owner: The Catholic Bishop of Chicago, a corporation sole

Attorney: Steven Friedland

Change Request: RT-4 Residential Two-Flat, Townhouse and Multi-unit District to B2-3 Neighborhood Mixed-Use District

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

Purpose: To permit the entire property to be developed as 60-unit residential development

NO. 22661-T1 (17TH WARD) ORDINANCE REFERRED (2-19-25)

DOCUMENT # O2025-0015331

Common Address: 8028 S Lafayette Avenue

Applicant: Arthur Cleveland

Owner: Arthur Cleveland

Attorney: Thomas Moore

Change Request: RS-2 Residential Single Unit (Detached House) District to RM4.5 Residential Multi Unit District

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

Purpose: Construction of a new 3 story 3 unit residential building with 3 parking spaces

NO. 22667 (15TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT #O2025-0015345

Common Address: 4456 South Hermitage Avenue

Applicant: Jimmys Foods Inc

Owner: Jamil Ayesh

Attorney: Nicholas Ftikas

Change Request: RS-3 Residential Single-Unit District to B2-1 Neighborhood Mixed Use District.

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

Purpose: To permit the retail store operator to obtain a tobacco license.

NO. 22679-T1 (13TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT # O2025-0015491

Common Address: 5652-54 W 64th Place

Applicant: Y.A.R.S. LLC

Owner: Y.A.R.S. LLC

Attorney: Tyler Manic

Change Request: RS-2 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 legalize the 2 of the 3 existing dwelling units within the principal building

NO. 22671-TI (11TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT #O2025-0015355

Common Address: 2509-13 South Green Street

Applicant: Chen's Brothers Of ILL LLC

Owner: Chen's Brothers Of ILL LLC

Attorney: Agnes Plecka/ Jaffe & Berlin

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

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

Purpose: To redevelop the property with a new residential building with 16 dwellings units.

NO. 22686-TI (11TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT # O2025-0015615

Common Address: 2606 S Peoria Street

Applicant: Henry Tam

Owner: Henry Tam

Attorney: Gordon & Pikarski

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

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

Purpose: Applicant seeks to improve the subject site with a building containing twenty-nine residential units

NO. 22689-T1 (11th WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT # O2025-0015618

Common Address: 3257-59 South Emerald Avenue

Applicant: Chun Ho Chan

Owner: Chun Ho Chan

Attorney: Gordon and Pikarski Chartered

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: The zoning is sought to permit the use of the building for artist workspaces and studios (non-residential)

NO. 22672 (10TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT #O2025-0015357

Common Address: 13258 South Houston Avenue

Applicant: MaryAnn and Ken Miotk

Owner: MaryAnn and Ken Miotk

Attorney: William Banks

Change Request: B3-1 Community Shopping District to RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District

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

Purpose: To allow the Applicant to convert existing ground floor commercial space into a residential dwelling unit. After rezoning the building it will contain 2 residential dwelling units.

PREVIOUSLY DEFERRED ITEMS

NO. 22641-T1 (44TH WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014944

Common Address: 3255-3257 N Halsted Street

Applicant: 3257 N Halsted LLC

Owner: 3255 N Halsted Realty LLC

Attorney: Sara Barnes

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

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

Purpose: To Permit the construction and occupancy of a new six story with basement multi-use hotel building at the subject site. The rezoning and related relief are necessary to accommodate the design, scale and orientation of the new improvement, as well as a reduction in the required off street vehicular and bicycle parking to supply this TSL with two pedestrian street frontages

NO. 22651-T1 (43RD WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014954

Common Address: 2501 N Clark Street

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. 22633 (32nd WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014813

Common Address: 2235-49 W Oakdale Avenue

Applicant: ZSD Oakdale LLC

Owner: 2221 Oakdale Development, LLC

Attorney: Michael Ezgur

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

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

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

NO. 22581 (25th WARD) ORDINANCE REFERRED (10/9/24)
DOCUMENT # O2024-0012946

Common Address: 1614 S Carpenter Street

Applicant: Chicago Pilsen LLC

Owner: Chicago Pilsen LLC

Attorney: Ximena Castro

Change Request: RT4 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: To deconvert the existing two unit building into a single family residence and to construct a two story rear addition

NO. 22377 (2nd WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008415

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

Applicant: Old Town Triangle Partners ILLC

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

Attorney: Katie Jahnke Dale & Rich Klawiter

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

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

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

NO. 22644-T1 (1st WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014947

Common Address: 1317 N Ashland Avenue

Applicant: Base 3 Development Inc

Owner: The Polish Catholic Church

Attorney: Liz Butler/ Braeden Lord

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

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

Purpose: Existing 4-story, mixed use, multi-unit residential building with basement containing religious assembly and office space on the ground and 2nd floors, and five dwelling units on the 2nd and 5th floors