

AMENDED AGENDA
**COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
TUESDAY, SEPTEMBER 23, 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.

TEXT AMENDMENTS

DOC # O2024-0010959 ORDINANCE INTRODUCED 7/17/24

Amendment of Municipal Code Section 17-12-0900 exempting public and civic uses from dynamic image sign criteria

DOCUMENT # O2025-0018390 ORDINANCE REFERRED (7-16-25)

Sponsor: Alderwoman Nicole Lee (11)

Amendment of Municipal Code Section 17-6-0403-F by requiring special use permits for sports and recreation participants in Planned Manufacturing District 8A in the 11th Ward

DOCUMENT # O2025-0018761 ORDINANCE REFERRED (7-16-25)

Sponsor: Alderwoman Nicole Lee (11), Alderwoman Julia Ramirez (12), Alder Byron Sigcho-Lopez (25)

Amendment of Municipal Code Sections 17-6-0403 and 17-8-0510 to strike Planned Manufacturing District No. 11 from exemption of floor area limit for food and beverage retail sales

DOCUMENT # O2025-0018778 ORDINANCE REFERRED (7-16-25)

Sponsor: Alderwoman Julia Ramirez (12)

Amendment of Municipal Code Titles 4, 6, 11 and 17 regarding regulation of Last Mile Warehouses and eCommerce Fulfillment Centers

DOCUMENT # O2025-0018473 ORDINANCE REFERRED (7-16-25)

Correction of City Council Journal of Proceedings of May 21, 2025

RE-REFERRAL

Re-referral to Committee on Housing and Real Estate, Document # O2025-0018769 for the Execution of Affordable Housing Covenant and Lien for 1810 W Jackson Blvd

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2025-0018457	11	2424 S Halsted St	Caroline Creamer
Or2025-0018439	12	1514 W 33 rd St.	Five Below
Or2025-0018654	23	5231 S Pulaski Rd	Fifth Third Bank
Or2025-0018709	25	1625 S Ashland Ave	Brian Thomas
Or2025-0018710	25	1625 S Ashland Ave	Brian Thomas
Or2025-0018628	25	1625 S Ashland Ave	Brian Thomas
Or2025-0018451	27	345 N Western Ave	Brian Thomas
Or2025-0018452	27	345 N Western Ave	Brian Thomas
TBD	31	2850 N Pulaski Road	Brian Thomas
Or2025-0018597	32	1232 W North Ave	The Home Depot
Or2025-0018599	32	1232 W North Ave	The Home Depot
Or2025-0018601	32	1232 W North Ave	The Home Depot
Or2025-0018592	32	2310 W Logan Blvd	Fitness International LLC dba LA Fitness
Or2025-0018588	32	2310 W Logan Blvd	Fitness International LLC dba LA Fitness
Or2025-0018590	32	2310 W Logan Blvd	Fitness International LLC dba LA Fitness
Or2025-0018591	32	2310 W Logan Blvd	Fitness International LLC dba LA Fitness
Or2025-0018606	32	3240 N Ashland Ave	Fitness International LLC dba LA Fitness
Or2025-0018611	34	400 S Jefferson St	The Chicago School
Or2025-0018612	34	400 S Jefferson St	The Chicago School
TBD	36	6747 W Grand Ave	McGrath City Honda
TBD	36	2554 N Narragansett Ave	Burlington
TBD	36	2554 N Narragansett Ave	Burlington
TBD	36	6420 W Fullerton Ave	Fitness International LLC, DBA LA Fitness
TBD	36	6420 W Fullerton Ave	Fitness International LLC, DBA LA Fitness
TBD	36	6420 W Fullerton Ave	Fitness International LLC, DBA LA Fitness
Or2025-0018681	42	51 E Ohio St	Active River North, LLC
TBD	46	3827 N Broadway	Patrick Bohgra/ Goodtimes Brewery
Or2025-0018472	48	5036 N Broadway	Timeline Theater Company
TBD	48	5035 N Broadway	Timeline Theater Company
TO BE SUBSTITUTED			
Or2025-0018749	11	3536 S Iron St	Comed An Exelon Company
Or2025-0018752	11	3536 S Iron St	Comed An Exelon Company
Or2025-0018750	11	3536 S Iron St	Comed An Exelon Company

ALDERMANIC MAP AMENDMENTS-
FOR PREVIOUSLY DEFERRED ALDERMANIC MAP AMENDMENTS SEE PAGE 18

NO. A-9020 (7th WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018801

Common Address: 9737 S Torrence Ave

Applicant: Alderman Gregory Mitchell

Change Request: M1-1 Limited Manufacturing District and M2-1 Light Industry District to B3-1 Community Shopping District

NO. A-9021 (9th WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018684

Common Address: 107 E 95th St

Applicant: Alderman Anthony Beale

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

NO. A-9022 (9th WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018683

Common Address: 2 W 103rd St

Applicant: Alderman Anthony Beale

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

NO. A-9023 (9th WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018685

Common Address: 501-517 E 103rd St

Applicant: Alderman Anthony Beale

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

NO. A-9032 (21st WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018790

Common Address: 737-741 W 115th St

Applicant: Alderman Ronnie Mosley

Change Request: M1-1 Limited Manufacturing District and C1-1 Neighborhood Commercial District to RS3 Residential Single Unit (Detached House) District

NO. A-9033 (21st WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018783

Common Address: 700-720 W 111th St

Applicant: Alderman Ronnie Mosley

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

NO. A-9034 (21st WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018777

Common Address: 9045-9067 S Green St, 9060-9062 S Halsted St., 9061-9063 S Halsted St

Applicant: Alderman Ronnie Mosley

Change Request: M2-1 Light Industry District to B2-2 Neighborhood Mixed Use District

NO. A-9035 (21st WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018779

Common Address: 9514-9632 S Vincennes Ave, 9545 S Racine Ave

Applicant: Alderman Ronnie Mosley

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

NO. A-9036 (21st WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018788

Common Address: 11035-11057 S Halsted St

Applicant: Alderman Ronnie Mosley

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

NO. A-9037 (21st WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018793

Common Address: 8576-8626 S Vincennes Ave, 8529-8549 S Halsted St, and 845 S Givins Ct

Applicant: Alderman Ronnie Mosley

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

NO. A-9038 (21st WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018792

Common Address: 1107-1117 W 111th St

Applicant: Alderman Ronnie Mosley

Change Request: C1-1 Neighborhood Commercial District to RS3 Residential Single Unit (Detached House) District

NO. A-9039 (21st WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018797

Common Address: 11455-11459 S Davol St

Applicant: Alderman Ronnie Mosley

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

NO. A-9040 (21st WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018785

Common Address: 12018-12202 S Halsted St; 12018 S Racine Ave; 12101-12259 S Halsted St

Applicant: Alderman Ronnie Mosley

Change Request: M1-1 Limited Manufacturing District and C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

NO. A-9041 (21st WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018787

Common Address: 10726-10750 S Loomis St

Applicant: Alderman Ronnie Mosley

Change Request: M1-1 Limited Manufacturing District and RS3 Residential Single Unit (Detached House) District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-9042 (21st WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018796

Common Address: 11003-11013 S Halsted St.

Applicant: Alderman Ronnie Mosley

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

NO. A-9043 (21st WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018781

Common Address: 11317 S Morgan St. (934 W 113th St)

Applicant: Alderman Ronnie Mosley

Change Request: M1-1 Limited Manufacturing District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-9044 (21st WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018789

Common Address: 749-755 W 118th Pl, 749-757 W 118th St, 11807-11825 S Halsted St, 302-750 W 119th St, 401-729 W 119th St

Applicant: Alderman Ronnie Mosley

Change Request: B1-1 Neighborhood Shopping District, B3-1 Community Shopping District, C1-1 Neighborhood Commercial District, and C1-2 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

NO. A-9045 (21st WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018799

Common Address: 10501-10659 S Throop St, 10614-10632 S Throop St, 1200 W 106th St, 1237-1243 W 106th St and 1200-1224 W 107th St

Applicant: Alderman Ronnie Mosley

Change Request: M1-1 Limited Manufacturing District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-9046 (21st WARD) ORDINANCE REFERRED (7-16-25)
DOCUMENT #O2025-0018795

Common Address: 9232-9246 S Vincennes Ave; 1032 W 93rd St

Applicant: Alderman Ronnie Mosley

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

NO. A-9016 (36th WARD) ORDINANCE REFERRED (6-18-25)
DOCUMENT #O2025-0018184

Common Address: 2753-59 N Oak Park Ave

Applicant: Alderman Gilbert Villegas

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

NO. A-9017 (43rd WARD) ORDINANCE REFERRED (6-18-25)
DOCUMENT #O2025-0017769

Common Address: 345 W Armitage

Applicant: Alder Timothy Knudsen

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

MAP AMENDMENTS – FOR PREVIOUSLY DEFERRED MAP AMENDMENTS SEE PAGE 18

NO. 22810-T1 (1st WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018859

Common Address: 2144 West Potomac Avenue

Applicant: Dsk Potomac LLC

Owner: Dsk Potomac LLC

Attorney: Rolando Acosta

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 legalize the third unit of the front building and allow the duplexed unit in the rear building to be divided into two separate units for a total of six residential dwelling units

NO. 22813 (3rd WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018863

Common Address: 101-213 West Roosevelt Road/1200-1558 South Clark Street

Applicant: Roosevelt/Clark Partners LLC

Owner: The Board of Trustees of the University of Illinois

Attorney: Rich Klawiter & Katie Jahnke Dale

Change Request: Waterway Residential-Business Planned Development No.1434 to Waterway Residential Business Entertainment and Spectator Sports Planned Development No 1434, as amended

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

Purpose: Amendment to existing Planned Development to a multi-phased mixed use development that will include residential, retail, institutional office and a new 22,000 seat stadium. The max number of dwelling units will remain 10,000 and the max FAR will remain 5.65

NO. 22795-T1 (4th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018574

Common Address: 4404-4414 South Greenwood Avenue

Applicant: 4404-4414 South Greenwood LLC

Owner: 4404-4414 South Greenwood LLC

Attorney: Sara Barnes

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

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

Purpose: A new townhouse complex, which will feature 9 attached 3 story single-family residences (dwelling units), organized between 2 townhouses developments and off-street parking for 23 vehicles

NO. 22793 (8th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018571

Common Address: 7600 South Jeffrey Boulevard

Applicant: KCL LLC

Owner: KCL LLC

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 bring the property into a zoning district that permits office use as of right

NO. 22794 (8th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018573

Common Address: 601 East 87th Street

Applicant: Ken'Shena Pierce

Owner: Ken'Shena Pierce

Witness: Ken'Shena Pier

Change Request: RS-3 Residential Single-Unit (Deatched House) District to B3-1 Community Shopping District

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

Purpose: The purpose of the rezoning request is to convert the existing property into a flexible mixed-use commercial space that will include private and shared office space rentals, as well as a small café open to the public

NO. 22812 (10th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018862

Common Address: 10327-10359 South Ewing Ave, 3634- 3658 East 104th Street, and 10330-10358 South Avenue J

Applicant: The Board of Education for the City of Chicago

Owner: Public Building Commission of Chicago & The City of Chicago

Attorney: Scott Borstein

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

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

Purpose: The property is currently nonconforming relative to its floor area ratio & the school building is being slightly enlarged to add an elevator

NO. 22811 (15th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018860

Common Address: 5531,5533,5535 & 5537 South Oakley Avenue

Applicant: Nataly Mendoza Trustee and Luis Endoza

Owner: Nataly Mendoza Trustee and Luis Endoza

Witness: Nataly Mendoza Trustee and Luis Endoza

Change Request: RT-4 Residential Two-Flat Townhouse and Multi-Unit to C2-1 Motor Vehicle Commercial District.

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

Purpose: Store a stationary commercial trailer and park personal cars

NO. 22799-T1 (15th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018686

Common Address: 4639-4643 South Wallace Street

Applicant: Smart Stuff Educational Inc

Owner: Carla Longo McNamara

Attorney: Nicholas Ftikas

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

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

Purpose: To permit the construction of a new five-story mixed-use building containing commercial uses on the 1st and 2nd floors and 10 residential dwelling units above

NO. 22797-T1 (16th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018679

Common Address: 6941-6957 South Western Avenue

Applicant: Patriot Motors Chicago LLC

Owner: Patriot Motors Chicago LLC

Attorney: Nicholas Ftikas

Change Request: B1-2 Neighborhood Shopping District and C2-2 Motor-Vehicle Related Commercial District (Split zoned) to C2-2 Motor-Vehicle Related Commercial District

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

Purpose: The applicants propose to establish a uniform zoning district and permit a one-story addition containing approximately 4,193 sq ft of floor area, to the existing one-story commercial building

NO. 22819-T1 (17th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT #O2025-0018875

Common Address: 2618 West 71st Street

Applicant: Oscar Rosales

Owner: Oscar Rosales

Attorney: Mark Kupiec

Change Request: B1-1 Neighborhood Shopping District to B2-3 Community Shopping District

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

Purpose: To meet the bulk density requirements to use the existing 2-story building for 4 dwelling units to legalize 2 dwelling units

NO. 22814 (18th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT O2025-0018864

Common Address: 7600-7400 South Kostner Avenue/ 7601 South Cicero Avenue

Applicant: Midwest RE Acquisitions LLC

Owner: See attached Schedule A – Schedule of Property Owner

Attorney: Liz Butler

Change Request: B3-2 Community Shopping District to M2-2 Light Industry District, then to an Industrial Planned Development

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

Purpose: Mandatory planned development pursuant to Section 17-8-0512-B to permit the construction of a warehouse and distribution facility, consisting of four industrial buildings with a max building height of 68 feet containing a total of approx. 912,880 sq.ft. of floor area, 923 vehicular parking spaces and 92 loading docks

NO. 22803 (19th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018703

Common Address: 10130-10138 South Western Avenue

Applicant: Strickland's Enterprises LLC

Owner: SCF RC Funding IV LLC by Essential properties Realty Trust Inc

Attorney: Meg George/ Chris Leach

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

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

Purpose: To bring the existing use of the property into zoning compliance

NO. 22804-T1 (25th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018731

Common Address: 2238-2240 West Coulter Street

Applicant: Bon Bon Developers LLC

Owner: Bon Bon Developers LLC

Attorney: Lisa Duarte

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

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

Purpose: To meet the bulk requirements to allow the construction of a 3-story 4-dwelling unit building with 4 parking spaces

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. 22823-T1 (25th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018889

Common Address: 1923 South Jefferson Street

Applicant: Key Development Group LLC

Owner: Key Development Group LLC

Attorney: Ximena Castro / Rolando Acosta

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

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

Purpose: To increase parking from two to four spaces for a TSL property and to increase the front yard setback for a property with pedestrian street requirements.

NO. 22822-T1 (25th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018886

Common Address: 2219-2221 West Cermak Road

Applicant: Pink Line LLC

Owner: Pink Line LLC

Attorney: Ximena Castro / Rolando Acosta

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 build a five-story residential building with 16 residential units and four indoor parking spaces

NO. 22818-T1 (25th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018871

Common Address: 2212-2216 South Leavitt Street

Applicant: Pink Line LLC

Owner: Pink Line LLC

Attorney: Ximena Castro / Rolando Acosta

Change Request: C1-1 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 residential building with 30 residential units and 16 indoor parking spaces

NO. 22821-T1 (25th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018884

Common Address: 2201-2203 West Cermak Road/2200-2208 South Leavitt Street

Applicant: Pink Line LLC

Owner: Pink Line LLC

Attorney: Ximena Castro / Rolando Acosta

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 build a five-story residential building with 18 residential units and 4 indoor parking spaces and 22 bicycle spaces

NO. 22796-T1 (26th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018575

Common Address: 1000 North Franciso Avenue

Applicant: 1000 N Franciso LLC

Owner: 1000 N Franciso LLC

Attorney: 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 permit the construction of a proposed three-story residential building containing six dwelling units. The building will be supported by three off street parking spaces the rear

NO. 22807-T1 (32nd WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018856

Common Address: 1723 West Wabansia Avenue

Applicant: Juliana Sung & Robert Gephardt

Owner: Juliana Sung & Robert Gephardt

Attorney: Sylvia Michas

Change Request: RS-3 Residential Single-Unit (Detached House) District to RT-3.5 Residential Two-Flat Townhouse and Multi-Unit

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

Purpose: To permit the conversion and expansion of the existing rooftop “doghouse” into a rooftop penthouse which will be fully enclosed and utilized as a habitable space

NO. 22802-T1 (32nd WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018694

Common Address: 1215-1227 West Belmont Avenue

Applicant: Skymaster LLC

Owner: 1215 West Belmont Avenue LLC and 1227 West Belmont Avenue LLC

Attorney: Katriina McGuire

Change Request: C1-1 Neighborhood Commercial District to B2-3 Community Shopping District

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

Purpose: Applicant seeks to file a required Type 1 with optional relief to construct a 5-story mixed-use building with 40 residential dwelling units

NO. 22792-T1 (33rd WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018569

Common Address: 3845 North Whipple Street

Applicant: Jacob Edie

Owner: Jacob Edie

Attorney: Thomas Moore

Change Request: RS-3 Residential Single-Unit (Deatched House) to RT-3.5 Residential Two-Flat Townhouse and Multi-Unit

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

Purpose: To meet the bulk and density standards of the R-3.5 zoning district in order to allow the proposed third story in addition to the existing 2-story single family residence with a 2-car garage

NO. 22815-T1 (35th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018865

Common Address: 2953-2959 West Belmont Avenue

Applicant: DV Development LLC- 1503 Walton Series

Owner: 2953 Belmont Trust

Attorney: Rolando Acosta

Change Request: C1-1 Neighborhood Commercial District to B2-3 Community Shopping District

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

Purpose: To construct a six-story, mixed-use building with ground floor commercial and residential upper floors

NO. 22816 (35th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018866

Common Address: 3654 West Schubert Avenue

Applicant: 3654 West Schubert LLC

Owner: 3654 West Schubert LLC

Witness: John Kozlar

Change Request: RS-3 Residential Single-Unit (Deatched House) District to B2-1.5 Neighborhood Shopping District

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

Purpose: Add a coffee + tea shop with ice cream to the vacant storefront

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

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

Purpose: The applicant is proposing to permit a third residential unit at garden level within the existing multi-unit residential building

NO. 22820 (38th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018880

Common Address: 3936 North Central Avenue

Applicant: Nikolaos Gazis

Owner: Gladstone - Norwood Trust and Savings Bank as Trustee under trust # 1338

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

Attorney: Mark Kupiec

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

Purpose: To meet bulk standards to build a new 3-story mixed-use building with 8 dwelling units

NO. 22809-T1 (38th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018858

Common Address: 6519 West Addison Street

Applicant: Neenah and Addison LLC

Owner: Alicja Gizynski

Attorney: Paul Kolpak

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

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

Purpose: To allow construction of one new 3 story building with 6 dwelling units in place of the previously approved 2 buildings with 3 units each

NO. 22801 (40th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018691

Common Address: 2415-2425 West Peterson Avenue

Applicant: Kaneh Group LLC

Owner: Megara Properties LLC

Attorney: Bridget O'Keefe

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

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

Purpose: To allow a Cannabis Dispensary

NO. 22805-T1 (40th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018732

Common Address: 5616 North Washtenaw Avenue

Applicant: Washtenaw Chicago Apts LLC

Owner: Washtenaw Chicago Apts LLC

Attorney: Liz Butler/ Janet Stengle

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

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

Purpose: To comply with the standards of the B2-3 Community Shopping District , bring non-conforming conditions at the property into conformance with zoning, and to renovate the existing residential building

NO. 22806-T1 (42nd WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018734

Common Address: 223 West Erie Street

Applicant: 223 W Erie Conversion LLC

Owner: Cloud 9 Property Ventures LLC

Attorney: Liz Butler/ Janet Stengle

Change Request: DX-5 Downtown Mixed-Use District to DX-5 Downtown Mixed-Use District (Type 1)

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

Purpose: To comply with the use table and standards of the DX-5 Downtown Mixed-Use District and to allow the adaptive reuse of the existing 7-story building for multi-unit residential use

NO. 22817-T1 (43rd WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018870

Common Address: 458 West Dickens Avenue

Applicant: Lincdick LLC

Owner: Lincdick LLC

Attorney: Rolando Acosta

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

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

Purpose: To construct a two-story addition on top of the ground floor commercial space

NO. 22798-T1 (43rd WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018668

Common Address: 2701 North Clark Street

Applicant: 2701 Clark LLC

Owner: 2701 Clark LLC

Attorney: Nicholas Ftikas

Change Request: B1-2 Neighborhood Shopping District to B2-5 Neighborhood Mixed-Use District

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

Purpose: To permit a 2-story addition and the mixed-use conversion of the existing vacant building

PREVIOUSLY DEFERRED ITEMS

NO. A-9008 (22nd WARD) ORDINANCE REFERRED (6/18/25)
DOCUMENT #O2025-0017751

Common Address: 3300-3324 W. 31st Street

Applicant: Alder Michael Rodriguez

Change Request: M2-3 Light Industry District to B1-3 Neighborhood Shopping District

NO. A-9009 (22nd WARD) ORDINANCE REFERRED (6/18/25)
DOCUMENT #O2025-0017739

Common Address: 3214-3252 W. 31st Street

Applicant: Alder Michael Rodriguez

Change Request: M2-3 Light Industry District to B3-1 Community Shopping District

NO. A-9010 (22nd WARD) ORDINANCE REFERRED (6/18/25)
DOCUMENT #O2025-0017733

Common Address: 3010-3030 S. Kedzie Avenue

Applicant: Alder Michael Rodriguez

Change Request: M2-3 Light Industry District to B1-3 Neighborhood Shopping District

NO. A-9011 (22nd WARD) ORDINANCE REFERRED (6/18/25)
DOCUMENT #O2025-0017696

Common Address: 3000-3016 S. Spaulding Avenue

Applicant: Alder Michael Rodriguez

Change Request: M1-1 Limited Manufacturing/Business Park District to RS-3 Residential Single-Unit (Detached House) District

NO. A-9012 (22nd WARD) ORDINANCE REFERRED (6/18/25)
DOCUMENT #O2025-0017737

Common Addresses: 3018 S. Spaulding Avenue and 3037 S. Christiana Avenue

Applicant: Alder Michael Rodriguez

Change Request: M1-1 Limited Manufacturing/Business Park District to C1-1 Neighborhood Commercial District

NO. A-9013 (22nd WARD) ORDINANCE REFERRED (6/18/25)
DOCUMENT #O2025-0017743

Common Address: 3225-3251 W. 30th Street

Applicant: Alder Michael Rodriguez

Change Request: M1-1 Limited Manufacturing/Business Park District to C1-1 Neighborhood Commercial District

NO. 22761 (3rd WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017429

Common Address: 5301-5325 South State Street

Applicant: Center Court Development LLC and XS Tennis & Education Foundation

Owner: Center Court Development LLC and XS Tennis & Education Foundation

Attorney: Nicholas Ftikas

Change Request: M1-2 Limited Manufacturing/Business Park District to B3-3 Community Shopping District and then to Residential Business Planned Development

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

Purpose: To establish a Residential Business Planned Development and the construction of a new five-story mixed-use building with 51 residential units and a new six-story hotel building with 125 hotel rooms

NO. 22704 (5th WARD) ORDINANCE REFERRED (3-12-25)
DOCUMENT #O2025-0016078

Common Address: 6402-20 South Stony Island Avenue

Applicant: Aquinnah Investment Trust

Owner: City of Chicago

Attorney: Rich Klawiter

Change Request: B3-5 Community Shopping District to Business Planned Development

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

Purpose: To construct a 26 story hotel consisting of approximately 36,087 Sq ft and a height of 303'-8". The proposed development includes up to 250 hotel room units, retail, office space, hotel support accessory parking (118) 12 bicycle parking spaces provided.

NO. 22541-T1 (25th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012331

Common Address: 2135 W Cermak Rd

Applicant: 2135 Cermak LLC

Owner: 2135 Cermak LLC

Attorney: Timothy Barton

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

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

Purpose: The applicant proposes to convert an existing four-story building with six dwelling units and one ground-floor commercial space to seven dwelling units by converting the commercial unit to residential use. Seven parking spaces will be provided.

NO. 22742-T1 (25th WARD) ORDINANCE REFERRED (5/7/25)
DOCUMENT #O2025-0017134

Common Address: 1626 South Throop Street

Applicant: 1626 Throop LLC

Owner: 1626 Throop LLC

Attorney: Tyler Manic

Change Request: RT-4 Residential Two-Flat Townhouse and Multi-Unit District to B2-5 Neighborhood Mixed-Use District

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

Purpose: To bring the existing density and bulk characteristics into compliance with the Zoning Ordinance

NO.22779-T1 (30th WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-0017928

Common Address: 4100-08 West Belmont Avenue/ 3200-10 North Karlov Avenue

Applicant: Belmont Karlov LLC

Owner: All Chicago Inc.

Attorney: Ximena Castro

Change Request: M1-1 Limited Manufacturing District to B2-3 Neighborhood Mixed-Use District

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

Purpose: To construct a new five-story building with approximately 2,000 square feet of commercial space, 32 residential units, 22 parking spaces, and 32 bicycle spaces.

NO.22777-T1 (31st WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-0017925

Common Address: 4506-4508 W Wrightwood Avenue

Applicant: Building Wrightwood, LLC

Owner:

Attorney: Lawrence M. Lusk

Change Request: RS3 Residential Single Unit (Detached House) District to RM4.5 Residential Multi Unit District

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

Purpose: To legalize two existing units located in the basement of the building. After rezoning, the property will remain a six-unit residential building with three off street parking spaces located in a rear detached and enclosed garage.

NO.22789-T1 (33rd WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-0018017

Common Address: 3122 W Belmont Avenue

Applicant: Lukaven Development LLC

Owner: Alpine Capital Management LLC

Attorney: Mark Kupiec

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

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

Purpose: To build a new 4-story mixed use building with 9 dwelling units. There would be 5 parking spaces and 3,479 sf of commercial space.

NO. 22692 (34th WARD) ORDINANCE REFERRED (3-12-25)
DOCUMENT #O2025-0015985

Common Address: 55 East Washington Street/31-41 North Wabash Avenue

Applicant: PO 55 LLC

Owner: MRR 55 Washington Owner LLC

Attorney: Michael Ezgur & Rolando Acosta

Change Request: DR-10 Downtown Residential District to DX-16 Downtown Mixed- Use District then to a Residential Business Planned Development

Purpose: To propose an interior remodeling to convert the existing, vacant office space into an additional 214 residential dwelling units. There are no other proposed changes.

NO.22784-T1 (37th WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-0017955

Common Address: 418 N Lavergne Avenue

Applicant: Maria Rosa Quizhpi

Owner: Maria Rosa Quizhpi

Attorney: Dean T. 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 change the building from a single-family home resided by the applicant to a 2-flat residential building.