

SUMMARY OF A MEETING
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF 2/18/25
TO BE REPORTED OUT 2/19/25

TEXT AMENDMENTS

DOCUMENT # O2025-0014865 ORDINANCE REFERRED (1/15/25)

PASS AS SUBSTITUTED

Sponsors: Alderwoman Nugent (39), Alderwoman Harris (8)

Amendment of Municipal Code Section 18-29-603.3.6 requiring tapping of water mains to performed only by Department of Water Management or contracted licensed plumbers

DOCUMENT # O2024-0008277 ORDINANCE REFERRED (3/20/24)

PASS AS SUBSTITUTED

Sponsor: Alderman Lawson

Amendment of Municipal Code Sections 17-2-0303, 17-3-0400, 17-4-0400, and 17-13-1000 regarding the creation of an administrative adjustment to allow the conversion of ground floor commercial space into residential units

HISTORICAL LANDMARK DESIGNATION

DOCUMENT # O2025-0014683 (WARD 37) ORDINANCE REFERRED (1/15/25)

Historical landmark designation for Kingdom Baptist Church at 301 N Central Ave

ALDERMANIC MAP AMENDMENTS

NO. A-8934 (3rd WARD) ORDINANCE REFERRED (1/15/25)

DOCUMENT #TBD

Common Address: 2541-2611 S State St

Applicant: Alderwoman Pat Dowell

Change Request: C2-3 Motor Vehicle Related Commercial District and M1-3 Limited Manufacturing/ Business Park District to RM5 Residential Multi-Unit District

NO. A-8930 (11th & 12th WARDS) ORDINANCE REFERRED (12/2/24)

DOCUMENT #O2024-0013956

Common Address: 1612-2020 W 35th St; 1615-1965 W 35th St; 3500-3516 S Ashland Ave

Applicant: Alderwoman Lee, Alderwoman Ramirez

Change Request: B1-1 Neighborhood Shopping District, B1-2 Neighborhood Shopping District, B2-1.5 Neighborhood Mixed Use District, B2-2 Neighborhood Mixed Use District, B2-3 Neighborhood Mixed-Use District, B3-1 Community Shopping District, C1-2 Neighborhood Commercial District, RS3 Residential Single Unit (Detached House) District and RT4 Residential Two Flat, Townhouse and Multi Unit District to B3-2 Community Shopping District

NO. A-8929 (13th WARD) ORDINANCE REFERRED (12/2/24)
DOCUMENT #O2024-0013949

PASS AS SUBSTITUTED

Common Address: 7023 W Archer Ave

Applicant: Alderman Marty Quinn

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

NO. A-8931 (17th WARD) ORDINANCE REFERRED (12/2/24)
DOCUMENT #O2024-0013993

Common Address: 7850-7858 S Green St

Applicant: Alderman David Moore

Change Request: B3-1 Community Shopping District to RM5 Residential Multi-Unit District

NO. A-8932 (35th WARD) ORDINANCE REFERRED (12/2/24)
DOCUMENT #O2024-0014245

Common Address: 3400-3958 W Fullerton Ave

Applicant: Alderman Carlos Ramirez-Rosa

Proposed Change: To designate as a Pedestrian Street a segment of the Fullerton Ave right of way from the centerline of North Kimball Avenue on the east and the centerline of North Pulaski Road on the west

MAP AMENDMENTS

NO. 22652-T1 (1st WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014955

Common Address: 1642 W LeMoyne St

Applicant: Kholiava Holdings LLC

Owner: Kholiava Holdings LLC

Attorney: Mark Kupiec

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RM5 Residential Multi-Unit District

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

Purpose: Fourth Floor addition and adding a basement apartment for 6 dwelling units in existing building

NO. 22643-T1 (1st WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014946

Common Address: 1243 W Ohio St

Applicant: Alexandra Solomon and Steven D. DiUbaldo (owner of unit 1)

Owner: Micheal Jang (owner of unit 2)

Attorney: Agnes Plecka

Change Request: RT4 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 allow a 1st floor addition to unit 1, new rear deck and stairs, and a new garage rooftop deck accessed from the rear stairs of the principal building

NO. 22645-T1 (2nd WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014948

Common Address: 750 W North Ave

Applicant: 750 W North LLC

Owner: 750 W North LLC

Attorney: Liz Butler/ Braeden Lord

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

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

Purpose: To seek administrative adjustments and variations and develop a 5 story mixed use building with ground floor commercial and multi-unit residential above

NO. 22654 (10TH WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014957

Common Address: 9541 S Commercial Ave

Applicant: Raul Ontiveros

Owner: Raul Ontiveros

Attorney:

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

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

Purpose: To allow the establishment of a graphic design sign/print shop

NO. 22624 (15th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014081

Common Address: 4910-20 S Damen Ave

Applicant: OMH Property Corporation

Owner: OMH Property Corporation

Attorney: Mark Kupiec

Change Request: RS-3 Residential Single-Unit District to C1-1 Neighborhood Commercial District

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

Purpose: Convert existing one-story commercial building to a grocery store for retail and wholesale sales

NO. 22557 (16th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012519

Common Address: 6738 S Western Ave

Applicant: Hightech Building LLC

Owner: Hightech Building LLC

Attorney: Mark Kupiec

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

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

Purpose: To use the property as a motor vehicle repair shop including body work and painting

NO. 22547-T1 (16th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012471

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 6301 S Western Ave

Applicant: SWOP 6301, LLC

Owner: Private Holdings II, Inc

Attorney: Steve Friedland

Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

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

Purpose: The applicant seeks to demolish the existing building and build a new five story, 65-foot tall, mixed-use building with 11 surface parking spaces. The building will have approximately 2,250 sf of ground floor commercial space. All units will be affordable

NO. 22606 (17th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014039

Common Address: 7411-7447 S Halsted St

Applicant: Halsted Avenue LLC

Owner: Halsted Avenue LLC

Attorney: Richard A. Toth

Change Request: Planned development 1140 to M2-1 Light Industry District

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

Purpose: To conform to the intended use, contractor / construction yard

NO. 22637-T1 (25TH WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014847

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1726 W Cullerton

Applicant: Dean, George, and Lucia Economos

Owner: Dean, George, and Lucia Economos

Attorney: Tom Moore

Change Request: RT4 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 allow for the construction of a new detached 2 car garage with a roof deck

NO. 22649-T1 (27TH WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014952

Common Address: 837 N Milwaukee Ave

Applicant: 837 N Milwaukee Ave LLC

Owner: 837 N Milwaukee Ave LLC

Attorney: Fred Agustin

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 permit the conversion of the retail spaces at grade to residential uses

NO. 22627 (27th WARD) ORDINANCE REFERRED (12-13-24)
DOCUMENT #O2024-0014456

PASS AS REVISED

Common Address: 1465-1483 N Kingsbury St./ 835-919 W Blackhawk St./1450-1472 N Dayton St

Applicant: BDBC SPE LLC

Owner: BDBC SPE LLC

Attorney: Katriina S. McGuire

Change Request: Residential Business Planned Development 1292, as amended to Residential Business Planned Development as amended

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

Purpose: Rezoning is only to permit hotel uses in Sub-Area C. The planned development will continue to include five subareas with four structures and open spaces. Sub-Area A consists of a 299.0 ft tall building with retail and a maximum of 327 residential units and 110 off street parking; Sub-Area B consist of 64 ft tall building, 4 inch tall building with a maximum of 34 dwelling units and 34 off street parking spaces; Sub-Area C consist of a 125 ft tall building with 126 dwelling units, of which up to 14 will be hotel units, with 40 off street parking spaces ; Sub- area D consist of a 80 ft tall recreational building with 16 off street parking spaces; and Sub-Area E consists of 20,721 sq ft of publicly accessible open space

NO. 22531 (27th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012169

PASS AS REVISED

Common Address: 1325 W Fulton

Applicant: 1325 west Fulton LLC

Owner: 218 N. Elizabeth LLC

Attorney: Katie Jahnke Dale

Change Request: M2-3 Light Industry to DX-7 Downtown Mixed-Use District then to a Residential- Business Planned Development

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

Purpose: To allow for a multi-phased residential development with up to 243 units. 364 parking spaces and ground floor commercial. The max height will be 538 feet with a max FAR of 11.5

NO. 22533 (27th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012181

PASS AS REVISED

Common Address: 911-925 W Fulton Market; 200-212 N Peoria St; 900-924 W Lake St; and 201-233 N Sangamon St

Applicant: Fulton Peoria JV LLC

Owner: Fulton Peoria JV LLC

Attorney: Katie Jahnke Dale

Change Request: Planned Development 1510 to Planned Development 1510 as amended

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

Purpose: The applicant seeks to amend the Planned Development to add as permitted uses; hotel, participant sports and recreation, and medical services. The Planned Development will include up to 155 hotel rooms.

NO. 22535 (27th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012317

PASS AS REVISED

Common Address: 1901 W Madison

Applicant: United Center Joint Venture

Owner: Please see application for list of owners

Attorney: Katie Jahnke Dale & Rich Klawiter

Change Request: Stadium Planned Development No. 522, Residential Business Planned Development No. 1077, RT4 Residential Two Flat, Townhouse and Multi Unit District, RM5 Residential Multi-Unit District, B1-3 Neighborhood Shopping District, B3-1 Community Shopping District, B3-3 Community Shopping District, C1-2 Neighborhood Commercial District and C1-3 Commercial Neighborhood District to C1-5 Neighborhood Commercial District and then to Stadium Residential Business Planned Development No. 522, as amended

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

Purpose: To allow for a mixed used, multi-phased planned development containing up to 9,463 residential dwelling units, 1,309 hotel keys, a music hall and other commercial uses. The maximum overall height will be 660 feet and the maximum FAR will be 5.0

NO. 22655 (28TH WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014958

PASS AS SUBSTITUTED

Common Address: 1347-49 W Taylor St

Applicant: Middle A Ventures, LLC and Multifam LLC

Owner: Middle A Ventures, LLC and Multifam LLC

Attorney: Emmanuel Byarm

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 legalize the existing density and split the lot into two separate zoning lots

NO. 22646-T1 (30TH WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014949

Common Address: 3149-59 N Long Ave; 5357-59 W Belmont Ave

Applicant: Timothy Mehmeti

Owner: Timothy Mehmeti

Attorney: Gordon and Pikarski

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

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

Purpose: The existing building will be converted into 16 residential units including ground floor residential units and commercial space. No parking is currently provided nor will be provided. The building shall remain 33 feet 1 inch in height

NO. 22639-T1 (31ST WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014858

Common Address: 3131 N Cicero Ave

Applicant: Express Auto Parts Inc

Owner: Express Auto Parts Inc

Attorney: Roberto Martinez

Change Request: B1-1 Neighborhood Shopping District to C2-2 Motor Vehicle Related Commercial District

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

Purpose: To comply with the zoning ordinance pursuant to the automotive retail use requirements

NO. 22650-T1 (39th WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014953

Common Address: 3841-45 W Devon Ave

Applicant: Abdul Mannan

Owner: Abdul Mannan

Attorney: Gordon & Pikarski

Change Request: B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed Use District

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

Purpose: To increase the density of the existing building to four residential dwelling units by increasing the height from 1 to 3 floors

NO. 22638-T1 (43rd WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014852

Common Address: 2225 N Dayton St

Applicant: David Pryor and Stephanie Zosak

Owner: David Pryor and Stephanie Zosak

Attorney: Tom Moore

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RT4.5 Residential Two Flat, Townhouse and Multi Unit District

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

Purpose: To allow for a first-floor addition and a newly constructed third floor to accommodate the applicants growing family

NO. 22640 (43rd WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014943

Common Address: 1875 N Dayton St

Applicant: 1875 N Dayton LLC

Owner: 1875 N Dayton LLC

Attorney: Liz Butler/ Braeden Lord

Change Request: RT4 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 allow the conversion of existing storage space in the basement of the existing three story multi unit residential building at the property to an additional dwelling unit, for a total of seven dwelling units in the existing building (six existing units and one new unit)

NO. 22642 (44TH WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014945

Common Address: 3716-3718 N Southport Ave

Applicant: 3718 N Southport Ave Associates LLC

Owner: The Port South Condominium Association

Attorney: Richard Toth/ Mara Georges

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

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

Purpose: To allow build out and enclosure of recessed entrance to provide approx. 131 sq.ft of additional retail space

NO. 22653 (44TH WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014956

Common Address: 3242 N Clark St

Applicant: Green Lion Hospitality LLC

Owner: Throughline Chicago LLC

Attorney: Daniel Rubinow

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

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

Purpose: To open a new licensed tavern

NO. 22626 (46TH WARD) ORDINANCE REFERRED (12-13-24)
DOCUMENT #O2024-0014455

PASS AS REVISED

Common Address: 3911 to 3925 N Sheridan Rd; 943 to 957 W Dakin St

Applicant: Sheridan Red Line Development, LLC

Owner: Sheridan Red Line Development, LLC

Attorney: Andrew Scott

Change Request: Residential Business Planned Development No. 1368 to Residential Business Planned Development No. 1368 as amended

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

Purpose: The subject property will be improved with a 7-story mixed use building with ground floor commercial space, a 15-car-attached garage, and 120 residential units. The sole purpose of the amendment is to allow for a cat grooming and board facility at the subject property

NO. 22180 (46th & 47th WARDS) ORDINANCE REFERRED (5-24-23)
DOCUMENT #02023-2002

PASS AS REVISED

Common Address: 4427-59 N Clark St; 1425-27 W Sunnyside Ave; 4440-56 N Clark St; 1437-47 W Sunnyside Ave

Applicant: The Black Ensemble Theater Corporation

Owner: The Black Ensemble Theater Corporation

Attorney: Liz Butler & Graham Grady

Change Request: B3-3 Community Shopping District and C1-2 Neighborhood Commercial District to B3-3 Community Shopping District and then to a Business Institutional Residential Planned Development

Purpose: To authorize the construction of a new, mixed-use residential development

NO. 22648-T1 (49TH WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014951

Common Address: 7225 N Greenview Ave

Applicant: P.A.C.T.T. Learning Center

Owner: P.A.C.T.T. Learning Center

Attorney: Andrew Scott

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RM5 Residential Multi-Unit District

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

Purpose: The property will be used as a school. There will be no dwelling units. There will be one parking space. The existing building is approximately 8,580 sq.ft. the applicant will add about 500 sq.ft. of space to accommodate an elevator and ADA accessible entrance lobby

NO. 22630 (50th WARD) ORDINANCE REFERRED (12-13-24)
DOCUMENT #O2024-0014452

Common Address: 7109 N Western Ave

Applicant: 3901 and 3905 W Van Buren St, LLC

Owner: 3901 and 3905 W Van Buren St, LLC

Attorney: Gordon and Pikarski Chartered

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 seeks to increase the density of the existing building to six residential dwelling units, with six parking spaces including ground floor residential use. No commercial space is proposed

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2025-0014636	50	5724 N Lincoln Ave	Castle Car Wash
Or2025-0014881	47	2415 W Montrose Ave	237 Media LLC
TBD	47	4772 N Lincoln Ave	Ali Tas
TBD	39	4840 N Pulaski Rd	Pollo Compero
TBD	35	3501 W Irving Park Rd	Ivy Vet
TBD	35	3501 W Irving Park Rd	Ivy Vet
TBD	35	2545 W Diversey Ave	RXO Logistics
TBD	35	2545 W Diversey Ave	RXO Logistics
Or2025-0014699	32	2642 N Jones St	BrightPath Bucktown
Or2025-0014698	32	2642 N Jones St	BrightPath Bucktown
Or2025-0014493	27	1419 N Kingsbury St	WF Kingsbury Center, LLC
Or2025-0014878	27	155 N Carpenter St.	Live Nation
Or2025-0014879	27	920 N Wells St	920 N Wells St Owner LLC
Or2025-0014494	27	2355 W Washington Blvd	AG Bells II LLC (Taco Bell)
Or2025-0014625	11	320 W 35 th St	Fanatics Chicago White Sox
TBD	2	1520 N Halsted St	La-Z-boy Retail, Inc
Or2025-0014502	1	2455 W Fullerton	MJ Carpenter