

SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARK AND BUILDING STANDARDS
MEETING OF APRIL 15, 2025
TO BE REPORTED OUT APRIL 16, 2025

TEXT AMENDMENTS

DOCUMENT # O2025-0016019 ORDINANCE REFERRED (3/12/25)

Sponsors: Alderman Ronnie Mosley

Amendment of Municipal Code Section 17-6-0403-F to require special use permits for daycares and community centers and gardens, and by-right permits for artist work space, food/beverage retail and medical services, all in PMD No. 10

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

VOTED DO NOT PASS

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

FEE WAIVER OF HISTORICAL LANDMARK

DOCUMENT # Or2025-0015944 (WARD 34) ORDINANCE REFERRED (3/12/25)

Waiver of permit fees for landmark Rector Building at 79 W Monroe St

MAP AMENDMENTS

NO. A-8945 (15th WARD) ORDINANCE REFERRED (2/15/25)
DOCUMENT #O2025-0015602

Common Address: 5814-5816 S Hoyne Avenue

Applicant: Alder Raymond Lopez

Change Request: M2-2 Light Industry District to B2-2 Neighborhood Commercial District

NO. A-8946 (16th WARD) ORDINANCE REFERRED (2/12/25)
DOCUMENT #O2025-0015607

Common Address: 5835-5843 S Justine Street

Applicant: Alder Stephanie D Coleman

Change Request: M1-1 Limited Manufacturing/Business Park District to RM-5 Residential Multi-Unit District

NO. A-8947 (16th WARD) ORDINANCE REFERRED (2/15/25)
DOCUMENT #O2025-0015606

Common Address: 5900 S Loomis Boulevard

Applicant: Alder Stephanie D Coleman

Change Request: C1-1 Neighborhood Commercial District and RS-3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

NO. A-8948 (16th WARD) ORDINANCE REFERRED (2/19/25)
DOCUMENT #O2025-0015608

Common Address: 5832-5844 S Green Street

Applicant: Alder Stephanie D Coleman

Change Request: M1-1 Limited Manufacturing/Business Park District to RM-5 Residential Multi-Unit District

NO. A-8949 (16th WARD) ORDINANCE REFERRED (2/19/25)
DOCUMENT #O2025-0015605

Common Address: 5950 S Racine Avenue

Applicant: Alder Stephanie D Coleman

Change Request: C1-1 Neighborhood Commercial District to C1-2 Neighborhood Commercial District

NO. A-8950 (16th WARD) ORDINANCE REFERRED (2/19/25)
DOCUMENT #O2025-0015609

Common Address: 5800-5816 S Lowe Avenue

Applicant: Alder Stephanie D Coleman

Change Request: M1-2 Limited Manufacturing/Business Park District to RT-4 Residential Two-Flat Townhouse and Multi-Unit District

NO. A-8951 (19th WARD) ORDINANCE REFERRED (2/19/25)
DOCUMENT #O2025-0015335

Common Address: 9845-9851 S Charles Street

Applicant: Alder Matthew J O'Shea

Change Request: RT-4 Residential Two-Flat Townhouse and Multi-Unit District to RS-1 Residential Single-Unit (Detached House) District

NO. A-8938 (21st WARD) ORDINANCE REFERRED (1/15/25)
DOCUMENT #O2025-0014527

Common Address: 1544 W 119th Street, 11901 S Ashland Avenue, 1441 W 119th Street

Applicant: Alder Ronnie Mosley

Change Request: M2-2 Light Industry District and RS-3 Residential Single-Unit (Detached House) District to RT-3.5 Residential Two-Flat Townhouse and Multi-Unit District

NO. A-8939 (21st WARD) ORDINANCE REFERRED (1/15/25)
DOCUMENT #O2025-0014508

SUBSTITUTED

Common Address: 700-06 W 95th Street

Applicant: Alder Ronnie Mosley

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

NO. A-8940 (21st WARD) ORDINANCE REFERRED (1/15/25)
DOCUMENT #O2025-0014528

Common Address: 11855 S Ashland Avenue, 1552 W 119th Street

Applicant: Alder Ronnie Mosley

Change Request: M2-2 Light Industry District to B1-1 Neighborhood Shopping District

NO. A-8941 (21st WARD) ORDINANCE REFERRED (2/19/25)
DOCUMENT #O2025-0015271

Common Address: 1001-1239 and 1000-1158 W 115th Street

Applicant: Alder Ronnie Mosley

Change Request: RS-2 Residential Single Unit (Detached House) District, B3-1 Community Shopping District, B3-2 Community Shopping District, and M1-1 Limited Manufacturing/Business Park District to RT-4 Residential Two-Flat Townhouse and Multi-Unit District

NO. A-8942 (26TH & 35TH WARDS) ORDINANCE REFERRED (2/19/25)
DOCUMENT #O2025-0015531

SUBSTITUTED

Common Address: 4000-4400 W Armitage

Applicant: Alder Jessie Fuentes, Alder Carlos Ramirez-Rosa

PROPOSED CHANGE: To designate as a Pedestrian Street a segment of the West Armitage Avenue right of way from the centerline of North Pulaski Road on the east and the centerline of North Kostner Avenue along the west

NO. A-8943 (45TH WARD) ORDINANCE REFERRED (2/19/25)
DOCUMENT #O2025-0015612

SUBSTITUTED

Common Address: 4037-4065 N Cicero, 4034-4104 N Cicero Ave

Applicant: Department of Planning and Development, Patrick Murphy

PROPOSED CHANGE: To de-designate as a Pedestrian Street a segment of the North Cicero right of way from the centerline of West Cuyler Ave on the south and the centerline of West Belle Plaine on the north along North Cicero Ave

NO. A-8962 (46th WARD) ORDINANCE REFERRED (3/19/25)
DOCUMENT TBD

Common Address: 4116 N Clark Street

Applicant: Alder Angela Clay

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

Purpose: Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, relief pursuant to Section 17-13-1101-M of the Chicago Zoning Ordinance is included

NO. A-8952 (47th WARD) ORDINANCE REFERRED (2/19/25)
DOCUMENT #O2025-0015589

Common Address: 3901-3937 N Western Avenue

Applicant: Alder Matthew J Martin

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

NO. A-8953 (47th WARD) ORDINANCE REFERRED (2/19/25)
DOCUMENT #O2025-0015593

Common Address: 4721-4763 N Western Avenue

Applicant: Alder Matthew J. Martin

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

NO. A-8954 (47th WARD) ORDINANCE REFERRED (2/19/25)
DOCUMENT #O2025-0015597

Common Address: 4801-4857 N Western Avenue, 2334-2348 W Lawrence Avenue

Applicant: Alder Matthew J. Martin

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

NO. A-8957 (49th WARD) ORDINANCE REFERRED (3/12/25)
DOCUMENT #O2025-0016020

Common Address: 7500-7530 N Ashland Avenue

Applicant: Alder Maria E Hadden

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

NO. A-8958 (49th WARD) ORDINANCE REFERRED (3/12/25)
DOCUMENT #O2025-0016024

Common Address: 7600-7610 N Paulina Street, 1632-1660 W Howard Street, 7606-7610 N Marshfield Avenue

Applicant: Alder Maria E Hadden

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

NO. A-8959 (49th WARD) ORDINANCE REFERRED (3/12/25)
DOCUMENT #O2025-0016016

Common Address: 1547 W Howard Street

Applicant: Alder Maria E Hadden

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

NO. A-8960 (49th WARD) ORDINANCE REFERRED (3/12/25)
DOCUMENT #O2025-0016022

Common Address: 1901-2335 W Howard Street, 7540 N Ridge Boulevard, 7551-7559 N Ridge Boulevard, 2015 N Hoyne Avenue, 7537-7547 N Wolcott Avenue, 1827 W Birchwood Avenue

Applicant: Alder Maria E Hadden

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

NO. A-8961 (49th WARD) ORDINANCE REFERRED (3/12/25)
DOCUMENT #O2025-0016017

SUBSTITUTED

Common Address: 7555-7559 N Rogers Ave; 7518-7532 N Greenview Ave; 1441-1427 W Howard St.; 7601-7627 N Rogers Ave

Applicant: Alder Maria E Hadden

Change Request: C1-1 Neighborhood Commercial District, RT-3.5 Residential Two-Flat Townhouse and Multi-Unit District, and B1-3 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

NO. 22696-T1 (1st WARD) ORDINANCE REFERRED (3-12-25)
DOCUMENT #O2025-0016000

Common Address: 2625 North Talman Ave

Applicant: 2625-27 N Talman LLC

Owner: Bethel International Full Gospel Church of Chicago, NFP

Attorney: Rolando R. Acosta

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

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

Purpose: To redevelop the property by converting the existing building into sixteen residential dwelling units with no parking and 16 bicycle parking spaces.

NO. 19970-T1 (1st WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1355

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1815-21 N California Ave

Applicant: 1815-21 N California LLC

Owner: 1815-21 N California LLC

Attorney: Law Office of Mark J Kupiec

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

Purpose: To build a new 4 story, 20 dwelling unit residential building; 20 parking spaces: no commercial space: height 47 feet 2 inches

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

PASS AS REVISED

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. 22635 (4TH WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014839

PASS AS REVISED

Common Address: 920-1006 S Michigan Ave; 1011-1015 S Wabash Ave

Applicant: 1006 S Michigan LLC

Owner: Please see application for list of owners

Attorney: John George and Chris Leach

Change Request: Residential Business Planned Development 1323, as amended to Residential Business Planned Development 1323, as amended

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

Purpose: To add the permitted use of residential in Subarea B to convert the existing office space to 49 dwelling units

NO. 22698 (5TH WARD) ORDINANCE REFERRED (3-12-25)
DOCUMENT #O2025-0016071

Common Address: 5493 South Cornell Avenue

Applicant: 5500 S Cornell, LLC

Owner: 5500 S Cornell, LLC

Attorney: Graham C. Grady/ Sylvia C Michas

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

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

Purpose: To propose high end wine bar with the sale of light food items, within the first floor of the existing 3-story mixed-up building.

NO. 22706 (8TH WARD) ORDINANCE REFERRED (3-12-25)
DOCUMENT #O2025-0016078

Common Address: 731-759 E 95th St

Applicant: Metra Commuter Rail Division of the Regional Transportation

Owner: Chicago State University

Attorney: Carol Stubblefield

Change Request: RM5 Residential Multi-Unit District and M1-1 Limited Manufacturing District to T Transportation District

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

Purpose: A joint use Metra-Chicago State University parking facility

NO. 22602 (8th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014029

PASS AS REVISED

Common Address: 9329-9429 S Stony Island

Applicant: PCS Land Acquisition, LLC and CH Land Acquisition, LLC

Owner: See application

Attorney: Steven Friedland

Change Request: Planned Development 1412 to Planned Development 1412 as amended

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

Purpose: To permit subarea c to include a drive through, to allow the development of an approximately 2,500 SF Starbucks store with 27 parking spaces

NO. 22181 (20th WARD) ORDINANCE REFERRED (5-24-23)
DOCUMENT #O2023-2005

AMENDED TO TYPE 1

Common Address: 4715-4759 S Bishop St; 1412-1424 W 48th St

Applicant: The Board of Education for the City of Chicago

Owner: Public Building Commission of Chicago

Attorney: Scott Borstein, Neal and Leroy, LLC

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RM4.5 Residential Multi Unit District

Purpose: Site will remain a public elementary school. The applicant is undertaking several improvements including adding an elevator to comply with ADA requirements, adding new recreations space and a new parking area with 17 spaces (including 2 ADA stalls)

NO. 22620-T1 (27th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014069

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1236 W Hubbard St

Applicant: Hubbard Epsilon LLC

Owner: Hubbard Epsilon LLC

Attorney: Rolando Acosta

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

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

Purpose: The applicant seeks to rezone the property to allow the existing vacant ground floor to be converted to three residential dwelling units for a total of 11 residential dwellings units. No parking will be added

NO. 22702-T1 (27th WARD) ORDINANCE REFERRED (3-12-25)
DOCUMENT #O2025-0016075

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 440-450 North Morgan Street /1000-10 West Hubbard Street

Applicant: Diplomat Owner LLC

Owner: 440 Morgan, LLC, DBA, 450 Morgan, LLC

Attorney: Michael Ezgur

Change Request: B2-3 Neighborhood Mixed-Use District to B2-5 Neighborhood Mixed-Used District

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

Purpose: To improve the property by constructing a seven-story residential building with 79 units, 20 indoor automobile parking spaces, and 40 bicycle parking spaces

NO. 22600 (27th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014012

PASS AS REVISED

Common Address: 350 N Morgan

Applicant: 1000 W Carroll, LLC

Owner: 1000 W Carroll, LLC

Attorney: Katie Jahnke Dale

Change Request: Business Planned Development No. 1456 Subarea A to Residential Business Planned Development No. 1456 Subarea A as amended

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

Purpose: To permit the construction of a 39-story building with 573 dwelling units, 573 bicycle spaces, ground floor commercial uses, and 240 vehicular parking spaces, with accessory and incidental uses. The overall FAR of 8.1 will remain unchanged

NO. 22678-T1 (28TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT # O2025-0015341

Common Address: 3200 W Carroll Ave

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. 22701-T1 (31st WARD) ORDINANCE REFERRED (3-12-25)
DOCUMENT #O2025-0016074

Common Address: 3001-65/3101-59 North Knox Avenue/ 4601-21 W Belmont Avenue

Applicant: Kin Sports LLC

Owner: Klairmont Family Associates, L.P

Attorney: Michael Ezgur

Change Request: C2-2 Motor Vehicle Related Commercial and M1-2 Limited Manufacturing/ Business Park District to C2-2 Motor Vehicle Related Commercial District

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

Purpose: To remodel the interior of an existing vacant commercial space to install and operate an indoor sports and recreation space containing four padel courts with no other modification to the building will remain unchanged at 60 ft. To allow the proposed use, the applicant is filing a Type 1 rezoning application and additionally seeking an administrative adjustment to permit a shared parking arrangement.

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

PASS AS REVISED

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. 22681-T1 (33rd WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT # O2025-0015513

SUBSTITUTE NARRATIVE AND PLANS

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. 22647-T1 (35TH WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014950

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 3335 W Belden Ave

Applicant: Kristen Nehls

Owner: Kristen Nehls

Attorney: Siobhan Murray

Change Request: RS3 Residential Single Unit (Detached House) District to B3-1 Community Shopping District

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

Purpose: Owners wish to build mixed use, two-story building and to seek a variance to reduce the front yard setback to zero

NO. 22695-T1 (36th WARD) ORDINANCE REFERRED (3-12-25)
DOCUMENT #O2025-0014948

Common Address: 2032-34 W Ohio Street

Applicant: Anik Shah and Angel Gray Shah

Owner: Anik Shah and Angel Gray Shah

Attorney: Thomas S. Moore

Change Request: RS-3 Residential Single-Unit District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit

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

Purpose: To bring the existing non-compliant building into compliance to then allow a permit to add a pool, a hot tub and a pergola.

NO. 22703 (37th WARD) ORDINANCE REFERRED (3-12-25)
DOCUMENT #O2025-0016076

Common Address: 5213 West Potomac Ave

Applicant: Clean Community

Owner: Clean Community

Attorney: Caryn Shaw of Shaw Legal Services Ltd

Change Request: RS-3 Residential Single-Unit District to B1-1 Neighborhood Shopping District

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

Purpose: Non-profit training center for renewable energy and community outreach event space. The first floor will have training classes and events. The 2nd floor will have administrative offices. The existing lot will be fitted with 7 electric charging spaces powered with solar panels.

NO. 22705-T1 (39th WARD) ORDINANCE REFERRED (3-12-25)
DOCUMENT #O2025-0016080

Common Address: 4988 North Elston Avenue

Applicants: John and Suzanne Farrell

Owner: John and Suzanne Farrell

Attorney: Paul A Kolpak

Change Request: M1-1 Limited Manufacturing/ Business Park District to B2-2 Neighborhood Mixed Use District

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

Purpose: The applicant is proposing to legally establish a dwelling unit located in the basement and to convert from two dwelling units to three dwelling units.

NO. 22700 (43rd WARD) ORDINANCE REFERRED (3-12-25)
DOCUMENT #O2025-0016073

AMENDED TO TYPE 1

Common Address: 2110 North Kenmore Avenue

Applicants: Chicago Title Land Trust Company, Trust #8002393377

Owner: Chicago Title Land Trust Company, Trust #8002393377

Attorney: Tyler Manic

Change Request: RT-4 Residential Two-Flat, Townhouse and Multi-Unit to RT-4.5 Residential Multi-Unit District

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

Purpose: The property's use will remain unchanged. The property is improved with a two and a half story single-family home. With a rear accessory garage with two parking spaces. The building height of 35 ft and 4 inches will remain unchanged. No commercial space will be provided.

NO. 22697-T1 (44th WARD) ORDINANCE REFERRED (3-12-25)
DOCUMENT #O2025-0016070

Common Address: 1100 West Wolfram Street

Applicants: 1100 W Wolfram LLC

Owner: 1100 W Wolfram LLC

Attorney: Sara K Barnes

Change Request: RS-3 Residential Single-Unit District to RM-5 Residential Multi-Unit District

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

Purpose: To permit certain renovations and improvements to the two existing non-conforming buildings, at the subject property. The proposed renovations for the front building include the erection of a two story addition off the rear to accommodate the conversion and build out of the ground floor and basement into a single duplex dwelling unit, along with interior upgrades to the existing upgrade on the 2nd floor and the composition of a new roof deck above, while improvements to the rear building include the lawful establishments of a single "addition dwelling unit in the basement, with interior upgrades to the 2 existing buildings unit in the upper floors (located in a ADU area). In the end the property will yield a total of five dwelling units between the two existing buildings. Due to the original orientation of the buildings on the subject lot, there is and will remain no off-street vehicular parking.

NO. 22699 (45th WARD) ORDINANCE REFERRED (3-12-25)
DOCUMENT #O2025-0016072

Common Address: 5754 North Elston Avenue

Applicants: Robe II LLC

Owner: Robe II LLC

Attorney: Paul A Kolpak

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: Applicant proposed building a two-dwelling unit property with three parking spaces. The height of the proposed building is 35 ft. tall. There will be no commercial space.

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

SUBSTITUTED

Common Address: 5621 N Milwaukee

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. 22371 (48th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008350

PASS AS REVISED

Common Address: 5853 N Broadway

Applicant: Bickerdike Redevelopment Corporation

Owner: City of Chicago

Attorney: Steven Friedland

Change Request: B1-2 Neighborhood Shopping District to B2-5 Neighborhood Mixed-Use District and then to a Planned Development

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

Purpose: To develop an 11-story residential building with up to 90 dwelling units and 17 parking spaces. There will be no commercial spaces. The building height will not exceed 128 feet

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2025-0015850	03	2101 S State St	Silk Industries Inc.
Or2025-0016009	21	8652 S Lafayette Ave	Raising Cane's Restaurants, LLC
Or2025-0015809	27	1032 West Fulton Market	the Senator Group
Or2025-0015781	27	2145 W Grand Ave	Goodwill
Or2025-0015780	27	2145 W Grand Ave	Goodwill
Or2025-0015805	27	2145 W Grand Ave	Goodwill
Or2025-0015771	32	3208 N Lincoln	Regan Smile Studio
Or2025-0015772	32	3208 N Lincoln	Regan Smile Studio
Or2025-0015960	34	564 W Randolph	Fortinet Inc
TBD	35	2818 W Diversey Ave	Anthony Ristich
TBD	35	3323 W Addison St	Extra Space Management Inc
TBD	35	3323 W Addison St	Extra Space Management Inc
TBD	36	6353 W Fullerton Ave	Mattress Warehouse
Or2025-0016005	41	10000 W Ohare Airport (836 Patton Dr)	Turkish Cargo
Or2025-0016004	41	5310 N Harlem	National Police Federal Credit Union
Or2025-0016006	41	8501 W Higgins Rd Suite 110	WAHL