

**SUMMARY OF A MEETING**  
**COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS**  
**MEETING OF OCTOBER 14, 2025**  
**TO BE REPORTED OUT OCTOBER 16, 2025**

**APPOINTMENTS**

**DOCUMENT # A2025-0019890 APPOINTMENT REFERRED (9-25-25)**

Appointment of Alicia Blakely as a member of Commission on Chicago Landmarks

**DOCUMENT # A2025-0019886 APPOINTMENT REFERRED (9-25-25)**

Appointment of Nakisha Hobbs as member of Zoning Board of Appeals

**DOCUMENT # A2025-0019888 APPOINTMENT REFERRED (9-25-25)**

Appointment of Pasquale Gianni as member of Zoning Board of Appeals

**TEXT AMENDMENTS**

**DOCUMENT # O2025-0019918 ORDINANCE REFERRED (9-25-25)**

Amendment of ordinance (O2025-0017849/App. No. 22773T1) to correct zoning boundary lines and map number

**DOCUMENT # O2025-0019672 ORDINANCE REFERRED (9-25-25)**

**Sponsor:** Alder Daniel LaSpata (1)

Amendment of Municipal Code Section 17-3-0408 allowing for building height increases in certain areas of B-3 and C-3 zoning districts if project is subject to Affordable Requirements Ordinance requirements

**LANDMARK DESIGNATIONS**

**DOCUMENT # O2025-0019626 ORDINANCE REFERRED (9-25-25)**

**Ward:** 37

Historical landmark designation for New Genesis Assembly of God Baptist Church at 1400 N Laramie Ave

**DOCUMENT # O2025-0019121 ORDINANCE REFERRED (9-25-25)**

**WARD:** 42

Historical landmark designation for Erie Street Row at 161 E Erie St

**ALDERMANIC MAP AMENDMENTS**

**NO. A-9055 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (9-25-25)**

**DOCUMENT #O2025-0019060**

**Common Address:** 436-558 E 47<sup>th</sup> St; 431-451 E 47<sup>th</sup> St

**Applicant:** Alderwoman Pat Dowell

**Change Request:** RM5 Residential Multi-Unit District, B1-3 Neighborhood Shopping District, B1-5 Neighborhood Shopping District, B3-2 Community Shopping District, B3-5 Community Shopping District and C2-1 Motor Vehicle Related District to B3-3 Community Shopping District

**NO. A-9056 (4<sup>th</sup> WARD) ORDINANCE REFERRED (9-25-25)**  
**DOCUMENT #O2025-0018928**

**SUBSTITUTED**

**Common Address:** 731-841 E 43rd St, 4300-4352 S Cottage Grove Ave, 4301-4719 S Cottage Grove Ave, 4500-4526 S Cottage Grove Ave, 4532 S Cottage Grove Ave, 4544-4638 S Cottage Grove Ave and 732-818 E 47th St

**Applicant:** Alder Lamont Robinson

**Change Request:** B1-1 Neighborhood Shopping District, B1-5 Neighborhood Shopping District, B3-1 Community Shopping District and B3-2 Community Shopping District to B3-3 Community Shopping District

**NO. A-9048 (9<sup>th</sup> WARD) ORDINANCE REFERRED (9-25-25)**  
**DOCUMENT #O2025-0019310**

**Common Address:** 4-8 West 103<sup>rd</sup> St

**Applicant:** Alderman Anthony Beale

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

**NO. A-9049 (9<sup>th</sup> WARD) ORDINANCE REFERRED (9-25-25)**  
**DOCUMENT #O2025-0019311**

**Common Address:** 28 and 31 East 112<sup>th</sup> Place

**Applicant:** Alderman Anthony Beale

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

**NO. A-9050 (9<sup>th</sup> WARD) ORDINANCE REFERRED (9-25-25)**  
**DOCUMENT #O2025-0019312**

**Common Address:** 135 W 95<sup>th</sup> St

**Applicant:** Alderman Anthony Beale

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

**NO. A-9051 (9<sup>th</sup> WARD) ORDINANCE REFERRED (9-25-25)**  
**DOCUMENT #O2025-0019313**

**Common Address:** 10957 S Wentworth Ave

**Applicant:** Alderman Anthony Beale

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

**NO. A-9057 (12<sup>th</sup> WARD) ORDINANCE REFERRED (9-25-25)**  
**DOCUMENT #**

**Common Address:** 2445 W 34<sup>th</sup> Street, 2438-2444 W 34<sup>th</sup> Place

**Applicant:** Alderwoman Julia Ramirez

**Change Request:** RS1 Residential Single Unit (Detached House) District and M2-3 Light Industry District to RT4 Residential Two Flat, Townhouse and Multi Unit District

**NO. A-9054 (13<sup>th</sup> WARD) ORDINANCE REFERRED (9-25-25)**  
**DOCUMENT #O2025-0019060**

**Common Address:** 6411 S Central Ave

**Applicant:** Alderman Marty Quinn

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

**NO. A-9024 (17<sup>th</sup> WARD) ORDINANCE REFERRED (9-25-25)**  
**DOCUMENT # O2025-0018678**

**Common Address:** 6801-6845 S Winchester Ave, 6800-6844 S Wolcott Ave, 6801-6845 S Wolcott Ave, 6800-6844 S Honore St, 6801-6845 S Honore St, 6800-6842 S Wood St, 6801-6843 S Wood St, 6800-6844 S Hermitage Ave, 6801-6843 S Hermitage Ave, 6800-6842 S Paulina St, 6801-6845 S Paulina St, 6800-6842 S Marshfield Ave and 6801-6845 S Marshfield Ave

**Applicant:** Alderman David Moore

**Change Request:** RS3 Residential Single Unit (Detached House) District and B3-1 Community Shopping District to RT4 Residential Two Flat, Townhouse and Multi Unit District

**NO. A-9025 (17<sup>th</sup> WARD) ORDINANCE REFERRED (9-25-25)**  
**DOCUMENT # O2025-0018674**

**Common Address:** 6909-7045 S Damen Ave, 6914-7056 S Winchester Ave, 6915-7059 S Winchester Ave, 6908-7058 S Wolcott Ave, 6915-7059 S Wolcott Ave, 6914-7058 S Honore St, 6915-7041 S Honore St, 6914-7030 S Wood St, 7001-7043 S Wood St, 6936-7044 S Hermitage Ave, 6915-7043 S Hermitage Ave, 6914-7042 S Paulina St, 6915-7045 S Paulina St, 6914-7042 S Marshfield Ave and 1634-1758 W 71st St

**Applicant:** Alderman David Moore

**Change Request:** RS3 Residential Single Unit (Detached House) District and B3-1 Community Shopping District to RT4 Residential Two Flat, Townhouse and Multi Unit District

**NO. A-9026 (17<sup>th</sup> WARD) ORDINANCE REFERRED (9-25-25)**  
**DOCUMENT # O2025-0018661**

**Common Address:** 1214-1416 W 69th St, 1500-1524 W 69th St, 1215-1519 W 69th St and 6905 S Justine St

**Applicant:** Alderman David Moore

**Change Request:** RS-2 Residential Single Unit (Detached House) District and B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**NO. A-9027 (17<sup>th</sup> WARD) ORDINANCE REFERRED (9-25-25)**  
**DOCUMENT # O2025-0018663**

**Common Address:** 6808-6858 S Ashland Ave, 6801-6925 S Ashland Ave, 1534-1558 W 69th St and 1527-1553 W 69th St

**Applicant:** Alderman David Moore

**Change Request:** RS-2 Residential Single Unit (Detached House) District, B3-1 Community Shopping District, B3-2 Community Shopping District, B3-3 Community Shopping District and C2-2 Motor Vehicle Related Commercial District to B3-3 Community Shopping District

**NO. A-9028 (17<sup>th</sup> WARD) ORDINANCE REFERRED (9-25-25)**  
**DOCUMENT # O2025-0018682**

**Common Address:** 6800-6842 S Justine St, 6801-6847 S Justine St, 6800-6844 S Laflin St, 6801-6843 S Laflin St, 6800-6842 S Bishop St, 6801-6843 S Bishop St, 6800-6844 S Loomis Blvd, 6715-6847 S Loomis Blvd, 6714-6846 S Ada St, 6715-6847 S Ada St, 6714-6844 S Throop St, 6715-6845 S Throop St, 6714-6846 S Elizabeth St, 6739-6843 S Elizabeth St, 6730-6812 S Racine Ave and 1235-1359 W Marquette Rd

**Applicant:** Alderman David Moore

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

**NO. A-9029 (17<sup>th</sup> WARD) ORDINANCE REFERRED (9-25-25)**  
**DOCUMENT # O2025-0018680**

**Common Address:** 6914-7044 S Justine St, 6915-7043 S Justine St, 6914-7042 S Laflin St, 6915-7043 S Laflin St, 6914-7042 S Bishop St, 6915-7043 S Bishop St, 6914-7042 S Loomis Blvd, 6913-7017 S Loomis Blvd, 6912-7020 S Ada St, 6913-7047 S Ada St, 6912-7058 S Throop St, 6913-7045 S Throop St, 6916-7056 S Elizabeth St, 6911-7047 S Elizabeth St, 1213-1545 W 71st St, 1214-1224 W 71st St, 1248-1258 W 71st St and 1314-1544 W 71st St

**Applicant:** Alderman David Moore

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

**NO. A-9030 (17<sup>th</sup> WARD) ORDINANCE REFERRED (9-25-25)**  
**DOCUMENT # O2025-0018660**

**Common Address:** 1624-1924 and 1635-2015 W 69th St

**Applicant:** Alderman David Moore

**Change Request:** RS3 Residential Single Unit (Detached House) District and B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**NO. A-9031 (17<sup>th</sup> WARD) ORDINANCE REFERRED (9-25-25)**  
**DOCUMENT # O2025-0018660**

**Common Address:** 6925-7059 S Ashland Ave

**Applicant:** Alderman David Moore

**Change Request:** RS-2 Residential Single Unit (Detached House) District and B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**BROADWAY LAND USE FRAMEWORK**

**NO. A-8986 (46<sup>th</sup>, 47<sup>th</sup>, 48<sup>th</sup> WARDS) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT #O2025-0016698**

**Common Address:** 4700-5099 N Broadway

**Applicant:** Alders Clay, Martin, Manaa-Hoppenworth

**PROPOSED CHANGE:** To designate as a Pedestrian Street a segment of the North Broadway right of way from the centerline of West Montrose Ave on the south and the centerline of West Winona (east side of Broadway) on the north along North Broadway

**NO. A-8973 (46<sup>th</sup> WARD) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT #O2025-0016689**

**SUBSTITUTED**

**Common Address:** 1020 W Sunnyside Ave

**Applicant:** Alder Angela Clay

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District to B3-5 Community Shopping District

**NO. A-8974 (46<sup>th</sup> WARD) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT #O2025-0016691**

**SUBSTITUTED**

**Common Address:** 4401-4763 N Broadway; 4500-4744 N Broadway, 4746-4748 N Racine Ave,  
1123 W Lawrence Ave

**Applicant:** Alder Angela Clay

**Change Request:** B1-5 Neighborhood Shopping District, B3-2 Community Shopping District, B3-3 Community Shopping District, B3-5 Community Shopping District, C1-3 Commercial Neighborhood District, and C2-3 Motor Vehicle Related Commercial District to C1-5 Neighborhood Commercial District

**NO. A-8975 (46<sup>th</sup> WARD) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT #O2025-0016693**

**SUBSTITUTED**

**Common Address:** 4656-4664 N Winthrop Ave; 4659 N Winthrop Ave; 4701 N Winthrop Ave

**Applicant:** Alder Angela Clay

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District and B3-3 Community Shopping District to B2-5 Neighborhood Mixed-Use District

**NO. A-8976 (46<sup>th</sup> WARD) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT #O2025-0016687**

**SUBSTITUTED**

**Common Address:** 918-946 W Montrose Ave; 4420-4430 N Sheridan Road; 4401-4413 N Sheridan Road; 4344-4360 N Broadway, 4361-4363 W Montrose Ave

**Applicant:** Alder Angela Clay

**Change Request:** B1-5 Neighborhood Shopping District, B3-3 Community Shopping District, C1-1 Neighborhood Commercial District, and C1-3 Commercial Neighborhood District to B3-5 Community Shopping District

**NO. A-8977 (46<sup>th</sup> WARD) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT #O2025-0016696**

**SUBSTITUTED**

**Common Address:** 4819-4881 N Broadway, 4807-4809 N Broadway, 4818-4878 N Broadway,  
1136-1140 W Lawrence Ave

**Applicant:** Alder Angela Clay

**Change Request:** B3-3 Community Shopping District, B3-5 Community Shopping District and C2-3 Motor Vehicle Related Commercial District to C1-5 Neighborhood Commercial District

**NO. A-8994 (46<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017504**

**Common Address:** 1011-1041 W Wilson Ave; 1016-1026 W Wilson Ave; 4600-4608 N Sheridan Road;  
4617 N Kenmore Ave

**Applicant:** Alder Angela Clay

**Change Request:** B3-2 Community Shopping District, B3-3 Community Shopping District, and RT4 Residential Two Flat, Townhouse and Multi Unit District to B3-5 Community Shopping District

**NO. A-8995 (46<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017507**

**Common Address:** 1021-1113 W Lawrence Ave

**Applicant:** Alder Angela Clay

**Change Request:** B3-3 Community Shopping District to B3-5 Community Shopping District

**NO. A-8978 (47<sup>th</sup> WARD) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT #O2025-0016310**

**SUBSTITUTED**

**Common Address:** 5000-5126 N Broadway

**Applicant:** Alder Matt Martin

**Change Request:** C2-5 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

**NO. A-8979 (47<sup>th</sup> WARD) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT #O2025-0016313**

**SUBSTITUTED**

**Common Address:** 5130-5156 N Broadway

**Applicant:** Alder Matt Martin

**Change Request:** C2-3 Motor Vehicle Related Commercial District to B3-5 Community Shopping District

**NO. A-8980 (47<sup>th</sup> WARD) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT #O2025-0016312**

**SUBSTITUTED**

**Common Address:** 5100-5120 N Broadway

**Applicant:** Alder Matt Martin

**Change Request:** C2-3 Motor Vehicle Related Commercial District to C1-5 Neighborhood Commercial District

**NO. A-8981 (48<sup>th</sup> WARD) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT #O2025-0016709**

**SUBSTITUTED**

**Common Address:** 5067-5069 N Broadway

**Applicant:** Alder Manaa-Hoppenworth

**Change Request:** B1-2 Neighborhood Shopping District to C1-5 Neighborhood Commercial District

**NO. A-8982 (48<sup>th</sup> WARD) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT #O2025-0016708**

**SUBSTITUTED**

**Common Address:** 4901-5043 N Broadway, 4900-4928 N Broadway

**Applicant:** Alder Manaa-Hoppenworth

**Change Request:** C2-3 Motor Vehicle Related Commercial District and C2-5 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

**NO. A-8983 (48<sup>th</sup> WARD) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT #O2025-0016711**

**SUBSTITUTED**

**Common Address:** 5406 N Broadway

**Applicant:** Alder Manaa-Hoppenworth

**Change Request:** B1-2 Neighborhood Shopping District to POS-2 Parks and Open Space District

**NO. A-8984 (48<sup>th</sup> WARD) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT #O2025-0016710**

**SUBSTITUTED**

**Common Address:** 5200-6350 N Broadway, 5101-6351 N Broadway

**Applicant:** Alder Manaa-Hoppenworth

**Change Request:** C1-5 Neighborhood Commercial District, C2-1 Motor Vehicle Related District, C2-3 Motor Vehicle Related Commercial District, B1-2 Neighborhood Shopping District, B1-3 Neighborhood Shopping District, B3-1 Community Shopping District, B3-3 Community Shopping District, B3-5 Community Shopping District and RM6 Residential Multi Unit District to B3-5 Community Shopping District

**NO. A-8996 (48<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017513**

**Common Address:** 5246-5302 N Winthrop Ave

**Applicant:** Alder Leni Manaa-Hoppenworth

**Change Request:** B1-5 Neighborhood Shopping District and RM5 Residential Multi-Unit District to B3-5 Community Shopping District

**NO. A-8997 (48<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017508**

**Common Address:** 1016-1114 W Argyle St; 1017-1115 W Argyle St

**Applicant:** Alder Leni Manaa-Hoppenworth

**Change Request:** B1-5 Neighborhood Shopping District and B3-2 Community Shopping District to C1-5 Neighborhood Commercial District

**NO. A-8998 (48<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017509**

**Common Address:** 1069-1113 W Bryn Mawr Ave

**Applicant:** Alder Leni Manaa-Hoppenworth

**Change Request:** B1-5 Neighborhood Shopping District, C1-5 Neighborhood Commercial District, and T Transportation District to B3-5 Community Shopping District

**NO. A-8999 (48<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017512**

**Common Address:** 5200-5358 N Broadway

**Applicant:** Alder Leni Manaa-Hoppenworth

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

**NO. A-9000 (48<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017510**

**Common Address:** 1072-1080 W Thorndale Ave; 5934 N Winthrop Ave

**Applicant:** Alder Leni Manaa-Hoppenworth

**Change Request:** B1-1 Neighborhood Shopping District to B3-5 Community Shopping District

**NO. A-9001 (48<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017511**

**Common Address:** 1100-1110 W Granville Ave, 1113-1117 W Granville Ave, and 6172 N Winthrop Ave

**Applicant:** Alder Leni Manaa-Hoppenworth

**Change Request:** B1-3 Neighborhood Shopping District and B2-3 Neighborhood Mixed-Use District to B3-5 Community Shopping District

**NO. A-9002 (48<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017514**

**Common Address:** 1118 W Hollywood Ave; 1119 W Thorndale Ave; 1122 W Rosemont Ave

**Applicant:** Alder Leni Manaa-Hoppenworth

**Change Request:** C2-3 Motor Vehicle Related Commercial District and B1-3 Neighborhood Shopping District to T Transportation District

**MAP AMENDMENTS**

**NO.22785 (1<sup>st</sup> WARD) ORDINANCE REFERRED (6/17/25)**  
**DOCUMENT # O2025-0017987**

**Common Address:** 1719-25 W Chicago Avenue

**Applicant:** RMBR Ventures 1719 LLC

**Owner:** RMBR Ventures 1719 LLC

**Attorney:** John Fritchey

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

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

**Purpose:** Applicant is seeking the rezoning to allow for the establishment of a restaurant with alcohol service in vacant ground floor commercial space of approximately 1,450 sf.

**NO. 22850-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025- 0019761**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1437 North Mohawk Street

**Applicant:** Kyle Smith and Katherine Smith

**Owner:** Kyle Smith and Katherine Smith

**Attorney:** Ximena Castro

**Change Request:** RT-4 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 increase FAR to expand and rebuild the third floor

**NO. 22832-TI (3<sup>rd</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT # O2025-0019560**

**Common Address:** 4325 South King Drive

**Applicant:** JRD LLC

**Owner:** JRD LLC

**Attorney:** Lenny D Asaro, Faegre Drinker Biddle & Reath LLP

**Change Request:** B3-3 Community Shopping District to RM-5 Residential Multi-Unit District

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

**Purpose:** Rectify the split zoning in order to combine the subject property zoning lot with the zoning lot at 4327 S King Drive into a single lot to rehabilitate/reuse the existing attached residential buildings on both zoning lots into a 13 dwelling unit building with no off-street parking spaces

**NO. 22861 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT # O2025-0020018**

**Common Address:** 2241 South Wabash Avenue

**Applicant:** 2241W LLC

**Owner:** 2241W LLC

**Attorney:** Lenny D. Asaro, Partner, Faegre Drinker Biddle & Reath LLP

**Change Request:** DS-3 Downtown Service District to DX-3 Downtown Mixed Use District

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

**Purpose:** Allow for the interior of the existing building to be renovated and developed into multi-unit (3+ unit) residential use, not to exceed six (6) units, together with approximately 16 off-street parking spaces in the garage on the first floor of the building

**NO. 22875 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020101**

**Common Address:** 1801 South Prairie Avenue

**Applicant:** Prospect Bank, as Trustee under Trust No. 455577

**Owner:** Prospect Bank, as Trustee under Trust No. 455577

**Attorney:** Lenny D Asaro, Partner, Faegre Drinker Biddle & Reath LLP

**Change Request:** DX-3 Downtown Service District to DR-3 Downtown Residential District

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

**Purpose:** Convert the existing building into a single-family residence

**NO. 22876 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020107**

**Common Address:** 1811 South Prairie Avenue

**Applicant:** Prospect Bank, as Trustee under Trust No. 455577

**Owner:** Prospect Bank, as Trustee under Trust No. 455577

**Attorney:** Lenny D Asaro, Partner, Faegre Drinker Biddle & Reath LLP

**Change Request:** DX-3 Downtown Service District to DR-3 Downtown Residential District

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

**Purpose:** Convert the existing building into a single-family residence

**NO. 22867-T1 (4<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020024**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 933 East 48<sup>th</sup> Street

**Applicant:** Connie J Isabell

**Owner:** Connie J Isabell

**Attorney:** Monty Boatright

**Change Request:** RS1 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 comply with the city code meeting the use standards of SFR that will be converted to a 2 unit building

**NO. 22835-T1 (4<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019616**

**Common Address:** 3341 South Prairie Avenue

**Applicant:** Lavelle Sykes

**Owner:** Lavelle Sykes

**Attorney:** Tyler Manic

**Change Request:** RS-3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi Unit District

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

**Purpose:** To lawfully establish the basement unit for a total density of three dwelling units

**NO. 22841 (10<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019633**

**Common Address:** 8521 South Burley Avenue

**Applicant:** Elizabeth Perez

**Owner:** Elizabeth Perez

**Attorney:** Law Offices of Samuel V.P. Banks, Nicholas Ftikas

**Change Request:** RT-4 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:** Existing mixed-use building will remain, the commercial space at the front of the building is currently vacant, The rezoning will allow the space to be used as commercial and office

**NO. 22829-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019491**

**Common Address:** 2603 South Halsted Street

**Applicant:** Landex-HS JV LLC

**Owner:** Landex Holding Company LLC

**Attorney:** Law Offices of Samuel V.P Banks Nicholas Ftikas

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

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

**Purpose:** To permit construction of a four-story mixed-use building containing a retail unit at grade and three (3) residential units above.

**NO. 22848 (11<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019646**

**Common Address:** 810 West 31<sup>st</sup> Street

**Applicant:** Ive Lane Corporation

**Owner:** D&H Land Partnership

**Attorney:** Thomas S Moore-McCarthy Duffy LLP

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

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

**Purpose:** To allow the applicants to apply for a business license to continue operations

**NO. 22891 (11<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020124**

**Common Address:** 624 West 26<sup>th</sup> Street

**Applicant:** Jeffrey Moy

**Owner:** Jeffrey Moy

**Attorney:**

**Change Request:** RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District to C1-2 Neighborhood Commercial District

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

**Purpose:** Converting first floor of the building into a fresh noodle factory prior to sale of the building to Quon Yick Food Co

**NO. 22856 (11<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019919**

**Common Address:** 268 West 23<sup>rd</sup> Street

**Applicant:** John and Wendy Lee

**Owner:** John and Wendy Lee

**Attorney:** Mark Kupiec

**Change Request:** RM5.5 Residential Multi-Unit District to B2-3 Community Shopping District

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

**Purpose:** To meet the standard to use the 1<sup>st</sup> floor of the existing building for after school tutoring

**NO. 22837-T1 (13<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019622**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 6353-6355 West 55<sup>th</sup> Street

**Applicant:** Ragazzi 2 LLC

**Owner:** Ragazzi 2 LLC

**Attorney:** Tyler Manic

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

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

**Purpose:** Applicant seeks to establish a restaurant

**NO. 22868 (15<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020027**

**Common Address:** 1841 West 63<sup>rd</sup> Street

**Applicant:** Demetria Hayden

**Owner:** Demetria Hayden

**Attorney:** Sorin A Leahu/Leahu Law Group LLC

**Change Request:** RS3 Residential Single Unit (Detached House) District to B1-1 Neighborhood Shopping District

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

**Purpose:** Resume business operations and obtain required licenses for hair care services

**NO. 22858 (16<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019926**

**Common Address:** 1134-1158 West Garfield Boulevard

**Applicant:** Little Bear Holdings LLC

**Owner:** Little Bear Holdings LLC

**Attorney:** Mark Kupiec

**Change Request:** B3-2 Community Shopping District and RS3 Residential Single Unit (Detached House) District to C1-1 Neighborhood Commercial District

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

**Purpose:** To meet the use standards and build a new car wash

**NO. 22870-T1 (21<sup>st</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020093**

**Common Address:** 11351-11355 South Aberdeen Street

**Applicant:** Sanju Sharma

**Owner:** Sanju Sharma

**Attorney:** Law Offices of Sam Banks, Nicholas Ftikas

**Change Request:** RS-2 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 permit the construction of two (2) proposed three-story two (2) unit residential buildings

**NO. 22860 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020015**

**Common Address:** 4438-4448 South Knox Avenue

**Applicant:** Gerardo Hernandez and Maria Belen Dorado

**Owner:** Gerardo Hernandez and Maria Belen Dorado

**Attorney:** Mark Kupiec

**Change Request:** RS-2 Residential Single Unit (Detached House) District to RT-3.5 Residential Two-Flat, Townhouse, and Multi-Unit Unit District

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

**Purpose:** To meet the bulk to divide this lot, keep the existing two-flat and build four new single-family homes

**NO. 22855-T1 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019914**

**Common Address:** 2653-2657 South Kildare Avenue, 4246-4258 W 27<sup>th</sup> St

**Applicant:** Erie Neighborhood House, an Illinois non-profit corporation

**Owner:** Erie Neighborhood House, an Illinois non-profit corporation

**Attorney:** Steven Friedland, Applegate & Thorne-Thomsen

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

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

**Purpose:** Applicant proposes to construct a new five-story building with 10 parking spaces and to establish a community center use

**NO. 22397 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (3-20-24)**  
**DOCUMENT # O2024-0008465**

**SUBSTITUTED**

**Common Address:** 2505-2535 S Pulaski Road

**Applicant:** The Resurrection Project

**Owner:** Self Help Federal Credit Union & SHVF Pulaski LLC

**Attorney:** Steven Friedland

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

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

**Purpose:** To develop a mixed-use development with up to 54 dwelling units and approximately 8,420 sf of ground floor commercial space and 19 parking spaces. The height of the building will not exceed 57'10" feet and 1 loading berth will be provided

**NO. 22846-T1 (24<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019642**

**Common Address:** 3622 West Douglas Boulevard/ 1337-1343 South Millard Avenue

**Applicant:** Reshorna Fitzpatrick

**Owner:** Stone Temple Baptist Church

**Attorney:** Dean T Maragos

**Change Request:** RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District to C1-2 Neighborhood Commercial District

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

**Purpose:** To allow a commercial kitchen on premises

**NO. 22849-T1 (24<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019750**

**AMENDED TO TYPE 1**

**Common Address:** 4203-4211 West 5<sup>th</sup> Avenue/732-744 South Keeler Avenue

**Applicant:** Techco Savvy Inc

**Owner:** Techco Savvy Inc

**Attorney:** Ximena Castro

**Change Request:** RT-4 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 subdivide the lots to three individual zoning lots to decrease MLA and allow one three-unit residential building on each lot

**NO. 22874 (24<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT No. O2025-0020100**

**Common Address:** 1829 South Kedzie Avenue

**Applicant:** Miguel Cuevas

**Owner:** Miguel Cuevas

**Attorney:** Ximena Castro-Acosta Ezgur LLC

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

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

**Purpose:** To legalize residential use on the ground floor and legalize the third unit to allow for a total of three legal units on the property

**NO. 22851-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019774**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1830-1832 West 22<sup>nd</sup> Place

**Applicant:** Guzman Development Group LLC

**Owner:** Guzman Development Group LLC

**Attorney:** Ximena Castro- Acosta Ezgur LLC

**Change Request:** RS3 Residential Single Unit (Detached House) District to RM5.5 Residential Multi Unit District

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

**Purpose:** To allow the subdivision of the zoning lot to allow the owner to apply for permits to legalize existing dwelling units and to construct a new 4.5-story five-dwelling unit building

**NO. 22873 (25<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT # O2025-0020099**

**Common Address:** 1714-1718 South Racine Avenue

**Applicant:** William Wagner and Beth Wagner

**Owner:** William Wagner and Beth Wagner

**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 lawfully establish the existing small venue with an accessory outdoor patio use

**NO. 22826 (25<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019483**

**Common Address:** 2234 West 23<sup>rd</sup> Place

**Applicant:** Jesus Calderson

**Owner:** Jesus Calderson

**Attorney:** Law Offices of Samuel V.P Banks Nicholas Ftikas

**Change Request:** RS-3 Residential Single-Unit (Deatched House) District to RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District

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

**Purpose:** To seek a building permit to legalize a preexisting dwelling unit, legalize the existing one-story three (3) unit residential building and divide off the subject property from 2236 West 23<sup>rd</sup> place in order to permit a new two-story multi-unit residential building on 2236 West 23<sup>rd</sup> Place.

**NO. 22824-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019463**

**Common Address:** 1247 North California Avenue

**Applicant:** Absolute Realty Group LLC

**Owner:** Absolute Realty Group LLC

**Attorney:** Law Offices of Samuel V.P Banks Nicholas Ftikas

**Change Request:** RS-3 Residential Single-Unit (Deatched House) District to RM-5 Residential Multi-Unit District

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

**Purpose:** To permit two (2) additional dwelling units in the basement of the existing three-story building for a total of eight (8) dwelling units. The building will continue to be served by the three (3) off street parking spaces at the rear.

**NO. 22843-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019638**

**Common Address:** 1457-1459 North Talman Avenue

**Applicant:** 1459 N Talman LLC

**Owner:** 1459 N Talman LLC

**Attorney:** Rolando R Acosta

**Change Request:** RS3 Residential Single Unit (Detached House) District to RM5 Residential Multi-Unit District

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

**Purpose:** To convert the vacant church building into a residential building

**NO. 22863-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020020**

**Common Address:** 2735 West North Avenue

**Applicant:** 360 Degrees LLC

**Owner:** Property Match USA LLC

**Attorney:**

**Change Request:** B1-3 Neighborhood Shopping District to C1-3 Neighborhood Commercial District

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

**Purpose:** To establish an adult use cannabis dispensary

**NO. 22746-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017378**

**SUBSTITUTE ORDINANCE & AMENDED TO TYPE-1**

**Common Address:** 1535 North Lawndale Avenue

**Applicant:** Blackwood Group LLC

**Owner:** Blackwood Group LLC

**Attorney:** Amy Kurson

**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:** Commercial space for the Blackwood Group with no dwelling units and two parking spaces

**NO. 22881-T1(26<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020092**

**Common Address:** 3750 West North Avenue

**Applicant:** Laylo Studio LLC

**Owner:** William Matthews

**Attorney:** Monica Shamass

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District to C1-2 Neighborhood Commercial District

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

**Purpose:** A specialty design and furniture fabrication business. The area is in transition, and a residential designation does not allow for such work or reflect the current use of this property and surrounding properties

**NO. 22831-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019555**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1120 West Chestnut Street

**Applicant:** Julie Haran Castaneda and Daniel Castaneda

**Owner:** Julie Haran Castaneda and Daniel Castaneda

**Attorney:** Alfred Quijano - Quijano Law Group LLC

**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 accommodate bulk and density standards associated with a new construction three dwelling residential building

**NO. 22840-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019628**

**Common Address:** 1107 West Fulton Market

**Applicant:** 1105 W Fulton LLC

**Owner:** 1105 W Fulton LLC

**Attorney:** Law Offices of Samuel V.P. Banks, Nicholas Ftikas

**Change Request:** DX-5 Downtown Mixed-Use District to DX-7 Downtown Mixed Use District

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

**Purpose:** To permit a two-story addition and an interior and exterior rehabilitation of the existing vacant building

**NO. 22880-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020026**

**Common Address:** 1449-1453 North Sedgwick Street

**Applicant:** 1453 North Sedgwick LLC

**Owner:** Sedgwick Properties LLC

**Attorney:** Michael Ezgur

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

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

**Purpose:** To improve the property with a new five-story, twenty-seven-unit residential building

**NO. 22842-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019637**

**Common Address:** 2119–2129 West Grand Avenue

**Applicant:** 2121 W Grand LLC

**Owner:** 2119 Grand LLC

**Attorney:** Law Offices of Sam Banks, Fred Agustin

**Change Request:** C3-2 Commercial, Manufacturing and Employment District B3-5 Community Shopping District

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

**Purpose:** To permit the development of the subject property into a five-story mixed-use building

**NO. 22871-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020095**

**Common Address:** 2011-2013 West Grand Avenue

**Applicant:** Wildwood Investment LLC

**Owner:** Chicago Title Land Trust Company

**Attorney:** Law Offices of Sam Banks, Frederick E Agustin

**Change Request:** C3-2 Commercial, Manufacturing and Employment District to B2-3 Neighborhood Mixed-Use District

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

**Purpose:** To permit the development of the subject property with a new four-story mixed-use building

**NO.22862-T1 (28<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020019**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1447-1457 West Fillmore Street

**Applicant:** 4Corners LLC

**Owner:** Chicago Title Land Trust Company

**Attorney:** Liz Butler, Janet Stengle- Taft Stettinius & Hollister LLP

**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 develop a five-story multi-unit residential building

**NO. 22872-T1 (28<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020096**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2346 West Taylor Street

**Applicant:** Sicili LLC

**Owner:** Sicili LLC

**Attorney:** Tyler Manic

**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 Legalize two existing dwelling units for a total of eight dwelling units

**NO. 22853 (31<sup>st</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019794**

**Common Address:** 4815 West Wolfram Street

**Applicant:** Grocery Retail Holdings LLC

**Owner:** Grocery Retail Holdings LLC

**Attorney:** Paul A Kolpak

**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:** The applicant seeks to rezone the property from Rs-3 to B3-1 Community Shopping District to allow construction of a surface parking lot serving the adjacent shopping center. This will improve access and reduce street parking congestion

**NO. 22865 (31<sup>st</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020022**

**Common Address:** 2426 North Lowell Avenue

**Applicant:** Edgar Alberto Abarca Nolasco

**Owner:** Edgar Alberto Abarca Nolasco

**Attorney:** Roberto M Martinez

**Change Request:** RS3 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 construct a new two-unit building

**NO. 22844-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019639**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 3059 North Leavitt Street

**Applicant:** 3059 North Leavitt LLC

**Owner:** 3059 North Leavitt LLC

**Attorney:** Acosta Ezgur LLC - Rolando R Acosta

**Change Request:** RS3 Residential Single Unit (Detached House) District to RM5 Residential Multi-Unit District

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

**Purpose:** The applicant proposes to rezone the property to make the two non-conforming dwelling units conforming

**NO. 22859-T1 (35<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020014**

**Common Address:** 3144 West Diversey Avenue

**Applicant:** MVP Construction Corporation

**Owner:** MVP Construction Corporation

**Attorney:** Mark Kupiec

**Change Request:** RS3 Residential Single Unit (Detached House) District to B2-2 Neighborhood Mixed Use District

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

**Purpose:** Demo building and meet bulk and density standards to build a new three-unit residential building

**NO.22833 (36<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019581**

**Common Address:** 4247-4257 West North Avenue

**Applicant:** Baha Development LLC

**Owner:** Baha Development LLC

**Attorney:** Paul A Kolpak

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

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

**Purpose:** The applicant proposes to rezone the property from B1-1 Neighborhood Shopping District to C2-1 to allow for the construction of a one-story auto sales business

**NO. 22827-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019484**

**Common Address:** 1903-1905 West Huron Street

**Applicant:** 1905 West Huron Street LLC

**Owner:** 1905 West Huron Street LLC

**Attorney:** Law Offices of Samuel V.P Banks 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 divide the zoning lot so that the new lot at 1903 West Huron can be developed with a new three-story two (2) dwelling unit building

**NO. 22869-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020028**

**Common Address:** 2300-2302 West Huron Street

**Applicant:** Merriment Homes Inc

**Owner:** ADAC Properties LLC

**Attorney:** Law Offices of Samuel V.P Banks Nicholas Ftikas

**Change Request:** RS3 Residential Single Unit (Detached House) District to RM6 Residential Multi Unit District

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

**Purpose:** To permit a lot of division to legalize and maintain the existing three-story multi-unit residential building on the eastern portion of the subject lot and develop the new lot with a new three-story two (2) dwelling unit residential building and detached garage at the rear

**NO. 22854 (38<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019912**

**Common Address:** 4512 North Central Avenue

**Applicant:** 4512 Central LLC

**Owner:** 4512 Central LLC

**Attorney:** Paul A Kolpak

**Change Request:** RS3 Residential Single Unit (Detached House) District to RT-3.5 Residential Two-Flat, Townhouse, and Multi-Unit District

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

**Purpose:** The applicant is seeking to allow construction of a new three-unit residential building with three off-street parking spaces

**NO. 22834 (39<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019590**

**Common Address:** 3256 West Bryn Mawr Avenue

**Applicant:** 3256 West Bryn Mawr LLC

**Owner:** Erick Pausz and Kayla Benedict

**Attorney:** Thomas S Moore – McCarthy Duffy LLP

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

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

**Purpose:** To allow the applicant to apply for a special use allowing a body art service

**NO. 22825-T1 (40<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019475**

**Common Address:** 1948 West Peterson Avenue

**Applicant:** 1948 W Peterson LLC

**Owner:** 1948 W Peterson LLC

**Attorney:** Law Offices of Samuel V.P Banks Nicholas Ftikas

**Change Request:** C2-2 Motor Vehicle Related Commercial District to B2-5 Neighborhood Mixed-Use District

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

**Purpose:** To permit the construction of a new five-story residential building containing fifty-six (56) residential and fifty-one (51) off-street parking spaces.

**NO. 22828-T1 (40<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019486**

**Common Address:** 4936 North Lincoln Avenue

**Applicant:** GJK Properties LLC

**Owner:** GJK Properties LLC

**Attorney:** Law Offices of Samuel V.P Banks Nicholas Ftikas

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

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

**Purpose:** To permit a second business live/work unit at grade within the existing building

**NO. 22890-T1 (41<sup>st</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020119**

**Common Address:** 5701 North Oriole Avenue

**Applicant:** Brendan Madden

**Owner:** Brendan Madden

**Attorney:**

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

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

**Purpose:** Adjustment of setbacks to allow for front porch extension to existing single family home

**NO. 22864-T1 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020021**

**Common Address:** 2251 North Lincoln Avenue

**Applicant:** Butch McGuire's Lincoln Park LLC

**Owner:** McStewy's Propco LLC

**Attorney:** Thomas D Carroll/ Thomas R. Raines Atty at Law LLC

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

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

**Purpose:** To obtain a tavern liquor license and operate a tavern as permitted use and will also apply for a public place of amusement license from the city

**NO. 22836-T1 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019619**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 950 West Willow Street

**Applicant:** 3523 Bosworth LLC

**Owner:** Luka Pecic

**Attorney:** Tyler Manic

**Change Request:** RT-4 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 renovate the interior dwelling units

**NO. 22830-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019551**

**Common Address:** 3039 North Kenmore Avenue

**Applicant:** Kenmore & Barry LLC

**Owner:** Kenmore & Barry LLC

**Attorney:** Law Offices of Sam Banks, Nicholas Ftikas

**Change Request:** RS3 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 permit the construction of a new three-story (3) dwelling unit residential building and a detached garage

**NO. 22878 (47<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020109**

**Common Address:** 4401-4411 North Hamilton Avenue/ 2114-2118 West Montrose Avenue

**Applicant:** Bad Luck Club LLC

**Owner:** 4401 North Hamilton LLC

**Attorney:** Warren E Silver, Silver Law Office PC

**Change Request:** RS3 Residential Single Unit (Detached House) District to B2-1.5 Neighborhood Mixed Use District

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

**Purpose:** Commercial/retail spaces had lost nonconforming use status due to extended vacancy; applicant (a new commercial/retail tenant) seeks a business license for this location

**NO. 22889 (49<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020116**

**Common Address:** 2212 West Touhy Avenue

**Applicant:** Roni Jarta

**Owner:** Roni Jarta

**Attorney:**

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

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

**Purpose:** To create a patio with the intended use of consuming alcohol that has not previously existed

**NO. 22839-T1 (50<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0019627**

**Common Address:** 6506-6512 North California Avenue

**Applicant:** Chicago Community Kollel Inc

**Owner:** Chicago Community Kollel Inc

**Attorney:** Law Offices of Samuel V.P. Banks, Nicholas Ftikas

**Change Request:** B3-2 Community Shopping District and RT4 Residential Two Flat, Townhouse and Multi Unit District to RT4 Residential Two Flat, Townhouse and Multi Unit District

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

**Purpose:** The applicant is proposing to establish a uniform zoning district and permit a new two-story religious assembly building containing approximately 15,508 sq ft of floor area and thirty-five (35) off street surface parking space

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

<b>DOC#</b>	<b>WARD</b>	<b>LOCATION</b>	<b>PERMIT ISSUED TO</b>
Or2025-0018921	03	2101 S State St	Lily Du
Or2025-0018924	03	2361 S State St	Brian Thomas
Or2025-0018923	03	2361 S State St	Brian Thomas
Or2025-0018922	03	2361 S State St	Brian Thomas
Or2025-0018912	27	1357 N Elston Ave	Reverb
Or2025-0018911	27	1357 N Elston Ave	Reverb
Or2025-0018852	27	333 N Green St	Adyen
Or2025-0018897	27	333 N Green St	Adyen
Or2025-0018834	27	360 N Green St	Greenberg Traurig
Or2025-0018914	27	808 N Cleveland Ave	Image Studios
Or2025-0019698	28	4305 W Madison St	Sankofa Village Wellness Center
Or2025-0019695	28	4305 W Madison St	Sankofa Village Wellness Center
Or2025-0019696	28	4305 W Madison St	Sankofa Village Wellness Center
Or2025-0019697	28	4305 W Madison St	Sankofa Village Wellness Center
Or2025-0018950	29	1619 N Neva Ave	Galewood Residences
Or2025-0018951	29	1619 N Neva Ave	Galewood Residences
Or2025-0019643	32	1714 N Damen Ave	Rapha Racing, LLC
Or2025-0019123	32	1829 W Fullerton Ave	Fullerton Plaza
Or2025-0019106	34	1011 S Delano Court E	American Multi-Cinema, Inc
Or2025-0019107	34	1011 S Delano Court E	American Multi-Cinema, Inc
Or2025-0019594	34	1117 W Grand Ave	Randy Buescher/James Martin- BrokenSpanish LLC
Or2025-0019578	34	1123 W Grand Ave	Frank Damato
Or2025-0019577	34	1124 W Grand Ave	Frank Damato
Or2025-0019050	34	1124 W Washington Blvd	The Original Pancake House

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

<b>DOC#</b>	<b>WARD</b>	<b>LOCATION</b>	<b>PERMIT ISSUED TO</b>
Or2025-0019579	34	1371 W Randolph St	Union Parking LLC
Or2025-0019795	34	1600 W Adams St	SRS Chicago Circle
Or2025-0019597	34	305 N Ada St	Micheal Stanke
Or2025-0019752	34	310 S Racine Ave	BBUS Operating Co LLC
Or2025-0019786	34	310 S Racine Ave	BBUS Operating Co LLC
Or2025-0019603	34	919 W Fulton Market	Harrison Street
Or2025-0019601	34	919 W Fulton Market	Harrison Street
Or2025-0019599	34	925 W Fulton Market	Harrison Street
TBD	36	3661 W Division St	CVS pharmacy
Or2025-0019947	41	5454 N Harlem Ave	Good Taste Three Inc dba Cozy Corner Restaurante
Or2025-0019179	42	1051 N Rush	Wintrust
Or2025-0019066	42	222 S Riverside Plz	Fifth Third
Or2025-0019043	42	30 W Huron St	Aldi Inc
Or2025-0019044	42	30 W Huron St	Aldi Inc
Or2025-0019045	42	30 W Huron St	Aldi Inc
Or2025-0019059	42	360 N State St	Holocaust Memorial Foundation of Illinois, Inc
Or2025-0019046	42	51 E Ohio St	Active River North, LLC
Or2025-0019431	42	830 N Michigan Ave	J.P. Morgan Chase Bank, N.A.
Or2025-0019432	42	830 N Michigan Ave	J.P. Morgan Chase Bank, N.A.