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# AGENDA

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## CHICAGO CITY COUNCIL

**REGULAR MEETING  
MARCH 12, 2025 AT 10:00 A.M.**

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**COUNCIL CHAMBER, SECOND FLOOR  
CITY HALL, 121 N. LASALLE ST.  
CHICAGO, IL 60602**

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# CHICAGO CITY COUNCIL



Council Chamber, Second Floor  
City Hall, 121 N. LaSalle St.  
Chicago, IL 60602

## **MEETING DATE: March 12, 2025**

### City Council Regular Meeting Agenda \*

*\*Agenda items are shown in bold font. Text not in bold font is explanatory, for the convenience of the reader.*

In accordance with Rule 3 of the City Council Rules of Order and Procedure, the following is the agenda and order of business for regular City Council meetings:

**1. Call to order by the Mayor.**

The Mayor, or in his or her absence the President Pro Tempore, calls the City Council to order to begin the meeting.

**2. Call of the roll.**

The City Clerk calls the roll of members present beginning with the 1st Ward.

**3. Determination of Quorum.**

If a quorum is present, the Council may proceed. A quorum consists of the majority of the members of the City Council, including the Mayor. If no quorum is present, the City Council shall, by majority vote of the members present, move to recess or adjourn.

**4. Pledge of Allegiance.**

The Pledge of Allegiance is recited by the members of the City Council and assembled guests.

**5. Invocation.**

An invocation is given.

\*The committee agendas/reports posted on the Chicago City Council Calendar list the items that may be called for a vote at the City Council meeting and are considered to be part of the City Council meeting agenda.

**6. Public Comment.**

Members of the general public may address the City Council on subject matters appearing on meeting agenda.

**7. Resolutions and Acknowledgments.**

Resolutions and acknowledgments honoring or paying tribute to individuals or organizations, or ceremonial or celebratory in nature, are considered.

**8. Reports and Communications from the Mayor.**

Reports and communications from the Mayor and City departments are announced into the record by the City Clerk and sent to the appropriate committee unless there is 2/3 vote to Suspend the City Council's Rules of Order and Procedure and consider them immediately. The Mayor or Presiding Officer may also present resolutions or proclamations.

**9. Communications from the City Clerk.**

The City Clerk appraises the City Council of communications from various departments and agencies that were filed in his or her office from the time of the previous meeting. The City Clerk also notes the publication of the previous City Council Journal and other documents required or requested to be published. Matters submitted to the City Clerk by members of the general public or other entities requiring City Council approval are also introduced and referred to the appropriate committee for deliberation.

**10. Reports of Standing Committees.\*\***

Standing committee chairs report out to the full City Council the recommendations of the membership on matters under their consideration. Joint committees comprising two or more standing committees also report their recommendations at this time.

\*\*The committee agendas/reports posted on the [Chicago City Council Calendar \(link is external\)](#) list the items that may be called for a vote at the City Council meeting and are considered to be part of the City Council meeting agenda.

**11. Reports of Special Committees.**

Special committee chairs present their reports. Special committees are created by resolution adopted by 2/3 affirmative vote of the alderpersons entitled by law to be elected.

## **12. Agreed Calendar.**

Non-controversial resolutions honoring or paying tribute to individuals or organizations or ceremonial in nature are considered under the Agreed Calendar and on recommendation of the Chair of the Committee on Committees and Rules, they are voted upon as a group by the full City Council. The Agreed Calendar is also commonly referred to as the Consent Calendar.

## **13. Presentation of petitions, communication, resolutions, orders, and ordinances introduced by Alderpersons.**

The City Clerk will "Call the Wards" and read into the record new legislative proposals (ordinances, orders, petitions, resolutions, or other original matters) introduced by alderpersons on a variety of topics including but not limited to Municipal Code amendments, traffic regulations, zoning matters, licensing requirements, etc. The order of presentation alternates each meeting beginning with the 1st Ward on one meeting, then the 50th Ward on the next succeeding meeting, and so forth.

Under City Council Rules, all legislative matters introduced are automatically referred to a City Council Committee without debate, unless there is a 2/3 vote of the members (34 votes are required) to suspend the rules to allow immediate consideration of the matter in question.

Matters may be referred to a Joint Committee for consideration; however, if two or more committees are called, the subject matter is referred, without debate, to the Committee on Committees and Rules.

## **14. Correction and approval of the Journal of the Proceedings of the last preceding meeting or meetings.**

Corrections to the Journal of Proceedings are presented and referred to the Committee on Committees and Rules for review. The Chair of the Committee on Finance will also recommend that the full City Council approve of the Journal(s) of the last preceding regular meeting, as corrected, as well as any special meetings which occurred from the time of the last City Council meeting.

## **15. Unfinished Business.**

Alderpersons may request that the City Council call up for consideration previously deferred items. Notification of intentions to consider such matter(s) must be given to all alderpersons and must clearly identify the item intended to be called up for a vote.

**16. Miscellaneous Business.**

At this point in the meeting, any alderman may motion to discharge a committee from further consideration of a matter which has been pending in committee for more than 60 days. The motion to discharge requires a majority vote of all alderpersons (26 votes are required).

**17. Ordinance setting the next regular meeting.**

An ordinance is presented setting the date and time of the next regular meeting of the City Council. If no meeting date is set, then in accordance with the Municipal Code, the regular meeting shall be held at 10:00 a.m. of every second and fourth Wednesday of each calendar month.

**18. Roll call on omnibus.**

An omnibus vote is a single roll call vote taken and applied to all items not voted upon separately, or for which another vote was not employed during the course of the meeting.

**19. Adjournment.**

If no further business is to be considered and the meeting is concluded, then a motion is made to adjourn.

# Committee on Finance



CITY OF CHICAGO

COMMITTEE ON FINANCE

CITY COUNCIL

CITY HALL - ROOM 302

121 NORTH LASALLE STREET

CHICAGO, ILLINOIS 60602

ALDERMAN PAT DOWELL  
CHAIRMAN

PHONE: 312-744-3380

**AGENDA OF MATTERS  
TO BE CONSIDERED  
BY THE  
COMMITTEE ON FINANCE  
MONDAY, MARCH 10, 2025  
10:00 A.M.**

**CITY HALL – SECOND FLOOR - COUNCIL CHAMBER**

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**MONTHLY RULE 45 REPORT**

- Approval of the February 2025 Monthly Rule 45 Report for the Committee on Finance

**DEPARTMENT OF LAW**

1. A communication transmitting reports of cases in which verdicts, judgments or settlements were entered into for the month of **February 2024.**
2. Four (4) proposed orders authorizing the Corporation Counsel to enter into and execute Settlement Orders in the following cases:
  - A. Boyd v. Jovanovich, et al., Case No. 24-cv-6121 (Northern District of Illinois).  
**Amount: \$280,000.**
  - B. Eyraechel Meiang v. City of Chicago, Charles Galvin; Case No. 2021 L 002785.  
**Amount: \$400,000.**
  - C. Leah Johns, as Special Administrator of the Estate of Mignonne Robinson, Deceased, and Kevin Jones v. City of Chicago, Officer Rudolfo Elizondo, Officer Angel Escobedo and Maxwell Paxton, Case No. 21 L 001359.  
**Amount: \$1,000,000.**
  - D. Tasheena Island as Independent Administrator of the Estate of Ezell Ricky Island, Deceased v. City of Chicago, Officer Acevedo, Officer Hernandez, and Officer Farrell; Case No. 2021 L 000988.  
**Amount: \$1,500,000.**



CITY OF CHICAGO

★  
**COMMITTEE ON FINANCE**

CITY COUNCIL

CITY HALL - ROOM 302

121 NORTH LASALLE STREET

CHICAGO, ILLINOIS 60602

ALDERMAN PAT DOWELL  
CHAIRMAN

PHONE: 312-744-3380

**DEPARTMENT OF HOUSING**

3. An ordinance concerning the issuance of financial assistance to UNAH Irving Park LP for the Jigzibik affordable housing development project at **2909-2917 W. Irving Park Road. 33<sup>rd</sup> Ward**  
**(O2025-0015536)** *Amount not to exceed: \$9,995,484 Multi-Family and/or proceeds of the 2024 GO/STSC Bonds*

**DEPARTMENT OF PLANNING AND DEVELOPMENT**

4. An ordinance amending the TIFWorks program to enter into an agreement with Employment and Employer Services, Inc. (EES) as administrator of the program, authorize the name change to "Workforce Solutions Program," approve the expenditure of TIF Funding to additional eligible TIF areas and to expand the scope of the program by using other non-TIF funding sources.  
**(O2025-0014827)**

**MISCELLANEOUS**

5. A proposed order **authorizing** the payment of various small claims against the City of Chicago.  
(Direct Introduction)
6. A proposed order **denying** the payment of various small claims against the City of Chicago.  
(Direct Introduction)





Committee on  
Budget & Government  
Operations



CITY OF CHICAGO

COMMITTEE ON THE BUDGET AND GOVERNMENT OPERATIONS  
CITY COUNCIL  
CITY HALL-ROOM 200  
121 NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60602

ALDERMAN JASON C. ERVIN  
CHAIRMAN

PHONE: 312-744-3166  
FACSIMILE: 312-744-9009

March 5, 2025

March 10, 2025  
1:00P

## AGENDA

### Monthly Rule 45 Reports

- Approval of Monthly Rule 45 Report for February 2025

### Office of Budget and Management

1. Annual Appropriation Ordinance Year 2025 amendment within Fund 925.  
(O2025-0015559)

### City Council

2. Redevelopment Agreement with Cup O' Joe Coffee LLC to provide neighborhood opportunity funds to build a coffee roastery, beer production facility, retail café and taproom at 754 East 111<sup>th</sup> Street.  
(O2025-0015562)
3. Transfer of funds within Committee on Pedestrian and Traffic Safety for Year 2025.  
(O2025-0015717)
4. Transfer of funds within 8<sup>th</sup> Ward Wage Allowance/Aldermanic Expense Account for Year 2025.  
(O2025-0015510)
5. Transfer of funds within 23<sup>rd</sup> Ward Wage Allowance/Aldermanic Expense Account for Year 2025.  
(O2025-0015284)

6. Transfer of funds within Committee on Health and Human Relations for Year 2025.  
(O2025-0015244)
7. Transfer of funds within Committee on Health and Human Relations for Year 2025 for  
Year 2025.  
(O2025-0015246)
8. Transfer of funds within 33<sup>rd</sup> Ward Wage Allowance/Aldermanic Expense Account for  
Year 2025.  
(O2025-0015277)
9. Transfer of funds within 34<sup>th</sup> Ward Wage Allowance/Aldermanic Expense Account for  
Year 2025.  
(O2025-0015652)
10. Clerical Correction to a Transfer of funds within 38<sup>th</sup> Ward Wage Allowance/Aldermanic  
Expense Account for Year 2025, which passed at January 13<sup>th</sup> Committee.  
(O2025-0015129)
11. Transfer of funds within 41<sup>st</sup> Ward Wage Allowance/Aldermanic Expense Account for  
Year 2025.  
(O2025-0015573)
12. Transfer of funds within 44<sup>th</sup> Ward Wage Allowance/Aldermanic Expense Account for  
Year 2025.  
(O2025-0015281)
13. Call for hearing(s) on various functions of City of Chicago human resources services,  
information technology, health insurance claims, workers' compensation, and similar  
items.  
(R2025-0015578)



Committee on  
Economic, Capital &  
Technology Development



**ALDERMAN, 36TH WARD**  
6560 WEST FULLERTON AVENUE  
UNIT # C118 - SUITE A  
CHICAGO, ILLINOIS 60707  
WARD36@CITYOFCHICAGO.ORG  
(773) 745-4636

**GILBERT VILLEGAS**  
**CITY COUNCIL**  
**CITY OF CHICAGO**

\*\*\*\*\*  
**COUNCIL CHAMBER**  
CITY HALL - 2ND FLOOR  
121 NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60602

**COMMITTEE CHAIRMAN**  
ECONOMIC, CAPITAL & TECHNOLOGY DEVELOPMENT  
**COMMITTEE MEMBERSHIPS**  
ZONING, LANDMARKS & BUILDING STANDARDS  
\*\*\*\*\*  
BUDGET & GOVERNMENT OPERATIONS  
\*\*\*\*\*  
CONTRACTING OVERSIGHT & EQUITY  
\*\*\*\*\*  
LICENSE & CONSUMER PROTECTION  
\*\*\*\*\*  
HOUSING & REAL ESTATE  
\*\*\*\*\*  
COMMITTEES & RULES  
\*\*\*\*\*  
FINANCE

Revised  
**SUMMARY OF REPORTS**

Summary of reports for the **COMMITTEE ON ECONOMIC, CAPITAL AND TECHNOLOGY DEVELOPMENT**, to be submitted to the City Council at the meeting scheduled for March 12, 2025.

On March 6, 2025 a meeting was held addressing the following items:

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**Passed Committee: March 6, 2025**

**Tax Incentives**

1 [O2025-0015563](#)

Support of Class 6(b) tax incentive for property at 1001 W 119th St  
**Sponsor:** Mayor Brandon Johnson **Ward / Alderperson:** 21 (Mosley)  
**Recommended to Pass - Passed by Committee**

2 [O2025-0015564](#)

Support of Class L tax incentive for property at 2135 N Milwaukee Ave  
**Sponsor:** Mayor Brandon Johnson **Ward / Alderperson:** 1 (La Spata)  
**Recommended to Pass - Passed by Committee**



# Committee on Housing & Real Estate



CITY OF CHICAGO



**COMMITTEE ON HOUSING & REAL ESTATE**

CITY COUNCIL

CITY HALL - 3RD FLOOR

121 NORTH LASALLE STREET

CHICAGO, ILLINOIS 60602

ALDERMAN BYRON SIGCHO-LÓPEZ  
CHAIRMAN

PHONE: 312-744-0584

**SUMMARY OF REPORTS**

Wednesday, March 5<sup>th</sup>, 2025

12:30 pm

Approval of Monthly Rule 45 Report

- February 11<sup>th</sup>, 2025 recessed and reconvened on February 18<sup>th</sup>, 2025 **APPROVED**
- January 7<sup>th</sup>, 2025 (*minor correction*) **APPROVED**

**Department of Housing**

1. ([O2025-0014974](#)) First amendment to Heritage Pointe II redevelopment agreement for sale of additional lots at 3355, 3353, 3337, 3335, 3333, 3325, 3209, 3207 and 3310 W Walnut St to developers Joudah Investments LLC, MKB Business Strategies LLC, and Joudah Investments LLC/MKB Business Strategies LLC under the City Lots for Working Families Program.

(28<sup>th</sup> Ward)

9 City-owned lots, \$1.00/lot

**PASSED**

**Department of Fleet and Facility Management**

2. ([O2025-0015537](#)) Tenant renewed lease agreement with Sticks Chicago LLC for property at 6348 S Archer Ave.

(23<sup>rd</sup> Ward)

\$280,000.00/year, 10-year lease renewal

**PASSED**

3. ([O2025-0015542](#)) Renewed lease agreement with Sit Stay Read! Inc for use of City property at 2861 N Clark St.

(44<sup>th</sup> Ward)

\$1.00/year, 5-year lease extension

**PASSED**

**Aldermanic Introduction**

4. ([O2025-0015412](#)) Designation of 1310 S Ashland Ave as Low Affordability Community.

(28<sup>th</sup> Ward)

**PASSED**

**Department of Planning and Development**

- 5. ([O2025-0015545](#)) Sale of vacant City-owned property "as-is" at 7524 S Emerald Ave to Academic Adventure Academy LLC.

(17<sup>th</sup> Ward)

Market Rate Sale \$8,637.00  
Lot Dimensions 26' x 159.7'

**PASSED**

- 6. ([O2025-0015546](#)) Sale of City-owned property at 2929 W Washington Blvd to 2929 W Washington LLC under ChiBlockBuilder platform for construction of market-rate housing project.

(27<sup>th</sup> Ward)

Market Rate Sale \$97,422.00  
Lot Dimensions 29' x 130'

**PASSED**

- 7. ([O2025-0015548](#)) Sale of City-owned property at 629 N Parkside Ave to GSJ Family Life Center under ChiBlockBuilder platform for construction of fenced community garden.

(29<sup>th</sup> Ward)

Sale Price (10% of Market Value) \$2,028.00  
Lot Dimensions 39' x 130'

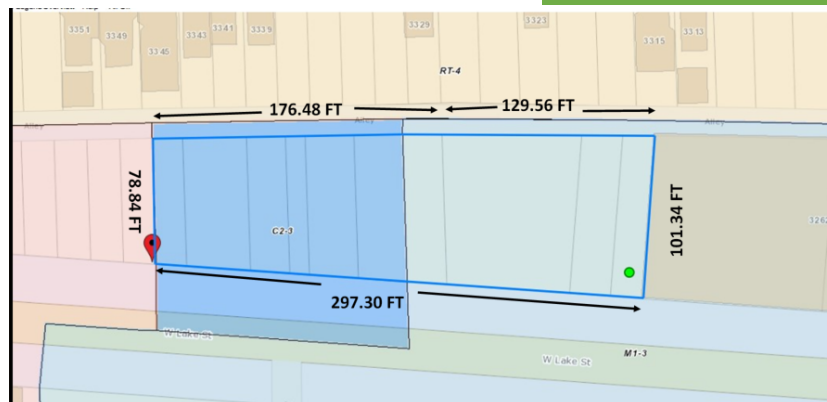
**PASSED**

- 8. ([SO2025-0014971](#)) Sale of City-owned properties at 3312, 3318, 3320, 3328, 3334, 3336, 3338, 3342 and 3344 W Lake St to Firebird Community Arts under ChiBlockBuilder platform for construction of community arts center.

(28<sup>th</sup> Ward)

9 City-owned lots, \$1.00/lot  
Lot Dimensions (*See Below*)

**PASSED AS SUBSTITUTE**







# Committee on License & Consumer Protection

SUMMARY OF REPORTS OF THE  
**COMMITTEE ON LICENSE AND CONSUMER PROTECTION**  
TO BE SUBMITTED TO THE CITY COUNCIL  
AT THE MEETING OF MARCH 12, 2025

**A2025-0014880** A communication appointing Ivan Capifali as Commissioner of Business Affairs and Consumer Protection. (Mayor Johnson)

**O2023-0002983** A substitute amendment of Municipal Code Title 4 by adding new Chapter 4-401 entitled Trade In Fur Products. (Alderman Lopez, 15<sup>th</sup> Ward)

**O2025-0015579** An ordinance to amend Section 4-60-022 of the Municipal Code of Chicago to disallow the issuance of additional alcoholic liquor licenses in portions of the 1<sup>st</sup> Ward. (Alderman La Spata, 1<sup>st</sup> Ward)

**O2025-0015575** An ordinance to amend the Municipal Code of Chicago lifting subsection 4-60-023 (1.66) to allow the issuance of additional packaged goods licenses on portion of Fullerton Avenue. (Alderman La Spata, 1<sup>st</sup> Ward)

**O2025-0015037** An ordinance to amend the Municipal Code of Chicago lifting subsection 4-60-023 (16.138) to allow the issuance of additional packaged goods licenses on portion of 59<sup>th</sup> Street. (Aldermen Lopez, Coleman)

**O2025-0015038** An ordinance to amend the Municipal Code of Chicago lifting subsection 4-60-023 (16.101) to allow the issuance of additional packaged goods licenses on portion of Garfield Boulevard. (Alderman Coleman, 16<sup>th</sup> Ward)

**O2025-0015417** An ordinance to amend the Municipal Code of Chicago lifting subsection 4-60-022 (28.60) to allow the issuance of additional alcoholic liquor licenses on portion of Western Avenue. (Alderman Ervin, 28<sup>th</sup> Ward)

**O2025-0015055** An ordinance to amend the Municipal Code of Chicago lifting subsection 4-60-023 (33.20) to allow the issuance of additional packaged goods licenses on portion of Irving Park Road. (Alderman Rodriguez-Sanchez, 33<sup>rd</sup> Ward)

**O2025-0015690** An ordinance to amend the Municipal Code of Chicago lifting subsection 4-60-022 (35.23) to allow the issuance of additional alcoholic liquor licenses on portion of Elston Avenue. (Alderman Ramirez-Rosa, 35<sup>th</sup> Ward)

**O2025-0015527** A substitute ordinance to amend the Municipal Code of Chicago lifting subsection 4-60-023 (49.6) to allow the issuance of additional packaged goods licenses on portion of Rogers and Jarvis Avenue. (Alderman Hadden, 49<sup>th</sup> Ward)

**All Pass Committee March 4, 2025**

**HELD in Committee**

**O2025-0015576** An ordinance to amend Section 4-58-030 of the Municipal Code of Chicago to prohibit BYOB on portion of Division Street in the 1<sup>st</sup> Ward. (Alderman La Spata, 1<sup>st</sup> Ward)



# Committee on Pedestrian & Traffic Safety

**AMENDED SUMMARY  
FOR THE  
COMMITTEE ON PEDESTRIAN & TRAFFIC SAFETY  
WHICH MET ON  
MARCH 04, 2025, 12:30 PM**

- I. The following items were **RECOMMENDED** by the city department(s) and **PASSED**:

**WARD            TRAFFIC WARNING SIGNS AND/OR SIGNALS:**

- 1            West Division Street and North Hoyne Avenue; All Way Stop, Stopping All Approaches [O2025-0014932]
- 4            Single Direction; West 46th Street from South Greenwood Avenue to South Woodlawn Avenue, One Way Easterly [O2024-0012013]
- 21           South Racine Avenue from West 90th Street to West 94th Street; One-Way Northerly [SO2024-0013164]
- 40           North Washtenaw Avenue and West Hollywood Avenue; All Way Stop, Stopping All Approaches [O2025-0015313]
- 40           North Virginia Avenue and West Leland Avenue; All Way Stop, Stopping All Approaches [O2025-0015314]
- 45           North Lockwood Avenue and North Cullom Avenue; All Way Stop, Stopping All Approaches [O2025-0015269]

**WARD            PARKING RESTRICTIONS:**

- 16           West 63rd Street (both sides of the street) from South Aberdeen Street to South Racine Avenue, No Parking No Stopping No Standing Tow Zone, All Days, All Times [O2024-0011201]

**WARD            PARKING METERS:**

- 2            Repeal Parking Meters, West North Avenue (north side of the street) from North Wells Street to North La Salle Drive, Meter Zone Number 254 403; and North Marcey Street (east side) from North Sheffield Avenue to West Willow Avenue and North Sheffield Avenue (west side) from North Marcey Street to North Clybourn Avenue; Parking Meters [O2025-0015518]
- 27           Amend Parking Meters, Pay Box 756313 on North Sangamon Street (east side of the street) from West Lake Street to West Fulton Market Street by temporarily relocating parking meters to West Wayman Street (north side of the street) from North Halsted Street to North Peoria Street [O2025-0015207]
- 27           South Wood Street (east side of the street) from West Congress Parkway to West Harrison Street; Parking Meters [O2025-0015464]
- 27           Repeal Parking Meters; South Wolcott Avenue (both sides) from West Harrison Street to West Ogden Avenue [O2025-0015473]

- II. The following items were **DIRECT INTRODUCTIONS** (the city departments did not make a recommendation) and **PASSED** per the sponsoring Alderman and/or their staff:

**WARD                    PARKING PROHIBITED AT ALL TIMES – DISABLED:**

- 1                    2047 North Bingham Street, Disabled Permit 135248 [O2025-0015724]  
5                    7320 South University Avenue, Disabled Permit 135156 [O2025-0015715]  
7                    2257 East 96th Street, Disabled Permit 135062 [O2025-0015708]  
8                    8232 South Drexel Avenue, Disabled Permit 135194 [O2025-0015720]  
10                   9835 South Muskegon Avenue, Disabled Permit 135399 [O2025-0015729]  
14                   5214 South Mozart Street, Disabled Permit 135407 [O2025-0015730]  
15                   5915 South Mozart Street, Disabled Permit 135036 [O2025-0015706]  
15                   511 West 46th Street, Disabled Permit 135224 [O2025-0015723]  
16                   6622 South Laflin Street, Disabled Permit 135060 [O2025-0015707]  
16                   5634 South Bishop Street, Disabled Permit 135284 [O2025-0015725]  
21                   9304 South Ada Street, Disabled Permit 135126 [O2025-0015711]  
23                   5243 South Avers Avenue, Disabled Permit 135079 [O2025-0015709]  
23                   5111 South Austin Avenue, Disabled Permit 135303 [O2025-0015710]  
29                   1009 North Parkside Avenue, Disabled Permit 135336 [O2025-0015726]  
37                   1737 North Latrobe Avenue, Disabled Permit 134771 [O2025-0015705]  
40                   6134 North Claremont Avenue, Disabled Permit 128542 [O2025-0015704]  
40                   2453 West Balmoral Avenue, Disabled Permit 135535 [O2025-0015731]  
48                   1278 West Victoria Street, Disabled Permit 51801 [O2025-0015700]

**WARD                    PARKING PROHIBITED AT ALL TIMES – DISABLED:**

- 40                   Repeal Disabled Permit 106275, 6557 North Ravenswood Avenue [O2025-0015703]

**WARD                    RESIDENTIAL PERMIT PARKING ZONE:**

- 18                   Amend ordinance passed 01-15-2025, journal page 23328 which reads 3900-3935 West 77th Street (both sides of the street), Residential Permit Parking Zone 2456 All Days, All Times by striking 2456 and inserting 2463 in lieu thereof [O2025-0015740]

**WARD RESIDENTIAL PERMIT PARKING ZONE – CONT'D:**

- 35 Amend ordinance passed 02-19-2025, which reads 3443-3414 North Parker Avenue (both sides of the street), Residential Permit Parking Zone 1462, All Days, All Times, amend by striking North and inserting West in lieu thereof [O2025-0015698]
- 41 Amend ordinance passed 01-15-2025, journal page 23328 which reads 5438-5527 North Normandy Avenue (both sides of the street), Residential Permit Parking Zone 2458, Monday through Friday, 7am-3pm by striking Zone 2458 and inserting Zone 2465 in lieu thereof [O2025-0015742]

**WARD PARKING RESTRICTIONS:**

- 15 Amend ordinance passed 02-15-2012, journal page 20649, which reads South Wolcott Avenue (west side) from a point 40 feet north of West 47th Street to a point 25 feet north thereof; Reserved Disabled Parking, Monday through Saturday, 8am-9pm by striking 25 feet north thereof and inserting in lieu 78 feet north thereof [O2025-0015739]
- 15 Repeal ordinance passed 07-06-2011, journal page 3049, which reads South Wolcott Avenue (west side of the street) from a point 90 feet north of West 47th Street to a point 25 feet north thereof; Disabled Loading Zone Tow Zone, All Days, All Times by striking the above [O2025-0015741]
- 28 Amend ordinance passed 02-19-2025 which reads South St. Louis Avenue (east side of the street) from West Carroll Street to the first alley north thereof; No Stopping, No Standing, No Parking Tow Zone, All Days, 8pm-6am, striking South St. Louis Avenue and inserting North St. Louis Avenue in lieu thereof [O2025-0015743]

**WARD PARKING METERS:**

- 40 West Winona Street (north side) between North Lincoln Avenue and the first alley West of Lincoln,  
West Winona Street (south side) between the driveway and the first alley east of North Lincoln Avenue,  
West Carmen Street (north side) between North Lincoln Avenue and the first alley west of North Lincoln Avenue,  
West Carmen (south side) between North Lincoln Avenue and the first alley east of North Lincoln Avenue,  
West Winnemac Street (north side) between North Lincoln Avenue and first alley west of North Lincoln Avenue,  
West Ainslie Street (north side) between North Lincoln Avenue and first alley west of North Lincoln Avenue; Parking Meters [O2025-0015701]
- 40 North Fairfield Street (east side) between North Lincoln Avenue and the first alley northeast of North Lincoln Avenue; Parking Meters [O2025-0015702]

- III. The following items had “No Recommendation,” and **PASSED-WITH OVERRIDE over the department’s recommendation** per the sponsoring Alderman and/or their staff:

<b>WARD</b>	<b>PARKING PROHIBITED AT ALL TIMES – DISABLED:</b>
3	328 West Swann Street, Disabled Permit 135028 [O2025-0015181]
6	8137 South Wentworth Avenue, Disabled Permit 134734 [O2024-0013862]
10	10921 South Ewing Avenue, Disabled Permit 134773 [O2025-0015200]
11	3729 South Emerald Avenue, Disabled Permit 135107 [O2025-0015294]
11	1042 West 31st Place, Disabled Permit 135143 [O2025-0015295]
12	4130 South Rockwell Street, Disabled Permit 128085 [O2025-0015168]
12	4516 South Whipple Avenue, Disabled Permit 131479 [O2025-0015588]
13	5147 West 64th Place, Disabled Permit 135167 [O2025-0015348]
13	5712 South Melvina Avenue, Disabled Permit 135165 [O2025-0015350]
13	6846 West 64th Place, Disabled Permit 135166 [O2025-0015351]
13	4147 West 58th Street, Disabled Permit 135196 [O2025-0015352]
13	6251 South Mason Avenue, Disabled Permit 135164 [O2025-0015356]
13	5545 South Kedvale Avenue, Disabled Permit 135077 [O2025-0015483]
13	6429 South Long Avenue, Disabled Permit 135197 [O2025-0015484]
13	6153 South Knox Avenue, Disabled Permit 135195 [O2025-0015485]
13	6619 South Kolin Avenue, Disabled Permit 135498 [O2025-0015486]
13	6148 South Kedvale Avenue, Disabled Permit 135416 [O2025-0015524]
13	4435 West 55th Street, Disabled Permit 135100 [O2025-0015525]
13	6059 South Keating Avenue, Disabled Permit 135420 [O2025-0015526]
14	5340 South Spaulding Avenue, Disabled Permit 135762 [O2025-0015592]
14	5545 South Homan Avenue, Disabled Permit 130203 [O2025-0015594]
14	5813 South Troy Street, Disabled Permit 135754 [O2025-0015595]
14	6013 South Sawyer Avenue, Disabled Permit 135159 [O2025-0015596]
16	6634 South Campbell Avenue, Disabled Permit 135265 [O2025-0014994]

<b>WARD</b>	<b>PARKING PROHIBITED AT ALL TIMES – DISABLED – CONT'D:</b>
16	6952 South Maplewood Avenue, Disabled Permit 135135 [O2025-0014995]
16	5411 South Wood Street, Disabled Permit 134909 [O2025-0014998]
16	6237 South Talman Avenue, Disabled Permit 135102 [O2025-0015000]
16	5318 South Hoyne Avenue, Disabled Permit 135083 [O2025-0015002]
16	6346 South Washtenaw Avenue, Disabled Permit 135188 [O2025-0015003]
17	7520 South May Street, Disabled Permit 132394 [O2025-0015008]
17	8322 South Sangamon Street, Disabled Permit 129613 [O2025-0015021]
17	7504 South Union Avenue, Disabled Permit 134916 [O2025-0015034]
17	7754 South Aberdeen Street, Disabled Permit 135308 [O2025-0015633]
18	7231 South Fairfield Avenue, Disabled Permit 135787 [O2025-0015203]
18	7730 South Trumbull Avenue, Disabled Permit 135168 [O2025-0015646]
18	8229 South California Avenue, Disabled Permit 135174 [O2025-0015647]
23	5317 South Merrimac Avenue, Disabled Permit 134743 [O2025-0015643]
24	4052 West Cullerton Street, Disabled Permit 134860 [O2025-0015053]
26	1622 North Keeler Avenue, Disabled Permit 134494 [O2025-0014851]
26	2017 North Kilbourn Avenue, Disabled Permit 134795 [O2025-0015587]
26	1823 North Kildare Avenue, Disabled Permit 134926 [O2025-0015610]
26	1704 North Keystone Avenue, Disabled Permit 134843 [O2025-0015611]
26	2210 North La Crosse Avenue, Disabled Permit 135120 [O2025-0015658]
26	1936 North Keystone Avenue, Disabled Permit 135122 [O2025-0015659]
26	3500 West Le Moyne Street, Disabled Permit 135121 [O2025-0015660]
26	4638 West McLean Avenue, Disabled Permit 135346 [O2025-0015661]
26	864 North Richmond Street, Disabled Permit 135364 [O2025-0015672]
26	1928 North Kildare Avenue, Disabled Permit 135461 [O2025-0015676]
26	1741 North Spaulding Avenue, Disabled Permit 135097 [O2025-0015678]
26	1627 North Kedzie Avenue, Disabled Permit 135202 [O2025-0015679]



**WARD                    PARKING PROHIBITED AT ALL TIMES – DISABLED – CONT'D:**

- 26                    1842 North Keystone Avenue, Disabled Permit 135042 [O2025-0015681]
- 27                    948 North Crosby Street, Disabled Permit 133122 [O2025-0015582]
- 28                    3509 West Van Buren Street, Disabled Permit 135040 [O2025-0015423]
- 28                    4152 West Washington Boulevard, Disabled Permit 134880 [O2025-0015424]
- 28                    5022 West Adams Street, Disabled Permit 134877 [O2025-0015425]
- 28                    4146 West Congress Parkway, Disabled Permit 135309 [O2025-0015599]
- 28                    4128 West Congress Parkway, Disabled Permit 135200 [O2025-0015603]
- 28                    4509 West Jackson Boulevard, Disabled Permit 135522 [O2025-0015604]
- 31                    2645 North Lavergne Avenue, Disabled Permit 134997 [O2025-0015535]
- 38                    4329 North Marmora Avenue, Disabled Permit 134454 [O2025-0015128]
- 40                    2425 West Lunt Avenue, Disabled Permit 133256 [O2024-0014189]
- 41                    8435 West Bryn Mawr Avenue, Disabled Permit 134462 [O2025-0015598]
- 49                    1726 West North Shore Avenue, Disabled Permit 135402 [O2025-0015528]
- 49                    1626 West Farwell Avenue, Disabled Permit 135495 [O2025-0015529]
- 50                    2656 West Lunt Avenue, Signs to be Posted at 7007 North Washtenaw Avenue, Disabled Permit 134981 [O2025-0015283]
- 50                    2616 West Estes Avenue, Disabled Permit 134790 [O2025-0015533]

**WARD                    REPEAL PARKING PROHIBITED AT ALL TIMES – DISABLED:**

- 11                    Repeal Disabled Permit 132409, 2859 South Union Avenue [O2025-0015296]
- 11                    Repeal Disabled Permit 117310, 3028 South Union Avenue [O2025-0015306]
- 12                    Repeal Disabled Permit 100107, 3642 South Honore Street [O2025-0014997]
- 12                    Repeal Disabled Permit 68729, 4132 South Maplewood Avenue [O2025-0015059]
- 12                    Repeal Disabled Permit 94333, 3725 South Paulina Street [O2025-0015312]
- 18                    Repeal Disabled Permit 130285, 3649 West 84th Place [O2025-0015380]
- 23                    Repeal Disabled Permit 132084, 5100 South Lawler Avenue [O2025-0015042]
- 23                    Repeal Disabled Permit 69447, 5107 South Neenah Avenue [O2025-0015043]

**WARD REPEAL PARKING PROHIBITED AT ALL TIMES – DISABLED – CONT'D:**

- 23 Repeal Disabled Permit 48785, 3639 West 56th Place [O2025-0015064]
- 23 Repeal Disabled Permit 110023, 5423 South Newcastle Avenue [O2025-0015642]
- 31 Repeal Disabled Permit 93498, 5108 West Altgeld Street [O2025-0015327]
- 31 Repeal Disabled Permit 113416, 4846 West Henderson Street [O2025-0015328]
- 35 Repeal Disabled Permit 132475, 2450 North Lawndale Avenue [O2025-0015685]
- 36 Repeal Disabled Permit 126668, 2168 North Major Avenue [O2025-0015490]
- 38 Repeal Disabled Permit 127840, 3224 North Plainfield Avenue [O2025-0015130]
- 38 Repeal Disabled Permit 29021, 4300 North Moody Avenue [O2025-0015131]
- 50 Repeal Disabled Permit 127662, 6238 North Mozart Street [O2025-0015534]

**WARD RESIDENTIAL PERMIT PARKING ZONE:**

- 1 1445 North Cleaver Street, Buffer Zone for Residential Permit Parking Zone 154 [O2025-0015590]
- 21 Repeal ordinance which reads 10900-11100 South Morgan Street, Residential Permit Parking Zone 1581, Monday through Friday, 6am-6pm by striking the above [O2025-0015591]
- 30 Amend ordinance passed 12-18-2019, journal page 12710 which reads 5600 block of West Roscoe Street, Residential Permit Parking Zone 2251, All Times, All Days by striking 5600 block of West Roscoe Street and inserting 5617-5657 West Roscoe Street (odd side only) in lieu thereof [O2025-0015343]
- 30 2900-2959 North Menard Avenue (both sides), Residential Permit Parking Zone 2470, All Days, All Times [O2025-0015413]
- 31 Amend ordinance passed 01-15-2020, journal page 13025 which reads 3002-3107 North Haussen Court (east and west sides); Residential Permit Parking Zone 2237, 6pm to 6am, All Days by striking 3107 and inserting 3108 in lieu thereof [O2025-0015470]
- 38 Amend ordinance passed 09-05-2007, journal page 6948 which reads 3940-3948 North Oketo Avenue (both sides), Residential Permit Parking Zone 1373, All Times, All Days by striking 3948 and inserting 3955 in lieu thereof [O2025-0015147]
- 45 Amend ordinance which reads 5314-5359 West Winnemac Avenue (both sides), Residential Permit Parking Zone 101, All Days, 6am-6pm by striking 5314 and inserting 5313 in lieu thereof [O2025-0015252]

**WARD            TRAFFIC SIGNS/SIGNALS:**

- 13            West 63rd Street and South Neenah Avenue; All Way Stop, Stopping All Approaches [Or2024-0013709]
- 13            West 57th Place and South Keeler Avenue; Stop Sign, Stopping West 57th Place for South Keeler Avenue [Or2024-0013711]
- 13            West 58th Place and South Keeler Avenue; Stop Sign, Stopping West 58th Place for South Keeler Avenue [Or2024-0013712]
- 13            West 55th Street and South Merrimac Avenue; All Way Stop, Stopping All Approaches [Or2024-0013713]
- 15            West 58th Street and South Talman Avenue; All Way Stop, Stopping All Approaches [O2024-0013351]
- 28            West Polk Street and South Maplewood Avenue; All Way Stop, Stopping All Approaches [Or2024-0012965]
- 28            South Pulaski Road and West Adams Street; All Way Stop, Stopping All Approaches [Or2024-0014191]
- 47            North Honore Street and West Montrose Avenue; Stop Sign, Stopping North Honore Street for West Montrose Avenue [Or2024-0011261]

**WARD            PARKING RESTRICTIONS:**

- 2            West North Avenue (north side) from North LaSalle Drive to a point 234 feet west thereof; No Parking No Stopping No Standing Tow Zone, All Days, All Times [O2025-0015622]
- 11            Repeal ordinance passed 11-01-2000, journal page 43286 which reads South Wentworth Avenue (east side) from a point 20 feet south of West 23rd Street to a point 25 feet south thereof; 2% for Disabled Parking by striking the above [O2025-0015383]
- 18            South Western Avenue (both sides of the street) from West 79th Street to West 81st Street; No Parking of Trucks Tow Zone, All Days, All Times [O2024-0012156]
- 32            Repeal ordinance passed 12-15-1999, journal page 21595 which reads North Clybourn Avenue (both sides) from a point 70 feet south of West Belmont Avenue to a point 285 feet south thereof; 1 Hour Parking Limit by striking the above [O2025-0015001]
- 35            Amend ordinance passed 05-28-2014, page 81929 which reads North Central Park Avenue (east side) from a point 20 feet west of North Elbridge Avenue to a point 20 feet west thereof, No Parking Loading Zone, All Days, All Times by striking 20 feet west of North Elbridge Avenue to a point 20 feet west thereof inserting in lieu thereof 20 feet north of North Elbridge Avenue to a point 40 feet north thereof [SO2024-0013701]
- 43            East North Boulevard (south side) from North Astor Street to the first alley east thereof; No Parking Tow Zone, All Days, All Times [O2024-0012490]
- 49            1607-1609 West Howard (south side) from a point 55 feet west of North Ashland Avenue to a point 30 feet west thereof; No Parking Loading Zone, 30 Minute Use Flashing Lights, Tow Zone, Monday through Friday, 9am-3pm, Public Benefit [SO2024-0013656]



Committee on  
Special Events, Cultural Affairs  
& Recreation



CITY OF CHICAGO



COMMITTEE ON SPECIAL EVENTS, CULTURAL AFFAIRS AND RECREATION  
CITY COUNCIL  
CITY HALL - ROOM 200  
121 NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60602

ALDERMAN NICHOLAS SPOSATO  
CHAIRMAN

PHONE: 312-744-1836  
FACSIMILE: 312-744-8457

## **Meeting Agenda**

Agenda of Matters

To be considered

By the

**Committee on Special Events, Cultural Affairs and Recreation**

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Monday, March 10, 2025

12:00pm

City Council Chambers

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### **Monthly Rule 45 Report(s)**

#### **1. Approval of February 2025 Monthly Rule 45 Report**

### **Appointments**

- 2. A2025-0014887 – Appointment of Camille Bacon as member of Cultural Affairs and Special Events Advisory Council**
- 3. A2025-0014888 – Appointment of Diane Dinkins-Carr as member of Cultural Affairs and Special Events Advisory Council**
- 4. A2025-0014890 – Appointment of Leslé Honore as member of Cultural Affairs and Special Events Advisory Council**
- 5. A2025-0014892 – Appointment of Tony Karman as member of Cultural Affairs and Special Events Advisory Council**
- 6. A2025-0014894 – Appointment of Richard Logan as member of Cultural Affairs and Special Events Advisory Council**
- 7. A2025-0014895 – Appointment of Patric McCoy as member of Cultural Affairs and Special Events Advisory Council**



Committee on  
Transportation & Public Way

SUMMARY OF REPORTS

COMMITTEE ON TRANSPORTATION AND PUBLIC WAY

Committee Meeting Held on March 05, 2025

SUBMITTED TO THE CITY COUNCIL - March 12, 2025

**Rule 45:**

Approval of Rule 45 report, for the Committee on Transportation and Public Way meeting held on February 11, 2025.



## MISCELLANEOUS ITEMS:

### WARD

**(2) "HONORARY MARY ELLEN CHRISTY WAY" - O2025-0015719**

An ordinance authorizing and directing the Commissioner of Transportation to take the actions necessary to honorarily designate North Dearborn Parkway, between West Schiller Street and West Burton Place as, "Honorary Mary Ellen Christy Way".

**(3) CHILDREN CLOUD II, LTD - O2025-0015308**

An ordinance authorizing and directing the Department of Transportation to exempt CHILDREN CLOUD II, LTD from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress to the parking facilities located at 4653 South Michigan Avenue in order to allow access to said parking facilities which are in excess of six (6) spaces.

**(14) "RIGOBERTO 'RIGO' PADILLA PEREZ WAY" - O2025-0015386**

An ordinance authorizing and directing the Commissioner of Transportation to take the actions necessary to honorarily designate South St. Louis Avenue, between West 55th Street and West 54th Street as, "Rigoberto 'Rigo' Padilla Perez Way".

**(16) RICKY'S MUFFLERS & BODY REPAIR - O2025-0015375**

An ordinance authorizing and directing the Department of Transportation to exempt RICKY'S MUFFLERS & BODY REPAIR from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress to the parking facilities located at 6234 South Oakley Avenue.

**(24) WORK OF THE HANDS MINISTRIES - O2025-0015063**

An ordinance authorizing and directing the Department of Transportation to exempt WORK OF THE HANDS MINISTRIES from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress to the parking facilities located at 1314-1316 South Pulaski Road.

**(28) COMMUNITY AUTO SALES - O2025-0015419**

An ordinance authorizing and directing the Department of Transportation to exempt COMMUNITY AUTO SALES from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress to the parking facilities located at 354 South Cicero Avenue.

**(28) HEALTHCARE ALTERNATIVE SYSTEMS, INC. - O2025-0015418**

An ordinance authorizing and directing the Department of Transportation to exempt HEALTHCARE ALTERNATIVE SYSTEMS, INC. from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress to the parking facilities located at 4739 West Chicago Avenue.

**(29) CITY AUTO SPA - O2025-0015367**

An ordinance authorizing and directing the Department of Transportation to exempt CITY AUTO SPA from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress to the parking facilities located at 5817 West Corcoran Place.

**(32) CHOOCHOO CHICAGO ACADEMY - O2025-0015026**

An ordinance authorizing and directing the Department of Transportation to exempt CHOOCHOO CHICAGO ACADEMY from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress to the parking facilities located at 3130 North Clybourn Avenue.

**MISCELLANEOUS ITEMS:**

**WARD**

**(35) 593 AUTO - O2025-0015274**

An ordinance authorizing and directing the Department of Transportation to exempt 593 AUTO from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress to the parking facilities located at 3632 West Fullerton Avenue.

**(36) SUSTAINABUILD, LLC-2756 - O2025-0015390**

An ordinance authorizing and directing the Department of Transportation to exempt SUSTAINABUILD, LLC-2756 from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress to the parking facilities located at 805 North California Avenue and 2756-2758 West Chicago Avenue.

**(44) "JOHN SASAKI WAY" - O2025-0015004**

An ordinance authorizing and directing the Commissioner of Transportation to take the actions necessary to honorarily designate West Wellington Avenue, at Broadway on the Northwest Corner as, "John Sasaki Way".

**(44) PIONEER PARKING, INC. - O2025-0015127**

An ordinance authorizing and directing the Department of Transportation to exempt PIONEER PARKING, INC. from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress to the parking facilities located at 2909 North Sheridan Road.

**(45) LITTLE CREATIVE MINDS HIGGINS - AMENDMENT - O2025-0015311**

An amendment to an ordinance passed by the City Council of the City of Chicago for "Little Creative Minds Higgins" on 01/15/2025, and printed upon page 20250 of the C.J.P. of the City of Chicago is hereby amended by deleting the words "5956 West Higgins Avenue" and inserting in its place the words "5025 North Austin Avenue".

**(48) "BOB NEWHART WAY" - O2025-0015657**

An ordinance authorizing and directing the Commissioner of Transportation to take the actions necessary to honorarily designate 5800-5930 North Sheridan Road as, "Bob Newhart Way".

**(50) A.K. CAR FIX, LLC - O2025-0015651**

An ordinance authorizing and directing the Department of Transportation to exempt A.K. CAR FIX, LLC from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress to the parking facilities located at 6051 North California Avenue.

**TRANSPORTATION MATTERS:**

**WARD**

**(42) FACADE ENCROACHMENT EASEMENT AGREEMENT - O2025-0015748**

Ordinance authorizing the Lake Street Encroachment Easement, CTA Amendments and a new Pedway Agreement at the building formerly known as the James R. Thompson Center.

**ORDINANCES FOR VACATIONS, DEDICATIONS, OPENINGS AND CLOSINGS OF  
STREETS AND ALLEYS:**

**WARD**

**(10) CHICAGO BOARD OF EDUCATION - O2025-0015287**

A proposed vacation of the easternmost section of a 16' wide east-west alley in the area bounded by 133rd Street, South Avenue O, East 134th Street and South Green Bay Avenue. This property is located in the 10th Ward.

**(20) SUNSHINE GOSPEL MINISTRIES - O2025-0015475**

A proposed vacation of certain alleys bounded by E. 60th St, E. 61st St, S. Calumet Ave and S Dr. MLK Drive, and the opening of new public alley to serve the affected balance of the properties on the block. Located in the 20th Ward

**(27) PROPOSED CHANGE IN USE RESTRICTION FOR CPS CALHOUN SCHOOL - O2025-0015614**

A proposed change in use restriction affecting the previously vacated alleys in the block bounded by W. Adams Street, S. California Avenue, S. Francisco Avenue and W. Jackson Boulevard. This property is located in the 27th Ward.



Committee on  
Zoning, Landmarks & Building  
Standards

**AMENDED AGENDA**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**TUESDAY, MARCH 11, 2025**  
**AT 10:00 A.M.**  
**COUNCIL CHAMBERS, CITY HALL, 121 N. LASALLE**

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards via email at [nicole.wellhausen@cityofchicago.org](mailto:nicole.wellhausen@cityofchicago.org)

- I. Roll Call
- II. Deferred Items
- III. Public Commentary
- IV. New Business
- V. Adjournment

Each person participating in public comment shall have up to three minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

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

**TEXT AMENDMENT**

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

**SPONSOR:** Alderman David Moore

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

**HISTORICAL LANDMARK DESIGNATION**

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

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

**ADOPT A LANDMARK**

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

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

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

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

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

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

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

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

**ALDERMANIC MAP AMENDMENTS**

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

**Common Address:** 442-448 W Root Street

**Applicant:** Alder Nicole Lee

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



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

**Common Address:** 2007 E 71<sup>st</sup> St; 7109 S Jeffrey Boulevard

**Applicant:** Alder Desmon Yancy

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

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

**Common Address:** 1542-1550 W Chicago Avenue

**Applicant:** Alder Daniel LaSpata

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

**MAP AMENDMENTS, FOR PREVIOUSLY DEFERRED ITEMS SEE PAGE 17**

**NO. 22657-T1 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015285**

**Common Address:** 2053 West Irving Park Road

**Applicant:** 2053 Irving LLC

**Owner:** 2053 Irving LLC

**Attorney:** Sara K. Barnes

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

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

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

**NO. 22659-T1 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015320**

**Common Address:** 4241 North Ravenswood Avenue

**Applicant:** Birnecker Holdings, LLC

**Owner:** Birnecker Holdings, LLC

**Attorney:** Ed Kus/Sylvia C. Michas

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

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

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

**NO. 22688-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015617**

**Common Address:** 3116 N Western Avenue

**Applicant:** Patryk Marek Chlopecki

**Owner:** Patryk Marek Chlopecki

**Attorney:** Barry Ash, LLC

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

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

**Purpose:** to allow the applicant to construct a three-story condominium building

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

**Common Address:** 5621 N Milwaukee Avenue

**Applicant:** Lynn M Story

**Owner:** Lynn M Story

**Attorney:** Paul A Kolpac

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

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

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

**NO. 22662 (40<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015332**

**Common Address:** 5689-93 North Lincoln Avenue

**Applicant:** Lekhayim Venture LLC

**Owner:** Lekhayim Venture LLC

**Attorney:** Amy Kurson

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

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

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

**NO. 22677-T1 (40<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015397**

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

**Applicant:** TNHS LLC

**Owner:** TNHS LLC

**Attorney:** Rolando R. Acosta

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

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

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

**NO. 22674 (40<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015361**

**Common Address:** 5434 North Clark Street

**Applicant:** Armand Salon Suites II LLC

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

**Attorney:** Rolando R Acosta

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

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

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

**NO. 22670 (38<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015353**

**Common Address:** 3930 North Nordica Avenue

**Applicant:** STX Construction & Plumbing INC

**Owner:** STX Construction & Plumbing INC

**Attorney:** Agnes Plecka/ Jaffe & Berlin

**Change Request:** RS-2 Residential Single-Unit (Detached House) District to RS-3 Residential Single-Unit (Detached House) District

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

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

**NO. 22666 (37<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015344**

**Common Address:** 4249 W Augusta Boulevard

**Applicant:** Julio C Mizhquiri

**Owner:** Julio C Mizhquiri

**Attorney:**

**Change Request:** RS3 Residential Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

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

**Purpose:** To legalize a basement apartment

**NO. 22660-T1 (36<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015325**

**Common Address:** 2719 W Augusta Boulevard

**Applicant:** CPI2, LLC

**Owner:** CPI2, LLC

**Attorney:** Thomas S Moore

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

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

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

**NO. 22668-T1 (36<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015346**

**Common Address:** 6955 W Grand Avenue

**Applicant:** Beltran Revolution Developer LLC

**Owner:** Beltran Revolution Developer LLC

**Attorney:** Agnes Plecka

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

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

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

**NO. 22669-TI (36<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015349**

**Common Address:** 6945 West Grand Avenue

**Applicant:** Beltran Revolution Developer LLC

**Owner:** Beltran Revolution Developer LLC

**Attorney:** Agnes Plecka/ Jaffe & Berlin

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

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

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

**NO. 22682-T1 (35<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015551**

**Common Address:** 3000-3010 N Elbridge Avenue

**Applicant:** Puerto Rican Arts Alliance

**Owner:** Puerto Rican Arts Alliance

**Attorney:** Steven Friedland

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

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

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

**NO. 22681-T1 (33<sup>RD</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015513**

**Common Address:** 3819-27 North Kedzie Avenue

**Applicant:** Base 3 Development

**Owner:** Albany Bank & Trust Company

**Attorney:** Liz Butler/ Braeden Lord

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

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

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

**NO. 22673 (32<sup>ND</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015360**

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

**Applicant:** LMV II Triangle Square Holdings LP

**Owner:** LMV II Triangle Square Holdings LP

**Attorney:** Danielle Meltzer Cassel

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

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

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

**NO. 22663 (29<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**

**DOCUMENT # O2025-0015334**

**Common Address:** 5260 W Congress Parkway

**Applicant:** Ryan L Wynn

**Owner:** Ryan L Wynn

**Attorney:** Dean Maragos

**Change Request:** RS3 Residential Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

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

**Purpose:** To convert basement into a 3<sup>rd</sup> residential unit

**NO. 22664-T1 (28<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**

**DOCUMENT # O2025-0015341**

**Common Address:** 2631-33 West 15<sup>th</sup> Street

**Applicant:** Hellas Management, LLC

**Owner:** Hellas Management, LLC

**Attorney:** Nicholas Ftikas

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

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

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

**NO. 22678-T1 (28<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**

**DOCUMENT # O2025-0015474**

**Common Address:** 3200 W Carroll Avenue

**Applicant:** Christopher Loutris

**Owner:** Christopher Loutris

**Attorney:** Gordon and Pikarski

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

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

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

**NO. 22691-T1 (28<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**

**DOCUMENT # O2025-0015620**

**Common Address:** 1313-15 W Taylor Street

**Applicant:** 1315 Taylor One LLC

**Owner:** 1315 Taylor One LLC

**Attorney:** Rolando Acosta

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

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

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

**NO. 22656 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**

**DOCUMENT# O2025-0015282**

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

**Applicant:** 1001 Chicago LLC

**Owner:** 1001 Chicago LLC

**Attorney:** Graham C. Grady/ Sylvia C. Michas

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

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

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

**NO. 22676-T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**

**DOCUMENT# O2025-0015396**

**Common Address:** 1114 W Grand Avenue

**Applicant:** 1114 W Grand LLC

**Owner:** 1114 W Grand LLC

**Attorney:** Michael Ezgur

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

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

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



**NO. 22680-T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT# O2025-0015502**

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

**Applicant:** Christopher Loutris

**Owner:** Christopher Loutris

**Attorney:** Gordon & Pikarski

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

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

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

**NO. 22684-T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT# O2025-0015557**

**Common Address:** 3005-17 W Carroll Avenue

**Applicant:** Christopher Loutris

**Owner:** Christopher Loutris

**Attorney:** Gordon & Pikarski

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

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

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

**NO. 22658 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015297**

**Common Address:** 1819 S May Street

**Applicant:** Walter and Nancy Aque

**Owner:** Walter and Nancy Aque

**Attorney:** Mark Kupiec

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

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

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

**NO. 22665-T1 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015342**

**Common Address:** 2017 S California Avenue

**Applicant:** 2017 S California LLC

**Owner:** 2017 S California LLC

**Attorney:**

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

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

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

**NO. 22675-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015395**

**Common Address:** 2129 West 18<sup>th</sup> Place

**Applicant:** Kurt Erdmann

**Owner:** Kurt Erdmann

**Attorney:** Ximena Castro

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

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

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

**NO. 22683-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015556**

**Common Address:** 966 West 18<sup>th</sup> Street

**Applicant:** PL 966 BUYERS LLC

**Owner:** PL 966 BUYERS LLC

**Attorney:** Ximena Castro

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

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

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

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

**DOCUMENT # O2025-0015616**

**Common Address:** 1355 W 16<sup>th</sup> Street

**Applicant:** Hafeez Shaka

**Owner:** Hafeez Shaka

**Attorney:** Ximena Castro

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

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

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

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

**DOCUMENT # O2025-0015613**

**Common Address:** 2801-2825 W. 24<sup>th</sup> Boulevard; 2424-2436 S. California Avenue

**Applicant:** Brinshore Development, LLC

**Owner:** The Catholic Bishop of Chicago, a corporation sole

**Attorney:** Steven Friedland

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

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

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

**NO. 22661-T1 (17<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**

**DOCUMENT # O2025-0015331**

**Common Address:** 8028 S Lafayette Avenue

**Applicant:** Arthur Cleveland

**Owner:** Arthur Cleveland

**Attorney:** Thomas Moore

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

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

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

**NO. 22667 (15<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015345**

**Common Address:** 4456 South Hermitage Avenue

**Applicant:** Jimmys Foods Inc

**Owner:** Jamil Ayesh

**Attorney:** Nicholas Ftikas

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

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

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

**NO. 22679-T1 (13<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015491**

**Common Address:** 5652-54 W 64<sup>th</sup> Place

**Applicant:** Y.A.R.S. LLC

**Owner:** Y.A.R.S. LLC

**Attorney:** Tyler Manic

**Change Request:** RS-2 Residential Single-unit (Detached-House) District to RT4 Residential Two Flat, Townhouse and Multi Unit District

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

**Purpose:** To legalize the 2 of the 3 existing dwelling units within the principal building

**NO. 22671-TI (11<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015355**

**Common Address:** 2509-13 South Green Street

**Applicant:** Chen's Brothers Of ILL LLC

**Owner:** Chen's Brothers Of ILL LLC

**Attorney:** Agnes Plecka/ Jaffe & Berlin

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

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

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

**NO. 22686-TI (11<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015615**

**Common Address:** 2606 S Peoria Street

**Applicant:** Henry Tam

**Owner:** Henry Tam

**Attorney:** Gordon & Pikarski

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

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

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

**NO. 22689-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT # O2025-0015618**

**Common Address:** 3257-59 South Emerald Avenue

**Applicant:** Chun Ho Chan

**Owner:** Chun Ho Chan

**Attorney:** Gordon and Pikarski Chartered

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

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

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

**NO. 22672 (10<sup>TH</sup> WARD) ORDINANCE REFERRED (2-19-25)**  
**DOCUMENT #O2025-0015357**

**Common Address:** 13258 South Houston Avenue

**Applicant:** MaryAnn and Ken Miotk

**Owner:** MaryAnn and Ken Miotk

**Attorney:** William Banks

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

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

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

**PREVIOUSLY DEFERRED ITEMS**

**NO. 22641-T1 (44<sup>TH</sup> WARD) ORDINANCE REFERRED (1-15-25)**  
**DOCUMENT #O2025-0014944**

**Common Address:** 3255-3257 N Halsted Street

**Applicant:** 3257 N Halsted LLC

**Owner:** 3255 N Halsted Realty LLC

**Attorney:** Sara Barnes

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

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

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

**NO. 22651-T1 (43<sup>RD</sup> WARD) ORDINANCE REFERRED (1-15-25)**  
**DOCUMENT #O2025-0014954**

**Common Address:** 2501 N Clark Street

**Applicant:** 2501 N Clark LLC

**Owner:** 2501 N Clark LLC

**Attorney:** Nicholas Ftikas

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

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

**Purpose:** To permit construction of a proposed five-story mixed-use building containing 4,150 sq.ft. of restaurant space at grade, 8 residential units on the second and third floor and 9,400 sq.ft. of event space on the fourth and fifth floors

**NO. 22633 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (1-15-25)**  
**DOCUMENT #O2025-0014813**

**Common Address:** 2235-49 W Oakdale Avenue

**Applicant:** ZSD Oakdale LLC

**Owner:** 2221 Oakdale Development, LLC

**Attorney:** Michael Ezgur

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

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

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

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

**Common Address:** 1614 S Carpenter Street

**Applicant:** Chicago Pilsen LLC

**Owner:** Chicago Pilsen LLC

**Attorney:** Ximena Castro

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District to B2-1 Neighborhood Mixed Use District

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

**Purpose:** To deconvert the existing two unit building into a single family residence and to construct a two story rear addition

**NO. 22377 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (3-20-24)**  
**DOCUMENT # O2024-0008415**

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

**Applicant:** Old Town Triangle Partners ILLC

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

**Attorney:** Katie Jahnke Dale & Rich Klawiter

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

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

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

**NO. 22644-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (1-15-25)**  
**DOCUMENT #O2025-0014947**

**Common Address:** 1317 N Ashland Avenue

**Applicant:** Base 3 Development Inc

**Owner:** The Polish Catholic Church

**Attorney:** Liz Butler/ Braeden Lord

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

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

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