

**COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
TUESDAY, JUNE 17, 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. Cannabis Establishment Application
- VI. Adjournment

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

### **TEXT AMENDMENT- TO BE SUBSTITUTED**

#### **DOCUMENT # O2025-0015577 ORDINANCE REFERRED (2/19/25)**

**Sponsors:** Alder LaSpata

**Co-Sponsors:** Alders Vasquez, Lawson

Amendment of Municipal Code Title 17 by modifying Section 17-10-0102-B to allow minimum off-street automobile parking ratio reduction up to 100 percent for construction of parking structures near Chicago Transit Authority or Metra rail or bus lines

### **PREVIOUSLY DEFERRED TEXT AMENDMENT - TO BE SUBSTITUTED**

#### **DOCUMENT # O2025-0016695 ORDINANCE REFERRED (4/16/25)**

**SPONSOR:** Mayor Brandon Johnson

Amendment of Municipal Code Sections 4-4-315 and 17-12-1000 restricting obstruction of public-facing window spaces of any business by signs to no more than twenty-five percent

### **LANDMARK DESIGNATIONS**

#### **DOCUMENT # O2025-0017338 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (5/21/25)**

Historical landmark designation for Morning Star Baptist Church of Chicago located at 3993 S Dr. Martin Luther King, Jr. Dr

#### **DOCUMENT # O2025-0017334 (34<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**

Historical landmark designation for Harris Trust and Savings Bank located at 111 W Monroe St

### **PREVIOUSLY DEFERRED LANDMARK DESIGNATION - TO BE SUBSTITUTED**

#### **DOCUMENT # O2024-0010378 (25<sup>th</sup> WARD) ORDINANCE REFERRED (7/17/24)**

Historical landmark designation for St. Adalbert Parish Complex at 1622-1658 W 17th St and 1633-1659 W 16th St

### **FEE WAIVER OF LANDMARKED BUILDINGS**

#### **DOCUMENT # Or2025-0017336 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5/21/25)**

Waiver of permit fees for landmarked Wicker Park Lutheran Church, located at 1500 N Hoyne Ave

#### **DOCUMENT # Or2025-0017350 (24<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**

Waiver of permit fees for landmarked Apollo's 2000, located at 2869-2881 W Cermak Road

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

DOC#		WARD LOCATION	PERMIT ISSUED TO
Or2025-0017541	14	4444 S Pulaski Rd	Vicinity
Or2025-0017467	27	1400 N Kingsbury	Core Spaces LLC
Or2025-0017273	32	1801 W Fullerton	Urban Air
Or2025-0017352	32	2801 N Damen Ave	Baljit Gakhal
Or2025-0017437	32	3215 N Lincoln	Bank of America
Or2025-0017426	34	400 S Jefferson St	The Chicago School
Or2025-0017427	34	400 S Jefferson St	The Chicago School
Or2025-0017543	36	4014 W Grand Ave	Extra Space Management, INC
Or2025-0017544	36	4014 W Grand Ave	Extra Space Management, INC
TBD	36	6359 W Grand Ave	Joshy Mathew
Or2025-0017547	41	10000 W Ohare Airport (836 Patton Dr)	Korean Air
Or2025-0017367	42	54 E Walton Street	KITH Retail LLC
Or2025-0017365	42	720 N Franklin St	STONEPEAK
Or2025-0017308	50	2658 W Devon Ave	Midwest Realty One LLC

**ALDERMANIC MAP AMENDMENTS****NO. A-8965 (7<sup>th</sup> WARD) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT #O2025-0016706****Common Address:** 2314-20 E 75<sup>th</sup> St**Applicant:** Alder Gregory Mitchell**Change Request:** B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District**NO. A-8967 (19<sup>th</sup> WARD) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT #O2025-0016443****Common Address:** 2152 W 111<sup>th</sup> St**Applicant:** Alder Matthew O'Shea**Change Request:** RS3 Residential Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

**NO. A-8969 (21<sup>st</sup> WARD) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT #O2025-0016703**

**Common Address:** 1700-1756 W Edmaire St

**Applicant:** Alder Ronnie Mosley

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

**NO. A-8987 (27<sup>th</sup> WARD) ORDINANCE REFERRED (5/7/25)**  
**DOCUMENT #O2025-0016906**

**Common Address:** 714-726 N Kedzie Ave

**Applicant:** Alder Walter Burnett

**Change Request:** RS3 Residential Single Unit (Detached House) District to POS-1 Parks and Open Space District

**MAP AMENDMENTS- FOR PREVIOUSLY DEFERRED ITEMS SEE PAGE15**  
**FOR CANNABIS ESTABLISHMENT APPLICATION SEE PAGE 16**

**NO. 22767-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017455**

**Common Address:** 1420 West Division Avenue

**Applicant:** Ali Manesh

**Owner:** Ali Manesh

**Witness:** Ali Manesh

**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 meet the bulk density requirements of the proposed B2-3 Community Shopping District to Construct a new 4-story building with 6 dwelling-units

**NO. 22744-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (5/7/25)**  
**DOCUMENT #O2025-0017144**

**Common Address:** 1535-1539 North Orleans Street

**Applicant:** Skymaster LLC

**Owner:** 1535 Orleans LLC

**Attorney:** Katriina McGuire

**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:** Applicants seek to file an elective Type 1 with optional relief in order to construct a 5th story addition to the existing building with 8 additional residential units

**NO. 22760-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017423**

**Common Address:** 1504 North Hudson Avenue

**Applicant:** 1506 North Hudson Avenue LLC

**Owner:** 1506 North Hudson Avenue LLC

**Attorney:** Ximena Castro

**Change Request:** RM-5 Residential Multi-Unit District to Rm-5 Residential Multi-Unit District

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

**Purpose:** To allow new three-story building with seven units and three parking spaces

**NO. 22748 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017380**

**Common Address:** 215 East 45<sup>th</sup> Street

**Applicant:** Kandy Cobbs

**Owner:** Kandy Cobbs

**Witness:** Kandy Cobbs

**Change Request:** RM-5 Residential Multi-Unit District to B1-1 Neighborhood Shopping District

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

**Purpose:** To allow property to be used for parking to serve adjacent building

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

**Common Address:** 5301-5325 South State Street

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

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

**Attorney:** Nicholas Ftikas

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

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

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

**NO. 22774-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017492**

**Common Address:** 3440 South Parnell Avenue

**Applicant:** Xiu Feng Zheng

**Owner:** Xiu Feng Zheng

**Attorney:** Paul Kolpak

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

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

**Purpose:** Applicant seeks to build a 2-dwelling unit property with 2-off street parking spaces

**NO. 22769 (19<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017460**

**Common Address:** 11008-11034 South Vincennes Avenue

**Applicant:** Gallery Collection LLC

**Owner:** Gallery Collection LLC

**Attorney:** Roderick Sawyer

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

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

**Purpose:** To allow the proposed re-subdivision of the single zoning lot into 8 original zoning lots of record to construct a single-family home on each of those 6 lots

**NO. 22764 (24<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017451**

**Common Address:** 3614 West Flourney Avenue

**Applicant:** EMMLUC LLC

**Owner:** EMMLUC LLC

**Attorney:** Tyler Manic

**Change Request:** RT-4 Residential Two-Flat Townhouse and Multi-Unit District to C1-1 Neighborhood Commercial District

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

**Purpose:** To establish a non-required accessory parking lot

**NO. 22765 (24<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017453**

**Common Address:** 3606 West Flourney Avenue

**Applicant:** EMMLUC LLC

**Owner:** EMMLUC LLC

**Attorney:** Tyler Manic

**Change Request:** RT-4 Residential Two-Flat Townhouse and Multi-Unit District to C1-1 Neighborhood Commercial District

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

**Purpose:** To establish a non-required accessory parking lot

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

**Common Address:** 1626 South Throop Street

**Applicant:** 1626 Throop LLC

**Owner:** 1626 Throop LLC

**Attorney:** Tyler Manic

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

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

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

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

**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. 22747-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017379**

**Common Address:** 3340 West North Avenue

**Applicant:** Jamie Dejuras

**Owner:** Jamie Dejuras

**Attorney:** Amy Kurson

**Change Request:** M1-1 Limited Manufacturing District to B3-2 Community Shopping District

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

**Purpose:** To allow for a multi-tenant building in the future in the eastern lot

**NO. 22749 (27<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017383**

**Common Address:** 508 South California Avenue

**Applicant:** ADCA Properties LLC

**Owner:** ADCA Properties LLC

**Attorney:** Mark Kupiec

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

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

**Purpose:** To convert the store on ground floor to an apartment for a total of 3 dwelling units



**NO. 22754-T1 (28<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017410**

**Common Address:** 2529-2549 West Filmore Street

**Applicant:** 2500 West Roosevelt Development Inc

**Owner:** 2500 West Roosevelt Development Inc

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

**Attorney:** Frederick Agustin

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

**Purpose:** Applicant is filing an elective Type 1 with optional relief to permit the construction of eleven (11) new single-family residences with each home having a 2-car garage

**NO. 22756-T1 (28<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017413**

**Common Address:** 1215 South Fairfield Avenue

**Applicant:** Majdy Joudeh

**Owner:** Majdy Joudeh

**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 a fourth dwelling unit in the basement of the existing three-story residential building for a total of four (4) dwelling units. The property is supported by three off-street surface spaces

**NO. 22753 (29<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017408**

**Common Address:** 7026 West Diversey Avenue

**Applicant:** 7026 West Diversey LLC

**Owner:** 7026 West Diversey LLC

**Attorney:** Nicholas Ftikas

**Change Request:** RS-3 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 proposing to permit a third residential unit within the existing multi-unit building

**NO. 22743 (31<sup>st</sup> WARD) ORDINANCE REFERRED (5/7/25)**  
**DOCUMENT #O2025-0017136**

**Common Address:** 4956 West Diversey Avenue

**Applicant:** Wojciech Grot

**Owner:** Wojciech Grot

**Attorney:** Monty Boatright

**Change Request:** B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

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

**Purpose:** Comply with the city code to meet the use standards of the C1-1 zoning district for cold storage of meat and food

**NO. 22752 (31<sup>st</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017407**

**Common Address:** 4411 West Diversey Avenue

**Applicant:** 4401 Property LLC

**Owner:** 4401 Property LLC

**Attorney:** Nicholas Ftikas

**Change Request:** C1-1 Neighborhood Commercial District to M1-1 Limited Manufacturing District

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

**Purpose:** The applicant is seeking to renovate the site and construct a new one-story accessory retail convenience store

**NO. 22759 (31<sup>st</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017420**

**Common Address:** 4915 West Diversey Avenue

**Applicant:** Renegade Dog Services LLC

**Owner:** 5194D LLC

**Attorney:** Ximena Castro

**Change Request:** B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

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

**Purpose:** To allow kennel use at the property

**NO. 22750-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017389**

**Common Address:** 3045-3047 North Western Avenue

**Applicant:** Marat Liavitskyi

**Owner:** Marat Liavitskyi

**Attorney:** Nicholas Ftikas

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

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

**Purpose:** To develop the subject property with a new four-story, six-unit residential building and a new four-story three-unit residential building. The proposed buildings will be served by three and six off-street parking spaces, respectively at the rear

**NO. 22768-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017458**

**Common Address:** 2236-2242 North Clybourn Avenue

**Applicant:** Platinum Homes Development Corporation

**Owner:** Clybourn Metal Finishing Company

**Attorney:** Thomas Moore

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

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

**Purpose:** To comply with the bulk and density standards of the B2-2 District to build a new 4-story mixed-use building with commercial units on the ground floor and with 9 dwelling units on the upper floors and 9-car garage

**NO. 22766-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017454**

**Common Address:** 1622 West Belmont Avenue

**Applicant:** LaSchora Hospitality LLC

**Owner:** BEL 1622 LLC

**Attorney:** Liz Butler, Braeden Lord

**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 a tavern use with a public place of amusement license in the existing building and structures at the subject property

**NO. 22771-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017476**

**Common Address:** 822 North California Ave

**Applicant:** 822 North California Ltd

**Owner:** Applicant is the condo association for the property

**Attorney:** Thomas Moore

**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 meet the bulk and density standards of the B2-3 zoning district to allow for a ground floor residential use in the existing building

**NO. 22758 (37<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017415**

**Common Address:** 1059 North Laramie Avenue

**Applicant:** David Johnson

**Owner:** David Johnson

**Attorney:** Rolando Acosta

**Change Request:** RS-3 Residential Single-Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District

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

**Purpose:** To authorize a personal service (dance studio) in the existing around floor commercial space

**NO.22745-T1 (39<sup>th</sup> WARD) ORDINANCE REFERRED (5/7/25)**  
**DOCUMENT #O2025-0017**

**Common Address:** 3240 West Foster Avenue

**Applicant:** Samuel Wise

**Owner:** Samuel Wise

**Witness:** Samuel Wise

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

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

**Purpose:** The applicant is seeking to amend the zoning at the subject property to permit the location and redevelop the ground floor to residential use

**NO. 22755-T1 (39<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017411**

**Common Address:** 4522 North Kenton Avenue

**Applicant:** Kenton and Kennedy LLC

**Owner:** Kenton and Kennedy LLC

**Attorney:** Frederick Agustin

**Change Request:** RS-3 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 lawfully establish the rehab work of the existing single-family residence

**NO. 22770-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017461**

**Common Address:** 3127-3139 North Halsted Street, 749-759 West Briar Place

**Applicant:** Skymaster LLC

**Owner:** Topel Family Limited Partnership

**Attorney:** Katriina McGuire

**Change Request:** B3-2 Community Shopping District to B2-5 Neighborhood Mixed-Use District

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

**Purpose:** Applicant seeks to file a Type 1 zoning amendment with relief in order to construct a 3-story addition to the existing 2-story building and a new 5-story addition, resulting in a 5 story mixed-use building with 66 residential dwelling units and commercial space on the ground floor

**NO. 22751-T1 (46<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017399**

**Common Address:** 3908 North Janssen Avenue

**Applicant:** 3908 North Janssen LLC

**Owner:** 3908 North Janssen 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 a new four-story, two (2) unit residential building to be constructed at the subject property

**NO. 22757-T1 (48<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017414**

**Common Address:** 5828-32 North Broadway

**Applicant:** 1000/3 LLC

**Owner:** 1000/3 LLC\

**Attorney:** Rolando Acosta

**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 improve the property with a five-story mixed-use building with ground floor commercial and residential units above the ground floor

**NO. 22772 (49<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017479**

**Common Address:** 6527 North Newgard Avenue

**Applicant:** Jose Paz

**Owner:** Jose Paz

**Attorney:** Thomas Moore

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

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

**Purpose:** To meet the bulk and density standards of the RM-4.5 zoning district to allow for a basement renovation to create a 4<sup>th</sup> dwelling-unit at the property

**NO. 22773-T1 (50<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017489**

**Common Address:** 6241 N Rockwell Street

**Applicant:** Thomas Scanlan and Margaret Scanlan

**Owner:** Thomas Scanlan and Margaret Scanlan

**Attorney:** Tyler Manic

**Change Request:** RS-2 Residential Single-Unit (Detached House) District to RS-3 Residential Single-Unit 9Deatched House) District

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

**Purpose:** To bring the existing building's floor area ratio into conformance to establish the second-floor addition, construct a wheelchair lift and construct a second-floor rear deck addition

## **PREVIOUSLY DEFERRED MAP AMENDMENTS**

### **NO. 22734-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (4/16/25)** **DOCUMENT # O2025-0016686**

**Common Address:** 1500 N Halsted Street

**Applicant:** Lash Stash LLC

**Owner:** Lash Stash LLC

**Attorney:** DLA Piper- Katie Jahnke Dale

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

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

**Purpose:** To allow for the conversion of a commercial office space into multi-family housing units

### **NO. 22732-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (4/16/25)** **DOCUMENT # O2025-0016668**

**Common Address:** 3116 N Oakley Avenue

**Applicant:** ZSD Oakdale LLC

**Owner:** Sandra Gessler

**Attorney:** Michael Ezgur

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

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

**Purpose:** The applicant seeks to rezone the property to construct a three-story, three-unit residential building with three automobile parking spaces and three bicycle parking spaces

### **NO. 22733-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (4/16/25)** **DOCUMENT # O2025-0016669**

**Common Address:** 3026 N Clybourn Avenue

**Applicant:** ZSD Oakdale LLC

**Owner:** Timothy T. Kathrein

**Attorney:** Michael Ezgur

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

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

**Purpose:** To construct a three-story, three-unit residential building with three automobile parking spaces and three bicycle parking spaces

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

**DOCUMENT # O2025-0015325**

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

**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. 22716 (38<sup>th</sup> WARD) ORDINANCE REFERRED (4/16/25)**

**DOCUMENT # O2025-0016496**

**Common Address:** 4525-B N Delphia Avenue

**Applicant:** Michael Gonder

**Owner:** Michael Gonder

**Attorney:** Nicholas Ftikas

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

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

**Purpose:** To permit the construction of a proposed single-family residence

**CANNABIS ESTABLISHMENT APPLICATION**

**NO. 22707-T1 (34<sup>th</sup> WARD) ORDINANCE REFERRED (4/16/25)**

**DOCUMENT # O2025-0016450**

**Common Address:** 101-115 W Madison Street/ 2-4 S Clark Street

**Applicant:** CESAM LLC

**Owner:** 105 Madison OPCO LLC/Madison RE LLC/Poplar RE LLC/1986 W. Algonquin LLC

**Attorney:** Rolando Acosta

**Change Request:** DC-16 Downtown Core District to DC-16 Downtown Core District

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

**Purpose:** To authorize an Adult Use Cannabis Dispensary in a portion of the first and second floor retail space



## **ITEMS SCHEDULED TO BE DEFERRED**

### **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**

**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**

**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 #O2025-001691**

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

**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**

**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**

**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**

**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**

**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**

**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**

**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 #O2025-0016708**

**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**

**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

**NO. 22763 (25<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017445**

**Common Address:** 1441-1471 South Blue Island Avenue, 1200-1228 West 15<sup>th</sup> Street, 1434-1458 South Blue Island Avenue

**Applicant:** Pilsen Gateway LLC

**Owner:** Pilsen Gateway LLC

**Attorney:** Lenny D Asaro

**Change Request:** Planned Development No.1067, as amended to Planned Development No 1067, as amended

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

**Purpose:** After the amendment to the permitted uses, the ground floor retail space in Subarea B will be used for a wine and spirits store, tavern and outdoor patio located at grade level

**NO. 22762 (27<sup>th</sup> WARD) ORDINANCE REFERRED (5/21/25)**  
**DOCUMENT #O2025-0017435**

**Common Address:** 1200 West Carroll Avenue

**Applicant:** 1200 West Carroll Holdings LLC

**Owner:** South Carroll LLC

**Attorney:** Rich Klawter, Katie Jahnke Dale

**Change Request:** Business Planned Development No. 1478 to DX-7 Downtown Mixed-Use District and then to Residential-Business Planned Development 1478, as amended

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

**Purpose:** To permit a 29-story residential building containing 398 dwelling units and approximately 151 parking spaces