

SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF MAY 20, 2025
TO BE REPORTED OUT MAY 21, 2025

TEXT AMENDMENT

DOCUMENT # O2025-0016754 ORDINANCE REFERRED (4/16/25)

SPONSOR: Alder Mosley

CO SPONSORS: Alders La Spata, Hopkins, Harris, Quinn, O'Shea, Taylor, Sigcho-Lopez, Fuentes, Burnett, Rodriguez-Sanchez, Quezada, Mitts, Sposato, Napolitano, Manaa-Hoppenworth

Amendment of Municipal Code Sections 17-3-0207 and 17-4-0207 removing by-right permit requirements for residential storage warehouses in B3, C1, C2, C3, and DX zoning districts

HISTORICAL LANDMARK DESIGNATION

DOCUMENT # O2025-0016599 (WARD 34) ORDINANCE REFERRED (4/16/25)

Historical landmark designation for WAX TRAX! at 2449 N Lincoln Ave

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2025-0016744	02	218 E Grand Ave	Club Studio
Or2025-0016739	02	218 E Grand Ave	Club Studio
Or2025-0016740	02	218 E Grand Ave	Club Studio
Or2025-0016737	02	218 E Grand Ave	Club Studio
Or2025-0016743	02	218 E Grand Ave	Club Studio
Or2025-0016347	11	615 W Pershing Rd	Extra Space Management, Inc
Or2025-0016344	11	615 W Pershing Rd	Extra Space Management, Inc
Or2025-0017185	13	5650 S Pulaski Rd	Great Northern Insurance – Michael Gurvey
Or2025-0017184	13	5650 S Pulaski Rd	Great Northern Insurance – Michael Gurvey
Or2025-0016864	22	3948 W 26 th St	Atlantic Mall Corporation DBA Atlantic Center
Or2025-0016928	25	3107 W 26 th St	Spin Xpress Laundry
Or2025-0016927	25	3107 W 26 th St	Spin Xpress Laundry
Or2025-0016168	27	465 N Desplaines St	Extra Space Storage
Or2025-0016171	27	465 N Desplaines St	Extra Space Storage
Or2025-0016173	27	465 N Desplaines St	Extra Space Storage
Or2025-0016174	27	465 N Desplaines St	Extra Space Storage
Or2025-0016097	27	1401 W Washington Blvd	National Police Federal Credit Union
Or2025-0016619	27	811 W Fulton Market	Steelcase
Or2025-0016922	27	1032 W Fulton Market	The Senator Group
Or2025-0016820	27	1201 W Lake St	Studio Three
Or2025-0017046	28	415 S Pulaski Rd	Ahmad Zahdan
Or2025-0016417	29	2051 N Austin Ave	Storage Post
Or2025-0016435	29	5746 W Roosevelt Rd	Extra Space Management, Inc
Or2025-0016436	29	5746 W Roosevelt Rd	Extra Space Management, Inc
Or2025-0016437	29	5746 W Roosevelt Rd	Extra Space Management, Inc
Or2025-0016797	29	6609 W Fullerton	Raising Cane's
Or2025-0016796	29	6609 W Fullerton	Raising Cane's
Or2025-0016835	32	2211 N Elston Ave	Keller Williams ONE Chicago
Or2025-0016845	34	1011 S Delano Ct E	American Multi-Cinema, Inc

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2025-0016851	34	1011 S Delano Ct E	American Multi-Cinema, Inc
TBD	36	6359 W Grand Ave	Joshy Matthews
Or2025-0016356	42	142 E Ontario	American Osteopathic Association
Or2025-0016132	42	336 N Michigan Ave	Nakamol
Or2025-0016609	42	508 N Clark	Mendocino Farms
Or2025-0016610	42	700 N Clark	Ambar
Or2025-0016611	42	700 N Clark	Ambar
Or2025-0016907	42	405 N Wabash Ave	Nicholas Yanes
Or2025-0016908	42	405 N Wabash Ave	Nicholas Yanes
Or2025-0016909	42	405 N Wabash Ave	Nicholas Yanes
Or2025-0016751	44	3229 N Broadway	Family Room Chicago LLC
Or2025-0016736	47	5145 N Clark St	Storage Post
Or2025-0016112	48	5840 N Broadway	Care for Real
Or2025-0016113	48	5840 N Broadway	Care for Real
Or2025-0016847	50	2658 W Devon Ave	Midwest Realty One LLC
Or2025-0016852	50	2658 W Devon Ave	Midwest Realty One LLC
Or2025-0016854	50	2658 W Devon Ave	Midwest Realty One LLC
Or2025-0016855	50	2658 W Devon Ave	Midwest Realty One LLC

ALDERMANIC MAP AMENDMENTS**NO. A-8963 (6th WARD) ORDINANCE REFERRED (4/16/25)**
DOCUMENT #O2025-0016323

Common Address: 7900-7929 S Parnell Ave, 7900-8132 S Vincennes Ave, 7914-8143 S Normal Ave, 411-442 W 79th PI, 526-430 W 80th St, 501-512 W 81st St and 511-501 W 81st PI

Applicant: Alder William Hall

Change Request: RS3 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-8964 (7th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016325

Common Address: 2733-2899 E 79th St; 2800-2870 E 79th St

Applicant: Alder Gregory Mitchell

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

NO. A-8966 (7th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016328

Common Address: 8001-8059 S Muskegon Ave, 8000-8058 S Escanaba Ave, 8001-8059 S Escanaba Ave, 8000-8058 S Exchange Ave, 2949-3025 E 80th St, 2948-3024 E 80th PI, 2949-3025 E 80th PI and 2948-3024 E 81st St

Applicant: Alder Gregory Mitchell

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

NO. A-8970 (21st WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016179

Common Address: 1201-1357 W 108th Pl, 1200-1358 W 109th St, 1201-1421 W 109th St, 1200-1432 W 109th Pl, 1233-1435 W 109th Pl, 1200-1436 W 110th St, 1201-1435 W 110th St, 1200-1436 W 110th Pl and 1101-1437 W 110th Pl

Applicant: Alder Ronnie Mosley

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

NO. A-8972 (28th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016401

Common Address: 3312-3328 W Lake Street

Applicant: Alder Jason Ervin

Change Request: M1-3 Limited Manufacturing/ Business Park District to C2-3 Motor Vehicle Related Commercial District

MAP AMENDMENTS

NO. 22710-T1 (1st WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016464

Common Address: 1416 N Maplewood Ave

Applicant: 1416 Maplewood LLC

Owner: 1416 Maplewood LLC

Attorney: Rolando 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 redevelop the property by replacing the south wall and constructing a four-story addition over the existing building and a rear four-story addition. One dwelling unit is to be added for a total of four dwelling units and three surface parking spaces will be added at the rear of the property

NO. 22735-T1 (1st WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016699

Common Address: 2638 W Cortland Street

Applicant: Here to Stay CLT, Inc

Owner: Here to Stay CLT, Inc

Attorney: DLA Piper- Katie Jahnke Dale/ Rich Klawiter

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

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

Purpose: Construction of a three-story residential building with six residential dwelling units with zero parking, since the project is in a transit served location (within 2,640 ft to the Western CTA station)

NO. 22712-T1 (4th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016467

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 4534 S Cottage Grove Avenue

Applicant: Digife Studios LLC

Owner: Digife Studios LLC

Attorney: Agnes Plecka

Change Request: B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

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

Purpose: To rehab the existing building and adaptively reuse it to allow communications Service Establishment within the existing one-story commercial building (approximately 8,160 SF of commercial space- recording studio with offices) no existing parking (seeking administrative adjustment)

NO. 22722-T1 (8th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016615

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1258 E 79th Street

Applicant: False Hope Brand Co

Owner: False Hope Brand Co

Attorney: Graham Grady, Sylvia Michas

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

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

Purpose: To permit the proposed cut and sew textile facility at the subject property

NO.22719 (11th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016529

Common Address: 3649 S Emerald Avenue

Applicant: Sharon Janowski, Richard Mossman, Janet Mossman, and Karen Salis

Owner: Sharon Janowski, Richard Mossman, Janet Mossman, and Karen Salis

Attorney: Richard Zulkey

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: Allow for development of neighboring lot to allow for a single family home with 2 spaces at about 35 ft high

NO. 22739-T1 (14th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016789

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 3301-05 W 55th Street

Applicant: 3301 W 55th LLC

Owner: 3301 W 55th LLC

Attorney: Thomas Moore

Change Request: C1-1 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 Community Shopping District zoning district to construct three 4-story multi-unit residential buildings with a total of 40 units with 8 ARO units

NO. 22730-TI (15th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016658

Common Address: 4329 S Wood Street

Applicant: Jonathan Lopez

Owner: Jonathan Lopez

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 bring the existing 3 dwelling unit property into compliance

NO. 22556 (16th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012514

Common Address: 6640 S Halsted St

Applicant: Yasmin Lopez

Owner: Yasmin Lopez

Attorney: Tyler Manic

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

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

Purpose: The applicant seeks to establish a body arts service business in the vacant commercial space. The property will have 2 dwellings units 2 parking spaces provided.

NO. 22724 (24th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016639

Common Address: 1651 S California Avenue

Applicant: Miguel Cuevas

Owner: Jose C. Perez & Oralia M. Perez

Attorney: Fernando Grillo

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 allow for construction of a new four-story building, with four residential dwelling units

NO. 22729-T1 (25th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016653

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2006 South Allport Street

Applicant: Teh H Chan

Owner: Teh H Chan

Attorney: Ximena Castro

Change Request: RT-4 Residential Two-Flat Townhouse and Multi-Unit District to RM-5.5 Residential Multi-Unit District

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

Purpose: To lower MLA and increase FAR to allow for a six unit building and seek optional variation relief for setbacks

NO. 22711-T1 (25th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016465

Common Address: 2236 W 23rd Place

Applicant: Diego Helguera-Munoz

Owner: Diego Helguera-Munoz

Attorney: Nicholas Ftikas

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 permit the construction of a proposed two-story three unit residential building

NO. 22708 (26th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016462

Common Address: 2556-58 W Division Street

Applicant: Roberto Rivera

Owner: Puerto Rican Cultural Center (PRCC)

Attorney: Fernando Grillo

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

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

Purpose: To allow for the licensing of a private social club with cultural activities on the Paseo Boriken culturally designated district (applicant will apply for a special use)

NO. 22738 (26th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016788

Common Address: 2017 N Kimball Avenue

Applicant: Armitage Produce Inc

Owner: Chicago Title Land Trust as Successor Trustee under Trust #1234 dated March 27, 1995

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

Attorney: Fernando Grillo

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

Purpose: To allow for the construction and expansion of existing parking lot to improve pedestrian and vehicular traffic at intersection of Kimball and Armitage Avenues

NO. 22634 (27TH WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014815

PASS AS REVISED

Common Address: 1333 N Kingsbury Ave

Applicant: 1333 N Kingsbury LLC

Owner: 1301 North Kingsbury LLC

Attorney: Rich Klawiter and Katie Jahnke Dale

Change Request: M2-3 Light Industry District and C3-5 Commercial, Manufacturing, and Employment District to B2-5 Neighborhood Mixed-Use District and then to a Residential Business Planned Development

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

Purpose: To allow the construction of a 23 story building with 272 residential units, together with accessory and incidental uses. 238 total parking spaces with an overall FAR of 5.0

NO. 22656 (27TH WARD) ORDINANCE REFERRED (2-19-25)
DOCUMENT#O2025015282

PASS AS REVISED

Common Address: 727 North Milwaukee Ave/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. 22726-T1 (31ST WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016646

Common Address: 2959 N Pulaski Road/ 3451-61 W Wellington Avenue

Applicant: Centro San Bonifacio

Owner: Centro San Bonifacio

Attorney: Ximena Castro

Change Request: M1-1 Limited Manufacturing District Limited Manufacturing/Business Park District to C2-3 Motor Vehicle Related Commercial District

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

Purpose: To legalize non-conforming residential use and to add a rear deck and seek an optional variation to eliminate one parking space

NO. 22633 (32nd WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014813

PASS AS REVISED

Common Address: 2235-49 W Oakdale Ave

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

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. 22728-T1 (32nd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016651

Common Address: 2338-58 N Seeley Avenue

Applicant: Wilmot Seeley LLC

Owner: Wilmot Seeley LLC

Attorney: Rolando 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 increase the site area, add commercial space and secure additional administrative adjustments/variations for a previously approved five-story mixed-use building with 56 residential dwelling units, and 46 parking spaces

NO. 22725-T1 (32nd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016642

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2718 N Ashland Avenue

Applicant: Platinum Homes Development Corporation

Owner: Erna Aufgger

Attorney: Agnes Plecka

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 build a new 3-story (with basement) residential building with 6 dwelling units and 6 car garage

NO. 22737-T1 (32nd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016756

Common Address: 1736 N Winchester Avenue

Applicant: Barrett Homes LLC

Owner: Barrett Homes LLC

Attorney: Nicholas Ftikas

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 construct a new three-story single family home with a detached garage with two (2) off-street parking spaces. The new single-family home will measure 35ft.- 10 3/8 inches

NO. 22740 (32nd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016790

AMENDED TO TYPE 1

Common Address: 1923-25 W Cortland Street

Applicant: Lotties Land LLC

Owner: Lotties Land LLC

Attorney: Nicholas Ftikas

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

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

Purpose: The property owner is proposing to construct a one-story addition containing approximately 850 sq ft of floor area to the existing building

NO. 22717-T1 (32nd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016511

Common Address: 2218 N Clybourn Avenue

Applicant: 2218 N Clybourn LLC

Owner: 2218 N Clybourn LLC

Attorney: Paul Kolpak

Change Request: M1-2 Limited Manufacturing/Business Park District to B1-2 Neighborhood Shopping District

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

Purpose: The applicant seeks to establish a lapsed business license and zoning district to allow the continuation of the existing use of the retail and residence spaces

NO. 22721 (32nd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016608

SUBSTITUTED

Common Address: 2212 N Clybourn Avenue

Applicant: Near Loop Lofts LLC

Owner: Near Loop Lofts LLC

Attorney: Zubin Kammula

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

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

Purpose: To allow for Tavern Use

NO. 22736-T1 (33rd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016705

Common Address: 3238 N Elston Avenue

Applicant: Rick A Hansen Revocable Trust

Owner: Rick A Hansen Revocable Trust

Attorney: Nicholas Ftikas

Change Request: C1-1 Neighborhood Commercial District to RM-4.5 Residential Multi-Unit District

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

Purpose: To permit the conversion of the grade level retail unit to a residential unit and to permit the construction of a purposed additional dwelling unit (coach house) at the functional rear of the lot

NO. 22713-T1(36th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016468

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 3362 North Narragansett Avenue

Applicant: Seleni Investments LLC

Owner: Seleni Investments LLC

Attorney: Agnes Plecka

Change Request: RS-2 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

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

Purpose: To build a 2nd story addition to the existing building (front) and obtain a business license to operate a barber shop and a coffee shop

NO. 22715-T1 (43rd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016471

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1118 W Fullerton Avenue

Applicant: 1118 Fullerton LLC

Owner: 1118 Fullerton LLC

Attorney: Nicholas Ftikas

Change Request: RT-4 Residential Two-Flat Townhouse and Multi-Unit District to B3-3 Community Shopping District

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

Purpose: To permit the construction of a new four-story mixed-use building containing a retail unit at grade and three dwelling units above

NO. 22714-T1 (44th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016469

Common Address: 1244 W Roscoe Street

Applicant: Emily Nordquist and Corey Swimmer

Owner: Corey Swimmer

Attorney: Agnes Plecka

Change Request: RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

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

Purpose: To allow a dwelling unit within the basement of the existing building and build a third floor addition to duplex the second floor unit (total of 3 DU)

NO. 22709 (45th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-

Common Address: 4226 N Milwaukee Ave

Applicant: Nadine Acevedo

Owner: Nadine Acevedo

Attorney: Fernando Grillo

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 allow the owner to convert rear unit behind commercial space into a residential dwelling unit

NO. 22723 (45th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016618

Common Address: 6200 W Higgins Avenue

Applicant: 6200 Higgins LLC

Owner: 6200 Higgins LLC

Attorney: Nicholas Ftikas

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

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

Purpose: To permit the construction of a proposed grocery store with an accessory surface parking lot

NO. 22693 (47th WARD) ORDINANCE REFERRED (3-12-25)
DOCUMENT # O2025-0016072

PASS AS REVISED

Common Address: 4726-4756 North Ravenswood; 1801-1831 West Lawrence; 4721-4759 North Wolcott

Applicants: Ravenswood Landowner LLC

Owner: Ravenswood Landowner LLC

Attorney: Meg George, Akerman LLP

Change Request: Residential Business Planned Development 1379 to Residential Business Planned Development 1379 as amended

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

Purpose: The only change to the property will be the addition of the medical service use as a permitted use within Subarea B of Planned development 1379; the other subarea (A and C) will remain unchanged.

NO. 22727-T1 (50th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016647

SUBSTITUTED

Common Address: 6659 N Kedzie Avenue

Applicant: PGBS MGR LLC

Owner: PGBS MGR LLC

Attorney: Liz Butler/ Braeden Lord

Change Request: M1-1 Limited Manufacturing District Limited Manufacturing/Business Park District to RM-5.5 Residential Multi-Unit District

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

Purpose: To allow the redevelopment of the site with a townhouse development containing 47 townhouses and 79 vehicular parking spaces