

AMENDED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
TUESDAY, JULY 15, 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

- 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.

TEXT AMENDMENTS

DOCUMENT # SO2024-0008918 ORDINANCE REFERRED (5/24/23)

Sponsor: Alder Bennett Lawson

Amendment of Municipal Code Titles 2 and 17 regarding conversion units and coach houses

DOCUMENT # O2025-0018209 ORDINANCE REFERRED (6/18/25)

Sponsor: Mayor Brandon Johnson

Amendment of Municipal Code Sections 10-32-220 and 17-11-0103 modifying standards for parkway trees

DOCUMENT # O2025-0018156 ORDINANCE REFERRED (6/18/25)

Sponsor: Alders Felix Cardona and Gilbert Villegas

Amendment of Municipal Code Section 17-7-0591, the predominance of Block 606 District

DOCUMENT # O2025-0018189 ORDINANCE REFERRED (6/18/25)

Sponsor: Alder Bill Conway

Amendment of Municipal Code Chapters 17-4 and 17-8 authorizing Zoning Administrator to approve exemption from minimum lot area for Chicago Landmark buildings

DOCUMENT # O2025-0018063 ORDINANCE REFERRED (6/18/25)

Sponsor: Patrick Murphey, Zoning Administrator

Journal Correction of Zoning Reclassification Map No. 5-G at 2225 N Dayton St

PREVIOUSLY DEFERRED TEXT AMENDMENT

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

DOC # O2024-0010959 ORDINANCE INTRODUCED 7/17/24

SPONSOR: Mayor Brandon Johnson

Amendment of Municipal Code Section 17-12-0900 exempting public and civic uses from dynamic image sign criteria

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

ADOPT-A-LANDMARK

DOCUMENT # O2025-0018209 (9th Ward) ORDINANCE REFERRED (6/18/25)

Adopt-a-Landmark grant funding agreement with Greenstone United Methodist Church for preservation project at 11211 S St. Lawrence Ave

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2025-0017789	11	2424 S Halsted St	Caroline Creamer
Or2025-0017790	11	2424 S Halsted St	Caroline Creamer
TBD	25	2404 S Wolcott Ave	Marina Papanastou
Or2025-0018101	27	1132 W Blackhawk St	Mars Incorporated
Or2025-0017720	29	1625 N Harlem Ave	Rush University Medical Center
TBD	35	2200 N Kimball Ave	Yonny Mora
TBD	36	6603 W Diversey Ave	Brian Thomas
TBD	36	6603 W Diversey Ave	Brian Thomas
Or2025-0018152	41	8700 W Bryn Mawr Ave	Meitheal
Or2025-0018165	42	539 N Dearborn Ave	Rush River North
Or2025-0018167	42	539 N Dearborn Ave	Rush River North
Or2025-0018169	42	539 N Dearborn Ave	Rush River North
TBD	45	5949 W Higgins Ave	Stephen Chako
TBD	45	5949 W Higgins Ave	Stephen Chako
TBD	45	5949 W Higgins Ave	Stephen Chako
TBD	49	7524 N Paulina St	Brian Thomas
TBD	49	7507 N Clark St	Burlington Stores
TBD	49	7507 N Clark St	Burlington Stores
TBD	49	7507 N Clark St	Burlington Stores

ALDERMANIC MAP AMENDMENTS

**NO. A-9005 (3rd WARD) ORDINANCE REFERRED (6/18/25)
DOCUMENT #O2025-0017655**

Common Address: 2201 S. State Street

Applicant: Alderwoman Pat Dowell

Change Request: DX-5 Downtown Mixed-Use District to DR-5 Downtown Residential District

NO. A-8990 (8th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017343

Common Addresses: 7901 S. Jeffery Boulevard and 2001-25 E. 79th Street

Applicant: Alderwoman Michelle Harris

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

NO. A-8989 (8th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017342

Common Address: 1701-11 E. 79th Street

Applicant: Alderwoman Michelle Harris

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

NO. A-8988 (8th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017341

Common Address: 1700-28 E. 79th Street

Applicant: Alderwoman Michelle Harris

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

NO. A-9006(11th WARD) ORDINANCE REFERRED (6/18/25)
DOCUMENT #O2025-0017887

Common Address: 1653 W. 35th Street

Applicant: Alderwoman Nicole T. Lee

Change Request: RS-3 Residential Single-Unit (Detached House) District to B3-2 Community Shopping District

NO. A-8968(19th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016444

Common Addresses: 8859 S. Beverly Avenue and 9415 S. Charles Avenue

Applicant: Alderman Matthew J. O'Shea

Change Request: RS-2 Residential Single-Unit (Detached House) Districts to POS-1 Parks and Open Space District

NO. A-8993 (19th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017368

Common Address: 11423-11427 South Homan Avenue

Applicant: Alderman Matthew J. O'Shea

Change Request: RT-4 Residential Two-Flat Townhouse and Multi-Unit District to RS-2 Residential Single-Unit (Detached House) District

NO. A-8992(19th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017369

Common Address: 1905 W. 115th Street

Applicant: Alderman Matthew J. O'Shea

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

NO. A-8971(21st WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016702

Common Address: 1143 W. 95th Street

Applicant: Alderman Ronnie L. Mosley

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

NO. A-9014 (31st WARD) ORDINANCE REFERRED (6/18/25)
DOCUMENT #O2025-0018163

Common Address: 3037-43 N Cicero Avenue

Applicant: Alderman Felix Cardona Jr.

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

NO. A-9015 (31st WARD) ORDINANCE REFERRED (6/18/25)
DOCUMENT #O2025-0018161

Common Address: 3125 N. Cicero Avenue

Applicant: Alderman Felix Cardona Jr.

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

NO. A-9003(50th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017322

Common Address: 3135 West Devon Avenue

Applicant: Alderwoman Debra Silverstein

Change Request: B3-2 Community Shopping District to RM5.5 Residential Multi-Unit District

MAP AMENDMENTS - FOR PREVIOUSLY DEFERRED ITEMS PLEASE SEE PAGE 11

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

Common Address: 1719-25 W Chicago Avenue

Applicant: RMBR Ventures 1719 LLC

Owner: RMBR Ventures 1719 LLC

Attorney: John Fritchey

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

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

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

NO.22782 (11th WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-001949

Common Address: 3462-64 S Lituania and 912 W 35th Street

Applicant: P.J.IRMA Property LLC

Owner: Russell H. Root Declaration of Trust c/o Carrie Hilton

Attorney: Patrick D. Thompson

Change Request: RS3 Residential Single Unit (Detached House) District and RT4 Residential Two Flat, Townhouse and Multi Unit District to B1-1 Neighborhood Shopping District

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

Purpose: The applicant will enter a lease with a related entity that will expand its current business operation from a different location to the Property on the first floor. The property is three separate buildings. The buildings will be used for commercial purposes on the first floor and the second floor will have 2 residential units.

NO.22791-T1 (17th WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-0018050

Common Address: 7756 South Morgan Street

Applicant: Primo Center for Women and Children

Owner: Christ True Vine Coptic Church

Attorney: Agnes Plecka

Change Request: RS3 Residential Single Unit (Detached House) District to B1-3 Neighborhood Shopping District

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

Purpose: To rehab the existing church building and adaptively reuse it to establish a Transitional Residence and offices with no on-site parking. The Applicant will also seek special use approval for the proposed Transitional Residence

NO.22790-T1 (19th WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-0018049

Common Address: 10330 South Springfield Avenue

Applicant: Michael and Nicole Pfeiffer

Owner: Michael and Nicole Pfeiffer

Attorney: Patrick D Thompson

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

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

Purpose: To construct a single-family residence to be occupied by the applicant that will reduce the side setback to allow for an attached garage.

NO.22776 (21st WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-0017924

Common Address: 1746 W Edmaire Street

Applicant: Andrzej Furezon

Owner: Andrzej Furezon

Attorney: Frederick E. Agustin

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 construct a new residential building containing 3 dwelling units and 3 off-street parking spaces.

NO.22780-T1 (25th WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-0017932

Common Address: 1616 W 17th Street

Applicant: 17th Street Building LLC

Owner: 17th Street Building LLC

Attorney: Tyler Manic

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RM6 Residential Multi Unit District

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

Purpose: To bring the existing density and bulk characters into compliance with the Chicago Zoning Ordinance

NO.22788 (26th WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-00118004

Common Address: 3642-3652 W North Avenue

Applicant: Eddie W. Miranda

Owner: Eddie W. Miranda

Attorney: Richard E. Zulkey

Change Request: B3-1 Community Shopping District to B3-2 Community Shopping District

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

Purpose: To establish a new 3-story building with 8 apartment units on the second and third floor and 5,700 square feet of commercial use on the first floor. There will be at least 8 parking spaces.

NO.22779-T1 (30th WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-0017928

Common Address: 4100-08 West Belmont Avenue/ 3200-10 North Karlov Avenue

Applicant: Belmont Karlov LLC

Owner: All Chicago Inc.

Attorney: Ximena Castro

Change Request: M1-1 Limited Manufacturing District to B2-3 Neighborhood Mixed-Use District

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

Purpose: To construct a new five-story building with approximately 2,000 square feet of commercial space, 32 residential units, 22 parking spaces, and 32 bicycle spaces.

NO.22775 (31st WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-001792

Common Address: 4516 West Fullerton Avenue

Applicant: Martha Gonzalez

Owner: Martha Gonzalez

Attorney: Ximena Castro

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

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

Purpose: To allow dog kennel and dog day care use on the ground floor as part of the existing dog grooming business.

NO.22777-T1 (31st WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-0017925

Common Address: 4506-4508 W Wrightwood Avenue

Applicant: Building Wrightwood, LLC

Owner:

Attorney: Lawrence M. Lusk

Change Request: RS3 Residential Single Unit (Detached House) District to RM4.5 Residential Multi Unit District

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

Purpose: To legalize two existing units located in the basement of the building. After rezoning, the property will remain a six-unit residential building with three off street parking spaces located in a rear detached and enclosed garage.

NO.22781-T1 (32nd WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-0017941

Common Address: 2743 North Greenview Avenue

Applicant: Tzadik LLC

Owner: Tzadik LLC

Attorney: Michael Ezgur

Change Request: M2-2 Light Industry District to RT4 Residential Two Flat, Townhouse and Multi Unit District

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

Purpose: To construct a new three-story residential building with 3 dwelling units, a three-car garage, and three bicycle parking spaces.

NO.22789-T1 (33rd WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-0018017

Common Address: 3122 W Belmont Avenue

Applicant: Lukaven Development LLC

Owner: Alpine Capital Management LLC

Attorney: Mark Kupiec

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 build a new 4-story mixed use building with 9 dwelling units. There would be 5 parking spaces and 3,479 sf of commercial space.

NO.22784-T1 (37th WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-0017955

Common Address: 418 N Lavergne Avenue

Applicant: Maria Rosa Quizhpi

Owner: Maria Rosa Quizhpi

Attorney: Dean T. 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 change the building from a single-family home resided by the applicant to a 2-flat residential building.

NO.22786 (43rd WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-0017988

Common Address: 2247-2249 N Halsted Street

Applicant: Open Inc.

Owner: John Nivasnanda

Attorney: Thomas S Moore

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 the ground floor tavern to acquire a secondary outdoor patio liquor license. There are 2 dwelling units; 3 parking spaces; approximately 1,450 sf of commercial space on ground floor.

NO.22783-T1 (43rd WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-0017951

Common Address: 2600-2610 North Clark Street

Applicant: ID 2600 Owner, LLC

Owner: ID 2600 Owner, LLC

Attorney: Katriina S. McGuire

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

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

Purpose: To redevelop the subject property with a 5-story mixed use building with 48 residential dwelling units and commercial/retail space on the ground floor. There will be 10 automobile parking spaces and 48 bicycle parking spaces.

NO.22778-T1 (47th WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-0017926

Common Address: 3664 North Lincoln Avenue

Applicant: Waveland Lincoln LLC

Owner: Waveland Lincoln LLC

Attorney: Rolando R. Acosta

Change Request: B1-1 Neighborhood Shopping District to B2-5 Neighborhood Mixed-Use District

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

Purpose: The applicant proposes to improve the property by constructing a five-story, mixed-use building, with a 1,700 square foot ground floor commercial space and 16 residential dwelling units above the ground floor. Six automobile parking spaces and 17 bicycle parking spaces will be provided. The proposed zoning height of the building will be 60 feet.

NO.22787-T1 (48th WARD) ORDINANCE REFERRED (6/17/25)
DOCUMENT # O2025-0017997

Common Address: 1454 West Victoria Street

Applicant: Marius Meissner and Elizabeth Alves Meissner

Owner: Marius Meissner and Elizabeth Alves Meissner

Attorney: Nicholas Ftikas

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: To permit the construction of a proposed addition (Sun-room) above the existing attached garage.

PREVIOUSLY DEFERRED ITEMS

NO.22731 (14th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016663

Common Address: 4601-25 W 47th Street

Applicant: Alex Truck and Car Sales Inc

Owner: Hildeberto Hernandez

Attorney: Mark Kupiec

Change Request: M1-2 Limited Manufacturing/Business Park District to M2-2 Light Industry District

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

Purpose: To add heavy equipment sales as a permitted use

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

Common Address: 1441-1471 South Blue Island Avenue, 1200-1228 West 15th 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. 22746 (26th 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. 22593-T1 (27th WARD) ORDINANCE REFERRED (10/22/24)
DOCUMENT # O2024-0013359

Common Address: 1500 N Throop

Applicant: Throop Studio LLC

Owner: Throop Studio LLC

Attorney: Zubin Kammula

Change Request: M2-3 Light Industry District to C3-3 Commercial, Manufacturing, and Employment District

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

Purpose: To allow for the operation of a private event space for which the applicant will seek special use approval

NO. 22694 (28th WARD) ORDINANCE REFERRED (3-12-25)
DOCUMENT #O2025-0015997

Common Address: 3415-3449 West Jackson Boulevard; 3414-3456 West 5th Avenue

Applicant: Harvest Homes II Apartments, LLC, an Illinois limited liability company

Owner: People's Community Development Association of Chicago, Inc

Attorney: Steven Friedland

Change Request: RM-5 Residential Multi-Unit District and B3-3 Community Shopping District to B2-3 Neighborhood Mixed-Use District then to a Planned Development

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

Purpose: To permit the property to be developed with 50 residential units and commercial uses including a food hall and commercial kitchen. There will be 9 parking spaces.

NO. 22732-T1 (32nd 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. 22225 (32nd WARD) ORDINANCE REFERRED (7-19-23)
DOCUMENT # O2023-0002763

Common Address: 1840-1866 N Marcey Ave

Applicant: 1840 N Marcey, LLC

Owner: 1866 N Marcey Owner, LLC

Attorney: Rich Klawiter & Katie Jahnke Dale

Change Request: M2-3 Light Industry District to B3-3 and then to a Residential Business Planned Development

Purpose: To allow the construction of a 16 story building with 294 residential units and a 27 story building with up to 315 residential units and ground floor commercial uses, together with accessory and incidental uses. 360 total parking spaces will be provided. The overall FAR will be 6.5

NO. 22750-T1 (32nd 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. 22651-T1 (43rd WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014954

Common Address: 2501 N Clark St

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. 22770-T1 (44th 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

INCLUSIONARY APPLICATION

NO. 22229 (27th WARD) ORDINANCE REFERRED (7-19-23)

DOCUMENT #O2023-0002795

Common Address: 700 West Chicago Ave

Applicant: Onni 700 West Chicago LLC

Owner: Onni 700 West Chicago LLC

Attorney: Rich Klawiter

Change Request: Planned Development 1399 to Planned Development 1399, as amended

Purpose: To permit the construction of a multi-building planned development consisting of 2,451 dwelling units, 1,950 parking spaces, commercial and retail uses with accessory and incidental uses. The overall FAR will be 8.1

ITEMS TO BE DEFERRED

NO. A-9008 (22nd WARD) ORDINANCE REFERRED (6/18/25)

DOCUMENT #O2025-0017751

Common Address: 3300-3324 W. 31st Street

Applicant: Alder Michael Rodriguez

Change Request: M2-3 Light Industry District to B1-3 Neighborhood Shopping District

NO. A-9009 (22nd WARD) ORDINANCE REFERRED (6/18/25)

DOCUMENT #O2025-0017739

Common Address: 3214-3252 W. 31st Street

Applicant: Alder Michael Rodriguez

Change Request: M2-3 Light Industry District to B3-1 Community Shopping District

NO. A-9010 (22nd WARD) ORDINANCE REFERRED (6/18/25)

DOCUMENT #O2025-0017733

Common Address: 3010-3030 S. Kedzie Avenue

Applicant: Alder Michael Rodriguez

Change Request: M2-3 Light Industry District to B1-3 Neighborhood Shopping District

NO. A-9011 (22nd WARD) ORDINANCE REFERRED (6/18/25)

DOCUMENT #O2025-0017696

Common Address: 3000-3016 S. Spaulding Avenue

Applicant: Alder Michael Rodriguez

Change Request: M1-1 Limited Manufacturing/Business Park District to RS-3 Residential Single-Unit (Detached House) District

NO. A-9012 (22nd WARD) ORDINANCE REFERRED (6/18/25)
DOCUMENT #O2025-0017737

Common Addresses: 3018 S. Spaulding Avenue and 3037 S. Christiana Avenue

Applicant: Alder Michael Rodriguez

Change Request: M1-1 Limited Manufacturing/Business Park District to C1-1 Neighborhood Commercial District

NO. A-9013 (22nd WARD) ORDINANCE REFERRED (6/18/25)
DOCUMENT #O2025-0017743

Common Address: 3225-3251 W. 30th Street

Applicant: Alder Michael Rodriguez

Change Request: M1-1 Limited Manufacturing/Business Park District to C1-1 Neighborhood Commercial District

NO. A-8973 (46th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O 2025-0016689

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 (46th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O 2025-0016691

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 (46th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O 2025-0016693

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 (46th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O 2025-0016687

Common Address: 918-946 W Montrose Ave; 4416 N Sheridan Road; 4401-4413 N Sheridan Road; 4344-4360 N Broadway, 4361-4363 N Kenmore 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 (46th 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 (46th 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 (46th 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 (47th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016310

Common Address: 5000-5026 N Broadway

Applicant: Alder Matt Martin

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

NO. A-8979 (47th 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 (47th 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 (48th 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 (48th 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, C2-5 Neighborhood Commercial District, and T Transportation District to C1-5 Neighborhood Commercial District

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

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 (48th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT #O2025-0016710

Common Address: 6322-6350 N Broadway, 6258-6314 N Broadway, 5408-6238 N Broadway, 5101-5847 N Broadway, 5857-6351 N Broadway

Applicant: Alder Manaa-Hoppenworth

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

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

Common Address: 5246-5302 N Winthrop Ave

Applicant: Alder Manaa-Hoppenworth

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

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

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

Applicant: Alder Manaa-Hoppenworth

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

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

Common Address: 1069-1113 W Bryn Mawr Ave

Applicant: Alder 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 (48th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017512

Common Address: 5200-5358 N Broadway

Applicant: Alder Manaa-Hoppenworth

Change Request: B1-2 Neighborhood Shopping District to B3-3 Community Shopping District
NO. A-9000 (48th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017510

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

Applicant: Alder Manaa-Hoppenworth

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

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

Common Address: 1100-1110 W Granville Ave; 1113-1117 W Granville Ave; 6172 N Winthrop Ave

Applicant: Alder 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 (48th 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 Manaa-Hoppenworth

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

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

Common Address: 4700 - 5099 North Broadway

Applicant: Alders Angela Clay, Matt Martin and Leni 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