

SUMMARY OF A MEETING
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF JUNE 17, 2025
TO BE REPORTED OUT JUNE 18, 2025

LANDMARK DESIGNATIONS

DOCUMENT # O2025-0017338 (3rd 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 # O2024-0010378 (25th WARD) ORDINANCE REFERRED (7/17/24)

SUBSTITUTED

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

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

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

FEE WAIVER OF LANDMARKED BUILDINGS

DOCUMENT # Or2025-0017336 (1st 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 (24th WARD) ORDINANCE REFERRED (5/21/25)

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

ALDERMANIC MAP AMENDMENTS

NO. A-8965 (7th WARD) ORDINANCE REFERRED (4/16/25)

DOCUMENT #O2025-0016706

Common Address: 2314-20 E 75th St

Applicant: Alder Gregory Mitchell

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

NO. A-8967 (19th WARD) ORDINANCE REFERRED (4/16/25)

DOCUMENT #O2025-0016443

Common Address: 2152 W 111th 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 (21st 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 (27th 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

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

SUBSTITUTE NARRATIVE AND PLANS

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 (2nd 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. 22734-T1 (2nd 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. 22760-T1 (2nd WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017423

SUBSTITUTE NARRATIVE AND PLANS

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 (3rd WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017380

Common Address: 215 East 45th 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. 22774-T1 (11th 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 (19th 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 (24th 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

SUBSTITUTED

NO. 22765-T1 (24th WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017453

**SUBSTITUTED
AMENDED TO TYPE 1**

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. 22747-T1 (26th 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 (27th 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. 22756-T1 (28th 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 (29th 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. 22752 (31st 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 (31st 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. 22743 (31st 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. 22768-T1 (32nd 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: Agnes Plecka

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 (32nd WARD) ORDINANCE REFERRED (5/21/25)
DOCUMENT #O2025-0017454

SUBSTITUTE NARRATIVE AND PLANS

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. 22733-T1 (32nd WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016669

SUBSTITUTE NARRATIVE AND PLANS

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. 22707-T1 (34th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016450

CANNABIS ESTABLISHMENT APPLICATION

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

NO. 22682-T1 (35TH 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. 22771-T1 (36TH 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 (37TH 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. 22716-T1 (38th WARD) ORDINANCE REFERRED (4/16/25)
DOCUMENT # O2025-0016496

AMENDED TO TYPE-1

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

NO. 22755-T1 (39th 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. 22751-T1 (46th 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. 22772 (49th 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 4th dwelling-unit at the property

NO. 22773-T1 (50th 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

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