

**COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
TUESDAY, FEBRUARY 17, 2026  
AT 10:00 A.M.  
COUNCIL CHAMBERS, CITY HALL,  
121 N. LASALLE**

**Please Note:**

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

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

Each person participating in public comment may 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 # O2026-0022516 ORDINANCE REFERRED (1/21/26)**

**Sponsors:** Mayor Brandon Johnson

Intergovernmental agreement with Regional Transportation Authority for Belmont Blue Line Equitable Transit-Oriented development study plan

### **DOCUMENT # O2025-0018183 ORDINANCE REFERRED (6/18/25)**

**Sponsor:** Alder Gregory Mitchell

**Co-Sponsors:** Alders Pat Dowell, Michelle Harris, Ronnie Mosley, Monique Scott, Christopher Taliaferro, Gilbert Villegas, and Emma Mitts

Amendment of Municipal Code Title 17 by modifying Section 17-3-0207 to remove permit requirements for gas stations in B3, C1, and C2 zoning districts and by modifying Section 17-9-0109 restricting expansions of gas stations in certain circumstances

### **DOCUMENT # O2025-0021721 ORDINANCE REFERRED (12/10/25)**

**Sponsors:** Alders Burnett (27) and Conway (34)

Amendment of Municipal Code Sections 17-3-0308 and 17-4-0301 regarding new construction Minimum Automotive Parking Ratios near CTA or METRA rail stations

### **DOCUMENT # O2025-0021852 ORDINANCE REFERRED (12/18/25)**

**Sponsor:** Alder Villegas (36)

Amendment of Municipal Code Title 14A by modifying Section 14A-3-306 regarding Stop Work Order criteria and Section 14A-4-406 regarding excavation work on private property

### **DOCUMENT # O2026-0022453 ORDINANCE REFERRED (1/21/26)**

**Sponsor:** Alder Lawson (44)

Amendment of Municipal Code Section 17-7-0574 to replace in its entirety regarding additional dwelling unit-allowed RS areas

## **LANDMARK DESIGNATIONS**

### **DOCUMENT # O2025-0021479 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**

Historical landmark designation for Humboldt and Sacramento Extension to Logan Square Boulevards District at 1600-1800 blocks of N Humboldt Blvd, 1000-1100 blocks of N Sacramento Ave and East Side of 900 block of N Sacramento Blvd

### **DOCUMENT # O2026-0022515 (37<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**

Historical landmark designation for Original Providence Baptist Church at 515 N Pine Ave

**FEE WAIVER OF LANDMARKED BUILDINGS****DOCUMENT # Or2026-0022498 (4<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**

Historical landmark fee waiver recertification for property at 4543 S Ellis Ave

**DOCUMENT # Or2025-0021609 (34<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**

Historical landmark fee waiver for property at 105 W Adams Street/210 S Clark St

**DOCUMENT # Or2025-0021617 (34<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**

Historical landmark fee waiver for property at 19 S LaSalle St

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
TBD	4	3755 S Cottage Grove	Near North Health
Or2025-0021316	11	2484 S Archer Ave	Everclean Car Wash
Or2025-0021712	21	8652 S Lafayette Ave	Raising Cane's Restaurants, LLC
Or2025-0021455	23	7000 S Pulaski Rd	Davita Kidney Care
Or2026-0022107	27	1155 W Fulton Market	Kimberly-Clark
Or2025-0021720	27	1155 W Fulton Market	Kimberly-Clark
Or2026-0022312	27	837 W Fulton Market	The Publican
Or2025-0021722	27	1032 W Fulton Ave	Senator Group
Or2025-0021715	27	1801 W Jackson Blvd	Blackhawk Community Ice Rink, LLC
Or2025-0021713	27	1801 W Jackson Blvd	Blackhawk Community Ice Rink, LLC
Or2025-0021716	27	1801 W Jackson Blvd	Blackhawk Community Ice Rink, LLC
Or2025-0021718	27	1801 W Jackson Blvd	Blackhawk Community Ice Rink, LLC
Or2025-0021594	28	1114 S Clinton St	Veterinary Emergency Group
Or2025-0021596	28	1114 S Clinton St	Veterinary Emergency Group
Or2026-0022300	29	1619 N Neva Ave	Galewood Residences
Or2026-0022302	29	1619 N Neva Ave	Galewood Residences
Or2026-0021981	32	2500 N Elston Ave	Lakes Venture, LLC DBA Fresh Thyme Market
Or2025-0021567	32	2749 N Elston Ave	Skechers
Or2025-0021566	32	2749 N Elston Ave	Skechers
Or2025-0021568	32	2749 N Elston Ave	Skechers
Or2025-0021565	32	2749 N Elston Ave	Skechers
Or2025-0021569	32	2749 N Elston Ave	Skechers
Or2025-0021765	34	400 S Wells St	JG HoldCo. LLC DBA: Bloc Dispensary Wells
Or2025-0021766	34	400 S Wells St	JG HoldCo. LLC DBA: Bloc Dispensary Wells
Or2025-0021673	34	1011 S Delano Ct.	American Multi-Cinema, Inc
Or2025-0021672	34	1011 S Delano Ct.	American Multi-Cinema, Inc
Or2025-0021667	34	1011 S Delano Ct.	American Multi-Cinema, Inc
Or2025-0021700	35	3326 W Belmont Ave	Elevat3 Chicago LLC dba Spin xpress laundry
TBD	36	3661 W Division St	CVS Pharmacy
Or2026-0022361	42	1000 N Rush St	SKIMS
Or2026-0022350	42	151 N State St	Walgreens
Or2026-0022349	42	151 N State St	Walgreens
Or2025-0021659	42	360 N State St	Holocaust Memorial Foundation of Illinois, Inc
Or2026-0022525	50	2353 W Devon Ave	ATHAR ALI

## **ALDERMANIC MAP AMENDMENTS**

### **NO. A-9078 (21<sup>st</sup> WARD) ORDINANCE REFERRED (11/14/25)** **DOCUMENT #O2025-0020885**

**Common Address:** 1123-1237 W 95<sup>th</sup> St

**Applicant:** Alder Ronnie Mosley

**Change Request:** RS1 Residential Single Unit (Detached House) District, RS3 Residential Single Unit (Detached House) District, and B3-1 Community Shopping District to RT4 Residential Two Flat, Townhouse and Multi Unit District

### **NO. A-9083 (21<sup>st</sup> WARD) ORDINANCE REFERRED (11/14/25)** **DOCUMENT #O2025-0021693**

**Common Address:** 9414-9434 S Halsted St; 9443 S Green St

**Applicant:** Alder Ronnie Mosley

**Change Request:** B2-3 Neighborhood Mixed-Use District to RT4 Residential Two Flat, Townhouse and Multi Unit District

### **NO. A-9080 (47<sup>th</sup> WARD) ORDINANCE REFERRED (11/14/25)** **DOCUMENT #O2025- 0021093**

**Common Address:** 2401-2427 W Belmont Ave; 3140 N Western Ave

**Applicant:** Alder Matt Martin

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

## **MAP AMENDMENTS- FOR PREVIOUSLY DEFERRED ITEMS SEE PAGE18** **FOR CANNABIS ESTABLISHMENT APPLICATION SEE PAGE 20**

### **NO. 22947-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12/10/25)** **DOCUMENT #O2025-0021648**

**Common Address:** 1805 North Campbell Avenue

**Applicant:** 1805 N Campbell LLC

**Owner:** 1805 N Campbell LLC

**Attorney:** Law Office of Samuel V.P Banks, Nicholas Fitkas

**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 permit the construction of a new four-story residential building containing twenty-one (21) residential dwelling units and eleven (11) off-street garage parking spaces

**NO. 22979-T1 (8<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022502**

**Common Address:** 8649 South Euclid Avenue

**Applicant:** Molette Wealth Holdings LLC

**Owner:** Molette Wealth Holdings LLC

**Attorney:**

**Change Request:** B3-1 Community Shopping District to RM-5 Residential Multi-Unit District

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

**Purpose:** To permit the construction of a three-story multi-unit residential building

**NO. 22973-T1 (10<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022474**

**Common Address:** 8415 South Mackinaw Avenue

**Applicant:** Stefan Mihajlovic

**Owner:** Stefan Mihajlovic

**Attorney:** Ximena Castro- Acosta Ezgur LLC

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

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

**Purpose:** Lower MLA to allow four existing units to remain at Property and to seek relief under section 17-13-0300

**NO. 22954 (14<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-**

**Common Address:** 5414-5422 South Kedzie Avenue

**Applicant:** Michael Hammad

**Owner:** Michael Hammad

**Attorney:** Gordon and Pikarski Chartered

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

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

**Purpose:** the applicant seeks to improve the site four (4) buildings with each containing three (3) residential dwelling units

**NO. 22946-T1 (17<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-**

**Common Address:** 1414-1416 West 69<sup>th</sup> Street

**Applicant:** Belle Lucre LLC

**Owner:** Belle Lucre LLC

**Attorney:** Law Office of Samuel V.P Banks, Nicholas Fitkas

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

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

**Purpose:** To permit 1,320 sq ft of retail space on the ground floor and a residential dwelling unit on the second floor of the existing two-story mixed-use building

**NO. 22965-T1 (17<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022345**

**Common Address:** 1635 West 69<sup>th</sup> Street

**Applicant:** Smart Auto Repair LLC

**Owner** 1635 West 69<sup>th</sup> Street

**Attorney:** Dean T Maragos

**Change Request:** B2-3 Neighborhood Mixed-Use District to C1-1 Neighborhood Commercial District

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

**Purpose:** To establish an auto engine & transmission repair shop

**NO. 22972-T1 (17<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022463**

**Common Address:** 1401 West 71<sup>st</sup> Street, 7104 South Loomis Boulevard

**Applicant:** Otilio Morales

**Owner** Otilio Morales

**Attorney:** Law Offices of Sam Banks, Frederick E Agustin

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

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

**Purpose:** The existing building currently has four dwelling units. The rezoning will allow the applicant to establish two additional dwelling units in the basement for a total of six dwelling units

**NO. 22978-T1 (20<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022492**

**Common Address:** 6151-6159 South University Avenue, 1144-1160 East 62<sup>nd</sup> Street

**Applicant:** Woodlawn Manor L.P

**Owner:** Woodlawn Baptist Church Inc

**Attorney:** Lenny D. Asaro Partner

**Change Request:** RM-5 Residential Multi-Unit District to RM-6 Residential Multi-Unit District

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

**Purpose:** Applicant seeks to develop a 6-story, 66' high, 52,180 SF, 46-unit affordable Elderly Housing building with four ADA accessible off-street vehicle spaces. The current RM-5 zoning will not accommodate the bulk and density needed for the project the RM-6 district will

**NO. 22961 (20<sup>th</sup> WARD) ORDINANCE REFERRED (12/17/25)**  
**DOCUMENT #O2025-0022150**

**Common Address:** 6320 South Dorchester Avenue

**Applicant:** Woodlawn Central LLC

**Owner:** Apostolic Church of God, am Illinois Net-for-Profit

**Attorney:** Gabriela Herrera c/o Neal and Leroy, LLC

**Change Request:** Planned Development 456 to B3-3 Community Shopping District and then to Planned Development 456, as amended

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

**Purpose:** Mandatory amendment to allow new permitted uses as described below and create Sub Areas

**NO. 22958 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021732**

**Common Address:** 4254 West 55<sup>th</sup> Street

**Applicant:** Leyooni LTD

**Owner:** Leyooni LTD

**Attorney:** Roderick T. Sawyer

**Change Request:** B1-1 Neighborhood Shopping District to B1-2 Neighborhood Shopping District

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

**Purpose:** To convert the existing office located on the second floor into an addition dwelling unit for a total of three dwelling units

**NO. 22981-T1 (24<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022506**

**Common Address:** 2733-2735 West 16<sup>th</sup> Street, 1600-1612 South Fairfield Avenue

**Applicant:** TM 2735 Partners LLC

**Owner:** TM 2735 Partners LLC

**Attorney:** Ximena Castro- Acosta Ezgur LLC

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

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

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

**NO. 22949 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021650**

**Common Address:** 2648 West 21<sup>st</sup> Street

**Applicant:** Jon Frank

**Owner** Jon Frank

**Attorney:** Andrew Scott – Dykema Gossett PLLC

**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 3 dwelling unit building to a 4-dwelling unit building meeting the bulk and density standards of the B2-3 zoning district and to permit dwelling units on the ground floor. No changes to the footprint or envelope of the subject property are planned

**NO.22951 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021695**

**Common Address:** 2312 West 21<sup>st</sup> Street

**Applicant:** Smart Property Management LLC

**Owner:** Smart Property Management LLC

**Attorney:** Tyler Manic

**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 legalize the existing density



**NO. 22974 (25<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022478**

**Common Address:** 1823-1825 West 22<sup>nd</sup> Place

**Applicant:** Nicholas Ludmer

**Owner:** Nicholas Ludmer

**Attorney:** Ximena Castro- Acosta Ezgur LLC

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

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

**Purpose:** To lower MLA allow a third residential unit in the basement

**NO. 22955-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021729**

**Common Address:** 1606 South Ashland Avenue

**Applicant:** 1600 Property LLC

**Owner:** 1600 Property LLC

**Attorney:** Timothy Barton

**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 convert the existing ground floor commercial space into 5 type A dwelling units

**NO. 22969-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022387**

**Common Address:** 1625 North Keeler Avenue

**Applicant:** J&L Holdings LLC

**Owner:** J&L Holdings LLC

**Attorney:** Paul A Kolpak

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

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

**Purpose:** To allow deconversion of the existing four-unit residential into a code compliant three-unit residential building, including one basement dwelling unit.

**NO. 22952 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021725**

**Common Address:** 1617 North Honore Street

**Applicant:** Peter Christopher DeSalvo Revocable Trust and Emily Elizabeth Lange-Novak Revocable Trust

**Owner:** Peter Christopher DeSalvo Revocable Trust and Emily Elizabeth Lange-Novak Revocable Trust

**Attorney:** Tyler Manic

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

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

**Purpose:** To bring the subject property back to its original zoning district

**NO. 22976-T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022486**

**Common Address:** 1247 North Clybourn Avenue

**Applicant:** S Investment LLC

**Owner:** Dilcy Gandy

**Attorney:** Law Office of Sam Banks, Nicholas Ftikas

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

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

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

**NO. 22963-T1-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022341**

**Common Address:** 522 North Sawyer Avenue

**Applicant:** Alicia Montes de Oca

**Owner:** Alicia Montes de Oca

**Attorney:** Thomas S Moore- McCarthy Duffy LLP

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

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

**Purpose:** To meet the bulk and density standards of the RT-4 zoning district to allow the applicants to rehab and bring the existing non-conforming 3-flat property into compliance after recently being removed from PD 836

**NO. 22962 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12/17/25)**  
**DOCUMENT #O2025-0022161**

**Common Address:** 3200-24 W Franklin Boulevard; 501-511 North Sawyer Avenue; 500-510 North Kedzie Avenue

**Applicant:** Mission Compassion Paw LLC

**Owner:** Mission Compassion Paw LLC

**Attorney:** Meg George/ Chris A Leach

**Change Request:** B3-1 Community Shopping District to C1-2 Neighborhood Commercial District

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

**Purpose:** To redevelop the property with a rescue animal shelter

**NO. 22971-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12/17/25)**  
**DOCUMENT #O2026-0022460**

**Common Address:** 1313-1315 West Ancona Street

**Applicant:** Pawel Nowak

**Owner:** Ernestina Miranda

**Attorney:** Law Offices of Sam Banks, Frederick E Agustin

**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 permit the development of the subject property into three, three story single-family residences

**NO. 22945 (28<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021643**

**Common Address:** 1137 South Western Avenue

**Applicant:** 1137 S Western LLC

**Owner:** 1137 S Western LLC

**Attorney:** Mark Kupiec

**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 rehab existing buildings as a residential building with four dwelling units

**NO. 22950-T1 (30<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021651**

**Common Address:** 3352 North Milwaukee Avenue

**Applicant:** Arkwright Construction LLC

**Owner:** Arkwright Construction LLC

**Attorney:** Andrew Scott – Dykema Gossett PLLC

**Change Request:** B3-1 Community Shopping District to C3-1 Commercial, Manufacturing, and Employment District

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

**Purpose:** To allow for limited manufacturing use to operate at the property

**NO. 22984-T1 (30<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022513**

**Common Address:** 3425 North Lawndale Avenue

**Applicant:** 3425 Lawndale Apartments LLC

**Owner:** 3425 Lawndale Apartments LLC

**Attorney:** Paul A Kolpak

**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:** Applicants are proposing to redevelop the existing school building into a twenty-eight dwelling unit residential building

**NO. 22964-T1 (30<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022344**

**Common Address:** 3538-3540 North Milwaukee Avenue

**Applicant:** Adam Pilchiewicz

**Owner:** Gail Deadwyler

**Attorney:** Thomas S Moore- McCarthy Duffy LLP

**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 zoning district in order to allow the applicant to construct a 3-story multi dwelling unit residential building

**NO. 22983-T1 (30<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022511**

**Common Address:** 3401 North Lawndale Avenue, 3400 North Monticello Avenue

**Applicant:** The Catholic Bishop of Chicago an Illinois Corporation sole on behalf of Saints Vialor and Wenceslaus Parish

**Owner:** The Catholic Bishop of Chicago an Illinois Corporation sole on behalf of Saints Vialor and Wenceslaus Parish

**Attorney:** Paul A Kolpak

**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:** The applicant is proposing to divide the improved zoning lot to place the existing church and rectory into compliance

**NO. 22956-T1 (31<sup>st</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021730**

**Common Address:** 2531 North Cicero Avenue

**Applicant:** Grand & Cicero Auto Service, Inc

**Owner:** Cary Mosher

**Attorney:** Dean T. Maragos

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

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

**Purpose:** To receive a City of Chicago Motor Vehicle services license to repair engines and transmissions

**NO. 22957 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021731**

**Common Address:** 300-1422 and 1301-1511 W Cortland St; 1940-2076 N Kingsbury St; 2046-2068 and 2041-2047 N Southport Ave; 1401-1443 W Dickens Ave; 2084-2166 N Dominick St; 1736-2082 and 1739-2077 N Throop St; 1400-1440 and 1401-1433 W Armitage Ave; 1503-1523 W Webster Ave; 1801-1853 N Elston Ave

**Applicant:** Foundry Park Properties KP7, LLC

**Owner:** Foundry Park Properties KP7, LLC

**Attorney:** Andrew Scott- Dykema Gossett, PLLC

**Change Request:** Planned Development 1439 and M3-3 Heavy Industry District to Planned Development 1439, as amended

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

**Purpose:** To allow for the redevelopment of the property into a mixed-use development consisting of residential, commercial, hospitality, and open space uses

**NO. 22977-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022491**

**Common Address:** 1704 North Milwaukee Avenue

**Applicant:** Depository LLC

**Owner:** Depository LLC

**Attorney:** Law Office of Samuel V.P Banks, Nicholas Ftikas

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

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

**Purpose:** To permit the construction of a new seven-story mixed-use building

**NO. 22975-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022481**

**Common Address:** 1801-1809 North Winnebago Avenue/ 2248-2254 West Bloomingdale Avenue

**Applicant:** 1801 N Winnebago LLC

**Owner:** 1801 N Winnebago LLC

**Attorney:** Daniel Egan – Acosta Ezgur LLC

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

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

**Purpose:** To improve the property with a 4-story multi-unit residential building with parking

**NO. 22944-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021642**

**Common Address:** 2934 West Irving Park Road

**Applicant:** CorEtt Builders Corp

**Owner:** CorEtt Builders Corp

**Attorney:** Corine A O'Hara

**Change Request:** B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

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

**Purpose:** To allow a new 3-story 3-unit residential building with three parking spaces

**NO. 22959 (34<sup>th</sup> WARD) ORDINANCE REFERRED (12/17/25)**  
**DOCUMENT #O2025-0021890**

**Common Address:** 1061 West Van Buren Street

**Applicant:** 1061 West Van Buren Partners, LLC

**Owner:** 1061 West Van Buren Partners, LLC

**Attorney:** Edward J. Kus/ Taft Stettinius & Hollister, LLP

**Change Request:** Planned Development 1300 to Planned Development 1300, as amended

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

**Purpose:** Addition of permitted uses, Specifically, personal service; day care; and children's play center

**NO. 22982-T1 (35<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022509**

**Common Address:** 2820 West Diversey Avenue

**Applicant:** Belvedere Financial LLC

**Owner:** Belvedere Financial LLC

**Attorney:** Lenny D. Asaro Partner

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

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

**Purpose:** The applicant seeks to rezone the subject property from B3-1 to B2-2 to legalize the existing residential use below the second floor, which predated the applicant's ownership of the subject property, with the zoning ordinance. Rezoning the subject's property will ensure that the existing tenants do not lose their home and below-market affordable rental units.

**NO. 22970 (35<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022419**

**Common Address:** 2839 North Milwaukee Avenue

**Applicant:** Runway Studios II, LLC

**Owner:** Kedzie Property Group LLC

**Attorney:** Mark Kupiec

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

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

**Purpose:** To meet the standard to add body art services for eyebrows and a massage establishment to the existing beauty salon

**NO. 22980-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022499**

**Common Address:** 1805-1809 West Augusta Boulevard

**Applicant:** M15 Land Investments, LLC, an Illinois limited liability company

**Owner:** M15 Land Investments, LLC, an Illinois limited liability company

**Attorney:** Lenny D. Asaro Partner

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

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

**Purpose:** The applicant seeks to rezone the subject property from RT-4 to RM-4.5 to develop a Multi-Unit (3+ Units) Residential building comprised of six dwelling units and six off-street parking spaces

**NO. 22968-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022377**

**Common Address:** 2302 West Huron Street

**Applicant:** Merriment Homes Inc

**Owner:** Merriment Homes Inc

**Attorney:** Law Office of Samuel V.P Banks, Nicholas Ftikas

**Change Request:** RM-6 Residential 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 permit a lot division from 2300 W Huron and develop the subject property with a new three-story two-dwelling unit residential building and detached garage

**NO.22967-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022371**

**Common Address:** 2300 West Huron Street

**Applicant:** Merriment Homes Inc

**Owner:** ADAC Properties LLC

**Attorney:** Law Office of Samuel V.P Banks, Nicholas Ftikas

**Change Request:** RM-6 Residential Multi-Unit District to RM-6 Residential Multi-Unit District

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

**Purpose:** To permit a lot of divisions to legalize and maintain the existing three-story multi-unit building and divide the subject lot from 2300 W Huron which will be developed with a three-story two (2) dwelling unit residential building and a detached garage



**NO. 22966-T1 (40<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022346**

**Common Address:** 5054-5060 North Ashland Avenue

**Applicant:** Mackinaw Development LLC

**Owner:** Rockland Holdings LLC

**Attorney:** Acosta Ezgur, LLC- Rolando R Acosta

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

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

**Purpose:** To demolish the existing improvements and construct a five-story, 28-unit residential building

**NO. 22948 (44<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021649**

**Common Address:** 1030 West Oakdale Avenue

**Applicant:** 1030 Oakdale Association

**Owner:** 1030 Oakdale Association

**Attorney:** Thomas S Moore- McCarthy Duffy LLP

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

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

**Purpose:** To allow the applicant to construct a new 3-story with basement 2 dwelling-unit building to replace the existing non-conforming 2-story 2 dwelling-unit building

**NO. 22953-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021727**

**Common Address:** 3841-3843 North Lakewood Avenue

**Applicant:** Brand & Company of Illinois, LLC, Stephanie Rosenberg, and Erik Bene

**Owner:** Brand & Company of Illinois, LLC, Stephanie Rosenberg, and Erik Bene

**Attorney:** Tyler Manic

**Change Request:** RT-3.5 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 divide the zoning lot and construct a detached house

**NO. 22943 (46<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021639**

**Common Address:** 3611-3625 North Halsted Street

**Applicant:** 3611-3625 North Halsted Inc

**Owner:** 3611-3625 North Halsted Inc

**Attorney:** Thomas S Moore-McCarthy Duffy LLP

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

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

**Purpose:** The applicant is seeking a zoning change in preparation for the filling of a planned development application

**PREVIOUSLY DEFERRED MAP AMENDMENTS**

**NO. 22883 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020098**

**Common Address:** 3746-3766 South Michigan Avenue

**Applicant:** Capricorn Design + Build LLC

**Owner:** Capricorn Design + Build LLC

**Attorney:** Graham C Grady/Sylvia C Michas c/o Taft Stettinius & Hollister LLP

**Change Request:** RM5 Residential Multi-Unit District to a Residential Planned Development

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

**Purpose:** The reason for rezoning the subject property is to develop the subject property as a unified development, with four (4), four-story residential buildings containing a total of ninety (90) dwelling units, thus exceeding the number of dwelling units sixty (60) allowed within the RM-5.5

**NO. 22636 (34<sup>TH</sup> WARD) ORDINANCE REFERRED (1-15-25)**  
**DOCUMENT #O2025-0014842**

**Common Address:** 1054-1064 W Van Buren St

**Applicant:** West VB LLC

**Owner:** West VB LLC

**Attorney:** Talar Berberian

**Change Request:** DS-3 Downtown Service District to DX-7 Downtown Mixed Use District and then to a Residential Planned Development

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

**Purpose:** Proposed development of 111 residential dwelling units in the existing 8 story, 104' tall building and 214 dwelling units in a new 27 story, 293' tall mixed-use building with 5,300 sq.ft. of retail/ commercial space on the ground floor. There will be 114 vehicle and 325 bicycle parking spaces

**NO. 22912 (34<sup>th</sup> WARD) ORDINANCE REFERRED (11/14/25)**  
**DOCUMENT #O2025-0020860**

**Common Address:** 1133 West Van Buren Street

**Applicant:** 1133 West Van Buren LLC

**Owner:** 1133 West Van Buren LLC

**Attorney:** Sara K Barnes- Gozdecki Del Giudice Americus & Brocato LLP

**Change Request:** Residential-Business Planned Development No- 1431 to Residential-Business Planned Development 1431, as amended

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

**Purpose:** The applicant is seeking to amend Sub-Are B of the existing Planned Development No. 1431 to expand the allowed "uses" in order to permit a Cannabis Business Establishment

**NO. 22935-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (11/14/25)**  
**DOCUMENT #O2025-0020960 -**

**Common Address:** 2343 West Chicago Avenue

**Applicant:** 2343 West Chicago LLC

**Owner:** 2343 West Chicago LLC

**Attorney:** Law Offices of Sam Banks, Frederick E. Agustin

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

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

**Purpose:** To permit the development of the subject property into a 5-story residential building

**NO. 22914-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (11/14/25)**  
**DOCUMENT #O2025-0020863 -**

**Common Address:** 3233-3247 North Sheffield Avenue

**Applicant:** 3233 Sheffield NPV SNS SPE LLC

**Owner:** Sheffield Avenue Inc

**Attorney:** Thomas S Moore- McCarhty Duffy LLP

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

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

**Purpose:** To meet the bulk and density standards of the B2-5 zoning district to allow the applicants to construct a new 5-story residential building

**CANNABIS ESTABLISHMENT APPLICATION**

**NO. 22930-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (11/14/25)**  
**DOCUMENT #O2025-0020943**

**Common Address:** 1143-1155 North Wells Street

**Applicant:** BIO-PHARM LLC

**Owner:** Division Court Condominium Association

**Attorney:** Acosta Ezgur, LLC- Rolando R Acosta

**Change Request:** C1-5 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District

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

**Purpose:** To establish an adult use cannabis dispensary