

**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

- 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 (26th 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 (37th 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 (4th WARD) ORDINANCE REFERRED (1/21/26)**

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

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

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

DOCUMENT # Or2025-0021617 (34th 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 (21st WARD) ORDINANCE REFERRED (11/14/25) **DOCUMENT #O2025-0020885**

Common Address: 1123-1237 W 95th 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 (21st 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 (47th 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 (1st 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 (8th 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 (10th 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 (14th 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 (17th WARD) ORDINANCE REFERRED (12/10/25)
DOCUMENT #O2025-

Common Address: 1414-1416 West 69th 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 (17th WARD) ORDINANCE REFERRED (1/21/26)
DOCUMENT #O2026-0022345

Common Address: 1635 West 69th Street

Applicant: Smart Auto Repair LLC

Owner 1635 West 69th 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 (17th WARD) ORDINANCE REFERRED (1/21/26)
DOCUMENT #O2026-0022463

Common Address: 1401 West 71st 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 (20th WARD) ORDINANCE REFERRED (1/21/26)
DOCUMENT #O2026-0022492

Common Address: 6151-6159 South University Avenue, 1144-1160 East 62nd 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 (20th 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 (23rd WARD) ORDINANCE REFERRED (12/10/25)
DOCUMENT #O2025-0021732

Common Address: 4254 West 55th 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 (24th WARD) ORDINANCE REFERRED (1/21/26)
DOCUMENT #O2026-0022506

Common Address: 2733-2735 West 16th 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 (25th WARD) ORDINANCE REFERRED (12/10/25)
DOCUMENT #O2025-0021650

Common Address: 2648 West 21st 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 (25th WARD) ORDINANCE REFERRED (12/10/25)
DOCUMENT #O2025-0021695

Common Address: 2312 West 21st 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 (25th WARD) ORDINANCE REFERRED (1/21/26)
DOCUMENT #O2026-0022478

Common Address: 1823-1825 West 22nd 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 (25th 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 (26th 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 (27th 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 (27TH 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 (27th 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 (27th 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 Commercia District

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

Purpose: To redevelop the property with a rescue animal shelter

NO. 22971-T1 (27th 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 (28th 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 Commercia 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 (30th 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 (30th 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 (30th 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 (30th 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 (31st 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 (32nd 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 (32nd 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 (32nd 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 (33rd 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 (34th 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 (35th 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 (35th 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 (36th 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 (36th 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 (36th 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 (40th 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 (44th 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 (44th 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 (46th 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 (3rd 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 (34TH 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 (34th 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 (36th 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 (44th 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- McCarthy 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 (27th 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