

**SUMMARY OF A MEETING**  
**COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS**  
**MEETING OF MAY 6, 2026**

**RESOLUTION**

**DOCUMENT # R2026-0023384 RESOLUTION REFERRED (2/18/26)**

**Sponsors:** Taliaferro (29)

**Co-Sponsors:** Ervin (28), Mitts (37)

Renaming of Austin Satellite Senior Center as "Lillian Drummond Austin Satellite Senior Center"

**LANDMARK DESIGNATIONS**

**DOCUMENT # O2026-0023890 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (3/18/26)**

Historical landmark designation for St. Paul Christian Methodist Episcopal Church located at 4644 S Dearborn St

**DOCUMENT # O2026-0023266 (34<sup>th</sup> WARD) ORDINANCE REFERRED (2/18/26)**

Historical landmark designation for 30 N LaSalle St

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

<b>DOC#</b>	<b>WARD</b>	<b>LOCATION</b>	<b>PERMIT ISSUED TO</b>
Or2026-0023416	01	901 N Ashland Ave	East Village Dental
Or2026-0023202	03	3907 S Dr Martin L King Jr. Dr	Wells Fargo
Or2026-0023399	03	4021 S State St	Roberts Temple Church of God in Christ
Or2026-0023214	25	2605 W Cermak Rd	Wash Smart Laundry
Or2026-0024044	27	1045 W Fulton Market	Norton Rose Fulbright
Or2026-0024045	27	727 N Milwaukee Ave	The Goddard School
Or2026-0024046	27	727 N Milwaukee Ave	The Goddard School
Or2026-0024005	28	2526 W Cermak Rd	Jimmy Dremonas Pete's Market
Or2026-0024007	28	2526 W Cermak Rd	Jimmy Dremonas Pete's Market
Or2026-0024008	28	2551 W Cermak Rd	Tony's Finer Foods Enterprises, LLC d/b/a Tony's Fresh Market
Or2026-0023860	32	1755 W Fullerton Ave	Pinnacle Fit Clubs, LLC d/b/a Planet Fitness
Or2026-0023758	32	1755 W Fullerton Ave	Pinnacle Fit Clubs, LLC d/b/a Planet Fitness
Or2026-0022964	32	3162 N Clybourn Ave	Wells Fargo
Or2026-0022726	42	600 N Michigan Ave	Uniqlo
Or2026-0022725	42	77 W Wacker Dr	Sargent & Lundry
Or2026-0023907	42	221 W Hubbard St	H221 LLC
Or2026-0023908	42	33 W Illinois St	Hampton INN & Suites
Or2026-0023905	42	350 N Orleans	Brookfield Properties Retail Inc., d/b/a General Growth Properties

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

<b>DOC#</b>	<b>WARD</b>	<b>LOCATION</b>	<b>PERMIT ISSUED TO</b>
TBD	45	4849 N Milwaukee Ave	Rodney Quasny
TBD	50	5943 N Lincoln Ave	Community Auto Repair Services

**MAP AMENDMENTS**

**NO. 23020-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0023894**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 212 East Ohio Street

**Applicant:** Cubed Investments LLC

**Owner:** James Estates LLC

**Attorney:** Liz Butler/ Janet Stengle - Taft Stettinius & Hollister LLP

**Change Request:** DX-12 Downtown Mixed-Used District to DX-12 Downtown Mixed-Used District

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

**Purpose:** To comply with the use table and standards of the DX-12 and to allow the adaptive reuse of the existing 5-story building for multi-unit residential use

**NO. 23013 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023289**

**Common Address:** 4727 South Wabash Avenue

**Applicant:** The Print Lounge Inc

**Owner:** Refuge and Strength Full Gospel Assembly

**Attorney:** Mark Kupiec

**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:** A screen print and embroidery shop

**NO. 23043-T1 (8<sup>th</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0024035**

**Common Address:** 7811 South Ellis Avenue

**Applicant:** New Life Covenant Church-SE

**Owner:** New Life Covenant Church-SE

**Attorney:** Lewis W Powell III

**Change Request:** RS-3 Residential Single-Unit (Detached House) District to B3-5 Community Shopping District

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

**Purpose:** Applicant is proposing to redevelop the former residential shelter use building into an office use

**NO. 22934-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (11/14/25)**  
**DOCUMENT #O2025-0020958**

**Common Address:** 3423- 3427 South Morgan Street

**Applicant:** Michael Bertucci

**Owner:** Michael Bertucci

**Attorney:** Monty Boatright

**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 convert a two unit building to a 4-unit building meeting the bulk and density standards of the RT-4 Residential Two-Flat Townhouse and Multi-Unit zoning district

**NO. 23032-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0024001**

**Common Address:** 4325-4341 South Halsted Street

**Applicant:** Danny's Construction Group Inc

**Owner** 4325 S Halsted St LLC

**Attorney:** Paul A Kolpak

**Change Request:** RS-1 Residential Single-Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District

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

**Purpose:** To allow the development of eight detached single-family homes on eight existing platted lots.

**NO. 23014-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023290**

**Common Address:** 3363 South Morgan Street, 946-958 West 34<sup>th</sup> Street

**Applicant:** Ivy Huang

**Owner** Ivy Huang

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

**Change Request:** B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

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

**Purpose:** To increase FAR and reduce MLA and allow for a six unit building with optional variation relief

**NO. 23033 (15<sup>th</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0024009**

**Common Address:** 500-534 West 47<sup>th</sup> Street

**Applicant:** Kasper Development LLC

**Owner** Kasper Development LLC

**Attorney:** Paul A Kolpak

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

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

**Purpose:** Applicant seeks to allow redevelopment of fourteen vacant lots with fourteen new single-family homes, The proposed zoning change will support low-density residential use consistent with the surrounding neighborhood

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

**SUBSTITUTE NARRATIVE AND PLANS**

**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. 23039-T1 (21<sup>st</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0024031**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1223-1231 West 112<sup>th</sup> Street

**Applicant:** MVP Homes Inc

**Owner** MVP Homes Inc

**Attorney:** Lisa Duarte

**Change Request:** RS-2 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 maintain the existing single-family home, divide the zone lot and construct three-new single-family homes

**NO. 23017 (25<sup>th</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0023889**

**Common Address:** 2052 West 21<sup>st</sup> Street

**Applicant:** 2052 Buyers LLC

**Owner** 2052 Buyers LLC

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

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

**NO. 22995-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023198**

**Common Address:** 1616 North St Louis Avenue

**Applicant:** 1616 North St Louis LLC

**Owner:** 1616 North St Louis LLC

**Attorney:** Agnes Plecka/ Jaffe & Berlin

**Change Request:** RS-1 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 build a new 2-story residential building with 3 dwelling units and 3 parking spaces

**NO. 23001-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023213**

**Common Address:** 3251-3263 West Division Street, 1149-1159 North Spaulding Avenue

**Applicant:** 3251 W Division St HHDC, LLC

**Owner:** 3251 W Division St HHDC, LLC

**Attorney:** Steven Friedland, Applegate & Thorne-Thomsen

**Change Request:** B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

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

**Purpose:** To develop a 44 unit, six story residential building

**NO. 23004-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2025-0023276**

**Common Address:** 1114-1118 North California Avenue

**Applicant:** 1118 North California LLC

**Owner:** Shana Orlansky

**Attorney:** Law Offices of Samuel V.P Banks, Frederick E Agustin

**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 divide the zoning lot into two separate zoning lots so the new lot at 1118 N California can be developed with a new four-story five dwelling unit building with an off-street parking pad. The existing residential building at 1114 N California will remain

**NO. 23009-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023282**

**Common Address:** 1749 North Mozart Street

**Applicant:** Reynaldo Castro

**Owner:** Reynaldo Castro

**Attorney:** Lisa Duarte

**Change Request:** RS-3 Residential Single Unit (Detached House) District to B2-1.5- Neighborhood Mixed-Use District

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

**Purpose:** To allow the conversion of the existing two-story building to a single-family residence

**NO. 22940-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (11/14/25)**  
**DOCUMENT #O2025-0020969**

**Common Address:** 3707 West Mclean Avenue

**Applicant:** Kevin Chen

**Owner:** Kevin Chen

**Attorney:** Adam Kingsley

**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:** Change zoning to conform zoning to actual use of property, 4 units. The property functioned as a 4-unit building prior to purchase by applicant. However, zones are RS-3. Applicants seek to change the zoning so that the zoning classification matches the functional use of building and the current use of 4-unit rental building, is made legal. There will be no physical changes to the structure

**NO. 22741 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4/16/25)**  
**DOCUMENT # O2025-0016791**

**PASS AS REVISED**

**Common Address:** 215 N Racine Avenue

**Applicant:** Two13 Property LLC

**Owner:** Two13 Property LLC

**Attorney:** Timothy Barton

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

**Change Request:** DX-5 Downtown Mixed-Use District to DX-16 Downtown Mixed-Use District and then to a Residential-Business Planned Development

**Purpose:** To permit the construction of a 30-story building (364' to the top of the building) with 347 residential dwelling units, 1,128 sq ft of retail area, 88 accessory parking spaces and 350 bicycle parking spaces. The total building FAR will be 24.7

**NO. 22887-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020118**

**PASS AS REVISED**  
**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1201-1219 West Kinzie Street and 366-372 North Racine Avenue

**Applicant:** LG development Group LLC and 1201 West Kinzie LLC

**Owner:** North Carroll LLC

**Attorney:** Scott R Borstein c/o Neal and Leroy LLC

**Change Request:** M2-3 Light Industry District to DX-5 Downtown Mixed-Use District

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

**Purpose:** To rezone the property from an M2-3 Light Industry District to a DX-5 to allow the construction of a new residential building

**NO. 21123 (27th WARD) ORDINANCE REFERRED (9-21-22)**  
**DOCUMENT #02022-2737**

**PASS AS REVISED**

**Common Address:** 1338 West Lake Street

**Applicant:** Acquisitions Commons, LLC

**Owner:** LSH Real Estate, LLC

**Attorney:** Kate Jahnke Dale-DLA Piper, LLP

**Change Request:** M2-3 Light Industry District to DX-7, Downtown Mixed-Use District then to a Residential-Business Planned Development

**Purpose:** To permit the construction of a 26-story building with up to 271 residential dwelling units, 7,300 sf of retail space, and 217 parking spaces together with accessory and incidental uses. The overall FAR will be approximately 11.5 and the property is located within 2,640' of the Ashland/Morgan CTA stations.

**NO. 23027-T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0023980**

**Common Address:** 1257 West Fry Street

**Applicant:** 1257 Fry LLC

**Owner:** 1257 Fry LLC

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

**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 construction of a new four-story residential building containing four residential dwelling units and a detached garage with four off-street parking spaces and a roof top deck

**NO. 23038-T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0024029**

**Common Address:** 1456 West Chicago Avenue

**Applicant:** EZMB LLC

**Owner:** Frederico Cartagena

**Attorney:** Danel G Lauer Esq

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

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

**Purpose:** In order to construct a multi-family, new construction building with basement

**NO. 22987 (27<sup>th</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023096**

**PASS AS REVISED**

**Common Address:** 1415 North Dayton Street, 811 West Evergreen Avenue, 821 West Eastman Street, 1415 North Kingsbury Street

**Applicant:** 1415 North Dayton LLC, 811 West Evergreen LLC, 821 West Eastman LLC

**Owner:** 1415 North Dayton LLC, 811 West Evergreen LLC, 821 West Eastman LLC, 1415 North Kingsbury Street

**Attorney:** Tyler Manic

**Change Request:** C3-5 Commercial, Manufacturing, Employment District to C2-5 Motor Vehicle-Related Commercial District then to a Residential Planned Development

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

**Purpose:** To construct a 340 dwelling unit residential building at 1415 N Dayton

**NO. 23012 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023288**

**Common Address:** 2813 West Wilcox Street

**Applicant:** Bandwith Music LTD

**Owner:** Bandwith Music LTD

**Attorney:** Tyler Manic

**Change Request:** RT-4 Residential Two-Flat Townhouse and Multi-Unit District to B3-2 Community Shopping District

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

**Purpose:** To establish a non-required accessory parking lot

**NO. 23018 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0023891**

**Common Address:** 3000 West Madison Street

**Applicant:** T&J Auto Sales and Repairs Inc

**Owner:** Donna Green Cox 2008 Revocable Trust

**Attorney:** Patrick C Turner

**Change Request:** B3-2 Community Shopping District to C2-1 Motor Vehicle-Related Commercial District

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

**Purpose:** To allow a car dealership (light equipment sales/rental, outdoor)

**NO. 22988 (30<sup>th</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023103**

**Common Address:** 4024-4110 West Melrose Street, 3233-3243 North Karlov Avenue, 3232-3256 North Karlov Avenue, and 4101-4111 West School Street

**Applicant:** Universal Health Realty Income Trust

**Owner:** Universal Health Realty Income Trust

**Attorney:** Andrew Scott, Dykema Gossett

**Change Request:** Planned Development No.462 to RM-4.5 Residential Multi-Unit District

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

**Purpose:** To remove the property from the Planned Development which only allows for hospital and medical uses and to allow for future residential development

**NO. 22989-T1 (30<sup>th</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2025-0023112**

**Common Address:** 3301-3309 North Karlov Avenue, 4048-4058 West School Street

**Applicant:** Universal Health Realty Income Trust

**Owner:** Universal Health Realty Income Trust

**Attorney:** Andrew Scott, Dykema Gossett

**Change Request:** Planned Development No.462 to RM-4.5 Residential Multi-Unit District

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

**Purpose:** To develop the property with two three-story residential buildings containing six dwelling units each

**NO. 22990 (30<sup>th</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2025-0023170**

**Common Address:** 3300 North Karlov Avenue

**Applicant:** Universal Health Realty Income Trust

**Owner:** Jason Sandoval and Yaninnia Sandoval

**Attorney:** Andrew Scott, Dykema Gossett

**Change Request:** Planned Development No.462 to RT-4 Residential Two-Flat Townhouse and Multi-Unit District

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

**Purpose:** To permit up to three dwelling units on the property and to afford the opportunity for an accessory dwelling unit on the property when the new ordinance takes effect

**NO. 23019-T1 (30<sup>th</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0023892**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 3702 North Kedvale Avenue

**Applicant:** Jeffrey Mark Eiswerth and Katherine Hovey Fox

**Owner:** Jeffrey Mark Eiswerth and Katherine Hovey Fox

**Attorney:** Tyler Manic

**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 construct a second story and rear addition to an existing detached house

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

**SUBSTITUTE NARRATIVE AND PLANS**

**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. 22983-T1 (30<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022511**

**SUBSTITUTE NARRATIVE AND PLANS**

**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. 22996-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023206**

**AMENDED TO TYPE 1**

**Common Address:** 3043 North Ashland Avenue

**Applicant:** ANJU 3043 Ashland LLC

**Owner:** ANJU 3043 Ashland LLC

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

**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 allow the applicants to convert the existing ground floor commercial space to a residential unit

**NO. 23034-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0024016**

**Common Address:** 1649-1659 West Wolfram Street

**Applicant:** Joseph Huan and Krislyn Huan

**Owner:** Joseph Huan & Krislyn Huan (1659) and Urban Edge Group LLC 1651 (1649-1657)

**Attorney:** Agnes Plecka/ Jaffe & Berlin

**Change Request:** RS-3 Residential Single Unit (Detached House) District to RS-3 Residential Single Unit (Detached House) District as revised

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

**Purpose:** To substitute previously approved Type 1 Plans (Application Number: 20660T1) with Ordinance Date of 6/2/2021) in order to subdivide the property into three new zoning lots

**NO. 23026-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0023979**

**Common Address:** 2210-2214 West Belmont Avenue

**Applicant:** Barrett Homes LLC

**Owner:** Patricia A Gibson and Jerry Gibson Joint Trust; Lake View Trust and Savings Bank Trust 4689

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

**Change Request:** C1-1 Neighborhood Commercial District to B2-2 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 six residential dwelling units and six off-street parking spaces

**NO. 23007-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023280**

**Common Address:** 3240 West Lawrence Avenue

**Applicant:** APZ Holdings LLC

**Owner:** APZ Holdings LLC

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

**Change Request:** B1-2 Neighborhood Shopping District to B2-5 Neighborhood Mixed-Use District

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

**Purpose:** To permit the adaptive reuse of the existing building in order to establish a mixed-use building that will contain a retail unit and residential dwelling unit at grade and twenty-five residential dwelling units above (26 dwelling units total)

**NO. 22992-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023183**

**Common Address:** 3039 West Irving Park Road

**Applicant:** 3039 West Irving Park LLC

**Owner:** 3039 West Irving Park LLC

**Attorney:** Tyler Manic

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

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

**Purpose:** Applicant seeks to convert the vacant commercial space into residential dwelling units

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

**PASS AS REVISED**

**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. 22315-T1 (34<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**  
**DOCUMENT # O2023-0006454**

**AMENDED TO TYPE 1**

**Common Address:** 30 N LaSalle

**Applicant:** 30 N LaSalle Owner LLC

**Owner:** 30 N LaSalle Owner LLC

**Attorney:** Mariah DiGrino

**Change Request:** Planned Development 596 to DC-16 Downtown Core District

**Purpose:** To allow for dwelling units

**NO. 23029-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0023984**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 526 North Western Avenue

**Applicant:** 526 N Western LLC

**Owner:** 526 N Western LLC

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

**Change Request:** C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

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

**Purpose:** To permit the construction of a new five-story mixed-use building containing commercial use and off-street parking on the first floor and nine residential dwelling units

**NO. 23025-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0023978**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2652 West Chicago Avenue

**Applicant:** 2652 Chicago LLC

**Owner:** 2652 Chicago LLC

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

**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 permit the construction of a new four-story mixed-use building containing retail space and four dwelling units at grade, thirty-six dwelling units above, and twenty-three off-street parking spaces with an attached garage

**NO. 22994-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023192**

**Common Address:** 2150 West Chicago Avenue

**Applicant:** 2150 W CHICAGO LLC

**Owner:** Chicago Title Land Trust Company, as Trustee 103041-03

**Attorney:** Agnes Plecka/ Jaffe & Berlin

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

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

**Purpose:** To build a new four-story building with a three dwelling units and three parking spaces in a garage

**NO. 22991-T1 (39<sup>th</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023174**

**SUBSTITUTE ORDINANCE**

**Common Address:** 4518 West Lawrence Avenue

**Applicant:** Onefro Properties LLC

**Owner:** Onefro Properties LLC

**Attorney:** Tyler Manic

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

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

**Purpose:** To construct a three-story mixed-use building containing six dwelling units and ground floor commercial space

**NO. 23041-T1 (39<sup>th</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0024033**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 6332-6340 North Pulaski Road

**Applicant:** 6925 Land Owner LLC

**Owner:** Bawsesaal LLC

**Attorney:** Lisa Duarte

**Change Request:** B1-1 Neighborhood Shopping District to RS-3 Residential Single Unit (Detached House) District

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

**Purpose:** Construct five-detached two-story single-family residences

**NO. 23036 (40<sup>th</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0024025**

**Common Address:** 2415-2425 West Peterson Avenue

**Applicant:** Eagle Dispensaries of Illinois LLC

**Owner:** Megara Properties LLC

**Attorney:** Nicholas D Standiford

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

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

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

**NO. 23000-T1 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023211**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 854 West Wrightwood Avenue

**Applicant:** 854 W Wrightwood LLC

**Owner:** 854 W Wrightwood LLC

**Attorney:** Liz Butler/ Braeden Lord- Taft Stettinius & Hollister LLP

**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 allow the renovation of the existing building, including the conversion of underutilized basement space, to provide three additional dwelling units for a total of eight dwelling units (five existing units and three new units), construct a rear-attended deck with private balconies and construct a detached garage with three vehicular parking spaces and a rooftop deck

**NO. 23011 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023287**

**Common Address:** 2244 North Halsted Street

**Applicant:** Grabow's Mink LLC/ 2244 N Halsted LLC

**Owner:** Grabow's Mink LLC/ 2244 N Halsted LLC

**Attorney:** Liz Butler/ Braeden Lord- Taft Stettinius & Hollister LLP

**Change Request:** RT-4 Residential Two-Flat Townhouse and Multi-Unit District to RM-6 Residential Multi-Unit District

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

**Purpose:** To allow the renovation of the existing building including conversion of underutilized basement space to provide two additional dwelling units for a total of eight dwelling units (six existing units and two new units)

**NO. 23037-T1 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0024077**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1928 North Lincoln Avenue

**Applicant:** Joel Hensel

**Owner:** Joel Hensel

**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:** To permit a new two-story rear addition with basement and a new two car detached garage with a roof top

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

**SUBSTITUTE NARRATIVE AND PLANS**

**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. 23023-T1 (45<sup>th</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0023906**

**Common Address:** 5677-5679 West Higgins Avenue

**Applicant:** Now Serving James LLC

**Owner:** Now Serving James LLC

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

**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 the applicants to rehab the property and add two basement dwelling units

**NO. 22993-T1 (45<sup>th</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023190**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 3948-3954 North Elston Avenue

**Applicant:** Thirty-Four Holdings LLC

**Owner:** Thirty-Four Holdings LLC

**Attorney:** Joshua Braude, Esq Birchwood Law LLC

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

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

**Purpose:** To bring the existing 7-unit mixed-use building into compliance with the Chicago Zoning Ordinance, specifically to reduce the minimum lot area per dwelling unit from 2,500 sq ft to 400 sq ft as permitted under Section 17-3-0402

**NO. 23028-T1 (46<sup>th</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0023981**

**Common Address:** 918-920 West Eastwood Avenue

**Applicant:** 918 Eastwood LLC

**Owner:** 918 Eastwood LLC

**Attorney:** Law Offices of Samuel VP Banks, Nicholas Ftikas

**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:** To permit two residential dwelling units in the basement of the existing three-story building for a total of eight dwelling units, the building will be served by eight off-street parking spaces at the rear

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

**PASS AS REVISED**

**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 and then to a Planned Development

**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

**NO. 22997-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023208**

**Common Address:** 3639 North Ashland Avenue

**Applicant:** Kamil Kowalkowski & Piotr Kowalkowski

**Owner:** LW Ashland Series LLC

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

**Change Request:** C1-2 Neighborhood Commercial District to B2-5 Neighborhood Mixed-Use District

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

**Purpose:** To allow the applicants to convert the property to an eight-unit residential building

**NO. 23008-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023281**

**Common Address:** 4000 North Lincoln Avenue

**Applicant:** V3F 4000 Lincoln LLC

**Owner:** V3F 4000 Lincoln LLC

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

**Change Request:** B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

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

**Purpose:** To convert the second-floor office space into four residential units, the grade level retail space will remain without change

**NO. 23024-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0023968**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2137-2147 West Irving Park Road

**Applicant:** Barrett Homes LLC

**Owner:** Brian P Simmons Revocable Living Trust, Wintrust Bank

**Attorney:** Law Offices of Samuel VP Banks, Nicholas Ftikas

**Change Request:** B1-1 Neighborhood Shopping District and B3-1 Community Shopping District to B3-3 Community Shopping District

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

**Purpose:** To redevelop the subject property with a new four-story mixed-use building with 4,545 sq ft of retail use at grade, twenty-four residential dwelling units above, and twenty-four garage parking spaces

**NO. 23030-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0023991**

**Common Address:** 4614 North Seeley Avenue

**Applicant:** George Yates

**Owner:** George Yates

**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:** Existing single-family residence and two-car garage will remain, the rezoning is required to split the one zoning lot condition, it forms with 2103 West Eastwood Avenue

**NO. 23031-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0023997**

**Common Address:** 2103 W Eastwood Avenue

**Applicant:** George Yates

**Owner:** George Yates

**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:** Existing residential building will remain; the rezoning is required to split the one zoning lot condition with the property located at 4614 North Seeley Avenue

**NO. 22998-T1 (48<sup>th</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023209**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1527 West Edgewater Avenue

**Applicant:** 1527 Edgewater LLC

**Owner:** International Christian Fellowship

**Attorney:** Rolando R Acosta

**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 improve the property with a three-story residential building

**NO. 23040-T1 (50<sup>th</sup> WARD) ORDINANCE REFERRED (3/18/26)**  
**DOCUMENT #O2026-0024032**

**Common Address:** 6333-6335 North Mozart Street

**Applicant:** 6335 N Mozart LLC

**Owner:** 6335 N Mozart LLC

**Attorney:** Lisa Duarte

**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 allow the construction of a three-story eight-dwelling unit building