

SUMMARY OF A MEETING
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
JUNE 16, 2026

TEXT AMENDMENTS

DOCUMENT # O2026-0024930 ORDINANCE REFERRED (4/15/26)

SUBSTITUTED

Sponsor: Mayor Brandon Johnson

Amendment of Municipal Code Titles 2, 14A, 14B, 14G, 14F, 14M, 14N, 14R, 14X, 17 and 18 regarding various Building Code related provisions

DOCUMENT # O2026-0025414 ORDINANCE REFERRED (5/20/2026)

Sponsor: Alder Bennett Lawson

Amendment of Municipal Code Section 17-12-1105-B authorizing zoning administrator to install static roof signs on W Waveland Ave and on N Sheffield Ave facing into Wrigley Field

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2026-0025466	1	1709 W Chicago Ave	Fun Haus LLC, d/b/a Brasero
Or2026-0025468	1	2101 W Division St	Fyzical Therapy Therapy & Balance Centers
Or2026-0025441	25	2404 S Wolcott Ave	J.A.B. Produce – Steve
Or2026-0025440	25	551 W 18 th St	Jim’s Original
Or2026-0025419	27	1242 W Washington Blvd	Storage Star
Or2026-0025417	27	1242 W Washington Blvd	Storage Star
Or2026-0025418	27	1242 W Washington Blvd	Storage Star
Or2026-0025415	27	173 N Morgan St	The Escape Game
Or2026-0025412	27	173 N Morgan St	The Escape Game
Or2026-0025421	27	838 W Kinzie St	Chicago Fire Football Club, LLC
Or2026-0025422	27	838 W Kinzie St	Chicago Fire Football Club, LLC
Or2026-0025420	27	838 W Kinzie St	Chicago Fire Football Club, LLC
Or2026-0025228	32	2023 W Fullerton Ave	Midwest Appliance Parts Co
Or2026-0024986	34	1101 W Jackson Blvd	Target Corporation
Or2026-0024985	34	1101 W Jackson Blvd	Target Corporation
Or2026-0024984	34	1101 W Jackson Blvd	Target Corporation
Or2026-0024983	34	1101 W Jackson Blvd	Target Corporation
Or2026-0024982	34	1101 W Jackson Blvd	Target Corporation
Or2026-0024980	34	1101 W Jackson Blvd	Target Corporation
Or2026-0024973	42	1 N Wacker Dr.	Price Waterhouse Coopers LLP
Or2026-0024976	42	1 W Grand Ave	Raceway Chicago, LLC dba F1 Arcade
Or2026-0025446	42	15 E Oak St	Matt Deichl

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2026-0024977	42	200 N Columbus Dr.	Strategic Hotels and Resorts/Fairmont Hotel
Or2026-0024975	42	320 W Ohio St	Rosecrance Therapies, LLC
TBD	45	4183 W Irving Park Road	Big City Optical
Or2026-0024965	50	6191 N Lincoln Ave	Trader Joe's

ALDERMANIC MAP AMENDMENTS

NO. A-9101 (3rd WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-00-25202

Common Address: 5001 S. Michigan Avenue

Applicant: Alderwoman Pat Dowell

Change Request: RM-5 Residential Multi-Unit District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-9121 (7th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025480

Common Address: 2200-2870 E. 79th St., 2201-2853 E. 79th St., 7915 S. Yates Ave., 7900 S. Escanaba Ave.

Applicant: Alderman Gregory I. Mitchell

Change Request: B1-1 Neighborhood Shopping District, B3-1 Community Shopping District , B3-2 Community Shopping District, B3-3 Community Shopping Districts, M1-2 Limited Manufacturing/Business Park District and C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

NO. A-9122 (7th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025478

Common Address: 2900-3032 E. 79th St., 2901-2953 E. 79th St., 7916-7956 S. Exchange Ave., 7913-8043 S. Exchange Ave.

Applicant: Alderman Gregory I. Mitchell

Change Request: B1-1 Neighborhood Shopping District, B3-2 Community Shopping Districts, M1-2 Limited Manufacturing/Business Park District and C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

NO. A-9123 (7th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025483

Common Address: 2300-2600 E. 75th St., 2301-2631 E. 75th St., 7462-7474 S. Exchange Ave., 2338-2654 E. 75th St., 7515-7535 S. Saginaw Ave., 7550 S. Exchange Ave.

Applicant: Alderman Gregory I. Mitchell

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

NO. A-9124 (7th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025482

Common Address: 1932-2258 E. 75th St., 2131-2225 E. 75th St.

Applicant: Alderman Gregory I. Mitchell

Change Request: B3-2 Community Shopping Districts, RS-3 Residential, Single-Unit, Detached House District and C1-2 Neighborhood Commercial District to B2-2 Neighborhood Mixed-Use District

NO. A-9104 (20th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025385

Common Address: 935-1043 E. 63rd St., 1153-1169 E. 63rd St., 1000-1178 E. 63rd St., 6310-6336 S. Woodlawn Ave., 6311-6337 S. University Ave.

Applicant: Alderwoman Jeanette B. Taylor

Change Request: Residential Planned Development No. 723 to B2-3 Neighborhood Mixed Use District

NO. A-9105 (20th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025386

Common Address: 1200-1328 E. 63rd St. and 1201-1321 E. 63rd St.

Applicant: Alderwoman Jeanette B. Taylor

Change Request: Residential Planned Development No. 723 to RM-5 Residential Multi-Unit District

NO. A-9100 (21st WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024907

Common Address: 433-437 W 119th St

Applicant: Alderman Ronnie Mosley

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

NO. A-9099 (50th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024906

Common Address: 2131-2225 W Devon Ave

Applicant: Alderwoman Debra Silverstein

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

MAP AMENDMENTS

NO. 23086-T1 (2nd WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025390

Common Address: 201 East Walton Place

Applicant: CWP-ASR Chicago, LLC & CWP-ASR II Chicago, LLC

Owner: CWP-ASR Chicago, LLC & CWP-ASR II Chicago, LLC

Attorney: Danielle Cassel (Vedder PC)

Change Request: RM5 Residential Multi-Unit District * Downtown Mixed-Use District to DR-10 Downtown Residential District

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

Purpose: To restore the property's original residential use and undertake related renovations

NO. 23074-T1 (11th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025334

Common Address: 437-439 West 28th Place and 436-438 West 29th Street

Applicant: 29 Canal Development, LLC

Owner: 29 Canal Development, LLC

Attorney: Tyler Manic

Change Request: RM5 Residential Multi-Unit District * Limited Manufacturing/ Business Park District to RM5 Residential Multi-Unit District * Residential Multi-Unit District

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

Purpose: To construct eight townhouses

NO. 23046 (12th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024780

Common Address: 3301-3315 South Justine Street

Applicant: 3303 S Justine LLC

Owner: 3303 S Justine LLC

Attorney: Tyler Manic

Change Request: M2-1 Light Industry District to C2-2 Motor-Vehicle Related Commercial District and then to a Residential Business Planned Development

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

Purpose: The applicant seeks to establish a mixed-use planned development that includes one commercial building, two residential buildings, and nine town homes

PASS AS REVISED

NO. 23091 (15th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025416

Common Address: 654 West 47th Street

Applicant: Chicago Title & Trust Co. 9002349257

Owner: Chicago Title & Trust Co. 9002349257

Attorney: Lisa Duarte

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

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

Purpose: To convert the first floor vacant commercial space into a second dwelling unit. The existing building will have a total of two dwelling units and two parking spaces

NO. 23045 (25th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024734

PASS AS REVISED

Common Address: 1441-1471 South Blue Island Avenue, 1434-1458 South Racine Avenue, 1200-1228 West 15th Street

Applicant: Pilsen Gateway LLC

Owner: Pilsen Gateway LLC

Attorney: Lenny D. Asaro, Partner, Taft Stettinius & Hollister

Change Request: Planned Development No 1067, as amended to Planned Development No 1067, as amended

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

Purpose: To amend the permitted uses in both subareas to add reasonably probable future retail use permitted as of right in the underlying B3-5, Community Shopping District

NO. 23080-T1 (25th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025350

Common Address: 2029 West 17th Street

Applicant: Elcee's Properties, LLC

Owner: Hector Escoffier

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

Change Request: M1-2 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi-Unit District

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

Purpose: To permit the construction of a proposed three and a half story residential building containing three dwelling units with three off-street parking spaces

NO. 23081 (26th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025357

Common Address: 1522 N. Keystone

Applicant: 1522 Keystone, LLC

Owner 1522 Keystone, LLC

Attorney: Paul A. Kolpak

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

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

Purpose: To permit the construction of a new two-story, four-unit residential building with four onsite parking spaces

NO. 23048-T1 (27th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024764

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2553-2565 West Madison Street

Applicant: EGP Madison Apartments LLC

Owner City of Chicago

Attorney: Agnes Plecka / Jaffe & Berlin

Change Request: C1-2 Neighborhood Commercial District to B3-3 Community Shopping District

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

Purpose: To build a new 5-story mixed-use building with retail space on the ground floor, 56 dwelling units on upper floors and 20 car interior garage

NO. 23078-T1 (27th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025343

Common Address: 2315 W. Grand Avenue

Applicant: Grand III Development, LLC

Owner: Once Revered Properties, LLC

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

Change Request: C3-2 Commercial, Manufacturing and Employment District to B2-5 Neighborhood Mixed-Use District

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

Purpose: To redevelop the subject property with a new 5-story mixed-use building

NO. 23077-T1 (27th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025342

Common Address: 2323 West Grand Avenue

Applicant: Grand III Development, LLC

Owner Once Revered Properties, LLC

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

Change Request: C3-2 Commercial, Manufacturing and Employment District to B2-5 Neighborhood Mixed-Use District

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

Purpose: To redevelop the subject property with a new 5-story mixed-use building

NO. 23073-T1 (30th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025322

AMENDED TO TYPE 1

Common Address: 3542-44 North Milwaukee Avenue

Applicant: Skool House, LLC

Owner: Skool House, LLC

Attorney: Rolando Acosta

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 allow ground-floor live/work unit

NO. 23021-T1 (32nd WARD) ORDINANCE REFERRED (3/18/26)
DOCUMENT #O2026-0023903

SUBSTITUTE ORDINANCE, SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2428 North Clybourn Avenue

Applicant: 2428 N Clybourn LLC

Owner: 2428 N Clybourn LLC

Attorney: Mark Kupiec

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

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

Purpose: To meet the bulk requirements in order to build a new four-story residential building with three dwelling units and three parking spaces

NO. 23082-T1 (32nd WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025358

Common Address: 1218 W. George Street

Applicant: 1218 W. George, LLC

Owner: 1218 W. George, LLC

Attorney: Sara K Barnes and Emily Crone - Neal & Leroy LLC

Change Request: M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two Flat, Townhouse and Multi Unit District

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

Purpose: To permit the construction and occupancy of a new three-story, two-unit residential building with a detached two-car garage

NO. 23084-T1 (32nd WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025360

Common Address: 1921-25 N. Milwaukee Avenue

Applicant: Flatline Gallery, LLC

Owner: Glen Turenne

Attorney: Patrick C. Turner

Change Request: M1-1 Limited Manufacturing District to B3-2 Community Shopping District

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

Purpose: To allow an art gallery

NO. 22986 (35th WARD) ORDINANCE REFERRED (2/18/26)
DOCUMENT #O2026-0023084

PASS AS REVISED

Common Address: 3231-3265 North California Avenue/ 2752-2762 West Melrose Street

Applicant: Cal Melrose LLC

Owner: WMS Property LLC

Attorney: Michael Ezgur – Acosta Ezgur LLC

Change Request: M1-1 Limited Manufacturing District and M1-2 Limited Manufacturing/Business Park District to B2-3 Neighborhood Mixed-Use District and then to a Residential Planned Development

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

Purpose: To redevelop into a townhouse project consisting of 40 units, and a multi-family building containing 65 units

NO. 23089 (36th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025388

Common Address: 6902 W. Diversey Avenue

Applicant: 6902 W. Diversey Avenue, LLC

Owner: 6902 W. Diversey Avenue, LLC

Attorney: Alfred Quijano-Quijano Law Group PC

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

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

Purpose: Expansion of the existing automotive repair facility

NO. 23042-T1 (39th WARD) ORDINANCE REFERRED (3/18/26)
DOCUMENT #O2026-0024034

SUBSTITUTE ORDINANCE, SUBSTITUTE NARRATIVE AND PLANS

Common Address: 6342-6344 North Pulaski Road

Applicant: Bawsesaal LLC

Owner: Bawsesaal LLC

Attorney: Lisa Duarte

Change Request: B1-1 Neighborhood Shopping District to RM-4.5 Residential Multi-Unit District

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

Purpose: To allow the construction of a three-story nine-dwelling unit building with a basement and a five-rear parking spaces

NO. 23083-T1 (43rd WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025359

Common Address: 1841 N. Orleans Street

Applicant: Matthew Denison

Owner: Chicago Title Land Trust Company, as Trustee under Land Trust 8002382290

Attorney: Patrick D. Thompson, Thomas R. Raines Attorney at Law, LLC

Change Request: RM5 Residential Multi-Unit District to RM-5 Residential Multi-Unit District

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

Purpose: Applicant desires to convey twelve (12) feet by one hundred twenty-five (125) feet of the subject property to the adjacent property owner at 1839 N. Orleans Street

NO. 23079 (43rd WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025345

Common Address: 2701 N. Clark Street

Applicant: 2701 Clark, LLC

Owner: 2701 Clark, LLC

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

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

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

Purpose: To permit a broader range of retail uses for the grade level retail space

NO. 23072-T1 (46th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025313

Common Address: 3909 N. Ashland Avenue

Applicant: Coen Developers, LLC

Owner: The Sonia Rossie Living Trust

Attorney: Sara K Barnes and Emily Crone - Neal & Leroy 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 permit the construction and occupancy of a new four-story residential building with eight residential units and three parking spaces

NO. 23088 (48th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025401

Common Address: 5255-5259 N Clark Street

Applicant: 5255 N. Clark Street, LLC

Owner: 5255 N. Clark, LLC

Attorney: Daniel Rubinow

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

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

Purpose: To build a physical bar in the restaurant, which is not allowed in the present B1 Zone