

SUMMARY OF A MEETING
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF FEBRUARY 17, 2026
TO BE REPORTED OUT FEBRUARY 18, 2026

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)

PASS AS SUBSTITUTED

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)

PASS AS SUBSTITUTED

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

PASS AS SUBSTITUTED

Sponsor: Alder Lawson (44)

Amendment of Municipal Code Section 17-7-0574 to replace in its entirety the boundaries 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

ALDERMANIC MAP AMENDMENTS

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

PASS AS SUBSTITUTED

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

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. 22883 (3rd WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020098

PASS AS REVISED

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. 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. 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

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. 22946-T1 (17th WARD) ORDINANCE REFERRED (12/10/25)
DOCUMENT #O2025-

PASS AS SUBSTITUTED

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. 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. 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

SUBSTITUTE NARRATIVE AND PLANS

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-T1 (25th WARD) ORDINANCE REFERRED (1/21/26)
DOCUMENT #O2026-0022478

AMENDED TO TYPE 1

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

SUBSTITUTE NARRATIVE AND PLANS

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. 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. 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 Commercial District

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

Purpose: To redevelop the property with a rescue animal shelter

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

**CANNABIS ESTABLISHMENT APPLICATION
SUBSTITUTE NARRATIVE AND PLANS**

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

NO. 22963-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. 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 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 (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. 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. 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

PASS AS REVISED
PASS AS SUBSTITUTED

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. 22952 (32nd 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. 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. 22636 (34TH WARD) ORDINANCE REFERRED (1-15-25)
DOCUMENT #O2025-0014842

PASS AS REVISED

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

PASS AS REVISED

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. 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. 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. 22935-T1 (36th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020960 -

SUBSTITUTE NARRATIVE AND PLANS
SUBSTITUTE ORDINANCE

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. 22980-T1 (36th WARD) ORDINANCE REFERRED (1/21/26)
DOCUMENT #O2026-0022499

SUBSTITUTE NARRATIVE AND PLANS

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. 22966-T1 (40th WARD) ORDINANCE REFERRED (1/21/26)
DOCUMENT #O2026-0022346

SUBSTITUTE NARRATIVE AND PLANS

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. 22914-T1 (44th WARD) ORDINANCE REFERRED (11/14/25)
DOCUMENT #O2025-0020863

SUBSTITUTE NARRATIVE AND PLANS

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

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