

**COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS**

**TUESDAY, JULY 14, 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 ZLBS@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.

ITEM TO BE RE-REFERRED

DOCUMENT # O2025-0018778 ORDINANCE REFERRED (7/16/2025)

Sponsor: Alderwoman Julia Ramirez

Amendment of Municipal Code Titles 4, 6, 11 and 17 regarding regulation of Last Mile Warehouses and eCommerce Fulfillment Centers

TEXT AMENDMENTS

DOCUMENT # O2026-0026278 ORDINANCE REFERRED (6/17/2026)

Sponsor: Alderman Walter R. Burnett

Amendment of Municipal Code Section 17-6-0403 to establish size restrictions for sports, recreation participant use as permitted by right in Planned Manufacturing District No. 4, in the 27th Ward

DOCUMENT # O2026-0026276 ORDINANCE REFERRED (6/17/2026)

Sponsor: Alderman Walter R. Burnett

Amendment of Municipal Code Section 17-6-0403-F to permit by right residential storage warehouses in Planned Manufacturing District No. 4B, in the 27th Ward

DOCUMENT # O2026-0025429 ORDINANCE REFERRED (5/20/2026)

Sponsor: Alder Bennett Lawson

Amendment of Municipal Code Section 17-9-0109A to require special use approval for all new gas stations and for additions to existing gas stations that would add seven or more electric vehicle supply chargers

JOURNAL CORRECTION

Correction of City Council Journal of Proceedings of May 20, 2026, to correct a typographical error for File # 22315-T1 located at 30 N LaSalle

LANDMARK DESIGNATION

DOCUMENT # O2026-0026117 (42nd WARD) ORDINANCE REFERRED (6/17/2025)

Historical landmark designation for the Chicago Daily News Building at located at 2 N. Riverside Plaza; 400 W. Monroe St

LANDMARK FEE WAIVER

DOCUMENT # Or2026-0026050 (4th WARD) ORDINANCE REFERRED (6/17/2025)

Permit fee waiver for Landmarked Property located at 3351 S Giles Ave

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
TBD	2	511 N Columbus Ave	Embassy Suites by Hilton
TBD	2	835 N Michigan Ave #100	Eric Hsuech
TBD	2	835 N Michigan Ave #100	Eric Hsuech
TBD	2	12 W Maple St.	Invicta Fitness Goldcoast LLC
Or2026-0026279	27	1242 W. Washington Blvd.	Storage Star
Or2026-0026280	27	1242 W. Washington Blvd.	Storage Star
Or2026-0026282	27	1242 W. Washington Blvd.	Storage Star
Or2026-0026291	42	225 W. Randolph St.	Golub Capital, LLC
Or2026-0026124	28	2551 W. Cermak Rd	Tony's Fresh Market
Or2026-0026133	32	3319 N. Ashland Ave.	Zarminali Health, Inc.
Or2026-0026125	28	3338 W. Lake St.	Firebird Community Arts
Or2026-0026336	36	3577 W. Grand Ave.	Auto Zone, Inc.
Or2026-0026334	36	3577 W. Grand Ave.	Auto Zone, Inc.
Or2026-0026330	20	6623 S. Dr. Martin Luther King, Jr. Dr.	Project H.O.O.D.
Or2026-0026333	20	6623 S. Dr. Martin Luther King, Jr. Dr.	Project H.O.O.D.
TBD	36	6720 W Grand Ave	McGrath Honda
Or2026-0026047	41	8750 W. Bryn Mawr Ave.	The Boyd Group, Inc.

ALDERMANIC MAP AMENDMENTS**NO. A-9114 (9th WARD) ORDINANCE REFERRED (5/20/26)**
DOCUMENT #O2026-0025039**Common Address:** 234 E. 115th St.**Applicant:** Alderman Anthony Beale**Change Request:** B3-1 Community Shopping District to RS-2 Residential Single Unit (Detached House) District**NO. A-9115 (9th WARD) ORDINANCE REFERRED (5/20/26)**
DOCUMENT #O2026-0025038**Common Address:** 11139 S. Michigan Ave.**Applicant:** Alderman Anthony Beale**Change Request:** B1-3 Neighborhood Shopping District to RS-2 Residential Single Unit (Detached House) District

NO. A-9116 (9th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025200

Common Address: 354 E. 107th St.

Applicant: Alderman Anthony Beale

Change Request: M1-1 Limited Manufacturing District to RS-2 Residential Single Unit (Detached House) District

NO. A-9117 (9th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025201

Common Address: 10701 S. Dr. Martin Luther King Jr. Dr.

Applicant: Alderman Anthony Beale

Change Request: B3-2 Community Shopping District to RS-2 Residential Single Unit (Detached House) District

NO. A-9118 (9th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025199

Common Address: 33 W. 95th St.

Applicant: Alderman Anthony Beale

Change Request: B1-1 Neighborhood Shopping District to RS-2 Residential Single Unit (Detached House) District

NO. A-9125 (14th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025471

Common Address: 4970 S. Archer Ave.

Applicant: Alderwoman Jeylu Gutierrez

Change Request: C2-1 Motor Vehicle Related District to RS3 Residential Single Unit (Detached House) District

NO. A-9126 (14th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025469

Common Address: 3003-3139 W. 51st St.

Applicant: Alderwoman Jeylu Gutierrez

Change Request: C1-1 Neighborhood Commercial District to RS3 Residential Single Unit (Detached House) District

NO. A-9106 (24th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025383

Common Address: 3717 W. 16th St., 1601 S. Ridgeway Ave., 3733 W. 16th St. and 1601 S. Hamlin Ave.

Applicant: Alderwoman Monique Scott

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

NO. A-9107 (24th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025382

Common Address: 3615-3621 W. 16th St.

Applicant: Alderwoman Monique Scott

Change Request: B3-2 Community Shopping District and RT4 Residential Two Flat, Townhouse and Multi Unit District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-9108 (24th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025379

Common Address: 3600-3732 W. 16th St. and 3633-3701 W. 16th St.

Applicant: Alderwoman Monique Scott

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

NO. A-9109 (24th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025380

Common Address: 3400-3550 W. 16th St. and 3401-3551 W. 16th St.

Applicant: Alderwoman Monique Scott

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

NO. A-9110 (24th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025378

Common Address: 1601-1607 S. Lawndale Ave.

Applicant: Alderwoman Monique Scott

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

NO. A-9111 (24th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025377

Common Address: 1601 S. Avers Ave. and 1600 S. Hamlin Ave.

Applicant: Alderwoman Monique Scott

Change Request: B3-2 Community Shopping District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-9112 (24th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025373

Common Address: 1559 S. Sawyer Ave.

Applicant: Alderwoman Monique Scott

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

NO. A-9113 (24th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025375

Common Address: 1558 S. Spaulding Ave.

Applicant: Alderwoman Monique Scott

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

NO. A-9127 (35th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025471

Common Address: 3947 W. Wrightwood Ave.

Applicant: Alderman Anthony Quezada

Change Request: M1-1 Limited Manufacturing District and RS3 Residential Single Unit (Detached House) District to RS3 Residential Single Unit (Detached House) District

NO. A-9102 (39th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025202

Common Address: 4626 N. Knox Ave.

Applicant: Alderwoman Samantha Nugent

Change Request: RS3 Residential Single Unit (Detached House) District to C1-1 Neighborhood Commercial District

NO. A-9102 (42nd WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025376

Common Address: 212-232 W. Erie St., 659-679 N. Franklin St., and 217-233 W. Huron St.,

Applicant: Patrick Murphey, Zoning Administrator

Change Request: Planned Development No. 326 to Planned Development 326, as amended

NO. A-9119 (44th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025463

Common Address: 3000-3432 N. Clark St. and 3600-3800 N. Clark St.

Applicant: Alderman Bennett Lawson

Change Request: To designate as a Pedestrian Retail Street a segment of the North Clark Street right of way from the centerline of West Belden Ave on the south and the centerline of West Grace Ave on the north along North Clark St.

NO. A-9120 (44th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025464

Common Address: 531-800 W. Belmont Ave.

Applicant: Alderman Bennett Lawson

Change Request: To designate as a Pedestrian Retail Street a segment of the West Belmont right of way from the centerline of North Cambridge Ave on the east and the centerline of North Southport Ave on the west

**MAP AMENDMENTS- FOR PREVIOUSLY DEFERRED ITEMS SEE PAGE 15
FOR CANNABIS ESTABLISHMENT APPLICATIONS SEE PAGE 17**

NO. 23098-T1 (1ST WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026104

Common Address: 1619 N. Artesian Ave.

Applicant: Kamil and Piotr Koalkowski

Owner: Kamil and Piotr Koalkowski

Attorney: Ximena Castro

Change Request: RS3 Residential Single Unit (Detached House) District to RM4.5 Residential Multi Unit District

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

Purpose: To allow a third floor addition and maintain four grandfathered units through an FAR increase and MLA decrease

NO. 23092 (2nd WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026077

Common Address: 301-363 E. Huron St., 300-362 E. Erie St., 333-425 E. Erie St., 659-679 N. Fairbanks Ct., 628-678 N. McClurg Ct., 629-649 N. McClurg Ct. and 400-424 E. Ontario St.

Applicant: Northwestern Memorial Hospital

Owner: Northwestern Memorial Hospital, Rehabilitation Institute of Chicago, and Shirley Ryan Ability Lab

Attorney: Carol Stubblefield

Change Request: DR-10 Downtown Residential District, DX-12 Downtown Mixed Use District, and Institutional Planned Development No. 1214 to DX-16 Downtown Mixed Use District, and then to Institutional Planned Development No. 1214, as amended

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

Purpose: To construct a new hospital 1.2 Million sq.ft with three levels of parking and loading docks located below grade. The building height will be approximately 430 ft. Bridge connections are anticipated to the Feinberg Pavilion to the west and the Shirley Ryan Ability Lab to the south.

NO. 23096-T1 (2nd WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026100

Common Address: 1720-26 N. Clybourn Ave.

Applicant: 1730 Clybourn LLC

Owner: Thomas S Armour Jr. Trust

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

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

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

Purpose: A new five story residential building with 24 units, 55 feet in height with 5 off street parking spaces at the rear

NO. 23103 (5th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026119

Common Address: 1501 E. 69th St.

Applicant: Intentrify Urban Development LLC

Owner: Intentrify Urban Development LLC

Attorney: Emmanuel Byarm

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RM5 Residential Multi-Unit District

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

Purpose: A four story multifamily residential building with 8 dwelling units and 5 parking spaces.

NO. 23104 (5th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026165

Common Address: 1469 E. 69th Place

Applicant: Intentrify Urban Development LLC

Owner: Intentrify Urban Development LLC

Attorney: Emmanuel Byarm

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RM5 Residential Multi-Unit District

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

Purpose: A four story multifamily residential building with 16 dwelling units and 8 parking spaces.

NO. 23105-T1 (6th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026168

Common Address: 124-130 E. 75th St.

Applicant: Standard Bank & Trust Company, 7800 W 95th St, Hickory Hills Illinois

Owner: Standard Bank & Trust Company, 7800 W 95th St, Hickory Hills Illinois

Attorney: Emmanuel Byarm

Change Request: B1-1 Neighborhood Shopping District to M1-1 Limited Manufacturing District

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

Purpose: To bring the existing gas station into compliance, and create a new zoning lot

NO. 23100-T1 (11th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026110

Common Address: 2878-80 S. Throop St., 2900 S. Lyman St.

Applicant: Andrew and Diane Mack

Owner: Andrew and Diane Mack

Attorney: Rolando Acosta

Change Request: RS3 Residential Single Unit (Detached House) District to B2-2 Neighborhood Mixed Use District

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

Purpose: To legalize ground floor commercial use

NO. 23107-T1 (24th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026195

Common Address: 3400-3436 W. Ogden Ave., 1817-1837 S. Trumbell Ave., 1816-1824 S. Homan Ave.

Applicant: Lawndale Redefined, LLC

Owner: City of Chicago

Attorney: Graham Grady, Sylvia Michas

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District and C1-2 Neighborhood Commercial District to C1-3 Commercial Neighborhood District

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

Purpose: A new mixed use retail and mixed housing development of which the proposed building height is 70'-10" and to remedy the split lot condition of the subject property

NO. 23115-T1 (27th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026213

Common Address: 2119-29 W. Grand Ave.

Applicant: 2121 W Grand LLC

Owner: 2121 W Grand LLC

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

Change Request: B3-5 Community Shopping District to B3-5 Community Shopping District

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

Purpose: A new five story mixed use building

NO. 23112-T1 (28th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026206

Common Address: 3951 W. Washington Boulevard

Applicant: 3951 Washington Real Estate LLC

Owner: 3951 Washington Real Estate LLC

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

Change Request: B1-3 Neighborhood Shopping District to M1-1 Limited Manufacturing District

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

Purpose: A new three pump gas station (6 fueling positions) and a one story accessory retail convenience store

NO. 23095-T1 (29th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026096

Common Address: 5417 West Adams

Applicant: Gitway Commercial Properties Ltd.

Owner: Gitway Commercial Properties Ltd.

Attorney: Dean Maragos

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 convert the basement unit for residential use

NO. 23109-T1 (31st WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026201

Common Address: 2700-04 N. Laramie Ave.

Applicant: 2700 N Laramie LLC

Owner: 2700 N Laramie LLC

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

Change Request: B3-1 Community Shopping District to B2-5 Neighborhood Mixed-Use District

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

Purpose: To convert the first floor commercial spaces into three residential units for a total of 17 dwelling units. The resulting building will be fully residential and its height and footprint will remain with out change

NO. 23114-T1 (31st WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026212

Common Address: 4411 W. Diversey Ave.

Applicant: 4401 Property LLC

Owner: 4401 Property LLC

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

Change Request: M1-1 Limited Manufacturing District to C3-1 Commercial, Manufacturing, and Employment District

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

Purpose: To renovate the site and construct a new one story accessory retail convenience store

NO. 23101-T1 (32nd WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026115

Common Address: 1818-1832 N. Winnebago Ave.; 2327-2329 W. Moffat Street

Applicant: 1829 Owner LLC

Owner: 1829 Owner LLC

Attorney: Michael Ezgur

Change Request: RS3 Residential Single Unit (Detached House) District and RT4 Residential Two Flat, Townhouse and Multi Unit District to B2-3 Neighborhood Mixed-Use District

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

Purpose: A new 30 unit multi-family building

NO. 23106-T1 (35th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026177

Common Address: 2739-2745 W. Belmont Ave.

Applicant: 2739 Belmont LLC

Owner: 2739 Belmont LLC

Attorney: Tyler Manic

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 divide the zoning lot and construct a six dwelling unit residential building at 2739 W Belmont , preserve the three flat at 2741 W. Belmont and preserve the two-flat at 2745 W Belmont

NO. 23066 (36th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0025285

Common Address: 6400-6562 W. Fullerton Ave., 2630 N. Narragansett Ave.

Applicant: WCDR Bricktown LLC

Owner: Legacy Bricktown LLC, NMC Bricktown LLC

Attorney: Talar Berberian, Thompson Coburn LLP

Change Request: Business Planned Development 127, as amended to C3-1 Commercial, Manufacturing, and Employment District and then to Business Planned Development 127, as amended

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

Purpose: To allow for dog boarding to be a permitted use

NO. 23108 (36th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026200

Common Address: 2523 W. Augusta Blvd.

Applicant: 2523 W Augusta LLC

Owner: 2523 W Augusta LLC

Attorney: Lenny D Asaro

Change Request: RS3 Residential Single Unit (Detached House) District to RM4.5 Residential Multi Unit District

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

Purpose: To demolish the existing single family residential building to develop a 3 unit residential building with a 3 car garage

NO. 23111-T1 (36th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026204

Common Address: 2705-2707 W. Augusta Blvd.

Applicant: 2705 W Augusta LLC

Owner: 2705 W Augusta LLC and 2707 W Augusta Blvd LLC

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

Change Request: RS3 Residential Single Unit (Detached House) District to RM4.5 Residential Multi Unit District

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

Purpose: To divide the property into two separate zoning lots so the new lot at 2705 W Augusta can be developed with a new four story three dwelling unit building and a garage. The existing multi-unit building at 2707 W Augusta will remain with out change

NO. 23102-T1 (40th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026116

Common Address: 4937-4949 N. Western Ave.

Applicant: DV Development LLC – 4949 Western Series

Owner: DV Development LLC – 4949 Western Series

Attorney: Rolando Acosta

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

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

Purpose: Demolition of the existing improvements and construction of a new five story residential building

NO. 23093 (43rd WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026090

Common Address: 330 W. Webster Ave., 327-335 W. Belden Ave.

Applicant: Francis W. Parker School

Owner: Belden Acquisition, LLC; Francis W. Parker School

Attorney: Carol Stubblefield

Change Request: RM6 Residential Multi Unit District and Institutional Planned Development No. 697, as amended to Institutional Planned Development No. 697, as amended

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

Purpose: To expand the boundaries of Planned Development 697 for school uses and existing residential uses, install permanent athletic field lighting and other accessory uses

NO. 23110 (43rd WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026203

Common Address: 1775 N. Clybourn Ave.

Applicant: 1775 Clybourn LLC

Owner: 1775 Clybourn LLC

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

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

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

Purpose: Conversion of existing fourth floor office space into an indoor event space within the existing mixed use building

NO. 23097 (43rd WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026102

Common Address: 1724 N. Dayton St.

Applicant: Andrey Timofeev and Ekaterina Timofeeva

Owner: Andrey Timofeev and Ekaterina Timofeeva

Attorney: Rolando Acosta

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RM4.5 Residential Multi Unit District

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

Purpose: To allow third floor addition, setback reduction, FAR increase, and relocate required rear yard open space to the existing garage roof deck

NO. 23094-T1 (45th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026094

Common Address: 4345-4347 N. Cicero Ave.

Applicant: Tempo Realty Investments LLC

Owner: Tempo Realty Investments LLC

Attorney: Paul 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: The construction of a new 3 story, 6 dwelling unit residential building

NO. 23099-T1 (46th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026108

Common Address: 3853 N. Janssen Ave

Applicant: Samuel Davison and Clemintine Dubourdieu

Owner: Samuel Davison and Clemintine Dubourdieu

Attorney: Rolando Acosta

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RM4.5 Residential Multi Unit District

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

Purpose: To secure additional FAR and reduction from applicable setbacks for rehabilitation of existing building, including construction a new rear addition

NO. 23113-T1 (47th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026211

Common Address: 2128 W. Eastwood Ave.

Applicant: GL-888 LLC

Owner: GL-888 LLC

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

Change Request: RS3 Residential Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

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

Purpose: A new two story residential building with a basement and roof top deck. The proposed building will contain two residential dwelling units

PREVIOUSLY DEFERRED ITEMS

NO. 23071 (10th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025298

Common Address: 13100-13122 S. Ellis Avenue, S. Ingleside Avenue and E 132nd St.

Applicant: By the Hand Club for Kids

Owner: By the Hand Club for Kids, Chicago Housing Authority

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

Change Request: RS1 Residential Single Unit (Detached House) District , Planned Development No. 1186 to Planned Development No. 1186, as amended

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

Purpose: To amend Planned Development No. 1186's existing boundaries to include property located at 13100-13122 S. Ellis Avenue, and to allow the addition of sports and recreation indoor use

NO. 23063-T1 (16th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024863

Common Address: 6716 South Bishop Street

Applicant: Looking Glass Opportunity Fund Ltd

Owner: Looking Glass Opportunity Fund Ltd

Attorney: Mark Kupiec

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 meet bulk and density standards for a permit for a building with two dwelling units with an old, as-built rear addition

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. 23067 (27th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025288

Common Address: 1333 North Kingsbury Street

Applicant: 1333 N. Kingsbury, LLC

Owner: 1333 N. Kingsbury, LLC

Attorney: Katie Jahnke Dale-DLA Piper, LLP

Change Request: Residential Business Planned Development No. 1604, Subarea B to Residential Business Planned Development No. 1604 Subarea B, as amended

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

Purpose: Amendment to existing planned development to allow for overnight boarding/ kenneling

NO. 23085-T1 (32nd WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025364

Common Address: 2721-2733 North Paulina Street

Applicant: Paulina 2727, LLC

Owner: The Catholic Bishop of Chicago

Attorney: Agnes Plecka/ Jaffe & Berlin

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 allow residential use at the property

NO. 23055-T1 (43rd WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024781

Common Address: 1901-1925 North Clybourn, 1904-1908 North Maud Avenue

Applicant: 1901 Clybourn LLC

Owner: 1901 Clybourn LLC

Attorney: Tyler Manic

Change Request: M1-2 Limited Manufacturing/Business Park District to ~~C3-3 Commercial, Manufacturing, and Employment District~~ B3-3 Community Shopping District

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

Purpose: To allow retail as a permitted use

CANNABIS BUSINESS ESTABLISHMENT

NO. 23116-T1 (34th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026214

Common Address: 170 W. Washington St.

Applicant: CONTRA LLC

Owner: CONTRA LLC

Attorney: Sonia Antolec

Change Request: DC-16 Downtown Core District to DC-16 Downtown Core District

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

Purpose: To operate a social equity adult use cannabis dispensary on the 1st floor of the property