

AGENDA

COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS

**TUESDAY, JUNE 16, 2026
AT 10:00 A.M.**

COUNCIL CHAMBERS, CITY HALL, 121 N. LASALLE

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards via email at nicole.wellhausen@cityofchicago.org

- I. Roll Call
- II. Deferred Items
- III. Public Commentary
- IV. New Business
- V. Adjournment

Each person participating in public comment may have up to three minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

TEXT AMENDMENTS

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

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
Or2026-0024977	42	200 N Columbus Dr.	Strategic Hotels and Resorts/Fairmont Hotel
Or2026-0024975	42	320 W Ohio St	Rosecrance Therapies, LLC

DOC#	WARD	LOCATION	PERMIT ISSUED TO
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 FOR PREVIOUSLY DEFERRED ITEMS SEE PAGE 13

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: DX-7 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. 23087 (3rd WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025393

Common Address: 3800-3958 S. State St., 3901 -3959 S. Dearborn St., 3900-3958 S. Dearborn St., 3901-3959 S. Federal St., 3900-3946 S. Federal St., 2-24 W. Pershing Rd., 1-109 W. Pershing Rd., and 2-52 W. 40th Street

Applicant: P.S. Bronzeville, LLC

Owner: P.S. Bronzeville, LLC, City of Chicago

Attorney: Gabriela Herrera, c/o Neal & Leroy, LLC

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District , RS3 Residential Single Unit (Detached House) District and Planned Development 1143 to C3-3 Commercial, Manufacturing, and Employment District then to Planned Development 1143, as amended

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

Purpose: Mandatory amendment to expand the boundaries of the PD

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. 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: M1-2 Limited Manufacturing/ Business Park District to RM5 Residential Multi-Unit District

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

Purpose: To construct eight townhouses

NO. 23068 (14th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025291

Common Address: 2800-3156 W. 51st Street, 4911-5061 S. Kedzie Avenue, 4914-5058 S. California Avenue

Applicant: Amazon.com Services, LLC

Owner: Amazon.com Services, LLC

Attorney: Georges & Synowiecki, Ltd. (Mara Georges; Ricard A. Toth)

Change Request: M2-2 Light Industry District to a Planned Development

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

Purpose: To allow the development of an Amazon "last-mile" logistics center

NO. 23070 (14th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025294

Common Address: 5050 South Kedzie Avenue

Applicant: LXG Kedzie Retail, LLC

Owner: J.D. REIT Company, LLC

Attorney: Liz Butler/Janet Stengle – Taft , Stettinius & Hollister LLP

Change Request: Business Planned Development No. 272 to B3-1 Community Shopping District and then to Business Planned Development No 272, as amended

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

Purpose: Mandatory amendment to existing planned development in order to add permitted uses

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. 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. 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. 23075-T1 (27th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025335

Common Address: 219 N. Elizabeth Street

Applicant: 219 N Elizabeth, LLC

Owner 219 N Elizabeth, LLC

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

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

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

Purpose: To permit the adaptive reuse and renovation of the existing two-story building and a partial third-floor addition, in order to establish a restaurant at the subject property

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. 23076-T1 (28th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025336

Common Address: 2954 West Roosevelt Road

Applicant: Roosevelt Fuel Mart, Inc.

Owner: Roosevelt & Sacramento Property, LLC

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

Change Request: C1-3 Commercial Neighborhood District to C3-1 District

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

Purpose: To develop the subject property with a new four pump gas station (8 total fueling positions) and a one-story accessory retail convenience store

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

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. 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. 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. 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. 23069 (32nd WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025293

Common Address: 2235-59 West Oakdale Avenue/2901-27 North Oakley Avenue

Applicant: ZSD Riverward LLC

Owner: ZSD Oakdale, LLC, Dennis Hack Trust

Attorney: Michael Ezgur-Acosta Ezgur, LLC

Change Request: WRPD1127/M1-2 to RM5 and then to WRPD1127, as amended

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

Purpose: To amend WRPD1127 to allow for the construction of an additional 14 townhomes

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. 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. 23090 (47th WARD) ORDINANCE REFERRED (5/20/26)
DOCUMENT #O2026-0025411

Common Address: 1410-12 W. Warner Avenue

Applicant: Eugene Mikula

Owner: Claude W. Grass as Trustee of the WGC Trust dated February 12, 2025

Attorney: Lisa Duarte

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 2-flat and construct a new three-story, 6 dwelling-unit building

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

PREVIOUSLY DEFERRED ITEMS

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

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

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. 23048-T1 (27th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024764

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. 23021-T1 (32nd WARD) ORDINANCE REFERRED (3/18/26)
DOCUMENT #O2026-0023903

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. 22986 (35th WARD) ORDINANCE REFERRED (2/18/26)
DOCUMENT #O2026-0023084

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. 23041-T1 (39th WARD) ORDINANCE REFERRED (3/18/26)
DOCUMENT #O2026-0024033

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.23005-T1 (44th WARD) ORDINANCE REFERRED (2/18/26)
DOCUMENT #O2026-0023278

Common Address: 1040 West Belmont Avenue

Applicant: Karkif Belmont LLC

Owner: Karkif Belmont LLC

Attorney: Law Office of Sam Banks, Nicholas Ftikas

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

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

Purpose: To permit the construction of a new five-story mixed-use building