

AMENDED AGENDA

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

**TUESDAY, MAY 19, 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 # O2026-0024064 ORDINANCE REFERRED (3/18/26)

Sponsor: Rodriguez (22)

Amendment of Municipal Code Chapter 17-9 regarding waste-related uses, recycling facilities, container storage, freight terminal, outdoor storage of raw material, composting and manganese-bearing material

DOCUMENT # O2026-0024923 ORDINANCE REFERRED (4/15/26)

Sponsor: Ervin (28)

Amendment of Municipal Code Title 17 by modifying Section 17-3-0207 to prohibit issuance of permits for gas stations in B3, C1 and C2 zoning districts and by modifying Section 17-9-0109 to prohibit new gas stations within 1,000 ft of existing gas station or on same block face as lot zoned RS1, RS2 or RS3 Residential Single Unit (Detached House) District

DOCUMENT # O2025-0018447 ORDINANCE REFERRED (7/16/25)

Sponsor: Cardona (31)

Amendment of Municipal Code Chapter 17-7 by adding new Section 17-7-0510 establishing Cicero Avenue Light Equipment Sales/Rental Overlay District to remove nonconforming use status for any new businesses seeking limited business license for auto sales and modifying Section 17-15-0303 limiting expansion of such nonconforming use

DOCUMENT # O2025-0021852 ORDINANCE REFERRED (12/18/25)

Sponsor: Villegas (36)

Amendment of Municipal Code Title 14A by modifying Section 14A-3-306 regarding Stop Work Order criteria and Section 14A-4-406 regarding excavation work on private property

DOCUMENT # O2026-0024882 ORDINANCE REFERRED (4/15/26)

Sponsor: Knudsen (43)

Amendment of Municipal Code Section 17-9-0111.5 to include religious assembly in non-accessory parking restrictions in RT4 and higher zoning districts

DOCUMENT # SO2025-0017570 ORDINANCE REFERRED (5/21/25)

Sponsor: Martin (47)

Co-Sponsors: LaSpata (1), (26) Fuentes (26), Burnett (27), Nugent (39), Vasquez (40), Reilly (42), Lawson (44), Hadden (49)

Amendment of Municipal Code Section 17-3-0301 regarding regulations on Public Place of Amusement licenses

HISTORICAL LANDMARK DESIGNATION

DOCUMENT # O2026-0024658 (WARD 43) ORDINANCE REFERRED (4/15/26)

Historical landmark designation for Roger Brown Home and Studio at 1926 N Halsted St

DOCUMENT # O2026-0024659 (WARD 43) ORDINANCE REFERRED (4/15/26)

Historical landmark designation for Byrne Hall at 2219 N Kenmore Ave

DOCUMENT # O2026-0024660 (WARD 43) ORDINANCE REFERRED (4/15/26)

Historical landmark designation for Cortelyou Commons at 2324 N Chalmers St

FEE WAIVERS FOR HISTORICAL LANDMARKS

DOCUMENT # Or2026-0024719 (WARD 4) ORDINANCE REFERRED (4/15/26)

Historical landmark fee waiver for property at 3311 S Prairie Ave

DOCUMENT # Or2026-0024720 (WARD 4) ORDINANCE REFERRED (4/15/26)

Historical landmark fee waiver for property at 3309 S Prairie Ave

DOCUMENT # Or2026-0024721 (WARD 4) ORDINANCE REFERRED (4/15/26)

Historical landmark fee waiver for property at 3313 S Prairie Ave

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2026-0024653	1	1523 W North Ave	Audi
Or2026-0024654	1	1523 W North Ave	Audi
Or2026-0024655	1	1523 W North Ave	Audi
Or2026-0024167	11	4435-4439 S Ashland Ave	Poothurail, Binoy
Or2026-0024612	23	5124 S Pulaski Rd	Dream Clean Car Wash
Or2026-0024890	25	2309 S Loomis St	Tesla Inc
Or2026-0024880	27	949 N Elston Ave	Audi
Or2026-0024879	27	949 N Elston Ave	Audi
Or2026-0024881	27	949 N Elston Ave	Audi
Or2026-0024797	28	2322-2324 W Taylor St	Damenzo's Inc.
Or2026-0024665	29	2859 N Harlem Ave	Il Giardino Del Dolce, Inc. (Mario Ventrella)
TBD	35	3201 N Kimball	Kennedy Plaza
TBD	35	2401 W Diversey Ave	Cyriac Chandy
Or2026-0024887	41	11601 W Touhy	Swissport Cargo Services L.P.
Or2026-0024886	41	11601 W Touhy	Swissport Cargo Services L.P.
Or2026-0024788	42	1000 N Rush St	Skims

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
TBD	45	4059 N Cicero Ave	Burlington Stores Inc.
TBD	45	4059 N Cicero Ave	Burlington Stores Inc.
TBD	45	4059 N Cicero Ave	Burlington Stores Inc.
TBD	45	4059 N Cicero Ave	Burlington Stores Inc.
TBD	45	4059 N Cicero Ave	Burlington Stores Inc.
Or2026-0024613	48	5227 N Clark St	Devil Dawgs Andersonville
Or2026-0024808	50	5943 N Lincoln Ave	Community Auto Repair Services
Or2026-0024850	50	6341 N McCormick Blvd	Storage Star
Or2026-0024851	50	6341 N McCormick Blvd	Storage Star
Or2026-0024877	50	6341 N McCormick Blvd	Storage Star

ALDERMANIC MAP AMENDMENTS

NO. A-9092 (2nd WARD) ORDINANCE REFERRED (2/18/26)
DOCUMENT #O2026-022965

Common Address: 1616 N Burling St

Applicant: Alderman Brian Hopkins

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

NO. A-9088 (5th WARD) ORDINANCE REFERRED (1/21/26)
DOCUMENT #O2026-0022521

Common Address: 7050 S Dorchester Ave

Applicant: Alderman Desmon Yancy

Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-2 Light Industry District

NO. A-9089 (7th WARD) ORDINANCE REFERRED (1/21/26)
DOCUMENT #O2026-0022547

Common Address: 2949-51 E 79th St

Applicant: Alderman Gregory Mitchell

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

NO. A-9090 (7th WARD) ORDINANCE REFERRED (1/21/26)
DOCUMENT #O2026-0022546

Common Address: 2206 E 75th St

Applicant: Alderman Gregory Mitchell

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

NO. A-9094 (9th WARD) ORDINANCE REFERRED (3/18/26)
DOCUMENT #O2026-0023546

Common Address: 224 E 103rd St

Applicant: Alderman Anthony Beale

Change Request: B3-1 Community Shopping District to RS-2 Residential Single Unit (Detached House) District

NO. A-9095 (9th WARD) ORDINANCE REFERRED (3/18/26)
DOCUMENT #O2026-0023549

Common Address: 11155 S Michigan Ave

Applicant: Alderman Anthony Beale

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

NO. A-9093 (13th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-023297

Common Address: 5626 W 63rd Place

Applicant: Alderman Marty Quinn

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

NO. A-9084 (21st WARD) ORDINANCE REFERRED (12/10/25)
DOCUMENT # O2025-0021962

Common Address: 1236-30 W 105th St, 1245 W 105th St, 10335 S Vincennes Ave

Applicant: Alderman Ronnie Mosley

Change Request: M1-1 Limited Manufacturing District and M2-2 Light Industry District to B1-1 Neighborhood Shopping District

NO. A-9085 (21st WARD) ORDINANCE REFERRED (12/10/25)
DOCUMENT # O2025-0021895

Common Address: 8901-9357 S Ashland Ave, 8900-9258 S Ashland Ave and 9334-9344 S Ashland Ave

Applicant: Alderman Ronnie Mosley

Change Request: C2-2 Motor Vehicle Related Commercial District and RS3 Residential Single Unit (Detached House) District to B3-2 Community Shopping District

NO. A-9098 (22nd WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024778

Common Address: 4640 S Lamon Ave

Applicant: Alder Micheal Rodriguez

Change Request: RS-2 Residential Single Unit (Detached House) District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-9091 (32nd WARD) ORDINANCE REFERRED (1/21/26)
DOCUMENT #O2026-0021983

Common Address: 1938 N Kingsbury

Applicant: Alderman Scott Waguespack

Change Request: Residential Business Planned Development No. 1439 to M3-3 Heavy Industry District

MAP AMENDMENTS FOR PREVIOUSLY DEFERRED ITEMS SEE PAGE 13

NO. 23057 (4th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024787

Common Address: 4315-4317 South Cottage Grove Avenue

Applicant: Democrat Bar and Grill LLC

Owner: Lisa Pilot

Attorney: Thomas S Moore- McCarthy Duffy LLP

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

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

Purpose: To allow the applicant to acquire a tavern license

NO. 23054 (6th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024770

Common Address: 657 East 75th Street

Applicant: Twisted Realty LLC

Owner: Twisted Realty LLC

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

Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

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

Purpose: To permit the establishment of a commercial kitchen and catering platform at the subject property

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. 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. 23053 (16th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024769

Common Address: 6940 South Campbell Avenue

Applicant: Elizabeth Acosta and Selvin Rivera

Owner: Elizabeth Acosta and Selvin Rivera

Attorney: Law Offices of Sam 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 legal establishment of a third residential unit within the existing three-story multi-unit building

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. 23059-T1 (26th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024791

Common Address: 3444-3446 West North Avenue

Applicant: ASI

Owner: ASI

Attorney: Lenny D. Asaro

Change Request: B3-1 Community Shopping District to B3-3 Community Shopping District

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

Purpose: To develop 20,400 square feet, 58'-4 high, five-story building for office use

NO. 23065-T1 (27th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024867

Common Address: 448 North Aberdeen Street

Applicant: Deepthi Janapareddy

Owner Deepthi Janapareddy

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

Change Request: M2-2 Light Industry District to RM-4.5 Residential Multi-Unit District

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

Purpose: To legally establish the existing three and a half-story residential building that contains three dwelling units and is supported by three off-street surface parking spaces at the rear

NO. 23064-T1 (27th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024864

Common Address: 446 North Aberdeen Street

Applicant: Deepthi Janapareddy

Owner Deepthi Janapareddy

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

Change Request: M2-2 Light Industry District to RM-4.5 Residential Multi-Unit District

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

Purpose: To legally establish the existing three and a half-story residential building that contains three dwelling units and features a detached garage with three off-street parking spaces at the rear

NO. 23062-T1 (27th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024821

Common Address: 2653 West Monroe Street

Applicant: Lotus Property Group LLC

Owner: Lotus Property Group LLC

Attorney: Logik legal LLC- Sabrina Herrell

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

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

Purpose: To allow for the construction of a three-story four-dwelling unit building

NO. 23050-T1 (27th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024766

Common Address: 3100-3108 West Lake Street

Applicant: ALTA Insula Realty LLC

Owner ALTA Insula Realty LLC

Attorney: Agnes Plecka / Jaffe & Berlin

Change Request: M1-3 Limited Manufacturing/Business to M2-3 Light Industry District

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

Purpose: To establish a Contractor/ Construction Storage Yard (with indoor and outdoor storage)

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 Commercia 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. 23051-T1 (27th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024767

Common Address: 2124 West Madison Street

Applicant: Lukaven Properties LLC

Owner: Timely Ventures Inc

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

Change Request: B1-3 Neighborhood 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 proposed four-story residential building containing eight dwelling units. The building will be supported by four off-street parking spaces at the rear

NO. 23047-T1 (32nd WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024762

Common Address: 3040-3042 North Lincoln Avenue

Applicant: Pro Homes Inc

Owner: Pro Homes Inc

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: The applicant is seeking a Type 1 Zoning Map Amendment, with secondary zoning relief, in order to permit the construction and occupancy of a new four-story mixed-use building at the subject site, which will feature a single commercial unit at the front of the ground floor and a total of nine dwelling units distributed on and between the second floor through the fourth floor. Interior off-street parking for eight vehicles will be provided at the rear of the ground floor, with access from the corresponding public alley

NO. 23056-T1 (32nd WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2025-0024785

Common Address: 1312 West North Avenue

Applicant: 9 Foundations LLC

Owner: 1312 West North Avenue

Attorney: Nicholas D Standiford

Change Request: M3-3 Heavy Industry District District to C3-3 Commercial, Manufacturing, and Employment District

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

Purpose: Establish an Entertainment and Spectator Sports – medium venue use

NO. 23052-T1 (32nd WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024768

Common Address: 3000-3010 North Oakley Avenue

Applicant: Oakley Collection LLC

Owner: Grenville Corporation

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

Change Request: M1-2 Limited Manufacturing/Business Park District to RT-3.5 Residential Two-Flat Townhouse and Multi-Unit District

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

Purpose: To permit the construction of five new two-story single family homes each with a detached garage with a roof top deck at the rear

NO. 23058 (36th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024790

Common Address: 1001-1021 North Homan Avenue

Applicant: One Tail at a Time, NFP

Owner: One Tail at a Time, NFP

Attorney: Thomas S Moore - McCarthy Duffy LLP

Change Request: M1-1 Limited Manufacturing/Business Park District to M2-1 Light Industry District

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

Purpose: To meet the bulk and density standards of the M2-1 zoning district to allow the proposed animal shelter including use of the outdoor space

NO. 23061 (39th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024820

Common Address: 4133-4135 West Lawrence Avenue

Applicant: 2A Kemora LLC

Owner: Ralf E. Kozan and June G Kozan Revocable Living Trust

Attorney: Patrick C. Turner/ Tabangay & Turner LLC

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

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

Purpose: To establish a landscape contractors office and outdoor storage yard

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

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

Purpose: To allow retail as a permitted use

NO. 23060-T1 (44th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024805

Common Address: 3440-3444 North Janssen Avenue

Applicant: Nathaniel Sager and Sarah Sager

Owner: Nathaniel Sager and Sarah Sager

Attorney: Tyler Manic

Change Request: RT-3.5 Residential Two-Flat Townhouse and 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 create two zoning lots on 3440 North Janssen and 3444 North Janssen and to perform a rear addition to the detached house at 3440 North Janssen, after completion of the addition the applicant will rezone the parcel to RT-3.5

NO. 23049-T1 (47th WARD) ORDINANCE REFERRED (4/15/26)
DOCUMENT #O2026-0024765

Common Address: 4447 North Ashland Avenue

Applicant: 4447 Ashland Corp

Owner: 4447 Ashland Corp

Attorney: Agnes Plecka/ Jaffe & Berlin

Change Request: RS-3 Residential Single Unit (Detached House) District RM-4.5 Residential Multi-Unit District

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

Purpose: To build a new four-story residential building with eight dwelling units and eight garage parking spaces

PREVIOUSLY DEFERRED ITEMS

NO. 23044-T1 (3rd WARD) ORDINANCE REFERRED (3/18/26)
DOCUMENT #O2026-0024037

Common Address: 4524 South Michigan Avenue

Applicant: Red Van Construction Inc

Owner: RAR Investments LLC

Attorney: Daniel G Lauer, Esq

Change Request: C1-2 Neighborhood Commercial District to RM-5 Residential Multi-Unit District

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

Purpose: To match the south adjoining lot (4526 S Michigan under one pin) in order to construct a three-story, three dwelling unit building on each property. The legal is lots 1 and 2 block in Winston's subdivision but there is "split zoning"

NO. 23003 (5th WARD) ORDINANCE REFERRED (2/18/26)
DOCUMENT #O2026-0023275

Common Address: 5725 South Woodlawn Avenue, 1100 East 55th Street

Applicant: University of Chicago

Owner: University of Chicago

Attorney: Kate Duncan, Quarles

Change Request: RM5 Residential Multi-Unit District, Institutional Planned Development No. 763, an Institutional Planned Development No. 43, as amended to Planned Development No. 43, as amended

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

Purpose: Adding property at 5725 South Woodlawn and adding property located at 1100 East 55th Street, which is PD No. 763 into PD No. 43

NO. 22971-T1 (27th WARD) ORDINANCE REFERRED (12/17/25)
DOCUMENT #O2026-0022460

Common Address: 1313-1315 West Ancona Street

Applicant: Pawel Nowak

Owner: Ernestina Miranda

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: To permit the development of the subject property into three, three story single-family residences

NO. 22975-T1 (32nd WARD) ORDINANCE REFERRED (1/21/26)
DOCUMENT #O2026-0022481

Common Address: 1801-1809 North Winnebago Avenue/ 2248-2254 West Bloomingdale Avenue

Applicant: 1801 N Winnebago LLC

Owner: 1801 N Winnebago LLC

Attorney: Daniel Egan – Acosta Ezgur LLC

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 improve the property with a 4-story multi-unit residential building with parking

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. 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. 22068 (49th WARD) ORDINANCE REFERRED (1-18-23)
DOCUMENT #O2023-49

Common Address: 1646-1654 W. Howard Street, 7601-7623 N. Paulina Street

Applicant: W Howard Paulina, LLC

Owner: Howard Paulina, LLC and Raghuveer P. and Anita R. Nayak, LLC Series 22

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: B1-3, Neighborhood Shopping District to a Planned Development

Purpose: To permit the construction of up to 109 dwelling units in two subareas. Subarea A will encompass the demolition of the existing 1 story commercial building with 55 dwelling units, 7 parking spaces, with approximately 4,695 square feet of commercial space on the ground floor. Subarea B will be constructed in a later phase. The maximum building height of any building will not exceed 69 feet.