

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

**TUESDAY, SEPTEMBER 22, 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.

TEXT AMENDMENTS

DOCUMENT # O2026-0026265 ORDINANCE REFERRED (6/17/26)

Sponsor: Mayor Brandon Johnson

Amendment of Municipal Code Title 17 (Chicago Zoning Ordinance) regarding parking requirements

DOCUMENT # O2026-0027187 ORDINANCE REFERRED (7/15/26)

Sponsor: LaSpata (1)

Amendment of Municipal Code Section 17-7-1506 exempting adaptive reuse or rehabilitated strip centers from prohibitions within Milwaukee Avenue Special Character Overlay District

PREVIOUSLY DEFERRED TEXT AMENDMENTS

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

LANDMARK DESIGNATION

DOCUMENT # O2026-0027058 (10th WARD) ORDINANCE REFERRED (7/15/26)

Historical landmark designation for the Shop Building at Altgeld Gardens located at 13100 S Ellis Ave

DOCUMENT # O2026-0027059 (48th WARD) ORDINANCE REFERRED (7/15/26)

Historical landmark designation for the Bryn Mawr Avenue District located at the 900 through 1100 blocks of W Bryn Mawr Ave

LANDMARK FEE WAIVER

DOCUMENT # Or2026-0026945 (34th WARD) ORDINANCE REFERRED (7/15/26)

Historical landmark fee waiver for property at 30 N LaSalle St

DOCUMENT # Or2026-0026802 (42nd WARD) ORDINANCE REFERRED (7/15/26)

Historical landmark permit fee waiver for 26 W Chestnut St

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2026-0026996	1	1819 W Division Street	Thomas Tunney/ Ann Sather
TBD	2	1201 N State Pkwy	CVS
TBD	2	1933 N Marcey St.	PAWS

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2026-0027183	14	2744 W 55 th St.	Carniceria La Hacienda No. 3, Inc.
Or2026-0027167	27	400 N Aberdeen St	Mars
Or2026-0027164	27	400 N Aberdeen St	Mars
Or2026-0026636	32	2639 N Elston Ave	Homegoods, Inc.
Or2026-0026635	32	2639 N Elston Ave	Homegoods, Inc.
Or2026-0027116	34	550 W Randolph St.	SRAM
Or2026-0026780	41	11601 W Touhy	Envoy
Or2026-0027467	41	8600 W Bryn Mawr Ave	Factory Mutual Insurance Company
Or2026-0027391	42	600 N Michigan Ave	Redgi Woods
Or2026-0027394	42	600 N Michigan Ave	Redgi Woods
Or2026-0027393	42	600 N Michigan Ave	Redgi Woods
Or2026-0027392	42	600 N Michigan Ave	Redgi Woods
Or2026-0027395	42	21 E Hubbard St.	Just B' Claws, Inc. dba Shaw's Crab House
Or2026-0027482	42	304 N Michigan Ave	Portillos
Or2026-0027483	42	304 N Michigan Ave	Portillos
TBD	45	4777 N Milwaukee Ave	Pathway Milwaukee LLC (Willowbrae Academy)
TBD	45	4777 N Milwaukee Ave	Pathway Milwaukee LLC (Willowbrae Academy)
TBD	45	4777 N Milwaukee Ave	Pathway Milwaukee LLC (Willowbrae Academy)
TBD	45	4777 N Milwaukee Ave	Pathway Milwaukee LLC (Willowbrae Academy)
TBD	46	804 W Montrose Ave	Trader Joe's Inc.
TBD	46	804 W Montrose Ave	Trader Joe's Inc.
Or2026-0027399	50	6199 N Lincoln Ave	TCB Lincoln Village LLC

ALDERMANIC MAP AMENDMENTS**NO. A-9139 (5th WARD) ORDINANCE REFERRED (7/15/26)**
DOCUMENT #O2026-0026933**Common Address:** 2132-2238 E. 71st St and 2135-2325 E. 71st St.**Applicant:** Alderman Desmon Yancy**Change Request:** B1-2 Neighborhood Shopping District, B1-3 Neighborhood Shopping District, B3-3 Community Shopping District, and C1-3 Commercial Neighborhood District to B2-3 Neighborhood Mixed-Use District

NO. A-9140 (5th WARD) ORDINANCE REFERRED (7/15/26)
DOCUMENT #O2026-0026907

Common Address: 1600-1820 E. 71st St.

Applicant: Alderman Desmon Yancy

Change Request: C2-2 Motor Vehicle Related Commercial District and B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

NO. A-9141 (5th WARD) ORDINANCE REFERRED (7/15/26)
DOCUMENT #O2026-0026919

Common Address: 1834-2126 E. 71st St., 1853-2007 E. 71st St., 7109-7129 S Bennet Ave, 7108-7116 S Euclid Ave

Applicant: Alderman Desmon Yancy

Change Request: B1-3 Neighborhood Shopping District, B3-2 Community Shopping District, and B3-3 Community Shopping District to B3-3 Community Shopping District

NO. A-9142 (5th WARD) ORDINANCE REFERRED (7/15/26)
DOCUMENT #O2026-0026924

Common Address: 7104-7128 S. Drexel Ave., 7105-7135 S. Drexel Ave., 7102-7154 S. Ingleside Ave., 7105-7201 S. Ingleside Ave., 7102-7220 S. Ellis Ave., 7103-7243 S. Ellis Ave., 7100-7244 S. Dobson Ave., 7103-7157 S. Dobson Ave., 7102-7326 S. Greenwood Ave., 7103-7345 S. Greenwood Ave., 7102-7358 S. University Ave., 7103-7357 S. University Ave., 6900-7356 S. Woodlawn Ave., 6901-7293 S. Woodlawn Ave., 6900-7056 S. Kimbark Ave., 6901-7055 S. Kimbark Ave., 1200-1318 E. 69th St., 1215-1241 E. 71st St., 1214-1238 E. 71st Pl., 1211-1237 E. 71st Pl., 1204-1230 E. 72nd St., 1201-1229 E. 72nd St., 1212-1226 E. 72nd Pl., 1211-1221 E. 72nd Pl., 1200-1216 E. 73rd St.

Applicant: Alderman Desmon Yancy

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

NO. A-9143 (5th WARD) ORDINANCE REFERRED (7/15/26)
DOCUMENT #O2026-0026930

Common Address: 7343 S. Woodlawn Ave.

Applicant: Alderman Desmon Yancy

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

NO. A-9144 (15th WARD) ORDINANCE REFERRED (7/15/26)
DOCUMENT #O2026-0027173

Common Address: 4639-4643 S Wallace Ave

Applicant: Alderman Raymond Lopez

Change Request: B2-3 Neighborhood Mixed-Use District to RS3 Residential Single Unit (Detached House) District

NO. A-9131 (21st WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026-0026313

Common Address: 355-725 W 111th St, 360-420 W 111th St, and 11031 S Eggleston Ave

Applicant: Alderman Ronnie Mosley

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District, B1-1 Neighborhood Shopping District, B3-1 Community Shopping District and C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

NO. A-9132 (21st WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026-0026310

Common Address: 11115-11157 S Normal Ave, 11114-11154 S Eggleston Ave, 11115-11157 S Eggleston Ave, 11114-11148 S Stewart Ave, and 406-410 W 112th St

Applicant: Alderman Ronnie Mosley

Change Request: RS-2 Residential Single Unit (Detached House) District and RS3 Residential Single Unit (Detached House) District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-9133 (21st WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026-0026308

Common Address: 301-347 W 108th Pl, 300-346 W 109th St, 301-347 W 109th St, 318-346 W 109th Pl, 301-341 W 109th Pl, 300-340 W 110th St, 301-347 W 110th St, 302-346 W 110th Pl, 301-345 W 110th Pl, 300-314 W 111th St, 303-329 W 111th St, 300-332 W 111th Pl, 301-331 W 111th Pl, 300-334 W 112th St, 301-329 W 112th St, and 302-324 W 112th Pl

Applicant: Alderman Ronnie Mosley

Change Request: RS3 Residential Single Unit (Detached House) District and M1-1 Limited Manufacturing District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-9134 (21st WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026-0026306

Common Address: 318-344 W 111th St.

Applicant: Alderman Ronnie Mosley

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

NO. A-9145 (23rd WARD) ORDINANCE REFERRED (7/15/26)
DOCUMENT #O2026-0026887

Common Address: 5345-5353 S. Archer Ave

Applicant: Alderwoman Silvana Tabares

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

NO. A-9135 (33rd WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026-0026042

Common Address: 3034-3042 W. Lawrence Ave

Applicant: Alderwoman Rossana Rodriguez Sanchez

Change Request: To de-designate as a Pedestrian Street a segment of the West Lawrence Ave right of way a line 149.73 feet east of and parallel to North Albany Ave on the west and a line 349.73 feet west of and parallel to North Sacramento on the east along West Lawrence Ave

MAP AMENDMENTS- FOR PREVIOUSLY DEFERRED ITEMS SEE PAGE 16

NO. 23135 (3rd WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027372

Common Address: 3927-3933 S. King Drive

Applicant: BDT, Ltd. Holdings

Owner: BDT, Ltd. Holdings

Attorney: Mark Kupiec

Change Request: RM5 Residential Multi-Unit District to B3-3 Community Shopping District

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

Purpose: To build a new building containing a restaurant

NO. 23131 (3rd WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027331

Common Address: 1608 S. Wabash Ave

Applicant: 1608 S Wabash Ave LLC

Owner: 1608 S Wabash Ave LLC

Attorney: Mark J Rose

Change Request: DX-5 Downtown Mixed-Use District to DS-3 Downtown Service District

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

Purpose: Storage of construction materials for sale and delivery

NO. 23145 (8th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027416

Common Address: 7200 S Dorchester Ave

Applicant: Rebuild Foundation NFP

Owner: Rebuild Foundation NFP

Attorney: Jessica Watkins

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to B2-2 Neighborhood Mixed Use District

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

Purpose: To add a restaurant use to the subject property with no change to the building footprint

NO. 23133 (11th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027360

Common Address: 3540-3542 S. Halsted St.

Applicant: Michael Bertucci

Owner: Michael Bertucci

Attorney: Monty Boatright

Change Request: B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

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

Purpose: To establish an auto repair shop and coffee shop business

NO. 23137-T1 (11th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027384

Common Address: 2815-2819 S Stewart Ave

Applicant: Greatland 2819 S. Stewart LLC

Owner: Greatland 2819 S. Stewart 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 three story townhomes with attached single car garages

NO. 23139-T1 (11th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027398

Common Address: 2901-05 S. Lowe Ave

Applicant: Paul Wong

Owner: Paul Wong

Attorney: Gordon and Pikarski

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 subdivide the existing lot into two lots. Each lot will be 25 feet in width. The Applicant will maintain the existing single family residence at 2901 S Lowe Ave. The Applicant will improve the resulting lot at 2905 S Lowe with a 3 unit residential dwelling unit building

NO. 23144-T1 (25th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027415

Common Address: 1704 S. Racine Ave

Applicant: Ryan Martinez

Owner: Ryan Martinez

Attorney: Ximena Castro

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 increase FAR and reduce MLA and allow four dwelling units

NO. 23125-T1 (26th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027154

Common Address: 3300 W. Pierce Ave

Applicant: VP 26th Pierce LLC

Owner: 3300 W Pierce LLC

Attorney: Graham Grady/ Sylvia Michas

Change Request: RS3 Residential Single Unit (Detached House) District to B2-5 Neighborhood Mixed-Use District

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

Purpose: To fully repurpose and renovate the interior of the Existing Building with twenty (20) dwelling units. Twenty (20) bicycle spaces will be located within the basement level for use by residents. The subject property is located within a Transit-Served Location (TSL). There is no on-site parking. The existing building height of 67'-7" (to the top of structure) shall remain.

NO. 23121 (27th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027120

Common Address: 370 N. Morgan, 400 N. Morgan, 401 N. Morgan and 403 N. Carpenter

Applicant: Chicago 413 Carpenter LLC

Owner: Chicago 413 Carpenter LLC, 370 Morgan LLC, Chicago 400 Morgan LLC, Chicago 401 Morgan LLC, Chicago 403 Carpenter LLC

Attorney: Katie Jahnke Dale

Change Request: M2-3 Light Industry District to DX-7 Downtown Mixed Use District as well as DX-7 Downtown Mixed Use District and Residential Business Planned Development No. 1578 to Residential Business Planned Development 1578, as amended

Purpose: To expand the overall planned development Net Site Area from 133,021 square feet to 144,787 square feet through the incorporation of additional property within the 400 N. Morgan Street (Subarea A) block to reduce the Subarea A unit count from 478 to 430 residential units; to reduce the Subarea A proposed building height from 478 feet to 285 feet; and to reduce the Subarea A parking count from 192 to 149 spaces. The overall FAR will be reduced from 11.2 to 10.02

NO. 23122 (27th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027130

Common Address: 1133 W. Kinzie St

Applicant: MKR Owner LLC

Owner: North Carroll LLC

Attorney: Katie Jahnke Dale

Change Request: M2-3 Light Industry District to DX-5 Downtown Mixed-Use District, and then to a Residential Planned Development

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

Purpose: To develop a 109 unit residential building and 35 accessory parking spaces. The proposed building height is 59'11 and is five stories tall. The FAR of the property is 3.2

NO. 23123-T1 (27th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027134

Common Address: 940-942 W. Erie St, 660-662 N. Milwaukee Ave

Applicant: Bachula Development Inc.

Owner: Harry J. Belley Declaration of Trust dated June 17, 2008 and Eileen Belley Declaration of Trust dated June 17, 2008

Attorney: Agnes Plecka

Change Request: M1-3 Limited Manufacturing/ Business Park District to DR-5 Downtown Residential District

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

Purpose: To build a new 7 story residential building with 48 dwelling units and 24 car interior garage

NO. 23129-T1 (27th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027269

Common Address: 2339-49 W Grand Ave

Applicant: Next City Developments LLC

Owner: Next City Developments LLC

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

Change Request: M1-2 Limited Manufacturing/ Business Park District and B3-3 Community Shopping District to B2-5 Neighborhood Mixed-Use District

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

Purpose: A new five story multi-unit residential building

NO. 23132 (27th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027347

Common Address: 2739 W Monroe St.

Applicant: Lotus Property Group LLC

Owner: Lotus Property Group LLC

Attorney: Sabrina Herrell

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: To allow for construction of a four story, 8 dwelling unit building

NO. 23140-T1 (27th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027401

Common Address: 167-171 N. Morgan St.

Applicant: HSG Morgan Street LLC

Owner: Schopf Properties LLC, Series MBF

Attorney: Michael Ezgur

Change Request: C1-2 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District

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

Purpose: To allow for the redevelopment of the property with a new 20 unit, multi-family building with ground floor commercial space

NO. 23134 (30th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027370

Common Address: 3745 N. Cicero Ave

Applicant: Strong Properties LLC

Owner: Strong Properties LLC

Attorney: Mark Kupiec

Change Request: B3-1 Community Shopping District to C1-2 Neighborhood Commercial District

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

Purpose: To obtain a business license for a warehouse

NO. 23120 (32nd WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027101

Common Address: 1838-1842 N. Elston Ave; 1839-1843 N. Besly Ct.

Applicant: 1838 Elston Ave

Owner: 1838 Elston Ave

Attorney: Katriina McGuire

Change Request: Residential Business Planned Development No. 1506 to Residential Business Planned Development No. 1506, as amended

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

Purpose: To allow for the addition of construction sales and services as a permitted use

NO. 23146-T1 (32nd WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027417

Common Address: 1415 W Diversey Pkwy

Applicant: EIG14T NF IL CHI W Diversey LLC

Owner: EIG14T NF IL CHI W Diversey LLC

Witness: Rachelle Montesano

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District

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

Purpose: To resolve the split zoning of the subject property so that the entire parcel is zoned B3-2. This would permit the conversion of the existing building into a daycare which is currently prohibited.

NO. 23124 (33rd WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027136

Common Address: 4634-36 N Avers Ave

Applicant: 4634 Avers LLC

Owner: 4634 Avers LLC, Ayman Nofal

Attorney: Agnes Plecka

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

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

Purpose: to comply with the division of the lots and allow for the vacant lot at 4634 N Avers to be buildable and developed with a single family home

NO. 23126-T1 (34th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027171

Common Address: 1331 W Flournoy St.

Applicant: 1331 W Flournoy LLC

Owner: 1331 W Flournoy LLC

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

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: To permit the legal establishment of 3 residential units within the existing two story multi unit building

NO. 23136-T1 (35th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027374

Common Address: 2522-2524 W Diversey Ave

Applicant: MCL Developments LLC

Owner: MCL Developments LLC

Attorney: Sara Barnes

Change Request: RS3 Residential Single Unit (Detached House) 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 (with basement) multi-family residential building at the subject site, which will feature a total of eight (8) dwelling units distributed on and between the basement through the 4th floor. Correspondingly, off-street parking for a total of nine (9) vehicles and at least five (5) bicycles will be provided within and between an attached garage (rear basement) and two detached garages at the rear of the property.

NO. 23130-T1 (36th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027299

Common Address: 1807-1809 W. Augusta Blvd

Applicant: 1807-09 W. Augusta Blvd LLC

Owner: M15 Land Investments LLC

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

Change Request: RM4.5 Residential Multi Unit District to RM4.5 Residential Multi Unit District

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

Purpose: A new three story residential building containing 6 dwelling units and a detached garage. The proposed building will measure 36 ft. 3.5 inches in height and will be supported by 5 off street parking spaces. The subject property is TSL

NO. 23127-T1 (36th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027212

Common Address: 2431 W Thomas St.

Applicant: Castleview Holdings LLC

Owner: Castleview Holdings LLC

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

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: A new three story residential building containing three dwelling unit supported by three off street parking spaces

NO. 23138-T1 (37th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027396

Common Address: 4701-25 W. North Ave

Applicant: 4701 LLC

Owner: ASB LLC 8, ASB LLC

Attorney: Patrick Thompson

Change Request: M2-2 Light Industry District to C3-2 Commercial, Manufacturing and Employment District

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

Purpose: A new gas station with a convenience retail store component

NO. 23143 (37th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027413

Common Address: 1640 N Linder Ave

Applicant: Valbona Capani

Owner: Valbona Capani

Attorney: Rolando Acosta

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 legalize the non-conforming dwelling unit

NO. 23141-T1 (39th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027402

Common Address: 4865 N. Elston Ave

Applicant: JNN Group LLC

Owner: JNN Group LLC

Attorney: Paul Kolpak

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

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

Purpose: To allow the existing one story building to be demolished and a new three story building to be erected on a rectangular lot measuring 3,750 sq.ft

NO. 23142-T1 (40th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027411

Common Address: 5636-40 N Ashland Ave

Applicant: Mackinaw Development LLC

Owner: Thomas Mulkerrins, David Gaughan

Attorney: Rolando Acosta

Change Request: RS3 Residential Single Unit (Detached House) District to RM6 Residential Multi Unit District

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

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

NO. 23117 (43rd and 44th WARDS) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027091

Common Address: 2800-2828 N Sheridan Rd/400-418 W Diversey Pkwy and 2714-2750 N Lakeview Ave/401-419 W Diversey Pkwy

Applicant: 2800 Sheridan Land LLC

Owner: See application for list of owners

Attorney: Katriina McGuire

Change Request: B3-5 Community Shopping District to a Residential Business and Institutional Planned Development, as well as RM5 Residential Multi-Unit District to B3-5 Community Shopping District and then to a Residential Business and Institutional Planned Development

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

Purpose: To construct a mixed use building on proposed Sub Area A of the planned development

NO. 23118 (44th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027096

Common Address: 2823-2844 N Sheridan Rd, 331-359 W Surf St, 2824-2844 and 2819-2937 N Commonwealth Ave, 301-323 W Oakdale Ave, 2820-2936 N Lake Shore Dr, 400-418 W Diversey Pkwy and 2800-2828 N Sheridan Rd

Applicant: 2800 Sheridan Land LLC

Owner: Presence Healthcare Services

Attorney: Katriina McGuire

Change Request: Institutional Planned Development 1019 to Institutional Planned Development 1019, as amended as well as Institutional Planned Development 1019 to B3-5 Community Shopping District

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

Purpose: To remove Sub Area 3 from Institutional Planned Development 1019, and re-establish the B3-5 at 2800-2828 N Sheridan Road/ 400-418 W Diversey Pkwy

NO. 23128-T1 (47th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027232

Common Address: 4545 N Ravenswood Ave

Applicant: HPL-4545 Ravenswood LLC

Owner: HPL-4545 Ravenswood LLC

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

Change Request: C3-3 Commercial, Manufacturing, and Employment District to B3-5 Community Shopping District

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

Purpose: To establish 15 residential units on floors two through five. The grade level retail unit will remain without change. The subject property is a TSL location and will not be supported by off street parking

NO. 23119 (48th WARD) ORDINANCE REFERRED (7-15-26)
DOCUMENT # O2026-0027100

Common Address: 5946-5962 and 5937-5965 N Sheridan Road

Applicant: Sheridan Thorndale Partners LLC

Owner: See application for list of owners

Attorney: Mariah DiGrino

Change Request: RM4.5 Residential Multi Unit District and RS1 Residential Single Unit (Detached House) District to B3-5 Community Shopping District and then to a Planned Development

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

Purpose: A mixed use development containing 603 dwelling units, retail/ commercial uses, religious assembly, community center, and accessory uses. The first phase of development would entail construction of a 65 unit building with 16 parking spaces located on the west side of Sheridan Road.

PREVIOUSLY DEFERRED ITEMS SCHEDULED TO BE HEARD

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. 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. 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. 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. 22814 (18th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT O2025-0018864

Common Address: 7600-7400 South Kostner Avenue/ 7601 South Cicero Avenue

Applicant: Midwest RE Acquisitions LLC

Owner: See attached Schedule A – Schedule of Property Owner

Attorney: Liz Butler

Change Request: B3-2 Community Shopping District to M2-2 Light Industry District, then to an Industrial Planned Development

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

Purpose: Mandatory planned development pursuant to Section 17-8-0512-B to permit the construction of a warehouse and distribution facility, consisting of four industrial buildings with a max building height of 68 feet containing a total of approx. 912,880 sq.ft. of floor area, 923 vehicular parking spaces and 92 loading docks

NO. 22818-T1 (25th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018871

Common Address: 2212-2216 South Leavitt Street

Applicant: Pink Line LLC

Owner: Pink Line LLC

Attorney: Ximena Castro / Rolando Acosta

Change Request: C1-1 Neighborhood Commercial District to B2-5 Neighborhood Mixed-Use District

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

Purpose: To build a five-story residential building with 30 residential units and 16 indoor parking spaces

NO. 22822-T1 (25th WARD) ORDINANCE REFERRED (7/16/25)
DOCUMENT # O2025-0018886

Common Address: 2219-2221 West Cermak Road

Applicant: Pink Line LLC

Owner: Pink Line LLC

Attorney: Ximena Castro / Rolando Acosta

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 build a five-story residential building with 16 residential units and four indoor parking spaces

NO. 23016-T1 (26th WARD) ORDINANCE REFERRED (3/18/26)
DOCUMENT #O2026-0023888

Common Address: 3601-3611 West Cortland Street/ 1844-1856 North Central Park Avenue

Applicant: KDP Chicago Cortland LLC

Owner: KDP Chicago Cortland LLC

Attorney: Ximena Castro- Acosta Ezgur LLC

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 seek optional variation relief under section 17-13-0300

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. 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. 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: WRPD 1127/M1-2 to RM5 and then to WRPD 1127, 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. 22491 (34th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011156

Common Address: 37 S Sangamon

Applicant: Sangamonroe LLC

Owner: Sangamonroe LLC

Attorney: Katie Jahnke Dale & Rich Klawiter

Change Request: Planned Development 1948 to Planned Development 1948, as amended

Purpose: To permit the construction of a three story community center and fieldhouse with racket and basketball facilities below a 357' tall building with 283 residential dwelling units and 73 vehicular spaces. Total project FAR will be 11.5

NO. 23010-T1 (35th WARD) ORDINANCE REFERRED (2/18/26)
DOCUMENT #O2025-0023284

Common Address: 2721 North Monticello Avenue

Applicant: Kara A Kapelnikov

Owner: Kara A Kapelnikov

Attorney: Barry Ash

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 permit the allowed use of three plus multi-family units while keeping the height of the building to match the existing roof

NO. 22999-T1 (43rd WARD) ORDINANCE REFERRED (2/18/26)
DOCUMENT #O2026-0023210

Common Address: 754 West Belden Avenue

Applicant: Over the Rainbow Association

Owner: Over the Rainbow Association

Attorney: Liz Butler/ Braeden Lord- Taft Stettinius & Hollister LLP

Change Request: RT-4 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 5-story multi-unit residential building with 30 residential units

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. 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