

**SUMMARY OF A MEETING**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**MAY 19, 2026**

**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)**

**SUBSTITUTED**

**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)**

**SUBSTITUTED**

**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 # 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**

<b>DOC#</b>	<b>WARD</b>	<b>LOCATION</b>	<b>PERMIT ISSUED TO</b>
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
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 (2<sup>nd</sup> 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 (5<sup>th</sup> 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 (7<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022547**

**Common Address:** 2949-51 E 79<sup>th</sup> St

**Applicant:** Alderman Gregory Mitchell

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

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

**Common Address:** 2206 E 75<sup>th</sup> St

**Applicant:** Alderman Gregory Mitchell

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

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

**Common Address:** 224 E 103<sup>rd</sup> St

**Applicant:** Alderman Anthony Beale

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

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

**Common Address:** 11155 S Michigan Ave

**Applicant:** Alderman Anthony Beale

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

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

**SUBSTITUTED**

**Common Address:** 5626 W 63<sup>rd</sup> Place

**Applicant:** Alderman Marty Quinn

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

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

**Common Address:** 1236-30 W 105<sup>th</sup> St, 1245 W 105<sup>th</sup> 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 (21<sup>st</sup> 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 (22<sup>nd</sup> 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 (32<sup>nd</sup> 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**

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

**SUBSTITUTE NARRATIVE AND PLANS**

**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. 23057 (4<sup>th</sup> 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. 23003 (5<sup>th</sup> WARD) ORDINANCE REFERRED (2/18/26)**  
**DOCUMENT #O2026-0023275**

**PASS AS REVISED**

**Common Address:** 5725 South Woodlawn Avenue, 1100 East 55<sup>th</sup> 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 55<sup>th</sup> Street, which is PD No. 763 into PD No. 43

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

**Common Address:** 657 East 75<sup>th</sup> 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. 23053 (16<sup>th</sup> 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. 23059-T1 (26<sup>th</sup> 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. 23062-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4/15/26)**  
**DOCUMENT #O2026-0024821**

**SUBSTITUTE NARRATIVE AND PLANS**

**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 (27<sup>th</sup> 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. 23065-T1 (27<sup>th</sup> 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 (27<sup>th</sup> 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 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 features a detached garage with three off-street parking spaces at the rear

**NO. 23051-T1 (27<sup>th</sup> 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. 22971-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12/17/25)**  
**DOCUMENT #O2026-0022460**

**SUBSTITUTE NARRATIVE AND PLANS**

**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 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022481**

**SUBSTITUTE NARRATIVE AND PLANS**

**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. 23047-T1 (32<sup>nd</sup> 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. 23052-T1 (32<sup>nd</sup> 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 (36<sup>th</sup> 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 (39<sup>th</sup> 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. 23060-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (4/15/26)**  
**DOCUMENT #O2026-0024805**

**SUBSTITUTE NARRATIVE AND PLANS**

**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 (47<sup>TH</sup> 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

**NO. 22068 (49th WARD) ORDINANCE REFERRED (1-18-23)**  
**DOCUMENT #02023-49**

**PASS AS REVISED**

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

**Applicant:** W Howard Paulina, LLC

**Owner:** Howard Paulina, LLC and Raghuvver 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.