

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

**TUESDAY, OCTOBER 13, 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.

RESOLUTIONS

DOCUMENT # R2026-0028815 ORDINANCE REFERRED (9/23/26)

Sponsor: Villegas (36)

Co-Sponsors: Dowell(3), Mitchell(7), Beale(9), Taliaferro(29), Cardona(31), Waguespack(32),Reilley(42), Lawson(44)

Establishment of Problem Landlord and Housing Court Coordination Task Force to examine and recommend improvements to response to chronic and repeat housing code violations

TEXT AMENDMENT

DOCUMENT # O2026-0028463ORDINANCE REFERRED (9/23/26)

Sponsor: Lawson (44)

Co-Sponsors: Conway (34)

Amendment of Municipal Code Section 17-9-0129 allowing lawful cannabis dispensaries to modify to include medical cannabis without triggering Section 17-9-0129.1

DOCUMENT # O2026-0025391 ORDINANCE REFERRED (5/20/26)

Amendment of Municipal Code Chapter 17-3 by adding Section 17-3-0600 regarding transient-oriented development (TOD) streets

SUBJECT MATTER TEXT AMENDMENT

DOCUMENT # O2026-0027579 ORDINANCE REFERRED (9/23/26)

Sponsor: Dowell (3)

Amendment of Municipal Code Section 17-2-0207 requiring special use permits for single room occupancy residential development in RT4 through RT6.5 zoning districts

HISTORICAL LANDMARK LEGISLATION

DOCUMENT # O2026-0027856 ORDINANCE REFERRED (9/23/26)

Sponsor: Hopkins (2)

Co-Sponsors: Waguespack (32), Knudsen (43)

Repeal of historical landmark designation for Cortland Bridge

FEE WAIVERS FOR HISTORICAL LANDMARKS

DOCUMENT # Or2026-0028250 (WARD 42) ORDINANCE REFERRED (9/23/26)

Historical landmark fee waiver for property at 208 S LaSalle St

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2026-0028366	1	1300 N Ashland	Storage Star Management LLC
Or2026-0027848	1	2001 N California	Anthony Flora
Or2026-0027723	1	2308 N Milwaukee Ave	Peter Vaselopos
Or2026-0028387	1	1279 N Milwaukee Ave	Storage Star Management LLC
Or2026-0028400	1	1279 N Milwaukee Ave	Storage Star Management LLC
TBD	2	1050 N State St	Club Studio
TBD	2	1050 N State St	Club Studio
TBD	2	1050 N State St	Club Studio
TBD	2	1050 N State St	Club Studio
TBD	2	1050 N State St	Club Studio
Or2026-0028283	8	901 E 95 th St	Advocate Outpatient Center
Or2026-0028268	8	901 E 95 th St	Imini Village
Or2026-0028277	8	901 E 95 th St	Imini Village
Or2026-0028308	11	1120 W Exchange Ave	Oak Barrel Corporation/Steven Weng
Or2026-0028327	11	3455 S Ashland Ave	BLOC Dispensary
Or2026-0028307	11	3455 S Ashland Ave	BLOC Dispensary
Or2026-0027584	19	3951 W 103rd St	CVS
Or2026-0027583	19	3951 W 103rd St	CVS
Or2026-0028852	27	800 N Kedzie Ave	US Laundry
Or2026-0028848	27	800 N Kedzie Ave	US Laundry
Or2026-0028851	27	1144 W Washington Blvd	A Ma Maniere
Or2026-0028850	27	1460 N Halsted St	Baev-LaSalle Blackhawk, LLC
Or2026-0028853	27	1053 W Grand Ave	Slate Automotive LLC
Or2026-0027522	29	3202 N Harlem Ave	Stephen Chacko Belmont Real Estate
Or2026-0027755	32	1030 W North Ave	Mini Mall
Or2026-0027756	32	1030 W North Ave	Mini Mall
Or2026-0027519	32	1830 W Fullerton Ave	Cava Mezze Grill, LLC
Or2026-0028212	32	1612 N Throop St	Redefined Restoration Inc.
Or2026-0027572	32	2184 N Elston Ave	Chicago Speech Therapy
Or2026-0027573	32	2184 N Elston Ave	Chicago Speech Therapy
Or2026-0028766	34	10 S Dearborn St	JP Morgan Chase Bank
Or2026-0028768	34	10 S Dearborn St	JP Morgan Chase Bank
Or2026-0027976	34	310 S Racine Ave	BrightPath
Or2026-0028401	41	10000 W O'Hare(836 Patton Dr)	Airzeta
Or2026-0028402	41	10000 W O'Hare(836 Patton Dr)	Eitihad Cargo
Or2026-0028157	41	8101 W Higgins Ave	Higgins Social LLC

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2026-0027531	41	6417 W Higgins Ave	CVS
Or2026-0027546	42	9 W Kinzie St.	STK Chicago LLC
Or2026-0028030	42	444 N Wabash Ave	C & L Advance Inc. Aihu Zhang
Or2026-0028027	42	444 N Wabash Ave	C & L Advance Inc. Aihu Zhang
Or2026-0027593	42	111 N Canal St	SES S.A.
Or2026-0027595	42	111 N Canal St	SES S.A.
Or2026-0027545	42	58 E Oak St.	Esquire
Or2026-0028480	42	663 N Michigan Ave	Levi's
Or2026-0028063	42	55 E Ontario St.	The Rivvy Hotel
Or2026-0027567	42	123 N Wacker Dr	Transwestern Commercial Services
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.

ALDERMANIC MAP AMENDMENTS**NO. A-9146 (1st WARD) ORDINANCE REFERRED (9/23/26)**
DOCUMENT # O2026-0028355

Common Address: 1600-1760 W Chicago Ave; 1601-1759 W Chicago Ave

Applicant: Alderman Daniel LaSpata

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

NO. A-9150 (20th WARD) ORDINANCE REFERRED (9/23/26)
DOCUMENT #O2026-0027987

Common Address: 5000-5046 S Wells Street

Applicant: Alderwoman Jeanette Taylor

Change Request: B1-1 Neighborhood Shopping District to RS3 Residential Single Unit (Detached House) District

NO. A-9137 (40TH AND 47TH WARDS) ORDINANCE REFERRED (6/17/26)
DOCUMENT # O2026-0026261

COMMON ADDRESS OF PROPERTY: 3600-5859 N Western Ave

APPLICANT: Alder Matt Martin, Alder Andre Vasquez

PROPOSED CHANGE: To designate as a Transit Oriented Development Street a segment of the North Western Ave right of way from the centerline of West Addison Street on the south and the centerline of West Ainslie St. on the north along North Western Ave

NO. A-9138 (47TH WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT # O2026-0026239

COMMON ADDRESS OF PROPERTY: 4001-4799 N Ravenswood Ave

APPLICANT: Alderman Matt Martin

PROPOSED CHANGE: To designate as a Transit Oriented Development Street a segment of the North Ravenswood Ave right of way from the centerline of West Irving Park Road on the south and the centerline of West Lawrence Ave on the north along North Ravenswood Ave

NO. A-9149 (49TH WARD) ORDINANCE REFERRED (9/23/26)
DOCUMENT #O2026-0027667

Common Address: 1721 W Greenleaf Ave

Applicant: Alderwoman Maria Hadden

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to B3-3 Community Shopping District (Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, necessary relief pursuant to Section 17-13-1003 and 17-13-1101 of the Chicago Zoning Ordinance is included)

PREVIOUSLY DEFERRED ALDERMANIC MAP AMENDMENT

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

MAP AMENDMENTS FOR PREVIOUSLY DEFERRED ITEMS SEE PAGE 16

NO. 23158-T1 (3RD WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028686

Common Address: 4200 S. Dr. Martin Luther King Jr. Dr.

Applicant: Jade Bryant

Owner: Jade Bryant

Attorney:

Change Request: RM5 Residential Multi-Unit District to B3-2 Community Shopping District

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

Purpose: A laundromat with an accessory amenity lounge

NO. 23174 (3RD WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028741

Common Address: 370 E Garfield Blvd

Applicant: Lake Park Associates

Owner: Lake Park Associates and the Chicago Transit Authority

Attorney: Paul Shadle and Hannah Saed Warren

Change Request: RS3 Residential Single Unit (Detached House) District to C2-3 Motor Vehicle Related Commercial District and then to a Institutional Planned Development

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

Purpose: A mixed use campus supporting medical, educational, accessory commercial, and institutional uses on a site with a net site area of more than 2 acres

NO. 23170T1 (5th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028735

Common Address: 5482 S Ridgewood Court

Applicant: Nabil Abou Baker and Sara Jelinek

Owner: Nabil Abou Baker and Sara Jelinek

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 to allow a new two story rear addition

NO. 23148-T1 (6th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028341

Common Address: 7353-7359 S Indiana Ave

Applicant: 73rd and Indiana LLC

Owner: 73rd and Indiana LLC

Attorney: Agnes Plecka

Change Request: RS-2 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: A two story residential building with a total of 8 dwelling units

NO. 23152-T1 (11th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028415

Common Address: 3439 S Morgan St

Applicant: QHN LLC

Owner: QHN LLC

Attorney: Fred Agustin

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

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

Purpose: a new three story residential building with a basement. The building will have six dwelling units and be supported by 3 off street parking spaces at the rear

NO. 23150 (16th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028350

Common Address: 6701-31 S Western Ave

Applicant: SWD Reality LLC

Owner: SWD Reality LLC

Attorney: Emmanuel Byarm

Change Request: B1-2 Neighborhood Shopping District to C2-2 Motor Vehicle Related Commercial District

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

Purpose: To establish a car dealership

NO. 23159 (16th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT #O2026-0028687

Common Address: 814 W 69th St.

Applicant: Washington Legacy Group, LLC

Owner: Washington Legacy Group, LLC

Attorney:

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

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

Purpose: To operate a hair salon on the 1st floor of the property with a residential unit above

NO. 23151 (23rd WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028406

Common Address: 5300-5358 W 55th St, 5425-5459 S Lorel Ave, 5426-5458 S Lockwood Ave

Applicant: Southwest Airlines Co.

Owner: Archdiocese of Chicago

Attorney: Warren Silver

Change Request: RS3 Residential Single Unit (Detached House) District to B2-1 Neighborhood Mixed Use District

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

Purpose: To raze the vacant buildings and create a non accessory parking lot for employees and visitors of the Southwest Airlines facilities at Midway Airport containing approximately 364 parking spaces

NO. 23172-T1 (23rd WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT #O2026-0028739

Common Address: 5312 S Kenneth Ave

Applicant: Midway 5312 S Kenneth Ave Condominium

Owner: Midway 5312 S Kenneth Ave Condominium

Attorney: Mark Kupiec

Change Request: RS-2 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: Residential building with three dwelling units

NO. 23154-T1 (24th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT #O2026-0028457

Common Address: 1147-1151 S Independence Blvd

Applicant: Roosdi Property LLC

Owner: City of Chicago

Attorney: Nick Ftikas

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

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

Purpose: To establish a uniform zoning district, maintain the existing car wash at 1151 S Independence Blvd, and develop 1147 S Independence with four off street parking spaces and a drive aisle to serve the existing car wash

NO. 23171-T1 (24th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028738

Common Address: 4125 and 4127 W 5th Ave

Applicant: TECHNO SAVVY INC.

Owner: City of Chicago

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 split lots 10 and 11 into two individual zoning lots, increase FAR, decrease MLA to construct two three story buildings with three dwelling units

NO. 23157 (25th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028671

Common Address: 2249 W Cermak Road

Applicant: 2249 W Cermak LLC

Owner: 2249 W Cermak LLC

Attorney: Tyler Manic

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

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

Purpose: To lawfully establish two additional dwelling units in the basement level

NO. 23173-T1 (25th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028740

Common Address: 2142 W 18th Place

Applicant: Coach House Properties LLC

Owner: Coach House Properties LLC

Attorney: Ximena Castro

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 rezone Lot 32 to split the zoning lot into two zoning lots to legalize lot 32 building's existing bulk , density, setbacks, and eliminate rear yard open space. The building will remain and its height will remain. No parking is required and none will be added. Lot 31 will remain under the RT4 and will be developed into a three story residential building

NO. 23162-T1 (26th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028698

Common Address: 1140 N California Ave

Applicant: Humboldt Park Health

Owner: Humboldt Park Health

Attorney: Katie Jahnke Dale

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

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

Purpose: A three story behavioral health center

NO. 23147-T1 (27th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028339

Common Address: 2156 W Warren Blvd

Applicant: 2156 W Warren LLC

Owner: 2156 W Warren LLC

Attorney: Agnes Plecka

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

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

Purpose: A new 4 story residential building with 8 dwelling units and 5 parking spaces

NO. 23156-T1 (27th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028670

Common Address: 2342-2346 W Jackson Blvd

Applicant: Wood Capital Investments 9 LLC

Owner: 2342 W Jackson LLC

Attorney: Nick Ftikas

Change Request: RM5 Residential Multi-Unit District to B2-3 Neighborhood Mixed-Use District

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

Purpose: To divide the property into two separate zoning lots so the new lot at 2346 can be developed with a new five story fifteen dwelling unit building.

NO. 23164 (27th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028702

Common Address: 718 N St. Louis Ave

Applicant: GT Alternatives LLC

Owner: GT Alternatives LLC

Attorney: Paul 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: A new two story three dwelling unit residential building with a basement.

NO. 23166 (27th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028726

Common Address: 537-547 W Oak St., 939-957 N Larrabee St

Applicant: Oak Larrabee LLC

Owner: The Chicago Housing Authority

Attorney: Steve Friedland

Change Request: DR-3 Downtown Residential District to DR-3 Downtown Residential District

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

Purpose: To permit the development of 78 dwelling units with accessory parking

NO. 23179 (27th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028754

Common Address: 1119-1137 N Halsted Street; 1134-1178 N Kingsbury St., 1157-1167 Ogden Ave

Applicant: RPEV Infrastructure 6, LLC

Owner: Division Halsted LLC

Attorney: Liz Butler, Janet Stengle

Change Request: M3-3 Heavy Industry District to a Waterway Planned Development

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

Purpose: A secure fleet storage and charging facility for a commercial fleet of electric vehicles with minor ancillary structures, including an approx. 1,000 sq.ft. accessory building, and approx. 101 vehicular parking spaces

NO. 23149-T1 (28th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028345

Common Address: 2400 W Grenshaw Street, 1124 S Western Ave

Applicant: 1100 S Western LLC

Owner: 1100 S Western LLC

Attorney: Agnes Plecka

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

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

Purpose: A new 4 story residential building with 7 dwelling units and interior garage with three parking spaces, proposed height 41'10"; no commercial space

NO. 23165-T1 (28th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028704

Common Address: 1140-1144 S California Ave

Applicant: Great Expectations Learning Academy, Inc.

Owner: City of Chicago

Attorney: Daniel Lauer

Change Request: C1-2 Neighborhood Commercial District to C1-3 Commercial Neighborhood District

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

Purpose: To add parking for the adjoining Day Care Center

NO. 23177-T1 (28th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028747

Common Address: 1001-1003 S Campbell Ave

Applicant: Orlando Valdez

Owner: Orlando Valdez

Attorney: Tom Pikarski

Change Request: RT3.5 Residential Two Flat, Townhouse and Multi Unit District to RT4 Residential Two Flat, Townhouse and Multi Unit District

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

Purpose: To construct a one residential unit single family home residence

NO. 23155-T1 (32nd WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028465

Common Address: 1644 N Winchester Ave

Applicant: Amit Vyas and Ann Vyas

Owner: Amit Vyas and Ann Vyas

Attorney: Fred Agustin

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 a new three story addition, third floor dormer addition, new two story attached garage with a dwelling unit on the second floor and the interior renovation of the single family home

NO. 23167-T1 (32nd WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028730

Common Address: 2328-2334 W Montana St.

Applicant: Laurel Homes 1, Inc

Owner: Ashur Prperties LLC

Attorney: Timothy Barton

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 increase FAR and reduce MLA to construct three 2 unit buildings

NO. 23169-T1 (32nd WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028734

Common Address: 2315-2317 W Barry Ave

Applicant: ZSD Barry LLC

Owner: ZSD Barry LLC

Attorney: Michael Ezgur

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 allow for the expansion of the floor area to allow for a rear addition to the building, and to correct the existing non conformities

NO. 23175-T1 (32nd WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028742

Common Address: 1933 N Winchester Ave

Applicant: Theus Property Holding – 1933 N Winchester LLC

Owner: Theus Property Holding – 1933 N Winchester LLC

Attorney: Rolando Acosta

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 bring a fifth unit on the property into conformance

NO. 23153-T1 (36th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028439

Common Address: 1921 W Chicago Ave

Applicant: West Town Development LLC

Owner: West Town Development LLC

Attorney: Fred Agustin

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

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

Purpose: A new four story mixed use building

NO. 23161-T1 (37th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028696

Common Address: 1745-1759 N. Cicero Ave

Applicant: 1749 NCA LLC

Owner: 1749 NCA LLC

Attorney: Tyler Manic

Change Request: C2-1 Motor Vehicle Related District to B2-3 Neighborhood Mixed-Use District

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

Purpose: To construct a 36 dwelling unit residential building

NO. 23168-T1 (39th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028731

Common Address: 4301 W Montrose Ave

Applicant: Stagehands Local Union No. 2 Journeymen & Apprentice Training Fund

Owner: 4301 W Montrose LLC

Attorney: Timothy Barton

Change Request: RT3.5 Residential Two Flat, Townhouse and Multi Unit District to C2-1 Motor Vehicle Related District

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

Purpose: To allow indoor storage and an outdoor training area for the trade school operated by Stagehands Local 2

NO. 23176-T1 (39th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028744

Common Address: 3244-3250 W Bryn Mawr Ave

Applicant: 3244-50 Bryn Mawr LLC

Owner: 3244-50 Bryn Mawr LLC

Attorney: Rolando Acosta

Change Request: B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

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

Purpose: A mixed use building containing ground floor commercial space and 40 residential units

NO. 23160-T1 (40th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028689

Common Address: 2648-2658 W Lawrence Ave

Applicant: MLV Properties

Owner: MLV Properties

Attorney: Tyler Manic

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

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

Purpose: To construct a 37 dwelling unit building with 2,914 sq.ft. of commercial space

NO. 23163 (45th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028700

Common Address: 4841 N Lipps Ave

Applicant: 4841 Lipps LLC

Owner: 4841 Lipps LLC

Attorney: Paul Kolpak

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

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

Purpose: The proposed renovation and continued mixed use use of the existing building

PREVIOUSLY DEFERRED ITEMS

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 Planned Development

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. 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. 23105-T1 (6th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026168

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

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

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

Attorney: Emmanuel Byarm

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

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

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

NO. 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. 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