

**AMENDED SUMMARY OF A MEETING**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**MEETING OF FEBRUARY 17, 2026**  
**TO BE REPORTED OUT FEBRUARY 18, 2026**

**TEXT AMENDMENTS**

**DOCUMENT # O2026-0022516 ORDINANCE REFERRED (1/21/26)**

**Sponsors:** Mayor Brandon Johnson

Intergovernmental agreement with Regional Transportation Authority for Belmont Blue Line Equitable Transit-Oriented development study plan

**DOCUMENT # O2025-0018183 ORDINANCE REFERRED (6/18/25)**

**PASS AS SUBSTITUTED**

**Sponsor:** Alder Gregory Mitchell

**Co-Sponsors:** Alders Pat Dowell, Michelle Harris, Ronnie Mosley, Monique Scott, Christopher Taliaferro, Gilbert Villegas, and Emma Mitts

Amendment of Municipal Code Title 17 by modifying Section 17-3-0207 to remove permit requirements for gas stations in B3, C1, and C2 zoning districts and by modifying Section 17-9-0109 restricting expansions of gas stations in certain circumstances

**DOCUMENT # O2025-0021721 ORDINANCE REFERRED (12/10/25)**

**PASS AS SUBSTITUTED**

**Sponsors:** Alders Burnett (27) and Conway (34)

Amendment of Municipal Code Sections 17-3-0308 and 17-4-0301 regarding new construction Minimum Automotive Parking Ratios near CTA or METRA rail stations

**DOCUMENT # O2026-0022453 ORDINANCE REFERRED (1/21/26)**

**PASS AS SUBSTITUTED**

**Sponsor:** Alder Lawson (44)

Amendment of Municipal Code Section 17-7-0574 to replace in its entirety the boundaries regarding additional dwelling unit-allowed RS areas

**LANDMARK DESIGNATIONS**

**DOCUMENT # O2025-0021479 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**

Historical landmark designation for Humboldt and Sacramento Extension to Logan Square Boulevards District at 1600-1800 blocks of N Humboldt Blvd, 1000-1100 blocks of N Sacramento Ave and East Side of 900 block of N Sacramento Blvd

**DOCUMENT # O2026-0022515 (37<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**

Historical landmark designation for Original Providence Baptist Church at 515 N Pine Ave

**FEE WAIVER OF LANDMARKED BUILDINGS**

**DOCUMENT # Or2026-0022498 (4<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**

Historical landmark fee waiver recertification for property at 4543 S Ellis Ave

**DOCUMENT # Or2025-0021609 (34<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**

Historical landmark fee waiver for property at 105 W Adams Street/210 S Clark St

**DOCUMENT # Or2025-0021617 (34<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**

Historical landmark fee waiver for property at 19 S LaSalle St

**ALDERMANIC MAP AMENDMENTS**

**NO. A-9078 (21<sup>st</sup> WARD) ORDINANCE REFERRED (11/14/25)**  
**DOCUMENT #O2025-0020885**

**PASS AS SUBSTITUTED**

**Common Address:** 1123-1237 W 95<sup>th</sup> St

**Applicant:** Alder Ronnie Mosley

**Change Request:** RS1 Residential Single Unit (Detached House) District, RS3 Residential Single Unit (Detached House) District, and B3-1 Community Shopping District to RT4 Residential Two Flat, Townhouse and Multi Unit District

**NO. A-9083 (21<sup>st</sup> WARD) ORDINANCE REFERRED (11/14/25)**  
**DOCUMENT #O2025-0021693**

**Common Address:** 9414-9434 S Halsted St; 9443 S Green St

**Applicant:** Alder Ronnie Mosley

**Change Request:** B2-3 Neighborhood Mixed-Use District to RT4 Residential Two Flat, Townhouse and Multi Unit District

**NO. A-9080 (47<sup>th</sup> WARD) ORDINANCE REFERRED (11/14/25)**  
**DOCUMENT #O2025- 0021093**

**Common Address:** 2401-2427 W Belmont Ave; 3140 N Western Ave

**Applicant:** Alder Matt Martin

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

**MAP AMENDMENTS**

**NO. 22947-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021648**

**Common Address:** 1805 North Campbell Avenue

**Applicant:** 1805 N Campbell LLC

**Owner:** 1805 N Campbell LLC

**Attorney:** Law Office of Samuel V.P Banks, Nicholas Fitkas

**Change Request:** M1-1 Limited Manufacturing District to B2-3 Neighborhood Mixed-Use District

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

**Purpose:** To permit the construction of a new four-story residential building containing twenty-one (21) residential dwelling units and eleven (11) off-street garage parking spaces

**NO. 22883 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (9/25/25)**  
**DOCUMENT #O2025-0020098**

**PASS AS REVISED**

**Common Address:** 3746-3766 South Michigan Avenue

**Applicant:** Capricorn Design + Build LLC

**Owner:** Capricorn Design + Build LLC

**Attorney:** Graham C Grady/Sylvia C Michas c/o Taft Stettinius & Hollister LLP

**Change Request:** RM5 Residential Multi-Unit District to a Residential Planned Development

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

**Purpose:** The reason for rezoning the subject property is to develop the subject property as a unified development, with four (4), four-story residential buildings containing a total of ninety (90) dwelling units, thus exceeding the number of dwelling units sixty (60) allowed within the RM-5.5

**NO. 22979-T1 (8<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022502**

**SUBSTITUTE ORDINANCE**

**Common Address:** 8649 South Euclid Avenue

**Applicant:** Molette Wealth Holdings LLC

**Owner:** Molette Wealth Holdings LLC

**Attorney:**

**Change Request:** B3-1 Community 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 three-story multi-unit residential building

**NO. 22954 (14<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-**

**Common Address:** 5414-5422 South Kedzie Avenue

**Applicant:** Michael Hammad

**Owner:** Michael Hammad

**Attorney:** Gordon and Pikarski Chartered

**Change Request:** B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District

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

**Purpose:** the applicant seeks to improve the site four (4) buildings with each containing three (3) residential

**NO. 22965-T1 (17<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022345**

**Common Address:** 1635 West 69<sup>th</sup> Street

**Applicant:** Smart Auto Repair LLC

**Owner** 1635 West 69<sup>th</sup> Street

**Attorney:** Dean T Maragos

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

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

**Purpose:** To establish an auto engine & transmission repair shop

**NO. 22946-T1 (17<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-**

**PASS AS SUBSTITUTED**

**Common Address:** 1414-1416 West 69<sup>th</sup> Street

**Applicant:** Belle Lucre LLC

**Owner:** Belle Lucre LLC

**Attorney:** Law Office of Samuel V.P Banks, Nicholas Fitkas

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

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

**Purpose:** To permit 1,320 sq ft of retail space on the ground floor and a residential dwelling unit on the second floor of the existing two-story mixed-use building

**NO. 22972-T1 (17<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022463**

**Common Address:** 1401 West 71<sup>st</sup> Street, 7104 South Loomis Boulevard

**Applicant:** Otilio Morales

**Owner** Otilio Morales

**Attorney:** Law Offices of Sam Banks, Frederick E Agustin

**Change Request:** RT-4 Residential Two-Flat Townhouse and Multi-Unit District to RM-4.5 Residential Multi-Unit District

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

**Purpose:** The existing building currently has four dwelling units. The rezoning will allow the applicant to establish two additional dwelling units in the basement for a total of six dwelling units

**NO. 22958 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021732**

**Common Address:** 4254 West 55<sup>th</sup> Street

**Applicant:** Leyooni LTD

**Owner:** Leyooni LTD

**Attorney:** Roderick T. Sawyer

**Change Request:** B1-1 Neighborhood Shopping District to B1-2 Neighborhood Shopping District

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

**Purpose:** To convert the existing office located on the second floor into an addition dwelling unit for a total of three dwelling units

**NO. 22981-T1 (24<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022506**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2733-2735 West 16<sup>th</sup> Street, 1600-1612 South Fairfield Avenue

**Applicant:** TM 2735 Partners LLC

**Owner:** TM 2735 Partners LLC

**Attorney:** Ximena Castro- Acosta Ezgur LLC

**Change Request:** RT-4 Residential Two-Flat Townhouse to RM-5 Residential Multi-Unit District

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

**Purpose:** To allow a new three-story building with six units and three parking spaces

**NO. 22949 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021650**

**Common Address:** 2648 West 21<sup>st</sup> Street

**Applicant:** Jon Frank

**Owner:** Jon Frank

**Attorney:** Andrew Scott – Dykema Gossett PLLC

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

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

**Purpose:** To convert the 3 dwelling unit building to a 4-dwelling unit building meeting the bulk and density standards of the B2-3 zoning district and to permit dwelling units on the ground floor. No changes to the footprint or envelope of the subject property are planned

**NO.22951 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021695**

**Common Address:** 2312 West 21<sup>st</sup> Street

**Applicant:** Smart Property Management LLC

**Owner:** Smart Property Management LLC

**Attorney:** Tyler Manic

**Change Request:** RT-4 Residential Two-Flat Townhouse and Multi-Unit District to RM-5 Residential Multi- Unit District

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

**Purpose:** To legalize the existing density

**NO. 22974-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022478**

**AMENDED TO TYPE 1**

**Common Address:** 1823-1825 West 22<sup>nd</sup> Place

**Applicant:** Nicholas Ludmer

**Owner:** Nicholas Ludmer

**Attorney:** Ximena Castro- Acosta Ezgur LLC

**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 lower MLA allow a third residential unit in the basement

**NO. 22955-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021729**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1606 South Ashland Avenue

**Applicant:** 1600 Property LLC

**Owner:** 1600 Property LLC

**Attorney:** Timothy Barton

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

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

**Purpose:** To convert the existing ground floor commercial space into 5 type A dwelling units

**NO. 22969-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022387**

**Common Address:** 1625 North Keeler Avenue

**Applicant:** J&L Holdings LLC

**Owner:** J&L Holdings LLC

**Attorney:** Paul A Kolpak

**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 allow deconversion of the existing four-unit residential into a code compliant three-unit residential building, including one basement dwelling unit.

**NO. 22976-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022486**

**Common Address:** 1247 North Clybourn Avenue

**Applicant:** S Investment LLC

**Owner:** Dilcy Gandy

**Attorney:** Law Office of Sam Banks, Nicholas Ftikas

**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 develop the subject property with a new three-story, six-dwelling unit residential building. The proposed building will be served by three off-street parking spaces of the rear

**NO. 22962 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12/17/25)**  
**DOCUMENT #O2025-0022161**

**Common Address:** 3200-24 W Franklin Boulevard; 501-511 North Sawyer Avenue; 500-510 North Kedzie Avenue

**Applicant:** Mission Compassion Paw LLC

**Owner:** Mission Compassion Paw LLC

**Attorney:** Meg George/ Chris A Leach

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

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

**Purpose:** To redevelop the property with a rescue animal shelter

**NO. 22930-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (11/14/25)**  
**DOCUMENT #O2025-0020943**

**CANNABIS ESTABLISHMENT APPLICATION  
SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1143-1155 North Wells Street

**Applicant:** BIO-PHARM LLC

**Owner:** Division Court Condominium Association

**Attorney:** Acosta Ezgur, LLC- Rolando R Acosta

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

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

**Purpose:** To establish an adult use cannabis dispensary

**NO. 22963-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022341**

**Common Address:** 522 North Sawyer Avenue

**Applicant:** Alicia Montes de Oca

**Owner:** Alicia Montes de Oca

**Attorney:** Thomas S Moore- McCarthy Duffy LLP

**Change Request:** B3-1 Community Shopping District to RT-4 Residential Two-Flat Townhouse and Multi-Unit District

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

**Purpose:** To meet the bulk and density standards of the RT-4 zoning district to allow the applicants to rehab and bring the existing non-conforming 3-flat property into compliance after recently being removed from PD 836

**NO. 22945 (28<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021643**

**Common Address:** 1137 South Western Avenue

**Applicant:** 1137 S Western LLC

**Owner:** 1137 S Western LLC

**Attorney:** Mark Kupiec

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

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

**Purpose:** To rehab existing buildings as a residential building with four dwelling units

**NO. 22950-T1 (30<sup>th</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021651**

**Common Address:** 3352 North Milwaukee Avenue

**Applicant:** Arkwright Construction LLC

**Owner:** Arkwright Construction LLC

**Attorney:** Andrew Scott – Dykema Gossett PLLC

**Change Request:** B3-1 Community Shopping District to C3-1 Commercial, Manufacturing, and Employment District

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

**Purpose:** To allow for limited manufacturing use to operate at the property

**NO. 22964-T1 (30<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022344**

**Common Address:** 3538-3540 North Milwaukee Avenue

**Applicant:** Adam Pilchiewicz

**Owner:** Gail Deadwyler

**Attorney:** Thomas S Moore- McCarthy Duffy LLP

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

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

**Purpose:** To meet the bulk and density standards of the B2-3 zoning district in order to allow the applicant to construct a 3-story multi dwelling unit residential building

**NO. 22956-T1 (31<sup>st</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021730**

**Common Address:** 2531 North Cicero Avenue

**Applicant:** Grand & Cicero Auto Service, Inc

**Owner:** Cary Mosher

**Attorney:** Dean T. Maragos

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

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

**Purpose:** To receive a City of Chicago Motor Vehicle services license to repair engines and transmissions

**NO. 22957 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021731**

**PASS AS REVISED**  
**PASS AS SUBSTITUTED**

**Common Address:** 300-1422 and 1301-1511 W Cortland St; 1940-2076 N Kingsbury St; 2046-2068 and 2041-2047 N Southport Ave; 1401-1443 W Dickens Ave; 2084-2166 N Dominick St; 1736-2082 and 1739-2077 N Throop St; 1400-1440 and 1401-1433 W Armitage Ave; 1503-1523 W Webster Ave; 1801-1853 N Elston Ave

**Applicant:** Foundry Park Properties KP7, LLC

**Owner:** Foundry Park Properties KP7, LLC

**Attorney:** Andrew Scott- Dykema Gossett, PLLC

**Change Request:** Planned Development 1439 and M3-3 Heavy Industry District to Planned Development 1439, as amended

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

**Purpose:** To allow for the redevelopment of the property into a mixed-use development consisting of residential, commercial, hospitality, and open space uses

**NO. 22952 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021725**

**Common Address:** 1617 North Honore Street

**Applicant:** Peter Christopher DeSalvo Revocable Trust and Emily Elizabeth Lange-Novak Revocable Trust

**Owner:** Peter Christopher DeSalvo Revocable Trust and Emily Elizabeth Lange-Novak Revocable Trust

**Attorney:** Tyler Manic

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

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

**Purpose:** To bring the subject property back to its original zoning district

**NO. 22944-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (12/10/25)**  
**DOCUMENT #O2025-0021642**

**Common Address:** 2934 West Irving Park Road

**Applicant:** CorEtt Builders Corp

**Owner:** CorEtt Builders Corp

**Attorney:** Corine A O'Hara

**Change Request:** B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

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

**Purpose:** To allow a new 3-story 3-unit residential building with three parking spaces

**NO. 22636 (34<sup>TH</sup> WARD) ORDINANCE REFERRED (1-15-25)**  
**DOCUMENT #O2025-0014842**

**PASS AS REVISED**

**Common Address:** 1054-1064 W Van Buren St

**Applicant:** West VB LLC

**Owner:** West VB LLC

**Attorney:** Talar Berberian

**Change Request:** DS-3 Downtown Service District to DX-7 Downtown Mixed Use District and then to a Residential Planned Development

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

**Purpose:** Proposed development of 111 residential dwelling units in the existing 8 story, 104' tall building and 214 dwelling units in a new 27 story, 293' tall mixed-use building with 5,300 sq.ft. of retail/ commercial space on the ground floor. There will be 114 vehicle and 325 bicycle parking spaces

**NO. 22912 (34<sup>TH</sup> WARD) ORDINANCE REFERRED (11/14/25)**  
**DOCUMENT #O2025-0020860**

**PASS AS REVISED**

**Common Address:** 1133 West Van Buren Street

**Applicant:** 1133 West Van Buren LLC

**Owner:** 1133 West Van Buren LLC

**Attorney:** Sara K Barnes- Gozdecki Del Giudice Americus & Brocato LLP

**Change Request:** Residential-Business Planned Development No- 1431 to Residential-Business Planned Development 1431, as amended

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

**Purpose:** The applicant is seeking to amend Sub-Are B of the existing Planned Development No. 1431 to expand the allowed "uses" in order to permit a Cannabis Business Establishment

**NO. 22970 (35<sup>TH</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022419**

**Common Address:** 2839 North Milwaukee Avenue

**Applicant:** Runway Studios II, LLC

**Owner:** Kedzie Property Group LLC

**Attorney:** Mark Kupiec

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

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

**Purpose:** To meet the standard to add body art services for eyebrows and a massage establishment to the existing beauty salon

**NO. 22968-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022377**

**Common Address:** 2302 West Huron Street

**Applicant:** Merriment Homes Inc

**Owner:** Merriment Homes Inc

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

**Change Request:** RM-6 Residential 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 permit a lot division from 2300 W Huron and develop the subject property with a new three-story two-dwelling unit residential building and detached garage

**NO.22967-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022371**

**Common Address:** 2300 West Huron Street

**Applicant:** Merriment Homes Inc

**Owner:** ADAC Properties LLC

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

**Change Request:** RM-6 Residential Multi-Unit District to RM-6 Residential Multi-Unit District

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

**Purpose:** To permit a lot of divisions to legalize and maintain the existing three-story multi-unit building and divide the subject lot from 2300 W Huron which will be developed with a three-story two (2) dwelling unit residential building and a detached garage

**NO. 22935-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (11/14/25)**  
**DOCUMENT #O2025-0020960 -**

**SUBSTITUTE NARRATIVE AND PLANS  
SUBSTITUTE ORDINANCE**

**Common Address:** 2343 West Chicago Avenue

**Applicant:** 2343 West Chicago LLC

**Owner:** 2343 West Chicago LLC

**Attorney:** Law Offices of Sam Banks, Frederick E. Agustin

**Change Request:** C1-3 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

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

**Purpose:** To permit the development of the subject property into a 5-story residential building

**NO. 22980-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022499**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1805-1809 West Augusta Boulevard

**Applicant:** M15 Land Investments, LLC, an Illinois limited liability company

**Owner:** M15 Land Investments, LLC, an Illinois limited liability company

**Attorney:** Lenny D. Asaro Partner

**Change Request:** RT-4 Residential Two-Flat Townhouse and Multi-Unit District to RM-4.5 Residential Multi-Unit District

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

**Purpose:** The applicant seeks to rezone the subject property from RT-4 to RM-4.5 to develop a Multi-Unit (3+ Units) Residential building comprised of six dwelling units and six off-street parking spaces

**NO. 22966-T1 (40<sup>th</sup> WARD) ORDINANCE REFERRED (1/21/26)**  
**DOCUMENT #O2026-0022346**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 5054-5060 North Ashland Avenue

**Applicant:** Mackinaw Development LLC

**Owner:** Rockland Holdings LLC

**Attorney:** Acosta Ezgur, LLC- Rolando R Acosta

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

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

**Purpose:** To demolish the existing improvements and construct a five-story, 28-unit residential building

**NO. 22914-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (11/14/25)**  
**DOCUMENT #O2025-0020863**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 3233-3247 North Sheffield Avenue

**Applicant:** 3233 Sheffield NPV SNS SPE LLC

**Owner:** Sheffield Avenue Inc

**Attorney:** Thomas S Moore- McCarhty Duffy LLP

**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 meet the bulk and density standards of the B2-5 zoning district to allow the applicants to construct a new 5-story residential building

**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>
TBD	4	3755 S Cottage Grove	Near North Health
Or2025-0021316	11	2484 S Archer Ave	Everclean Car Wash
Or2025-0021712	21	8652 S Lafayette Ave	Raising Cane's Restaurants, LLC
Or2025-0021455	23	7000 S Pulaski Rd	Davita Kidney Care
Or2026-0022107	27	1155 W Fulton Market	Kimberly-Clark
Or2025-0021720	27	1155 W Fulton Market	Kimberly-Clark
Or2026-0022312	27	837 W Fulton Market	The Publican
Or2025-0021722	27	1032 W Fulton Ave	Senator Group
Or2025-0021715	27	1801 W Jackson Blvd	Blackhawk Community Ice Rink, LLC
Or2025-0021713	27	1801 W Jackson Blvd	Blackhawk Community Ice Rink, LLC
Or2025-0021716	27	1801 W Jackson Blvd	Blackhawk Community Ice Rink, LLC
Or2025-0021718	27	1801 W Jackson Blvd	Blackhawk Community Ice Rink, LLC
Or2025-0021594	28	1114 S Clinton St	Veterinary Emergency Group
Or2025-0021596	28	1114 S Clinton St	Veterinary Emergency Group
Or2026-0022300	29	1619 N Neva Ave	Galewood Residences
Or2026-0022302	29	1619 N Neva Ave	Galewood Residences
Or2026-0021981	32	2500 N Elston Ave	Lakes Venture, LLC DBA Fresh Thyme Market
Or2025-0021567	32	2749 N Elston Ave	Skechers
Or2025-0021566	32	2749 N Elston Ave	Skechers
Or2025-0021568	32	2749 N Elston Ave	Skechers
Or2025-0021565	32	2749 N Elston Ave	Skechers
Or2025-0021569	32	2749 N Elston Ave	Skechers
Or2025-0021765	34	400 S Wells St	JG HoldCo. LLC DBA: Bloc Dispensary Wells
Or2025-0021766	34	400 S Wells St	JG HoldCo. LLC DBA: Bloc Dispensary Wells
Or2025-0021673	34	1011 S Delano Ct.	American Multi-Cinema, Inc
Or2025-0021672	34	1011 S Delano Ct.	American Multi-Cinema, Inc
Or2025-0021667	34	1011 S Delano Ct.	American Multi-Cinema, Inc
Or2025-0021700	35	3326 W Belmont Ave	Elevat3 Chicago LLC dba Spin xpress laundry
TBD	36	3661 W Division St	CVS Pharmacy
Or2026-0022361	42	1000 N Rush St	SKIMS
Or2026-0022350	42	151 N State St	Walgreens
Or2026-0022349	42	151 N State St	Walgreens
Or2025-0021659	42	360 N State St	Holocaust Memorial Foundation of Illinois, Inc
Or2026-0022525	50	2353 W Devon Ave	ATHAR ALI