# COMMITTEE ON ZONING,
# LANDMARKS & BUILDING STANDARDS

## TUESDAY, NOVEMBER 17, 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. Deferrals
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.

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

| DOC# | WARD | LOCATION | PERMIT ISSUED TO |
|---|---|---|---|
| Or2026-0029323 | 28 | 555 W Roosevelt Road | Pinnacle Service Brands |
| Or2026-0029326 | 28 | 555 W Roosevelt Road | Pinnacle Service Brands |
| Or2026-0029331 | 28 | 555 W Roosevelt Road | Pinnacle Service Brands |
| Or2026-0029316 | 28 | 555 W Roosevelt Road | Pinnacle Service Brands |
| Or2026-0029329 | 28 | 555 W Roosevelt Road | Pinnacle Service Brands |
| Or2026-0029320 | 28 | 555 W Roosevelt Road | Pinnacle Service Brands |
| Or2026-0029334 | 28 | 555 W Roosevelt Road | Pinnacle Service Brands |
| Or2026-0029195 | 32 | 1885 W Fullerton Ave | Redgi Woods |
| Or2026-0029360 | 34 | 600 W Adams | Physicians Immediate Care |
| Or2026-0029457 | 35 | 2401 W Diversey Ave | Cyrias K Chandry |
| TBD | 41 | 11601 W Touhy | Swissport Cargo Services |
| TBD | 45 | 6200 W Higgins | Sproats |
| TBD | 45 | 6200 W Higgins | Sproats |
| TBD | 45 | 6200 W Higgins | Sproats |
| TBD | 45 | 5228 N Northwest Hwy | Physicians Immediate Care |
| TBD | 45 | 5228 N Northwest Hwy | Physicians Immediate Care |
| TBD | 45 | 4920 N Central Ave | GI Solutions of IL Gastroenterology |
| TBD | 45 | 4920 N Central Ave | GI Solutions of IL Gastroenterology |

**ALDERMANIC MAP AMENDMENTS**

**NO. A-9155 (3rd WARD) ORDINANCE REFERRED (9/23/26)**
**DOCUMENT # O2026-0028305**

**Common Address**: 3500 S Giles Ave

**Applicant**: Alderwoman Pat Dowell

**Change Request**: RM5 Residential Multi-Unit District and B1-3 Neighborhood Shopping District to B2-2 Neighborhood Mixed Use District

**NO. A-9154 (7th WARD) ORDINANCE REFERRED (10/14/26)**
**DOCUMENT # O2026-0027988**

**Common Address**: 1601-1817 E 71st St

**Applicant**: Alderman Gregory Mitchell

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

**NO. A-9130 (8th WARD) ORDINANCE REFERRED (6/17/26)**
**DOCUMENT # O2026-0026028**

**Common Address**: 7621 S Cottage Grove Ave

**Applicant**: Alderwoman Michelle Harris

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

**NO. A-9147 (9th WARD) ORDINANCE REFERRED (9/23/26)**
**DOCUMENT # O2026-0027581**

**Common Address**: 10657-10659 S. Wentworth Ave

**Applicant**: Alderman Anthony Beale

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

**NO. A-9148 (9th WARD) ORDINANCE REFERRED (9/23/26)**
**DOCUMENT # O2026-0027580**

**Common Address**: 1-7 East 111th St.

**Applicant**: Alderman Anthony Beale

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

**NO. A-9151 (9th WARD) ORDINANCE REFERRED (9/23/26)**
**DOCUMENT # O2026-0027582**

**Common Address**: 520 E 103rd St

**Applicant**: Alderman Anthony Beale

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

**NO. A-9158 (20th WARD) ORDINANCE REFERRED (10/14/26)**
**DOCUMENT #O2026-0029400**

**Common Address**: 6401-6557 S Woodlawn Ave, 6400-6554 S Kimbark Ave, 6401-6557 S Kimbark Ave, 6420-6556 S Kenwood Ave, 6409-6557 S Kenwood Ave and 6400-6538 S Dorchester Ave

**Applicant**: Alderwoman Jeanette Taylor

**Change Request**: RS-2 Residential Single Unit (Detached House) District, RS3 Residential Single Unit (Detached House) District, RT4 Residential Two Flat, Townhouse and Multi Unit District and RM5 Residential Multi-Unit District to RM5 Residential Multi-Unit District

**NO. A-9152 (24th WARD) ORDINANCE REFERRED (9/23/26)**
**DOCUMENT #O2026-0027965**

**Common Address**: 4354 W Lexington St.

**Applicant**: Alderwoman Monique Scott

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

**NO. A-9153 (24th WARD) ORDINANCE REFERRED (9/23/26)**
**DOCUMENT #O2026-0027963**

**Common Address**: 4306 W Lexington St.

**Applicant**: Alderwoman Monique Scott

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

**NO. A-9136 (47TH WARD) ORDINANCE REFERRED (6/17/26)**
**DOCUMENT # O2026-0026237**

**COMMON ADDRESS OF PROPERTY:** 1500-2400 W Lawrence Ave; 2400-2460 W Belmont Ave

**APPLICANT:** Alderman Matt Martin

**PROPOSED CHANGE:** To designate as a Transit Oriented Development Street a segment of the West Lawrence Ave right of way from the centerline of North Clark St on the east and the centerline of North Western Ave on the west along West Lawrence Ave; and to designate as a Transit Oriented Development Street a segment of the West Belmont Ave right of way from the centerline of North Western Ave on the east and the centerline of North Campbell Ave on the west along West Belmont Ave

**PREVIOUSLY DEFERRED ALDERMANIC MAP AMENDMENT**

**NO. A-9125 (14th WARD) ORDINANCE REFERRED (5/20/26)**
**DOCUMENT #O2026-0025471**

**Common Address**: 4970 S. Archer Avenue

**Applicant**: Alderwoman Jeylu B. Gutierrez

**Change Request**: C2-1 Motor Vehicle-Related Commercial District to RS-3 Residential, Single-Unit, Detached House District

**MAP AMENDMENTS FOR PREVIOUSLY DEFERRED ITEMS SEE PAGE 13**

**NO. 23189-T1 (1st WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029378**

**Common Address**: 2525 N Milwaukee Ave

**Applicant**: The Milshire Hotel LLC

**Owner:** The Milshire Hotel LLC

**Attorney:** Liz Butler & Janet Stengle

**Change Request**: C2-2 Motor Vehicle Related Commercial District to B2-5 Neighborhood Mixed-Use District

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

**Purpose:** To allow the adaptive reuse of the existing 4 story building for multi-unit residential and commercial uses

**NO. 23194-T1 (2nd WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029395**

**Common Address**: 2230-32 N Wayne Ave

**Applicant**: 2232 Wayne LLC

**Owner:** Wayden LLC

**Attorney:** Nicholas Ftikas

**Change Request**: RS3 Residential Single Unit (Detached House) District and RT4 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 establish a uniform zoning district, remove the improvements at 2232 Wayne, maintain the existing single family home and garage at 2230 Wayne, and construct a new one story addition to the existing detached garage at 2230 N Wayne

**NO. 23195-T1 (2nd WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029398**

**Common Address**: 864-868 N Orleans St.

**Applicant**: Stob Hotel LTD

**Owner:** Stob Hotel LTD

**Attorney:** Nicholas Ftikas

**Change Request**: Planned Development No. 1492 to DX-5 Downtown Mixed-Use District

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

**Purpose:** A new 5 story mixed use building containing commercial space at grade and hotel rooms on the floors above

**NO. 23190 (3rd WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029379**

**Common Address**: 4901-4959 S Indiana Ave; 201-233 E 49th St, and 4900-4928 S Prairie Ave

**Applicant**: Washington Park Development Group LLC

**Owner:** Washington Park Development Group LLC

**Attorney:** Carol Stubblefield

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

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

**Purpose:** To permit residential and accessory uses

**NO. 23199 (6th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029414**

**Common Address**: 7215 S Union Ave

**Applicant**: CT Premier Rentals LLC

**Owner:** CT Premier Rentals LLC

**Attorney:** Emmanuel Byarm

**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 construct a multifamily residential building with four dwelling units

**NO. 23180 (11th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029359**

**Common Address**: 466 W Cermak Rd, 2106-2124 S Canal St

**Applicant**: T2 Opportunity Fund 3 LLC

**Owner:** City of Chicago and ME Lawrence Building LLC

**Attorney:** Agnes Plecka

**Change Request**: Planned Manufacturing District No. 11 and Planned Development 1208 to Planned Development 1208, as amended

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

**Purpose:** To allow commercial development along the Waterway (Chicago River)

**NO. 23193-T1 (11th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029394**

**Common Address**: 2125-27 S Archer Ave

**Applicant**: Shiow Kiang

**Owner:** Shiow Kiang

**Attorney:** Frederick Agustin

**Change Request**: M1-3 Limited Manufacturing/Business Park District to C2-5 Motor Vehicle Related Commercial District

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

**Purpose:** To permit the development of the subject property into a four story commercial building containing four commercial units

**NO. 23188 (14th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029377**

**Common Address**: 5948 S. Kedzie Ave

**Applicant**: AMM Acquisitions LLC

**Owner:** AMM Acquisitions LLC

**Attorney:** Katie Jahnke Dale and Hannah Saed Warren

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

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

**Purpose:** To allow for the construction and operation of a car wash on the property

**NO. 23183 (19th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029363**

**Common Address**: 3857 W 111th St

**Applicant**: Chicago Board of Education

**Owner:** Public Building Commission of Chicago

**Attorney:** Scott Borstein

**Change Request**: Planned Development 542 to Planned Development 542, as amended

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

**Purpose:** To allow solar panels and agrivoltaic uses

**NO. 23182 (25th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029362**

**Common Address**: 826-908 W 18th St, 1600-1730 S Newberry Ave, 829-909 W 16th St, 1600-1728 S Peoria St, 1601-1729 S Peoria St

**Applicant**: The Resurrection Project

**Owner:** City of Chicago

**Attorney:** Steve Friedland

**Change Request**: M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District and then a Residential Business Planned Development

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

**Purpose:** To implement the 18th & Peoria Development Framework Plan formally adopted by Plan Commission in May 2023. The first phase of the project will be building in Subarea A and include 76 dwelling units, 18 parking spaces, and a child care center

**NO. 23187-T1 (26th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029375**

**Common Address**: 3724 W LeMoyne St

**Applicant**: Here to Stay CLT, Inc.

**Owner:** City of Chicago – DOH

**Attorney:** Paul Shaddle and Hannah Saed Warren

**Change Request**: RS3 Residential Single Unit (Detached House) District to RM5 Residential Multi-Unit District

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

**Purpose:** a three story residential building with six dwelling units with zero parking (TSL location)

**NO. 23181 (27th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029361**

**Common Address**: 1401-1459 N Magnolia

**Applicant**: The Land that Time Forgot LLC

**Owner:** Please see application for list of owners

**Attorney:** Katie Jahnke Dale and Hannah Saed Warren

**Change Request**: M3-3 Heavy Industry District and Waterway Business Planned Development No. 1493 to C3-3 Commercial, Manufacturing and Employment District and then Waterway Business Planned Development No. 1493, as amended

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

**Purpose:** A Commercial development containing office, eating and drinking establishments, venue space and other commercial uses, parking, accessory, and incidental uses

**NO. 23198-T1 (27th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029405**

**Common Address**: 746-748 N Trumbull Ave

**Applicant**: Adriana and Alejandro Espinoza

**Owner:** Adriana and Alejandro Espinoza

**Attorney:** Ximena Castro

**Change Request**: B3-1 Community Shopping District to RM5 Residential Multi-Unit District

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

**Purpose:** To increase FAR and decrease MLA to add a third dwelling unit in basement

**NO. 23191-T1 (28th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029386**

**Common Address**: 507-509 S California Ave

**Applicant**: 511 California Property LLC

**Owner:** 511 California Property LLC

**Attorney:** Nicholas Ftikas

**Change Request**: B3-3 Community Shopping District to M1-1 Limited Manufacturing District

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

**Purpose:** A new four pump gas station with 8 fueling positions and a one story accessory retail convenience store

**NO. 23202 (30th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029425**

**Common Address**: 5555 W Newport Ave

**Applicant**: Arkadiusz Puchyr

**Owner:** Arkadiusz Puchyr

**Attorney:** Monty Boatright

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

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

**Purpose:** Four residential units and one commercial unit

**NO. 23197-T1 (32nd WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029404**

**Common Address**: 1959 W Cortland St.

**Applicant**: Pitch Sweetwater LLC

**Owner:** Pitch Sweetwater LLC

**Attorney:** Patrick Thompson

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

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

**Purpose:** To renovate the building and expand the building by adding a 4th floor. The 3rd and 4th floors will be a single dwelling duplex unit

**NO. 23201-T1 (32nd WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029422**

**Common Address**: 2343-49 N Damen Ave

**Applicant**: Platinum Homes Development Corp.

**Owner:** Platinum Homes Development Corp.

**Attorney:** Agnes Plecka

**Change Request**: M3-3 Heavy Industry District to B2-3 Neighborhood Mixed-Use District

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

**Purpose:** A new 4 story building with 27 dwelling units

**NO. 23200-T1 (35th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029415**

**Common Address**: 3853 W Palmer St.

**Applicant**: 3853 West Palmer St LLC

**Owner:** 3853 West Palmer St LLC

**Attorney:** Tyler Manic

**Change Request**: RS3 Residential Single Unit (Detached House) District to RM5 Residential Multi-Unit District

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

**Purpose:** To establish two additional dwelling units the basement

**NO. 23178-T1 (36th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029356**

**Common Address**: 1828 W Race Ave

**Applicant**: Amy Shah & Jai Patel

**Owner:** Amy Shah & Jai Patel

**Attorney:** Thomas Moore

**Change Request**: RS3 Residential Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

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

**Purpose:** A rear addition to the existing 2 story residence matching the existing height of 21'4"

**NO. 23203-T1 (37th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029435**

**Common Address**: 4901 W Ferdinand St.

**Applicant**: Jack Ingram

**Owner:** Jack Ingram

**Attorney:** Lamar Brown

**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 religious assembly building

**NO. 23186-T1 (44th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029372**

**Common Address**: 920-928 W Diversey Prkwy

**Applicant**: Skymaster, LLC

**Owner:** HDR Diversey LLC

**Attorney:** Katriina McGuire

**Change Request**: B3-2 Community Shopping District to B2-5 Neighborhood Mixed-Use District

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

**Purpose:** A 5 story, 65 ft mixed use building with 52 residential units and 3,400 sq.ft. of commercial sq.ft. with 8 parking spaces

**NO. 23185-T1 (44th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029371**

**Common Address**: 3127-3139 N Halsted St., 749-759 W Briar Place

**Applicant**: 3133 N Halsted LLC

**Owner:** 3133 N Halsted LLC

**Attorney:** Katriina McGuire

**Change Request**: B2-5 Neighborhood Mixed-Use District to B2-5 Neighborhood Mixed-Use District

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

**Purpose:** To construct a three story addition to the existing 2 story building and a new 5 story addition resulting in a 5 story mixed use building with 67 residential dwelling units and commercial space on the ground floor

**NO. 23184-T1 (46th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029364**

**Common Address**: 1429 W Irving Park Road

**Applicant**: Nikola Delic

**Owner:** Nikola Delic

**Attorney:** Sara Barnes

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

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

**Purpose:** A five story mixed use building with divisible commercial space at the front of the ground floor and 36 units distributed between the 2nd and 5th floors

**NO. 23192-T1 (46th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029387**

**Common Address**: 4525-4531 N Clark St

**Applicant**: Platinuim Homes Development Corporation

**Owner:** Pam Imports, Inc

**Attorney:** Agnes Plecka

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

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

**Purpose:** A new 4 story mixed use building with commercial units on the ground floor and 9 dwelling units above; with interior garage with 10 parking spaces; rooftop decks; proposed height within 49'-6 3/8

**NO. 23196-T1 (48th WARD) ORDINANCE REFERRED (10-14-26)**
**DOCUMENT # O2026-0029403**

**Common Address**: 4940-4942 N Sheridan Rd

**Applicant**: North Sheridan LLC

**Owner:** North Sheridan LLC

**Attorney:** Frederick Agustin

**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 convert the first floor commercial space into 6 residential units for a total of 13 dwelling units. The resulting building will be fully residential and its height and footprint will remain without change

**PREVIOUSLY DEFERRED MAP AMENDMENTS**

**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. 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. 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. 23006-T1 (30th WARD) ORDINANCE REFERRED (2/18/26)**
**DOCUMENT #O2025-0023279**

**Common Address**: 5351-5357 West Addison Street, 5551-5557 North Long Avenue

**Applicant**: GW Addison Long LLC

**Owner:** GW Addison Long LLC

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

**Change Request**: B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed-Use District

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

**Purpose:** To permit the construction of a new three-story nine-dwelling unit residential building with ten off-street parking spaces at the rear

**NO. 23102-T1 (40th WARD) ORDINANCE REFERRED (6/17/26)**
**DOCUMENT #O2026- 0026116**

**Common Address**: 4937-4949 N. Western Ave.

**Applicant**: DV Development LLC – 4949 Western Series

**Owner:** DV Development LLC – 4949 Western Series

**Attorney:** Rolando Acosta

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

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

**Purpose:** Demolition of the existing improvements and construction of a new five story residential building

**NO. 23002 (44th WARD) ORDINANCE REFERRED (2/18/26)**
**DOCUMENT #O2026-0023270**

**Common Address**: 3700-3846 North Seminary Avenue, 1100-1156 West Grace Street, 3801-3851 North Racine Avenue

**Applicant**: Chicago Realty Ventures LLC

**Owner:** City of Chicago

**Attorney**: George & Synowiecki, Ltd (Mara S Georges; Richard A Toth)

**Change Request**: Institutional Planned Development No. 108, POS-2 Parks and Open Space District, and RT4 Residential Two Flat, Townhouse and Multi Unit District to RT4 Residential Two Flat, Townhouse and Multi Unit District and then RT4 Residential Two Flat, Townhouse and Multi Unit District to Institutional Planned Development No. 108, as amended

**Purpose:** To allow development of additional parking lot space