SUMMARY OF A MEETING
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
NOVEMBER 17, 2026

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

SUBSTITUTED

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-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

SUBSTITUTED

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

MAP AMENDMENTS

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

SUBSTITUTE NARRATIVE AND PLANS

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. 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. 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

Witness: Jade Bryant

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. 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. 23173-T1 (25th WARD) ORDINANCE REFERRED (9-23-26)
DOCUMENT # O2026-0028740

SUBSTITUTE NARRATIVE AND PLANS
SUBSTITUTE ORDINANCE

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

PASS AS REVISED

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. 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

SUBSTITUTE NARRATIVE AND PLANS

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

SUBSTITUTE NARRATIVE AND PLANS
SUBSTITUTE ORDINANCE

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. 23202-T1 (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

SUBSTITUTE NARRATIVE AND PLANS

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. 23102-T1 (40th WARD) ORDINANCE REFERRED (6/17/26)
DOCUMENT #O2026- 0026116

SUBSTITUTE NARRATIVE AND PLANS

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. 23186-T1 (44th WARD) ORDINANCE REFERRED (10-14-26)
DOCUMENT # O2026-0029372

SUBSTITUTE NARRATIVE AND PLANS

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

SUBSTITUTE NARRATIVE AND PLANS

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. 23002 (44th WARD) ORDINANCE REFERRED (2/18/26)
DOCUMENT #O2026-0023270

PASS AS REVISED

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

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

Purpose: To allow development of additional parking lot space

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