

CITY OF CHICAGO  
APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

#22257  
INTRO DATE  
SEPT 13, 2023

1. ADDRESS of the property Applicant is seeking to rezone:  
1001 North Milwaukee Avenue, Chicago, Illinois

2. Ward Number that property is located: 27

3. APPLICANT: SB 1001 Time LLC

ADDRESS: 3352 West Grand Avenue CITY: Chicago

STATE: Illinois ZIP CODE: 60651 PHONE: 312-782-1983

EMAIL: sara@sambankslaw.com CONTACT PERSON: Sara Barnes – Attorney for Applicant

4. Is the Applicant the owner of the property? YES X NO \_\_\_

If the Applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER: Same as Above

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_

STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_ CONTACT PERSON: \_\_\_\_\_

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY: Sara K. Barnes - Law Offices of Samuel V.P. Banks

ADDRESS: 221 North LaSalle Street, 38<sup>th</sup> Floor

CITY: Chicago STATE: Illinois ZIP CODE: 60601

PHONE: (312) 782-1983 FAX: 312-782-2433 EMAIL: sara@sambankslaw.com

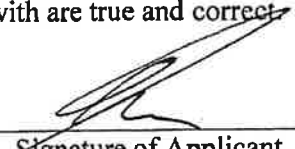
6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements.  
Sebastian Barsh – Manager-Sole Owner/Member
7. On what date did the owner acquire legal title to the subject property?  
July 2011
8. Has the present owner previously rezoned this property? If Yes, when?  
No
9. Present Zoning District: B1-2 Proposed Zoning District: B2-3
10. Lot size in square feet (or dimensions): 8,281 square feet (irregular)
11. Current Use of the Property: The subject property consists of a single irregularly-shaped zoning lot, with just over 111 feet of frontage on Milwaukee Avenue. The site is improved with a four-story mixed-use building, with commercial use on the Ground (1<sup>st</sup>) Floor, eight (8) dwelling/residential units on the 2<sup>nd</sup> through 3<sup>rd</sup> Floors, and divisible office spaces on the 4<sup>th</sup> Floors.
12. Reason for rezoning the property: The Applicant is seeking a Zoning Map Amendment, in order to permit the conversion of the office spaces on the 4<sup>th</sup> Floor of the existing four-story mixed-use building into four (4) dwelling units – for a total of \*twelve (12) dwelling/residential units at the subject property. \*[There are currently eight (8) occupied dwelling units within the building.]
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC) The subject property is improved with a four-story mixed-use building, with commercial use (3,574 square feet) on the Ground (1<sup>st</sup>) Floor, eight (8) dwelling/residential units on the 2<sup>nd</sup> through 3<sup>rd</sup> Floors, and divisible office spaces on the 4<sup>th</sup> Floors. The Applicant is seeking a Zoning Map Amendment, in order to permit the conversion of the office spaces on the 4<sup>th</sup> Floor of the existing building into four (4) dwelling units – for a total of \*twelve (12) dwelling/residential units at the subject property. \*[There are currently eight (8) occupied dwelling units within the building.] The existing building, as designed, also includes off-street parking for sixteen (16) vehicles, within the 1<sup>st</sup> Floor, which such parking will be allocated between the commercial tenant(s) and the residential tenants. There will be no physical expansion of the footprint or envelope of the existing building as part of this proposal. The existing building is, and will remain, masonry in construction, measuring 49 feet-4 inches in height.
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?  
 YES \_\_\_\_\_ NO X

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COUNTY OF COOK  
STATE OF ILLINOIS

I, SEBASTIAN BARSH, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

  
\_\_\_\_\_  
Signature of Applicant

Subscribed and sworn to before me this

17<sup>th</sup> day of August, 2023.

  
\_\_\_\_\_  
Notary Public

OFFICIAL SEAL  
SARA K BARNES  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 11/15/2024

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**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

PROFESSIONALS ASSOCIATED  
 PHONE: (847) 675-1000  
 FAX: (847) 675-2167  
 E-MAIL: [info@professionalsassociated.com](mailto:info@professionalsassociated.com)  
[www.professionalsassociated.com](http://www.professionalsassociated.com)

PROFESSIONALS ASSOCIATED - MM SURVEY CO.  
 BOUNDARY \* ALTA \* TOPOGRAPHIC \* CONDOMINIUM SURVEYS  
 7100 NORTH DUPP AVENUE, LINCOLNWOOD, ILLINOIS 60112  
 PROFESSIONAL LICENSE #043-184-00003

MM SURVEY  
 PHONE: (773) 241-5900  
 FAX: (773) 242-9424  
 E-MAIL: [info@mmsurvey.com](mailto:info@mmsurvey.com)  
[www.mmurveying.com](http://www.mmurveying.com)

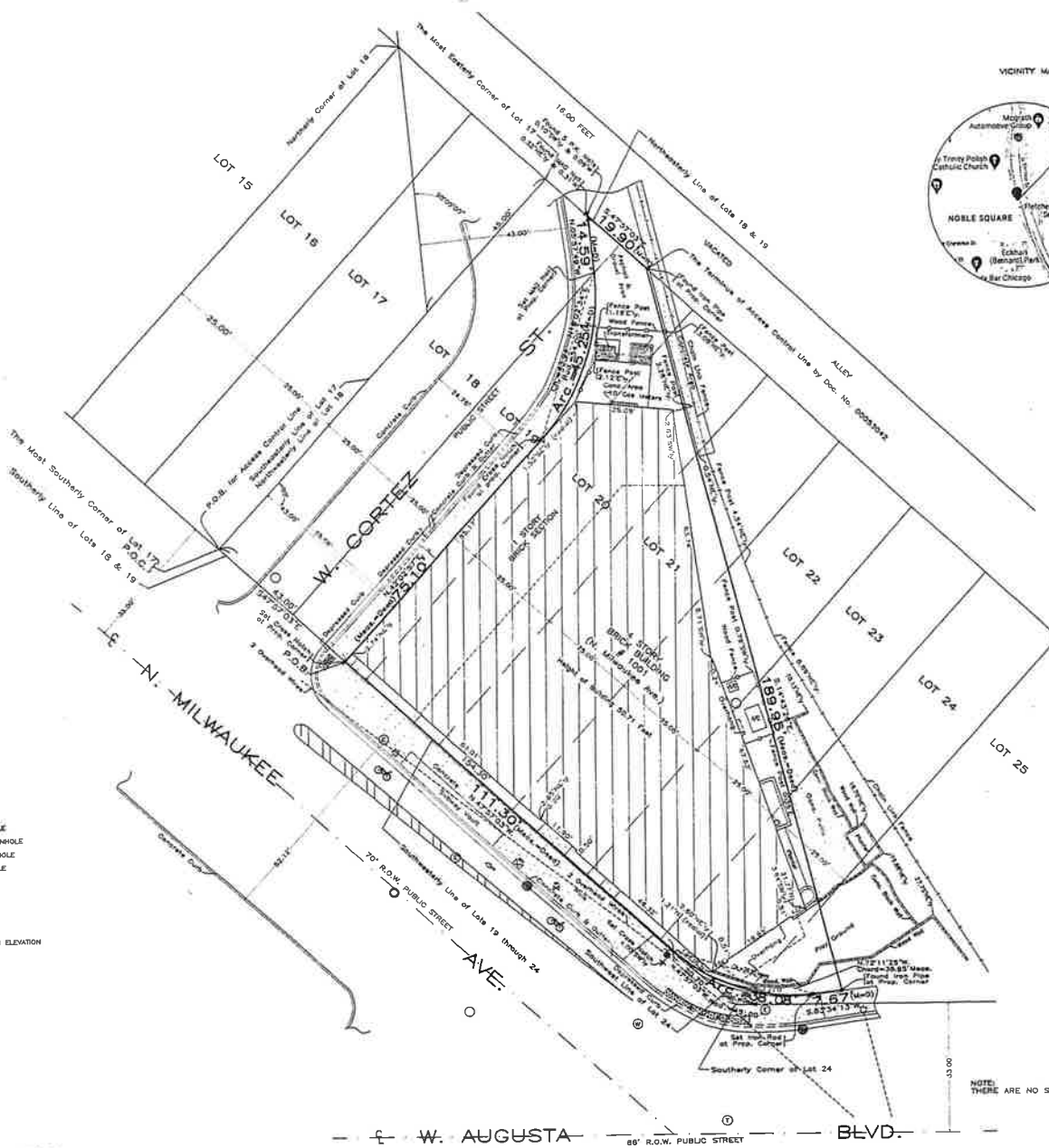
# ALTA/NPS LAND TITLE SURVEY

OF

THAT PART OF LOTS 18 THROUGH 25, BOTH INCLUSIVE, IN BLOCK 15, IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 17 IN SAID BLOCK 15; THENCE ON AN ASSUMED BEARING OF SOUTH 47 DEGREES 57 MINUTES 03 SECONDS EAST 43.00 FEET ALONG THE SOUTHWESTERLY LINE OF LOTS 18 AND 19 IN SAID BLOCK 15 TO THE POINT OF BEGINNING; THENCE NORTH 42 DEGREES 02 MINUTES 37 SECONDS EAST 75.10 FEET ALONG A LINE 43.00 FEET NORMALLY DISTANT SOUTHEASTERLY FROM AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 17; THENCE NORTHEASTERLY 45.25 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 34.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 19 DEGREES 02 MINUTES 34 SECONDS EAST 43.94 FEET; THENCE NORTH 5 DEGREES 57 MINUTES 49 SECONDS WEST 14.59 FEET, ALONG A LINE 43.00 FEET NORMALLY DISTANT EASTERLY FROM AND PARALLEL WITH A LINE DRAWN FROM THE NORTHERLY CORNER OF LOT 19 IN SAID BLOCK 15 TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 17, SAID POINT BEING 43.00 FEET SOUTHWESTERLY OF THE MOST EASTERLY CORNER OF SAID LOT 17, MEASURED ALONG THE SOUTHEASTERLY LINE OF SAID SOUTHEASTERLY LINE OF SAID LOT 17; THENCE SOUTH 47 DEGREES 57 MINUTES 03 SECONDS EAST 19.90 FEET ALONG THE NORTHEASTERLY LINE OF LOTS 18 LOT 17, TO THE NORTHEASTERLY LINE OF LOT 18 IN SAID BLOCK 15; THENCE SOUTH 47 DEGREES 57 MINUTES 03 SECONDS EAST 19.90 FEET ALONG THE NORTHEASTERLY LINE OF LOTS 18 AND 19 IN SAID BLOCK 15; THENCE SOUTH 14 DEGREES 43 MINUTES 26 SECONDS EAST 189.95 FEET; THENCE SOUTH 83 DEGREES 34 MINUTES 13 SECONDS WEST 7.97 FEET; THENCE NORTHWESTERLY 38.08 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 72 DEGREES 11 MINUTES 25 SECONDS WEST 38.95 FEET TO A POINT ON THE SOUTHWEST LINE OF LOT 24 IN SAID BLOCK 15, SAID POINT BEING NORTH 47 DEGREES 57 MINUTES 03 SECONDS WEST 20.70 FEET FROM THE SOUTHERLY CORNER OF SAID LOT 24; THENCE NORTH 47 DEGREES 57 MINUTES 03 SECONDS WEST 111.30 FEET ALONG THE SOUTHWESTERLY LINE OF LOTS 19 THROUGH 24 IN SAID BLOCK 15 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 10,889 SQ. FT. = 0.245 ACRE  
 EXTERIOR FOOT PRINT AREA OF BUILDING: 8,281 SQ. FT.  
 COMMONLY KNOWN AS: 1001 NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS.  
 PERMANENT INDEX NUMBERS: 17-05-310-087-0000



- LEGEND:
- - DOWNSPOUT
  - ⊙ - MANHOLE
  - ⊙ - CATCH BASIN
  - ⊙ - WATER MANHOLE
  - ⊙ - TELEPHONE MANHOLE
  - ⊙ - ELECTRIC MANHOLE
  - ⊙ - SEWER MANHOLE
  - ⊙ - FIRE HYDRANT
  - ⊙ - WATER VALVE
  - ⊙ - SIGN
  - ⊙ - LIGHT POLE
  - ⊙ - TRAFFIC LIGHT
  - 1/2" - TOP OF CURB ELEVATION
  - ⊙ - BIKE ROUTE

BASIS:  
 GREATER ILLINOIS TITLE COMPANY,  
 FILE 1401 41078232  
 EFFECTIVE DATE: MAY 18, 2023.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREOF DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.  
 DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.  
 ORDER NO.: 04-82285  
 SCALE: 1 INCH = 15 FEET.  
 DATE OF FIELD WORK: May 28, 2023  
 ORDERED BY: Challenger Properties

FLOOD CERTIFICATE:  
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP OF [unclear] COUNTY OF CHICAGO, ILLINOIS DATED [unclear] [unclear] 2023, THIS PROPERTY IS IN A MINIMUM FLOODING AREA AND IS DESIGNATED AS ZONE "X", COMMUNITY MAP NUMBER [unclear] [unclear] [unclear].  
 NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.



TO:  
 GREATER ILLINOIS TITLE COMPANY  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(b), 8, 9, 11(a) AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 28, 2023.  
 DATE OF PLAT: June 14, 2023  
 M. E. Donaldson  
 ILLINOIS  
 LAND SURVEYOR NUMBER 038-00819  
 MY LICENSE EXPIRES NOVEMBER 30, 2024.  
 Drawn by: AT & ZZ - A.T.

NOTE: THERE ARE NO STRIPED PARKING SPACES ON SITE.

**Written Notice, Form of Affidavit: Section 17-13-0107**

September 13, 2023

Honorable Carlos Ramirez-Rosa, Chairperson  
City of Chicago - Committee on Zoning  
121 North LaSalle Street  
Room 304 - City Hall  
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Sara Barnes**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the Applicant, and on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **1001 North Milwaukee Avenue, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant-Property Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **September 13, 2023**.

That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

Law Offices of Samuel V.P. Banks

By: Sara K. Barnes

Sara K. Barnes

*Attorney for Applicant*

Subscribed and sworn to before me

this 17<sup>th</sup> day of August, 2023.

Ashley R. Fakhouri



Notary Public

**PUBLIC NOTICE**

Via USPS First Class Mail

September 13, 2023

Dear Sir or Madam:

In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **September 13, 2023**, I, the undersigned, intend to file an application for a change in zoning from a *B1-2 Neighborhood Shopping District* to a *B2-3 Neighborhood Mixed-Use District*, on behalf of the Applicant-Property Owner – *SB 1001 Time LLC*, for the property generally located at **1001 North Milwaukee Avenue, Chicago, Illinois**.

The subject property is improved with a four-story *mixed-use* building, with *commercial* use on the Ground (1<sup>st</sup>) Floor, eight (8) *dwelling/residential units* on the 2<sup>nd</sup> through 3<sup>rd</sup> Floors, and divisible *office* spaces on the 4<sup>th</sup> Floors. The Applicant is seeking a *Zoning Map Amendment*, in order to permit the conversion of the *office* spaces on the 4<sup>th</sup> Floor of the existing building into four (4) *dwelling units* – for a total of \*twelve (12) *dwelling/residential units* at the subject property. \*[*There are currently eight (8) occupied dwelling units within the building.*] The existing building, as designed, also includes off-street parking for sixteen (16) vehicles, within the 1<sup>st</sup> Floor, which such parking will be allocated between the *commercial* tenant(s) and the *residential* tenants. There will be no physical expansion of the footprint or envelope of the existing building as part of this proposal. The existing building is, and will remain, masonry in construction, measuring 49 feet-4 inches in height.

The Applicant-Property Owner – *SB 1001 Time LLC* is located at 3352 West Grand Avenue, Chicago, Illinois 60651.

The contact person for this application is **Sara K. Barnes** - *Attorney for Applicant*. My address is 221 North LaSalle Street, 38<sup>th</sup> Floor, Chicago, Illinois. My telephone number is 312-782-1983.

Very truly yours,

LAW OFFICES OF SAMUEL V.P. BANKS

*Sara K. Barnes*

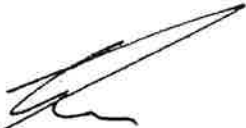
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Sara K. Barnes  
*Attorney for Applicant*

**\*\*\*Please note that the Applicant is NOT seeking to purchase or rezone your property.**  
**\*\*\*The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

To Whom It May Concern:

I, SEBASTIAN BARSH, on behalf of *SB 1001 Time LLC* – the Applicant and Owner, with regard to the property generally located at 1001 North Milwaukee Avenue, Chicago, Illinois, authorize the *Law Offices of Samuel V.P. Banks* to file an application for a *Zoning Map Amendment*, before the *City of Chicago – City Council*, for and affecting such property.



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Sebastian Barsh  
*SB 1001 Time LLC*

