

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

1. ADDRESS of the property Applicant is seeking to rezone:
6558 North Milwaukee Avenue, Chicago, Illinois

2. Ward Number that property is located: 41

3. APPLICANT: AGC Holdings Inc.

ADDRESS: 1456 West Fullerton Avenue CITY: Chicago

STATE: Illinois ZIP CODE: 60614 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 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, 38th 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.
Gerard A. Coyle – President-Owner
7. On what date did the owner acquire legal title to the subject property?
March 2021
8. Has the present owner previously rezoned this property? If Yes, when?
No
9. Present Zoning District: B3-1 Proposed Zoning District: B2-2
10. Lot size in square feet (or dimensions): 9,900 square feet (irregular)
11. Current Use of the Property: The subject property consists of a single irregularly-shaped zoning lot, with just over 38 feet of frontage on Milwaukee Avenue and 131 feet of frontage on Albion Avenue. The site is presently vacant and unimproved.
12. Reason for rezoning the property: The Applicant is seeking a Zoning Map Amendment in order to permit the construction of a new three-story nine-unit residential building, with onsite accessory parking for nine vehicles, at the subject property.
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 Applicant is seeking a Zoning Map Amendment in order to permit the construction of a new three-story nine-unit residential building, with onsite accessory parking for nine vehicles, at the subject property. The programming for the proposed new building calls for three (3) dwelling units to be established on each the 1st through 3rd Floors. There will be off-street surface parking for nine (9) vehicles located at the rear of the building-site, directly accessible from the west-bordering Public Alley. The new proposed improvements will be masonry in construction, with the building measuring 35 feet-8 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 for more information). Is this project subject to the ARO?
YES _____ NO X

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COUNTY OF COOK
STATE OF ILLINOIS

I. GERARD COYLE, 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]

Subscribed and sworn to before me this
25th day of July, 2023.



Margaret Donahue

Notary Public

=====
For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS

7710 CENTRAL AVENUE, RIVER FOREST, IL 60305

TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887 FAX: (224) 633 - 5048

E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

OF

LOT 1 AND THAT PART OF LOT 2 LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCING IN THE WEST LINE OF MILWAUKEE AVENUE 10 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2, THENCE WEST AND PARALLEL TO THE SOUTH LINE OF LOT 2, 21 FEET THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO THE NORTHWEST CORNER OF LOT 2, IN A.J. SCHIMD'S FOREST VIEW SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE CENTER LINE OF MILWAUKEE AVENUE AND NORTHWESTERLY OF THE NORTHWESTERLY LINE OF BILLY CALDWELL'S RESERVE EXTENDED IN A STRAIGHT LINE OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, AFORESAID, IN COOK COUNTY, ILLINOIS

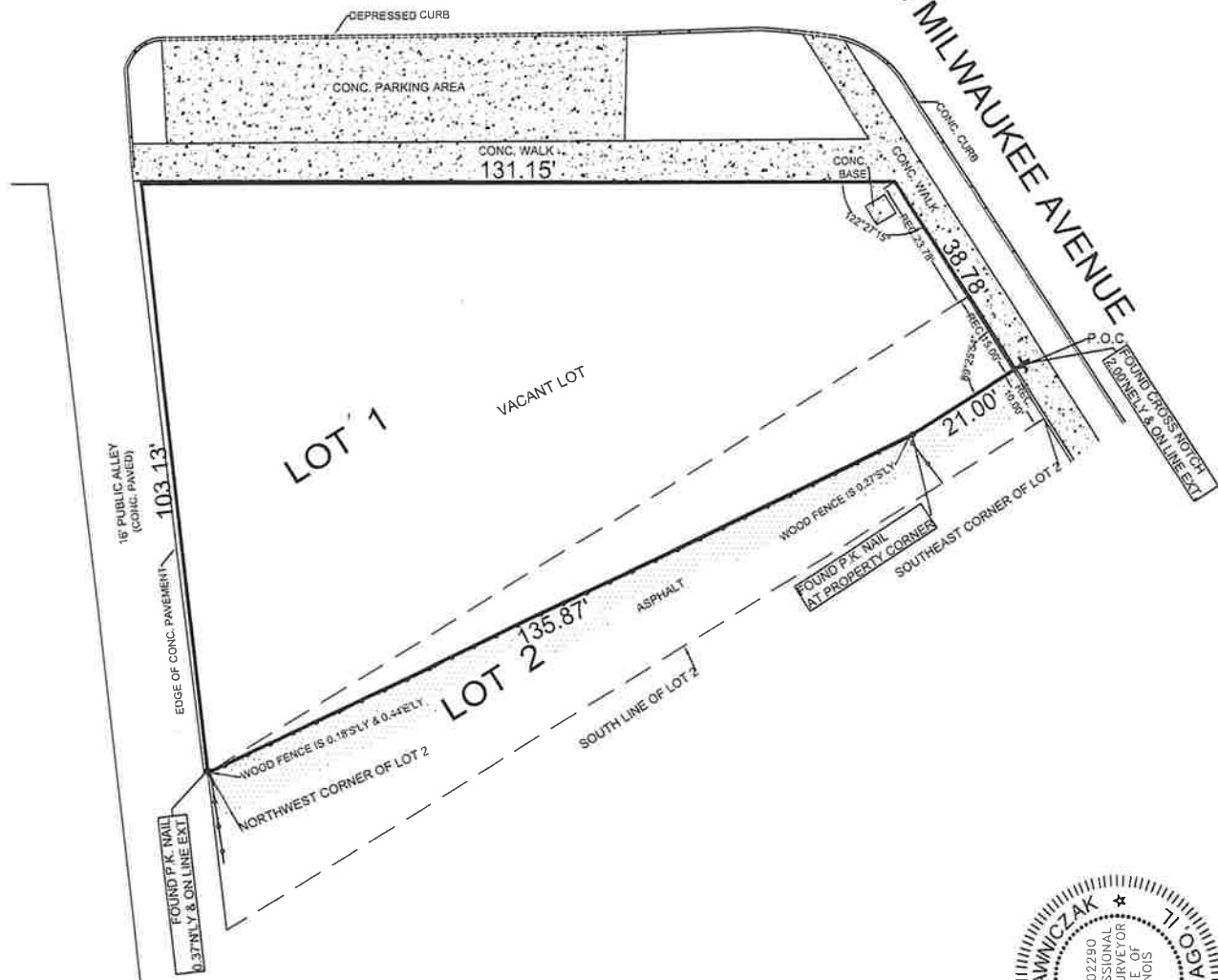
KNOWN AS: 6558 N. MILWAUKEE AVENUE, CHICAGO, ILLINOIS
6607 W. ALBION AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER: 10 - 31 - 409 - 044 - 0000

AREA= 9,900 SQFT OR 0.227 ACRE

W. ALBION AVENUE

N. MILWAUKEE AVENUE



UPDATED: JULY 7, 2023

CHECK IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

ORDERED BY:
PLATINUM HOMES
DATE : FEBRUARY 8, 2021
SCALE : 1" = 20'
ORDER No.: 2021 - 28460

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

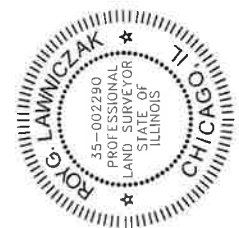
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

Roy G. Lawniczak
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004578



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 **6558 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 1st day of SEPTEMBER, 2023.

[Signature]
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 *B3-1 Community Shopping District* to a *B2-2 Neighborhood Mixed-Use District*, on behalf of the Applicant-Property Owner – *AGC Holdings Inc.*, for the property generally located at **6558 North Milwaukee Avenue, Chicago, Illinois**.

The Applicant is seeking a *Zoning Map Amendment* in order to permit the construction of a new three-story nine-unit *residential* building, with onsite accessory parking for nine vehicles, at the subject property. The programming for the proposed new building calls for three (3) dwelling units to be established on each the 1st through 3rd Floors. There will be off-street surface parking for nine (9) vehicles located at the rear of the building-site, directly accessible from the west-bordering Public Alley. The new proposed improvements will be masonry in construction, with the building measuring 35 feet-8 inches in height.

The Applicant-Property Owner – *AGC Holdings Inc.* is located at 1456 West Fullerton Avenue, Chicago, Illinois 60614.

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

Very truly yours,

LAW OFFICES OF SAMUEL V.P. BANKS

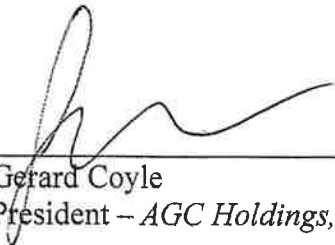
Sara K. Barnes

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, GERARD COYLE, on behalf of *AGC Holdings, Inc.* – the Applicant and Owner, with regard to the property generally located at 6558 North Milwaukee Avenue/6607 West Albion 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 the above-identified property.



Gerard Coyle
President – *AGC Holdings, Inc.*

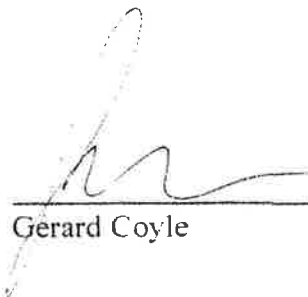
-FORM OF AFFIDAVIT-

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

Dear Chairman Ramirez-Rosa:

I, GERARD COYLE, on behalf of *AGC Holdings, Inc.*, understand that the *Law Offices of Samuel V.P. Banks* has filed a sworn affidavit identifying *AGC Holdings, Inc.* as holding present title interest in a certain parcel of land that is subject to the proposed *Zoning Map Amendment*, for the property generally identified as 6558 North Milwaukee Avenue/6607 West Albion Avenue, Chicago, Illinois.

I, GERARD COYLE, being first duly sworn under oath, depose and say that *AGC Holdings, Inc.* holds such interest for itself, and for no other person, association, or shareholder.


Gerard Coyle 7-24-23
Date

Subscribed and sworn to before me
this 25th day of July, 2023.


Notary Public

