

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

#22242-T1  
INTRO DATE  
SEPT 13, 2023

1. ADDRESS of the property Applicant is seeking to rezone:  
**2469-2471 N CLYBOURN AVE. CHICAGO IL 60614**
2. Ward Number that property is located in: **WARD 32**
3. APPLICANT: **GMO, LLC**  
ADDRESS **550 W. FULLERTON AVENUE**  
**CHICAGO, IL 60614**  
PHONE: **773.858.1158**  
EMAIL: **jim@udllc.net**  
CONTACT PERSON: **James Moller**
4. Is the applicant the owner of the property? **YES**
5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:  
ATTORNEY: **Monica E. Shamass**  
LAW FIRM: **Schoenberg Finkel Beederman Bell Glazer LLC**  
ADDRESS: **300 S. Wacker Drive | Suite 1500 | Chicago, Illinois 60606**  
PHONE: **(312) 775-3605** FAX **(312) 648-1212** EMAIL: **monica.shamass@sfbbg.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.

**CHI MANAGEMENT LLC**

7. On what date did the owner acquire legal title to the subject property? **SEPTEMBER 29, 2014**

8. Has the present owner previously rezoned this property? **NO**

9. Present Zoning District **M1-2** Proposed Zoning District **RM – 4.5**

10. Lot size in square feet (or dimensions) **50 X 150 SQUARE FEET**

11. Current Use of the property **VACANT LOT**

12. Reason for rezoning the property:

**To meet the Use Table and Standards of Section 17-2-0207 and the Bulk and Density requirements of the RM4.5 zoning district in order to allow the construction of Two new 3 story 3 dwelling unit residential buildings on a proposed sub-divided zoning lot from 50' x 50' to two zoning lots measuring 25' x 150'.**

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

**To allow for a proposed building on the two zoning lots measuring 25'x 150', that will be two, 3-story residential buildings with basements. Each building will have three dwelling units (total of 6 units), with a two-car garage and additional parking space (total of six parking spaces). The proposed height of the buildings will not exceed 38 feet and have no commercial space. Each building will have a width and length of 21x90 feet.**

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?

**NO**

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COUNTY OF COOK STATE OF ILLINOIS

James Moller, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant



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Subscribed and Sworn to before me this  
30<sup>th</sup> day of August, 2023



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Notary Public



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For Office Use Only

Date of Introduction:

File Number:

Ward:

**PROFESSIONALS ASSOCIATED - MM SURVEY CO.**  
 BOUNDARY \* ALTA \* TOPOGRAPHIC \* CONDOMINIUM SURVEYS  
 7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712  
 PROFESSIONAL DESIGN FIRM NO. 184-003023

PROFESSIONALS ASSOCIATED  
 PHONE: (847) 675-3000  
 FAX: (847) 675-2167  
 E-MAIL: [pa@professionalsassociated.com](mailto:pa@professionalsassociated.com)  
[www.professionalsassociated.com](http://www.professionalsassociated.com)

MM SURVEY  
 PHONE: (773) 282-5900  
 FAX: (773) 282-9424  
 E-MAIL: [info@MMSurveyingChicago.com](mailto:info@MMSurveyingChicago.com)  
[www.mmsurveyingchicago.com](http://www.mmsurveyingchicago.com)

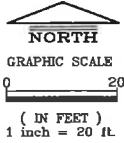
# PLAT OF SURVEY

OF

LOT 55 IN BLOCK 6 IN FULLERTON'S SECOND ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

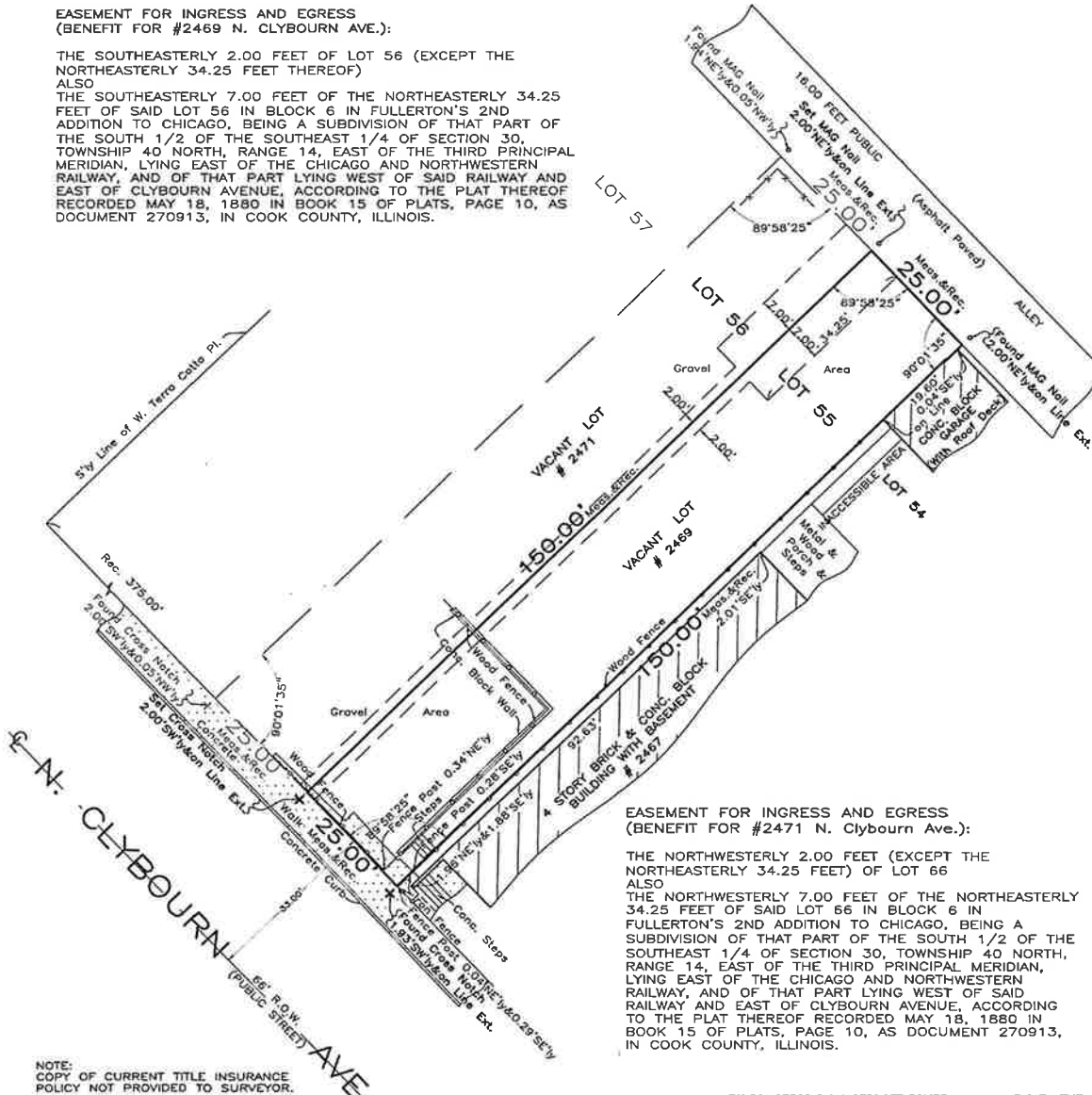
LAND TOTAL AREA: 3,750 SQ. FT. = 0.086 ACRE.

COMMONLY KNOWN AS: 2469 NORTH CLYBOURN AVENUE, CHICAGO, ILLINOIS.



**EASEMENT FOR INGRESS AND EGRESS  
 (BENEFIT FOR #2469 N. CLYBOURN AVE.):**

THE SOUTHEASTERLY 2.00 FEET OF LOT 56 (EXCEPT THE NORTHEASTERLY 34.25 FEET THEREOF) ALSO  
 THE SOUTHEASTERLY 7.00 FEET OF THE NORTHEASTERLY 34.25 FEET OF SAID LOT 56 IN BLOCK 6 IN FULLERTON'S 2ND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND NORTHWESTERN RAILWAY, AND OF THAT PART LYING WEST OF SAID RAILWAY AND EAST OF CLYBOURN AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1880 IN BOOK 15 OF PLATS, PAGE 10, AS DOCUMENT 270913, IN COOK COUNTY, ILLINOIS.



**EASEMENT FOR INGRESS AND EGRESS  
 (BENEFIT FOR #2471 N. Clybourn Ave.):**

THE NORTHWESTERLY 2.00 FEET (EXCEPT THE NORTHEASTERLY 34.25 FEET) OF LOT 66 ALSO  
 THE NORTHWESTERLY 7.00 FEET OF THE NORTHEASTERLY 34.25 FEET OF SAID LOT 66 IN BLOCK 6 IN FULLERTON'S 2ND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND NORTHWESTERN RAILWAY, AND OF THAT PART LYING WEST OF SAID RAILWAY AND EAST OF CLYBOURN AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1880 IN BOOK 15 OF PLATS, PAGE 10, AS DOCUMENT 270913, IN COOK COUNTY, ILLINOIS.

NOTE:  
 COPY OF CURRENT TITLE INSURANCE  
 POLICY NOT PROVIDED TO SURVEYOR.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON 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. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 95-33016  
 Scale: 1 inch = 20 feet.  
 Date of Field Work: March 24, 2023.  
 Ordered by: URBANSCAPE DEVELOPMENT, LLC



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.  
 County of Cook

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: April 4, 2023.

*Hylton E. Donaldson*

IL PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024.  
 Drawn by: JR

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY \* ALTA \* TOPOGRAPHIC \* CONDOMINIUM SURVEYS

7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712

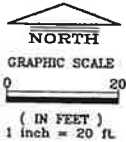
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PLAT OF SURVEY

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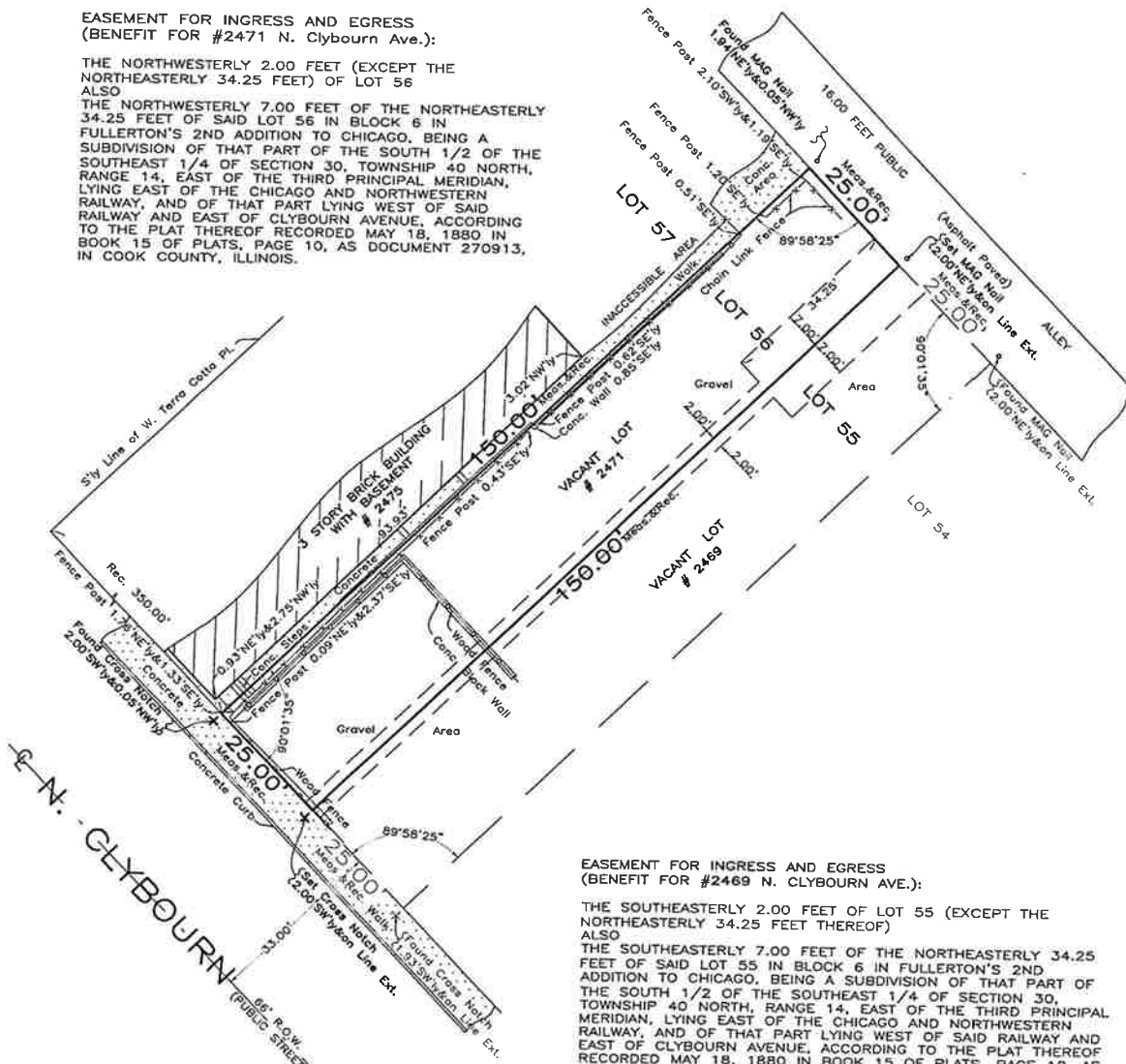
LOT 56 IN BLOCK 6 IN FULLERTON'S SECOND ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Order No. 23-101168

Scale: 1 inch = 20 feet.

Date of Field Work: March 24, 2023.

Ordered by: URBANSCAPE DEVELOPMENT, LLC



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State of Illinois s.s.  
County of Cook s.s.

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: April 4, 2023.

Hylton E. Donaldson

IL PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024  
Drawn by: JR



# SFBBG

Schoenberg | Finkel | Beederman | Bell | Glazer LLC

**Monica Shamass**  
Attorney At Law

300 S. Wacker Drive  
Suite 1500  
Chicago, IL 60606  
T 312.648.2300, Ext. 112  
D 312.775.3605  
F 312.648.1212  
E monica.shamass@sfbbg.com

September 1, 2023

## NOTICE TO SURROUNDING PROPERTIES

Dear Property Owner:

In accordance with the Section 17-13-0107 of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, please be informed that on or about September 13, 2023, the undersigned will file an application with the City of Chicago for a change in zoning from **M1-2** to **RM-4.5** on behalf of **GMO, LLC** for the property located at **2469-2471 N Clybourn Avenue Chicago, IL 60614**.

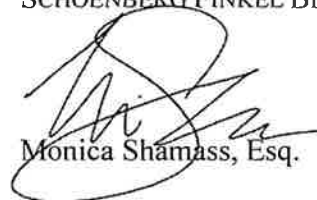
The applicant proposes to build on the two zoning lots measuring 25'x 150', two, 3-story residential buildings with basements. Each building will have three dwelling units, with a two-car garage and additional parking space. The proposed height of the buildings will be 38 feet and have no commercial space. The width and length of each building will be 21x90 feet. Applicant is requesting to change the underlying zoning classification RM-4.5, while remaining consistent with the Bulk and Density Standards.

The applicant, who is the owner of the property, is located at 550 W Fullerton Avenue, Chicago, Illinois 60614. The contact person for this application is Monica Shamass, of Schoenberg Finkel Beederman Bell Glazer LLC, 300 South Wacker Drive, Suite 1500, Chicago, Illinois 60606; telephone 312-775-3605.

Please note that the applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Sincerely,

SCHOENBERG FINKEL BEEDERMAN BELL GLAZER LLC



Monica Shamass, Esq.