

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

#22289
INTRO DATE
NOV 1, 2023

1. ADDRESS of the property Applicant is seeking to rezone:
4239 North Western Avenue, Chicago, Illinois

2. Ward Number that property is located: 47

3. APPLICANT: 3021 N Clybourn LLC

ADDRESS: [REDACTED] CITY: [REDACTED]

STATE: [REDACTED] ZIP CODE: [REDACTED] 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.
Ivana Zunic – *Managing Member*; Nicola Delic - *Member*

7. On what date did the owner acquire legal title to the subject property?
September 2023

8. Has the present owner previously rezoned this property? If Yes, when?
No

9. Present Zoning District: B3-2 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 25.00 feet by 106.19 feet; 2,655 square feet

11. Current Use of the Property: The subject property consists of a single lot of record, with 25 feet of frontage on Western Avenue. The site is presently improved with a two-story (frame) multi-unit residential building, which such building is non-conforming under the current Zoning Ordinance (B3-2). The building is presently vacant/unoccupied.

12. Reason for rezoning the property: The Applicant is seeking a Zoning Map Amendment in order to permit the construction of a new four-story four-unit residential building, with onsite accessory parking for four (4) 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 four-story four-unit residential building, with onsite accessory parking for four (4) vehicles, at the subject property. The existing non-conforming and vacant building will be razed in order to allow for the proposed new improvements. The programming for the proposed new building calls for one duplex unit to be established on and between the Basement and 1st Floor, with one simplex unit on each the 2nd through 4th Floors. There will be interior parking for two (2) vehicles situated within the basement (*attached garage*) of the proposed new building, with surface parking for two (2) additional vehicles located at the rear of the building. Access for all such parking will be effectuated directly off of the Public Alley, at the rear of the site. The new proposed improvements will be masonry in construction, with the building measuring 45 feet-0 inches in height (*underside of roof structure*).

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

COUNTY OF COOK
STATE OF ILLINOIS

I, IVANA ZUNIC, 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.

Ivana Zunic

Signature of Applicant

Subscribed and sworn to before me this

19TH day of SEPTEMBER, 2023.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



www.exactalands.com | office: 773.305.4011

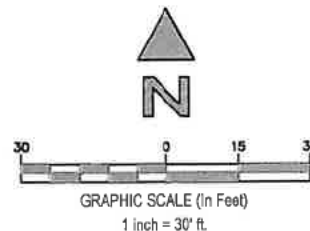
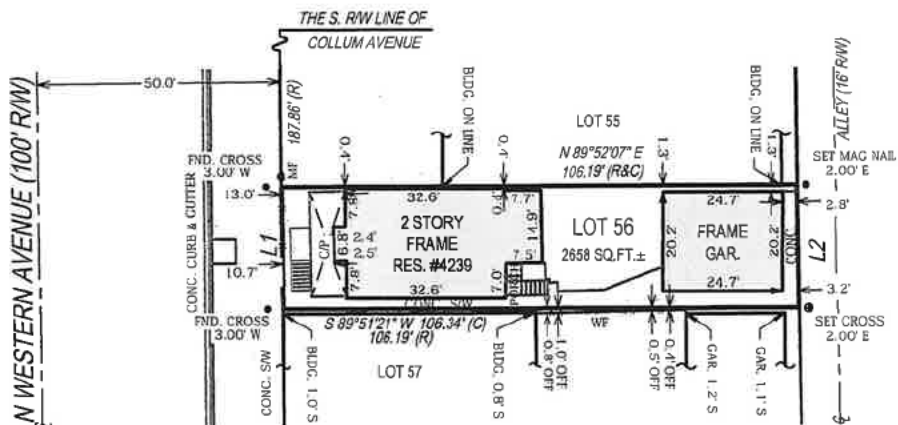


PROPERTY ADDRESS: 4239 N WESTERN AVENUE, CHICAGO, ILLINOIS 60618

SURVEY NUMBER: 2309.0483

2309.0483
BOUNDARY SURVEY
COOK COUNTY

LINE TABLE:
L1 25.00' (R)
N 0°36'57" W 25.00' (M)
L2 25.00' (R)
S 0°56'31" E 25.00' (M)



STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 09/06/23
FIELD WORK DATE: 9/6/2023
REVISION DATE(S): (REV.0 9/6/2023)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:

LOT 56 (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 18) IN RUDOLPH AND BROWN'S SUBDIVISION OF LOT 2 IN BLOCK 1 IN WILLIAM B. OGDEN'S SUBDIVISION OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the features.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
- Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter 8, Part 1270, Section 1270.56, Paragraph 8, Sub-Paragraph 6, Item k.
- THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE, PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYOR'S LEGEND

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACETYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin

	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

ABBREVIATIONS

(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line

C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
PCM - Found Concrete Monument
PF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRS/PK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
IL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LBN - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LSW - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground

ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSJM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water Valve

CERTIFIED TO:

DATE SIGNED: 09/06/23

BUYER:

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO:

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE INFORMATION:



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

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

November 1, 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 **4239 North Western 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 **November 1, 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

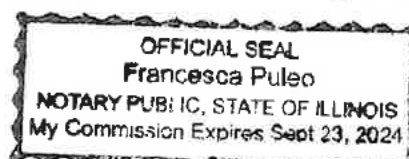
By: Sara K. Barnes

Sara K. Barnes
Attorney for Applicant

Subscribed and sworn to before me

this 16 day of October, 2023.

Francesca Puleo
Notary Public



PUBLIC NOTICE

Via USPS First Class Mail

November 1, 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 **November 1, 2023**, I, the undersigned, intend to file an application for a change in zoning from a *B3-2 Community Shopping District* to a *B2-3 Neighborhood Mixed-Use District*, on behalf of the Applicant-Property Owner – *3021 N Clybourn LLC*, for the property generally located at **4239 North Western Avenue, Chicago, Illinois**.

The Applicant is seeking a *Zoning Map Amendment* in order to permit the construction of a new four-story four-unit *residential* building, with onsite accessory parking for four (4) vehicles, at the subject property. The existing *non-conforming* and vacant building will be razed in order to allow for the proposed new improvements. The programming for the proposed new building calls for one *duplex* unit to be established on and between the Basement and 1st Floor, with one *simplex* unit on each the 2nd through 4th Floors. There will be interior parking for two (2) vehicles situated within the basement (*attached garage*) of the proposed new building, with surface parking for two (2) additional vehicles located at the rear of the building. Access for all such parking will be effectuated directly off of the Public Alley, at the rear of the site. The new proposed improvements will be masonry in construction, with the building measuring 45 feet-0 inches in height (*underside of roof structure*).

The Applicant-Property Owner – *3021 N Clybourn LLC* is located at [REDACTED]

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.**

-FORM OF AFFIDAVIT-

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

I, IVANA ZUNIC, on behalf of 3021 N Clybourn LLC, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying 3021 N Clybourn LLC, as current owner holding interest in certain land that is subject to the proposed Zoning Map Amendment for the property generally identified as 4239 North Western Avenue, Chicago, Illinois.

I, IVANA ZUNIC, being first duly sworn under oath, depose and say that C3021 N Clybourn LLC holds that interest for itself and its members, and for no other person, association, or shareholder.

Acknowledged and attested to,

By: Ivana Zunic 9/19/2023
Ivana Zunic Date

Subscribed and sworn to before me
this 19th day of SEPTEMBER, 2023.

[Signature]
Notary Public



To Whom It May Concern:

I, IVANA ZUNIC, on behalf of *3021 N Clybourn LLC* – the Applicant and Owner, with regard to the efforts being undertaken to change the underlying zoning classification for the property generally located at 4239 North Western Avenue, Chicago, Illinois, authorize the *Law Offices of Samuel V.P. Banks*, to file a *Zoning Map Amendment* application, before the *City of Chicago – City Council*, for and affecting such property.

Sincerely,

Ivana Zunic

Ivana Zunic
3021 N Clybourn LLC (Applicant)