

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

#22286-T1
INTRO DATE
NOV 1, 2023

1. ADDRESS of the property Applicant is seeking to rezone:
2515 North Clybourn Avenue, Chicago, Illinois

2. Ward Number that property is located: 32

3. APPLICANT: Seans Gibbons

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 X

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: Patrick Robinson

ADDRESS: [REDACTED] CITY: [REDACTED]

STATE: [REDACTED] ZIP CODE: [REDACTED] PHONE: 312-782-1983

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

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.

N/A

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

April 2000

8. Has the present owner previously rezoned this property? If Yes, when?

No

9. Present Zoning District: M1-2 Proposed Zoning District: RM-4.5

10. Lot size in square feet (or dimensions): 25 feet by 150 feet: 3750 square feet

11. Current Use of the Property: The subject property consists of a single lot of record single, with 25 total feet of frontage on Clybourn 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 three-unit *residential* building, with onsite accessory parking for three (3) 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 (with basement) three-unit *residential* building, with onsite accessory parking for three (3) vehicles, at the subject property. The programming for the proposed new building calls for one *simplex* unit to be established on each the Basement and the 1st Floor, with one *duplex* unit to be established on and between the 2nd and 3rd Floors. There will be surface parking for a total of three (3) vehicles, located at the rear of the building, with access directly off of the Public Alley. The new proposed improvements will be masonry in construction, with the building measuring 37 feet-7 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, SEAN GIBBONS, 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.

Sean Gibbons

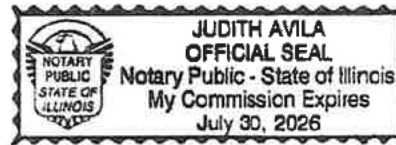
[Signature]

Subscribed and sworn to before me this

11th day of September, 2023.

[Signature]

Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

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

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
 7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
 PROFESSIONAL DESIGN FIRM NO. 184-003023

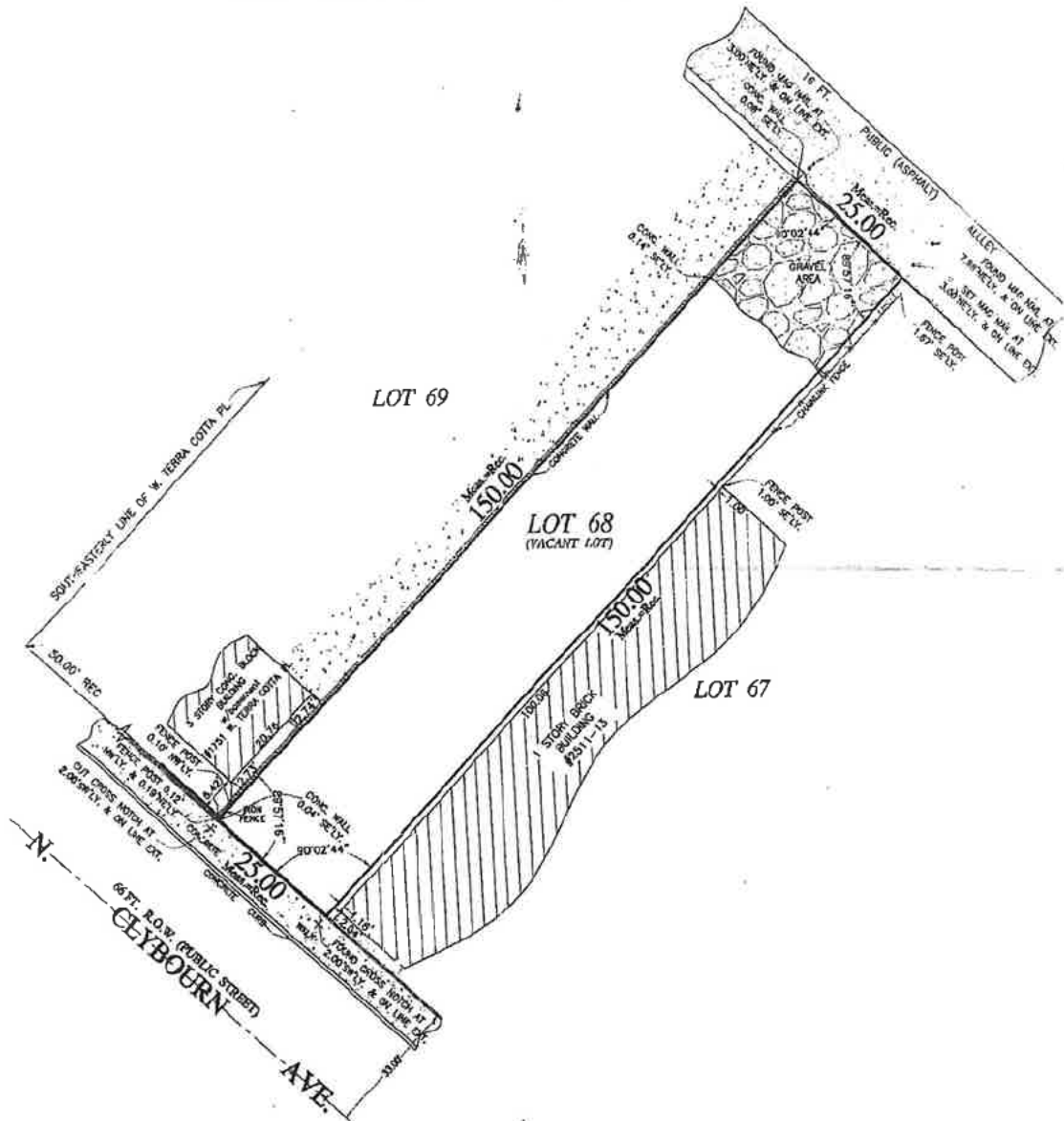
MM SURVEY
 PHONE: (773) 282-5900
 FAX: (773) 282-9424
 E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

PLAT OF SURVEY
 OF



LOT 68 IN BLOCK 6 IN FULLERTON'S SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/4 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.

TOTAL LAND AREA = 3,750 sq. ft. = 0.086 acm, more or less
 COMMONLY KNOWN AS: 2515 N. CLYBOURN AVE., CHICAGO, IL. 60614



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. 107488
 Scale: 1 inch = 20 feet.
 Date of Field Work: 23 AUGUST 2023
 Ordered by: SEAN GIBBONS



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
 County of Cook

We, PROFESSIONALS ASSOCIATED-MM SURVEY CO. in heretly 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: August 30, 2023

Paul Jaros I.L.C. NO. 035-003937
 ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024
 DRAWN BY: E.D.M.

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 **2515 North Clybourn Avenue, Chicago, Illinois**; a statement of intended use of said property; the names and addresses of the Applicant and the 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.

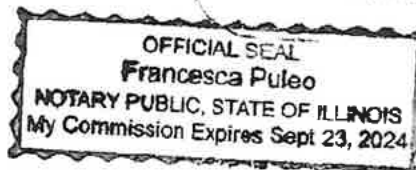
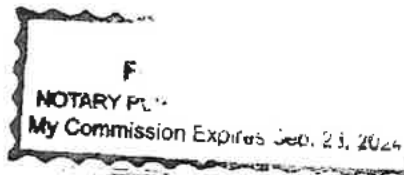
Law Offices of Samuel V.P. Banks

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 *M1-2 Limited Manufacturing / Business Park District* to an *RM-4.5 Residential Multi-Unit District*, on behalf of the Applicant – Sean Gibbons and the Property Owner – Patrick Robinson, for the property generally located at **2515 North Clybourn Avenue, Chicago, Illinois**.

The Applicant is seeking a *Zoning Map Amendment* in order to permit the construction of a new three-story (with basement) three-unit *residential* building, with onsite accessory parking for three (3) vehicles, at the subject property. The programming for the proposed new building calls for one *simplex* unit to be established on each the Basement and the 1st Floor, with one *duplex* unit to be established on and between the 2nd and 3rd Floors. There will be surface parking for a total of three (3) vehicles, located at the rear of the building, with access directly off of the Public Alley. The new proposed improvements will be masonry in construction, with the building measuring 37 feet-7 inches in height (*underside of roof structure*).

The Applicant – **Sean Gibbons**, is located at [REDACTED]
The current Property Owner – **Patrick Robinson**, 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.**

To Whom It May Concern:

I, SEAN GIBBONS -- the *Applicant and Contract Purchaser*, with regard to the property generally located at 2515 North Clybourn 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.

By: 
Sean Gibbons
Applicant

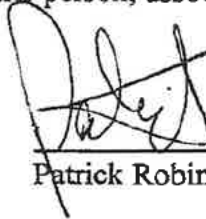
-FORM OF AFFIDAVIT-

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, PATRICK ROBINSON, understand that the *Law Offices of Samuel V.P. Banks* has filed a sworn affidavit identifying me 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 2515 North Clybourn Avenue, Chicago, Illinois.

I, PATRICK ROBINSON, being first duly sworn under oath, depose and say that I hold such interest for myself, and for no other person, association, or shareholder.



Patrick Robinson

Sept 12, 2023

Date

Subscribed and sworn to before me
this 12 day of September, 2023.



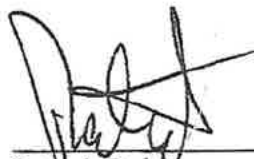
Notary Public



To Whom It May Concern:

I, PATRICK ROBINSON – the current *Owner* and *Contract Seller*, with regard to the property generally located at 2515 North Clybourn 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.

By:



Patrick Robinson
Property Owner