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

1. ADDRESS of the property Applicant is seeking to rezone:
   3140-3144 North Elston Avenue, Chicago, Illinois

2. Ward Number that property is located in: 33

3. APPLICANT: 3144 N. Elston LLC
   ADDRESS: 628 North Home Street       CITY: Park Ridge
   STATE: Illinois           ZIP CODE: 60068   PHONE: (312) 782-1983
   EMAIL: sara@sambankslaw.com  CONTACT PERSON: Sara K. Barnes

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: 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.

Stephen Newell. – Manager

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

October 2014

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

No


10. Lot size in square feet (or dimensions): 6,200 SF (124’ x 50’)

11. Current Use of the Property: The subject property consists of two zoning lots (Lot 21 and Lot 22). Each lot is currently improved with a one-and-half story frame building and detached garage.

12. Reason for rezoning the property: The Applicant is seeking to redevelop the subject property, in its entirety, with a new three-story (with basement) all residential building, with detached garage.

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 change in order to permit the construction of a new three-story (with basement) all residential building and a new detached garage, at the subject site. The two existing buildings will each be razed to allow for the new development. The new proposed building will contain a total of six (6) dwelling units. The new detached garage will provide on-site parking for six (6) vehicles. The new proposed residential building will be masonry in construction and measure 35-8” 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____
Written Notice, Form of Affidavit: Section 17-13-0107

May 11, 2016

Honorable Daniel Solis
Chairman, 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/Owner, 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 3140-3144 North Elston Avenue, Chicago, Illinois; a statement of intended use of said property; the name and address of the Applicant/Owner; and a statement that the Applicant/Owner intends to file an application for a change in zoning on approximately May 11, 2016.

That the Applicant/Owner 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/Owner 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 Office of Samuel V.P. Banks

By: ____________________________
   Sara Barnes, Attorney

Subscribed and Sworn to before me

this _____day of _____________, 2016.

______________________________
Notary Public
PUBLIC NOTICE

Via USPS First Class Mail

May 11, 2016

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 May 11, 2016, I, the undersigned, intend to file an application for a change in zoning from a B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District, on behalf of the Applicant/Owner, 3144 N. Elston LLC, for the property located at 3140-3144 North Elston Avenue, Chicago, Illinois.

The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) all residential building and a new detached garage, at the subject site. The two existing buildings will each be razed to allow for the new development. The new proposed building will contain a total of six (6) dwelling units. The new detached garage will provide on-site parking for six (6) vehicles. The new proposed residential building will be masonry in construction and measure 35-8” in height.

The Applicant/Owner, 3144 N. Elston LLC, is located at 628 North Home Street, Park Ridge, Illinois.

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

Very truly yours,

LAW OFFICE OF SAMUEL V.P. BANKS

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Sara K. Barnes - Attorney

***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.
17-13-0303-C (I) Narrative Zoning Analysis
3140-3144 North Elston Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 6,200 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) all residential building and a new detached garage, at the subject site. The two existing buildings will each be razed to allow for the new development. The new proposed building will contain a total of six (6) dwelling units. The new detached garage will provide on-site parking for six (6) vehicles. The new proposed residential building will be masonry in construction and measure 35'-8” in height.

(a) The Project’s Floor Area Ratio:
9,768 square feet (1.58 FAR)

(b) The Project’s Density (Lot Area Per Dwelling Unit):
6 dwelling units (1,033.3 square feet)

(c) The amount of off-street parking:
6 parking spaces

(d) Setbacks:
   a. Front Setback: 2'-0”
   b. Rear Setback: 42'-0”
   c. Side Setbacks:
      North: 3'-0”
      South: 3'-0”

(e) Building Height:
35'-8”