#22976-T1
INTRO DATE
JAN 21, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1247 North Clybourn Avenue, Chicago, Illinois

2. Ward Number that property is located in: 27th

3. APPLICANT S Investment LLC

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

EMAIL businessinchicago@gmail.com CONTACT PERSON Ihor Shvetsov

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 Dilcy Gandy

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

EMAIL keil@keillarson.com CONTACT PERSON Dilcy Gandy

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 Sam Banks, Nicholas Ftikas

ADDRESS 221 North LaSalle Street, 38th Floor

CITY Chicago STATE Illinois ZIP CODE 60601

PHONE 312-782-1983 FAX 312-782-2433 EMAIL nick@sambankslaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: Ihor Shvetsov (Manager of Applicant)

7. On what date did the owner acquire legal title to the subject property? June 1971

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

9. Present Zoning District: M1-2 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 115 ft. x 24 ft. (Approximately 2,760 sq. ft.)

11. Current Use of the Property: The subject property is vacant and unimproved.

12. Reason for rezoning the property: To develop the subject property with a new three-story, six (6) dwelling unit residential building. The proposed building will be served by three off-street parking spaces at the rear.

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 proposed building. (BE SPECIFIC): The Applicant is proposing to develop the subject property with a new three-story, six (6) dwelling unit residential building. The proposed building will measure 34 ft.-8 in. in height. The subject property is a designated Transit-Served Location ("TSL") and will be supported by three (3) off-street surface parking spaces at the rear.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☒ **Administrative Adjustment 17-13-1003:** (17-13-1003-EE) reduce the off-street parking requirement for a Transit Served Location from 100% (6 parking spaces) to 50% (3 parking spaces).

☒ **Variation 17-13-1101:** **When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.** (17-13-1101-B) reduce the rear setback to 23 ft. for floors containing residential units and is seeking all relief necessary, as allowed by the Chicago Zoning Code, for the attached plans.

15. 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 ☒

COUNTY OF COOK
STATE OF ILLINOIS

Ihor Shvetsov, 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

Subscribed and Sworn to before me this 12 day of DECEMBER, 20 25.

Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

To whom it may concern:

I, Dilcy Gandy, as the owner of the subject property located at 1247 North Clybourn Avenue, Chicago, IL, authorize the Law Offices of Samuel V.P. Banks to file a Zoning Amendment Application with the City of Chicago for that property.

X _____

Dilcy Gandy

Written Notice, Form of Affidavit: Section 17-13-0107
January 21, 2026

Acting Chairman
Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Nicholas Ftikas**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, by sending supplemental 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 supplemental notice contained the address of the property sought to be rezoned as **1247 North Clybourn Avenue, Chicago, IL**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant had filed an application for a change in zoning on approximately **January 21, 2026.**

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: _____
Nicholas J. Ftikas
Attorney for Applicant

Subscribed and Sworn to before me
this 5 day of JANUARY, 2026.

_____
Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

Via USPS First Class Mail
January 21, 2026

PUBLIC NOTICE

Dear Sir or Madam:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about January 21, 2026, I, the undersigned, intend to file an application for a change in zoning from the M1-2 Limited Manufacturing/Business Park District to the B2-3 Neighborhood Mixed-Use District, on behalf of the Applicant, S Investment LLC, for the property located at **1247 North Clybourn Avenue, Chicago, IL**.

The Applicant is proposing to develop the subject property with a new three-story, six (6) unit residential building. The proposed building will measure 34 ft.-8 in. in height and will be supported by three (3) off-street parking spaces at the rear. The subject property is a Transit Served Location based on its proximity to the Division CTA Bus Line corridor. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking ratio for a Transit Served Location from one hundred percent (100%) to fifty percent (50%) (three (3) total parking spaces to serve six (6) residential units), reduce the rear setback to 23 ft. for floor containing residential units, and is seeking all relief necessary, as allowed by the code, for the attached plans.

The Applicant, S Investment LLC, maintains offices at [redacted]

I am the attorney for the Applicant, and I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,
Law Offices of Samuel V.P. Banks

Nicholas J. Ftikas
Attorney for the Applicant

***Please note the Applicant is NOT seeking to purchase or rezone your property.**
***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

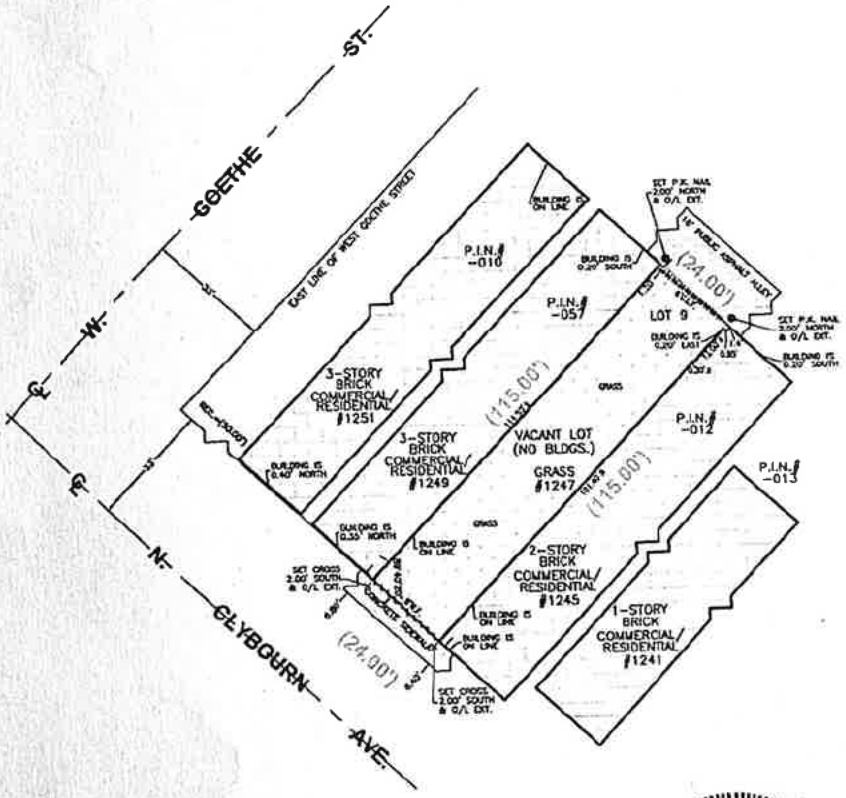
Plat of Surveys
Topography
Mortgage
Inspection
Condominiums
Land Development
Legal Descriptions

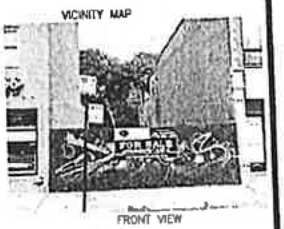
LOT 9 IN THE SUBDIVISION OF LOTS 18 AND 19 IN BUTTERFIELD'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST HALF AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 1247 N CLYBOURN AVE. CHICAGO, IL 60610)

AREA= 2,760 SQ. FT. (MORE OR LESS)
PERIMETER= 278 FT. (MORE OR LESS)
ACREAGE= 0.063360881542997 (MORE OR LESS)

SCALE: 1"=30'





LEGEND	
	METAL FENCE
	PLASTIC FENCE
●	FENCE POST (F.P.)
o	"MAG" NAIL SET
o	SET IRON PIPE
•	IRON PIPE FOUND
+	CUT CROSS- FOUND OR SET
	PROPERTY LINE
(140.45)	RECORDED DATA
140.45	MEASURED DIMENSION
	NOTCH
	WOOD & METAL FENCE (W.M.F.)
	WOOD FENCE (W.F.)
X	CHAIN LINK FENCE (C.L.F.)
	WROUGHT IRON FENCE (W.I.F.)
●●●	5 NAILS (SET)

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003083.

PROFESSIONAL LAND SURVEYOR
LEON R PASS
035-003083
CHICAGO
ILLINOIS
STATE OF ILLINOIS

P.O. Box 49559
Chicago, Illinois 60649
TEL: (773) 779-1700 Fax: (773) 779-9143
E-mail: lrpassassoc@yahoo.com

CITYWIDE TITLE CORPORATION

P.I.N.#	17-04-143-058-0000
CHECKED BY: L.R.P.	FIELD DATE: 04-16-2025
BOOK NO.: C.P.	SURVEYOR: S.J.S.
PROJECT NO.: 2504-069	SCALE: 1"=30'

J.R. © 2025 L.R. PASS & ASSOCIATES P.C. ALL RIGHTS RESERVED.

COMPARE ALL POINTS BEFORE BUILDING, AND IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

STATE OF ILLINOIS
COUNTY OF COOK

WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 16TH DAY OF APRIL, 2025.

LICENSE EXPIRATION DATE: 11/30/26