

#23196 T1
INTRO DATE
OCT 14, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
4940-42 North Sheridan Road, Chicago, IL
2. Ward Number that property is located in: 48
3. APPLICANT North Sheridan LLC
ADDRESS 4940-42 North Sheridan Road CITY Chicago
STATE Illinois ZIP CODE 60640 PHONE 630-890-8923
EMAIL jasonhuang@kw.com CONTACT PERSON Jason Huang
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 Law Offices of Samuel V.P. Banks, Frederick E. Agustin
ADDRESS 221 North LaSalle Street, 38th Floor
CITY Chicago STATE Illinois ZIP CODE 60601
PHONE 312-782-1983 FAX 312-782-2433 EMAIL fred@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: Ting Huang
7. On what date did the owner acquire legal title to the subject property? May 2025
8. Has the present owner previously rezoned this property? If yes, when? N/A
9. Present Zoning District: B3-2 Proposed Zoning District: B2-3
10. Lot size in square feet (or dimensions): 61 ft. by 143.1 ft. (approx. 8,729.1 sq. ft.)
11. Current Use of the Property: The subject property is improved with a three-story building containing commercial space at grade and seven (7) residential dwelling units above.
12. Reason for rezoning the property: to convert the first floor commercial space into six (6) residential units for a total of thirteen (13) dwelling units. The resulting building will be fully residential and its height and footprint will remain without change.
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 convert the commercial space on the building's first floor into six (6) residential units. The resulting building will be fully residential and contain thirteen (13) dwelling units total. The height and footprint of the existing three-story building will remain without change. The subject property is a Transit Served Location and will not provide off-street parking.
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 ratio for a Transit Served Location from 46.15% (3 parking spaces) to zero 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) to reduce the rear setback for floor containing residential uses from 30 ft. to zero and is seeking all zoning relief, as needed and 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

Jason Huang, 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.

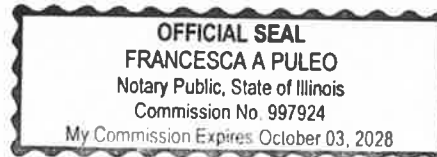
Jason Huang

Signature of Applicant

Subscribed and Sworn to before me this
28 day of September, 2020.

Francesca Puleo

Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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

October 14 , 2026

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

To Whom It May Concern:

The undersigned, **Frederick E. Agustin**, 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 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 **4940-42 North Sheridan Road, 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 intends to file an application for a change in zoning on approximately **October 14, 2026**.

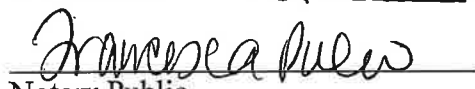
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

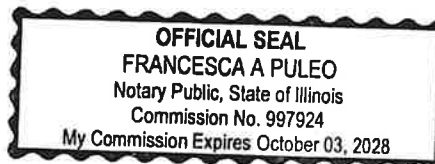
Law Offices of Samuel V.P. Banks

By:


Frederick E. Agustin
Attorney for Applicant

Subscribed and Sworn to before me
this 28 day of September, 2026.


Notary Public



Via USPS First Class Mail

October 14, 2026

PUBLIC NOTICE

Dear Property Owner:

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 October 14, 2026, I, the undersigned, intend to file an application for a change in zoning from the B3-2 Community Shopping District to the B2-3 Neighborhood Mixed-Use District, on behalf of the Applicant and Property Owner, North Sheridan LLC, for the property located at **4940-42 North Sheridan Road, Chicago, IL**.

The Applicant is proposing to convert commercial space on the building's first floor into six (6) residential units. The resulting building will be fully residential and contain thirteen (13) dwelling units total. The height and footprint of the existing three-story building will remain without change. The subject property is a Transit Served Location and will not provide off-street parking. 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 residential off-street parking ratio from 46.15% (3 parking spaces) to zero, reduce the rear setback for floors containing residential uses from 30 ft. to zero, and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

The Applicant and Property Owner, North Sheridan LLC, maintains offices at 4940-42 North Sheridan Road, Chicago, IL 60640.

I am the attorney for the Applicant and Property Owner, 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



Frederick E. Agustin
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.**

LEGEND

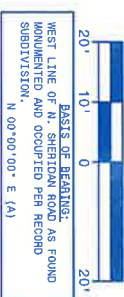
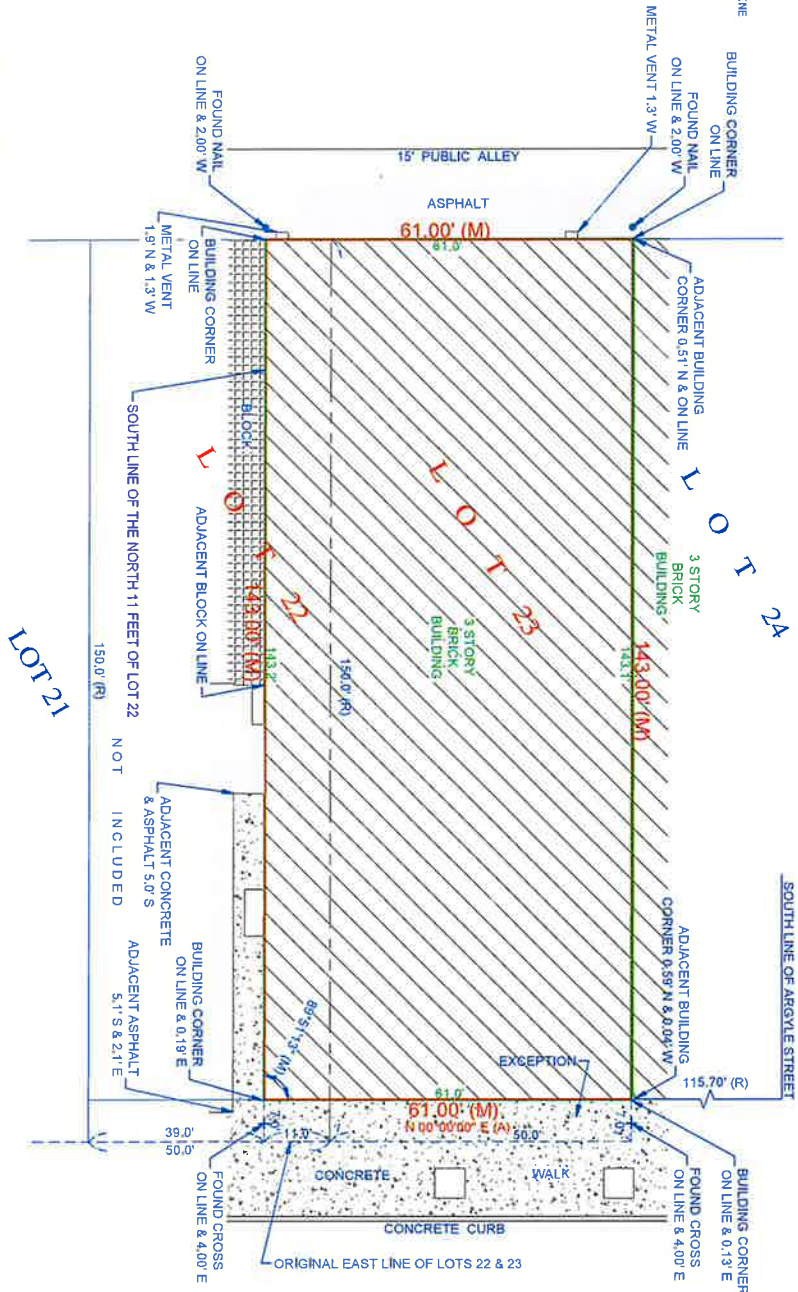
A = ASSUMED
 C = CALCULATED
 CH = CHORD
 CL = CENTERLINE
 CO = CORNER
 E = EAST
 F.I.P. = FOUND IRON PIPE
 F.R. = FOUND ROD
 F.T. = FEET/FOOT
 L = LENGTH
 N = NORTH
 NE = NORTHEAST
 NW = NORTHWEST
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R.O.W. = RIGHT OF WAY
 S = SOUTH
 S.I.P. = SET IRON PIPE
 S.I.R. = SET IRON ROD
 SE = SOUTHEAST
 SW = SOUTHWEST
 W = WEST
 NW = NORTHWEST

CHAIN LINK FENCE
 WOOD FENCE
 METAL FENCE
 METAL POST
 EASEMENT LINE
 SETBACK LINE
 INTERIOR LOT LINE

PLAT OF SURVEY

THE NORTH 11.00 FEET OF LOT 22 AND ALL OF LOT 23 (EXCEPT THE EAST 7.00 FEET OF SAID LOTS TAKEN FOR STREET) IN BLOCK 3 IN COMMARRE'S RESUBDIVISION OF THAT PART OF ARGYLE, LYING SOUTH OF THE CENTERLINE OF ARGYLE STREET IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:
 CONTAINING 8.722 ± SQ. FT. OR 0.20 ± ACRES MORE OR LESS



(66' R.O.W.)
 N. SHERIDAN ROAD



STATE OF ILLINOIS
 COUNTY OF DUPAGE
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CORRESPONDING STANDARDS FOR SURVEYING AND THAT THE PLAT HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY.
 DATED, THIS 10TH DAY OF JULY, A.D., 2023,
 AT Lisle, ILLINOIS.



- NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 4940-4942 N. SHERIDAN ROAD
 CHICAGO, ILLINOIS
 CLIENT WILLIAM LUCAS
 FIELDWORK DATE 07/07/2023 (A1/A1)
 DRAWN BY: R.S. REVISED: 07/19/2023 JOB NO. 23-05-0277