#23024-T1
INTRO DATE
MARCH 18, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2137-47 West Irving Park Road, Chicago, Illinois 60618

2. Ward Number that property is located in: 47th Ward

3. APPLICANT Barrett Homes, LLC

ADDRESS 3111 North Lincoln Avenue CITY Chicago

STATE Illinois ZIP CODE 60657 PHONE 708-724-3735

EMAIL mike@barretthomeschicago.com CONTACT PERSON Michael Barrett

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 Please see following page

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, 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

2137 West Irving Park Road

Owner: Wintrust Bank, N.A (f/k/a North Shore Community Bank & Trust Company)

Address: 231South LaSalle Street City: Chicago

State: Illinois Zip Code: 60604 Phone: 847-393-9554

Email: mkelly@wintrust.com Contact Person: Michael Kelly

2147 West Irving Park Road

Owner: The Brian P. Simmons Revocable Living Trust

Address: 2147 West Irving Park Road City: Chicago

State: Illinois Zip Code: 60618 Phone: 708-478-0047

Email: mbhretax@gmail.com Contact Person: Brian Simmons

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: John P. Barrett & Michael J. Barrett - Managers of Applicant
Brian P. Simmons - Trustee of The Brian P. Simmons Revocable Living Trust
Bartlett Q. Johnson - President of Wintrust Bank

7. On what date did the owner acquire legal title to the subject property? 2014 & 2019

8. Has the present owner previously rezoned this property? If yes, when? N/A

9. Present Zoning District: B1-1 and B3-1 Proposed Zoning District: B3-3

10. Lot size in square feet (or dimensions): 142 ft. by 125 ft. (17,750 sq. ft.)

11. Current Use of the Property: The northwestern portion of the lot is improved with a two-story mixed-use building with a detached garage and the northeastern portion of the subject lot contains a one-story commercial building and an surface parking lot.

12. Reason for rezoning the property: To redevelop the subject property with a new four-story mixed-use building with 4,545 sq. ft. of retail use at grade, twenty-four (24) residential dwelling units above, and twenty-four (24) garage parking spaces.

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 redevelop the subject property with a new four-story mixed-use building and attached garage. The proposed building will measure 65 ft. in height and feature 4,545 sq. ft. of retail space at grade, twenty-four (24) dwelling units above, and a roof top deck. The subject property is a Transit Served Location (TSL) and will be supported by twenty-four (24) off-street parking spaces.

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) increase the off-street parking requirement for a Transit Served Location from 50% (12 parking spaces) to 100% (24 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 for floors containing residential units from 30 ft. to 3.5 in. 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

Mike Barrett, 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 25 day of FEBRUARY, 2026.

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, Bartlett Q. Johnson (print name), as CEO (print title), and on behalf of Wintrust Bank, N.A. (f/k/a North Shore Community Bank & Trust Company), the property owner of the subject property located at 2137 West Irving Park Road, 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.

(signature) 2/12/2026 Date

Bartlett Q Johnson CEO
(print name and title)

Wintrust Bank, N.A.
(f/k/a North Shore Community Bank & Trust Company)

To whom it may concern:

I, Brian P. Simmons as trustee of The Brian Simmons Revocable Living Trust, the owner of the subject property located at 2147 West Irving Park Road, 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.

Brian P. Simmons

Trustee
The Brian Simmons
Revocable Living Trust

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

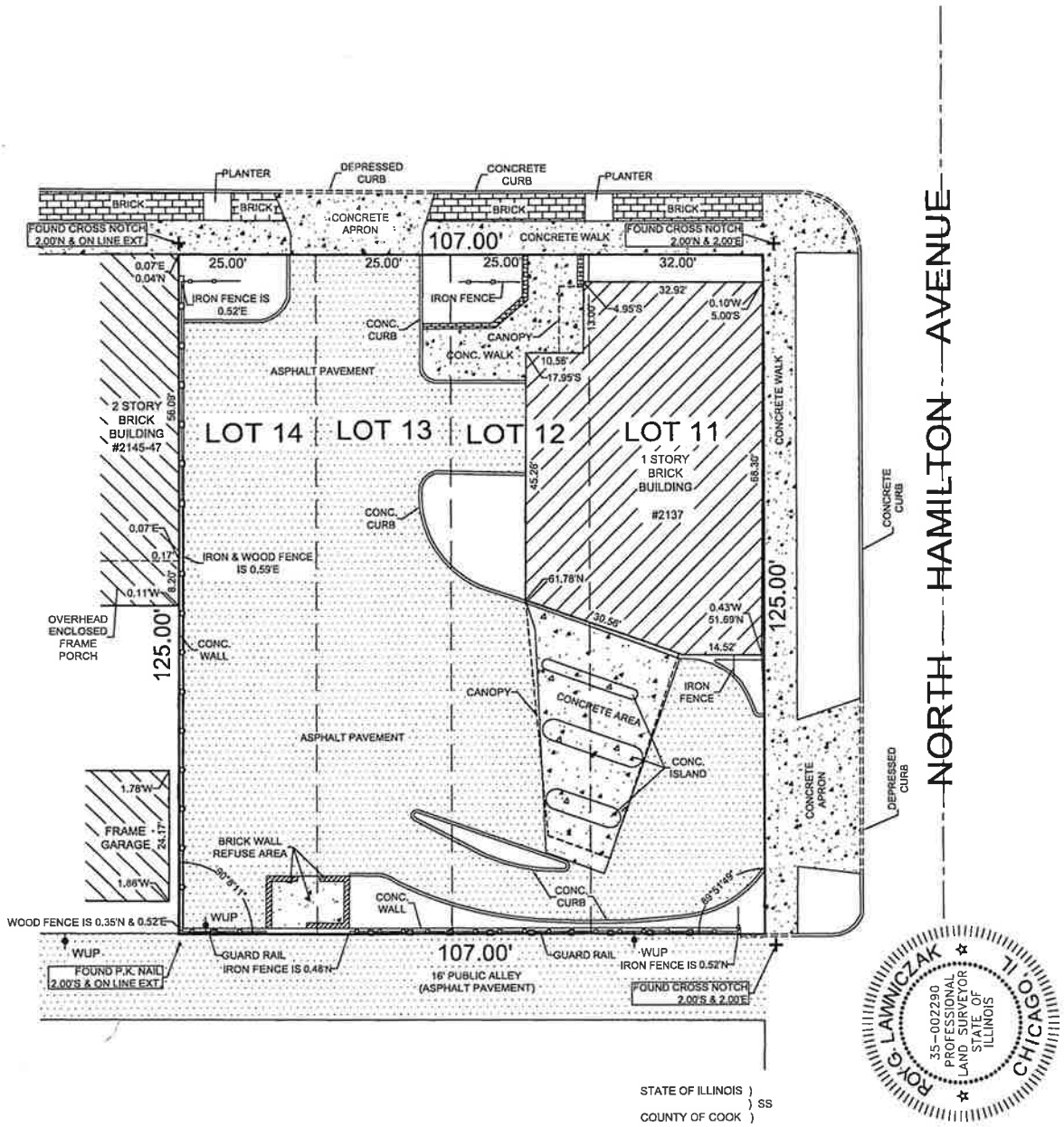
PLAT OF SURVEY

OF

LOTS 11, 12, 13 AND 14 IN BLOCK 7 OF OGDEN'S SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2137 W. IRVING PARK RD., CHICAGO, IL 60618**

PERMANENT INDEX NUMBERS:
14 - 19 - 104 - 004 - 0000



ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

Roy G. Lawniczak

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290
LICENSE EXPIRES: NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2027

☐ CHECK (✓) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

ORDERED BY:
BARRETT HOMES LLC
DATE : JANUARY 26, 2026
SCALE : 1" = 20'
ORDER No.: 2026 - 32501

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

Roy G. Lawniczak

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

ALTA/N.S.P.S

HORIZON SURVEY, LLC

LOT 15 AND LOT 16 (EXCEPT THE WEST 15 FEET) IN JONES SUBDIVISION OF BLOCK 7 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER THEREOF AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER THEREOF AND THE EAST HALF OF THE SOUTHEAST QUARTER THEREOF IN COOK COUNTY, ILLINOIS.

HORIZON SURVEY, LLC
P.O. BOX 438607
Chicago, Il 60643
Office: 312-224-0477
horizonsurveychicago@gmail.com



VICINITY MAP NOT TO SCALE

SCALE: 1"= 30'

A. This survey correctly shows the size, location and type of all buildings, structures and other improvements, and visible items on the Property and that all buildings and improvements are within the boundary lines and applicable setback lines of the Property.

B. All utilities serving the Property enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easements or right of way across said Property.

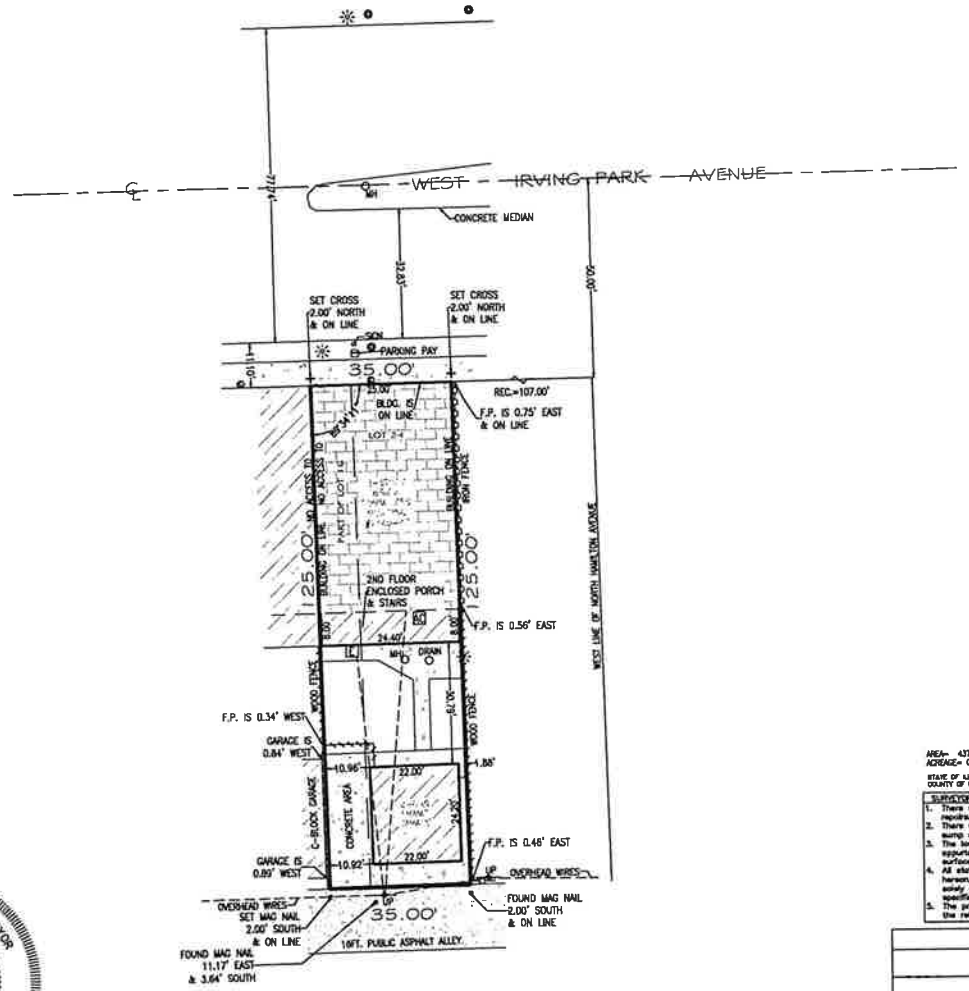
C. Except as shown, there are no visible (a) improvements, easements, right of way, party walls, drainage ditches, streams or conflicts, (b) party walls or encroachments on adjoining property, streets, alleys, or right of way by any of such buildings structures, or other improvements, (c) encroachments on the Property by buildings, structures, or other improvements situated on adjoining property, or (d) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the Property.

D. Said described property is located within an area having a Zone Designation by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 17031C0408K, with a date of identification of 9/10/2021, for Community Number 170074, in Cook County, State of Illinois, which is the current Flood Insurance Rate Map of the community in which said Property is situated;

E. The property has direct physical access to Irving Park, a public street or highway;

F. The number of striped parking spaces located on the subject property is 0, and to the extent possible, are graphically shown hereon.

G. All set back, side yard and rear yard lines and requirements shown or set forth on all recorded plats and documents, and those set forth in applicable zoning ordinances, are plotted hereon and are noted hereon in tabular form.



LEGEND
F.P. FENCE POST
MH MAN HOLE
CB CATCH BASIN
E ELECTRICAL
G GAS
LIGHT POLE
POWER POLE
WV WATER VALVE
B BOX
C CABLE/PHONE

AREA= 4375.00 SQ. FT. (MORE OR LESS)
ACREAGE= 0.1004362 (MORE OR LESS)

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

SURVEYOR'S NOTES:
1. There was no observable evidence of earth moving work, building construction or repairs.
2. There was no observable evidence of site being used as a solid waste dump, sump or sanitary landfill.
3. The location of utilities shown hereon is from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
4. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements servitude and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
5. The property surveyed and shown hereon is the same property as described in the referenced title commitment.

SURVEY CERTIFICATE REQUIREMENTS:
A. The survey certificate must provide as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2019 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA an NSPS and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 10, 11, and 14 from table A thereof.

PROFESSIONAL LAND SURVEYOR
GEORGE E. STOURTON
035-002058
CHICAGO ILLINOIS
STATE OF ILLINOIS

DATE OF PLAT OR MAP: JULY 18, 2025

GEORGE E. STOURTON, P.L.S. #2058

PROFESSIONAL ILLINOIS LAND SURVEYOR No. 2058
LICENSE EXPIRATION DATE: 11/30/26

HORIZON SURVEY, LLC
PROFESSIONAL LAND SURVEYING COMPANY

Roman Potzner

DRAWN BY: R.P.
JOB #: 2145 IRVING PARK AVE
DATE OF COMPLETION IN THE FIELD: JULY 13, 2025
PREPARED FOR: BLDG. PROJECTS
P.I.N #: 14-18-104-003-0000 COOK COUNTY, IL
COMMONLY KNOWN AS: 2145-47 W. IRVING PARK AVE., CHICAGO, ILLINOIS

Written Notice, Form of Affidavit: Section 17-13-0107
March 18, 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 J. 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 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 **2137-47 West Irving Park 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 **March 18, 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 27 day of FEBRUARY, 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

PUBLIC NOTICE

March 18, 2026

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 March 18, 2026, I, the undersigned, intend to file an application for a change in zoning from the B1-1 Neighborhood Shopping District and the B3-1 Community Shopping District to the a B3-3 Community Shopping District, on behalf of the Applicant, Barrett Homes, LLC, for the property located at **2137-47 West Irving Park Road, Chicago, IL**.

The Applicant is proposing to develop the subject property with a new four-story mixed-use building containing a parking garage and approximately 4,545 sq. ft. of retail space at grade, twenty-four (24) dwelling units above, and a roof top deck. The proposed building will measure 65 ft. in height. The subject property is a Transit Served Location and will be supported by twenty-four (24) off-street garage parking spaces and fifty-four (54) onsite bicycle parking spaces. 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 increase the residential off-street parking ratio from 50% (12 parking spaces) to 100% (24 parking spaces), reduce the rear setback for floors containing residential units from 30 ft. to 3.5 in., and is seeking all relief necessary, as allowed by the Chicago Zoning code, for the attached plans.

The Applicant, Barrett Homes, LLC, maintains offices at 3111 North Lincoln Avenue, Chicago, IL 60657.

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.**