

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

- ATTORNEY: Sara K. Barnes – Neal & Leroy, LLC
- ADDRESS: 20 South Clark Street – Suite 2050
- CITY: Chicago STATE: Illinois ZIP CODE: 60603
- PHONE: 312-628-7020 FAX: N/A EMAIL: sbarnes@nealandleroy.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.

Aidan Desmond – Managing Member

7. On what date did the owner acquire legal title to the subject property? June 2018

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

9. Present Zoning District: RS-3 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 6,374 square feet (48.82 feet x 130.57)

11. Current Use of Property: The subject property is comprised of two contiguous lots of record which establish a single combined zoning lot. The site is presently vacant and unimproved.

12. Reason for rezoning the property: The Applicant is seeking a *Type I Zoning Map Amendment*, with any required secondary zoning relief, in order to permit the construction and occupancy of a new four-story (with basement) multi-family residential building at the subject site, which will feature a total of eight (8) dwelling units distributed on and between the basement through the 4th floor. Correspondingly, off-street parking for a total of nine (9) vehicles and at least five (5) bicycles will be provided within and between an attached garage (*rear basement*) and two detached garages at the rear of the property. The rezoning is necessary to allow (i) an increase in the maximum allowable residential density for the property, from two to eight dwelling units, and (ii) for an increase in the maximum allowable floor area ratio (FAR) and building height, in order to construct a building envelope and floor plates to accommodate the increased density and larger format family-oriented units that are more compatible with the character and pattern of development on this segment of Diversey Avenue.

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 *Type I Zoning Map Amendment*, with any required secondary relief for *Administrative Adjustment(s)* and/or *Variation(s)*, pursuant to Section 17-13-0300 of the Chicago Zoning Ordinance, in order to permit the redevelopment of the subject property with a new four-story (with basement) multi-family residential building, featuring multiple garages and private rooftop decks. The programming for the proposed new residential development calls for the establishment of a total of eight (8) dwelling units to be distributed on and between the basement through 4th floor, while secure off-street parking for nine (9) vehicles and at least five (5) bicycles will be provided and distributed between an attached garage, generally comprising the rear of the basement, and two detached garages, situated at the rear of the building / property, with access from the private alley. The proposed improvements will be masonry in construction, with the principal building measuring approximately 49 feet-8 inches in height (*4th floor ceiling*).

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:** The Applicant is seeking all Administrative Adjustments, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

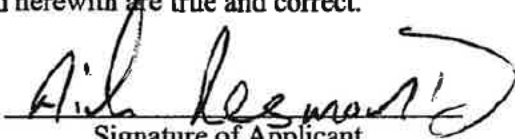
- ✓ **Variation 17-13-1101:** When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. The Applicant is seeking all Variations, 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 X

COUNTY OF COOK
STATE OF ILLINOIS

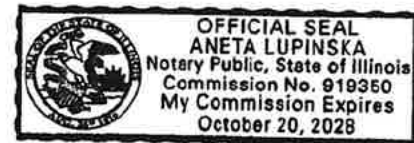
I, AIDAN DESMOND, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.


Signature of Applicant

Subscribed and sworn to before me this

5TH day of JUNE, 2026.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

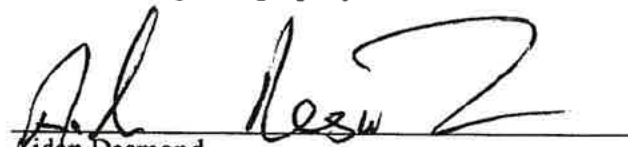
Ward: _____

City of Chicago – City Council
Committee on Zoning, Landmarks & Building Standards
121 North LaSalle Street – Room 304
Chicago, Illinois 6062

Care of:
Patrick Murphey
First Deputy Commissioner / Zoning Administrator
City of Chicago - Department of Planning and Development
121 North LaSalle Street, Room 905 / 1000
Chicago, Illinois 60602

To Whom It May Concern:

I, AIDAN DESMOND, on behalf of *MCL Development LLC* – the Applicant and Owner, with regard to the property generally located at and comprising 2522-2524 West Diversey Avenue, Chicago, Illinois, authorize *Neal & Leroy LLC* to file an application for a *Zoning Map Amendment*, before the City of Chicago – City Council, for and affecting such property.


Aidan Desmond
MCL Development LLC

-FORM OF AFFIDAVIT-

City of Chicago – City Council
Committee on Zoning, Landmarks & Building Standards
121 North LaSalle Street – Room 304
Chicago, Illinois 6062

Dear Honorable Chairperson and Esteemed Members of the Committee:

I, AIDAN DESMOND, on behalf of *MCL Development LLC*, understand that *Neal & Leroy LLC* has filed a sworn affidavit identifying *MCL Development LLC* as holding present title interest in certain real property that is subject to a proposed *Zoning Map Amendment*, for the property generally identified as 2522-2524 West Diversey Avenue, Chicago, Illinois.

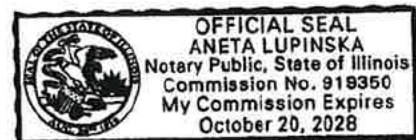
I, AIDAN DESMOND, being first duly sworn under oath, depose and say that *MCL Development LLC* holds that interest for itself, and for no other person, association, or shareholder.


Aidan Desmond Date

Subscribed and sworn to before me

this 5th day of JUNE, 2026.


Notary Public



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

July 15, 2026

Honorable Chair
Committee on Zoning, Landmarks & Building Standards
City Council
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-Property 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 and/or introduction of the application into City Council.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **2522-2524 West Diversey Avenue, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant / Property Owner; and a statement that the Applicant intends to have an application for a change in zoning introduced by City Council on approximately **July 15, 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 properties required to be served.

By: *Sara K. Barnes*
Sara K. Barnes
Attorney for Applicant

Subscribed and sworn to before me

this 29th day of June, 2026.

Cynthia Ann Monger
Notary Public



PUBLIC NOTICE

Via USPS First Class Mail

July 15, 2026

Dear Owner and/or Occupant:

In accordance with a certain amendment to the Chicago Zoning Ordinance enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **July 15, 2026**, I, the undersigned, intend to file and/or cause to be introduced an application for a change in zoning classification - from an *RS-3 Residential Single-Unit (Detached House) District* to a *B2-3 Neighborhood Mixed-Use District*, on behalf of the Applicant and Property Owner – *MCL Developments, LLC*, for and affecting the property generally located at and comprising **2522-2524 West Diversey Avenue, Chicago, Illinois** (“subject property”).

The Applicant is seeking a *Type I Zoning Map Amendment*, with any required secondary relief for *Administrative Adjustment(s)* and/or *Variation(s)*, pursuant to Section 17-13-0300 of the Chicago Zoning Ordinance, in order to permit the redevelopment of the subject property with a new four-story (with basement) multi-family residential building, featuring multiple garages and private rooftop decks. The programming for the proposed new residential development calls for the establishment of a total of eight (8) dwelling units to be distributed on and between the basement through 4th floor, while secure off-street parking for nine (9) vehicles and at least five (5) bicycles will be provided and distributed between an attached garage, generally comprising the rear of the basement, and two detached garages, situated at the rear of the building / property, with access from the private alley. The proposed improvements will be masonry in construction, with the principal building measuring approximately 49 feet-8 inches in height (4th floor ceiling).

The Applicant / Property Owner – *MCL Developments, LLC*, is located at [REDACTED]
[REDACTED]

The primary contact person for this application is **Sara K. Barnes - Attorney for Applicant**. My address is 20 South Clark Street – Suite 2050, Chicago, Illinois 60603. My telephone number is 312-628-7020.

Very truly yours,

Sara K. Barnes

Sara K. Barnes
Neal & Leroy, LLC

***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.

NOTICE

July 15, 2026

Via USPS First Class Mail

Alderman Anthony Quezada
35th Ward – City of Chicago
2934 North Milwaukee Avenue – Unit C
Chicago, Illinois 60618

Dear Alderman Quezada:

In accordance with a certain amendment to the Chicago Zoning Ordinance enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **July 15, 2026**, I, the undersigned, intend to file and/or cause to be introduced an application for a change in zoning classification - from an *RS-3 Residential Single-Unit (Detached House) District* to a *B2-3 Neighborhood Mixed-Use District*, on behalf of the Applicant and Property Owner – *MCL Developments, LLC*, for and affecting the property generally located at and comprising **2522-2524 West Diversey Avenue, Chicago, Illinois** ("subject property").

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The Applicant / Property Owner – *MCL Developments, LLC*, is located at [REDACTED]
[REDACTED]

The primary contact person for this application is **Sara K. Barnes - Attorney for Applicant**. My address is 20 South Clark Street – Suite 2050, Chicago, Illinois 60603. My telephone number is 312-628-7020.

Very truly yours,

Sara K. Barnes

Sara K. Barnes
Neal & Leroy, LLC

*****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 are the Alderperson of the Ward in which the property subject to the proposed Zoning Amendment is located.**



PLAT OF SURVEY

ZBIGNIEW DOMOZYCH SERVICES

PHONE: (773) 656-4630

(872) 210-9473

ziggylandsurveyor@gmail.com

ziggylandsurveyor.us

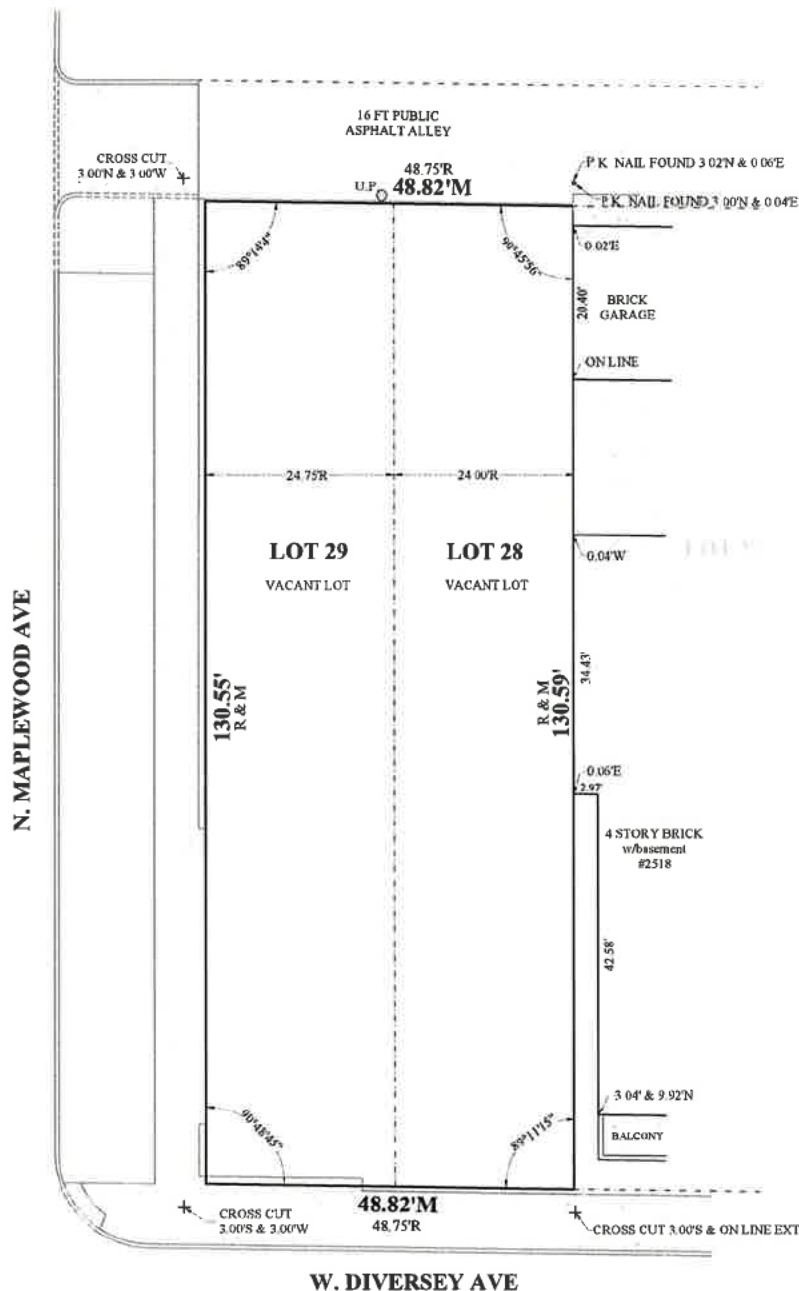
LOT 28 AND 29 IN BLOCK 3 IN CARTER'S ADDITION TO MAPLEWOOD, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 6,374 sq. ft.

Property Address: 2522-24 W. DIVERSEY AVE, CHICAGO, IL 60647

Parcel ID Numbers: 13-25-228-036-0000 affects LOT 29

13-25-228-037-0000 affects LOT 28



LEGEND:

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- UTILITY POLE
- E.C.
- E.BR
- N.S.E.W
- CROSS / NAG NAIL
- CROSS / IRON PIPE / IRON ROD

- ASPHALT AREA
- CONCRETE PAVEMENT
- BRICK AREA
- ENCLOSED FRAME PORCH
- OPEN FRAME PORCH
- IRON PIPE AT PROPERTY CORNER
- RECORDED / MEASURED

- E.F.R.P.
- O.F.R.P.
- I.P. at P.C.
- R / M

ORDER NO. **260608**
SCALE 1 INCH = 16 FEET
FIELDWORK COMPLETION DATE **JUNE 10, 2026**
ORDERED BY **Aidan Demond**

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC. LEGAL DESCRIPTION NOTED ON THIS PLAT WAS SUPPLIED BY OTHERS AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



State of Illinois
ss
County of Cook

I, ZBIGNIEW DOMOZYCH do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature: *Zb. Domozych*

Date: **JUNE 12, 2026**

REG. ILL. Land Surveyor No. 35-3758

LIC. EXP. NOVEMBER 30, 2026