

#23096-T1
INTRO DATE
JUNE 17, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
1720-26 North Clybourn Avenue, Chicago, Illinois
2. Ward Number that property is located in: 2nd
3. APPLICANT 1730 Clybourn LLC
ADDRESS 1775 North Clybourn Avenue, Suite 401 CITY Chicago
STATE Illinois ZIP CODE 60614 PHONE 773-988-8002
EMAIL mbreheny@contemporaryconceptsinc.com CONTACT PERSON Michael Breheny
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 Thomas S. Armour Jr. Trust
ADDRESS 1726 North Clybourn Avenue CITY Chicago
STATE IL ZIP CODE 60614 PHONE 312-543-4785
EMAIL tonyarmour@me.com CONTACT PERSON Thomas Armour
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

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: Michael Breheny and Jennifer Breheny (Managers)
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7. On what date did the owner acquire legal title to the subject property? 2020 and 2026
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: B1-2 Proposed Zoning District: B2-3
10. Lot size in square feet (or dimensions): Approximately 72 ft. by 100 ft. (7,200 sq. ft.)
11. Current Use of the Property: The subject property is improved with a two-story mixed-use building with a detached garage at the rear and a three-story residential building with a three (3) car detached garage at the rear.
12. Reason for rezoning the property: To redevelop the subject property with a new five-story residential building containing twenty-four (24) dwelling units. The new building will be supported by five (5) 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 redevelop the subject property with a new five-story residential building containing twenty-four (24) dwelling units. The proposed building will measure 55 ft. in height. The subject property is a Transit Served Location (TSL) and will be supported by five (5) off-street 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) decrease the off-street parking ratio from 50% (12 parking spaces) to 20.08% (5 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 the residential units from the required 30 ft. to 18 ft.-4 in. 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

Michael Breheny, 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
27th day of May, 20 26.

Stephen Davon Johnson
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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

June 17, 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, **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 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 **1720-26 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 intends to file an amended application for a change in zoning on approximately **June 17, 2026**.

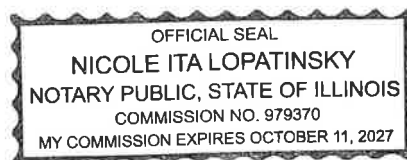
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is 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 2 day of JUNE, 2026.


Notary Public



Via USPS First Class Mail
June 17, 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 June 17, 2026, I, the undersigned, intend to file a application for a change in zoning from the B1-2 Neighborhood Shopping District to the B2-3 Neighborhood Mixed-Use District, on behalf of the Applicant, 1730 Clybourn LLC, for the property located at **1720-26 North Clybourn Avenue, Chicago, IL.**

The Applicant is proposing to redevelop the subject property with a new five-story residential building containing twenty-four (24) dwelling units. The proposed building will measure 55 ft. in height and will be supported by five (5) off-street parking spaces at the rear. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1101-D and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking space requirement from twelve (12) parking spaces to five (5) parking spaces, reduce the rear setback for the residential units from the required 30 ft. to 18 ft.-4 in., and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

The Applicant, 1730 Clybourn LLC, maintains offices at 1775 North Clybourn Avenue, Suite 401, Chicago, IL 60614.

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.**

To whom it may concern:

I, Thomas S. Armour Jr., as the Trustee of the Thomas S. Armour Jr. Trust, the property owner of the subject property located at 1724-26 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.

 
(signature) Date

Thomas S. Armour Jr.

Trustee

Thomas S. Armour Jr. Trust

BY: Norman R. Kohn
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3000