#22464-T1
INTRO DATE
MAY 22, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2426-28 North Clybourn Avenue, Chicago, IL

2. Ward Number that property is located in: 32

3. APPLICANT Alketa Dyle

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE 312-782-1983

EMAIL nick@sambankslaw.com CONTACT PERSON Nicholas Ftikas

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 Sam Banks, Nicholas Ftikas

ADDRESS 221 N. LaSalle St., 38th Floor

CITY Chicago STATE IL 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: _____

7. On what date did the owner acquire legal title to the subject property? June 2022

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

9. Present Zoning District: M1-2 Proposed Zoning District: RM-5

10. Lot size in square feet (or dimensions): Approx. 5,659 sq. ft. (irregular lot shape)

11. Current Use of the Property: The subject property consists of one (1) zoning lot. 2426 N. Clybourn is improved with a three-story mixed-use building containing retail space at grade and two (2) residential units above. 2428 N. Clybourn is vacant.

12. Reason for rezoning the property: To permit the subdivision of the subject lot into two (2) independent zoning lots. Mixed-use building at 2426 N. Clybourn will remain. 2428 N. Clybourn with be developed with a new three-story three (3) unit residential building.

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 divide the single zoning lot into two (2) independent zoning lots. The three-story mixed-use building at 2426 N. Clybourn will remain without change. The newly created zoning lot at 2428 N. Clybourn will be developed with a new three-story masonry building measuring 37 ft.-2 inches in height and containing three (3) dwelling units. There will be no off-street parking on the property.

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) The Applicant seeks to reduce the number of off-street parking spaces required for a Transit Served Location from two (2) spaces to zero (0) spaces for the lot at 2426 N. Clybourn and reduce the number of parking spaces for the new three (3) unit residential building at 2428 N. Clybourn from three (3) to zero.

☐ **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.** _____

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

I, Alketa Dyle, being first duly sworn on oath, state that all the above statements and the statements contained in the documents submitted herewith are, to the best of my knowledge, true and correct.

Signature of Applicant

Subscribed and Sworn to before me this

6th day of May, 2024.

Notary Public

OFFICIAL SEAL
Nicholas Ftikas
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires September 28, 2024

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

SPIEWAK CONSULTING
PROFESSIONAL DESIGN FIRM
LICENSE NO.: 184.006518
1030 W. HIGGINS RD., STE 210
PARK RIDGE, IL 60068
phone (773) 853-2672 (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

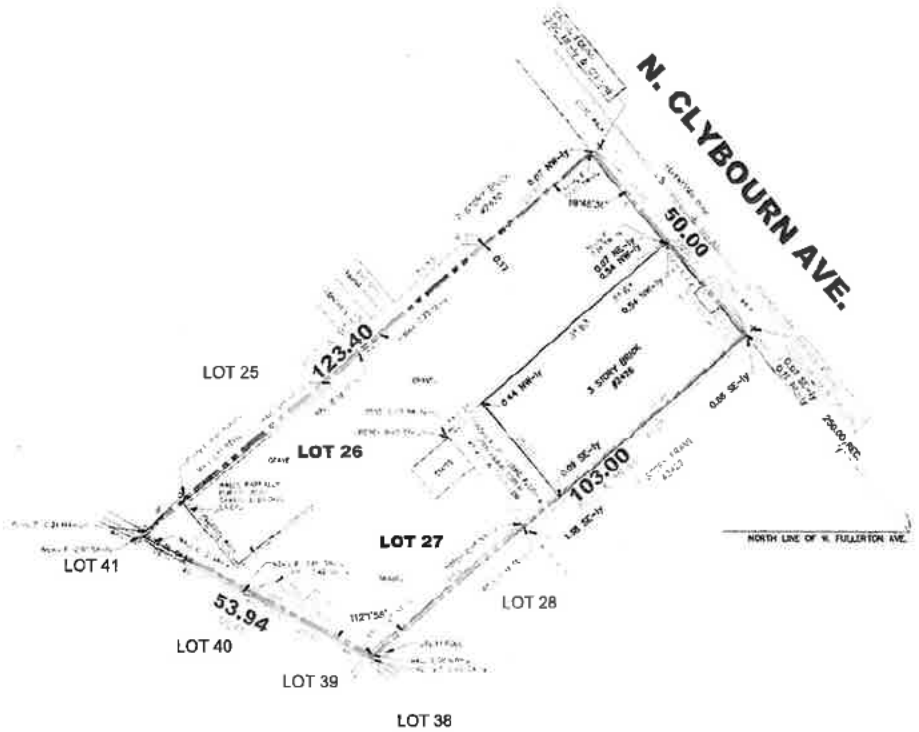
PLAT OF SURVEY

by

ANDREW SPIEWAK LAND SURVEYOR, INC.

of

LOTS 26 AND 27 IN BLOCK 7 IN FULLERTON'S SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND NORTHWESTERN RAILROAD AND OF THAT PART WEST OF THE SAID RAILWAY AND EAST OF CLYBOURN AVENUE, IN COOK COUNTY, ILLINOIS.



COMMONLY KNOWN AS
2426-28 N.CLYBOURN AVE.
CHICAGO IL 60430
P.I.N. 14-30-400-025 -026
LAND AREA ± 5539 sq. ft.

LEGEND

SCALE 1 INCH EQUALS 15 FEET.

SURVEYED BY RS, IO
DRAWN BY RAM, AS
CHECKED BY AFS
PROJECT No. 220-221-23UD24 COMBINEDLOTS

ANDREW F. SPIEWAK
3178
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS
PARK RIDGE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE No. 184.006518 HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION OF OUR OFFICIAL OF ALL LOTS, HEREON DRAWN, CLAIMS OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

THE FIELD WORK WAS COMPLETED ON 12th DAY OF FEBRUARY A.D. 2024.
DATE OF PLAT 13TH DAY OF FEBRUARY A.D. 2024

BY _____

ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDREW F. SPIEWAK LICENSE NO. 035-003178 LAND SURVEYOR'S CERTIFICATE OF AUTHORIZATION NO. 184.006518
LICENSE EXPIRES: 11/30/24 LICENSE EXPIRES 04/30/2025

Written Notice, Form of Affidavit: Section 17-13-0107
May 22, 2024

Acting Chairperson
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 **2426-2428 N. Clybourn Ave., 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 **May 22, 2024.**

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

Official Seal
Frederick E Agustin
Notary Public State of Illinois
My Commission Expires 7/1/2026

Subscribed and Sworn to before me
this 22nd day of May, 2024.

_____
Notary Public

Via USPS First Class Mail **PUBLIC NOTICE**
May 22, 2024

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 May 22, 2024, I, the undersigned, intend to file an application for a change in zoning from the M1-2 Limited Manufacturing District to the RM-5 Residential Multi-Unit District, on behalf of the Property Owner and Applicant, Alketa Dyle, for the property located at **2426-2428 N. Clybourn Ave., Chicago, IL**.

The Applicant is proposing to subdivide the single zoning lot into two (2) independent zoning lots. The three-story mixed-use building at 2426 N. Clybourn will remain without change. The newly created zoning lot at 2428 N. Clybourn will be developed with a new three-story masonry building measuring 37 ft.-2 inches in height and containing three (3) dwelling units. The Applicant is filing a mandatory Type 1 Zoning Amendment Application pursuant to Section 17-13-0303-D, and pursuant to Section 17-13-1003 of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the number of required off-street vehicle parking spaces for a Transit Served Location from two (2) parking spaces to zero at 2426 N. Clybourn, and from three (3) parking spaces to zero at 2428 N. Clybourn.

The Property Owner and Applicant, Alketa Dyle, maintains offices at [redacted]

I am the attorney for the Property Owner and 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, Alketa Dyle, the property owner and Applicant concerning the subject property located at 2426-2428 N. Clybourn, 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.

Alketa Dyle

FORM OF AFFIDAVIT

Chairman, Committee on Zoning
Room 304 - City Hall
Chicago, IL 60602

To Whom It May Concern:

I, Alketa Dyle, understand the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying me as the current owner and Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 2426-2428 N. Clybourn Ave., Chicago, IL.

I, Alketa Dyle, being first duly sworn under oath, depose and say that I hold that interest for myself and no other person, association, or shareholder.

Alketa Dyle — Date: 5-6-2024

Subscribed and Sworn to before me
this 6 day of May, 2024.

Notary Public

OFFICIAL SEAL
Nicholas Ftikas
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires September 28, 2024