#23031-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:

   2103 West Eastwood Avenue

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

3. APPLICANT George Yates

   ADDRESS 2103 W. Eastwood Avenue CITY Chicago

   STATE Illinois ZIP CODE 60625 PHONE 773-470-8486

   EMAIL g3.homes.chicago@gmail.com CONTACT PERSON George Yates

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, 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: N/A

7. On what date did the owner acquire legal title to the subject property? 8/1/23

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

9. Present Zoning District: RS3 Proposed Zoning District: RM-4.5

10. Lot size in square feet (or dimensions): 37.44' x 69'=2,583.36 SF

11. Current Use of the Property: The subject property is improved a 2.5 story residential building containing three (3) dwelling units.

12. Reason for rezoning the property: Existing residential building will remain. The rezoning is required to split the one (1) zoning lot condition with the property located at 4614 N. Seeley Avenue.

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 existing residential building will remain. It currently contains three (3) dwelling units, and the building has a height of around 38'.

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:**

☒ **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 from the required 20.7' to 3.85'; reduce the west side setback from 2' to 1.95'; waive the required rear yard open space of 67.92 SF to zero and seeking all relief necessary, as allowed by the 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

George Yates, 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
3rd day of March, 20 26.

Notary Public

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

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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, **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 **2103 W. Eastwood 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 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: _____
Frederick E. Agustin
Attorney for Applicant

Subscribed and Sworn to before me
this 3 day of March, 2026.

_____
Notary Public

OFFICIAL SEAL
FRANCESCA A PULEO
Notary Public, State of Illinois
Commission No. 997924
My Commission Expires October 03, 2028

Via USPS First Class Mail
March 18, 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 March 18, 2026, I, the undersigned, intend to file an application for a change in zoning from the RS-3 Residential Single-Unit (Detached House) District to the RM-4.5 Reside4ntial Multi-Unit District, on behalf of the Applicant, George Yates, for the property located at **2103 W. Eastwood Avenue, Chicago, IL**.

The Applicant existing residential building containing three (3) dwelling units will remain. The property forms one (1) zoning lot with the adjacent property at 4614 N. Seeley Avenue, Chicago, IL. The re-zoning will allow the subdivision of the one (1) zoning lot into two (2) separate zoning lots. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear setback from the required 20.7' to 3.85'; reduce the west side setback from 2' to 1.95'; waive the required rear yard open space of 67.92 SF to zero and all relief necessary, as allowed by the Chicago Zoning Code, for the attached plans.

The Applicant-Owner, George Yates, is located at 2103 W. Eastwood Avenue, Chicago, Illinois 60625.

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

Frederick E. Agustin
Attorney for the Applicant

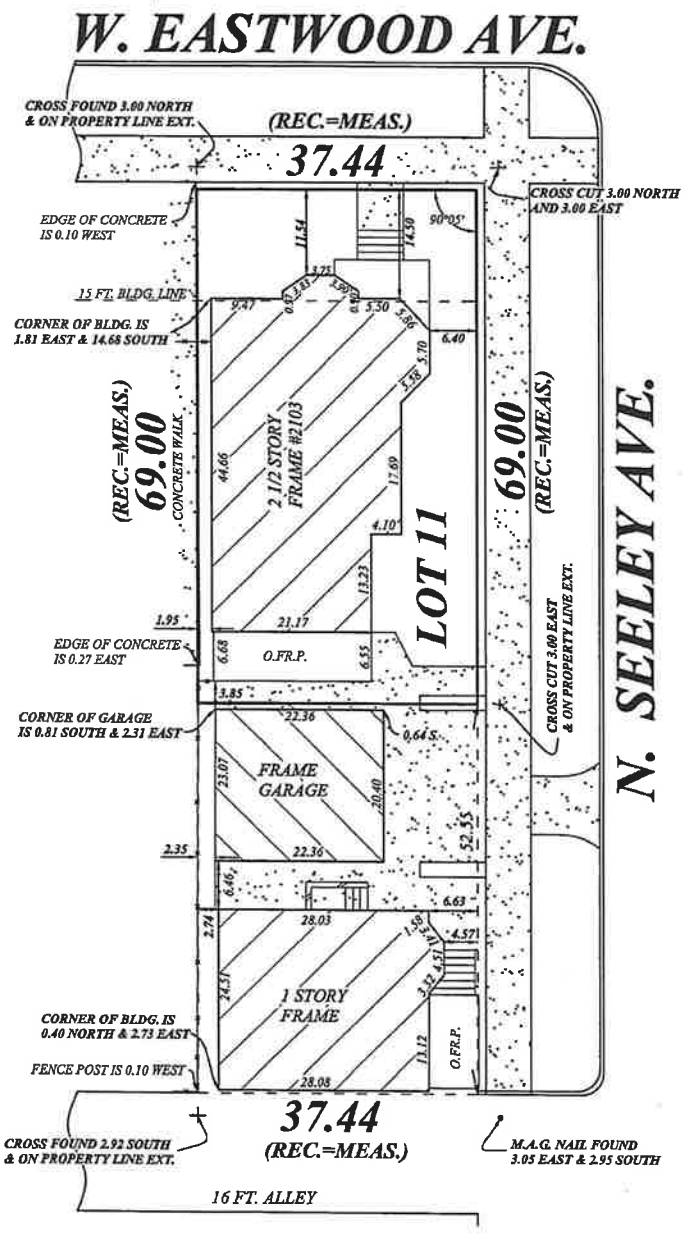
***Please note the Applicant is <u>NOT</u> seeking to purchase or rezone your property.**
***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

PLAT OF SURVEY

DESCRIBED AS :

THE NORTH 69 FEET OF LOT 11 IN BLOCK 5 IN THOMAS LYMAN'S SUBDIVISION OF BLOCKS 1 TO 6 IN THE COUNTY CLERK'S DIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 2583.4 SQ. FT.



LEGEND

- *CHAIN LINK FENCE*
- *WOOD FENCE*
- *IRON FENCE*
- *CONCRETE PAVEMENT*
- *E. FR. P. - ENCLOSED FRAME PORCH*
- *O. FR. P. - OPEN FRAME PORCH*
- *SIDE BOUNDARY LINE*
- *EASEMENT LINE*
- *BLDG. SETBACK LINE*
- *CENTER LINE*

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
SCALE: 1" = 16'

ORDERED: GEORGE G3 HOMES

JOB NO : 250916G
FIELDWORK COMPLETION DATE : SEPTEMBER 12, 2025

MUNICIPALITY : CHICAGO

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

STATE OF ILLINOIS
COUNTY OF COOK SS

SIGNATURE DATE:
....SEPTEMBER 16, 2025...

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2026
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASURMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

ANDRZEJ MURZANSKI 35-3258 REGISTERED LAND SURVEYOR STATE OF ILLINOIS ILLINOIS

ANDRZEJ MURZANSKI
LAND SURVEYORS, INC

240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE : 847-486-8731

amurzanski@outlook.com