#23055-T1
INTRO DATE
APRIL 15, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1901-1925 North Clybourn and 1904-1908 North Maud

2. Ward Number that property is located in: 43

3. APPLICANT 1901 Clybourn LLC

ADDRESS 2211 N ELSTON STE 308 CITY Chicago

STATE IL ZIP CODE 60614 PHONE 773-880-1322 Ex. 111

EMAIL jfiglioli@garretrealtyinc.com CONTACT PERSON John Figlioli

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 Applicant

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 Tyler Manic

ADDRESS 70 W. Madison Street, Suite 5400

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-345-5706 FAX _____ EMAIL tmanic@schainbanks.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: John Figlioli, Mark Mollohan Michael Brown, Jay Landman, and David Stearns

7. On what date did the owner acquire legal title to the subject property? December 15, 2006

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

9. Present Zoning District: M1-2 Proposed Zoning District: C3-3

10. Lot size in square feet (or dimensions): 44,466.70 Square Feet

11. Current Use of the Property: Office

12. Reason for rezoning the property: to permit retail as a permitted use.

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 property will remain improved with two 4-story commercial buildings containing a total of 102,356 square feet of commercial space. The height of the building is 54 feet. The existing 71 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:** seeking all relief under the Chicago Zoning Ordinance as required under the plans. The Applicant seeks to waive the fence standards of Section 17-11-0202-A, the screening standard of Section 17-11-0202-B, the parkway tree planting standard of Section 17-11-0100, and the landscape ordinance requirements under 17-11-0604-A.

☒ **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.** seeking all relief under the Chicago Zoning Ordinance as required under the 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

John Figlioli, 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 23 day of March, 2026.

Notary Public

OFFICIAL SEAL
MARCIA METZEN
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 099455
My Commission Expires August 01, 2028

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

SCHAIN||BANKS
SCHAIN BANKS KENNY & SCHWARTZ LTD

70 W. Madison Street
Suite 5400
Chicago, IL 60602
Main (312) 345-5700
Fax (312) 345-5701
www.schainbanks.com

April 15, 2026

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about April 15, 2026, the undersigned, will file an application on behalf of the Applicant, 1901 Clybourn LLC, for a change in zoning for the property located at 1901-1925 North Clybourn Avenue, Chicago, IL and 1904-1908 North Maud Ave, Chicago, IL from M1-2 Limited Manufacturing/Business Park District to a C3-3 Commercial, Manufacturing and Employment District.

Applicant seeks to rezone the subject property to establish retail use for the ground floor of the buildings. No changes are being proposed to the buildings or site plan. The subject property is improved with two, four-story commercial buildings that provide a total of 102,356 square feet of commercial space and 71 parking spaces. The building height of 54 feet will remain unchanged. No dwelling units will be provided. Pursuant to Section 17-13-0303-D, the Applicant seeks administrative adjustments to waive the requirements of the Chicago Landscape Ordinance to the vehicular use areas.

The Applicant of the Zoning Amendment and the owner of the subject property 1901 Clybourn LLC, and whose contact information is as follows: Address: 2211 N. Elston Avenue, Ste 308 Chicago, Illinois 60614 and phone number: 773-880-1322 Ex. 111.

I am the duly authorized attorney for the applicant. My address is 70 West Madison, Suite 5400, Chicago, Illinois 60602. My telephone number is 312-345-5706.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

Very truly yours,

Tyler Manic
Attorney for Applicant
and Owner

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

April 1, 2026

Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Tyler Manic, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, 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 to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately April 15, 2026.

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Signature

Subscribed and Sworn to before me this
1 day of April, 2026
Marcia Metzen

Notary Public

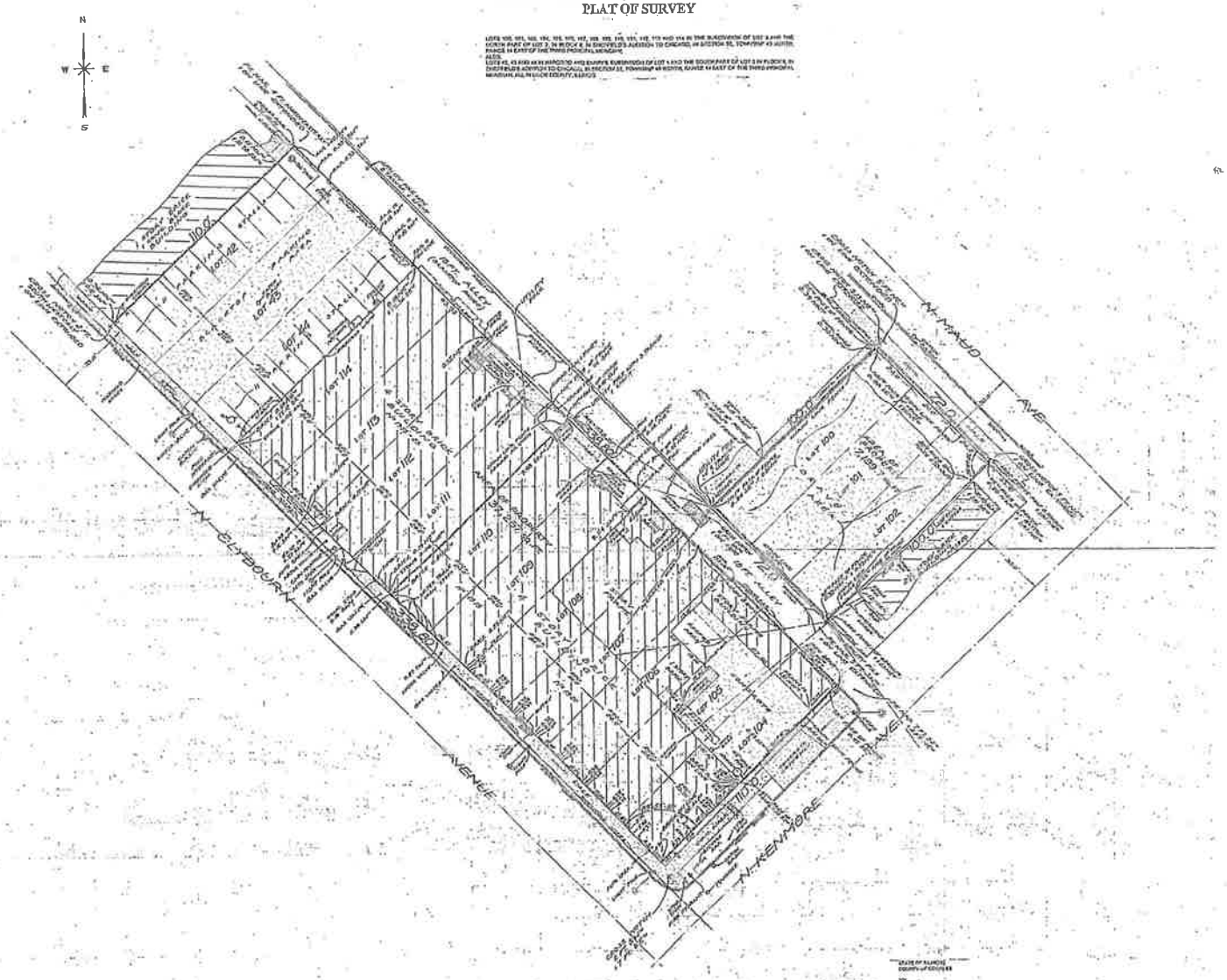
Commission Expires: 8/1/28

OFFICIAL SEAL
MARCIA METZEN
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 0994559
My Commission Expires August 01, 2028

CERTIFIED SURVEY, INC.

Phone 847-823-9500 315 S. Northwest Hwy. Suite 50, Park Ridge, IL 60068 Fax 847-823-9503

PLAT OF SURVEY



050440-7

TOTAL AREA
44,466.7 sq.ft.

APRIL 8TH 2005

CERTIFIED SURVEY, INC.

Phone 847-823-9500 315 S. Northwest Hwy. Suite 50, Park Ridge, IL 60068 Fax 847-823-9502

PLAT OF SURVEY







SURVEY NOTES

- THIS SURVEY REFLECTS THIS SURVEYS REFLECTS MATTERS OF TITLE AS DISCLOSED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. [illegible] WITH EFFECTIVE DATE SEPTEMBER 22, 2020. THERE ARE NO VISIBLE EASEMENTS OR EXCEPTIONS THAT PERTAIN TO THE SURVEY.
- THERE ARE NO SETBACK LINES OR SETBACKS AFFECTING THE PROPERTY SHOWN HEREON.
- THE PROPERTY SHOWN HEREON HAS DIRECT VEHICULAR ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC ROADWAY.
- THIS PROPERTY SHOWN HEREON DOES NOT SERVE ANY ADJOINING PROPERTY FOR UTILITY SERVICES.
- THE PROPERTY SHOWN HEREON HAS NO VISIBLE ENCROACHMENTS, CONFLICTS OR ANOMALIES IN AREA OR BOUNDARY LINE CONFLICTS.

Order No. 050440-Z

Scale 1" = [illegible]'

Date [illegible]

Located by [illegible]

TOTAL AREA
44,466 ± SQ FT