

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

- 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.

Michael Hansen – Managing Member and Kelly Hansen – Managing Member

7. On what date did the owner acquire legal title to the subject property? August 2014

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

9. Present Zoning District: M1-2 Proposed Zoning District: RT-4

10. Lot size in square feet (or dimensions): 3,075 square feet (25 feet by 123 feet)

11. Current Use of Property: The subject property is improved with a two-and-half-story (with basement) multi-family residence and a detached garage. The property, as presently improved, is non-conforming because residential use is not permitted in the current M1-2 zoning classification.

12. Reason for rezoning the property: The Applicant is seeking a Type I Zoning Map Amendment, with secondary zoning relief (Administrative Adjustment and/or Variation), in order to permit the construction and occupancy of a new three-story (with basement), two-unit residential building and a detached two-car garage (with roof deck), at the subject property. The Type I rezoning and associated secondary relief are necessary to allow for (i) residential use and occupancy (M1 to RT), as well as, (ii) a reduction to the required front setback (Administrative Adjustment / Variation) and (iii) a reduction to the required rear setback (Administrative Adjustment / Variation).

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 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 construction and occupancy of a new three-story (with basement) residential building and a detached garage at the subject property. The programming for the proposed new development calls for the establishment of two (2) duplex dwelling units to be distributed on and between the basement through 3rd floors. A detached garage, with roof deck, will be situated at the rear of the property, which will provide secure off-street parking for two vehicles. The proposed improvements will be masonry in construction, with the new principal building measuring 38 feet-0 inches in height (3rd 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 Adjustment*, as necessary 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. In particular, without limitation, the Applicant is seeking *Variations* (i) to reduce the required front setback from 14 feet-9 inches to 10 feet-8 inches [Section 17-13-1101-B] and (ii) to reduce the required rear setback from 36 feet-11 inches to 2 feet-0 inches [Section 17-13-1101-B].

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

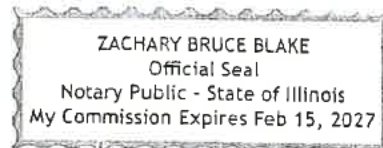
I, MICHAEL HANSEN, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and sworn to before me this

22 day of April, 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, MICHAEL HANSEN, on behalf of *1218 W George LLC* – the Applicant and Owner, with regard to the property generally located at and comprising 1218 West George Street, 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.

A handwritten signature in black ink, appearing to read "Michael Hansen", written over a horizontal line.

Michael Hansen – Managing Member
1218 W George 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, MICHAEL HANSEN, on behalf of *1218 W George LLC*, understand that *Neal & Leroy, LLC* has filed a sworn affidavit identifying *1218 W George 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 1218 West George Street, Chicago, Illinois.

I, MICHAEL HANSEN, being first duly sworn under oath, depose and say that *1218 W George LLC* holds that interest for itself, and for no other person, association, or shareholder.

 4/22/2026
Michael Hansen Date

Subscribed and sworn to before me
this 22 day of April, 2026.


Notary Public



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

May 20, 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 **1218 West George Avenue, Chicago, Illinois 60657**; 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 **May 20, 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 5th day of May, 2026.

Cynthia A. Monger
Notary Public



PUBLIC NOTICE

Via USPS First Class Mail

May 20, 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 **May 20, 2026**, I, the undersigned, intend to file and/or cause to be introduced an application for a change in zoning classification - from a *M1-2 Limited Manufacturing/Business Park District* to an *RT-4 Residential Two-Flat, Townhouse and Multi-Unit District*, on behalf of the Applicant and Property Owner – *1218 W George LLC*, for and affecting the property generally located at and comprising **1218 West George Street, Chicago, Illinois 60657** ("subject property").

The Applicant is seeking a *Type I Zoning Map Amendment*, with 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 construction and occupancy of a new three-story (with basement) residential building and a detached garage at the subject property. The programming for the proposed new development calls for the establishment of two (2) duplex dwelling units to be distributed on and between the basement through 3rd floors. A detached garage, with roof deck, will be situated at the rear of the property, which will provide secure off-street parking for two vehicles. The proposed improvements will be masonry in construction, with the new principal building measuring 38 feet-0 inches in height.

The Applicant and Property Owner – *1218 W George 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

May 20, 2026

Via USPS First Class Mail

Alderman Scott Waguespack
32nd Ward – City of Chicago
2657 North Clybourn Avenue
Chicago, Illinois 60614

Dear Alderman Waguespack:

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 **May 20, 2026**, I, the undersigned, intend to file and/or cause to be introduced an application for a change in zoning classification - from a *M1-2 Limited Manufacturing/Business Park District* to an *RT-4 Residential Two-Flat, Townhouse and Multi-Unit District*, on behalf of the Applicant and Property Owner – *1218 W George LLC*, for and affecting the property generally located at and comprising **1218 West George Street, Chicago, Illinois 60657** ("subject property").

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The Applicant and Property Owner – *1218 W George 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.

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY • ALTA • TOPOGRAPHIC • CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM NO. 184-003023

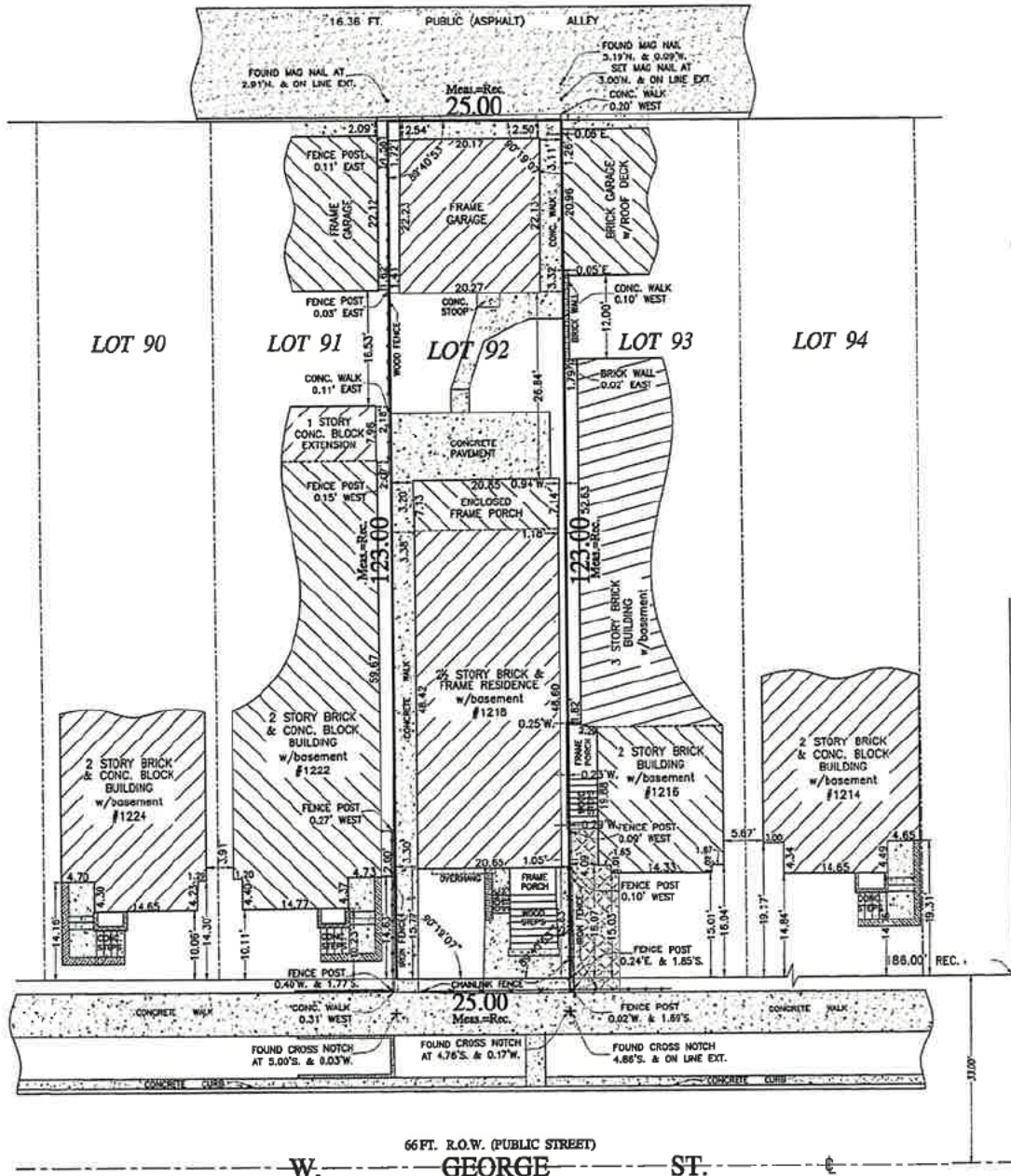
MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

PLAT OF SURVEY OF



LOT 92 IN BLOCK 8 IN THE SUBDIVISION OF THAT PART LYING NORTHEAST OF THE CENTERLINE OF LINCOLN AVENUE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 3,075 sq. ft. = 0.070 acre, more or less
COMMONLY KNOWN AS: 1218 W. GEORGE ST., CHICAGO, IL 60637



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREBY DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND BASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook

We, PROFESSIONALS ASSOCIATED-MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Order No. 111707
Scale: 1 inch = 16 feet.
Date of Field Work: 27 FEBRUARY 2026
Ordered by: MICHAEL MARESSO



Date: MARCH 2, 2026
Paul Jaros LIC. NO. 035-003937
IL PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2026
DRAWN BY E.D.M.