#23026-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:

2210-2214 West Belmont Avenue, Chicago, Illinois 60618

2. Ward Number that property is located in: 32nd Ward

3. APPLICANT Barrett Homes LLC

ADDRESS 3111 North Lincoln Avenue CITY Chicago

STATE Illinois ZIP CODE 60657 PHONE 708-724-3735

EMAIL mike@barretthomeschicago.com CONTACT PERSON Michael Barrett

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 Please see following page.

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 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

2210 West Belmont Avenue

- **Owner:** Jerry Gibson and Patricia A. Gibson, Co-Trustees of a trust agreement dated May 5, 2023 and known as the Jerry Gibson and Patricia A. Gibson Joint Trust
- **Address:** [redacted] **City:** [redacted]
- **State:** [redacted] **Zip Code:** [redacted] **Phone:** [redacted]
-
- **Email:** [redacted] **Contact Person:** Lidia Santos

2212-14 West Belmont Avenue

- **Owner:** Lake View Trust and Savings Bank Trust 4689 dated March 8, 1978
- **Address:** 2212 West Belmont Avenue **City:** Chicago
- **State:** Illinois **Zip Code:** 60618 **Phone:** [redacted]
-
- **Email:** [redacted] **Contact Person:** Kamlesh P. Sheth

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 Barrett & John Barrett - Managers of Applicant
Patricia A. Gibson and Jerry Gibson - Joint Trustees of Property Owner
Kamlesh P. Sheth and Dr. Elicer Cotes - Beneficiaries of Property Owner

7. On what date did the owner acquire legal title to the subject property? May 2023

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

9. Present Zoning District: C1-1 Proposed Zoning District: B2-2

10. Lot size in square feet (or dimensions): 50 ft. by 125 ft. (approximately 6,250 sq. ft.)

11. Current Use of the Property: The subject property is improved with two (2) one-story commercial buildings and a garage at the rear.

12. Reason for rezoning the property: To permit the construction of a new four-story residential building containing six (6) residential dwelling units and six (6) off-street garage parking spaces.

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 four-story residential building containing six (6) dwelling units and an detached garage. The proposed building will measure 46 ft.-7 in. in height. The subject property is a Transit Served Location (TSL) and will be supported by six (6) off-street 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:** (17-13-1003-EE) increase the off-street parking requirement for a Transit Served Location from 50% (3 parking spaces) to 100% (6 parking spaces) and (17-13-1003-L) increase the building height from the required 45 ft. to 46 ft.-7 in.

☒ **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 necessary, 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

Mike Barrett, 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 3 day of MARCH, 2026.

Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

To whom it may concern:

I, Kamlesh P. Sheth, as a Beneficiary, of the Lake View Trust and Savings Bank Trust 4689 dated March 8, 1978, the property owner of the subject property located at 2212-14 West Belmont 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

Kamlesh P. Sheth
Beneficiary

To whom it may concern:

I, Jerry Gibson, and I, Patricia A. Gibson, as Co-Trustees of a trust agreement dated May 5, 2023 and known as the Jerry Gibson and Patricia A. Gibson Joint Trust, the property owner of the subject property located at 2210 West Belmont 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.

Jerry Gibson, Co-Trustee

Patricia A. Gibson, Co-Trustee

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, **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.

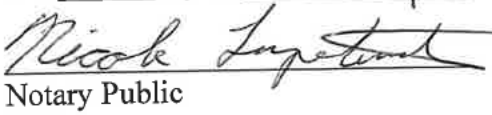
That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **2210-2214 West Belmont Avenue, Chicago, IL**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file 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: 
Nicholas J. Ftikas
Attorney for Applicant

Subscribed and Sworn to before me
this 27 day of FEBRUARY, 2026.


Notary Public



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 C1-1 Neighborhood Commercial District to the B2-2 Neighborhood Mixed-Use District, on behalf of the Applicant, Barrett Homes LLC, for the property located at **2210-2214 West Belmont Avenue, Chicago, IL**.

The Applicant is proposing to redevelop the subject property with a new four-story residential building containing six (6) dwelling units and a detached garage. The proposed building will measure 46 ft.-7 in. in height. The subject property is a Transit Served Location and will be supported by six (6) off-street parking spaces within the detached garage at the rear. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1003-L of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio for a Transit Served Location to 100% (six (6) parking spaces for six (6) residential units), increase the building height from 45 feet to 46 ft.-7 in., and is seeking all relief necessary, as allowed by the Chicago Zoning code, for the attached plans.

The Applicant, Barrett Homes LLC, maintains offices at 3111 North Lincoln Avenue, Chicago, Illinois 60657.

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.**

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

NORTH

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7160 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM NO. 184-003023

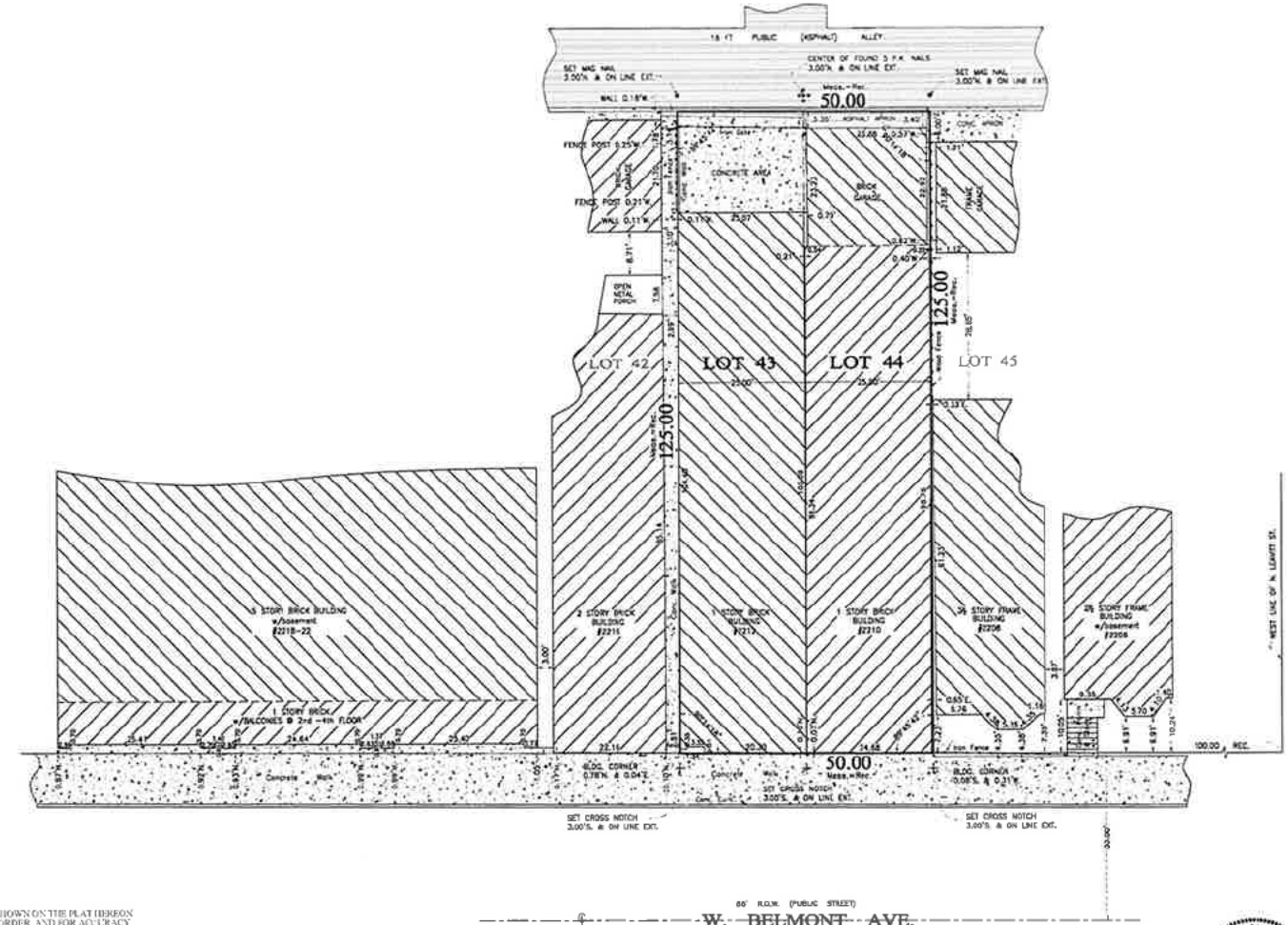
MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-0424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

PLAT OF SURVEY

OF

LOTS 43 AND 44 IN BLOCK 2 IN HARTMAN'S SUBDIVISION OF BLOCK 46 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE SOUTHEAST ¼ OF THE NORTH WEST ¼ AND THE EAST ½ OF THE SOUTHEAST ¼ THEREOF), IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 6,250 sq.ft. (0.14 acres)
COMMONLY KNOWN AS: 2210 & 22012 W. BELMONT AVE., CHICAGO, IL 60618



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON 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 EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. OTHERWISE, REFER TO YOUR DEED OR ABSTRACT.

Order No. 110234
Scale: 1 inch = 16 feet
Date of Field Work: MARCH 31, 2025
Ordered by: DANNY GLICK GROUP

PROFESSIONAL LAND SURVEYOR
PAUL T. JAROS
035-003837
CHICAGO, ILLINOIS
STATE OF ILLINOIS

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 } s.s.

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.

Date: APRIL 03, 2025

Paul Jaros
ILLINOIS LAND SURVEYOR LIC. NO. 035-3937
DRAWN BY: A.B. LICENSE EXP. DATE 11/30/2026