CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   1736 North Winchester Avenue, Chicago, Illinois 60622

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

3. APPLICANT Barrett Homes, LLC

   ADDRESS 3111 North Lincoln Avenue (store unit) 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 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 Nicholas Ftikas - Law Offices of Samuel V.P. Banks

   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

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 (manager), John Barrett (manager)

7. On what date did the owner acquire legal title to the subject property? November 2024

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

9. Present Zoning District: RS-3 Proposed Zoning District: RT-4

10. Lot size in square feet (or dimensions): 24 ft. by 121 ft. (2,904 sq. ft.)

11. Current Use of the Property: The subject property is improved with a two-story single family home.

12. Reason for rezoning the property: To permit the redevelopment of the subject property with a new three-story single-family house with a detached garage at the rear.

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 subject property is improved with a two-story single-family home. The Applicant is proposing to construct a new three-story single-family and a detached garage with two (2) off-street parking spaces. The new single-family home will measure 35 ft.-10 3/8 inches

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.**

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 31st day of March, 2025.

Notary Public

OFFICIAL SEAL
KRISTI OSULLIVAN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/6/26

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Written Notice, Form of Affidavit: Section 17-13-0107
April 16, 2025

Chairman Walter Burnett, Jr.
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 **1736 North Winchester 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 **April 16, 2025.**

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 1 day of April, 2025.

_____
Notary Public

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

Via USPS First Class Mail

PUBLIC NOTICE

April 16, 2025

Dear Sir or Madam:

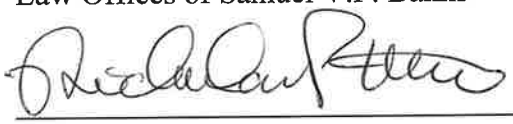
In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about April 16, 2025, I, the undersigned, intend to file an application for a change in zoning from the RS-3 Residential Single-Unit District to the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, on behalf of the Applicant and Property Owner, Barrett Homes, LLC, for the property located at **1736 North Winchester Avenue, Chicago, IL**.

The Applicant is seeking a zoning change to permit the construction of a new three-story single-family home and detached garage with two (2) off-street parking spaces. The building will measure 35 ft.-10 3/8 inches in height.

The Applicant and Property Owner, Barrett Homes, LLC, maintains offices at 3111 North Lincoln Avenue (store unit), 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



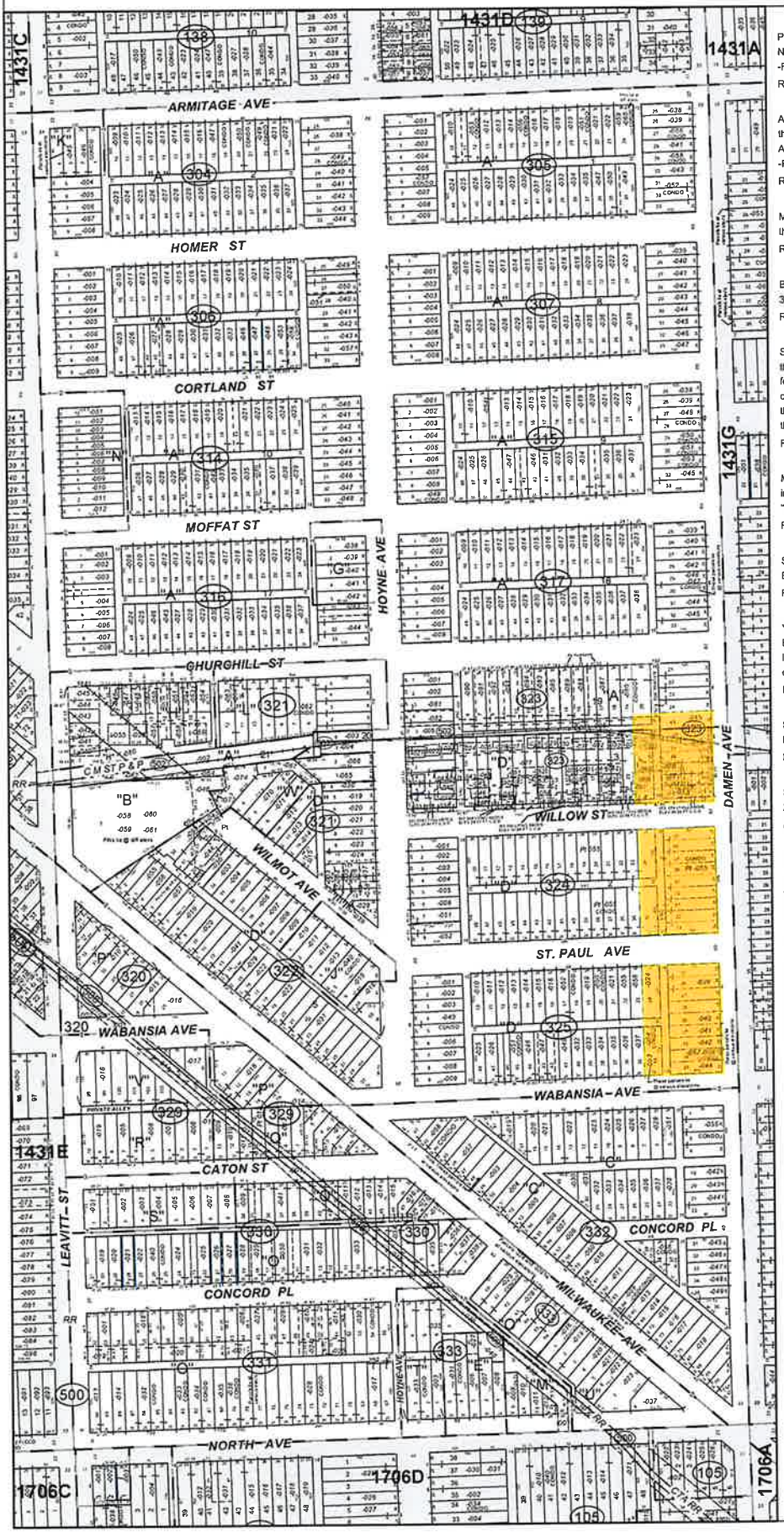
Nicholas J. Ftikas
Attorney for the Applicant

***Please note the Applicant is <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.**

Cook County, Illinois
E½ SW¼ Section 31 - 40 - 14
WEST

2021 Tax Map
Page 1431F
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"A"
PIERCE'S ADD. TO HOLSTEIN in the N.1/2 of the S. W.1/4 of Sec. 31-40-14, Ante -Fire.
Rec. 12/21/1854 Doc. 9999999999

"B"
ASSESSOR'S DIV. of Unsubdivided Lands in the S.1/2 of the S. W.1/4 of Sec. 31-40-14, Ante
-Fire.
Rec. Doc. 9999999999

"C"
MATHER & TAFT'S ADD. TO CHICAGO in the S. W.1/4 of Sec. 31-40-14, Ante-Fire.
Rec. 08/01/1854 Doc. 9999999999

"D"
BRADWELL'S ADD. TO CHICAGO in Sec. 31-40-14, Ante-Fire.
Rec. Doc. 9999999999

"E"
SUB. of that part of the S.1/2 of the S.1/2 of the S. W.1/4 of Sec. 31-40-14 described as follows: Commencing 29 rods W. of the S.E. corner of said S. W.1/4, thence N. 12 rods, thence W. 13-1/3 rods, thence S. 12 rods, thence E. 13-1/3 rods to place of beginning.
Rec. 07/09/1872 Doc. 42150

"F"
MARSHALL FIELD'S RESUB. of Lots 1 to 7 incl. of Blk. 10 of Pierce's Add. to Holstein (see "A").
Rec. 11/03/1883 Doc. 505592

"G"
SUB. of Lots 25 to 29 and the N.1/2 of Lot 30 in Blk. 17 in Pierce's Add. to Holstein (see "A").
Rec. 12/16/1886 Doc. 782419

"H"
YOUNG TRUSTEE'S SUB. of that part of Blks. 21 & 22 in Pierce's Add. to Holstein, lying N. of the N. line of the railroad right of way (see "A").
Rec. 04/25/1887 Doc. 821794

"J"
SUB. of Lots 42 to 48 incl. of Blk. 5 of Bradwell's Add. (see "D").
Rec. 05/26/1887 Doc. 833859

"K"
SCHULZ'S SUB. of Lots 1, 2, 3 & 4 of Blk. 2 of Pierce's Add. to Holstein (see "A").
Rec. 02/23/1888 Doc. 925564

"L"
DICKINSON'S SUB. of Lots 1 to 8 incl. in Blk. 21 in Young Trustee's Sub. (see "H"). Also Lots 1, 2, 3 & 4 and the N. 12 ft. of Lot 5 in Blk. 20 in Pierce's Add. to Holstein (see "A").
Rec. 07/13/1888 Doc. 981023

"M"
ALLEN'S SUB. of that part of the W. 138 ft. of the E. 29 rods of the S. 12 rods in the S.1/2 of the S.1/2 of the S. W.1/4 of Sec. 31-40-14, lying 101 ft. S. W. ly of Milwaukee Ave.
Rec. 10/25/1888 Doc. 1021144

"N"
MARSHALL FIELD'S SECOND SUB. in Blk. 10 of Pierce's Add. to Holstein (see "A").
Rec. 01/06/1886 Doc. 682289

"O"
JOHNSON'S ADD. TO CHICAGO, a Sub. of parts of Lots 3, 5 & 6 in Assessor's Div. of unsubdivided lands in Sec. 31-40-14, E. of Leavitt St.
Rec. 12/03/1889 Doc. 1193026

"P"
ISHAM'S SUB. of the N.1/2 of the S.1/2 of the S. W.1/4 of Sec. 31-40-14, lying S. W. of Milwaukee Ave.
Rec. 05/02/1890 Doc. 1261887

"Q"
MASON'S SUB. of Lot 2 and that part of Lot 3 (except the S. 33 ft. thereof) lying E. of the center line of N. Leavitt St. in Assessor's Div.

2021 Tax Map

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Cook County, Illinois
W½ SE¼ Section 31 - 40 - 14
WEST

"A"

SHEFFIELD'S ADD. TO CHICAGO in Sec. 31-40-14, Ante-Fire.

Rec. 10/13/1853 Doc. 9999999999

"B"

SUB. of Blks. 17, 18, 20, 21 (except Lots 1, 6 & 12 in said Blk. 21), 23, 28, 29, 30, 31, 32 (except Lots 1, 2, 3, 6 & 7), 33, 38, 39, 40 & 41 of Sheffield's Add. (see "A"). (By Trustees of Chicago Land Co.). Ante-Fire

Rec. 10/22/1856 Doc. 9999999999

"C"

M. MARX SUB. of Lots 6 & 7 of Blk. 32 of Sheffield's Add. to Chicago (see "A"). Ante-Fire.

Rec. Doc. 9999999999

"D"

SUB. of Lots 42 to 46 and the E. 14 ft. of Lot 41 in Blk. 33 of Sheffield's Add. to Chicago (see "A").

Rec. 03/04/1884 Doc. 528656

"E"

SUB. of Lots 3 to 53 incl. and of Lots 67 to 90 incl. in Chicago Land Co.'s Sub. of Blk. 38 of Sheffield's Add. to Chicago (see "A").

Rec. 04/25/1884 Doc. 540526

"F"

SUB. of Lots 79 to 83 in Blk. 33 of Sheffield's Add. to Chicago (see "A").

Rec. 04/23/1885 Doc. 618718

"G"

WM. WERNECKE'S SUB. of Lots 1 & 2 in Blk. 32 in part of Sheffield's Add. to Chicago (see "A").

Rec. 05/12/1886 Doc. 716427

"H"

SUB. of Lots 11 to 15 in Blk. 34 of Sheffield's Add. to Chicago (see "A").

Rec. 06/12/1886 Doc. 726118

"J"

SUB. of Lots 45 to 48 in Sub. of Blk. 32 (except Lots 1, 2, 3, 6 & 7 in said Blk. 32) in Sheffield's Add. to Chicago in the S.E.1/4 of Sec. 31-40-14 (see "A").

Rec. 02/23/1911 Doc. 4711333

"K"

SUB. of Lot 2 in Blk. 32 of Sheffield's Add. to Chicago (see "A"). Ante-Fire.

Rec. Doc. 9999999999

"L"

E. R. SMITH'S SUB. in Sheffield's Add., being the W.1/2 of the S.1/2 of the S.E.1/4 of Sec. 31-40-14, Ante-Fire.

Rec. Doc. 9999999999

"M"

OBRAKTA'S CONSOLIDATION of Lots 64 & 65 in Blk. 33 in Sheffield's Add. To Chicago (see "A").

Rec. 01/23/1979 Doc. 24812278

"N"

PATTERSON'S RESUB. being pt. of Lot 55 and pt. of Lot 56 both in Blk. 34 of E. R. Smith's Sub. (see "L").

Rec. 04/19/1990 Doc. 90179201

CONDOMINIUM: 14-31-400-051
1925 N. DAMEN CONDOMINIUM
Rec. 02/11/1998 Doc. 98115965

Unit	Unit	Unit
1 = 1001	2 = 1002	3 = 1003

CONDOMINIUM: 14-31-400-052
1931 N Damen Condominium
Rec. 08/09/2000 Doc. 00804181

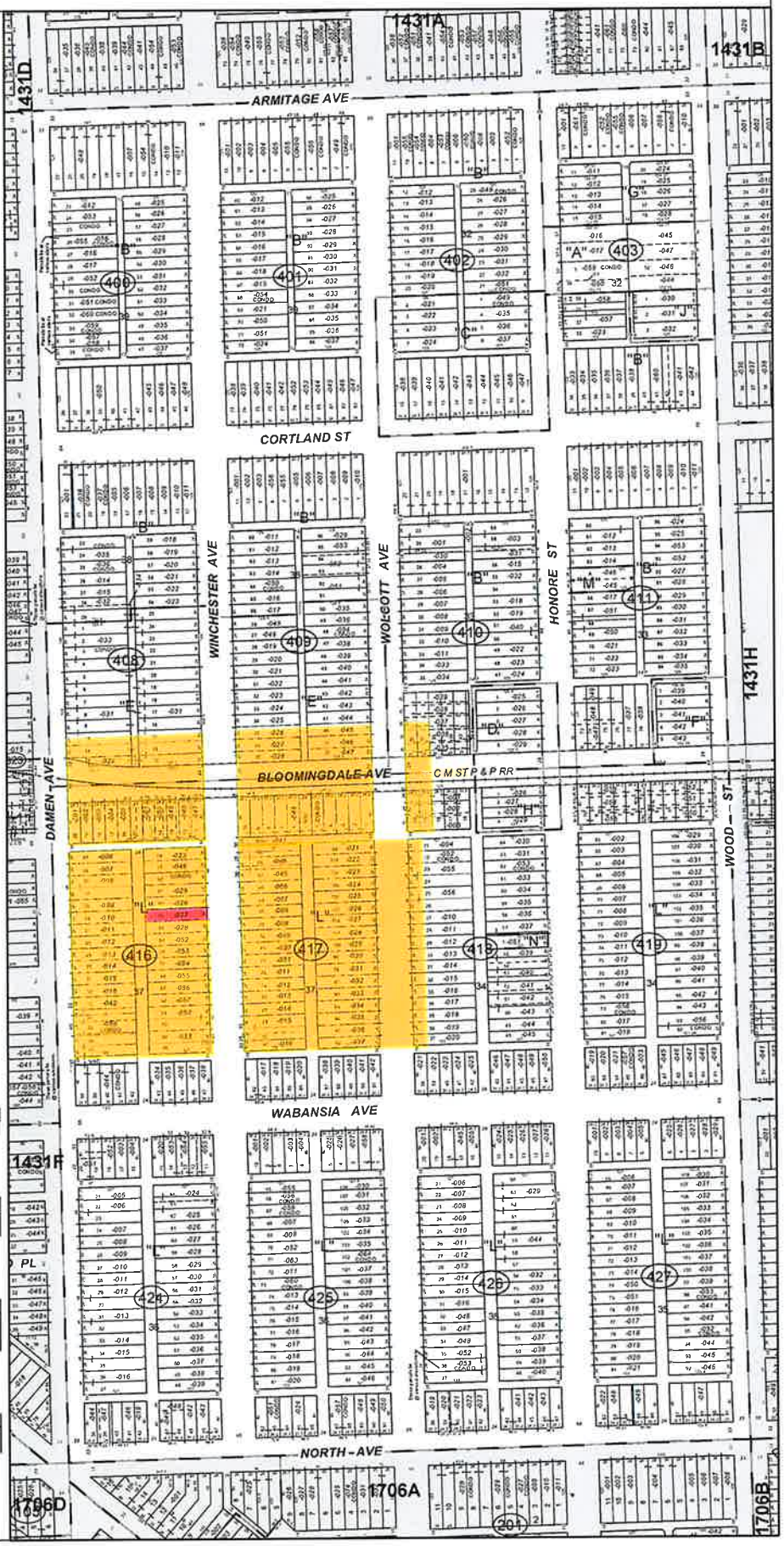
Unit	Unit	Unit	Unit
1N = 1001	1S = 1002	2N = 1003	2S = 1004
3 = 1005	4 = 1006		

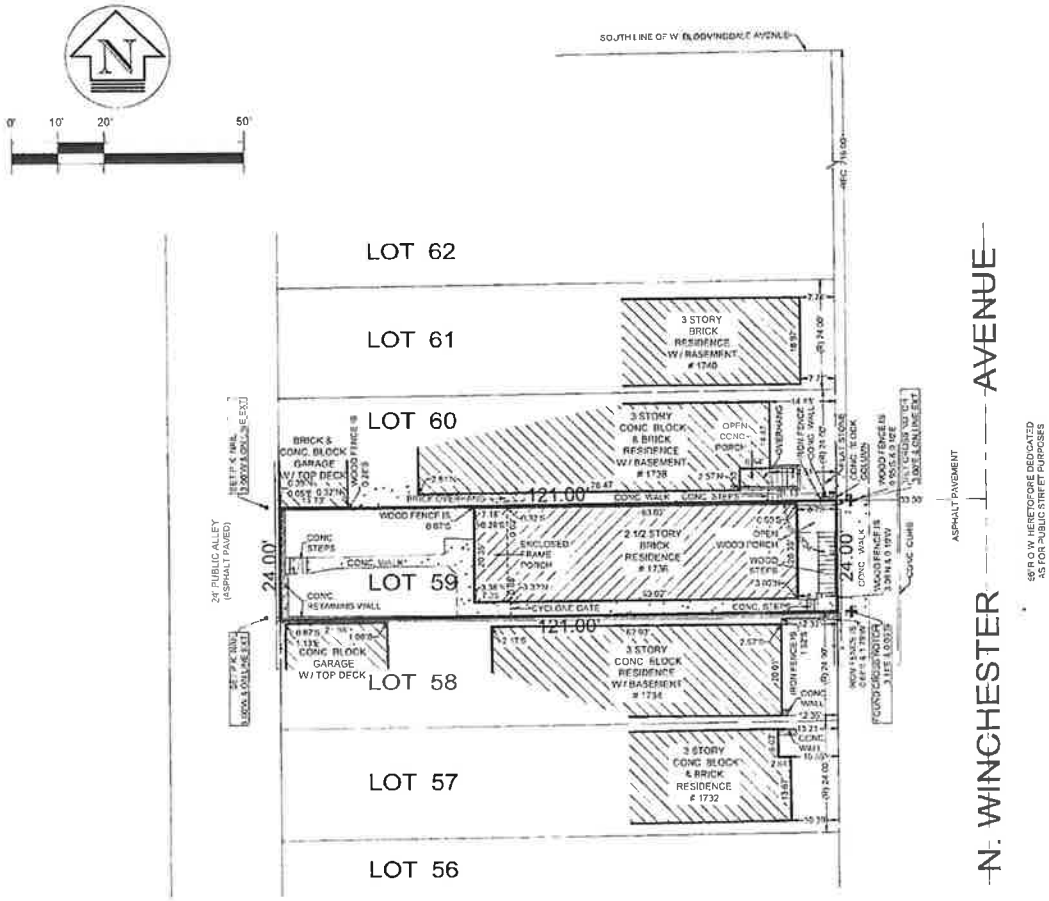
CONDOMINIUM: 14-31-400-053
Cabernet Crossing Condominium
Rec. 10/15/2001 Doc. 0010954287

Unit	Unit	Unit	Unit
1S = 1001	1N = 1002	2S = 1003	2N = 1004
3S = 1005	3N = 1006	P4 = 1007	P5 = 1008
P6 = 1009			

CONDOMINIUM: 14-31-400-054
1941-43 W Armitage Condominium
Rec. 12/27/2002 Doc. 0021443772

Unit	Unit	Unit	Unit
1E = 1001	1W = 1002	2E = 1003	2W = 1004
3E = 1005	3W = 1006		





0' 10' 20' 50'

LEGEND ABBREVIATIONS

(R) RECORD DATA

ORDERED BY: BARRET HOMES		
SCALE : 1" = 15'		
DATE: AUGUST 9, 2024		
FILE No.: 2024 - 31703	DATE	REVISION

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

OF

LOT 59 IN BLOCK 37 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS 1736 N. WINCHESTER AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER 14 - 31 - 416 - 027 - 0000

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED 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 A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, AUGUST 9, A.D. 2024

ROY G. LAWNICZAK CHICAGO, IL

BY: Roy G. Lawnicz

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2250
LICENSE EXPIRES NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES APRIL 30, 2025