

# 19030T1  
INT NO. DATE:  
NOV. 09, 2016

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

1. ADDRESS of the property Applicant is seeking to rezone:  
4420-4430 N. Sheridan Rd., Chicago, IL

2. Ward Number that property is located in: 46

3. APPLICANT: Carl Clybourn, LLC

ADDRESS: 15 S. Racine CITY: Chicago

STATE: Illinois ZIP CODE: 60607 PHONE: (312) 782-1983

EMAIL: nick@sambankslaw.com CONTACT PERSON: Nicholas Ftikas

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.

PROPERTY OWNER: \_\_\_\_\_

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

ADDRESS: 221 North LaSalle Street, 38<sup>th</sup> 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 on the Economic Disclosure Statements.  
Jason Vondrachek, Manager, and Michael Lerner, Manager
7. On what date did the owner acquire legal title to the subject property? 9/2/2016
8. Has the present owner previously rezoned this property? If Yes, when?  
No
9. Present Zoning District: RT-4 and B3-3 Proposed Zoning District: B3-3
10. Lot size in square feet (or dimensions): 10,564 square feet
11. Current Use of the Property: The subject property is currently vacant.
12. Reason for rezoning the property: To permit a proposed four-story mixed-use building containing 7,080 square feet of retail space at grade, and thirty-three (33) residential units above.
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 the proposed building. (BE SPECIFIC)  
The Applicant is proposing to develop the subject property with a new four-story mixed-use building containing 7,080 square feet of retail space at grade, and thirty-three (33) residential units above. The proposed building will be masonry construction. The proposed building will be 45 feet in height. Pursuant to the Transit Oriented Development Ordinance, no onsite parking will be provided. Due to its close proximity to the CTA Station, the Applicant is seeking an increase in the allowable FAR - from 3.0 to 3.47, pursuant to the Transit Oriented Development Ordinance, by providing 100% (3 dwelling units) of the required ARO units - on site.
14. 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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES x NO \_\_\_\_\_