

22211
INTRO DATE
JUNE 21, 2023

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

1. ADDRESS of the property Applicant is seeking to rezone:
4111 W. Armitage Ave., Chicago, IL

2. Ward Number that property is located in: 26th Ward

3. APPLICANT: Carmen M. Nazario

ADDRESS: 4111 W. Armitage Ave. CITY: Chicago

STATE: Illinois ZIP CODE: 60639 PHONE: 312-782-1983

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

4. Is the Applicant the owner of the property? YES _____ NO X _____

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: Law Offices of Samuel V.P. Banks, Nicholas Ftikas

ADDRESS: 221 N. LaSalle St., 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 on the Economic Disclosure Statements.
N/A – Individual
7. On what date did the owner acquire legal title to the subject property? April, 2006
8. Has the present owner previously rezoned this property? If Yes, when? No
9. Present Zoning District: B3-1 Proposed Zoning District: B3-2
10. Lot size in square feet (or dimensions): 3,125 square feet
11. Current Use of the Property: The subject property is improved with a three-story mixed-use building containing a retail unit at grade and two (2) residential units above.
12. Reason for rezoning the property: The Applicant is proposing to construct a one-story rear addition to expand the floor area of the grade level retail unit from 840 sq. ft. to 2,569 sq. ft. The requested zoning change will permit the resulting floor area ratio.
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 proposing to construct a one-story rear addition to the existing three-story mixed-use building located at the subject site. The expanded grade level retail unit will contain approximately 2,569 sq. ft. of total floor area. It will continue to be occupied by a dance studio. The two (2) existing residential units above will remain without change. The building's existing 34 ft. height dimension will remain without change. The subject property is a Transit Served Location based on its location along the W. Armitage Ave. Bus Line. No onsite parking will be provided.
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 for more information). Is this project subject to the ARO?

YES _____ NO X _____

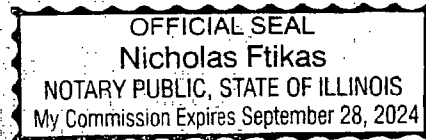
COUNTY OF COOK
STATE OF ILLINOIS

I, Carmen Maritza Nazario, being first duly sworn on oath, state that all the above statements and the statements contained in the documents submitted herewith are, to the best of my knowledge, true and correct.

Carmen Maritza Nazario
Signature of Applicant

Subscribed and Sworn to before me this

31st day of March, 2023.



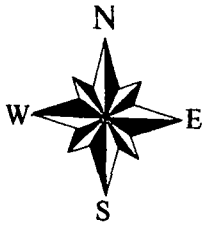
Nicholas Ftikas
Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



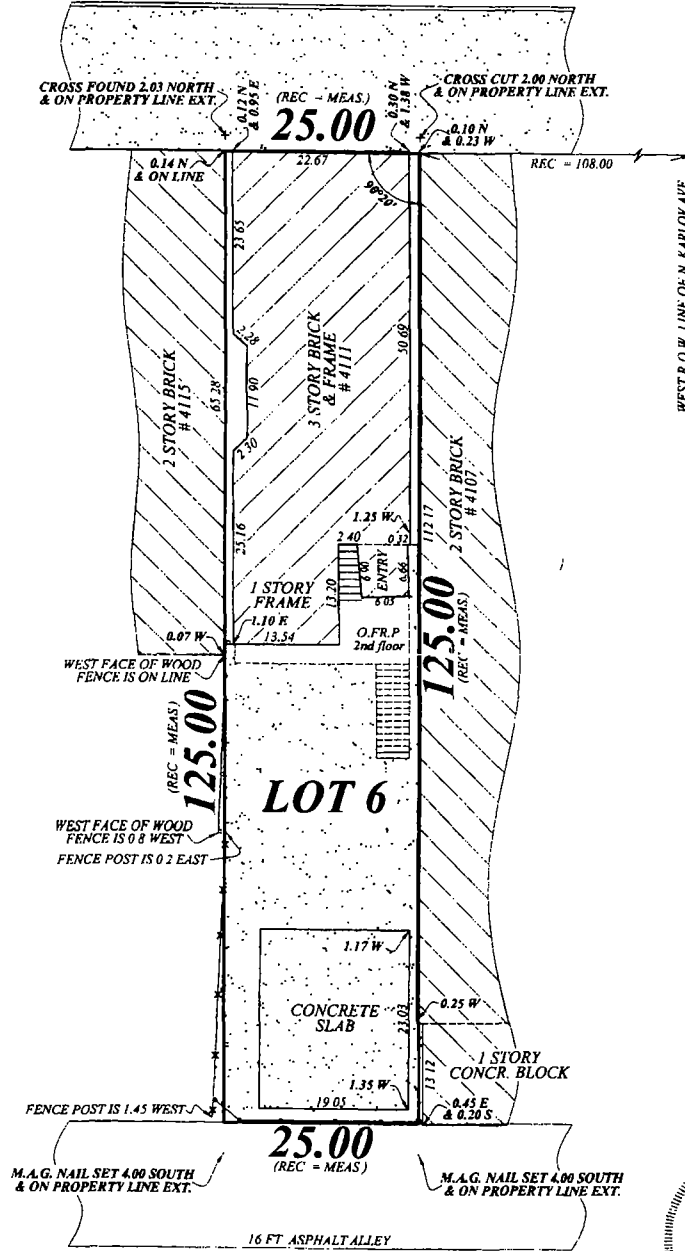
PLAT OF SURVEY

DESCRIBED AS :

LOT 6 IN BLOCK 6 IN GARFIELD, BEING A SUBDIVISION OF THE SOUTHEAST ¼ (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75 FEET AND THE WEST 333 FEET OF THE SOUTH 1295 FEET THEREOF) OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 3125 SQ. FEET

W. ARMITAGE AVE.



LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E. FR. P. - ENCLOSED FRAME PORCH
- O. FR. P. - OPEN FRAME PORCH
- SIDE BOUNDARY LINE
- EASEMENT LINE
- BLDG. SETBACK LINE
- CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE: 1"=16'

ORDERED: *MARITZA NAZARIO*

JOB NO: *230325N*

FIELDWORK COMPLETION: *MARCH 23RD 2023*

DATE: *CHICAGO*

STATE OF ILLINOIS
COUNTY OF COOK SS

SIGNATURE DATE: *MAR 25TH 2023*

I, ANDRZEJ MURZANSKI AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2024
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS



ANDRZEJ MURZANSKI
LAND SURVEYORS, INC

240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE : 847-486-8731

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

amurzanski@outlook.com

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

June 21, 2023

Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning Landmarks, and Building Standards
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

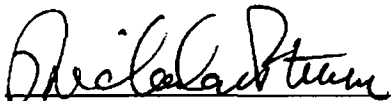
The undersigned, **Nicholas Ftikas**, being first duly sworn on oath, deposes and says the following:

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.

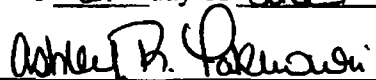
That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **4111 W. Armitage Ave., Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **June 21, 2023**.

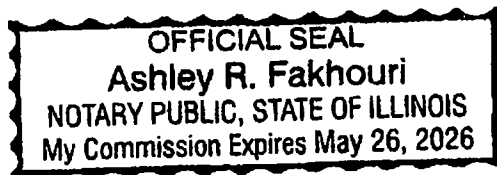
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is 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 21st day of June, 2023.


Notary Public



Via USPS First Class Mail

June 21, 2023

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 June 21, 2023, I, the undersigned, intend to file an application for a change in zoning from a B3-1 Community Shopping District to a B3-2 Community Shopping District, on behalf of the Applicant and Property Owner, Carmen M. Nazario, for the property located at **4111 W. Armitage Ave., Chicago, IL.**

The Applicant is proposing to construct a one-story rear addition to the existing three-story mixed-use building located at the subject site. The expanded grade level retail unit will contain approximately 2,569 sq. ft. of total floor area. It will continue to be occupied by a dance studio. The two (2) existing residential units above will remain without change. The building's existing 34 ft. height dimension will remain without change. The subject property is a Transit Served Location based on its location along the W. Armitage Ave. Bus Line. No onsite parking will be provided.

The Applicant and Property Owner, Carmen M. Nazario, is located at 4111 W. Armitage Ave., Chicago, IL 60639.

I am the attorney for the Applicant and Property Owner. 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.**

FORM OF AFFIDAVIT

Chairman, Committee on Zoning
Room 304 - City Hall
Chicago, IL 60602

To Whom It May Concern:

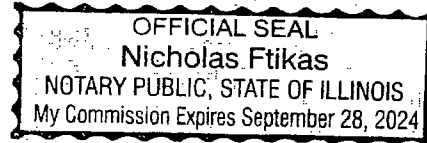
I, Carmen Maritza Nazario, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying me as the Property Owner holding interest in land subject to the proposed zoning amendment for the property identified as 4111 W. Armitage, Chicago, IL.

I, Carmen Maritza Nazario, being first duly sworn under oath, depose and say that I hold that interest for myself and no other person, association, or shareholder.

Carmen Maritza Nazario 3-31-2023
Carmen Maritza Nazario Date

Subscribed and Sworn to before me
this 31 day of March, 2023.

Nicholas Ftikas
Notary Public



To whom it may concern:

I, Carmen Maritza Nazario, the owner of the subject property located at 4111 W. Armitage Ave., 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.

Carmen Maritza Nazario 3-31-2023
Carmen Maritza Nazario Date