

#22216
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:
1551-1553 North Kostner Ave., Chicago, Illinois

2. Ward Number that property is located in: 36

3. APPLICANT: Timothy Sanchez

ADDRESS: 1551-1553 N. Kostner Ave. CITY: Chicago

STATE: Illinois ZIP CODE: 60651 PHONE: 312-782-1983

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

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 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 on the Economic Disclosure Statements. N/A
7. On what date did the owner acquire legal title to the subject property? February 2018
8. Has the present owner previously rezoned this property? If Yes, when? No
9. Present Zoning District: RS-3 Proposed Zoning District: C2-1
10. Lot size in square feet (or dimensions): 6,303 square feet (50 ft. by 126.06 ft.)
11. Current Use of the Property: The subject property consists of a two (2) adjacent parcels. One is improved a two-and-a-half story (with basement), multi-unit residential building. The second lot is improved with a one-story commercial building, both which have rear surface parking.
12. Reason for rezoning the property: To bring the existing non-conforming vehicle repair shop use, which currently operates at the subject site, into full compliance with the Zoning Ordinance.
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 zoning change to bring the existing auto repair shop containing +/- 890 square feet, which currently operates at the subject site, into full compliance with the Zoning Ordinance. The footprints and heights of the existing buildings on the two (2) adjacent parcels will remain without change. The three (3) residential units will remain without change. No other changes are proposed to the subject property.
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

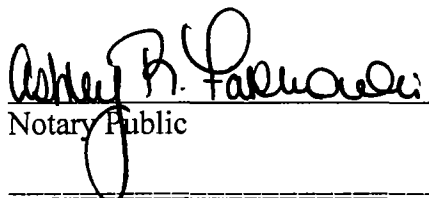
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COUNTY OF COOK
STATE OF ILLINOIS

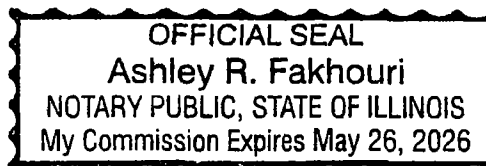
I, Timothy Sanchez, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are, to the best of my knowledge, true and correct.


Signature of Applicant

Subscribed and Sworn to before me this

24 day of April, 2023.


Notary Public



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For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

OFFICE:
P.O. Box 43559
Chicago, IL 60743
Tel: (773) 779-1700
Fax: (773) 779-9143
lrpassassoc@yahoo.com

PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

Plat of Surveys
Topography
Mortgage Inspection
Condominiums
Land Development
Legal Descriptions

LOT 149 AND 150 IN WILLIAM H. HINTZE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

(COMMONLY KNOWN AS: 1551-53 N. KOSTNER AVE, CHICAGO, ILLINOIS.)

AREA= 8,303 SQ. FT. (MORE OR LESS)
PERIMETER= 352.12 FT. (MORE OR LESS)
ACREAGE= 0.14489697 (MORE OR LESS)



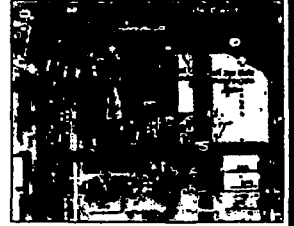
SCALE: 1"=20'

W. NORTH AVE.

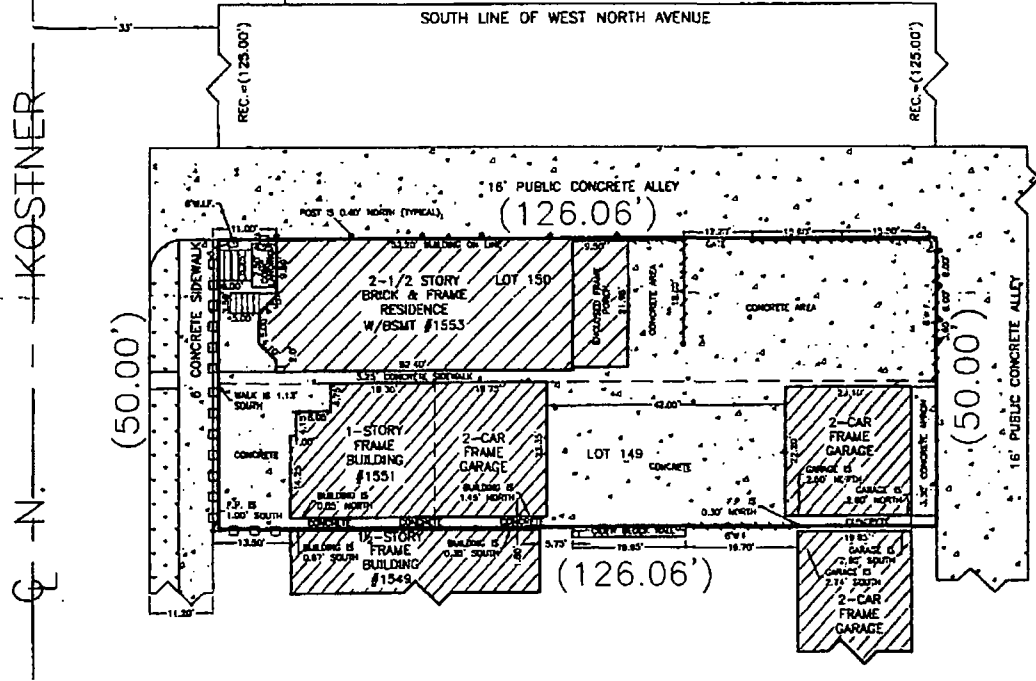
AVE.

KOSTNER

N.



SCENE MAP



UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.

FIELD DATE: 08/02/22
P. L. N.: 16-03-200-008 & -008
BOOK NO.: G.P.
SURVEYOR: C.D./W.M.
DIMENSIONS ARE NOT TO BE SCALED.
ORDER NO.: 2207-1781
SCALE: 1" = 20 FEET
ORDERED BY: LEP JAN DRAFTING
MEMBER: L. P. L. S. A.
A. C. S. M.

J.R., © 2022 L.R. PASS & ASSOCIATES P.C. ALL RIGHTS RESERVED

COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.



LEGEND	
□	METAL FENCE
●	FENCE POST (F.P.)
○	"WAG" NAIL SET
○	SET IRON PIPE
●	IRON PIPE FOUND
+	CUT CROSS- FOUND OR SET
—	PROPERTY LINE
(140.45)	RECORDED DATA
40.45	MEASURED DIMENSION
()	NOTCH
—	WOOD FENCE (W.F.)
X	CHAIN LINK FENCE (C.L.F.)
□	WROUGHT IRON FENCE (W.I.F.)
●	5 NAILS (SET)

WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF APRIL 2022
LICENSE EXPIRATION DATE: 11/30/24

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

June 21, 2023

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

To Whom It May Concern:

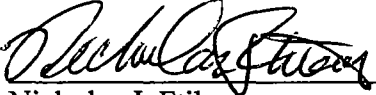
The undersigned, **Nicholas Ftikas**, being first duly sworn on oath, deposes and says the following:

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.

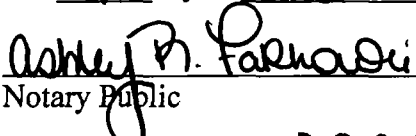
That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **1551-1553 N. Kostner Avenue, Chicago, Illinois**; a statement of intended use of said property; the names and addresses of the Applicant and Property Owner; and a statement that the Applicant 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



PUBLIC NOTICE

Via USPS First Class Mail

June 21, 2023

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 an RS-3 Residential Single-Unit District to a C2-1 Motor Vehicle-Related Commercial District, on behalf of the Applicant and Property Owner, Timothy Sanchez, for the property located at **1551-1553 N. Kostner Ave., Chicago, Illinois.**

The Applicant is seeking a zoning change to bring the existing auto repair shop, which currently operates at the subject site, into full compliance with the Zoning Ordinance. The footprints and heights of the existing buildings on the two (2) adjacent parcels will remain without change. No other changes are proposed to the subject property.

The Applicant and Property Owner, Timothy Sanchez, is located at 1551-1553 N. Kostner Ave., Chicago, Illinois 60651.

I am the attorney for the Applicant. I will serve as the contact person for this zoning application. My address is 221 North LaSalle Street, 38th Floor, Chicago, Illinois 60601. My telephone number is (312)-782-1983.

Very truly yours,

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, Timothy Sanchez, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying me as the individual Owner holding interest in land subject to the proposed zoning amendment for the property identified as 1551-1553 N. Kostner, Chicago, IL.

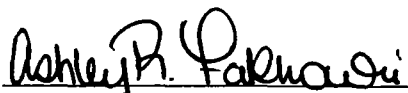
I, Timothy Sanchez, being first duly sworn under oath, depose and say that I hold that interest for myself and no other person, association, or shareholder.



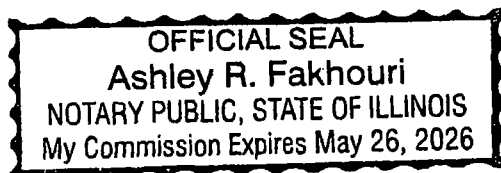
Timothy Sanchez Date

Subscribed and Sworn to before me

this 24 day of April, 2023.

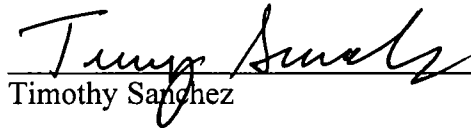


Notary Public



To whom it may concern:

I, Timothy Sanchez, the Owner of the subject property located at 1551-1553 N. Kostner, 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.



Timothy Sanchez