

#22410-T1
INTRO DATE
APRIL 17, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

- 1. ADDRESS of the property Applicant is seeking to rezone:
1073 West Polk Street, Chicago, IL

- 2. Ward Number that property is located in: 34

- 3. APPLICANT 1073 W Polk LLC
ADDRESS [REDACTED] CITY [REDACTED]
STATE [REDACTED] ZIP CODE [REDACTED] PHONE 312-782-1983
EMAIL nick@sambankslaw.com CONTACT PERSON Nick 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 Applicant - 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 Sam Banks, Nicholas Ftikas
ADDRESS 221 N. LaSalle St., 38th Floor
CITY Chicago STATE IL 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: Thomas Mammen, Jim Thomas, Josh Thomas, Anju Thomas
-
7. On what date did the owner acquire legal title to the subject property? June 2023
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RT-4 Proposed Zoning District: RM-4.5
10. Lot size in square feet (or dimensions): Approx. 2,400 sq. ft.
11. Current Use of the Property: The subject property is presently improved with a two-story multi-unit residential building
-
12. Reason for rezoning the property: To permit the proposed redevelopment of the subject property with a new three-story three (3) unit residential building.
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 seeking a zoning change in order to develop the subject property with a new three-story residential building containing 3 dwelling units. The proposed building will measure 36.6 ft in height. The residential building will be supported by 2 off-street parking spaces at the rear of the lot.
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. Variation section 17-13-1101-D, to reduce the required off-street parking space, for the proposed building from three (3) parking spaces to two (2) parking spaces.

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

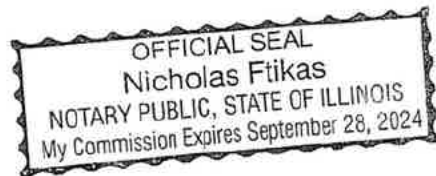
COUNTY OF COOK
STATE OF ILLINOIS

I, Thomas Mammen, as Manager and on behalf of 1073 W Polk, LLC, 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.

Thomas Mammen
Signature of Applicant

Subscribed and Sworn to before me this

1st day of April, 2024.



Nicholas Fikas
Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

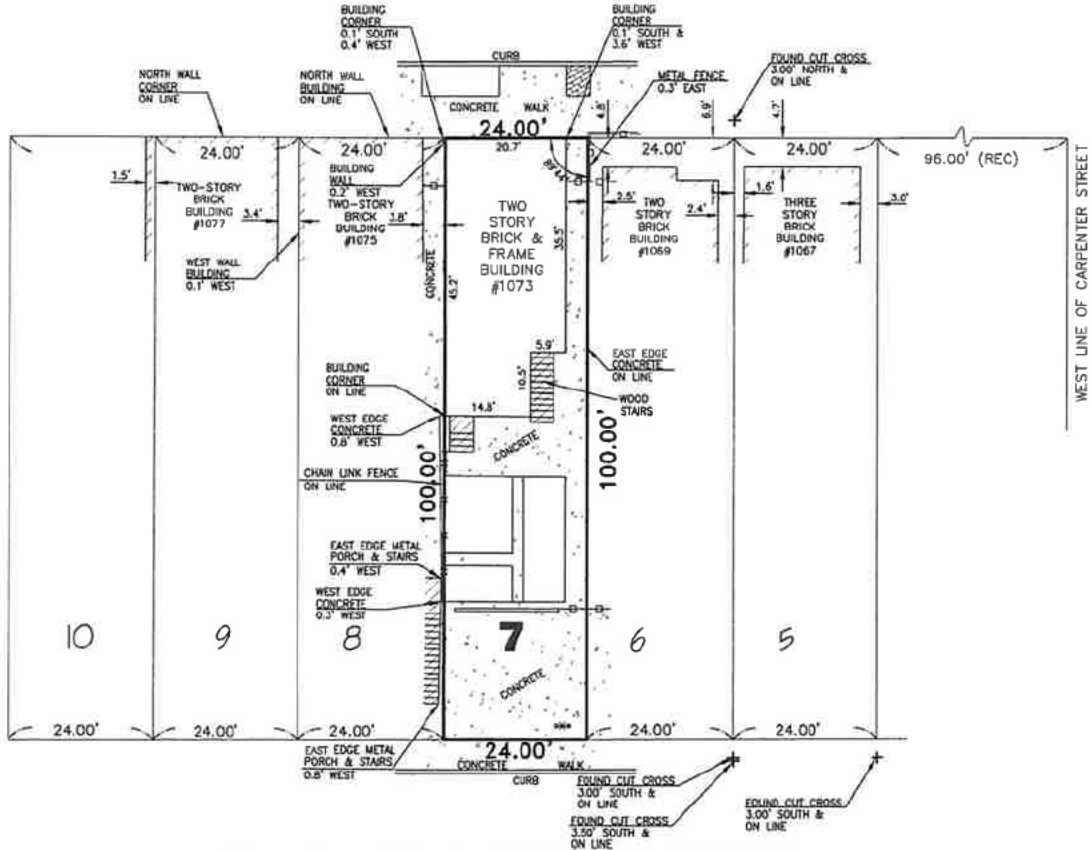
Ward: _____

PLAT OF SURVEY

LOT 7 IN STEELE'S SUBDIVISION OF BLOCK 14 IN THE CANAL TRUSTEES SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

66.00'
R.O.W.

W. POLK STREET



32.00'
R.O.W.

W. CABRINI STREET

SUBJECT PROPERTY AREA
2,400 SQ. FT. (more or less)

PREPARED FOR: THOMAS M. MAMMEN

LANDMARK
ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-005677-0010
7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737



FIELD WORK COMPLETED: 2/13/2024

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

DATED: 2/14/2024

BEARINGS SHOWN HEREON (IF ANY) ARE BASED ON ILL. S.P.C. EAST ZONE, NAD83. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, DOCUMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

RICHARD P. URCHELL I.P.L.S. No. 3183
LICENSE RENEWAL DATE: NOVEMBER 30, 2024
SURVEY No. 24-01-050-B

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

April 17, 2024

Acting Chairperson
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 **1073 West Polk Street, 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 17, 2024**.

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 30 day of MARCH, 2024.



Notary Public

Via USPS First Class Mail

April 17, 2024

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 April 17, 2024, I, the undersigned, intend to file an application for a change in zoning from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to the RM-4.5 Residential Multi-Unit District, on behalf of the Applicant, 1073 W Polk LLC, for the property located at **1073 West Polk Street, Chicago, IL.**

The Applicant is seeking a zoning change in order to develop the subject property with a new three-story residential building containing three (3) dwelling units. The proposed building will measure 36.6 ft. in height. The residential building will be supported by two (2) off-street parking spaces at the rear of the lot. In conjunction with Type 1 zoning change application, the Applicant is seeking a Variation as per the Chicago Zoning Code, Section 17-13-0303-D, to reduce the number of required off-street parking spaces from three (3) parking spaces to two (2) off-street parking spaces.

The Applicant and Property Owner, 1065 W Polk LLC, maintains offices at [REDACTED]

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.**

FORM OF AFFIDAVIT

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

To Whom It May Concern:

I, Thomas Mammen, as Manager and on behalf of 1073 W Polk, LLC, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying 1073 W. Polk, LLC, as the current owner and Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 1073 W. Polk, Chicago, IL.

I, Thomas Mammen, as Manager and on behalf of 1073 W Polk, LLC, being first duly sworn under oath, depose and say that 1073 W Polk, LLC, holds that interest for itself and no other person, association, or shareholder.

Thomas Mammen

Thomas Mammen
1073 W Polk, LLC

4/1/2024
Date

Subscribed and Sworn to before me
this 1st day of March, 2024.

Nicholas Ftikas
Notary Public

