

#22215-TI
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:
115 S. Francisco, Chicago, IL

2. Ward Number that property is located in: 27

3. APPLICANT: Black Light Fellowship

ADDRESS: 2859 W. Wilcox St. CITY: Chicago

STATE: Illinois ZIP CODE: 60612 PHONE: 312-782-1983

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

4. Is the Applicant the owner of the property? YES X 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: _____

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.
Pastor Dr. Walter McCray (sole proprietor)
7. On what date did the owner acquire legal title to the subject property? 8/15/2022
8. Has the present owner previously rezoned this property? If Yes, when? No
9. Present Zoning District: RT-4 Proposed Zoning District: C1-3
10. Lot size in square feet (or dimensions): 6,200 square feet (50 ft. by 124 ft.)
11. Current Use of the Property: The subject property is currently vacant and unimproved.
12. Reason for rezoning the property: The Applicant is proposing to develop the currently vacant property with a three-story retail office/ eight (8) dwelling unit mixed-use building. The proposed ground floor retail space will be occupied by administrative offices for a book publishing company.
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 develop the subject property with a new three-story mixed-used building containing retail space at grade and eight (8) residential units above. The proposed first floor retail unit will contain approximately 5,600 sq. ft. of gross floor area. It will be occupied by administrative offices for a book publishing company. The proposed mixed-use building will be masonry in construction and measure 38 ft. in height. The subject property is a Transit Served Location and will not be supported by any off-street parking spaces.
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, Rev. Walter McCray, as the sole proprietor of Black Light Fellowship, 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.

Rev. Walter Arthur McCray

Signature of Applicant

Subscribed and Sworn to before me this

2 day of February, 2023.



Nicholas Ftikas

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

ALTAN S.P.S LAND TITLE SURVEY

L.R. Pass & Associates, P.C.

BOUNDARY SURVEYS
MORTGAGE SURVEYS
CONDOMINIUMS
TOPOGRAPHY
LAND DEVELOPMENTS
LEGAL DESCRIPTIONS
CONSTRUCTION LAYOUT



SCALE 1"=2'



100' X 100'

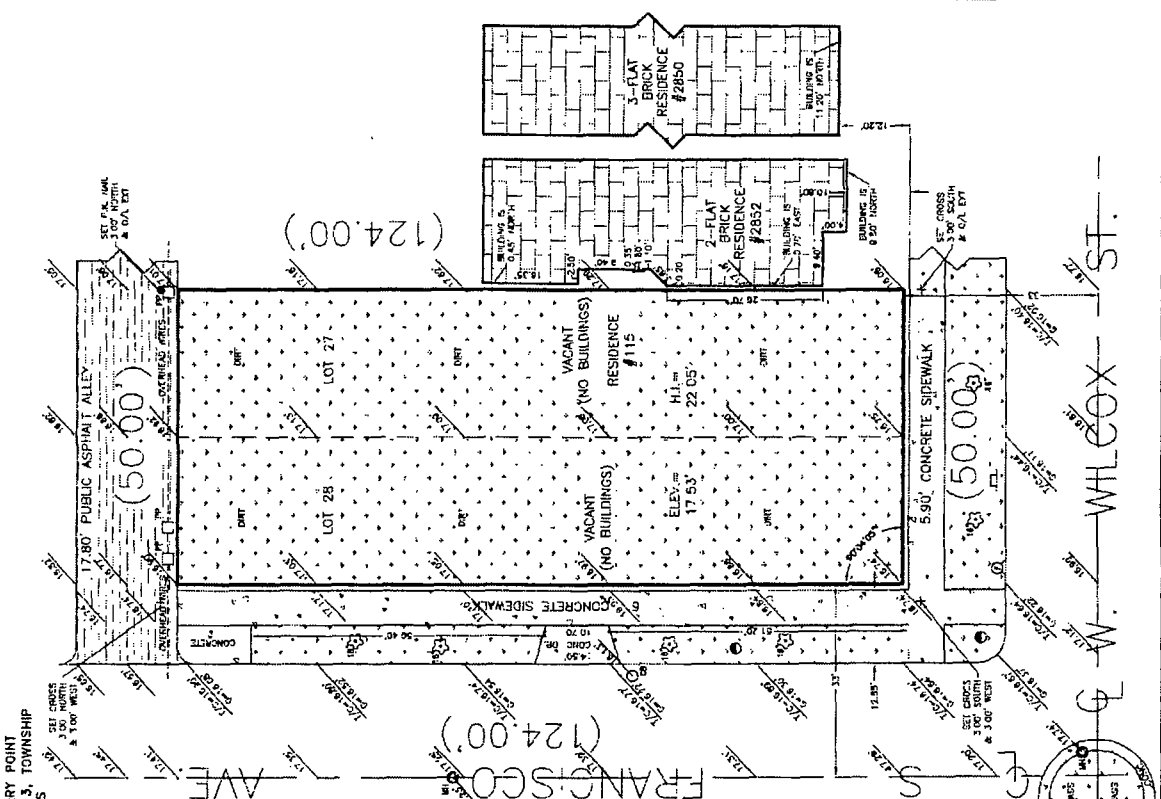
BENCH #276
6 1/2" N. OF S. LINE OF W. CONGRESS PKWY
477' E. OF E. LINE OF S. WASHINGTON AVE.
ELEVATION
14.557'

UTILITY LEGEND		LEGEND	
1. WATER	2. WASTE	1. CONCRETE SIDEWALK	2. ASPHALT DRIVE
3. SEWER	4. GAS	3. CONCRETE DRIVE	4. ASPHALT DRIVE
5. POWER POLE	6. TELEPHONE	5. CONCRETE DRIVE	6. ASPHALT DRIVE
7. CABLE TELEVISION	8. FIBER OPTIC	7. CONCRETE DRIVE	8. ASPHALT DRIVE
9. OTHER POLE	10. OTHER POLE	9. CONCRETE DRIVE	10. ASPHALT DRIVE
11. OTHER POLE	12. OTHER POLE	11. CONCRETE DRIVE	12. ASPHALT DRIVE

LEGEND	
1. 3-FLAT BRICK RESIDENCE #2850	2. 2-FLAT BRICK RESIDENCE #2852
3. VACANT (NO BUILDINGS)	4. VACANT (NO BUILDINGS)
5. 5.90' CONCRETE SIDEWALK	6. 5.90' CONCRETE SIDEWALK
7. 17.53' ELEVATION	8. 22.05' ELEVATION

L.R. PASS & ASSOCIATES, P.C.
Professional Land Surveyors
141, (773) 779-1700 Chicago, Illinois 60643 Fax: (773) 779-8143
E-mail: lrp@lrapass.com

BLACK LIGHT FELLOWSHIP	
DATE OF PLAT OR MAP	DECEMBER 30, 2022
CHECKED BY L.R.P.	LEON R. PASS, P.L.S.
BOOK NO. & P.	135-070013
PROJECT NO.	2219-2795
SCALE	1"=20'



LOT 27 AND 28 IN BLOCK 2 LOWTHER'S SUBDIVISION OF THAT PART LYING SOUTH OF BARRY POINT ROAD OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (COMMONLY KNOWN AS: 115 S FRANCISCO AVE, CHICAGO, IL 60612)

AREA= 6,200 SQ. FT. (MORE OR LESS)
PERIMETER= 348 FT. (MORE OR LESS)
ACREAGE= 0.1423324 (MORE OR LESS)
P. I. N.: 16-13-109-019-0000
ZONE: RT-4

SURVEYOR'S NOTES:
SCHEDULE B:
NOT PLOTTABLE

- The survey correctly shows the site, location and type of all buildings, structures and improvements as within the boundary lines and appurtenant setback lines of the Property.
 - All utilities serving the Property, either through adjoining public streets and/or easements of record, that except as shown, there are no visible easements or rights of way across said Property.
 - Except as shown, there are no visible (a) improvements, encroachments, right of way, parking stalls, easements, or other improvements, (b) improvements, encroachments, easements, or other improvements, (c) encroachments on the Property by buildings, structures, or other improvements abutting on adjoining property, or (d) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the Property.
 - Said described property is located within or area having a Zone Designation by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 1703-010413U with a date of identification of 08-19-2004, for Community Number 100-010413U, in which said Property is situated: ZONE X.
 - The Property has direct physical access to FRANCISCO AVENUE, a public street or highway.
 - The number of striped parking spaces located on the subject property is NO PARKING SPACES, and to the extent possible are graphically shown herein.
 - All set back, side yard and rear yard lines and requirements shown or set forth on or recorded plats and documents, and those not shown in applicable zoning ordinances, are plotted herein and are noted herein in tabular form.
 - The undersigned has reviewed all records in a copy of This Instrument, Property as well as a copy of each easement, covenant, and restriction (if any) shown on or recorded on the Survey or otherwise noted as to their effect on the subject Property, and the location of any grantor-shown thereon, to the extent it can be located, has been plotted on the Survey or otherwise noted as to their effect on the subject Property, and the location of any grantor-shown thereon, to the extent it can be located, has been plotted on the Survey or otherwise noted as to their effect on the subject Property and This Instrument.
- SURVEY CERTIFICATE REQUIREMENTS:**
A. Certified to:
-N/A
- B. The survey certificate must provide as follows:
This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Wisconsin Statutes, Sections 19.35, 19.36, 19.37, 19.38, 19.39, 19.40, 19.41, 19.42, 19.43, 19.44, 19.45, 19.46, 19.47, 19.48, 19.49, 19.50, 19.51, 19.52, 19.53, 19.54, 19.55, 19.56, 19.57, 19.58, 19.59, 19.60, 19.61, 19.62, 19.63, 19.64, 19.65, 19.66, 19.67, 19.68, 19.69, 19.70, 19.71, 19.72, 19.73, 19.74, 19.75, 19.76, 19.77, 19.78, 19.79, 19.80, 19.81, 19.82, 19.83, 19.84, 19.85, 19.86, 19.87, 19.88, 19.89, 19.90, 19.91, 19.92, 19.93, 19.94, 19.95, 19.96, 19.97, 19.98, 19.99, 20.00, 20.01, 20.02, 20.03, 20.04, 20.05, 20.06, 20.07, 20.08, 20.09, 20.10, 20.11, 20.12, 20.13, 20.14, 20.15, 20.16, 20.17, 20.18, 20.19, 20.20, 20.21, 20.22, 20.23, 20.24, 20.25, 20.26, 20.27, 20.28, 20.29, 20.30, 20.31, 20.32, 20.33, 20.34, 20.35, 20.36, 20.37, 20.38, 20.39, 20.40, 20.41, 20.42, 20.43, 20.44, 20.45, 20.46, 20.47, 20.48, 20.49, 20.50, 20.51, 20.52, 20.53, 20.54, 20.55, 20.56, 20.57, 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33.45, 33.46, 33.47, 33.48, 33.49, 33.50, 33.51, 33.5

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 **115 S. Francisco, 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**.

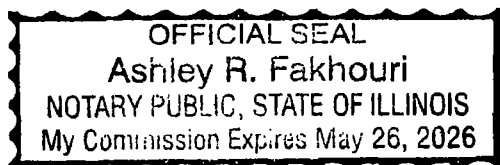
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is 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*
Nicholas J. Ftikas
Attorney for Applicant

Subscribed and Sworn to before me
this 21st day of June, 2023.

Ashley R. Fakhouri
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 RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a C1-3 Neighborhood Commercial District, on behalf of the Property Owner and Applicant, Black Light Fellowship, for the property located at **115 S. Francisco, Chicago, IL.**

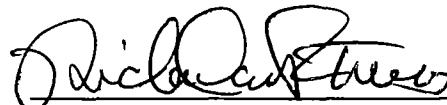
The Applicant is proposing to develop the subject property with a new three-story mixed-used building containing retail space at grade and eight (8) residential units above. The proposed first floor retail unit will contain approximately 5,600 sq. ft. of gross floor area. It will be occupied by administrative offices for a book publishing company. The proposed mixed-use building will be masonry in construction and measure 38 ft. in height. The subject property is a Transit Served Location and will not be supported by any off-street parking spaces.

The Property Owner and Applicant, Black Light Fellowship, maintains offices at 2859 W. Wilcox St., Chicago, IL 60612.

I am the attorney for the Property Owner and Applicant. 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, Rev. Walter McCray, as the sole proprietor of Black Light Fellowship, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying Black Light Fellowship as the Owner holding interest in land subject to the proposed zoning amendment for the property identified as 115 S. Francisco, Chicago, IL.

I, Rev. Walter McCray, as the sole proprietor of Black Light Fellowship, being first duly sworn under oath, depose and say that Black Light Fellowship holds that interest for itself and no other person, association, or shareholder.

Rev. Walter McCray

2/2/23

Rev. Walter McCray
Black Light Fellowship

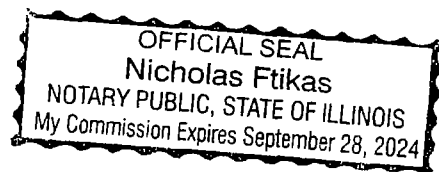
Date

Subscribed and Sworn to before me

this 2 day of February, 2023.

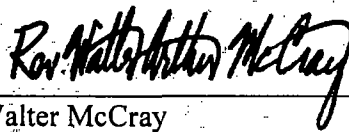
Nicholas Ftikas

Notary Public



To whom it may concern:

I, Rev. Walter McCray, as the sole proprietor of Black Light Fellowship, the Owner of the subject property located at 115 S. Francisco, 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.

A handwritten signature in black ink that reads "Rev. Walter McCray". The signature is written in a cursive style and is positioned above a horizontal line.

Rev. Walter McCray
Black Light Fellowship