

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

#22265  
INTRO DATE  
SEPT 13, 2023

1. ADDRESS of the property Applicant is seeking to rezone:  
5726 North Northwest Highway, Chicago, Illinois

2. Ward Number that property is located in: 45

3. APPLICANT: Chicago Title Land Trust No. 01-4418, dated May 20, 1994

ADDRESS: 10 S. LaSalle St., Ste. 2750 CITY: Chicago

STATE: Illinois ZIP CODE: 60603 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, 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.  
John Stewart, Beneficial Owner and Authorized Representative
7. On what date did the owner acquire legal title to the subject property? May 20, 1994
8. Has the present owner previously rezoned this property? If Yes, when? No
9. Present Zoning District: M1-1 Proposed Zoning District: M2-1
10. Lot size in square feet (or dimensions): 19,305 square feet (irregular lot)
11. Current Use of the Property: The subject property is currently improved with a one-story storage and office building and surface parking.
12. Reason for rezoning the property: To permit outdoor fleet storage of trucks and containers as a principal use at the subject property.
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 permit outdoor fleet storage of trucks and containers as a principal use at the subject property. The existing one-story storage and office building, which contains approximately 1,300 sq. ft. of floor area, will remain without change. The accessory off- street surface parking spaces will also remain without change.
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 \_\_\_\_\_ NO X

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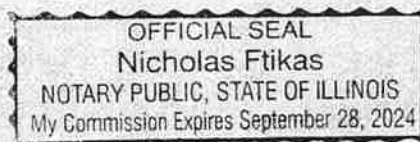
COUNTY OF COOK  
STATE OF ILLINOIS

I, John Stewart, in my capacity as the authorized representative of Chicago Title Land Trust No. 01-4418, dated May 20, 1994, 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.

 6/7/23  
Signature of Applicant

Subscribed and Sworn to before me this

7<sup>th</sup> day of June, 2023.



  
Notary Public

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For Office Use Only

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

**SPIEWAK CONSULTING**  
 PROFESSIONAL DESIGN FIRM  
 LICENSE NO.: 184.006518  
 1030 W. HIGGINS RD., STE 218  
 PARK RIDGE, IL 60068  
 phone: (773) 853-2872 (630) 351-9489  
 www.landsurveyors.pro  
 andrew@landsurveyors.pro

**PLAT OF SURVEY**  
 by  
**ANDREW SPIEWAK LAND SURVEYOR, INC.**  
 of

THAT PART LYING NORTH AND WEST OF A LINE DRAWN PERPENDICULAR TO THE NORTH WEST HIGHWAY AT A POINT ON SAID HIGHWAY 200 FEET SOUTH-EASTERLY OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID HIGHWAY WITH THE EAST LINE OF NAGLE AVENUE AND RUNNING FROM SAID HIGHWAY TO CHICAGO AND NORTH WESTERN RAILROAD RIGHT OF WAY OF THE FOLLOWING DESCRIBED LAND; THAT PART OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BETWEEN THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILROAD COMPANY AND SOUTHWESTERLY OF RAND ROAD (NOW NORTH WEST HIGHWAY) IN COOK COUNTY, ILLINOIS.



**NORTH NAGLE AVENUE**

**NORTH NORTHWEST HIGHWAY**

**R.R. CROSSING**

PART OF S. 1/2 OF SW 1/4 OF SEC. 5-40-13

A1  
 LAND AREA ±  
 19,305 SQ. FT.  
 0.443 ACRES

CROSS FOUND  
 4.18 NE-ly &  
 ON LINE

PART OF S. 1/2 OF SW 1/4 OF SEC. 5-40-13 NOT INCLUDED

**CHICAGO & NORTHWESTERN RAILWAY**

**NORTH AVONDALE AVENUE**

Area	Perimeter	Lot Description	Sq. Foot	Scaled Acres
A1	588.51	1	19,305.14	0.44

COMMONLY KNOWN AS:  
 5726 N. NORTHWEST HWY  
 CHICAGO, IL 60646  
 P.I.N. 13-05-327-001  
 LAND AREA ± 19,305 sq. ft.

**LEGEND**  
 --- FENCE  
 CL = CHAIN LINK FENCE (L = IRON FENCE)  
 V = CONCRETE POST AND WOOD FENCE  
 E = EAST FACE OF A NORTH FACE  
 S = SOUTH FACE, W = WEST FACE  
 --- MEASURED (TH) RECORD  
 --- CROSS FOUND & SET  
 ● IRON ROD FOUND ○ IRON ROD SET  
 ● IRON PIPE FOUND ○ IRON PIPE SET  
 --- BUILDING OUTBACK LINE  
 --- EASEMENT LINE  
 --- PROPERTY LINE

SCALE: 1 INCH EQUALS 20 FEET.  
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: JON STEWART  
 ORGANIZATION: LEXICON ONE ENT, LLC

SURVEYED BY: JG

DRAWN BY: JG, AFS

CHECKED BY: AFS

PROJECT NO: 300-22 UD 23



STATE OF ILLINOIS  
 COUNTY OF COOK  
 ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE # 184.006518 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON SHOWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.  
 THE FIELD WORK WAS COMPLETED ON 13th DAY OF MAY, A.D. 2023.  
 DATE OF PLAT: 15th DAY OF MAY, A.D. 2023.  
 BY: Andrew F. Spiewak  
 ILLINOIS PROFESSIONAL LAND SURVEYOR ANDREW F. SPIEWAK, LICENSE NO.: 035 00318 LAND SURVEYING CORPORATION NO. 184 006518 LICENSE EXPIRES 11/30/2024 PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION NO. 184 006518 LICENSE EXPIRES 04/30/2025

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

September 13, 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.

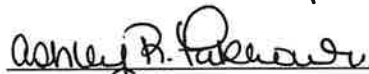
That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **5726 North Northwest Highway, Chicago, Illinois**; a statement of intended use of said property; the names and addresses of the Applicant and Property Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **September 13, 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 13<sup>th</sup> day of September, 2023.

  
Notary Public



**PUBLIC NOTICE**

*Via USPS First Class Mail*  
September 13, 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 September 13, 2023, I, the undersigned, intend to file an application for a change in zoning from the M1-1 Limited Manufacturing /Business Park District to the M2-1 Light Industry District, on behalf of the Applicant and Property Owner, Chicago Title Land Trust No. 01-4418, dated May 20, 1994, for the property located at **5726 North Northwest Highway, Chicago, Illinois**.

The Applicant is seeking a zoning change to permit outdoor fleet storage of trucks and containers as a principal use at the subject property. The existing one-story storage and office building, which contains approximately 1,300 sq. ft. of floor area, will remain without change. The accessory off- street surface parking spaces will also remain without change.

The Applicant and Property Owner, Chicago Title Land Trust No. 01-4418, is located at 10 S. LaSalle St., Ste. 2750, Chicago, IL 60603.

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., 38<sup>th</sup> Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Very truly yours,

**Law Offices of Samuel V.P. Banks**



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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:

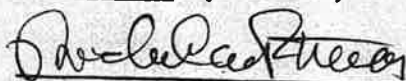
I, John Stewart, in my capacity as the authorized representative of Chicago Title Land Trust No. 01-4418, dated May 20, 1994, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying Chicago Title Land Trust No. 01-4418, dated May 20, 1994, as property owner and Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 5726 N. Northwest Highway, Chicago, IL.

I, John Stewart, in my capacity as the authorized representative of Chicago Title Land Trust No. 01-4418, dated May 20, 1994, being first duly sworn under oath, depose and say that Chicago Title Land Trust No. 01-4418, dated May 20, 1994, holds that interest for itself and no other person, association, or shareholder.

  
\_\_\_\_\_  
John Stewart  
Chicago Title Land Trust No. 01-4418,  
Dated May 20, 1994

6/7/23  
\_\_\_\_\_  
Date

Subscribed and Sworn to before me  
this 7<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
Notary Public



To whom it may concern:

I, John Stewart, in my capacity as the authorized representative of Chicago Title Land Trust No. 01-4418, dated May 20, 1994, the property owner and Applicant concerning the subject property located at 5726 N. Northwest Highway, 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.



6/7/23

John Stewart

Date

Chicago Title Land Trust No. 01-4418,  
Dated May 20, 1994