

# 22431-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:  
1227 W. Jackson Blvd.

2. Ward Number that property is located in: 34

3. APPLICANT 1227 Jackson Condominiums, LLC  
ADDRESS 1101 W. Monroe, Ste. 200 CITY Chicago  
STATE IL ZIP CODE 60607 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 \_\_\_\_\_  
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: Alan Lev
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7. On what date did the owner acquire legal title to the subject property? March, 2024
8. Has the present owner previously rezoned this property? If yes, when? Yes - 6/27/2018 (App. No. 19471-T1)
9. Present Zoning District: DX-3 Proposed Zoning District: DR-3
10. Lot size in square feet (or dimensions): 4,450 sq. ft.
11. Current Use of the Property: The subject property is vacant and unimproved.
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12. Reason for rezoning the property: To permit the development of the subject property with a new four-story residential building containing three (3) dwelling units.
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 proposing to develop the subject property with a new four-story residential building containing three (3) dwelling units. The building will be masonry in construction and measure 52 ft.-6 inches in height. The proposed three (3) unit residential building will be supported by three (3) off-street parking spaces.
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:** (17-13-1003-EE) The Applicant seeks to increase the number of off-street parking spaces for a Transit Served Location from 50% (2 parking spaces) to 100% (3 parking spaces).

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**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. The Applicant seeks (17-13-1101-B) to reduce the front setback to zero and reduce the rear setback to zero, (17-13-1003-P) to not comply with the front building facade standards, and (17-13-1003-R) to not comply with the door and entrance standards, and (17-13-1003-S) to allow driveway access from a public street at the rear.

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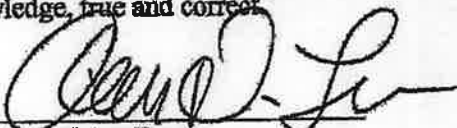
15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES  NO

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COUNTY OF COOK  
STATE OF ILLINOIS

I, Alan Lev, in my capacity as Manager of 1227 Jackson Condominiums, 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.

  
Signature of Applicant

Subscribed and Sworn to before me this

29<sup>th</sup> day of March, 2024.

  
Notary Public



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For Office Use Only

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

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

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

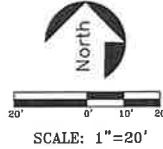
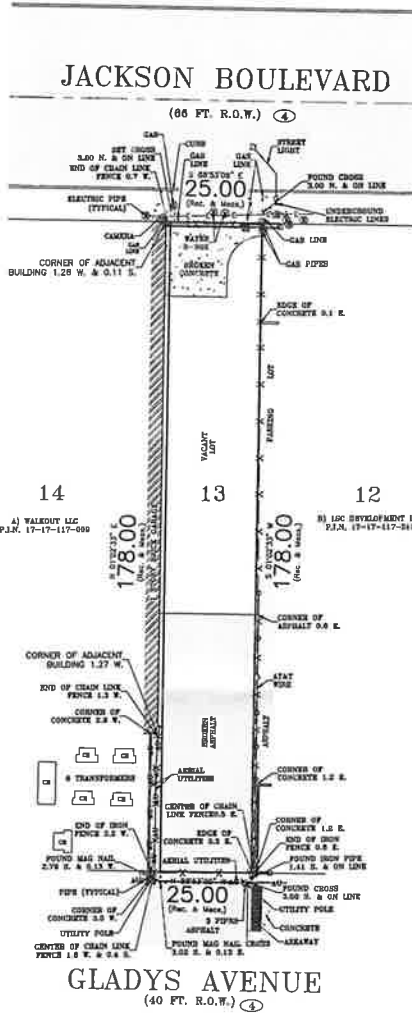
# ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION PER COMMITMENT NO. 16224540 DATED FEBRUARY 20, 2024

LOT 13 IN SOUTH LOCKWOOD BROWN'S SUBDIVISION OF THE NORTH HALF OF BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1227 W. JACKSON BOULEVARD, CHICAGO, ILLINOIS.  
P.I.N. 17-17-117-010

LEGEND	
+	HEAVY PIPE
□	CAMERA
○	MANHOLE
○	CAST IRON MANHOLE
○	UTILITY POLE
○	RIGHT OF WAY
○	WATER METER
○	STREET LIGHT
○	POLE WITH WIRE
○	TRANSFORMER
○	HEAVY PIPE
○	UNDERGROUND ELECTRIC LINE
○	UNDERGROUND GAS LINE



**OWNERSHIP INFORMATION**

A) WALKOUT LLC  
186 N. MICHIGAN AVENUE 0700, CHICAGO, IL, 60601  
P.I.N. 17-17-117-009

B) LLC DEVELOPMENT LLC  
777 LAKE ZURICH RD #200, BARRINGTON, IL, 60015  
P.I.N. 17-17-117-011

- GENERAL NOTES:**
- UTILITIES SHOWN ARE LOCATED BY VISIBLE SURFACE FEATURES AND AS MARKED BY J.U.L.I.E. CALL J.U.L.I.E. AT 1-800-892-0123.
  - THIS SURVEY WAS PREPARED IN PART WITH INFORMATION FROM A COMMITMENT FOR TITLE COMMITMENT FROM WFG NATIONAL TITLE INSURANCE COMPANY, SHOWN AS COMMITMENT NUMBER 16224540, WITH AN EFFECTIVE DATE OF FEBRUARY 20, 2024.
  - PROPERTY INDEX NUMBER FOR THIS PROPERTY IS: 17-17-117-010.
  - PROPERTY IS SHOWN IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN PER A NON-PRINTED FEDERAL EMERGENCY MANAGEMENT AGENCY'S (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NUMBER IS 1703C04184 WITH AN EFFECTIVE DATE OF AUGUST 19, 2020.
  - TOTAL AREA SURVEYED 4,450.05 SQUARE FEET OR 0.1028 ACRES.
  - PARCEL HAS DIRECT ACCESS TO AND FROM WEST JACKSON BOULEVARD AND WEST GLADYS AVENUE, BOTH LEGALLY OWNED AND PUBLICLY DEDICATED, USED AND MAINTAINED RIGHT OF WAY.
  - SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR RECENT BUILDING CONSTRUCTION PER TABLE A, ITEM 16.
  - SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN EASEMENT RIGHT OF WAY LINES CONTAINED OR PROPOSED PER TABLE A, ITEM 17.
  - SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF THE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL PER TABLE A, ITEM 18.
  - NO PARKING SPACES WERE OBSERVED ON THE FIELD.

**SCHEDULE B ITEMS, PART II**

**EXCEPTIONS**

ITEM	DESCRIPTION
1-7	NOT SURVEY RELATED
<b>SPECIAL EXCEPTIONS</b>	
1-2	NOT SURVEY RELATED
3	RIGHT OF WAY FOR DRAINAGE YULES, DITCHES, FEEDERS AND LATERALS OF ANY, NOT FIELD SURVEYED.
4	RIGHT OF WAY FOR PUBLIC, STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE PROGRAM IN SECTION TAKEN, DUNE, OR DESIGNATED FOR ROADS OR HIGHWAYS, AS SHOWN ON SURVEY.
5-9	NOT SURVEY RELATED



STATE OF ILLINOIS ) S.S.  
COUNTY OF COOK )

FRETZSHALL & PAWLOWSKI  
WFG NATIONAL TITLE INSURANCE COMPANY  
TO: 1227 JACKSON COINDOMINIUMS LLC  
MARIUSZ FLOREK

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 ILLINOIS REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5A, 6, 8, 9, 10, 11, 12, 13, 14 AND 17 OF ITEM TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 02/24/2024. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARD PRACTICE FOR A SURVEYOR. DISCREPANCIES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A NEAREST OF 64 DEGREES FRACTIONARY.

GIVEN UNDER OUR HANDS AND SEAL AT BARRINGTON, ILLINOIS, THIS

19TH DAY OF MARCH A.D. 2024

GARY HOLT - LIC.#03-002800 - EXPIRES 11/30/24  
P.L.L. DESIGN FIRM LAND SURVEYING CORPORATION  
1201614-00176 - EXPIRES 04/30/25  
P.L.L. NO. 231200-ALTA

Professional Design Registration #184-002795

**Preferred SURVEY, INC**

7845 W. 70TH STREET, BIRDGEVIEW, IL, 60455  
Phone 708-458-7845 / Fax 708-458-7850  
www.pstsurvey.com

Field Work Completed	03/04/2024	FLD CHECK	AMZ/JS
Land Area Surveyed		CAC	MD
Drawing Revised	REVISED: 03/20/2024		

- MONUMENTS WERE FOUND OR SET AT CLIENTS REQUEST.
- LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- BASE OF BEARING FOR THIS SURVEY IS AN ASSUMED NORTH.
- NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THIS PLAN.
- COMPARE ALL POINTS AND LEGAL DESCRIPTION BEFORE ANY TRANSACTION OR CONSTRUCTION, AND AT ONCE REPORT ANY DISCREPANCIES TO THE SURVEYOR FOR EXPLANATION AND OR CORRECTION.



**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 **1227 W. Jackson Blvd., 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 2 day of April, 2024.



Notary Public



Via USPS First Class Mail  
April 17, 2024

**PUBLIC NOTICE**

Dear Sir or Madam:

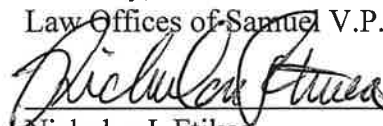
In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about April 17, 2024, I, the undersigned, intend to file an application for a change in zoning from the DX-3 Downtown Mixed-Use District to the DR-3 Downtown Residential District, on behalf of the Property Owner and Applicant, 1227 Jackson Condominiums, LLC, for the property located at **1227 W. Jackson Blvd., Chicago, IL.**

The Applicant is proposing to develop the subject property with a four-story residential building containing three (3) dwelling units. The proposed building will be masonry in construction and measure 52 ft.-6 inches in height. The proposed residential building be supported by three (3) off-street parking spaces. Pursuant to Sec. 17-13-030-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003 and 17-13-1101 of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the required front setback to zero, reduce the required rear setback to zero, reduce the onsite open space to zero, increase the off-street parking ratio for a Transit Served Location to 100% (three parking spaces for three residential units), to not comply with the building façade standards and main door and entrance standards on a Pedestrian Street, and to allow for driveway access on a Pedestrian Street at the rear of the subject lot.

The Applicant and Property Owner, 1227 Jackson Condominiums, LLC, maintains offices at 1101 W. Monroe, Ste. 200, Chicago, IL 60607.

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

Sincerely,  
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.**

To whom it may concern:

I, Alan Lev, as Manager of 1227 Jackson Condominiums, LLC, the property owner and Applicant concerning the subject property located at 1227 W. Jackson Blvd., 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.

  
Alan Lev

1227 Jackson Condominiums, LLC

3/28/24  
Date

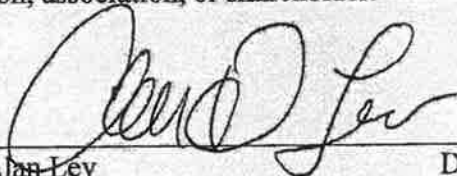
**FORM OF AFFIDAVIT**

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

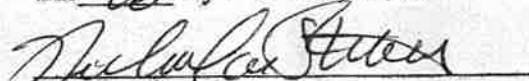
To Whom It May Concern:

I, Alan Lev, as Manager and on behalf of 1227 Jackson Condominiums, LLC, understand the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying 1227 Jackson Condominiums, LLC, as the current owner and Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 1227 W. Jackson Blvd., Chicago, IL.

I, Alan Lev, as Manager and on behalf of 1227 Jackson Condominiums, LLC, being first duly sworn under oath, depose and say that 1227 Jackson Condominiums, LLC, holds that interest for itself and no other person, association, or shareholder.

  
Alan Lev Date 3/28/24  
1227 Jackson Condominiums, LLC

Subscribed and Sworn to before me  
this 28 day of March, 2024.

  
Notary Public

