

#22481
INTRO DATE
JUNE 12, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
510 S. California Ave., Chicago, IL

2. Ward Number that property is located in: 27th Ward

3. APPLICANT 520 California Gas, LLC
ADDRESS 188 N. Wells St., Ste. 300 CITY Chicago
STATE IL ZIP CODE 60606 PHONE 312-782-1983
EMAIL nick@sambankslaw.com CONTACT PERSON Nicholas 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 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: Bill Kokalias and Nasr Ali
7. On what date did the owner acquire legal title to the subject property? 2023
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: B3-3 Proposed Zoning District: C1- 1
10. Lot size in square feet (or dimensions): 3,375 square feet
11. Current Use of the Property: The subject property is vacant and unimproved.
12. Reason for rezoning the property: To establish a uniform zoning district with the neighboring zoning lot to the south to est ablish a non-required accessory off-street parking lot.
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 to establish a uniform underlying zoning district consistent with the neighboring zoning lot to the south (common address of 520 S. California Ave.), which is also owned by the Applicant. The Applicant intends to use the subject property for accessory (non-required) off-street parking. No building improvements are proposed.
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. _____

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, Bill Kokalias, in my capacity as Manager of 520 California Gas, 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

7th day of May, 2024.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

FORM OF AFFIDAVIT

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

To Whom It May Concern:

I, Bill Kokalias, as Manager and on behalf of 520 California Gas, LLC, understand the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying 520 California Gas, LLC, as the current owner and Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 510 S. California Ave., Chicago, IL.

I, Bill Kokalias, as Manager and on behalf of 520 California Gas, LLC, being first duly sworn under oath, depose and say that 520 California Gas, LLC, holds that interest for itself and no other person, association, or shareholder.

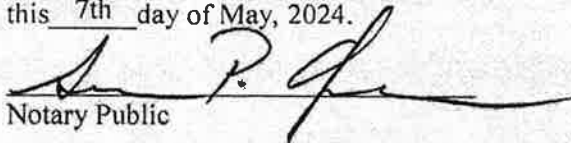


05/07/2024

Bill Kokalias
520 California Gas, LLC

Date

Subscribed and Sworn to before me
this 7th day of May, 2024.



Notary Public



To whom it may concern:

I, Bill Kokalias, as Manager and on behalf of 520 California Gas, LLC, the property owner and Applicant concerning the subject property located at 510 S. California Ave., 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.



05/07/2024

Bill Kokalias
520 California Gas, LLC

Date



PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

Plat of Surveys
Topography
Mortgage
Inspection
Condominiums
Land Development
Legal Descriptions

LOT 12 IN JAMES U. BORDEN'S RESUBDIVISION OF BLOCK 6 AND LOTS 1 TO 24 IN BLOCK 1 OF REED'S SUBDIVISION OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 18, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 610 S CALIFORNIA AVE, CHICAGO, IL 60612)

AREA= 3,376 SQ. FT. (MORE OR LESS)
PERIMETER= 380 FT. (MORE OR LESS)
ACRAGE= 0.071740 (MORE OR LESS)



SCALE: 1"=20'



FRONT VIEW

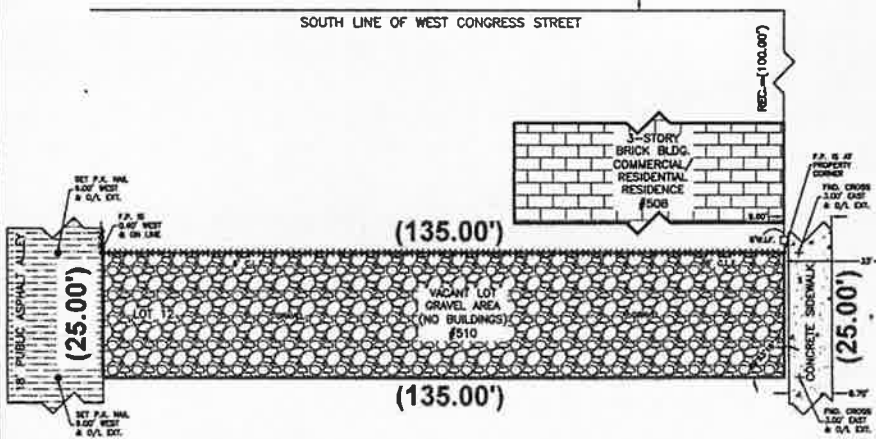
W Congress Pkwy

S California Ave

MOBILITY MAP

W. CONGRESS ST.

SOUTH LINE OF WEST CONGRESS STREET



LEGEND	
[Symbol]	METAL FENCE
[Symbol]	PLASTIC FENCE
[Symbol]	FENCE POST (F.P.)
[Symbol]	"MAG" NAIL SET
[Symbol]	SET IRON PIPE
[Symbol]	IRON PIPE FOUND
[Symbol]	CUT CROSS- FOUND OR SET
[Symbol]	PROPERTY LINE
(140.45)	RECORDED DATA
140.45	MEASURED DIMENSION
[Symbol]	NOTCH
[Symbol]	WOOD & METAL FENCE (W.M.F.)
[Symbol]	WOOD FENCE (W.F.)
[Symbol]	CHAIN LINK FENCE (C.L.F.)
[Symbol]	WROUGHT IRON FENCE (W.I.F.)
[Symbol]	5 NAILS (SET)

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. 035-0003063.

P.O. Box 43669
Chicago, Illinois 60643
TEL: (773) 778-1700 Fax: (773) 778-9143
E-mail: lrpass2000@yahoo.com

ROBERT LOPEZ

P.I.N.# 18-13-132-035-0000

CHECKED BY: L.R.P. FIELD DATE: 06-28-2023

BOOK NO.: C.P. SURVEYOR: S.J.S.

PROJECT NO.: 2308-0133 SCALE: 1"=20'

J.R. © 2023 L.R. PASS & ASSOCIATES P.C. ALL RIGHTS RESERVED.

COMPARE ALL POINTS BEFORE BUILDING. IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF 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 SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.



GIVEN UNDER MY HAND AND SEAL THIS 28th DAY OF JUNE 2023.
L.R. PASS & ASSOCIATES P.C.
LICENSE EXPIRATION DATE: 11/30/24

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

June 12, 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 **510 S. California Ave., 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 **June 12, 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 12th day of May, 2024.


Notary Public



Via USPS First Class Mail
June 12, 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 June 12, 2024, I, the undersigned, intend to file an application for a change in zoning from the B3-3 Community Shopping District to the C1-1 Neighborhood Commercial District, on behalf of the Property Owner and Applicant, 520 California Gas, LLC, for the property located at **510 S. California Ave., Chicago, IL.**

The Applicant is seeking to establish a uniform underlying zoning district consistent with the neighboring zoning lot to the south (common address of 520 S. California Ave.), which is also owned by the Applicant. The Applicant intends to use the subject property for accessory (non-required) off-street parking. No building improvements are proposed.

The Property Owner and Applicant, 520 California Gas, LLC, maintains offices at 188 N. Wells St., Ste. 300, Chicago, IL 60606.

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. Fikas

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.**