

22210
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:
1113 S. Mozart, Chicago, IL

2. Ward Number that property is located in: 28th Ward

3. APPLICANT: Patrick McLoughlin and Kaitlin Beckham

ADDRESS: 1113 S. Mozart 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

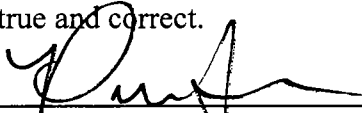
6. If the Applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements.
N/A – Individuals
7. On what date did the owner acquire legal title to the subject property? 2022
8. Has the present owner previously rezoned this property? If Yes, when? No
9. Present Zoning District: RT-4 Proposed Zoning District: RM-5
10. Lot size in square feet (or dimensions): 3,133.25 square feet (25 ft. by 125.33 ft.)
11. Current Use of the Property: The subject property is improved with a non-conforming three-story building containing four (4) legally established dwelling units.
12. Reason for rezoning the property: The Applicant is seeking to permit the legal establishment of a fifth residential unit within the existing multi-unit building located at the subject property. The RM-5 zoning district will support the proposed residential density.
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 Applicants are requesting a zoning change to permit the legal establishment of a fifth residential unit for a total of five (5) dwelling units within the existing non-conforming multi-unit building located at the subject property. No changes are proposed to the existing building's three-story height dimension or footprint. Three (3) surface parking spaces will remain at the rear of the subject lot. The subject building is more than 50 years old and does not require new off-street parking for the addition of one (1) residential unit.
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

We, Patrick McLoughlin and Kaitlin Beckham, 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 our collective knowledge, true and correct.

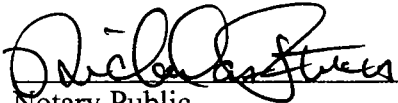


Signature of Applicant

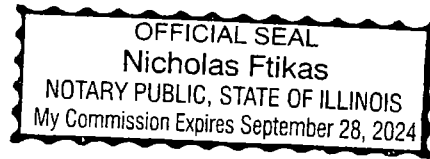


Signature of Applicant

Subscribed and Sworn to before me this
8 day of ~~April~~^{MAY}, 2023.



Notary Public



=====

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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

June 21, 2023

Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning Landmarks, and Building Standards
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

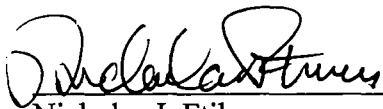
The undersigned, **Nicholas Ftikas**, being first duly sworn on oath, deposes and says the following:

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.

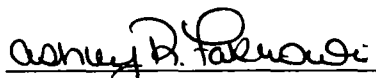
That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **1113 S. Mozart, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **June 21, 2023**.

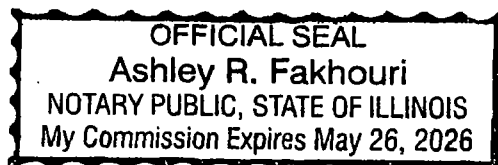
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is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

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


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 RM-5 Residential Multi-Unit District, on behalf of the Property Owners and Applicants, Patrick McLoughlin and Kaitlin Beckham, for the property located at **1113 S. Mozart, Chicago, IL.**

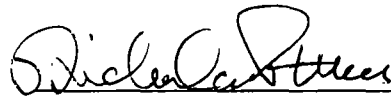
The Applicants are requesting a zoning change to permit the legal establishment of a fifth residential unit within the existing non-conforming multi-unit building located at the subject property. No changes are proposed to the existing building's three-story height dimension or footprint. Three (3) surface parking spaces will remain at the rear of the subject lot. The subject building is more than 50 years old and does not require new off-street parking for the addition of one (1) residential unit.

The Property Owners and Applicants, Patrick McLoughlin and Kaitlin Beckham, are located at 1113 S. Mozart, 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

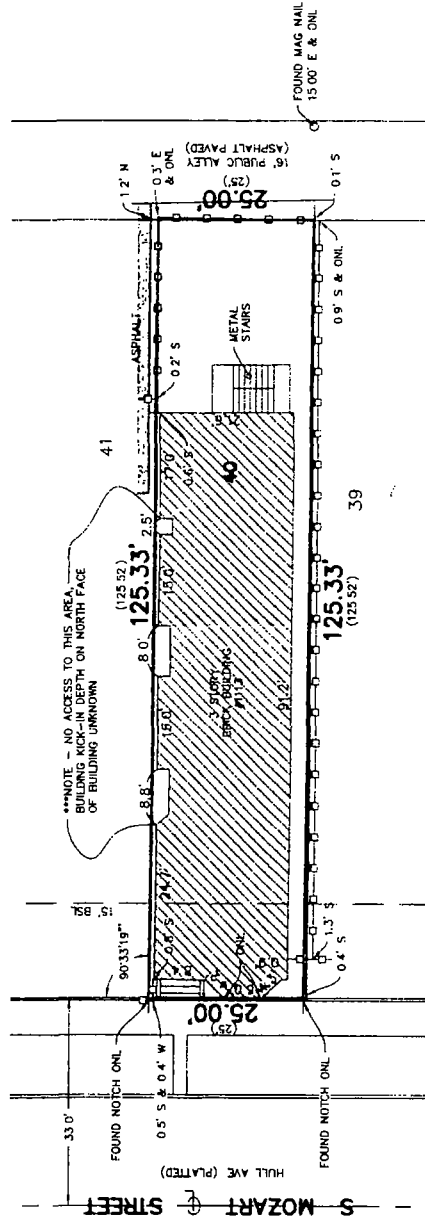
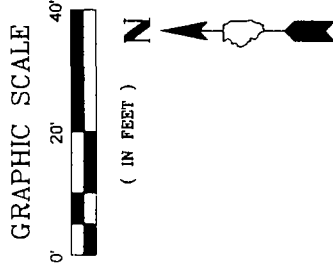
***Please note the Applicant is NOT seeking to purchase or rezone your property.**

***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.**

PLAT OF SURVEY

OF
 LOT 40 IN BLOCK 1 IN HELEN CULVER'S DOUGLAS PARK SUBDIVISION OF BLOCKS 25, 26 AND 27 IN G W CLARK'S
 SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13,
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT SITE AREA:
 3,133 SQ. FT. = 0.072 ACRES



***NOTE - NO ACCESS TO THIS AREA
 BUILDING KICK-IN DEPTH ON NORTH FACE
 OF BUILDING UNKNOWN

SURVEYORS' NOTES:

- FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE ETC.
- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- REVISIONS TO THIS SURVEY ARE TO BE MADE BY A WRITTEN INSTRUMENT ON THIS PLAT AND REPORT ANY DISCREPANCIES TO SURVEYOR AT THE TIME OF MEASUREMENT BY SAME.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME.
- WE DO NOT CERTIFY UTILITIES, THEREFORE, CONTACT UTILITIES COMPANIES BEFORE BUILDING.
- DATE OF FIELD WORK, IS DATE SHOWN IN CERTIFICATION.
- NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
- ANY COMMENTS, MODIFICATIONS, ALTERATIONS AND REVISIONS MUST BE BROUGHT TO OUR ATTENTION WITHIN 90 DAYS OF DATE OF COMPLETION OF THIS SURVEY.
- TREES AND UTILITIES ARE NOT SHOWN HEREON.
- THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
- THE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.

LEGEND

XX.XX'	MEASURED DISTANCE
(XX XX')	RECON/DEED DISTANCE
-X-X-	CHAIN LINK FENCE (CLF)
-O-O-	WOOD FENCE (WF)
-□-□-	PLASTIC/VINYL FENCE (VPF)
-W-W-	WIRE FENCE
●	IRON PIPE SET AT CORNER
○	IRON PIPE OTHERWISE NOTED (UNLESS OTHERWISE NOTED)
N	NORTH
S	SOUTH
E	EAST
W	WEST
NE	NORTHEAST
NW	NORTHWEST
SE	SOUTHEAST
SW	SOUTHWEST
U/E	UTILITY EASEMENT
U/D/E	UTILITY & DRAINAGE EASEMENT
BSL	BUILDING SETBACK LINE
CE	CURB EASEMENT
R	RADIUS
CONC	CONCRETE
ON L	ON LINE
[Hatched Box]	BUILDING
[Hatched Box]	CONCRETE

NO	DATE	DESCRIPTION

COMMON ADDRESS: 1113 S MOZART STREET, CHICAGO, IL 60612
 DRAWN BY: [Signature] CHECKED BY: [Signature] CATEGORY: STAKED
 FILE NO. 23-12862 SCALE: 1" = 20'
 ORDERED BY: PATRICK MCLOUGHLIN
 www.pisurveying.com
 870 W. BRYN MAWR AVE., SUITE 1200 CHICAGO, IL 60611
 PHONE (773) 444-0445

Pi Surveying Group, P.C.
 LAND SURVEYORS

PROFESSIONAL LAND SURVEYOR
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-004017
 DATE OF SURVEY: 5/14/2023
 ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-008211-0008
 COPYRIGHT NOTICE
 THIS DOCUMENT IS THE PROPERTY OF PI SURVEYING GROUP, P.C. ALL RIGHTS RESERVED.

STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 WE, PI SURVEYING GROUP, AN ILLINOIS PROFESSIONAL DESIGN FIRM DO HEREBY CERTIFY
 THAT THE SURVEY WAS MADE UNDER ITS SUPERVISION ON THE GROUND AND THE PLAT
 HEREON DRAWN IS A REPRESENTATION OF SAME. THIS PROFESSIONAL SERVICE CONFORMS
 TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY
 DATED AT CHICAGO, ILLINOIS 24th DAY OF APRIL, 2023
 BY: [Signature]
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-004017
 ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-008211-0008

FORM OF AFFIDAVIT

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

To Whom It May Concern:

We, Patrick McLoughlin and Kaitlin Beckham, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying us as the co-owners and Co-Applicants holding interest in land subject to the proposed zoning amendment for the property identified as 1113 S. Mozart, Chicago, IL.


We, Patrick McLoughlin and Kaitlin Beckham, being first duly sworn under oath, depose and say that we hold that interest for ourselves and no other person, association, or shareholder.



Patrick McLoughlin

5/8/23

Date

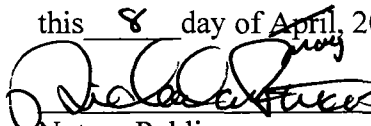


Kaitlin Beckham

5/8/23

Date

Subscribed and Sworn to before me
this 8 day of April, 2023.



Notary Public

