

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

#22299
INTRO DATE
NOV 1, 2023

1. ADDRESS of the property Applicant is seeking to rezone:
1935-43 N. Sedgwick St., Chicago, Illinois

2. Ward Number that property is located in: 43

3. APPLICANT: 1935 Sedgwick, LLC

ADDRESS: [REDACTED] CITY: [REDACTED]

STATE: [REDACTED] ZIP CODE: [REDACTED] 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, 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.
Eric Turrin and Robert Sekula, Managers
7. On what date did the owner acquire legal title to the subject property? 2020
8. Has the present owner previously rezoned this property? If Yes, when? No
9. Present Zoning District: RT-4 Proposed Zoning District: B3-2
10. Lot size in square feet (or dimensions): 4,812 square feet (irregular lot)
11. Current Use of the Property: The subject property is improved with a four-story mixed-use building containing a grade level retail space (currently vacant) and twelve (12) residential units above.
12. Reason for rezoning the property: To permit the establishment of a general restaurant within the grade level retail unit. No expansions are proposed to the existing four-story building.
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 the establishment of a general restaurant within the grade level retail unit. The subject retail unit previously operated with a licensed restaurant and bar. The last active licenses for the prior retail tenant lapsed more than 18 months ago. The grade level retail unit contains approximately 3,800 sq. ft. of calculable floor area. The four-story mixed-use building will remain without change. No off-street parking is currently provided or proposed as part of this zoning change request. The subject property is a transit served location based on its proximity to the Lincoln Ave. bus route and the CTA train station at Armitage Ave.
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, Eric Turrin, as Manager of NPV Manager, LLC, the Manager of 1935 Sedgwick, LLC, an Illinois limited liability company, 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 day of August, 2023.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000022 DOPRES 04/30/2025
 6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
 CHICAGOLANDSURVEY@GMAIL.COM

ALTA/NSPS LAND TITLE SURVEY

ALL OF LOT 1 AND THAT PART OF LOTS 2, 3 AND 4 IN PUMPELLY'S RESUBDIVISION OF LOTS 2,3,4 AND 5 OF ARMSTRONG'S SUBDIVISION OF NORTH 3 ACRES OF BLOCK 39 IN CANAL TRUSTEES' SUBDIVISION OF NORTH 1/2 OF AND NORTH 1/2 OF SOUTHEAST 1/4 AND EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4 RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4 TO A POINT ON A LINE 51 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 2 AND 3 THENCE NORTH ON A LINE 51 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 2 AND 3 TO A POINT ON A LINE 58.90 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 2; THENCE NORTHWESTERLY ALONG A LINE 58.90 FEET SOUTHWESTERLY AND PARALLEL WITH NORTHEASTERLY LINE OF SAID LOT 2 TO THE NORTHWESTERLY LINE OF SAID LOT 2; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 TO THE WEST LINE OF SAID LOTS 2 AND 3; THENCE SOUTH ALONG THE EAST WEST LINE OF SAID LOTS 2 AND 3 TO THE SOUTH LINE OF LOTS 3 AND 4; THENCE EAST ALONG THE SOUTH LINE OF SAID LOTS 3 AND 4 TO POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS:
 1935-43 NORTH SEDGWICK STREET, CHICAGO, ILLINOIS.

PROPERTY AREA= 4,812 SQ. FT.
 BUILDING AREA= 3,813 SQ. FT.

P.L.N. 14-33-401-034-0000

LEGEND:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- O.L. ON LINE
- MANHOLE
- CATCH BASIN
- POWER POLE
- LIGHT POLE
- SIGN POLE
- GAS VALVE
- GUARD POST
- GAS METER
- WATER METER
- ELECTRIC METER
- WATER B. BOX
- ELECTRIC MANHOLE
- AIR CONDITIONER

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 17031 C 0417 J, EFFECTIVE DATE: AUGUST 19, 2008.

BEARING BASIS:

THE WESTERLY LINE OF SUBJECT PROPERTY IS ASSUMED TO BE NORTH 0 DEGREES 08 MINUTES 24 SECONDS EAST.

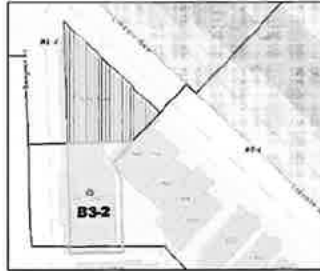
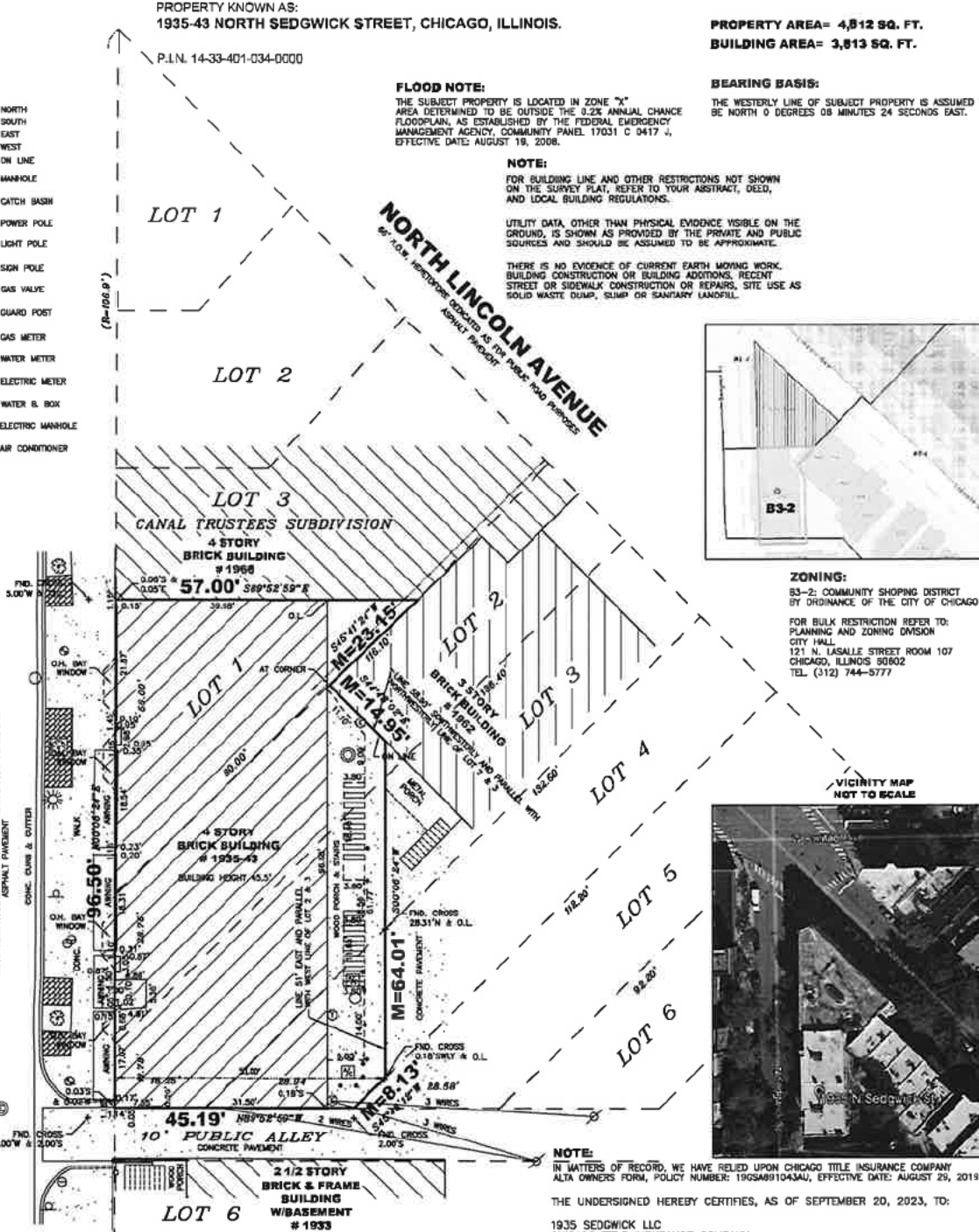
NOTE:

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, AND LOCAL BUILDING REGULATIONS.

UTILITY DATA, OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND, IS SHOWN AS PROVIDED BY THE PRIVATE AND PUBLIC SOURCES AND SHOULD BE ASSUMED TO BE APPROXIMATE.

THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, SITE USE AS SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

NORTH SEDGWICK STREET
 60' ROW, HEREINAFTER DEDICATED AS FOR PUBLIC ROAD PURPOSES
 ASPHALT PAVEMENT
 CONC. CURB & GUTTER



ZONING:
 B3-2: COMMUNITY SHOPPING DISTRICT BY ORDINANCE OF THE CITY OF CHICAGO
 FOR BULK RESTRICTION REFER TO: PLANNING AND ZONING DIVISION CITY HALL 121 N. LASALLE STREET ROOM 107 CHICAGO, ILLINOIS 60602 TEL. (312) 744-5777



20 0 20
 SCALE: 1" = 20'
 ORDERED BY: CHUCK DICKSTEIN
 FILE NO.: 80-10/B

NOTE:
 LEGAL DESCRIPTION OF THE PROPERTY SHOWN ON THE SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT.
 THERE IS NO PLOTTABLE EXCEPTIONS FROM THE TITLE COMMITMENT

UPDATED (ZONING) 08/20/2023
 UPDATED 07/06/2023
 UPDATED (CERTIFICATE) 03/02/2020
 UPDATED (LEGAL) 10/30/2019
 FIELD WORK COMPLETED 9/25/2019



NOTE:
 IN MATTERS OF RECORD, WE HAVE RELIED UPON CHICAGO TITLE INSURANCE COMPANY ALTA OWNERS FORM, POLICY NUMBER: 1905A891043AU, EFFECTIVE DATE: AUGUST 29, 2019

THE UNDERSIGNED HEREBY CERTIFIES, AS OF SEPTEMBER 20, 2023, TO:
 1935 SEDGWICK LLC
 CHICAGO TITLE INSURANCE COMPANY AS SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 6, 1989, AND KNOWN AS TRUST NO. TWB-0773 CENTRAL BANK ILLINOIS ISAOA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(a),7(a),7(b),7(c),8,9,11,14,16,17,18,19,20 OF TABLE A THEREOF.

DATED THIS 20 TH DAY OF SEPTEMBER 2023.

Roger P. Jacobs
 BY: _____
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384

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

November 1, 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 **1935-43 N. Sedgwick St., 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 **November 1, 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 1 day of November, 2023.


Notary Public



PUBLIC NOTICE

Via USPS First Class Mail
November 1, 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 November 1, 2023, I, the undersigned, intend to file an application for a change in zoning from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to the B3-2 Community Shopping District, on behalf of the Applicant and Property Owner, 1935 Sedgwick, LLC, for the property located at **1935-43 N. Sedgwick St., Chicago, Illinois.**

The Applicant is seeking a zoning change to permit the establishment of a general restaurant within the grade level retail unit. The subject retail unit previously operated with a licensed restaurant and bar. The last active licenses for the prior retail tenant lapsed more than 18 months ago. The grade level retail unit contains approximately 3,800 sq. ft. of calculable floor area. The four-story mixed-use building will remain without change. No off-street parking is currently provided or proposed as part of this zoning change request. The subject property is a transit served location based on its proximity to the Lincoln Ave. bus route and the CTA train station at Armitage Ave.

The Applicant and Property Owner, 1935 Sedgwick, LLC, maintains offices at [REDACTED]

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

Very truly yours,

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.**

To whom it may concern:

I, Eric Turrin, as Manager of NPV Manager, LLC, the Manager of 1935 Sedgwick, LLC, an Illinois limited liability company, the owner and Applicant concerning the subject property located at 1935-43 N. Sedgwick, 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.



Eric Turrin, Manager



Date

FORM OF AFFIDAVIT

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

To Whom It May Concern:

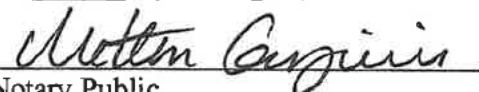
I, Eric Turrin, as Manager of NPV Manager, LLC, the Manager of 1935 Sedgwick, LLC, an Illinois limited liability company, understand the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying 1935 Sedgwick, LLC, as the owners and Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 1935-43 N. Sedgwick, Chicago, IL.

I, Eric Turrin, as Manager of NPV Manager, LLC, the Manager of 1935 Sedgwick, LLC, being first duly sworn under oath, depose and say that 1935 Sedgwick, LLC, holds that interest for itself and no other person, association, or shareholder.


Eric Turrin, Manager


Date

Subscribed and Sworn to before me
this 29 day of August, 2023.


Notary Public

