

#22208
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:
3025 North Southport Avenue/ 1349-1359 West Nelson Street, Chicago, IL

2. Ward Number that property is located in: 32

3. APPLICANT: Aaron Straus

ADDRESS: 5252 N. Damen Ave., Apt. 2 CITY: Chicago

STATE: Illinois ZIP CODE: 60625 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

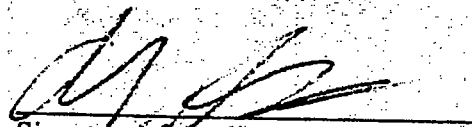
PHONE: (312) 782-1983 FAX: 312-782-2433 EMAIL: nick@sambankslaw.com

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
7. On what date did the owner acquire legal title to the subject property? 2011
8. Has the present owner previously rezoned this property? If Yes, when? No
9. Present Zoning District: B3-2 Proposed Zoning District: RT-4
10. Lot size in square feet (or dimensions): 3,000 square feet (24 ft. by 125 ft.)
11. Current Use of the Property: The subject property is improved with a three-story principal building containing four (4) dwelling units and a detached two-story coach house (accessory structure) that is currently vacant.
12. Reason for rezoning the property: The Applicant is proposing to utilize the Additional Dwelling Unit Ordinance to legally establish a coach house unit on the second floor of the existing two-story accessory 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 proposing to utilize the Additional Dwelling Unit Ordinance to legally establish a coach house unit on the second floor of the existing two-story accessory building. The existing three-story principal building containing four (4) dwelling units will remain without change. The footprint and 20 feet 8 inch building height of the existing accessory coach house structure will remain. The property will be supported by four (4) off-street parking spaces.
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

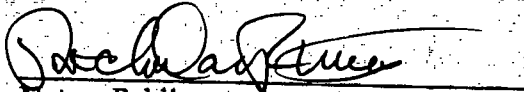
COUNTY OF COOK
STATE OF ILLINOIS

I, Aaron Straus, being first duly sworn on oath, state that all of 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

4 day of April, 2023.


Notary Public

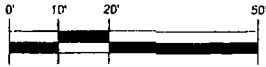


For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

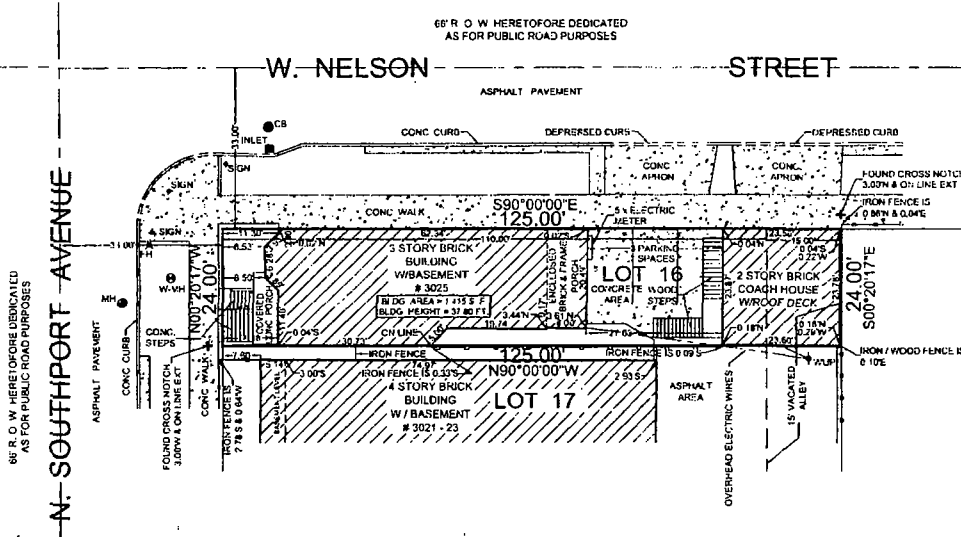


UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYORS
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
 TEL. (847) 299-1010 FAX (847) 299-5887
 E-MAIL USURVEY@USANDCS.COM

PLAT OF SURVEY

OF
 LOT 16 AND THAT PART OF THE 15-FOOT VACATED ALLEY EAST OF AND
 ADJOINING SAID LOT 16 IN THE SUBDIVISION OF THE WEST 250 00 FEET OF
 SOUTH 1/2 OF BLOCK 6 IN EXECUTORS OF JONES' SUBDIVISION OF THAT
 PART LYING NORTHEASTERLY OF LINCOLN AVENUE OF THE NORTHWEST
 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD
 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

KNOWN AS 3025 N SOUTHPORT AVENUE, CHICAGO, ILLINOIS
 PERMANENT INDEX NUMBER: 14 - 29 - 114 - 001 - 0000
 TOTAL AREA = 3.000 SQ FT OR 0.069 ACRE



66' R.O.W. HERETOFORE DEDICATED
 AS FOR PUBLIC ROAD PURPOSES

N. SOUTHPORT AVENUE

W. NELSON STREET

LEGEND	ABBREVIATIONS
●	CATCH BASIN
○	INLET
⊕	WATER MANHOLE
⊕	FIRE HYDRANT
⊕	WOOD UTILITY POLE
⊕	MANHOLE
⊕	SIGN

ORDERED BY:	DATE	REVISION
STRAUS REAL ESTATE MANAGEMENT	05/10/23	UPDATED
SCALE: 1" = 15'	01/12/22	UPDATED
FILE No.: 2011-19667	9/19/12	UPDATED
	DATE	REVISION

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

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR

RIVER FOREST, ILLINOIS, MAY 10, A.D. 2023



BY: *Roy G. Lawniczak*
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2280
 LICENSE EXPIRES: NOVEMBER 30, 2024
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004576
 LICENSE EXPIRES APRIL 30, 2025

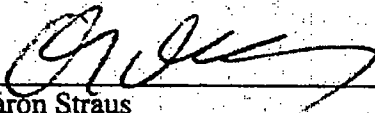
FORM OF AFFIDAVIT

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

To Whom It May Concern:

I, Aaron Straus, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying me as the owner and Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 3025 N. Southport, Chicago, IL.

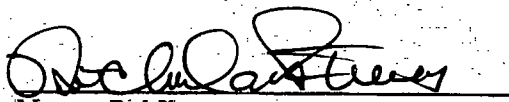
I, Aaron Straus, being first duly sworn under oath, depose and say that I hold that interest for myself and no other person, association, or shareholder.



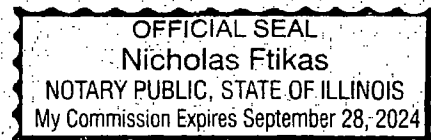
Aaron Straus

4/4/23
Date

Subscribed and Sworn to before me
this 4 day of April 2023.



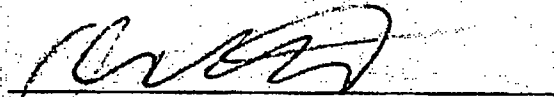
Notary Public



To whom it may concern:

I, Aaron Straus, the Owner of the subject property located at 3025 N. Southport, Chicago,

II, authorize the Law Offices of Samuel V.P. Banks to file a Zoning Amendment Application with the City of Chicago for that property.



Aaron Straus

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:

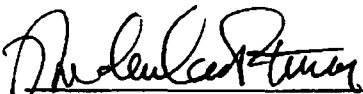
The undersigned, **Nicholas Ftikas**, being first duly sworn on oath, deposes and says the following:

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.

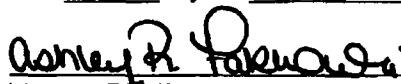
That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **3025 N. Southport, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application 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 B3-2 Community Shopping District to a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, on behalf of the Property Owner and Applicant, Aaron Straus, for the property located at **3025 N. Southport, Chicago, IL.**

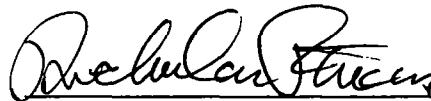
The Applicant is proposing to utilize the Additional Dwelling Unit Ordinance to legally establish a coach house unit on the second floor of the existing two-story accessory building. The existing three-story principal building containing four (4) dwelling units will remain without change. The footprint and 20 feet 8 inch building height of the existing accessory coach house structure will remain. The property will be supported by four (4) off-street parking spaces.

The Property Owner and Applicant, Aaron Straus, is located at 5252 N. Damen Ave., Apt. 2, Chicago, IL 60625.

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.**