

22209
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:
2229 N. Harlem Ave., Chicago, IL

2. Ward Number that property is located in: 29

3. APPLICANT: SOM Diversey, LLC – Harlem Series

ADDRESS: 4205 W. Irving Park Rd. CITY: Chicago

STATE: Illinois ZIP CODE: 60641 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

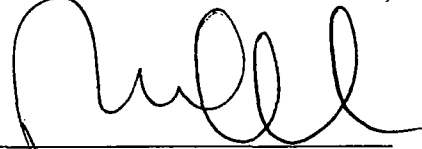
6. If the Applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements.
Robert Oliver and Jeffrey Steinberg, Managers
7. On what date did the owner acquire legal title to the subject property? September 2018
8. Has the present owner previously rezoned this property? If Yes, when? No
9. Present Zoning District: RS-3 Proposed Zoning District: RT-4
10. Lot size in square feet (or dimensions): 4,812.5 square feet (38.5 ft. by 125 ft.)
11. Current Use of the Property: The subject property is improved with a two-story building containing three (3) legally established dwelling units.
12. Reason for rezoning the property: The Applicant is seeking to permit the legal establishment of a fourth residential unit within the existing multi-unit building located at the subject property. The RT-4 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 Applicant is requesting a zoning change to permit the legal establishment of a fourth residential unit within the existing multi-unit building located at the subject property. No changes are proposed to the existing building's two-story height dimension or footprint. Four (4) off-street surface parking spaces will be located at the rear of the subject lot.
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

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COUNTY OF COOK
STATE OF ILLINOIS


I, Robert Oliver, as Manager and on behalf of the SOM Diversey LLC – Harlem Series, 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.



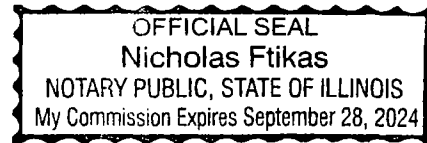
Signature of Applicant

Subscribed and Sworn to before me this

12 day of May, 2023.



Notary Public



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For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PHONE (773) 736-1349
 FAX (773) 736-4818
 WEB ADDRESS
 www.landurveyorschicago.com

PLAT of SURVEY

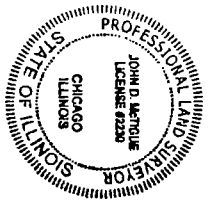
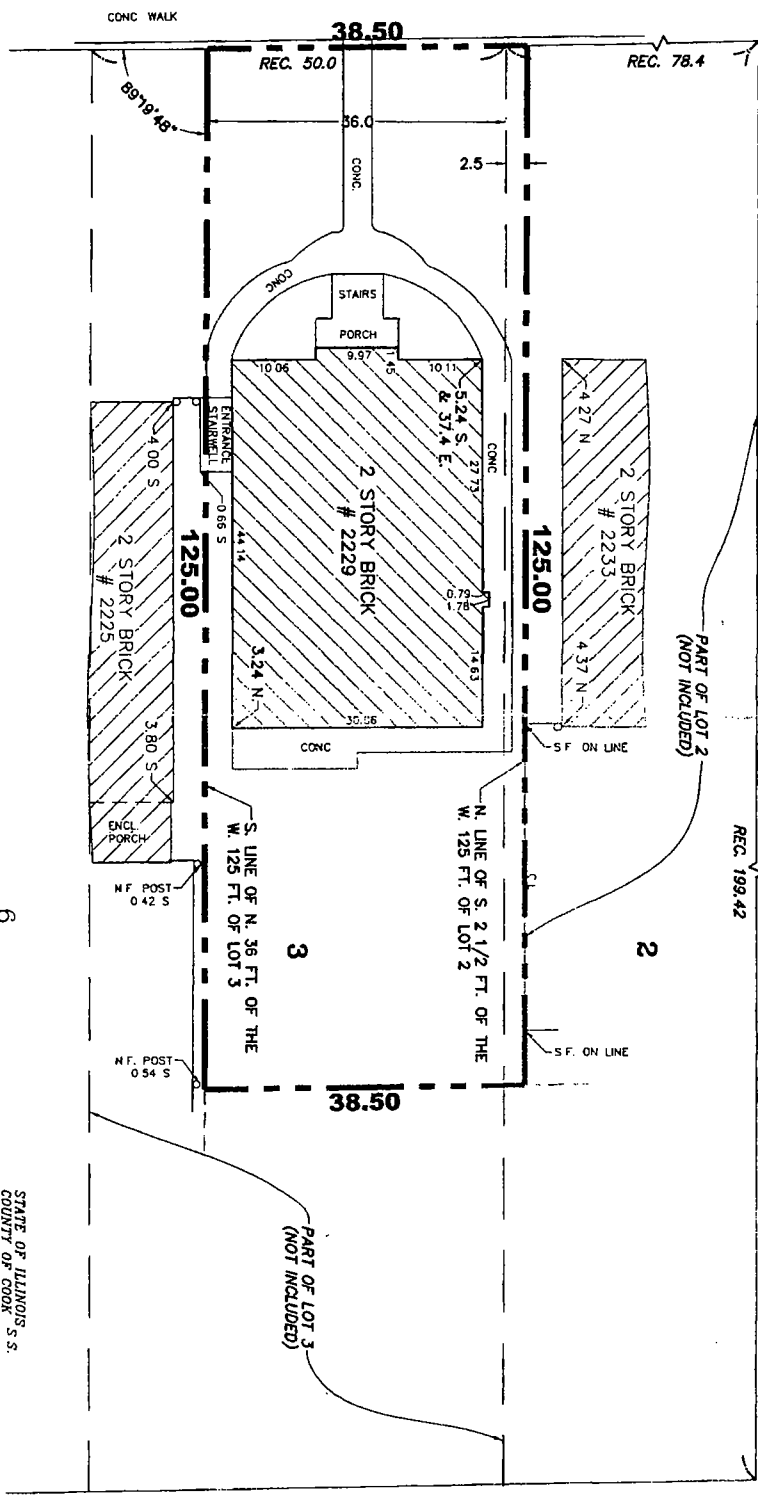
McTIGUE & ASSOCIATES, LTD.
 PROFESSIONAL LAND SURVEYING SERVICES
 6805 W. HIGGINS AVE., COUNTY OF COOK, CHICAGO, IL 60630

THE SOUTH 2 1/2 FEET OF THE WEST 125 FEET OF LOT 2 AND THE NORTH 36 FEET OF THE WEST 125 FEET OF LOT 3 IN BLOCK 18 IN MONTCLAIRE, A SUBDIVISION OF NORTH 1/2 OF SECTION 31, AND PART OF THE SOUTHWEST 1/4 OF SECTION 31, AND PART OF THE SOUTHWEST 1/4 OF SECTION 30, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 COMMONLY KNOWN AS: 2229 N. HARLEM AVE., CHICAGO, IL 60707
 P.L.N. 13-31-112-017

N. HARLEM AVE.

Legend

WD = WOOD FENCE C.L. = CHAIN LINK
 N.F. = NORTH FACE S.F. = SOUTH FACE
 I.P. = IRON PIPE I.R. = IRON ROD
 SCALE: 1 INCH EQUALS 15 FEET
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
 ORDERED BY: ROBERT OLIVER
 SURVEYED BY: JDM
 DRAWN BY: MS
 CHECKED BY: JDM
 ORDER No. 18-131 UD23



STATE OF ILLINOIS S.S.
 COUNTY OF COOK

McTIGUE & ASSOCIATES, LTD., A PROFESSIONAL LAND SURVEYING COMPANY, HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CHICAGO ILLINOIS, DATED THIS 8TH DAY OF MAY A.D. 2023

BY: *John D. McTigue*
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 LICENSE EXPIRES 11/30/2024

BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH



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

June 21, 2023

Honorable Carlos Ramirez-Rosa
Acting 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.

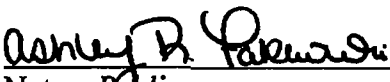
That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **2229 N. Harlem Ave., Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **June 21, 2023**.

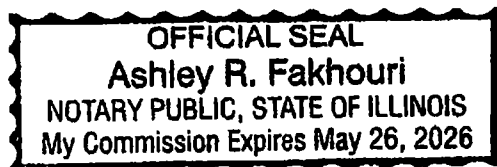
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is 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 RS-3 Residential Single-Unit (Detached House) District to a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, on behalf of the Property Owner and Applicant, SOM Diversey, LLC – Harlem Series, for the property located at **2229 N. Harlem Ave., Chicago, IL.**

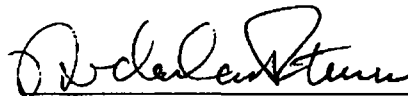
The Applicant is requesting a zoning change to permit the legal establishment and conversion from three (3) to four (4) dwelling units for a total of four (4) residential units within the existing multi-unit building located at the subject property. No changes are proposed to the existing building's two-story height dimension or footprint. Four (4) off-street surface parking spaces will be located at the rear of the subject lot.

The Property Owner and Applicant, SOM Diversey, LLC – Harlem Series, maintains offices at 4205 W. Irving Park Rd., Chicago, IL 60641.

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.**


FORM OF AFFIDAVIT

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

To Whom It May Concern:

I, Robert Oliver, as Manager and on behalf of the SOM Diversey LLC – Harlem Series, an Illinois limited liability company, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying SOM Diversey LLC – Harlem Series, as the Owner and Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 2229 N. Harlem Ave., Chicago, IL.

I, Robert Oliver, as Manager and on behalf of the SOM Diversey LLC – Harlem Series, being first duly sworn under oath, depose and say that SOM Diversey LLC – Harlem Series, holds that interest for itself and no other person, association, or shareholder.



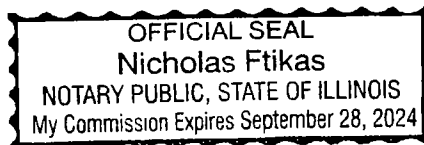
Robert Oliver
SOM Diversey LLC – Harlem Series

5/12/23
Date

Subscribed and Sworn to before me
this 12 day of May, 2023.

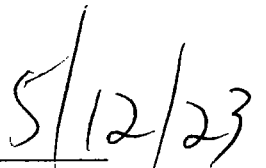
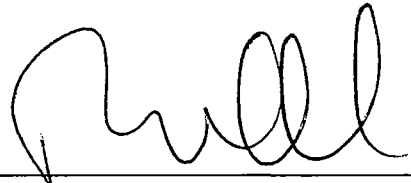


Notary Public



To whom it may concern:

I, Robert Oliver, as Manager and on behalf of the SOM Diversey LLC – Harlem Series, an Illinois limited liability company, the owner and Applicant concerning the subject property located at 2229 N. Harlem 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.



Robert Oliver

Date

SOM Diversey LLC – Harlem Series