

22432-T1
INTRO DATE
APRIL 17, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
3448-62 W. Lawrence / 4807-11 N. St. Louis

2. Ward Number that property is located in: 33

3. APPLICANT St. Louis & Lawrence, LLC
ADDRESS 1 W. Dundee Rd., Ste. 200 CITY Buffalo Grove
STATE IL ZIP CODE 60089 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: Paul Svigos

7. On what date did the owner acquire legal title to the subject property? 2015

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: B1-2 Proposed Zoning District: B1-3

10. Lot size in square feet (or dimensions): 14,550.4 sq. ft. (116.4 ft. x 125 ft.)

11. Current Use of the Property: The subject property is improved with a 3-story residential building containing nine (9) dwelling units, and a 2-story building containing retail space at grade and vacant retail/office space above.

12. Reason for rezoning the property: To allow the Applicant to establish eight (8) new residential units on the second floor of the building fronting along W. Lawrence Ave. *PLUS existing 9 AU's in rear bldg. total of 17 AU's proposal.*

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 two (2) existing buildings will remain. The Applicant is proposing to establish eight (8) new residential units on the second floor of the building along W. Lawrence Ave for a total of 17 residential units (nine (9) existing units) at the site. The existing 33ft.-2in. height dimension of the buildings will remain. The footprint and floor area totals of the existing buildings will also remain. No off-street parking will be provided per TSL.

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)

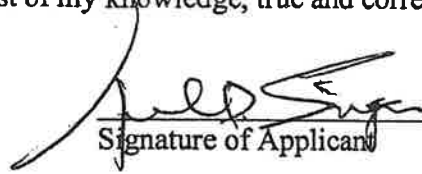
Administrative Adjustment 17-13-1003: (17-13-1003-EE) The Applicant is seeking to reduce the number of required off-street parking spaces from eight (8) to zero.

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. (17-13-1101-D) The Applicant is seeking to waive the required loading berth for the proposed mixed-use building.

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, Paul Svigos, in my capacity as Manager of St. Louis & Lawrence, 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

29th day of March, 2024.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
PROFESSIONAL DESIGN FIRM NO. 184-003023

PROFESSIONALS ASSOCIATED
PHONE: (847)-675-3000
FAX: (847)-675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

MM SURVEY
PHONE: (773)-282-5900
FAX: (773)-282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

PLAT OF SURVEY

OF

LOTS 22, 23, 24 AND 25 IN BLOCK 72 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF BLOCKS 22 AND 27 AND ALL OF BLOCKS 23, 24 AND 26 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH BLOCKS 1 AND 8 AND BLOCKS 2 (EXCEPT THE EAST 1 ACRE THEREOF) IN CLARK'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 14,550.40 SQ. FT.=0.3340 ACRE.

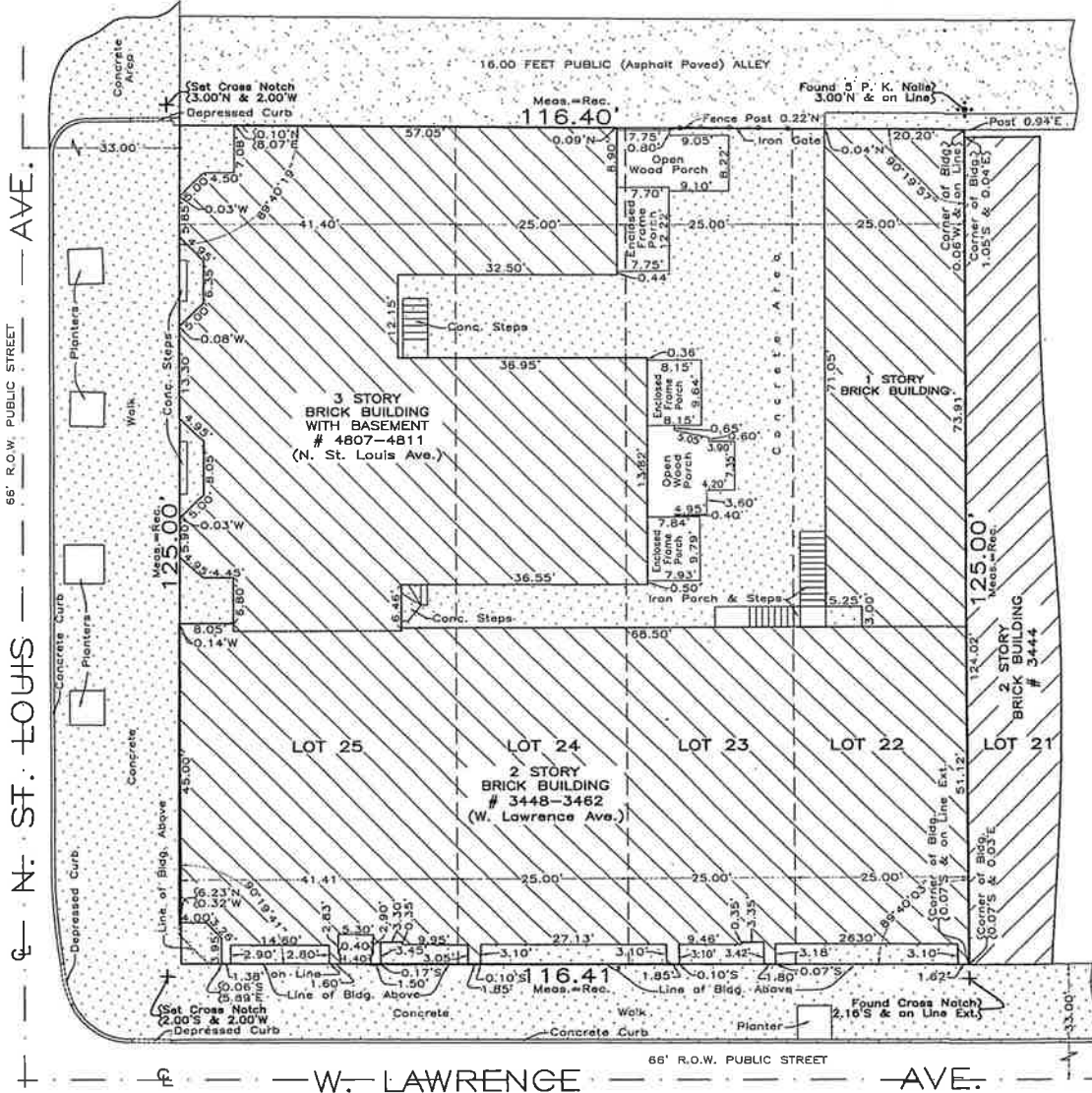
COMMONLY KNOWN AS: 4807-11 NORTH ST. LOUIS AVENUE, CHICAGO, ILLINOIS,
AND 3448-62 WEST LAWRENCE AVENUE, CHICAGO, ILLINOIS.



GRAPHIC SCALE



(IN FEET)
1 inch = 16 ft.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. OR-79938
Scale: 1 inch = 16 feet.
Date of Field Work: March 11, 2024.
Ordered by: SVIGOS ASSET MANAGEMENT



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

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: March 13, 2024.

Hylton E. Donaldson
ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024

Drawn by: W.G.-d.f.

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

April 17, 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:

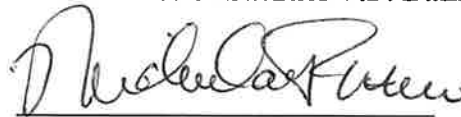
That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the Applicant, and on the 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 **3448-62 W. Lawrence / 4807-11 N. St. Louis, 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 **April 17, 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

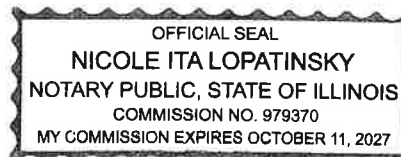
By:



Nicholas J. Ftikas

Attorney for Applicant

Subscribed and Sworn to before me
this 2 day of APRIL, 2024.


Notary Public

Via USPS First Class Mail
April 17, 2024

PUBLIC NOTICE

Dear Sir or Madam:

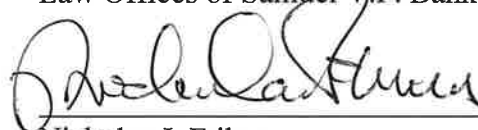
In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about April 17, 2024, I, the undersigned, intend to file an application for a change in zoning from the B1-2 Neighborhood Shopping District to the B1-3 Neighborhood Shopping District, on behalf of the Property Owner and Applicant, St. Louis & Lawrence, LLC, for the property located at **3448-62 W. Lawrence / 4807-11 N. St. Louis**.

The subject property is improved with a three-story residential building containing nine (9) dwelling units (fronting on N. St. Louis), and a two-story building containing retail space at grade and vacant retail/office space above (fronting on W. Lawrence Ave.). The two (2) existing buildings will remain. The Applicant is proposing to establish eight (8) new residential units on the second floor of the portion of the building that fronts on W. Lawrence Ave. The existing 33 ft.-2 in. height dimension of the buildings will remain. The footprint and floor area totals of the existing buildings will also remain. The subject property is a Transit Served Location and will not be supported by any off-street parking spaces. Pursuant to Sec. 17-13-0303-D, the Applicant is seeking to reduce the number of off-street parking spaces for a Transit Served Location from eight (8) to zero and waive the required onsite loading berth.

The Property Owner and Applicant, St. Louis & Lawrence, LLC, maintains offices at 1 W. Dundee Rd., Ste. 200, Buffalo Grove, IL 60089.

I am the attorney for the Property Owner and Applicant, and 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.**

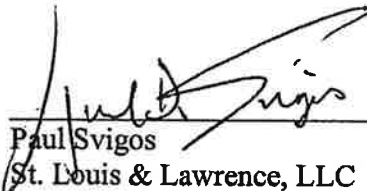
FORM OF AFFIDAVIT

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

To Whom It May Concern:

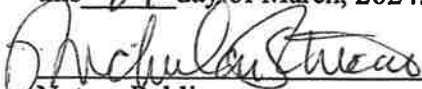
I, Paul Svigos, as Manager and on behalf of St. Louis & Lawrence, LLC, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying St. Louis & Lawrence, LLC, as the current owner and Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 3448-62 W. Lawrence/4807-11 N. St. Louis, Chicago, IL.

I, Paul Svigos, as Manager and on behalf of St. Louis & Lawrence, LLC, being first duly sworn under oath, depose and say that St. Louis & Lawrence, LLC, holds that interest for itself and no other person, association, or shareholder.



Paul Svigos Date
St. Louis & Lawrence, LLC

Subscribed and Sworn to before me
this 29 day of March, 2024.




Notary Public



To whom it may concern:

I, Paul Svigos, as Manager and on behalf of St. Louis & Lawrence, LLC, the property owner and Applicant concerning the subject property located at 3448-62 W. Lawrence/4807-11 N. St. Louis, 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.


Paul Svigos
St. Louis & Lawrence, LLC

3-29-2024
Date