

#22370 T1
Intro Date
Feb 16, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
2701-15 W. Touhy Ave., Chicago, IL

2. Ward Number that property is located in: 50th Ward

3. APPLICANT Azaad LLC

ADDRESS 8060 N. Lawndale Ave. CITY Skokie

STATE IL ZIP CODE 60076 PHONE 312-782-1983

EMAIL nick@sambankslaw.com CONTACT PERSON Nick 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: Hafiz Yaqoob and Mounzer Ahmad
-
7. On what date did the owner acquire legal title to the subject property? July 2022
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: B3-1 Proposed Zoning District: B2-3
10. Lot size in square feet (or dimensions): Approx. 21,501 sq. ft. (irregular lot shape)
11. Current Use of the Property: The subject property is improved with a one-story multi-tenant retail building and a two-story mixed-use building.
12. Reason for rezoning the property: To permit the development of the subject property with a new four-story residential building containing forty-three (43) dwelling units and forty-five (45) off-street parking spaces.
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 Applicant is proposing to develop the subject property with a new four-story residential building containing forty-three (43) dwelling units. The multi-unit residential building will be supported by forty-five (45) off-street parking spaces and one (1) loading berth. The building will be masonry in construction and measure 60 ft. in height.
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)

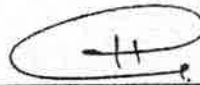
Administrative Adjustment 17-13-1003: Increase the off-street parking ratio for a residential development at a Transit Served Location from twenty-two (22) parking spaces (51%) to forty-five (45) parking spaces (1.05%).

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. Reduce the rear setback for floors containing residential uses from the required 30 ft. to 1ft.-4 in. Note that floors two through four will be setback 30 ft. from the rear lot line.

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

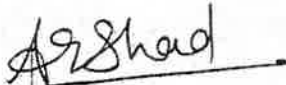
I, Hafiz Yaqoob, as Manager of Azaad, LLC, an Illinois limited liability company, being first duly sworn on oath, state that all the above statements and the statements contained in the documents submitted herewith are, to the best of my knowledge, true and correct.



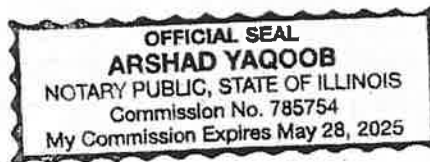
Signature of Applicant

Subscribed and sworn to before me this.

8th day of January 2024.



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 1, 2, 3 AND 4 IN BECKER'S INDIAN BOUNDARY PARK, SUBDIVISION OF THE WEST 5 ACRES OF THE EAST 28 ACRES OF THE NORTHWEST 1/4 OF THE NORTH-EAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ALSO
 LOT 1 IN BLOCK 7 IN ROGERS PARK MANOR, A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTH-EAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 25 ACRES THEREOF, IN COOK COUNTY, ILLINOIS.

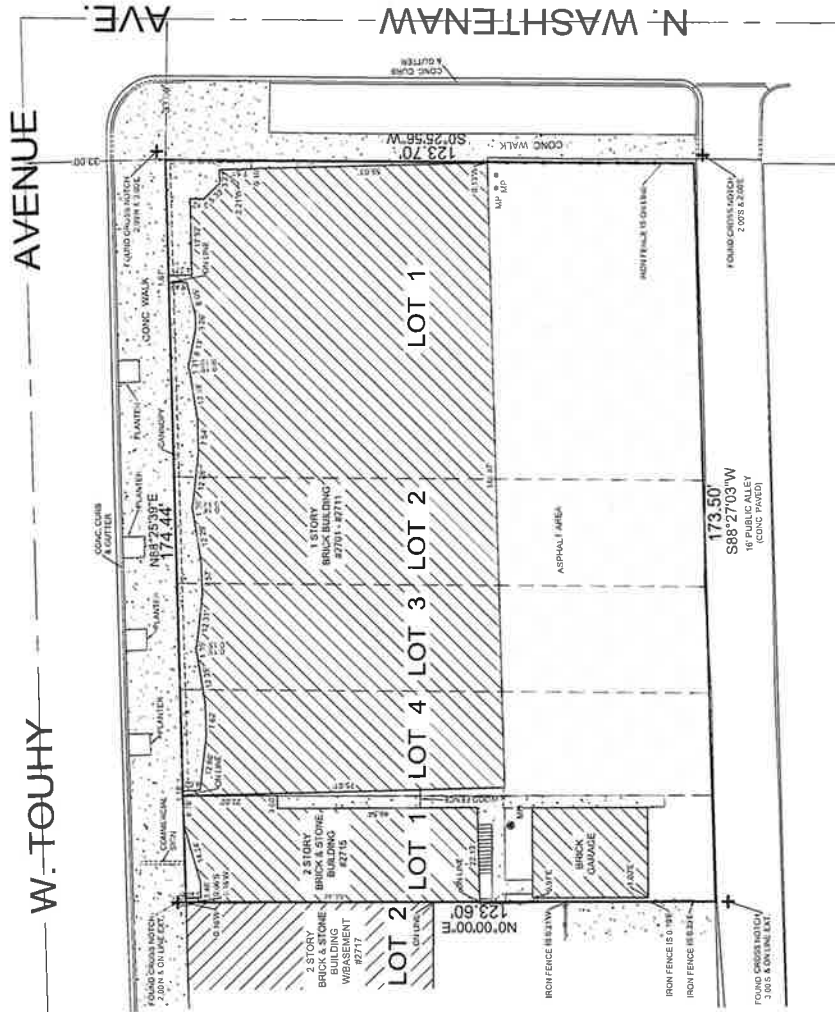
KNOWN AS: **2701-2715 W. TOUHY AVENUE, CHICAGO, ILLINOIS**

PERMANENT INDEX NUMBERS:

- 10-35-200-015-0000
- 10-35-200-016-0000
- 10-35-200-017-0000
- 10-35-200-018-0000
- 10-35-200-019-0000

AREA = 21,501 SQFT OF 0.494 ACRE

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



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.

THE FIELD WORK WAS COMPLETED ON JANUARY 11, 2024.

DATE OF PLAT: JANUARY 16, 2024 AT RIVER FOREST, ILLINOIS

BY: *Roy G. Lawniczak*

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
 575 N. STATE ST., SUITE 200
 CHICAGO, ILLINOIS 60610
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
 LICENSE EXPIRES: APRIL 30, 2025



ORDERED BY: AXIOS ARCHITECTS & CONSULTANTS	DATE: FEBRUARY 11, 2023	SCALE: 1" = 20'	FILE NO.:	2023-30787-1
DATE	REVISION			

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

February 21, 2024

Acting Chairperson
Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

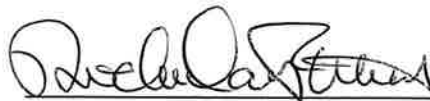
The undersigned, **Nicholas Ftikas**, being first duly sworn on oath, deposes and says the following:

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 **2701-15 W. Touhy Ave., 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 **February 21, 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 21 day of February, 2024.


Notary Public



Via USPS First Class Mail
February 21, 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 February 21, 2024, I, the undersigned, intend to file an application for a change in zoning from the B3-1 Community Shopping District to the B2-3 Neighborhood Mixed-Use District, on behalf of the Property Owner and Applicant, Azaad, LLC, for the property located at **2701-15 W. Touhy Ave., Chicago, IL.**

The Applicant is proposing to develop the subject property with a new four-story residential building that will contain forty-three (43) dwelling units. Forty-five (45) off-street parking spaces and one (1) loading berth will be provided to support the proposed multi-unit residential building. The building will be masonry in construction and measure 60 ft. in height.

The Property Owner and Applicant, Azaad, LLC, maintains offices at 8060 N. Lawndale, Skokie, IL 60076.

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, Hafiz Yaqoob, as Manager of Azaad, LLC, an Illinois limited liability company, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying Azaad, LLC, as the Owner and Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 2701-15 W. Touhy Ave., Chicago, IL.

I, Hafiz Yaqoob, as Manager of Azaad, LLC, being first duly sworn under oath, depose and say that I and Azaad, LLC, holds that interest for itself and no other person, association, or shareholder.

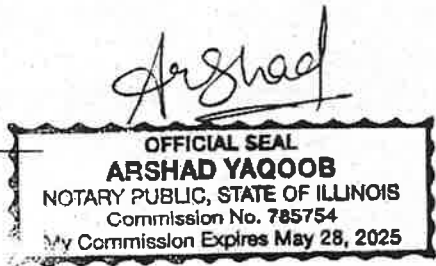


Hafiz Yaqoob
Azaad, LLC

01/08/2024
Date


Subscribed and sworn to before me.
this 8th day of January 2024.

Notary Public



To whom it may concern:

I, Hafiz Yaqoob, as Manager of Azaad, LLC, an Illinois limited liability company, the property owner and applicant concerning the subject property located at 2701-15 W. Touhy 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.



Hafiz Yaqoob
Azaad, LLC

01/08/2024

Date