

#22469
INTRO DATE
MAY 22, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
1464 W. Farragut, Chicago, IL

2. Ward Number that property is located in: 48

3. APPLICANT Megumi Ogishi, Mel Sabella, Ryan Bowersock, and Angela Little
ADDRESS 1464 W. Farragut CITY Chicago
STATE IL ZIP CODE 60640 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: N/A
-
7. On what date did the owner acquire legal title to the subject property? 2007 and 2016 (condo units)
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): 3,133.74 sq. ft.
11. Current Use of the Property: The subject property is improved with a two-story, two (2) unit residential building with an attached two-car garage.
12. Reason for rezoning the property: To permit a proposed rear addition to the existing two-story, two (2) unit residential building.
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 Applicants are seeking a zoning change to permit a rear addition to the existing two-story, two (2) unit residential building. The proposed addition will add approximately 400 sq. ft. of floor area to the existing building, for a total of 3,733 sq. ft. The residential building will be 30 ft. in height and will continue to be supported by two (2) garage parking spaces.
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: _____

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. _____

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

Nicholas Flikas, as attorney for the co-Applicants, _____, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and Sworn to before me this
_____ day of _____, 20____.



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

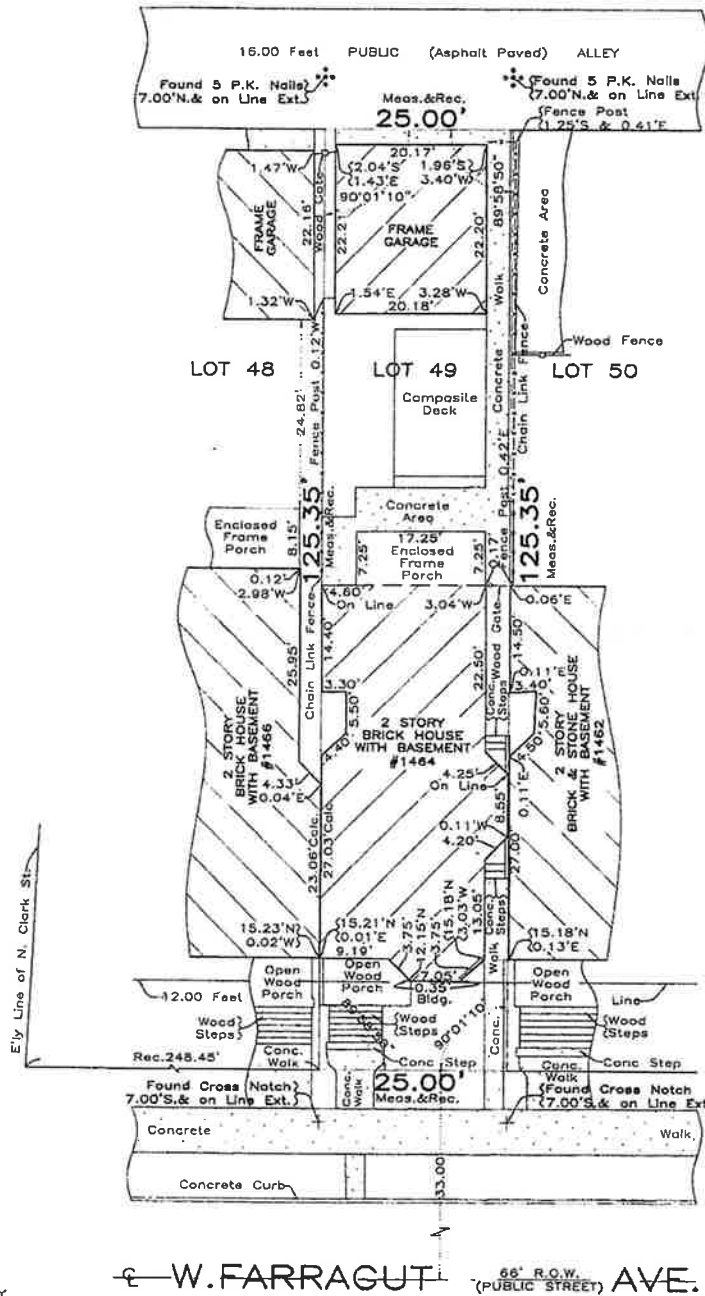
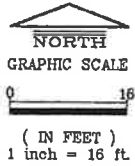
PLAT OF SURVEY

OF

LOT 49 IN BLOCK 3 IN ZERO PARK, BEING ZERO MARX SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 OF S.H. KERFOOT'S RESUBDIVISION OF LOTS 1 TO 20 BOTH INCLUSIVE IN LOUIS E. HENRY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL NET AREA: 3,133.74 SQ.FT. = 0.07 ACRES

COMMONLY KNOWN AS: 1464 WEST FARRAGUT AVENUE, CHICAGO, ILLINOIS.



NOTE:
COPY OF TITLE INSURANCE POLICY
NOT PROVIDED TO SURVEYOR.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREBY 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. 04-58694
Scale: 1 inch = 16 feet.
Date of Field Work: March 28, 2024.
Ordered by: MEL SABELLA



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 S.S.

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 29, 2024.

Hylton E. Donaldson
H. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024
Drawn by: J.K.-JR

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

May 22, 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 **1464 W. Farragut, 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 **May 22, 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 8 day of May, 2024.



Notary Public



Via USPS First Class Mail
May 22, 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 May 22, 2024, I, the undersigned, intend to file an application for a change in zoning from the RS-3 Residential Single Unit (Detached House) District to the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, on behalf of the Property Owners and Co-Applicants, Megumi Ogishi, Mel Sabella, Ryan Bowersock, and Angela Little, for the property located at **1464 W. Farragut, Chicago, IL.**

The Applicants are seeking a zoning change to permit a proposed rear addition to the existing two-story, two (2) unit residential building located at the subject property. The proposed addition along with the existing building will be 30 ft in height, and will add approximately 400 sq. ft. of floor area to the existing building for a total of approximately 3,733 sq. ft. The residential will continue to be supported by two (2) garage parking spaces located at the rear of the subject lot.

The Property Owners and Co-Applicants, Megumi Ogishi, Mel Sabella, Ryan Bowersock, and Angela Little, are located at 1464 W. Farragut, Chicago, IL 60640.

I am the attorney for the Property Owners and Co-Applicants. 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

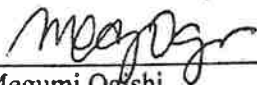
Attorney for the Applicant

***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.**

To whom it may concern:

We, Megumi Ogishi, Mel Sabella, Ryan Bowersock, and Angela Little, the property owners concerning the subject property located 1464 West Farragut Avenue, 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.

 4/12/24

Megumi Ogishi

 4/9

Mel Sabella

 4/12/2024

Ryan Bowersock

 4/9

Angela Little