

#22366
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:

4032-38 W. Peterson Ave., Chicago, IL

2. Ward Number that property is located in: 39th Ward

3. APPLICANT 4032 W. Peterson Ave., LLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] 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: Tracy Maione and Paul Maione (managers)
-
7. On what date did the owner acquire legal title to the subject property? 2023
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: B1-1 Proposed Zoning District: C1-1 ?
10. Lot size in square feet (or dimensions): 5,400 sq. ft.
11. Current Use of the Property: The subject property is improved with a one-story retail building and accessory surface parking.
12. Reason for rezoning the property: To permit the establishment of a veterinary use within the existing one-story retail 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 Applicant is proposing to establish a veterinary office within the existing one-story building located at the subject property. The building will remain one-story in height and contain approximately 3,169 sq. ft. of total floor area. The six (6) off-street parking spaces located at the front of the subject lot will remain.
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

I, Paul Maione, as Manager of 4032 W. Peterson Ave., 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.

Paul Maione

Signature of Applicant

Subscribed and Sworn to before me this

28th day of December, 2023.

Nicholas Ftikas

Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONALS ASSOCIATED - MM SURVEY CO.
 BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
 7100 NORTH TRIFF AVENUE, LINCOLNWOOD, ILLINOIS
 PROFESSIONAL DESIGN FIRM NO. 164-00023

MM SURVEY
 PHONE: (773) 282-5900
 FAX: (773) 282-7424
 E-MAIL: info@MMSurveyingChicago.com
 www.mmsurveyingchicago.com

PROFESSIONALS ASSOCIATED
 PHONE: (847) 615-3000
 FAX: (847) 615-2167
 E-MAIL: pa@professionalsassociated.com
 www.professionalsassociated.com

ALTA/NSPS LAND TITLE SURVEY
 OF

LOTS 10 AND 11 IN BLOCK 19 IN KRENN & DATO'S CRAWFORD-PETERSON ADDITION TO NORTH EDgewater, BEING A SUBDIVISION OF THE NORTHEAST FRACTIONAL QUARTER (EXCEPT THE NORTH 42 RODS THEREOF) AND FRACTIONAL SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 43 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS, (EXCEPTING FROM THE ABOVE DESCRIBED TRACT OF LAND, THAT PART THEREOF THAT LIES SOUTH OF A LINE THAT IS 100 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF PETERSON AVENUE EXTENDED WEST).

LAND TOTAL AREA: 5,400 SQ.FT. = 0.124 ACRE.

EXTERIOR FOOTPRINT AREA OF BUILDING: 3,169 SQ.FT.

COMMONLY KNOWN AS: 4032 WEST PETERSON AVENUE, CHICAGO, ILLINOIS.

PERMANENT INDEX NUMBERS: 13-03-228-044-0000



GRAPHIC SCALE



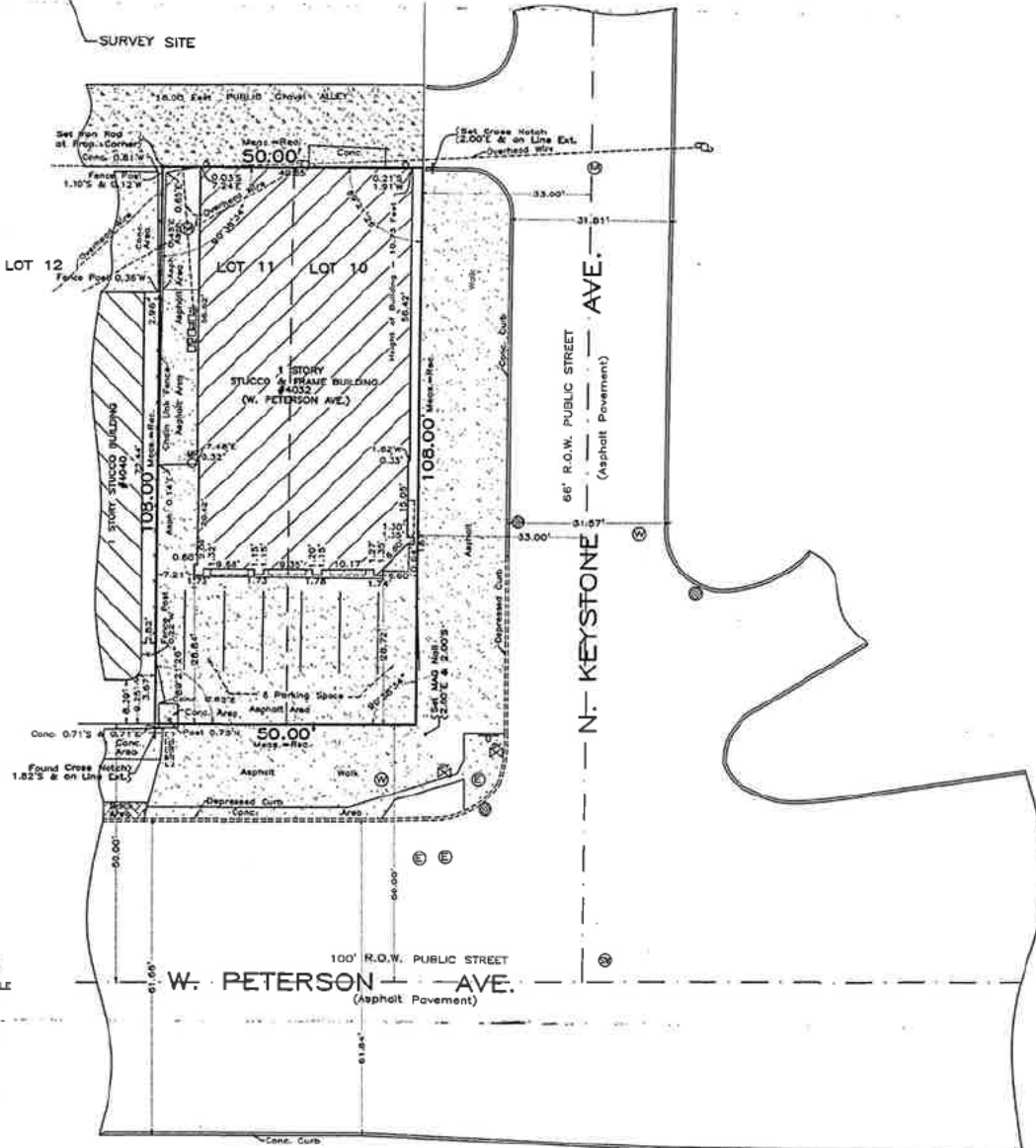
(IN FEET)

1 Inch = 16 Ft.



VICINITY MAP

SURVEY SITE



- LEGEND:
- ⊙ - CATCH BASIN
 - ⊙ - MANHOLE
 - ⊙ - SEWER MANHOLE
 - ⊙ - ELECTRIC MANHOLE
 - ⊙ - WATER MANHOLE
 - ⊙ - TRAFFIC SIGN
 - ⊙ - ELECTRIC METER
 - ⊙ - GAS VALVE
 - ⊙ - UTILITY POLE
 - ⊙ - DOWNSPOUT
 - ⊙ - TELEPHONE BOX
 - ⊙ - METAL PIPE

BASIS:
 FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: AF1038028
 EFFECTIVE DATE: AUGUST 17, 2023.

NOTE:
 PARKING SPACES ON PROPERTY:
 OUTDOOR REGULAR PARKING SPACES.....6
 OUTDOOR DISABLED PARKING SPACES.....0
 TOTAL PARKING SPACES.....6



TO:
 - 4032 W. PETERSON AVE., LLC
 - OLD NATIONAL BANK
 - FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, 11 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 5, 2023.

DATE OF PLAT December 15, 2023

Hilzole E. Donaldson

IL PROF. LAND SURVEYOR NUMBER 035-002819
 MY LICENSE EXPIRES NOVEMBER 30, 2024.
 Drawn By: A.T.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
 ORDER NO.: 94-28926
 SCALE: 1 INCH = 16 FEET.
 DATE OF FIELD WORK: October 5, 2023
 ORDERED BY: BENJAMIN W. WONG & ASSOCIATES
 Attorneys at Law

FLOOD CERTIFICATE:
 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
 FLOOD INSURANCE RATE MAP OF CITY OF CHICAGO
 ILLINOIS DATED AUGUST 15, 2009 MAP
 NUMBER 15010C0217, THIS PROPERTY IS IN A MINIMUM
 FLOOD AREA AND IS DESIGNATED AS ZONE "X"
 (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
 FLOODPLAIN).
 NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR
 TO DETERMINE THIS ZONE.

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

February 16, 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 **4032-38 W. Peterson 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 16, 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 13 day of February, 2024.


Notary Public

Via USPS First Class Mail
February 16, 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 16, 2024, I, the undersigned, intend to file an application for a change in zoning from the B1-1 Neighborhood Shopping District to the C1-1 Neighborhood Commercial District, on behalf of the Property Owner and Applicant, 4032 W. Peterson Ave., LLC, for the property located at **4032-38 W. Peterson Ave., Chicago, IL.**

The Applicant is proposing to establish a veterinary office within the existing one-story office building located at the subject property. The building will remain one-story in height and contain approximately 3,169 sq. ft. of total floor area. The six (6) off-street parking spaces located at the front of the subject lot will also remain.

The Property Owner and Applicant, 4032 W. Peterson Ave., LLC, maintains offices at

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.**

To whom it may concern:

I, Paul Maione, as Manager of 4032 W. Peterson Ave., LLC, the property owner and Applicant concerning the subject property located at 4032 W. Peterson 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.



Paul Maione
4032 W. Peterson Ave., LLC

12-28-2023

Date


FORM OF AFFIDAVIT

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

To Whom It May Concern:

I, Paul Maione, as Manager of 4032 W. Peterson Ave., LLC, understand the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying 4032 W. Peterson Ave., LLC, as the property owner holding interest in the land subject to the proposed zoning amendment for the property identified as 4032 W. Peterson Ave., Chicago, IL.

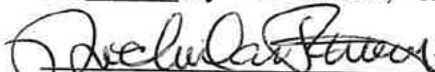
I, Paul Maione, as Manager of 4032 W. Peterson Ave., LLC, being first duly sworn under oath, depose and say that 4032 W. Peterson Ave., LLC, holds that interest for itself and no other person, association, or shareholder.



Paul Maione
4032 W. Peterson Ave., LLC

12/28/23
Date

Subscribed and Sworn to before me
this 28 day of December, 2023.



Notary Public

