#22474-T1
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:

3627-3633 N. Sheffield, Chicago, IL

2. Ward Number that property is located in: 44

3. APPLICANT Wrigley Baseball Group, LLC

ADDRESS 250 Parkway Dr., Unit 150 CITY Lincolnshire

STATE IL ZIP CODE 60069 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: Ed McCarthy and Marc Anguiano

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

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

9. Present Zoning District: RT-4 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 90 ft. by 120.28 ft. (10,825.2 sq. ft.)

11. Current Use of the Property: The subject property is improved with three (3), three-story multi-unit residential buildings.

12. Reason for rezoning the property: To permit the development of the subject property with a new five-story residential building containing twenty-nine (29) dwelling units.

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 five-story residential building containing twenty-nine (29) dwelling units. The building will be masonry in construction and measure 56 ft.-8 inches in height. The subject property is a Transit Served Location and will be supported by eleven (11) off-street parking space and twenty-one (21) bicycle 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:** (17-13-1003-EE) The Applicant seeks to reduce the number of off-street parking spaces required for a Transit Served Location from 50% (15 parking spaces) to 37.9% (11 parking space).

☐ **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-B) The Applicant seeks to reduce the rear setback for floors containing residential uses from the required 30 ft. to 5 ft., and increase the allowable front setback along a pedestrian street from 5 ft. to 9 ft.-3 inches.

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, Edward McCarthy, in my capacity as Manager of Wrigley Baseball Group, 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

6 day of May, 2024.

Notary Public

OFFICIAL SEAL
Nicholas Ftikas
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires September 28, 2024

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

EXACTA
Land Surveyors LLC

24045926
PLAT OF SURVEY
COUNTY



PLAT ADDRESS:

VET NUMBER:

FIELD BY:

EX

DEN

ESCROW#:

PAYMENT DATE: CLIENT FILE NO.

LEGAL DESCRIPTION:

PARCEL 1: THE NORTH 15 FEET OF LOT 40 AND SOUTH 1 FEET OF LOT 41 IN TRUSTEES' SUBDIVISION OF BLOCK 15 IN ST. SMITH AND OTHER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE FRACTIONAL SECTION 31 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 49 FEET ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS RECORDED AS DOCUMENT 0010 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 17 FEET OF THE NORTH 32 FEET OF LOT 41 IN THE TRUSTEES' SUBDIVISION OF BLOCK 15 IN SAID ST. SMITH AND OTHER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE NORTH 15 FEET OF LOT 39 AND THE SOUTH 25 FEET OF LOT 40 IN TRUSTEES' SUBDIVISION OF BLOCK 15 IN ST. SMITH AND OTHER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SPECIFIC SURVEY NOTES:

SURVEYED: FIELD WORK DATE:

SIGN DATE:

STATE OF INTEREST:



Kenneth Kennedy



EXACTA
Land Surveyors LLC

SurveySTARS

LINE TABLE
L1 S0°13'13"E 90.11' (C)
L2 S0°13'13"E 89.96' (C)



GRAPHIC SCALE (in Feet)

GENERAL SURVEYOR'S NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine ownership of the lands or any title issues shown hereon. Unless a title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine what instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other services, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is prepared for the exclusive use of the entities named on this survey and only to the use by the parties to whom it is certified.
5. Elevations (if shown) are based on NAVD88 datum.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted, this survey is an evidence & boundary survey and does not certify any zoning classification, setback requirements, height restrictions, or flood hazard data.
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been placed at the approximate center of the field location and may not represent the actual shape or size of the feature.
10. Points of interest (POI's) are select above ground improvements which may appear in conflict with boundary, building lines or other easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the owner. There may be additional POI's which are not shown or called out on POI's, or which are otherwise unknown to the surveyor.
11. Unless shown on the face of this survey, no apparent visible evidence of recent earth moving, building construction or building additions were observed in the process of conducting the fieldwork.
12. The information contained on this survey has been furnished exclusively by and is the sole responsibility of Exacta Land Surveyors LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are strictly those angular values which are utilized to describe and establish the boundary lines. Angular bearings are shown at various locations throughout the surveyed parcel, which differ from the described or record bearings at the same location of said boundary lines, and are those which are found to best represent the actual field conditions of said boundary lines. Said differences are considered to be within the tolerance of accuracy required by the Illinois Administrative Code, Title 68, Chapter VII, Subchapter b, Part 1270, Section 1270.56, for an urban survey, in Illinois.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHOM IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYOR'S LEGEND:

LINETYPES
Boundary Line
Center Line

SURFACE TYPES
Asphalt
Brick
Concrete
Gravel
Grass
Wood

SYMBOLS
Bench Mark
Center Line
Control Monument
Decorative Post
Deciduous Tree
Elevation
Fire Hydrant
Found or Set Monument
Guy Wire
Light Pole
Mail
Utility Pole
Water

ABBREVIATIONS
(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Back Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Cross Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CSW - Concrete Sidewalk
CUE - Comm Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FNAD - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
I/E/UE - Ingress/Egress Easement
ILL - Eligible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LBR - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LSR - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Records Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pedestrian Easement
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Field
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SNDD - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
WC - Witness Corner
WF - Water Faller
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water Valve

FLOOD ZONE INFORMATION:

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 **3627-3633 N. Sheffield, 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.**

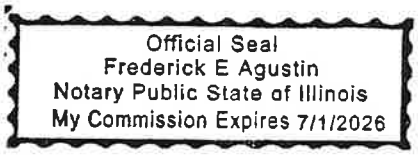
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is 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 22nd 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 RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to the B2-3 Neighborhood Mixed-Use District, on behalf of the Property Owner and Applicant, Wrigley Baseball Group, LLC, for the property located at **3627-3633 N. Sheffield, Chicago, IL**.

The Applicant is proposing to develop the subject property with a new five-story residential building containing twenty-nine (29) dwelling units. The proposed building will be masonry in construction and measure 56 ft.-8 inches in height. The subject property is a Transit Served Location and will be supported by eleven (11) off-street parking spaces and twenty-one (21) bicycle parking spaces. Pursuant to Secs. 17-13-1003 and 17-13-1101 of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the number of required off-street vehicle parking spaces for a Transit Served Location from fifteen (15) parking spaces to eleven (11) parking spaces, reduce the rear setback for floors containing residential uses from 30 ft. to 5 ft., and increase the allowable front setback along a pedestrian street from 5 ft. to 9 ft.-3 inches.

The Property Owner and Applicant, Wrigley Baseball Group, LLC, maintains offices at 250 Parkway Dr., Unit 150, Lincolnshire, IL 60069.

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.**

To whom it may concern:
I, Edward McCarthy, as Manager and on behalf of Wrigley Baseball Group, LLC, the property owner and Applicant concerning the subject property located at 3627-3633 N. Sheffield, 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.

Edward McCarthy

Date

5-6-24

Wrigley Baseball Group, LLC

FORM OF AFFIDAVIT

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

To Whom It May Concern:

I, Edward McCarthy, as Manager and on behalf of Wrigley Baseball Group, LLC, understand the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying Wrigley Baseball Group, LLC, as the current owner and Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 3627-3633 N. Sheffield, Chicago, IL.
I, Edward McCarthy, as Manager and on behalf of Wrigley Baseball Group, LLC, being first duly sworn under oath, depose and say that Wrigley Baseball Group, LLC, holds that interest for itself and no other person, association, or shareholder.

Date 5-6-24

Edward McCarthy

Wrigley Baseball Group, LLC

Subscribed and Sworn to before me
this 6 day of May, 2024

Notary Public

OFFICIAL SEAL
Nicholas Ftikas
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires September 28, 2024