CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1454 West Victoria Street, Chicago, IL

2. Ward Number that property is located in: 48th

3. APPLICANT Marius Meissner and Elizabeth Alves Meissner

ADDRESS 1454 West Victoria Street CITY Chicago

STATE Illinois ZIP CODE 60660 PHONE [redacted]

EMAIL [redacted] CONTACT PERSON Marius Meissner

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 Nicholas Ftikas - Law Offices of Samuel V.P. Banks

ADDRESS 221 North LaSalle Street, 38th Floor

CITY Chicago STATE Illinois 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? April 2018

8. Has the present owner previously rezoned this property? If yes, when? N/A

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

10. Lot size in square feet (or dimensions): Approximately 71.27 ft. x 60.90 ft. x 93.68 ft. (2,170 sq. ft.)

11. Current Use of the Property: The subject property is improved with a two-story single-family home and an attached garage with rooftop deck above.

12. Reason for rezoning the property: to permit the construction of a proposed addition (sun-room) above the existing attached garage.

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 proposing to construct a new second-story sunroom addition that will replace the existing rooftop deck above the existing attached garage. The proposed addition will contain 239 sq. ft. of total floor area and will measure 19 ft.-8.25 in. in height. The existing single-family home will continue to be supported by one (1) off-street parking space.

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. (17-13-1101-B) Reduce the rear yard open space, reduce the rear yard setback to zero, reduce the west side setback, reduce the total combined side setback total to 2.93 ft., and is seeking all relief necessary, as allowed by the code, for the attached plans.

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

Elizabeth Alves Meissner, 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.

Elizabeth A. Meissner
Signature of Applicant

Subscribed and Sworn to before me this
3 day of JUNE, 2025.

Nicole Lopatinsky
Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

COUNTY OF COOK
STATE OF ILLINOIS

Marius Meissner, 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
3 day of JUNE, 20 25.

Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Written Notice, Form of Affidavit: Section 17-13-0107
June 18, 2025

Chairman Walter Burnett, Jr.
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 **1454 West Victoria Street, 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 **June 18, 2025.**

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 4 day of JUNE, 2025.

_____
Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

Via USPS First Class Mail **PUBLIC NOTICE**
June 17, 2025

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 June 18, 2025, I, the undersigned, intend to file an application for a change in zoning from the RS-3 Residential Single-Unit District to the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, on behalf of the Applicant-Property Owners, Marius Meissner and Elizabeth Alves Meissner, for the property located at **1454 West Victoria Street, Chicago, IL**.

The Applicants are seeking a zoning change to permit construction of a second-story sunroom addition that will replace the existing rooftop deck located above the attached garage. The proposed addition will contain 239 square feet of total floor area and will measure 19 feet-8.25 inches in height. The existing single-family home will continue to be supported by the parking space located within the attached garage. Pursuant to Secs. 17-13-0303-D and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicants are seeking all additional relief to permit the attached Type 1 Plan Set, including the reduction of the west side setback, reduction of the combined side setback total, reduction of the rear setback, and reduction of the rear yard open space total because of the subject lot's triangular shape and the footprint of the existing single family home on the subject lot.

The Applicant-Property Owners, Marius Meissner and Elizabeth Alves Meissner, can be located at 1454 West Victoria Street, Chicago, Illinois 60660.

I am the attorney for the Applicants, 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.**

A. P. SURVEYING COMPANY, PC.
LICENSE No, 184-003309
PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION

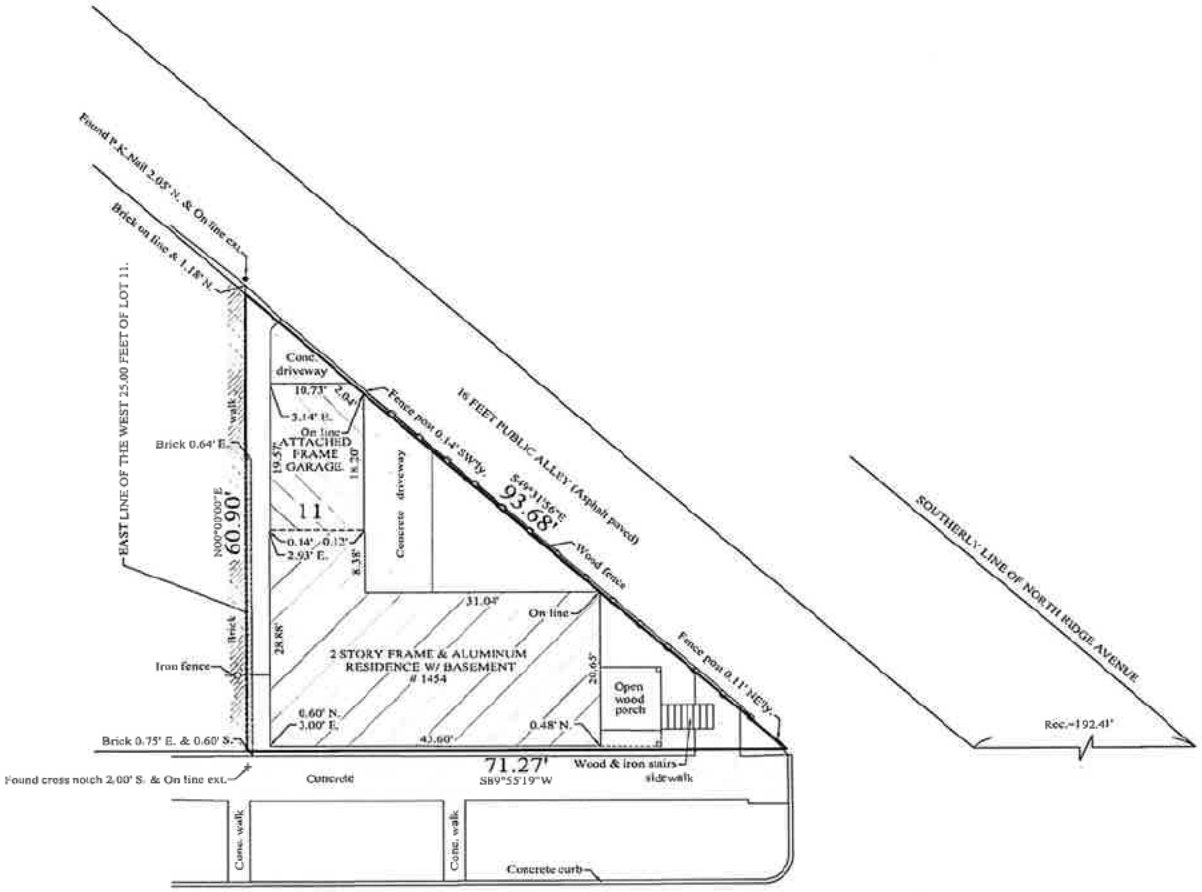
2121 PARKVIEW COURT
WILMETTE, ILLINOIS 60091
TEL: (847) 853-9364
FAX: (847) 853-9391
E-mail: apsurveying@yahoo.com

PLAT OF SURVEY

OF

LOT 11 (EXCEPT THE WEST 25 FEET THEREOF MEASURED ON THE SOUTH LINE OF SAID LOT) IN KATHERINE HANSEN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1454 WEST VICTORIA STREET, CHICAGO, ILLINOIS.



W. VICTORIA ST.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DISTANCES ARE MARKED IN FEET AND DECIMAL PART THEREOF.
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

MONUMENTATION OR WITNESS POINTS WERE NOT SET AT THE CLIENTS REQUEST.
UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND COORDINATE DATUM IF USED IS ASSUMED.
THE TITLE COMMITMENT NO.: 18GST081001NB WAS FURNISHED FOR THIS SURVEY.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 18-6917-U
Scale: 1 inch = 16 feet.
Date: June 2, 2025.
Ordered by: MARIUZ MISSNER

HYLTON E. DONALDSON
35-002819
PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
WILMETTE, ILLINOIS

State of Illinois }
} s.s.
County of Cook }

We, A. P. SURVEYING COMPANY, PC. 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.

Hylton E. Donaldson
PROF. IL. LAND SURVEYOR No. 2819
License Expiration: November 30, 2026.