CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1704 North Milwaukee Avenue, Chicago, Illinois

2. Ward Number that property is located in: 32nd

3. APPLICANT Depository, LLC

ADDRESS 2200 North Damen Avenue CITY Chicago

STATE Illinois ZIP CODE 60647 PHONE [redacted]

EMAIL [redacted] CONTACT PERSON William Senne

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 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: Palladian Manager, Inc. (Manager) William Senne (Member)

7. On what date did the owner acquire legal title to the subject property? 10/25/2013

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

9. Present Zoning District: C1-2 Proposed Zoning District: C1-5

10. Lot size in square feet (or dimensions): 185.8 ft. x 172.3 ft. x 183.42 ft. x 174.54 ft. (Approx. 21,655.73 sq. ft.)

11. Current Use of the Property: The subject property is improved with a one-story commercial building and twenty-four (24) off-street parking spaces at the front.

12. Reason for rezoning the property: to permit the construction of a new seven-story mixed-use 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 develop the subject property with a seven-story mixed-use building that will contain 10,763 sq. ft. of retail space at grade and sixty (60) dwelling units above. The building will contain 12 garage parking spaces for the residential units and 55 non-required accessory parking spaces. The building will measure 78 ft.-2 in. in height. The subject property is a Transit Served Location.

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) reduce the off-street parking ratio for a Transit Served Location from 50% (thirty (30) parking spaces) to 20% (12) parking spaces) for the proposed residential units. The remaining fifty-five (55) off-street parking spaces will be non-required accessory parking spaces.

☒ **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 setback for floors containing residential units to 15 ft. and is seeking all relief necessary, as allowed by the Chicago Zoning 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

William Senne, 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 5 day of DECEMBER, 2025.

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: _____

Via USPS First Class Mail
January 21, 2026

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 January 21, 2026, I, the undersigned, intend to file an application for a change in zoning from the C1-2 Neighborhood Commercial District to a C1-5 Neighborhood Commercial District, on behalf of the Applicant and Property Owner Depository, LLC, for the property located at **1704 North Milwaukee Avenue, Chicago, IL**.

The Applicant is proposing to develop the subject property with a new seven-story mixed use building containing approximately 10,763 sq. ft. of retail space at grade, garage parking on floors two (2) through three (3), and sixty (60) dwelling units on floors three (3) through seven (7). The proposed building will measure approximately 78 ft.-2 in. in height. The subject property is a Transit Served Location and will be supported by sixty-seven (67) off-street garage parking spaces. Twelve (12) of the proposed off-street garage parking spaces will be reserved for the residential dwelling units and the remaining fifty-five (55) parking spaces will non-required accessory parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to decrease the off-street parking ratio for a Transit Served Location to 20% (twelve (12) parking spaces for sixty (60) residential units), reduce the rear setback for floors containing residential units to 15 ft., and is seeking all relief necessary, as allowed by the code, for the attached plans.

The Applicant and Property Owner, Depository, LLC, maintains offices 2200 North Damen Avenue, Chicago, Illinois, 60647.

I am the attorney for the 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.**

Written Notice, Form of Affidavit: Section 17-13-0107
January 21, 2026

Acting Chairman
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 **1704 North Milwaukee Avenue, 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 **January 21, 2026.**

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 5 day of JANUARY, 2026.

_____
Notary Public

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

PROFESSIONALS ASSOCIATED - MM SURVEY CO.
BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7109 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
PROFESSIONAL DESIGN FIRM NO. 184-003523

PROFESSIONALS ASSOCIATED
PHONE: (847)-673-3060
FAX: (847)-675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

MM SURVEY
PHONE: (773)-282-5980
FAX: (773)-282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

PLAT OF SURVEY

OF

PARCEL 1:
LOTS 11 TO 15 INCLUSIVE IN BLOCK 3 IN ISHAM'S SUBDIVISION IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:
ALL OF THE NORTH AND SOUTH VACATED ALLEY LYING WEST OF AND ADJOINING LOT 11 AND ALL OF THE VACATED ALLEY LYING SOUTHWESTERLY OF AND ADJOINING LOTS 11 TO 14 INCLUSIVE IN BLOCK 3 IN ISHAM'S SUBDIVISION AFORESAID AND LYING EAST AND NORTHEASTERLY OF AND ADJOINING LOT 105 IN ISHAM'S SUBDIVISION AFORESAID.

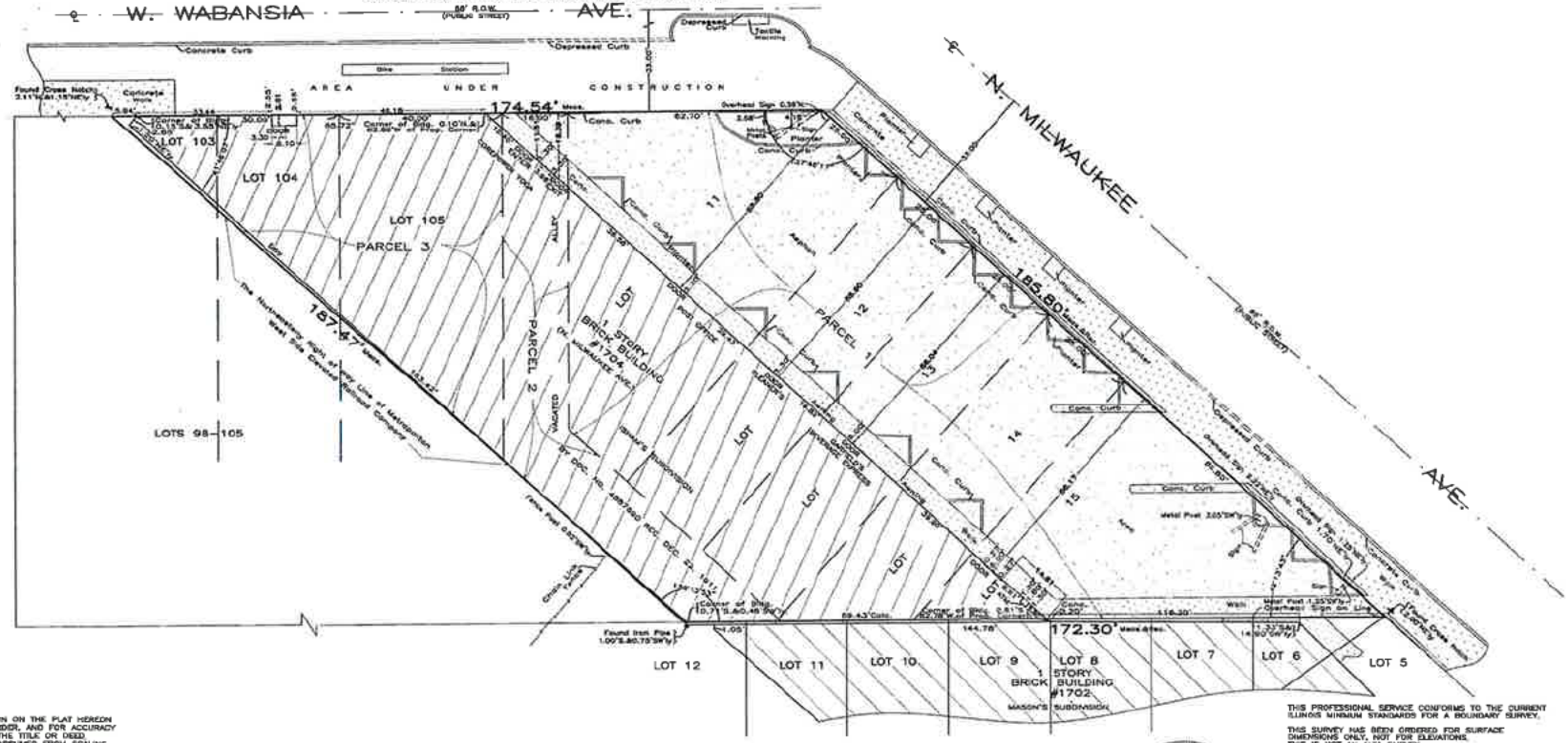
PARCEL 3:
THAT PART OF LOTS 98 TO 105 INCLUSIVE TAKEN AS A TRACT LYING EAST AND NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY RIGHT OF WAY LINE OF THE METROPOLITAN WEST SIDE ELEVATED RAILROAD COMPANY IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4 AND 5 OF ISHAM'S SUBDIVISION IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 21,655.73 SQ. FT. = 0.4971 ACRE.

COMMONLY KNOWN AS: 1704 NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS.

NORTH

GRAPHIC SCALE
0 16
(IN FEET)
1 inch = 16 ft.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON 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. 03-65061

SCALE: 1 INCH = 16 FEET.

DATE OF FIELD WORK: November 21, 2025.

ORDERED BY: PALMISANO & MOLTZ
Attorneys at Law

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.

PROFESSIONAL LAND SURVEYOR
MYRON E. DONALDSON
035-002819
LINCOLNWOOD ILLINOIS
STATE OF ILLINOIS

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: November 26, 2025.

ILL. PROF. LAND SURVEYOR — LICENSE EXP. DATE: NOV. 30, 2025.

Drawn by: J.K.—JR—A.T.