CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2300-02 West Huron Street, Chicago, Illinois

2. Ward Number that property is located in: 36th

3. APPLICANT Merriment Homes Inc.

ADDRESS 6231 Roosevelt Road CITY Berwyn

STATE Illinois ZIP CODE 60402 PHONE 708-705-9231

EMAIL jortega@merrimenthomes.com CONTACT PERSON Jonathan Ortega

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 ADAC Properties LLC

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

EMAIL [redacted] CONTACT PERSON Andy Chychula

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 Samuel V.P. 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: Jonathan Ortega (President of Applicant), Lilliana Ortega (Secretary of Applicant) Andrij Chychula (manager-member of Property Owner)

7. On what date did the owner acquire legal title to the subject property? May 2025 and October 2016

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

9. Present Zoning District: RS-3 Proposed Zoning District: RM-6

10. Lot size in square feet (or dimensions): 52.2 ft. by 122.6 ft. (Approximately 6,399.72 sq. ft.)

11. Current Use of the Property: The subject property is currently improved with a three-story residential building that contains ten (10) dwelling units on the eastern portion of the lot. The western portion of the subject property is vacant at the front (south) and is improved with a two (2) car detached garage at the rear.

12. Reason for rezoning the property: to permit a lot division in order to legalize and maintain the existing three-story multi-unit residential building on the eastern portion of the subject lot and develop the new lot with a new three-story two (2) dwelling unit residential building and a detached garage at the rear.

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 divide the zoning lot, maintain the existing ten (10) dwelling unit residential building, and construct a new three-story two (2) dwelling unit residential building with a detached garage . The new building will measure 37 ft.-10 in. in height. The existing principal residential building on the eastern portion of the lot will remain without change. The subject property is a Transit Served Location and will be supported by two (2) off-street parking spaces at the rear.

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) decrease the off-street parking requirement for a Transit Served Location for 2300 West Huron Street to zero and increase the off-street parking requirement from 50% (1 parking space) to 100% (2 parking spaces) for 2302 West Huron Street.

☒ **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.** 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

Jonathan Ortega, 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 29 day of August, 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: _____

To whom it may concern:

I, Andrij Chychula, the owner of the subject property located at 2300 West Huron Street, 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.

Andrij Chychula

Manager-Member
ADAC Properties LLC

Written Notice, Form of Affidavit: Section 17-13-0107
September 25, 2025

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 **2300-02 West Huron 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 **September 25, 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 29 day of AUGUST, 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**
September 25, 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 September 25, 2025, 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 RM-6 Residential Multi-Unit District, on behalf of the Applicant, Merriment Homes Inc., for the property located at **2300-02 West Huron Street, Chicago, IL**.

The Applicant is seeking a zoning change to divide the subject zoning lot into two (2) independent zoning lots. The property at 2300 W. Huron will remain improved with the existing three-story, ten (10) unit residential building. The newly created zoning lot at 2302 W. Huron will be developed with a new three-story, two (2) unit residential building with a detached garage. The proposed three-story building will measure 37 ft.-10 inches in height. The height and footprint of the existing three-story residential building at 2300 W. Huron will remain without change. The subject property is a Transit Served Location. The newly created zoning lot at 2302 W. Huron will be supported by two (2) garage parking spaces at the rear of that lot. The existing ten (10) unit residential building at 2300 W. Huron will not be supported by off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to decrease the off-street parking requirement for a Transit Served Location to zero parking spaces for 2300 W. Huron, increase the off-street parking requirement from 50% (1 parking space) to 100% (2 parking spaces) for 2302 W. Huron, reduce the front, rear, and west side setbacks for the existing building at 2300 W. Huron, and all relief necessary, as allowed by the Code, for the attached plans.

The Applicant and owner of the property located at 2302 W. Huron, Merriment Homes Inc., maintains offices at 6231 Roosevelt Road, Berwyn, Illinois 60402.

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.**

6415 N. Caldwell Ave.
Chicago, Il. 60646

Plat of Survey by Central Survey PLLC

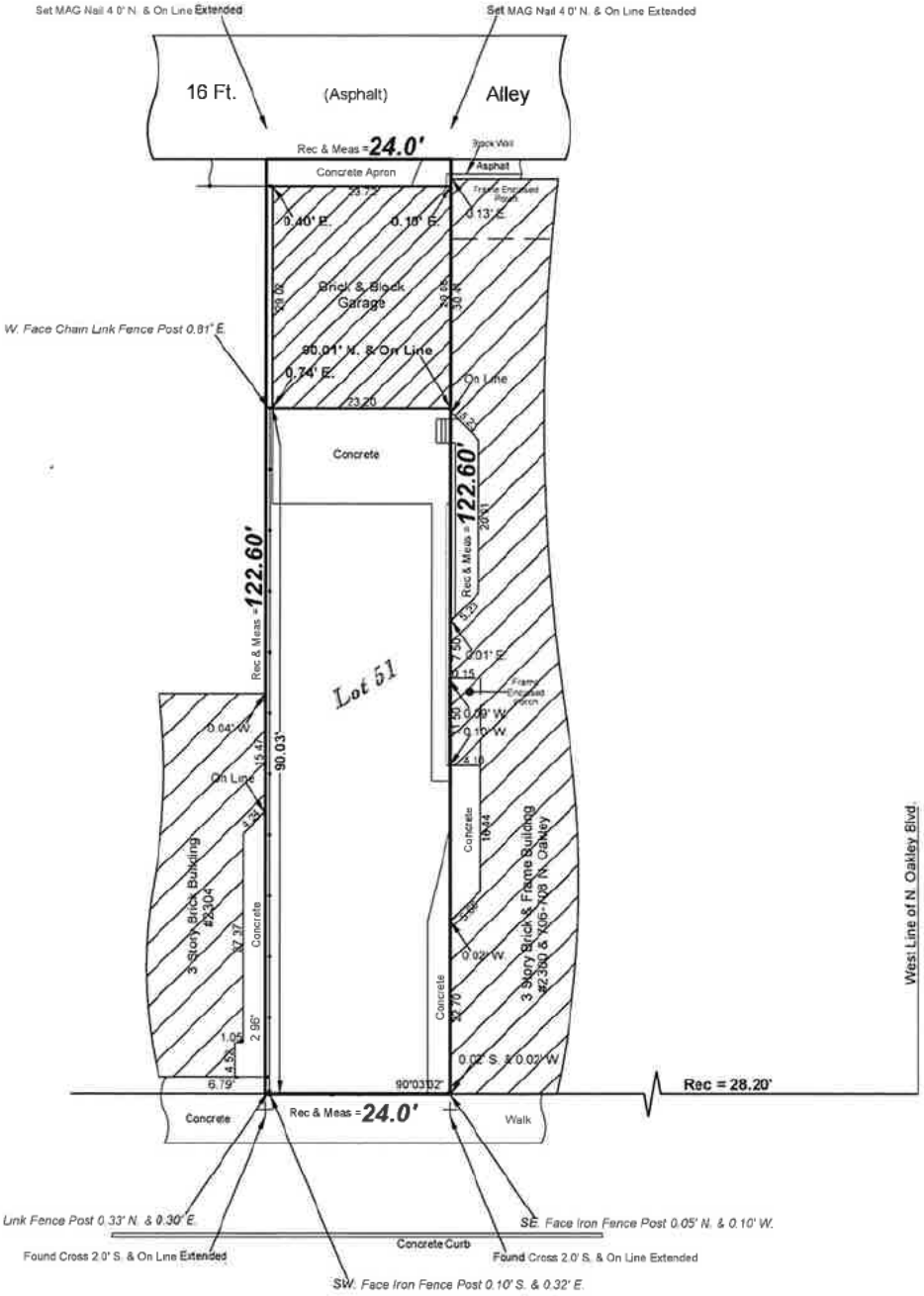
Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com

Legal Description

Lot 51 in Resubdivision of the South ½ and the South 29 ½ feet of the North ½ of Block 8 in the Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Commonly Known as: 2302 W. Huron St., Chicago, Illinois

Area of Land Described: 2,942 Sq. Ft.



W. Huron St.

Legend

N.	=	North
S.	=	South
E.	=	East
W.	=	West
(TYP)	=	Typical
Rec	=	Record
Meas	=	Measure
St.	=	Street
Ave.	=	Avenue

Decimal/Inch Conversions		
0.01' = 1/8"	0.08' = 1"	0.58' = 7"
0.02' = 1/4"	0.17' = 2"	0.67' = 8"
0.03' = 3/8"	0.25' = 3"	0.75' = 9"
0.04' = 1/2"	0.33' = 4"	0.83' = 10"
0.05' = 5/8"	0.42' = 5"	0.92' = 11"
0.06' = 3/4"	0.50' = 6"	1.00' = 12"
0.07' = 7/8"		

NOTES: *Property corners were staked per customer. *Building lines and easements, if any, shown hereon are building lines and easements as shown on the recorded Subdivision plat. *Consult local authorities for building lines established by local ordinaces. *Compare all points before building and report any difference immediately. *Assume no dimension from scaling upon this plat. *AutoCad file will not be provided under this contract.

Scale: 1 Inch equals 15 Feet.

Ordered By: Andy Chychula

Order Number: 2302

John M. Henriksen 2668 Professional Land Surveyor State of Illinois Chicago, Illinois

State of Illinois)
) S.S.
County of Cook)

Central Survey PLLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on April 14, 2025 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 14th day of April 2025

John M. Henriksen P.L.S. #2668 (exp.11/30/2026) Professional Design Firm Land Surveying LLC (#184.005417)
This professional service conforms to current Illinois minimum standards for a boundary survey.

6415 N. Caldwell Ave.
Chicago, Il. 60646

Plat of Survey by Central Survey PLLC

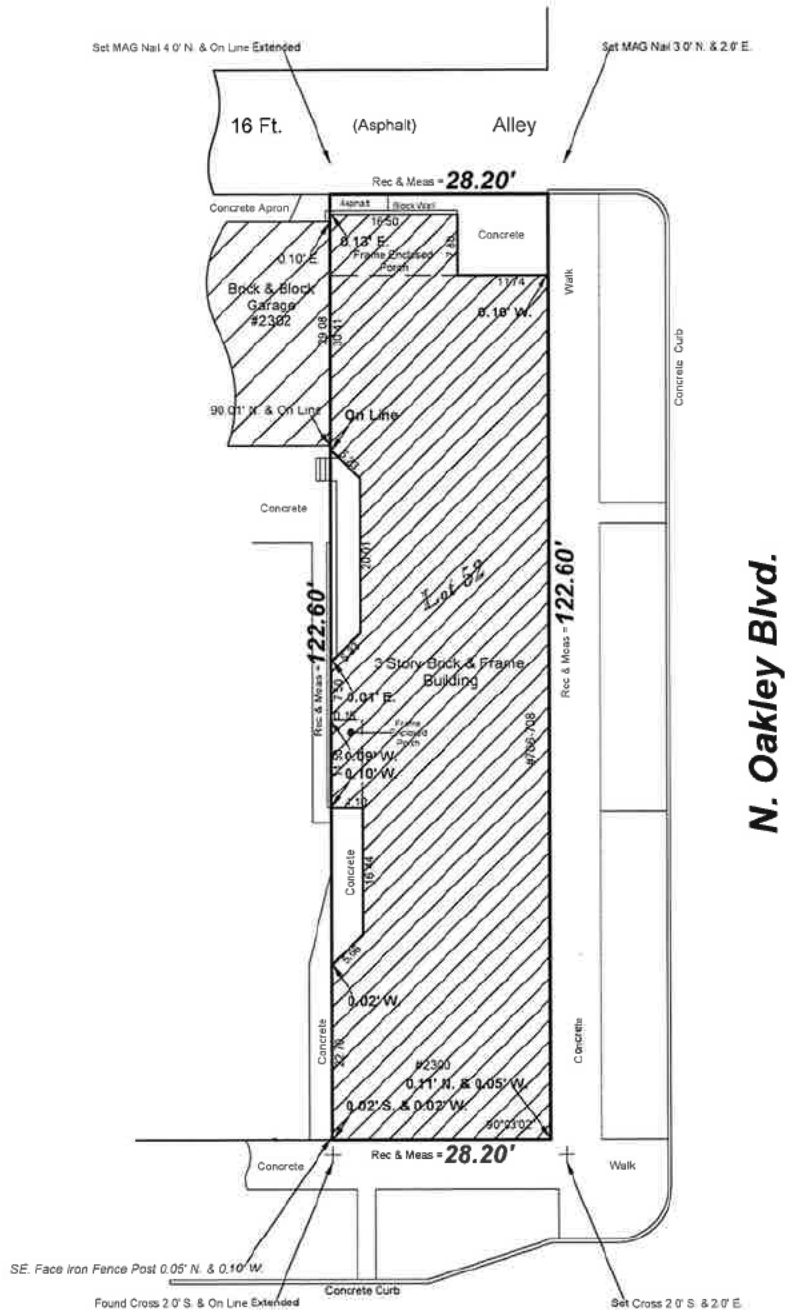
Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com

Legal Description

Lot 52 in Resubdivision of the South ½ and the South 29 ½ feet of the North ½ of Block 8 in the Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Commonly Known as: 2300 W. Huron St., & 706-08 N. Oakley Blvd., Chicago, Illinois

Area of Land Described: 3,457 Sq. Ft.



Legend

N.	=	North
S.	=	South
E.	=	East
W.	=	West
(TYP)	=	Typical
Rec	=	Record
Meas	=	Measure
St.	=	Street
Ave.	=	Avenue

Decimal/Inch Conversions		
0.01' = 1/8"	0.08' = 1"	0.58' = 7"
0.02' = 1/4"	0.17' = 2"	0.67' = 8"
0.03' = 3/8"	0.25' = 3"	0.75' = 9"
0.04' = 1/2"	0.33' = 4"	0.83' = 10"
0.05' = 5/8"	0.42' = 5"	0.92' = 11"
0.07' = 7/8"	0.50' = 6"	1.00' = 12"

NOTES: *Property corners were staked per customer.*Building lines and easements, if any, shown hereon are building lines and easements as shown on the recorded Subdivision plat.*Consult local authorities for building lines established by local ordinaces. *Compare all points before building and report any difference immediately. *Assume no dimension from scaling upon this plat. *AutoCad file will not be provided under this contract.

Scale: 1 Inch equals 15 Feet.

Ordered By: Andy Chychula

Order Number: 2300H

John M. Henriksen 2668 Professional Land Surveyor State of Illinois Chicago, Illinois

State of Illinois)
) S.S.
County of Cook)

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