#22596-T1
INTRO DATE
OCTOBER 22, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1735-1747 W. Grand Ave. Chicago, Illinois

2. Ward Number that property is located in: 27th

3. APPLICANT 1735-47 Grand LLC

ADDRESS 524 N. Western Ave. CITY Chicago

STATE IL ZIP CODE 60612 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 Grand Casa, LLC (owner of 1735 W. Grand) and 1747 Grand, LLC (owner of 1737-47 W. Grand Ave.

ADDRESS See attached EDSs CITY

STATE ZIP CODE PHONE

EMAIL nick@sambankslaw.com CONTACT PERSON Nicholas Ftikas (Applicant's Atty.)

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: Bogdan Popovych, Manager of 1735-47 Grand LLC
Gary Lappin, Manager of Grand Casa, LLC
Betsy Nathan, Manager of 1747 Grand, LLC

7. On what date did the owner acquire legal title to the subject property? Contingent Purchase Contract (2024)

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

9. Present Zoning District: M1-2 Proposed Zoning District: B3-3

10. Lot size in square feet (or dimensions): 144 ft. by 85 ft. - 12,240 sq. ft.

11. Current Use of the Property: The subject property is improved with a two-story single family home and surface parking.

12. Reason for rezoning the property: to permit construction of a proposed five-story mixed-use building containing 2,750 sq. ft. of retail space at grade and thirty-two (32) residential units above.

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 mixed-use building containing 2,750 sq. ft. of retail space at grade and thirty-two residential units above, six of which will be affordable units. The proposed building will be masonry in construction and measure 59 ft.-2 inches in height. The property is a Transit Served Location and will be supported by twenty off-street garage parking spaces The project is eligible for FAR increase per Sec. 17-3-0403-B.

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) increase the parking off-street parking requirement for a Transit Served location from 50% (16 parking spaces) to 62.5% (20 parking spaces) and (17-13-1003-S) to permit two (2) vehicle driveways on the subject lot's W. Ferdinand St. frontage.

☒ **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 from 30 ft. to 1 ft., and (17-13-1101-D) waive the loading berth requirement for the proposed mixed-use building.

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, Dan Popovych, in my capacity as Manager 1735-47 Grand, 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

9 day of OCTOBER, 2024.

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:_____

SCALE:
1" = 25'

1' 12.5' 25'

R&R SurveyorS,LTD.

CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412 WAUCONDA IL 60084
TEL: (773) 456-0221 ACCURATE@ATT.NET

PLAT OF SURVEY

LOTS 2 TO 7, BOTH INCLUSIVE, IN THE SUBDIVISION OF BLOCK 5 IN JAMES COCHRAN'S SUBDIVISION OF PART OF BLOCK 8 IN 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: 1735-41 WEST GRAND AVENUE , CHICAGO, ILLINOIS.



NOTE
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FARENHEIT
- THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER A FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED
- DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING
- COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES
- REFER TO DEED , TITLE POLICY, AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS

ORDER# 24-1452

DATE : 8/5/2024

ORDERED BY : DAN POPOVYCH

ROY G. LAWNICZAK
35 00249
PROFESSIONAL
Land Surveyor
State of
ILLINOIS
CHICAGO, IL

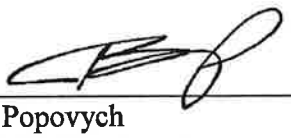
STATE OF ILLINOIS
COUNTY OF McHENRY } ss
I, ROY G. LAWNICZAK,
DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CARY, ILLINOIS August 5, 2024

BY Roy G. Lawniczak

To whom it may concern:

I, Dan Popovych, as Manager 1735-47 Grand, LLC, the contract purchaser and Applicant concerning the subject property located at 1735-1747 W. Grand 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.



Dan Popovych
1735-47 Grand, LLC

Date

To whom it may concern:

I, Betsy Nathan, as Manager and on behalf of 1747 Grand, LLC, the owner of the subject property located at 1737-1747 W. Grand 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.

Betsy Nathan
1747 Grand, LLC

FORM OF AFFIDAVIT

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

To Whom It May Concern:

I, Dan Popovych, as Manager 1735-47 Grand, LLC, understand the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying 1735-47 Grand, LLC, as the contract purchaser and Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 1735-1747 W. Grand Ave, Chicago, IL.

I, Dan Popovych, as Manager 1735-47 Grand, LLC, being first duly sworn under oath, depose and say that 1735-47 Grand, LLC, holds that interest for itself and no other person, association, or shareholder.

Dan Popovych Date
1735-47 Grand, LLC

Subscribed and Sworn to before me
this 9 day of OCTOBER, 2024.

Notary Public

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

Written Notice, Form of Affidavit: Section 17-13-0107
October 22, 2024

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 **1735-47 W. Grand 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 **October 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 17 day of OCTOBER, 2024.

_____
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**
October 22, 2024

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 October 22, 2024, I, the undersigned, intend to file an application for a change in zoning from the M1-2 Limited Manufacturing/Business Park District to the B3-3 Community Shopping District, on behalf of the Applicant, 1735-47 Grand, LLC, for the property located at **1735-1747 W. Grand Ave., Chicago, IL.**

The Applicant is proposing to develop the subject property with a five-story mixed-use building containing 2,750 sq. ft. of retail space at grade and thirty-two (32) residential units above. The proposed building will be masonry in construction and measure 59 ft.-2 inches in height. The subject property is a Transit Served Location. The proposed mixed-use building will be supported by twenty (20) off-street garage parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1101-B, 17-13-1101-D, 17-13-1003-EE. and 17-13-1003-S of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear setback required for floors containing residential uses from 30 ft. to 1 ft., waive the loading berth requirement, increase the off-street parking ratio for a Transit Served Location to 62.5% (twenty parking spaces for thirty-two residential units), and permit two (2) vehicle driveways on the subject lot's W. Ferdinand St. frontage.

The Applicant, 1735-47 Grand, LLC, maintains offices at 524 N. Western Ave., Chicago, IL 60612.

Grand Casa, LLC, the owner of the property located at 1735 W. Grand Ave., Chicago, IL, maintains offices at 1821 W. Hubbard St., Ste. 200, Chicago, IL 60622. 1747 Grand, LLC, the owner of the property located at 1737-47 W. Grand Ave., Chicago, IL, maintains offices at 1747 W. Grand Ave., Chicago, IL 60607.

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.**