CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1120 West Fullerton Avenue

2. Ward Number that property is located in: 43rd

3. APPLICANT Chicago Title Land Trust Company, as Successor Trustee to Aetna Bank as Trustee under trust agreement No. 10-4191

ADDRESS 1120 West Fullerton Avenue CITY Chicago

STATE Illinois ZIP CODE 60614 PHONE [redacted]

EMAIL [redacted] CONTACT PERSON Mary Hickey-Panayotou

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 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: Mary Hickey-Panayotou (Beneficiary)

7. On what date did the owner acquire legal title to the subject property? September 1988

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

9. Present Zoning District: RT-4 Proposed Zoning District: B3-2

10. Lot size in square feet (or dimensions): 25 ft. by 150 ft. (approx. 3,750 sq. ft.)

11. Current Use of the Property: The subject property is currently improved with a three-story mixed-use building and a detached garage at the rear.

12. Reason for rezoning the property: Applicant is seeking to rezone the subject property in order to bring the existing three-story mixed-use building into compliance with the Chicago Zoning Ordinance.

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 legalize the existing three-story mixed-use building at the subject property. The existing building contains a retail unit at grade and four (4) dwelling units above. The building is supported by two (2) off-street garage parking spaces. No changes are proposed to the height and footprint of the principal mixed-use building or detached garage at the subject property.

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.**

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 ☒

Zoho Sign Document ID: 35AF29E8-ZVG5DNETUHNQYSYKAV3JD1NRUDDLXTWB9FURXUGY1F8

COUNTY OF COOK
STATE OF ILLINOIS

Mary Hickey-Panayotou, 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 24 day of SEPTEMBER, 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: _____

Written Notice, Form of Affidavit: Section 17-13-0107
October 16, 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 **1120 West Fullerton 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 **October 16, 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 2 day of OCTOBER, 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**
October 16, 2025

Dear Sir or Madam:

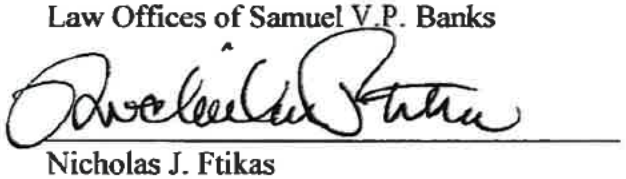
In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about October 16, 2025, I, the undersigned, intend to file an application for a change in zoning from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to the B3-2 Community Shopping District, on behalf of the Applicant and Property Owner, Chicago Title Land Trust Company, as Successor Trustee to Aetna Bank as Trustee under trust agreement No. 10-4191, for the property located at **1120 West Fullerton Avenue, Chicago, IL**.

The Applicant is proposing to bring the existing three-story mixed-use building at the subject property into full compliance with the Chicago Zoning Ordinance. The existing building contains a retail unit at grade and four (4) dwelling units above. The building is supported by two (2) off-street garage parking spaces. No changes are proposed to the height and footprint of the principal mixed-use building or the detached garage.

The Applicant and Property Owner, Chicago Title Land Trust Company, as Successor Trustee to Aetna Bank as Trustee under trust agreement No. 10-4191, maintains offices at 1120 West Fullerton Avenue, Chicago, Illinois 60614.

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.**

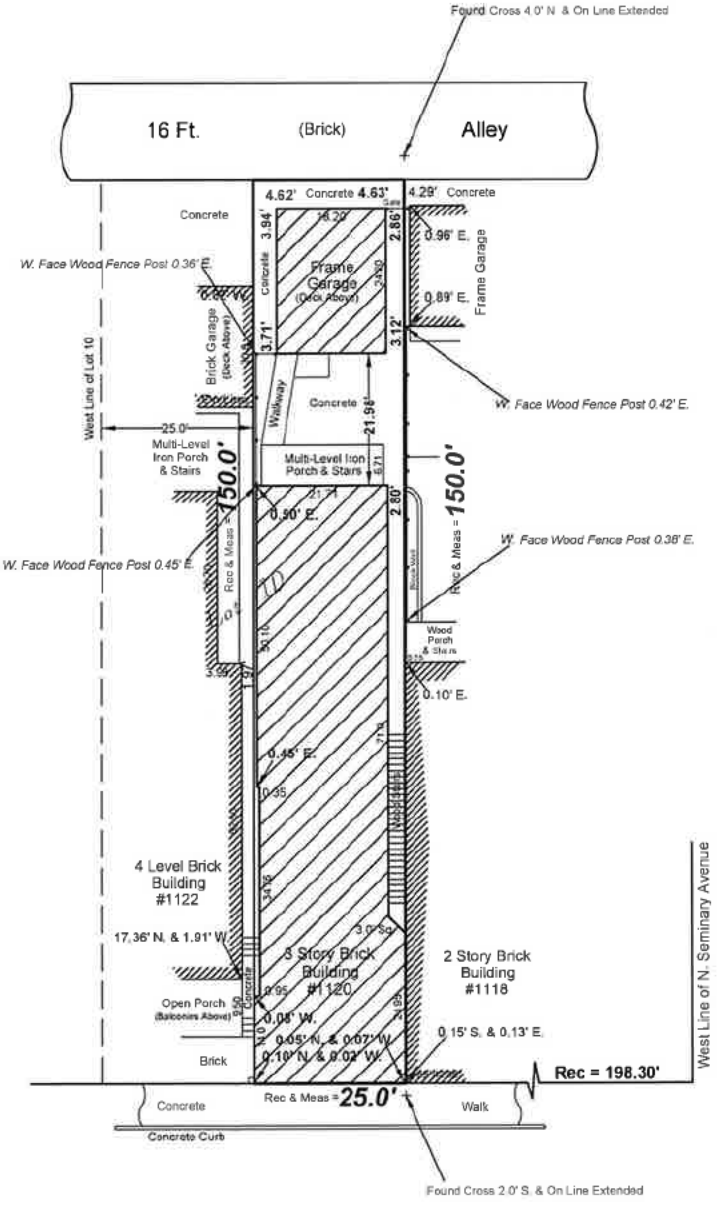
6415 N. Caldwell Ave.
Chicago, Il. 60646

Plat of Survey by Central Survey PLLC

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

Legal Description

The East ½ of Lot 10 (except the East Vigintillionth thereof) in the Subdivision of Block 2 in Linn and Swann's Subdivision of the West ¼ of Block 18 in Canal Trustee's Subdivision of the East ½ of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois
Commonly Known as: 1120 W. Fullerton Ave., Chicago, Illinois
Area of Land Described: 3,750 Sq. Ft.



W. Fullerton Ave.

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 NOT 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 20 Feet.
Ordered By: Courtland Hickey
Order Number: 1120G

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 July 9, 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.

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

Dated this 9th day of July 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.