CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

6506-12 North California Avenue, Chicago, IL 60645

2. Ward Number that property is located in: 50th Ward

3. APPLICANT Chicago Community Kollel, Inc.

ADDRESS 6506 North California Avenue CITY Chicago

STATE Illinois ZIP CODE 60645 PHONE [redacted]

EMAIL [redacted] CONTACT PERSON Sidney Glenner

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: Sidney Glenner (President & Director), Joel Klein (Secretary) Howard Wengrow (Treasurer); Bennie Weinfeld (Director); Dovid Zucker (Director); Moshe Francis (Director)

7. On what date did the owner acquire legal title to the subject property? September 2019

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

9. Present Zoning District: B3-2 + RT-4 (Split zoned) Proposed Zoning District: RT-4

10. Lot size in square feet (or dimensions): Approx. 173.3 ft. by 124.94 ft. (21,652.1 sq. ft.)

11. Current Use of the Property: The subject property is improved with a one-story building and a surface parking lot.

12. Reason for rezoning the property: The Applicant is proposing to establish a uniform zoning district and permit a new two-story religious assembly building containing approximately 15,508 sq. ft. of floor area and thirty-five (35) off-street surface parking spaces.

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 subject property is improved with a one-story religious assembly building (zoned B3-2) and a vacant lot (zoned RT-4). The Applicant is proposing to establish a uniform zoning district and replace the existing one-story building with a new two-story religious assembly building that will contain approximately 15,508 sq. ft. of floor area. The new building will be 29 ft.-10 in. in height. The subject property is Transit Served Location and will be supported by thirty-five (35) off-street parking spaces.

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) to increase the off-street parking from the required twenty-three (23) parking spaces to thirty-five (35) 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) to reduce the rear setback from the required 50 ft. to 6 ft.-11 in., reduce the front setback, reduce the side setback, 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

Sidney Glenner, President of Applicant, 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 7 day of SEPTEMBER, 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
September 25, 2025

Acting Chairman
Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

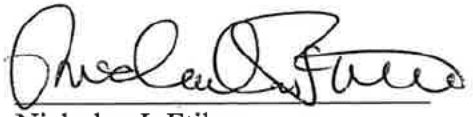
The undersigned, **Nicholas Ftikas**, being first duly sworn on oath, deposes and says the following:

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 **6506-12 North California 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 **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 9 day of SEPTEMBER, 2025.


Notary Public



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 B3-2 Community Shopping District and the RT-4 Two-Flat, Townhouse and Multi-Unit District (split zone) to the RT-4 Two-Flat, Townhouse and Multi-Unit District, on behalf of the Applicant, Chicago Community Kollel, Inc., for the property located at **6506-12 North California Avenue, Chicago, IL**.

The Applicant is proposing to establish a uniform zoning district and construct a new two-story religious assembly building that will contain approximately 15,508 sq. ft. of floor area. The proposed building will measure 29 ft.-10 in. in height. The subject property is a Transit Served Location and will be supported by thirty-five (35) off-street surface parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1101-B and 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear setback from the required 50 ft. to 6 ft.-11 in., reduce the front setback, reduce the side setback, increase the off-street parking from the required twenty-three (23) parking spaces to thirty-five (35) parking spaces, and is seeking all relief necessary, as allowed by the Code, for the attached plans.

The Applicant, Chicago Community Kollel, Inc., maintains offices at 6506 North California Avenue, Chicago, Illinois 60645.

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

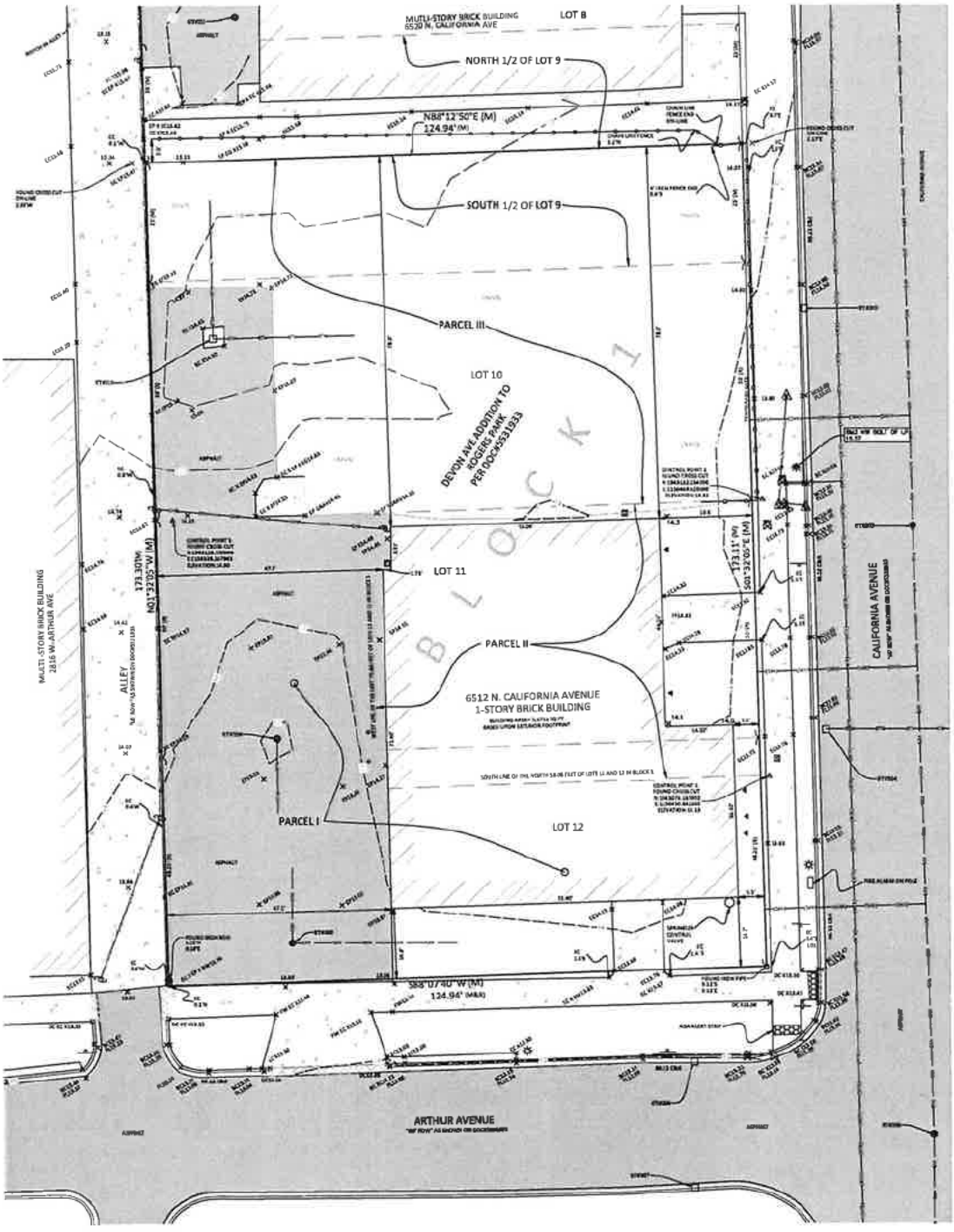
Nicholas J. Ftikas
Attorney for the Applicant

***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.**

BOUNDARY AND TOPOGRAPHIC SURVEY

SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN

HORIZONTAL AND VERTICAL DATUM



Weaver Consultants Group

BOUNDARY AND TOPOGRAPHIC SURVEY
CHICAGO COMMUNITY KOLLEL
6512 N. CALIFORNIA AVENUE
CHICAGO, IL 60645

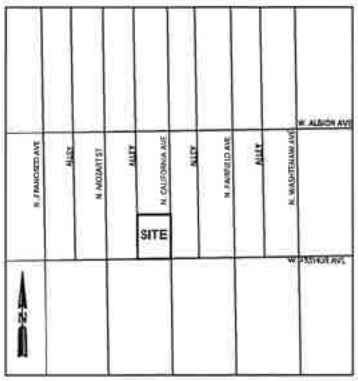
PREPARED FOR:
LIFESTUDIO

PIN 10-18-313-013 (PARCEL 1)
PIN 10-18-313-014 (PARCEL 2)
PIN 10-18-313-011 (PARCEL 3)

BOUNDARY AND TOPOGRAPHIC SURVEY

SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN

VICINITY MAP
(NOT TO SCALE)



LEGAL DESCRIPTION (DOC#1701206047)

PARCEL 1:
LOT 12 IN BLOCK 1 IN DEVON CALIFORNIA ADDITION TO ROGERS PARK, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 66.75 FEET) IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION (DOC#92596697, 96788542, 2403706098)

PARCEL 1:
LOTS 11 AND 12, TAKEN AS A TRACT (EXCEPT THE EAST 75.00 FEET OF THE NORTH 58.00 FEET THEREOF) IN BLOCK 1 IN DEVON AVENUE ADDITION TO ROGERS PARK, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 33 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EAST 75.00 FEET OF THE NORTH 58.00 FEET OF LOTS 11 AND 12 IN BLOCK 1 IN DEVON AVENUE ADDITION TO ROGERS PARK, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 33 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

PARCEL 3:
LOT 10 AND THE SOUTH 1/2 OF LOT 9 IN BLOCK 1 IN DEVON AVENUE ADDITION TO ROGERS PARK, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 66.75 FEET) IN COOK COUNTY, ILLINOIS.

BENCHMARKS

SOURCE BENCHMARK:
CHICAGO BENCHMARK 187
BLK FEET SOUTH OF THE SOUTHEAST CORNER OF ROGERS AVE. AND DEVON AVE. ON THE EAST SIDE OF ESSEX AVE. (NOT SHOWN)
ELEVATION 13.253

SITE BENCHMARK:
BM 1
THE NORTHWEST BOLT OF FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF ARTHUR AVE. AND CALIFORNIA AVE. (NOT SHOWN)
ELEVATION 16.78

BM 2
THE NORTHWEST BOLT OF THE SECOND LIGHTPOLE NORTH OF ARTHUR AVE., WEST SIDE OF CALIFORNIA AVE.
ELEVATION 13.37

BM 3
THE SOUTHWEST BOLT OF FIRE HYDRANT AT THE NORTHWEST CORNER OF THE INTERSECTION OF ALBION AVE. AND CALIFORNIA AVE. (NOT SHOWN)
ELEVATION 13.13

SURVEY NOTES

1. THIS SURVEY SHALL NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MINOR RESEARCH, THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION. THOSE MAY BE SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND E-GUARANTEE IN LIGHT AND LOCAL ORDINANCES.
2. ALL MEASURE MORE OR LESS.
3. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.
4. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
5. THE UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
6. ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.
7. THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF ADJOINING SUBDIVISIONS. ALL DEDICATIONS ARE DESCRIBED QUOTING THE LANGUAGE USED IN THE DEED RECITS PROVIDED TO THE SURVEYOR.
8. THE MEASURED PROPERTY BOUNDARY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE, NO GAPS, BOXES, OR OVERLAPS WITH THE ADJACENT PROPERTIES ARE APPARENT BASED ON RECORD DESCRIPTIONS PROVIDED TO THE SURVEYOR AND EVIDENCE LOCATED IN THE FIELD.
9. TOTAL AREA OF THE 3 PARCELS= 11,500± SQUARE FEET OR 0.26± ACRES.
10. IT APPEARS THERE IS A SCRIVENERS ERROR IN THE LEGAL DESCRIPTION OF PARCEL 1 IN DEED RECORDED AS "A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36", SHOULD READ "A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36".

STRUCTURE INFO

STM30 (SAN MH)
INVERT ELEVATIONS
N= 14.63
12" CLAY E (INV=4.32
12" CLAY S (INV=4.22

STM31 (CATCH BASIN)
RIM ELEVATION
N=13.17
NO ACCESS, CAN ON COVER

STM32 (SAN MH)
RIM ELEVATION
N=13.98
12" CLAY N (INV=3.72
12" CLAY S (INV=3.77

STD34 (CATCH BASIN)
RIM ELEVATION
N=13.10
12" CLAY E (INV=5.45

STM33 (SAN MH)
RIM ELEVATION
N=13.24
18" CLAY N (INV=3.68
12" CLAY S (INV=3.80

STD35 (CATCH BASIN)
RIM ELEVATION
N=13.05
FILLED WITH ASPHALT

STM36 (CATCH BASIN)
RIM ELEVATION
N=12.73
PIPES NOT VISIBLE, FILLED WITH WATER

STD38 (STM MH)
RIM ELEVATION
N=13.80
6" CLAY S (INV=8.32
6" CLAY E (INV=8.36

STD39 (STM MH)
RIM ELEVATION
N=13.80
6" CLAY S (INV=8.35

STD40 (CATCH BASIN)
RIM ELEVATION
N=14.30
6" CLAY N (INV=12.30
6" CLAY E (INV=12.80

STM41 (SAN MH)
RIM ELEVATION
N=13.97
UNACCESSIBLE

LINE LEGEND

- UNDERGROUND GAS
- UNDERGROUND SANITARY SEWER
- UNDERGROUND STORM SEWER
- UNDERGROUND WATER (ATLAS)
- UNDERGROUND SANITARY SEWER (ATLAS)
- OVERHEAD WIRES
- 1' CONTOUR
- 5' CONTOUR
- UNDERLYING PARCEL LINE
- CHAIN LINK FENCE
- 4' IRON FENCE
- CONCRETE MATERIAL
- BUILDING
- ASPHALT
- DEPRESSED CURB

SYMBOL LEGEND

- SANITARY MANHOLE
- STORM CATCH BASIN
- BOLLARD
- STREET SIGN
- BENCHMARK
- LIGHT POLE
- WATER VALVE
- GAS VALVE
- BUFFALO BOX
- GROUND LIGHT
- POWER POLE
- UNDERGROUND GAS MARKER
- ELECTRIC METER
- HANDHOLE
- GAS METER

ABBREVIATIONS

X 13.33	GROUND ELEVATION
X BC13.33	BACK OF CURB ELEVATION
X FL13.33	FLOW LINE ELEVATION
X DC13.33	DEPRESSED CURB ELEVATION
EP	EDGE OF PAVEMENT
EC	EDGE OF CONCRETE
FL	FLOW LINE
FF	FINISH FLOOR
BM	BENCHMARK
EG	EDGE OF GRAVEL
FE	FENCE CORNER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, MICHAEL D. BITNER, A PROFESSIONAL LAND SURVEYOR, DO CERTIFY THAT THIS SURVEY HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS FIELD WORK WAS COMPLETED ON 03/04/2025.

DATE OF PLAT OR MAP 03/04/2025

MICHAEL D. BITNER, PLS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003928
WEAVER CONSULTANTS GROUP

ALL ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSES EXPIRE NOVEMBER 30, 2026.
SCREENING #1660-0443

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

SHEET 2 OF 2

Weaver Consultants Group

No.	DATE	REVISION DESCRIPTION

BOUNDARY AND TOPOGRAPHIC SURVEY
CHICAGO COMMUNITY KOLLEL
6512 N. CALIFORNIA AVENUE
CHICAGO, IL 60645

PREPARED FOR:
LIFESTUDIO
3960 WEST TOUHY AVENUE, SUITE 389
NILES, IL 60714