#22468-T1
INTRO DATE
MAY 22, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

5920 N. Ridge, Chicago, IL

2. Ward Number that property is located in: 48

3. APPLICANT Mabel 5920, LLC

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE 312-782-1983

EMAIL nick@sambankslaw.com CONTACT PERSON Nick 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

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 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: J. Cory Faulkner and Nate Ernst

7. On what date did the owner acquire legal title to the subject property? 2022

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

9. Present Zoning District: C1-2 Proposed Zoning District: B2-5

10. Lot size in square feet (or dimensions): Approx. 25,874 sq. ft. (irregular lot shape)

11. Current Use of the Property: The subject property is improved with a three-story mixed-use building containing grade level retail space and fifty-two (52) dwelling units above.

12. Reason for rezoning the property: To permit seventeen (17) new dwelling units on the first floor of the existing three-story building. Once completed, the existing mixed-use building containing 52 dwelling units will have a total of 69 dwelling units.

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 convert a portion of the existing grade level retail space to seventeen (17) dwelling units. Approx. 3,066 sq. ft. of retail space will remain. The fifty-two (52) above grade dwelling units will remain and convert to 69 dwelling units. The building will remain 36 ft. in height. The property is a Transit Served Location and will be supported by twenty-three (23) auto parking spaces and sixty-nine (69) bike 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:** Reduce the number of required off-street parking spaces for a Transit Served Location from 50% (35 parking spaces) to 33.3% (23 parking spaces) pursuant to the Chicago Zoning Ordinance Section 17-13-1003-EE.

☒ **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.** Per Section 17-13-1101- (B) (D) Reduce the rear setback for floors containing residential uses from the required 30 ft. to zero (note irregular lot shape) and waive the loading berth required for the resulting 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, J. Cory Faulkner, in my capacity as Manager of Mabel 5920 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 3rd day of May, 2024.

OFFICIAL SEAL
Nicholas Ftikas
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires September 28, 2024

Notary Public

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

OF

LOTS 1, 2, 3, 4 AND 5 (EXCEPT THE WEST 29 FEET OF SAID LOTS 1, 2, 3 AND 5 TAKEN FOR STREET) IN THE NICHOLAS KRANSZ'S SUBDIVISION IN THE SOUTHWEST CORNER OF THE NORTH 30 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

KNOWN AS: **1920 N. RIDGE AVENUE, CHICAGO ILLINOIS**

PERMANENT INDEX NUMBER: 14 - 05 - 306 - 001 - 0000

TOTAL AREA: 25,471.0 SQ. FT. 0.584 ACRE

NOTE:
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN

LOCATION MAP



CITY OF WAUKEGAN, ILLINOIS
100 N MARTIN LUTHER KING JR. AVENUE
WAUKEGAN, IL 60085
PHONE: 847-599-2500

ZONING REQUIREMENTS:

C1-2: NEIGHBORHOOD COMMERCIAL DISTRICT

NOTES:

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS KNOWNS AS N. RIDGE AVENUE AND NORTH CLARK STREET AND WEST - EAST 20' PUBLIC ALLEY

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN HEREON ARE CORRECT;

-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

-ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

-THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

-ITEM # 8 FROM TABLE A
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED

-ITEM # 9 FROM TABLE A
THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.

-ITEM # 10 FROM TABLE A
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT)

-ITEM # 11 FROM TABLE A
ALL VISIBLE UTILITIES ARE PLOTTED

-ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED

-ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS

-ITEM # 18 FROM TABLE A
NO OFFSITE BENEFICIAL EASEMENTS WERE REFLECTED IN TITLE.

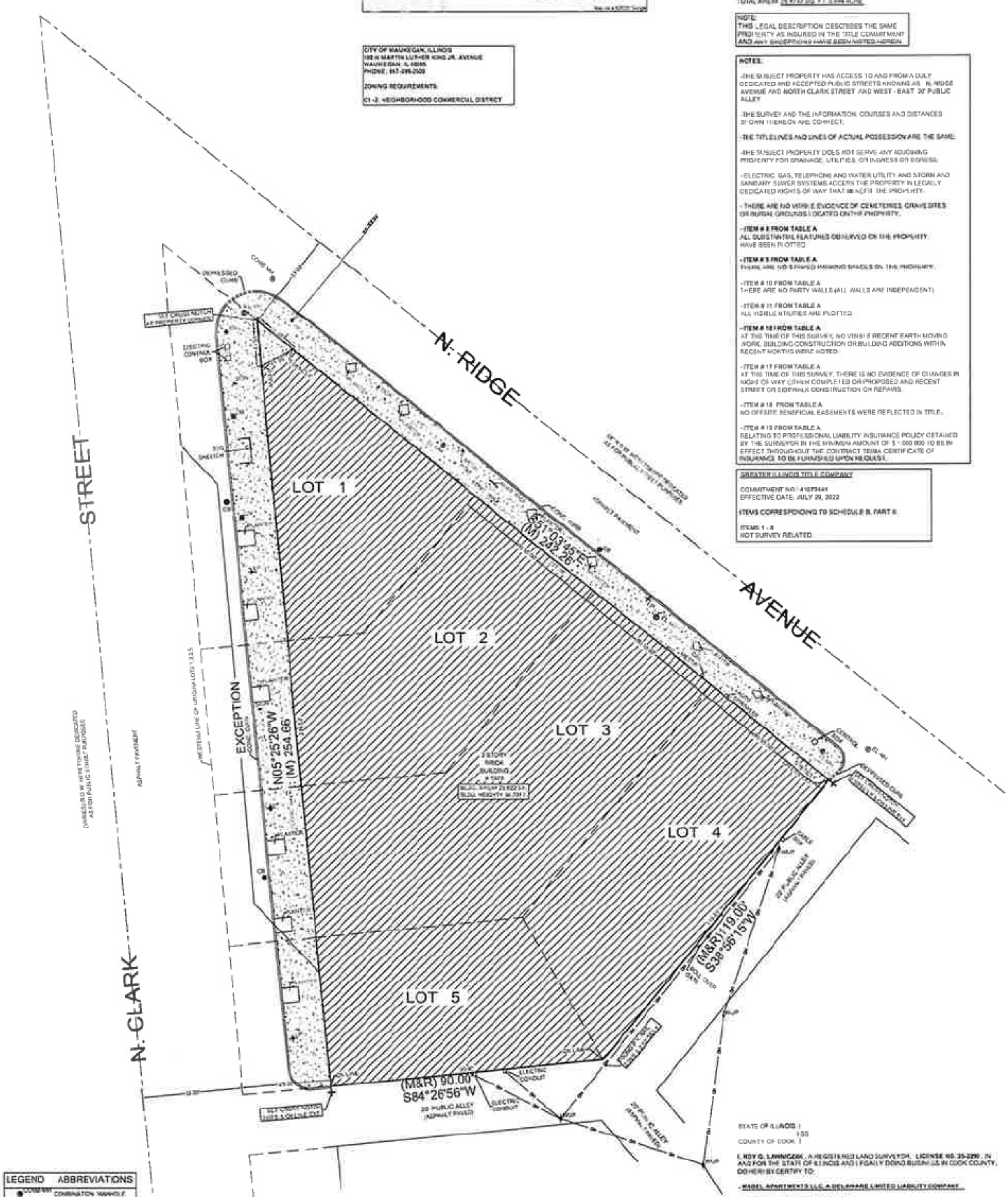
-ITEM # 19 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

GREATER ILLINOIS TITLE COMPANY

COMMITMENT NO.: 41073441
EFFECTIVE DATE: JULY 29, 2022

ITEMS CORRESPONDING TO SCHEDULE B, PART II:

ITEMS 1 - 8
NOT SURVEY RELATED



LEGEND	ABBREVIATIONS
COMB MH	COMBINATION MANHOLE
CB	CATCH BASIN
TRA	TRAFFIC LIGHT
CM	CAMERA
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
EL-MH	ELECTRIC MANHOLE
(R)	RECORD DATA
(M)	MEASURED DATA

ORDERED BY: BROTSHULL POTTS		
SCALE: 1" = 15'		
DATE: AUGUST 30, 2022		
FILE No.: 2022 - 30480	DATE	REVISION

FLOOD STATEMENT:
THE PROPERTY DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH ANY MAPS ENTITLED "FLOOD INSURANCE RATE MAP" OR "FLOOD HAZARD FLOODWAY BOUNDARY MAP," "FLOOD HAZARD BOUNDARY MAP" OR "FLOOD BOUNDARY AND FLOODWAY MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR A FLOOD HAZARD BOUNDARY MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AS SHOWN ON FLOOD INSURANCE MAP:

COMMUNITY NUMBER PANEL: NON PRINTED

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- MABEL APARTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY

- GREATER ILLINOIS TITLE COMPANY

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 10, 11, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 30, 2022.

DATE OF PLAT: SEPTEMBER 1, 2022

ROY G. LAWNICZAK, CHICAGO, IL

BY: ______________________
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-001576
LICENSE EXPIRES: APRIL 30, 2023

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

Acting Chairperson
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 **5920 N. Ridge, 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 **May 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 22nd day of May, 2024.

_____
Notary Public

Official Seal
Frederick E Agustin
Notary Public State of Illinois
My Commission Expires 7/1/202

Via USPS First Class Mail
May 22, 2024

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 May 22, 2024, I, the undersigned, intend to file an application for a change in zoning from the C1-2 Neighborhood Commercial District to the B2-5 Neighborhood Mixed-Use District, on behalf of the Property Owner and Applicant, Mabel 5920, LLC, for the property located at **5920 N. Ridge, Chicago, IL.**

The Applicant is proposing to convert a portion of the existing grade level retail space to seventeen (17) dwelling units. Approximately 3,066 sq. ft. of retail space will remain. The existing fifty-two (52) dwelling units located above grade will remain. Once completed, the existing building will have a total of sixty-nine (69) dwelling units. The three-story building will remain 35 ft. in height. The subject property is a Transit Served Location and will be supported by twenty-three (23) auto parking spaces and sixty-nine (69) bicycle parking spaces. The Applicant is submitting a Type 1 Zoning Map Amendment to seek relief pursuant to Section 17-13-0303-D, Optional Administrative Adjustment and Variation, specifically, reducing the parking requirement by more than 50%, reducing the rear setback from 30' to zero and waiving the required loading berth.

The Property Owner and Applicant, Mabel 5920, LLC, maintains offices at [redacted], Chicago, IL 60618.

I am the attorney for the Property Owner and 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.**

To whom it may concern:

I, J. Cory Faulkner, as Manager and on behalf of Mabel 5920 LLC, the property owner and Applicant concerning the subject property located at 5920 N. Ridge, 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.

5.3.24

J. Cory Faulkner
Mabel 5920 LLC

Date

FORM OF AFFIDAVIT

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

To Whom It May Concern:

I, J. Cory Faulkner, as Manager and on behalf of Mabel 5920 LLC, understand the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying Mabel 5920, LLC, as the current owner and Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 5920 N. Ridge, Chicago, IL.

I, J. Cory Faulkner, as Manager and on behalf of Mabel 5920 LLC, being first duly sworn under oath, depose and say that Mabel 5920 LLC, holds that interest for itself and no other person, association, or shareholder.

5.3.24

J. Cory Faulkner — Date
Mabel 5920 LLC

Subscribed and Sworn to before me
this 3 day of May, 2024.

Notary Public

OFFICIAL SEAL
Nicholas Ftikas
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires September 28, 2024