CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

4943-47 North Damen Avenue, Chicago, IL

2. Ward Number that property is located in: 47th

3. APPLICANT 926 Oak, Inc.

ADDRESS [redacted] CITY [redacted]

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

EMAIL [redacted] CONTACT PERSON Paul Dukach

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 Sam 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: Sarra Dukach (president)

7. On what date did the owner acquire legal title to the subject property? January 2025

8. Has the present owner previously rezoned this property? If yes, when? N/A

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

10. Lot size in square feet (or dimensions): Approximately 60 ft. x 152.5 ft. (9,150 sq. ft.)

11. Current Use of the Property: The subject property is improved with a one-story commercial building and a detached garage at the rear.

12. Reason for rezoning the property: to permit the construction of a new five-story mixed-use building and an attached garage.

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 redevelop the subject property with a new five-story residential building that will contain 2,354 sq. ft. of retail space at grade and sixteen (16) dwelling units above. The building will be supported by sixteen (16) garage parking spaces. The proposed building will measure 56 ft.-3 in. in height. The subject property is a Transit Served Location.

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 off-street parking ratio for a Transit Served Location from 50% (eight (8) parking spaces) to 100% (sixteen (16) 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) reduce the rear setback for floors containing residential units from the required 30 ft. to 20 ft., increase the Floor Area Ratio for a Transit Served Location from 3.0 to 3.34, (17-13-1101-D) waive the loading berth requirement, 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 ☐

Docusign Envelope ID: B9A5DABC-3951-45A8-BCD7-DB12A2A7C138

COUNTY OF COOK
STATE OF ILLINOIS

Sarra Dukach, 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.

Signed by:
Sarra Dukach
972467D9191469...
Signature of Applicant

Subscribed and Sworn to before me this 1 day of October, 2025.

Francesca Puleo
Notary Public

OFFICIAL SEAL
FRANCESCA A PULEO
Notary Public, State of Illinois
Commission No. 997924
My Commission Expires October 03, 2028

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Written Notice, Form of Affidavit: Section 17-13-0107
November 14, 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 J. 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 **4943-47 North Damen 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 **November 14, 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 22 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

November 14, 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 November 14, 2025, I, the undersigned, intend to file an application for a change in zoning from the B3-2 Community Shopping District to the a B3-3 Community Shopping District, on behalf of the Applicant 926 Oak, Inc., for the property located at **4943-47 North Damen Avenue, Chicago, IL**.

The Applicant is proposing to develop the subject property with a new five-story mixed-use building containing two (2) commercial/retail spaces at grade and sixteen (16) dwelling units above. The first commercial/retail space will contain approximately 1,114 sq. ft. of floor area and the second commercial/retail space will contain approximately 1,250 sq. ft. of floor area. The proposed building will measure approximately 56 ft.-3 in. in height. The subject property is a Transit Served Location and will be supported by sixteen (16) off-street parking spaces within an attached garage. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1101-B, and 17-13-1101-D of the Chicago Zoning Ordinance, the Applicant is seeking to increase the residential off-street parking ratio from 50% (8 parking spaces) to 100% (16 parking spaces), reduce the rear setback for floors containing residential units from 30 ft. to 20 ft., increase the Floor Area Ratio for at Transit Served Location from 3.0 to 3.34, waive the loading berth requirement, and is seeking all relief necessary, as allowed by the code, for the attached plans.

The Applicant 926 Oak, Inc., maintains offices at [redacted]

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

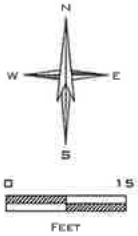
DAVID LARSEN
SURVEYING LTD.
2800 N. LK SH DR. #2809
CHICAGO, IL. 60657-6250
(773) 430-6603

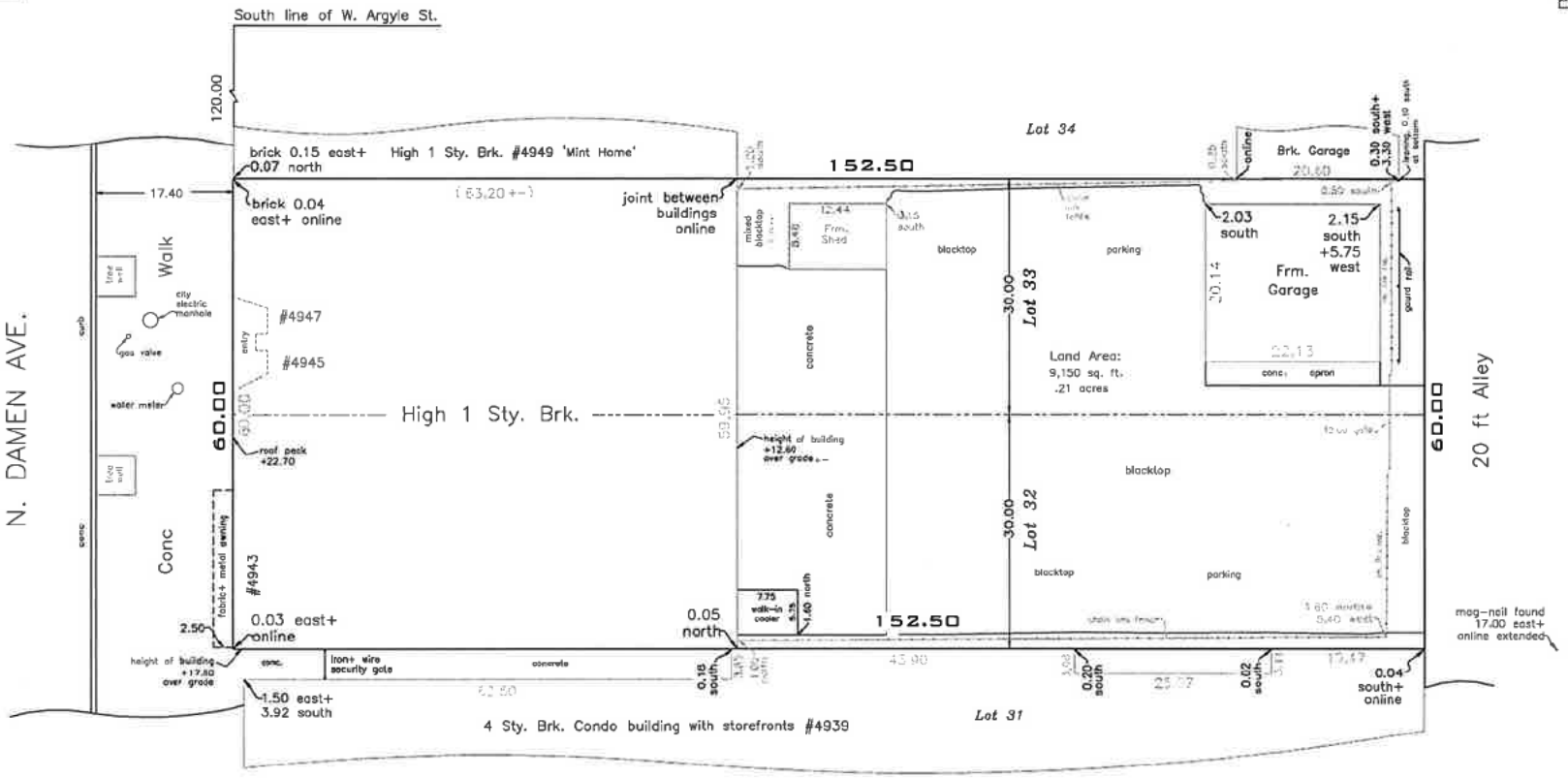


DAMEN 4943

PLAT OF SURVEY OF

LOTS 32 AND 33 IN BLOCK 3 IN NORTH RAVENSWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY), ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1906 AS DOCUMENT NUMBER 3921635, IN COOK COUNTY, ILLINOIS.





Conversion Chart

1" = .08 4" = .33
2" = .17 5" = .42
3" = .25 6" = .50
1/4"= .02 1/2"= .04

Order No.	2411725153A
Scale: 1" =	15 feet
Ordered by:	926 Oak, Inc.
Date of Field Work:	September 10, 2025
Survey document date:	September 15, 2025

Dimensions are in feet and decimal parts thereof, corrected to 68°F, and are not to be assumed by scaling. Compare points and report any differences before building. Please refer to your deed, title report, or village ordinances for building lines and easements not shown on recorded maps. Original copies bear Surveyors hand seal.

PROFESSIONAL LAND SURVEYOR
DAVID D. LARSEN
035-003510
CHICAGO
ILLINOIS
STATE OF ILLINOIS

I, David D. Larsen, an Illinois Professional Land Surveyor, do hereby certify that the above described property was surveyed by me, or under my direct supervision, and the plat shown hereon is a correct representation of said survey.

Dave Larsen
President

Lic. Exp.
11/30/2026