CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

11351-11355 South Aberdeen Street, Chicago, Illinois 60643

2. Ward Number that property is located in: 21st

3. APPLICANT Sanju Sharma

ADDRESS [redacted] CITY [redacted]

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

EMAIL [redacted] CONTACT PERSON Sanju Sharma

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: N/A

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

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

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

10. Lot size in square feet (or dimensions): 50 ft. by 125.01 ft. (approx. 6,250 sq. ft.)

11. Current Use of the Property: The subject property is currently vacant and unimproved.

12. Reason for rezoning the property: To permit the construction of two (2) proposed three-story two (2) unit residential buildings.

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 two (2) new three-story residential buildings. Each building will contain two (2) dwelling units. Each building will be supported by two (2) off-street parking spaces. The proposed buildings will measure 27 ft. in height.

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 requirement for a Transit Served Location from 50% (1 parking spaces) to 100% (2 parking spaces) for 11355 South Aberdeen Avenue and increase the off-street parking requirement from 50% (1 parking spaces) to 100% (2 parking spaces) for 11351 South Aberdeen Avenue.

☒ **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.** 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

Sanju Sharma, 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 15 day of July, 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
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 **11351-11355 South Aberdeen Street, 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 16 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

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 RS-2 Residential Single-Unit (Detached House) District to the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, on behalf of the Applicant and Property Owner, Sanju Sharma, for the property located at **11351-11355 South Aberdeen Street, Chicago, IL**.

The Applicant is proposing to develop the subject property with two (2) new three-story residential buildings. Each building will contain two (2) dwelling units. The proposed buildings will measure 27 ft. in height and will each be supported by two (2) off-street parking spaces. The subject property is a Transit Served Location. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking requirement for a Transit Served Location from 50% (one (1) parking space) to 100% (two (2) parking spaces) for 11355 South Aberdeen Avenue, increase the off-street parking requirement from 50% (one (1) parking space) to 100% (two (2) parking spaces) for 11351 South Aberdeen Avenue, and is seeking all relief necessary, as allowed by the code, for the attached plans.

The Applicant and Property Owner, Sanju Sharma, is located at [redacted]

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.

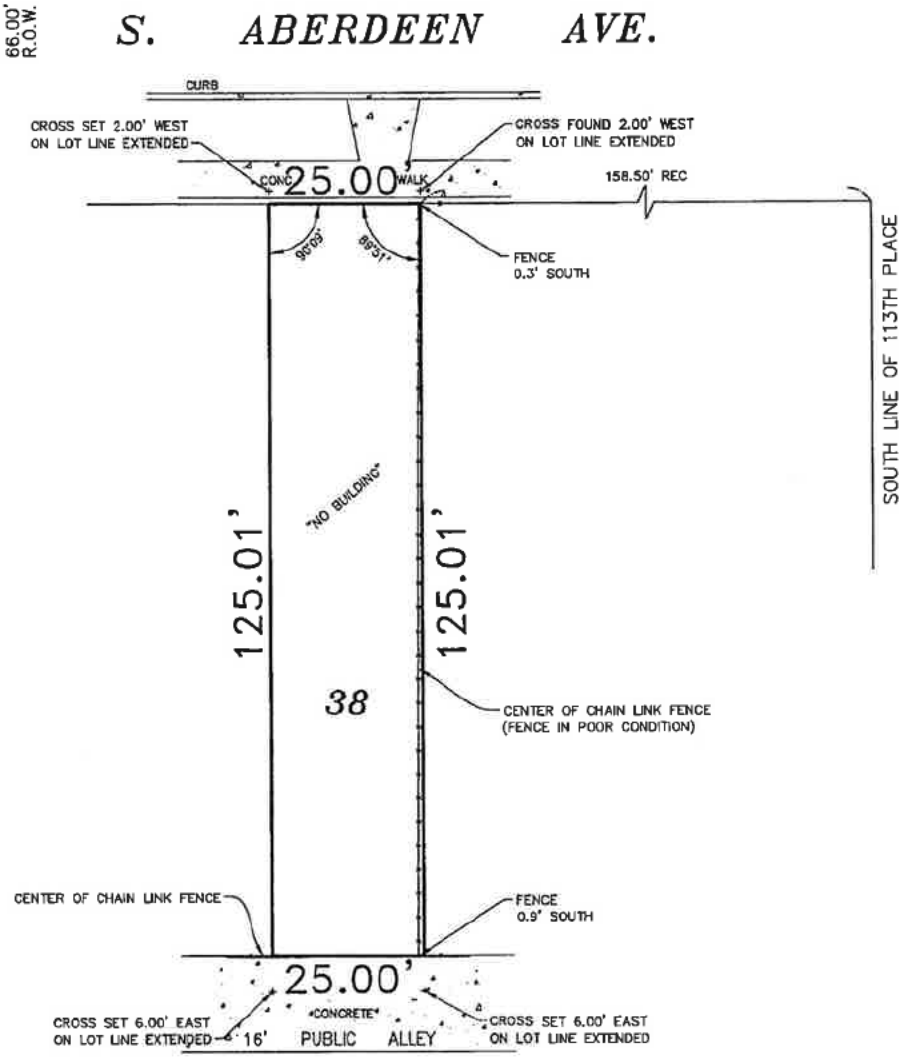
Sincerely,
Law Offices of Samuel V.P. Banks

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.**

PLAT OF SURVEY

LOT 38 IN BLOCK 14 IN JERNBERG'S SUBDIVISION OF BLOCKS 2, 5, 6, 7, 8, 11 TO BOTH INCLUSIVE AND THE RESUBDIVISION OF BLOCK 4 IN ROOD AND WESTON'S ADDITION TO MORGAN PARK IN SECTION 20 TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTES:

1. SUBJECT PROPERTY AREA: 3,125 SQ FT MORE OR LESS

PREPARED FOR: JOHN H. ANDERSON, ATTORNEY

Urchell and Associates, Inc.
Land Surveying Services

PHONE 708.926.7156
EMAIL: URCHELLANDASSOCIATES@GMAIL.COM

DESIGN FIRM REGISTRATION #184-004694

ROBERT J. URCHELL 3438 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, ILLINOIS

N

0 5 10 20
SCALE

FIELD WORK COMPLETED: 02/24/25

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

DATED: 01/03/25

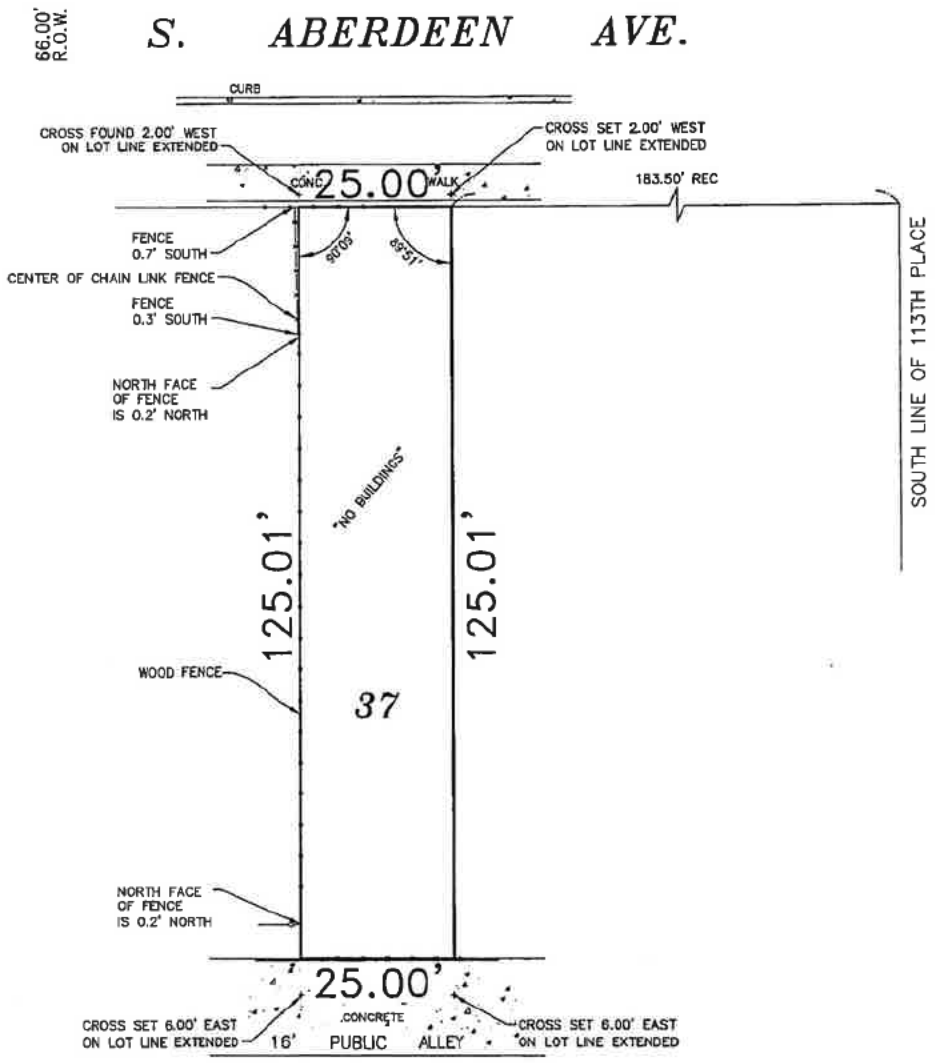
NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

ROBERT J. URCHELL I.P.L.S. No. 3438
LICENSE RENEWAL DATE: NOVEMBER 30, 2026
SURVEY No. 25-02-046 LOT 38

PLAT OF SURVEY

LOT 37 IN BLOCK 14 IN JERNBERG'S SUBDIVISION OF BLOCKS 2, 5, 6, 7, 8, 11 TO BOTH INCLUSIVE AND THE RESUBDIVISION OF BLOCK 4 IN ROOD AND WESTON'S ADDITION TO MORGAN PARK IN SECTION 20 TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTES:

1. SUBJECT PROPERTY AREA: 3,125 SQ FT MORE OR LESS

PREPARED FOR: JOHN H. ANDERSON, ATTORNEY

Urchell and Associates, Inc.
Land Surveying Services

PHONE 708.925.7156
EMAIL: URCHELLANDASSOCIATES@GMAIL.COM

DESIGN FIRM REGISTRATION #184-004604

ROBERT J. URCHELL 3438 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO ILLINOIS

N

0 5 10 20

SCALE

FIELD WORK COMPLETED: 02/24/25

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

DATED: 01/03/25

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

ROBERT J. URCHELL I.P.L.S. No. 3438
LICENSE RENEWAL DATE: NOVEMBER 30, 2026
SURVEY No. 25-02-046 LOT 37