CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   1948 West Peterson Avenue, Chicago, Illinois 60660

2. Ward Number that property is located in: 40th

3. APPLICANT 1948 W Peterson LLC

   ADDRESS 1600 West Lake Street CITY Streamwood

   STATE Illinois ZIP CODE 60107 PHONE 224-238-4109

   EMAIL bloquercio@blautogroup.com CONTACT PERSON Robert Loquercio

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: Robert Loquercio (Manager-Member)

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

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

9. Present Zoning District: C2-2 Proposed Zoning District: B2-5

10. Lot size in square feet (or dimensions): 142 ft. by 156 ft. (approximately 22,151.88 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 a new five-story residential building containing fifty-six (56) residential dwelling and fifty-one (51) off-street 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 Applicant is proposing to develop the subject property with a new five-story residential building containing fifty-six (56) dwelling units. The proposed building will measure 70 ft. in height. The subject property is a Transit Served Location (TSL) and will be supported by fifty-one (51) 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) increase the off-street parking requirement for a Transit Served Location from 50% (28 parking spaces) to 91.1% (51 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.** seeking all relief necessary, as allowed by the code, for the attached plans, including rear setback reduction for floors containing residential units from 30 ft. to 4 ft.-4 in.

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

Robert Loquerico, 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
12 day of August, 20 25.

Notary Public

OFFICIAL SEAL
JULIE FITZPATRICK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/21/2026

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 **1948 West Peterson 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 2 day of AUGUST, 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
September 25, 2025

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 September 25, 2025, I, the undersigned, intend to file an application for a change in zoning from the C2-2 Motor Vehicle-Related Commercial District to the B2-5 Neighborhood Mixed-Use District, on behalf of the Applicant and Property Owner, 1948 W Peterson LLC, for the property located at **1948 West Peterson Avenue, Chicago, IL**.

The Applicant is proposing to develop the subject property with a new five-story residential building containing fifty-six (56) dwelling units. The proposed building will measure 70 feet in height (65 feet-4 inches measured to the parapet). The subject property is a Transit Served Location. The proposed building will be supported by fifty-one (51) off-street parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio for a Transit Served Location to 91.1% (fifty-one (51) parking spaces for fifty-six (56) residential units), reduce the rear setback for floors containing residential units from 30 feet to 4 feet-4 inches, and is seeking all relief necessary, as allowed by the code, for the attached plans.

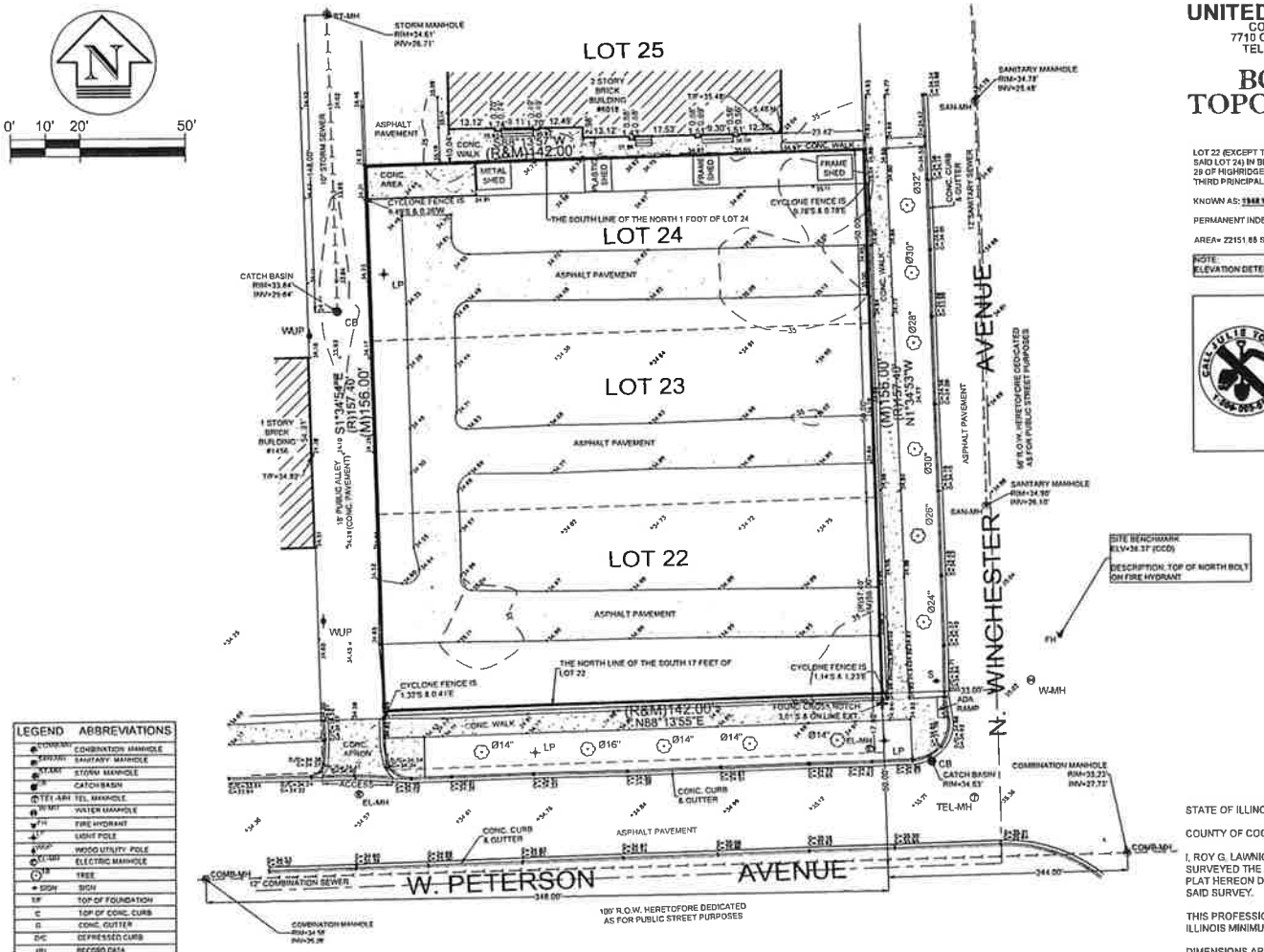
The Applicant and Property Owner, 1948 W Peterson LLC, maintains offices at 1600 West Lake Street, Streamwood, Illinois 60107.

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.**



LEGEND	ABBREVIATIONS
	COMBINATION MANHOLE
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
TEL-MH	TEL. MANHOLE
	WATER MANHOLE
FH	FIRE HYDRANT
	LIGHT POLE
	WOOD UTILITY POLE
	ELECTRIC MANHOLE
	TREE
SIGN	SIGN
T/F	TOP OF FOUNDATION
C	TOP OF CONC. CURB
G	CONC. GUTTER
DC	DEPRESSED CURB
(R)	RECORD DATA
(M)	MEASURED DATA

ORDERED BY: AXIOS ARCHITECTS	
SCALE : 1" = 20'	
DATE :JULY 8, 2025	
FILE No.: 2025 - 32201	DATE / REVISION

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

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOT 22 (EXCEPT THE SOUTH 17 FEET) LOT 23 AND 24 (EXCEPT THE NORTH 1 FOOT OF SAID LOT 24) IN BECKER'S SUBDIVISION OF BLOCKS 27 AND 28 AND LOT 4 IN BLOCK 29 OF HIGHRIDGE IN SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1948 W. PETERSON AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER: 14 - 06 - 223 - 005 - 0000

AREA= 22151.85 SQ.FT OR 0.508 ACRE

NOTE:
ELEVATION DETERMINED BY GPS METHOD

PUBLIC UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION.

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, JULY 8, A.D. 2025.

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

BY _____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO : 184-004576
LICENSE EXPIRES: APRIL 30, 2027