#23075-T1
INTRO DATE
MAY 20, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

219 North Elizabeth Street

2. Ward Number that property is located in: 27th Ward

3. APPLICANT 219 N Elizabeth LLC

ADDRESS 835 West Washington Boulevard CITY Chicago

STATE Illinois ZIP CODE 60607 PHONE 708-480-2882

EMAIL kavi@kavigupta.com CONTACT PERSON Kavi Gupta

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: Kavi Gupta - Manager of Applicant/Property Owner

7. On what date did the owner acquire legal title to the subject property? June 2012

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

9. Present Zoning District: M2-3 Proposed Zoning District: DX-3

10. Lot size in square feet (or dimensions): 44.75 ft. by 81.6 ft. (approx. 3,657.42 sq. ft.)

11. Current Use of the Property: The subject property is improved with a two-story building.

12. Reason for rezoning the property: To permit the adaptive reuse and renovation of the existing two-story building and a partial third-floor addition, in order to establish a restaurant at the subject property.

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 reuse and renovate the existing two-story building and construct a partial third-floor addition to establish a restaurant at the subject property. The building will measure 47 ft. in height and its footprint will remain without change. The subject property is a Transit Served Location and will not provide off-street parking.

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:**

☒ **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 Chicago Zoning 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

Kavi Gupta, 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 26 day of Feb, 2026.

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
May 20, 2026

Chairman Gilbert Villegas
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.

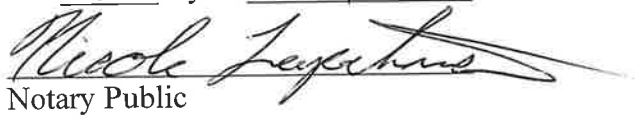
That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **219 North Elizabeth Street, Chicago, IL**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **May 20, 2026.**

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 5 day of MAY, 2026.


Notary Public



Via USPS First Class Mail
May 20, 2026

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 20, 2026, I, the undersigned, intend to file an application for a change in zoning from the M2-3 Light Industry District to the DX-3 Downtown Mixed-Use District, on behalf of the Property Owner- Applicant, 219 N Elizabeth LLC, for the property located at **219 North Elizabeth Street, Chicago, IL**.

The Applicant is proposing to reuse and renovate the existing two-story building and construct a partial third-floor addition to establish a restaurant at the subject property. The building will measure 47 ft. in height, and its footprint will remain without change. The subject property is a Transit Served Location and will not provide off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation of the Chicago Zoning Ordinance, the Applicant is seeking all relief necessary, as allowed by the Chicago Zoning Code, for the attached plans.

The Applicant and Property Owner, 219 N Elizabeth LLC, maintains offices at 835 West Washington Boulevard, Chicago, Illinois 60607.

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

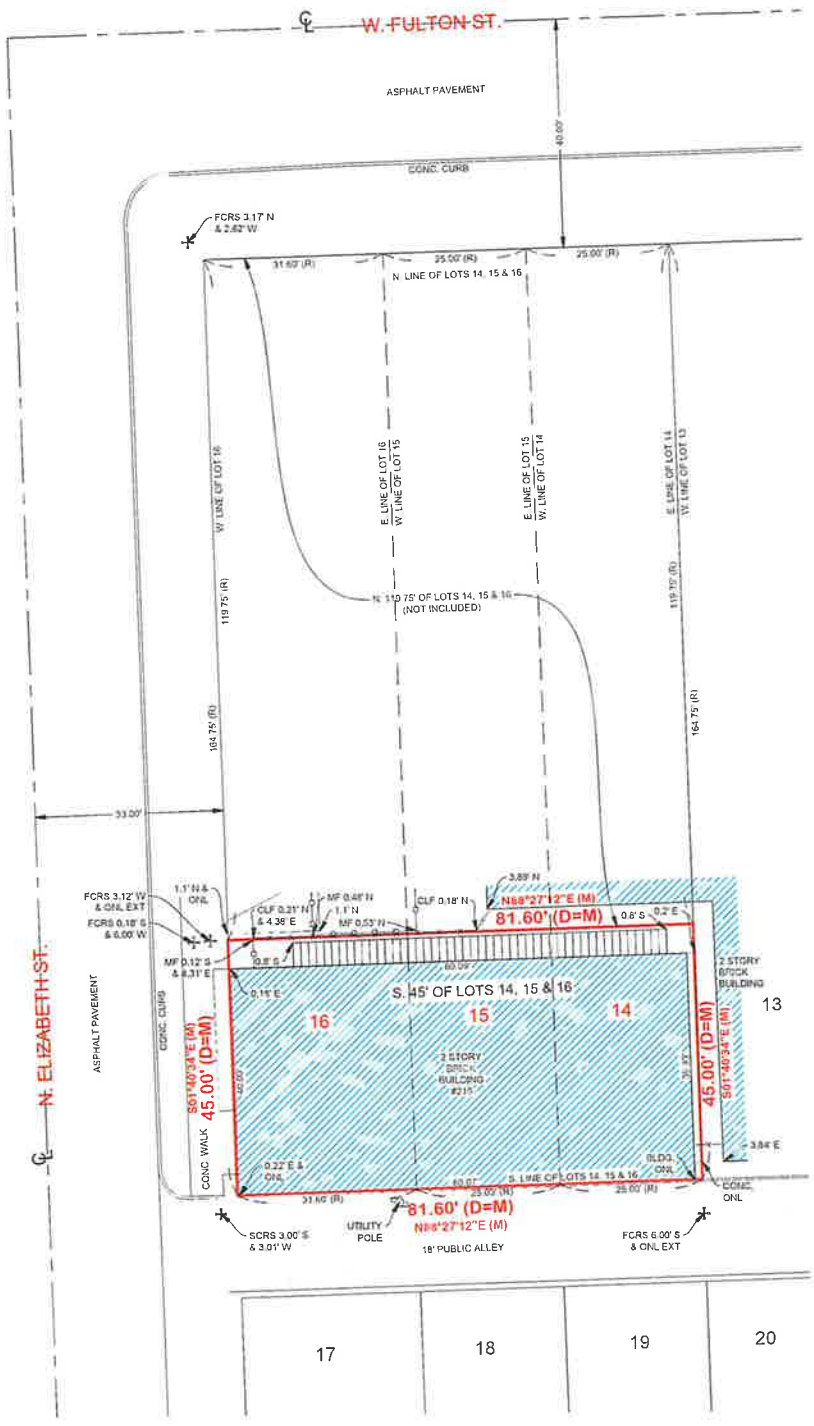
Nicholas J. Ftikas
Attorney for the Applicant

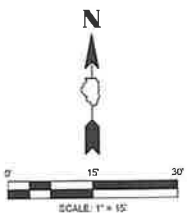
***Please note the Applicant is NOT seeking to purchase or rezone your property.**
***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

PLAT OF SURVEY

OF

THE SOUTH 45.00 FEET OF LOTS 14, 15 AND 16 (EXCEPT SO MUCH, IF ANY, AS MAY FALL WITHIN THE NORTH 120.00 FEET OF SAID LOTS) IN BLOCK 2 IN MAGIE AND HIGH'S ADDITION TO CHICAGO IN SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.





LEGEND

ASPH	ASPHALT/BITUMINOUS
BSL	BUILDING SETBACK LINE
C.E.	CITY ESMT
CH	ARC CHORD DIMENSION
CLF	CHAIN LINK FENCE
(D)	DEED DIMENSION
E	EAST
ESMT	EASEMENT
EXT	EXTENDED
GR	GUARD RAIL
L	ARC LENGTH DIMENSION
L.E.	LANDSCAPE ESMT
(M)	MEASURED DIMENSION
MF	METAL/IRON FENCE
N	NORTH
NEX	NORTHEAST CORNER
NWX	NORTHWEST CORNER
OH	OVERHANG
ONL	ON LINE
PC	POINT OF CURVATURE
PF	PLASTIC/VINYL FENCE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF RETURN CURVE
PT	POINT OF TANGENCY
P.U.E.	PUBLIC UTILITY ESMT
P.U.E & D.E.	PUBLIC UTILITY & DRAINAGE ESMT
R	ARC RADIUS DIMESION
(R)	RECORD DIMENSION
RTW	RETAINING WALL
S.D.E.	SURFACE DRAINAGE ESMT
SEX	SOUTHEAST CORNER
SWX	SOUTHWEST CORNER
TYP	TYPICAL
V.E.	VILLAGE ESMT
WF	WOOD FENCE
W.M.E.	WATER MAIN ESMT
WRF	WIRE FENCE
	FOUND IRON PIPE 1/2" (FIP)
	SET IRON PIPE 1/2" (SIP)
	FOUND IRON ROD 5/8" (FIR)
	SET IRON ROD 5/8" (SIR)
	CUT CROSS (SCRS)
	FOUND CROSS (FCRS)
	SET NOTCH (SN)
	FOUND NOTCH (FN)
	FOUND MAG NAIL (FMAG)
	SET MAG NAIL (SMAG)
	CONCRETE MONUMENT FOUND (FCM)
	FOUND AXLE (FAXLE)
	FOUND RAILROAD SPIKE (FRRS)
	RIGHT OF WAY REFERENCE POINT
	ADDITION (FROWRP)
	ASPHALT
	BRICK
	BUILDING
	CONCRETE
	GRAVEL
	METAL
	OVERHANG/CANOPY
	STONE
	WATER
	WOOD

SURVEY NOTES:

1. REFER TO DEED, TITLE POLICY, AND LOCAL ZONING ORDINANCES FOR EASEMENTS, BUILDING LINES, AND RESTRICTIONS NOT SHOWN.
2. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
3. REVIEW LEGAL DESCRIPTION AND RECORDED MEASUREMENTS; REPORT DISCREPANCIES TO THE SURVEYOR IMMEDIATELY.
4. VERIFY ALL POINTS BEFORE CONSTRUCTION.
5. UTILITIES ARE NOT CERTIFIED, CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION.
6. BASIS OF BEARING, IF SHOWN, IS ASSUMED UNLESS NOTED OTHERWISE.
7. FIELD WORK DATE IS AS SHOWN IN THE SURVEY CERTIFICATION.
8. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
9. REVISIONS OR DISCREPANCIES MUST BE REPORTED WITHIN 90 DAYS OF SURVEY COMPLETION.
10. TREES AND UTILITIES ARE NOT SHOWN UNLESS NOTED.
11. SURVEY CATEGORY IS BASED ON CLIENT REQUEST.
12. THIS PLAT IS VALID ONLY WHEN BEARING THE SEAL OF THE PROFESSIONAL LAND SURVEYOR.
13. BUILDING TIES ARE TO SIDING, NOT FOUNDATION.
14. BUILDING DIMENSIONS MUST BE FIELD-VERIFIED FOR ADDITIONS.
15. NO COPIES PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE SURVEYOR.
16. NO CONSTRUCTION SHALL BE BASED ON TIES SHOWN WITHOUT PRIOR WRITTEN APPROVAL; REFERENCE EXISTING MONUMENTATION ONLY.
17. REFER TO THE LOCAL TAX ASSESSOR FOR REPORTED SQUARE FOOTAGE.

SUBJECT SITE AREA:
3,672.0± SQ. FT.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) EAST ZONE. ALL MEASUREMENTS ARE ON THE GROUND.

STATE OF ILLINOIS } S.S.
COUNTY OF DUPAGE }

WE, PI SURVEYING PLLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER OUR DIRECT SUPERVISION IN THE FIELD, AND THAT THE PLAT SHOWN HEREON IS REPRESENTATION OF THE SAME.

DATED AT OAK BROOK, ILLINOIS THIS 12th DAY OF MARCH, 2026.

BY _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003989
LICENSE EXPIRES 11/30/2026

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.008811-0008

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
NOTE: FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. CH25022175, WITH AN EFFECTIVE DATE OF DECEMBER 9, 2025, WAS REVIEWED FOR THIS PROJECT. THE LEGAL DESCRIPTION UTILIZED HEREIN WAS TAKEN FROM THE REFERENCED TITLE COMMITMENT.

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Pi Surveying PLLC
LAND SURVEYORS
803 COMMERCE DRIVE, SUITE 210, OAK BROOK, IL 60523
PHONE: (773) 444-0445 www.pisurveying.com

ADDRESS: 219 N. ELIZABETH ST. CHICAGO, IL 60607		REVISION DATE-DESCRIPTION
ORDERED BY: LAW OFFICE OF ELINA SOLOD		-
FILE NUMBER: 126-106	DRAWN BY: YB	-
DATE: BOUNDARY	FIELD BY: AG	CHECKED BY: MR -