CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

3045-3047 North Western Avenue, Chicago, Illinois

2. Ward Number that property is located in: 32

3. APPLICANT Marat Liavitskyi

ADDRESS [redacted] CITY [redacted]

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

EMAIL [redacted] CONTACT PERSON Marat Liavitskyi

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 Nicholas Ftikas - Law Offices of Samuel V.P. Banks

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? 2019

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

9. Present Zoning District: M1-2 Proposed Zoning District: B2-2

10. Lot size in square feet (or dimensions): 108 ft. x 89.9 ft. (Approximately 9,709.2 sq. ft.)

11. Current Use of the Property: The subject property is currently improved with a one-story frame building at the front and a one-story brick building at the rear.

12. Reason for rezoning the property: To develop the subject property with a new four-story, six unit residential building and a new four-story three unit residential building. The proposed buildings will be served by three and six off-street parking spaces, respectively at the rear.

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 four-story, six dwelling unit residential building and a new four-story, three dwelling unit residential building. Each building will measure 44 ft.-10 in. in height and each will be supported by three and six off-street parking spaces, respectively, at the rear. The subject lot will be divided at the time construction permits are sought and the Applicant will seek a Special Use to permit the proposed residential buildings.

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% (5 total parking spaces) to 100% (9 total 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.

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

Marat Liavitskyi, 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 27 day of MARCH, 20 25.

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: _____

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005262 EXPIRES 04/30/2027

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEYS@GMAIL.COM

PLAT OF SURVEY

OF

LOTS 28, 29, 30 AND 31 (EXCEPT SOUTH 10.1 FEET OF SAID LOT 31) IN BLOCK 11 IN CLYBOURNE AVENUE ADDITION TO LAKE VIEW AND CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM THAT PART TAKEN FOR WIDENING WESTERN AVENUE, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 3043-47 NORTH WESTERN AVENUE, CHICAGO, ILLINOIS

P.I.N. 14-30-107-004-0000

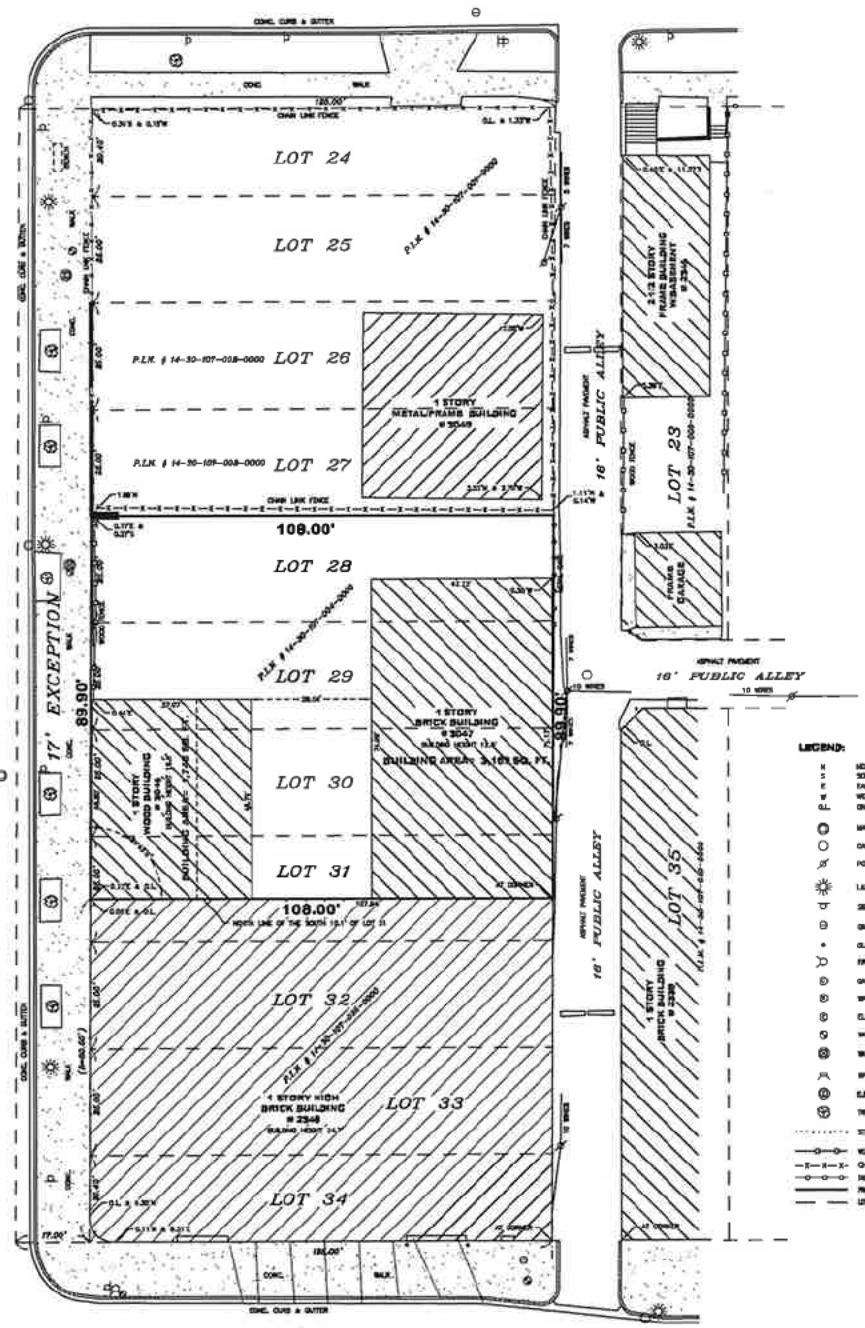


VICINITY MAP
NOT TO SCALE



ZONING:
M1-2: MANUFACTURING DISTRICT
LIMITED MANUFACTURING/BUSINESS PARK DISTRICT

FOR BULK RESTRICTION REFER TO:
PLANNING AND ZONING DIVISION
121 N. LASALLE STREET ROOM 107
CHICAGO, ILLINOIS 60602
TEL. (312) 744-6777



PROPERTY AREA = 9,709 SQ. FT.

UPDATED 4/17/2025
FIELD WORK COMPLETED 8/09/2023
CLIENT DID NOT REQUEST MONUMENTS TO BE SET AT PROPERTY CORNERS.



ORDERED BY: MARAT LIAVITSKYI
FILE NO.: 148-31/A

NOTE:
FOR BUILDING LINE AND OTHER RESTRICTIONS, NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, AND LOCAL BUILDING REGULATIONS.

UTILITY DATA, OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND, AS SHOWN AS PROVIDED BY THE PRIVATE AND PUBLIC SOURCES AND SHOULD BE ASSUMED TO BE APPROXIMATE.

THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

FLOOD NOTE:
THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 17031 C 0415 J. EFFECTIVE DATE: AUGUST 19, 2008.

THOMAS R. KROHN
035-003009
PROFESSIONAL LAND SURVEYOR
CHICAGO
ILLINOIS
STATE OF ILLINOIS

LICENSE EXPIRES
11/30/2025

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME, OR BY PERSONS UNDER MY DIRECT SUPERVISION AND CONTROL. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 22 ND DAY OF APRIL, 2025.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3009

Written Notice, Form of Affidavit: Section 17-13-0107
May 21, 2025

Chairman Walter Burnett, Jr.
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 **3045-3047 North Western 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 **May 21, 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 MAY, 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**
May 21, 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 May 21, 2025, I, the undersigned, intend to file an application for a change in zoning from the M1-2 Limited Manufacturing/Business Park District to the B2-2 Neighborhood Mixed-Use District, on behalf of the Applicant and Property Owner, Marat Liavitskyi, for the property located at **3045-3047 North Western Avenue, Chicago, IL**.

The Applicant is proposing to develop the subject property with a new four-story, six (6) unit residential building and a new four-story, three (3) unit residential building. Each proposed building will be masonry in construction and measure 44 ft.-10 in. in height. The residential buildings will be supported by six (6) and three (3) off-street parking spaces, respectively, at the rear of the new zoning lots. The subject property is a Transit Served Location based on its proximity to the Western Ave. Bus Route. 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 from fifty percent (50%) to one hundred percent (100%) (nine (9) total parking spaces to serve nine (9) residential units).

The Applicant and Property Owner, Marat Liavitskyi, 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.**