#23004-T1
INTRO DATE
FEB 18, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1114-1118 North California Avenue, Chicago, Illinois

2. Ward Number that property is located in: 26th

3. APPLICANT 1118 N California LLC

ADDRESS [redacted] CITY [redacted]

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

EMAIL [redacted] CONTACT PERSON [redacted]

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 Shana Orlansky

ADDRESS [redacted] CITY [redacted]

STATE IL ZIP CODE [redacted] PHONE [redacted]

EMAIL [redacted] CONTACT PERSON [redacted]

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, Frederick E. Agustin

ADDRESS 221 North LaSalle Street, 38th Floor

CITY Chicago STATE Illinois ZIP CODE 60601

PHONE 312-782-1983 FAX 312-782-2433 EMAIL fred@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: Austin Griffith

7. On what date did the owner acquire legal title to the subject property? February 2022

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

9. Present Zoning District: B3-1 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 48 ft. by 125.6 ft. (Approximately 6,029.8 sq. ft.)

11. Current Use of the Property: The southern portion of the subject lot is improved with a one-story residential building at the front and the northern portion of the lot is vacant.

12. Reason for rezoning the property: To divide the zoning lot into two (2) separate zoning lots so the new lot at 1118 N. California can be developed with a new four-story five (5) dwelling unit building with an off-street parking pad. The existing residential building at 1114 N. California will remain.

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 intends to divide the zoning lot into two (2) zoning lots. The new lot at 1118 N. California will be developed with a new four-story residential building which will measure 42.54' in height and contain five (5) dwelling units and three (3) private rooftop decks. The subject property is a TSL and will be supported by 3 surface parking spaces. The existing residential building at 1114 N. California will remain without change.

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)

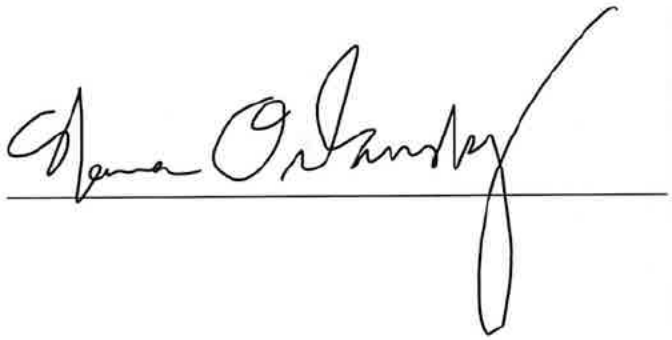
☒ **Administrative Adjustment 17-13-1003:** (17-13-1003-EE) reduce the off-street parking requirement for a Transit Served Location from 100% (5 parking spaces) to 60% (3 parking spaces) for 1118 N. California.

☒ **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 for each proposed zoning lot, 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 ☒

To whom it may concern:

I, Shana Orlansky, the owner of the subject property located at 1114 N. California Avenue, Chicago, IL ("Subject Property"), authorize 1118 N California LLC, and its attorney, the Law Offices of Samuel V.P. Banks, to file a Zoning Amendment Application with the Committee on Zoning and the Department of Planning and Development, City of Chicago for the Subject Property.



COUNTY OF COOK
STATE OF ILLINOIS

AUSTEN GRIFFITH, 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.

Austin Griffith

Signature of Applicant

Subscribed and Sworn to before me this
2nd day of February, 2026.

Official Seal
Frederick E Agustin
Notary Public State of Illinois
My Commission Expires 7/1/2026

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Written Notice, Form of Affidavit: Section 17-13-0107
February 18, 2026

Acting Chairman
Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Frederick E. Agustin**, 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 **1114-1118 North California 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 **February 18, 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: _____
Frederick E. Agustin
Attorney for Applicant

Subscribed and Sworn to before me
this 2 day of FEBRUARY, 2026.

_____
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**
February 18, 2026

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 February 18, 2026, I, the undersigned, intend to file an application for a change in zoning from the B3-1 Community Shopping District to the B2-3 Neighborhood Mixed-Use District, on behalf of the Applicant, 1118 N California LLC, for the property located at **1114-1118 North California Avenue, Chicago, IL**.

The Applicant intends to divide the single zoning lot into two (2) separate zoning lots so that the newly created lot at 1118 North California Avenue can be developed with a new four-story, five (5) dwelling unit residential building. The proposed building will measure 42.54 ft. in height and feature three (3) private rooftop decks. The subject lot is a Transit Served Location and will be supported three (3) off-street surface parking spaces at the rear of that lot. The height and footprint of the existing one-story residential building at 1114 North California Avenue will remain without change. 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 reduce the off-street parking requirement for a Transit Served Location from 100% (5 parking spaces) to 60% (3 parking spaces) for the proposed building at 1118 North California Avenue and is seeking all relief necessary, as allowed by the Chicago Zoning Code, for the attached plans.

The Applicant, 1118 N California LLC, maintains offices at 418 Broadway, Ste. R, Albany, NY, 12207.

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

Frederick E. Agustin
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

LOTS 11 & 12 IN BLOCK 1 IN CARTERS RESUBDIVISION OF BLOCKS 1, 3, 4, 5, 6, 8, 9, 10, 11, 13, 14 AND 15 AND LOTS, 2, 4, AND 5 IN BLOCK 17, ALL IN CARTERS SUBDIVISION OF BLOCKS 1, 2, 3, 4, AN D7 IN CLIFFORD'S ADDITION TO CHICAGO, IN COOK COUNTY, ILLINOIS

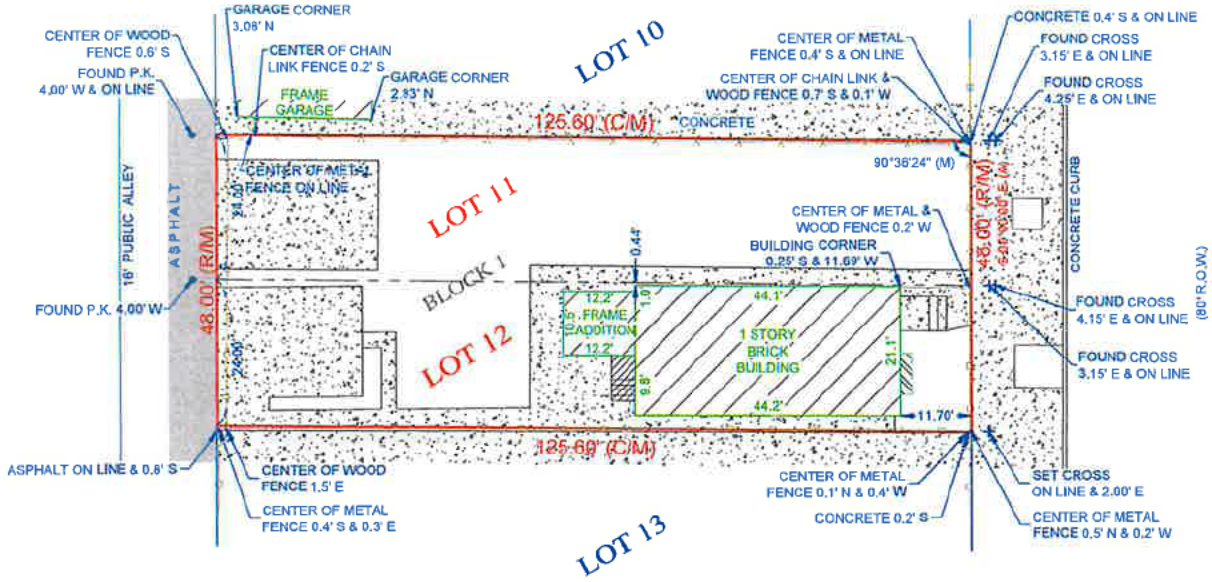
AREA OF SURVEY:

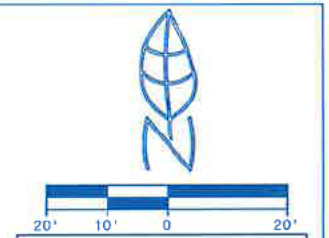
CONTAINING 6,029 SQ. FT. OR 0.14 ACRES MORE OR LESS

LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE





BASIS OF BEARING:
WEST LINE OF N. CALIFORNIA AVENUE AS FOUND MONUMENTED AND OCCUPIED.
S 00°00'00" E (A)

Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT *THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY,* AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 18TH DAY OF NOVEMBER, A.D., 2025, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2026
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

JAMES LEE MORRISON 2317 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 1114 & 1118 N. CALIFORNIA AVENUE
CHICAGO, ILLINOIS
CLIENT AUSTIN GRIFFITH
FIELDWORK DATE (CREW) 11/14/2025 (AT/AT)
DRAWN BY: RT REVISED: JOB NO. 25-11-0111