#23126-T1
INTRO DATE
JULY 15, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1331 West Flournoy Street, Chicago, Illinois

2. Ward Number that property is located in: 34

3. APPLICANT 1331 W Flournoy LLC

ADDRESS 1406 West Fulton Market, Ste. A2 CITY Chicago

STATE Illinois ZIP CODE 60607 PHONE 312-285-3749

EMAIL josh@csamchicago.com CONTACT PERSON Joshua Krueger

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: Joshua Krueger (Manager)

7. On what date did the owner acquire legal title to the subject property? June 2026

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

9. Present Zoning District: RT-4 Proposed Zoning District: RM-5

10. Lot size in square feet (or dimensions): 25 ft. by 100 ft. (2,500sq. ft.)

11. Current Use of the Property: The subject property is improved with a two-story residential building containing two (2) legal dwelling units and three (3) unpermitted dwelling units.

12. Reason for rezoning the property: to permit the legal establishment of three (3) residential units within the existing two-story multi-unit building.

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 seeking to bring the existing five (5) dwelling unit building located at the subject property into full compliance with the Chicago Zoning Ordinance. The building's 23 ft.-4 in. height and footprint will remain without change. The five (5) unit building is located in a Transit Served Location ("TSL") 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:** (17-13-1003-EE) reduce the off-street parking ratio from 60% (3 parking spaces) to zero and (17-13-1003-K) reduce the rear yard open space to zero.

☒ **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.** (17-13-1101-B) reduce the front setback, east side setback, west side setback, and rear setback to zero and is seeking all zoning relief, as needed and 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

Joshua Krueger, 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 24 day of JUNE, 20 26.

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
July 15, 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 **1331 West Flournoy 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 **July 15, 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 30 day of JUNE, 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**
July 15, 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 July 15, 2026, I, the undersigned, intend to file an application for a change in zoning from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to the RM-5 Residential Multi-Unit District, on behalf of the Applicant-Property Owner, 1331 W Flournoy LLC, for the property located at **1331 West Flournoy Street, Chicago, IL**.

The Applicant-Owner is seeking to bring the existing five (5) dwelling unit building located at the subject property into full compliance with the Chicago Zoning Ordinance. The building's 23 ft.-14 in. height and footprint will remain without change. The five (5) unit building is located in a Transit Served Location ("TSL") and will not provide off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1003-K, and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking ratio from 60% (3 parking spaces) to zero, reduce the rear yard open space to zero, reduce the front setback, east side setback, west side setback, and rear setback to zero, and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

The Applicant-Owner, 1331 W Flournoy LLC, maintains offices at 1406 West Fulton Market, Ste. A2, Chicago, IL 60607.

I am the attorney for the Applicant-Owner, 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 <u>NOT</u> 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.**

Zarko Sekerez & Associates, Inc.
Land Surveyors & Land Planners

116 WEST CLARK STREET
CROWN POINT, INDIANA 46307
ILL. PHONE: (312)726-1313 IND. PHONE: (219)663-3344
ILL. FAX: (312) 236-9506 IND. FAX: (219) 663-7282
WWW.SEKEREZ.COM

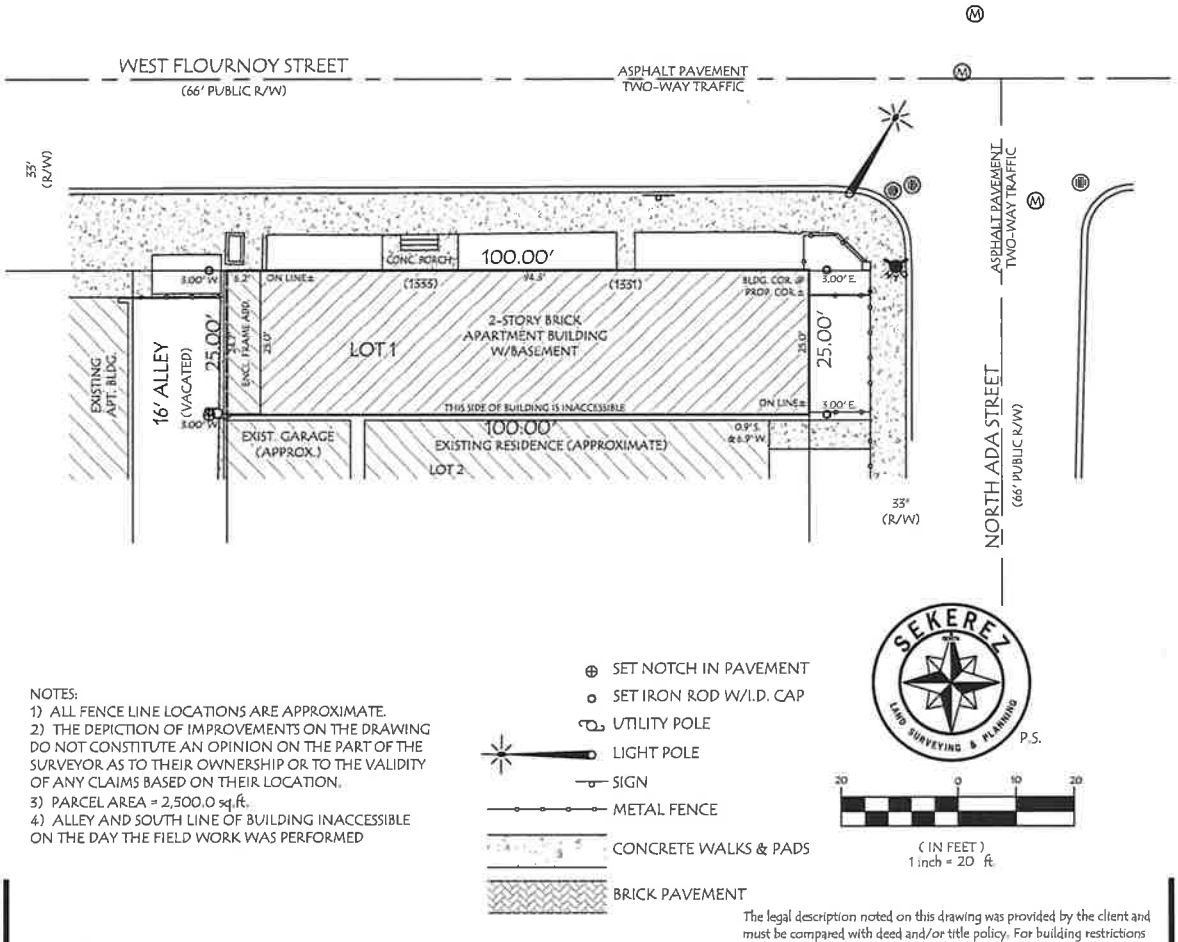
PLAT OF SURVEY

ORDER NO. 11630

1331 W. Flournoy Street
Chicago, Illinois
Property P.I.N.:
17-17-309-017

PROPERTY DESCRIPTION:

LOT 1 IN JOHN JOHNSON JR's SUBDIVISION OF BLOCK 4 IN VERNON PARK ADDITION TO CHICAGO BEING A SUBDIVISION OF BLOCKS 38, 39, 44 AND 45 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTES:
1) ALL FENCE LINE LOCATIONS ARE APPROXIMATE.
2) THE DEPICTION OF IMPROVEMENTS ON THE DRAWING DO NOT CONSTITUTE AN OPINION ON THE PART OF THE SURVEYOR AS TO THEIR OWNERSHIP OR TO THE VALIDITY OF ANY CLAIMS BASED ON THEIR LOCATION.
3) PARCEL AREA = 2,500.0 sq.ft.
4) ALLEY AND SOUTH LINE OF BUILDING INACCESSIBLE ON THE DAY THE FIELD WORK WAS PERFORMED

- SET NOTCH IN PAVEMENT
- SET IRON ROD W/I.D. CAP
- UTILITY POLE
- LIGHT POLE
- SIGN
- METAL FENCE
- CONCRETE WALKS & PADS
- BRICK PAVEMENT

SEKEREZ LAND SURVEYING & PLANNING P.S.

20 0 10 20
(IN FEET)
1 inch = 20 ft.

TO: PROPER TITLE LLC

This professional Service conforms to the minimum Illinois Standards for a Boundary Survey.

RUSSELL WAID DILLON
ILLINOIS LAND SURVEYOR NUMBER 3153
LICENSE EXPIRATION DATE: November 30, 2026

RUSSELL WAID DILLON 3153 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GRIFFITH, IN

The legal description noted on this drawing was provided by the client and must be compared with deed and/or title policy. For building restrictions and/or easements refer to your deed, contract, title policy, and/or zoning regulations. This drawing is valid only if it contains the original signature and seal of the surveyor. If you have any questions regarding this drawing do not hesitate to contact us.

No dimensions should be assumed by scale measurements upon drawing. Boundary dimensions are based on the public record and/or description provided. This drawing is valid for six (6) months from the date shown and should not be relied on thereafter.

SCALE 1 IN = 20 FT.
DATE March 18, 2026
BOOK 11630 PAGE 1
ORDERED BY: Keil M. Larson