#22799-TI
Intro Date:
July 16, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

4639-43 South Wallace Street, Chicago, Illinois 60609

2. Ward Number that property is located in: 15th

3. APPLICANT Smart Stuff Educational, Inc.

ADDRESS 4643 South Wallace Street CITY Chicago

STATE Illinois ZIP CODE 60609 PHONE [redacted]

EMAIL [redacted] CONTACT PERSON Carla Longo McNamara

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 Carla Longo McNamara

ADDRESS 4639 South Wallace Street CITY Chicago

STATE Illinois ZIP CODE 60609 PHONE [redacted]

EMAIL [redacted] NTACT PERSON Carla Longo McNamara

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: Carla Longo McNamara (President)

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

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

9. Present Zoning District: RS-3 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 50 ft. by 169.45 ft. (8,472.5 sq. ft.)

11. Current Use of the Property: The subject property is improved with a two-story residential building at the north, a two and one-story residential building at the south, and a detached garage at the rear.

12. Reason for rezoning the property: To permit the construction of a new five-story mixed-use building containing commercial uses on the 1st and 2nd floors and (10) residential dwelling units above.

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 redevelop the subject property with a new five-story mixed-use building and a one-story detached garage. The proposed building will measure 56 ft.-6 inches in height and contain 10,179 sq. ft. of commercial space on floors 1 and 2, which will be occupied by a daycare. There will be ten (10) dwelling units on floors 3 through 5. The subject property is a Transit Served Location (TSL) and will be supported by six (6) 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) decrease the off-street parking requirement for a Transit Served Location from 50% (8 parking spaces) to 37.5% (6 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.** (17-13-1101-B) reduce the front yard setback from 10 ft. to 10 inches, reduce the north side setback to from 5 ft. to 4 inches, reduce the south side setback from 5 ft. to 4 ft., and 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

Carla Longo McNamara, 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.

Carla Rose McNamara
Signature of Applicant

Subscribed and Sworn to before me this
30 day of JUNE, 20____.

Nicole Ita Lopatinsky
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:_____

To whom it may concern:

I, Carla Longo McNamara, the owner of the subject property located at 4639 South Wallace Street, Chicago, IL, authorize the Law Offices of Samuel V.P. Banks to file a Zoning Amendment Application with the City of Chicago for that property.

Carla Longo McNamara

Written Notice, Form of Affidavit: Section 17-13-0107
July 16, 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 **4639 South Wallace 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 16, 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 27 day of JUNE, 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

July 16, 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 July 16, 2025, I, the undersigned, intend to file an application for a change in zoning from the RS-3 Residential Single-Unit (Detached House) District to the B2-3 Neighborhood Mixed-Use District, on behalf of the Applicant, Smart Stuff Educational, Inc., for the property located at **4639 South Wallace Street, Chicago, IL**.

The Applicant is proposing to redevelop the subject property with a new five-story mixed-use building and a one-story detached garage. The proposed building will measure 56 ft.-6 inches in height and will contain 10,179 sq. ft. of commercial space floors 1 and 2, which will be occupied by a daycare facility. There will be ten (10) dwelling units on floors 3 through 5. The subject property is a Transit Served Location. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking requirement for a Transit Served Location to six (6) parking spaces, reduce the front yard setback from 10 ft. to 10 inches, reduce the north side setback to from 5 ft. to 4 inches, reduce the south side setback from 5 ft. to 4 ft., and seeking all relief necessary, as allowed by the code, for the Type 1 plan set.

The Applicant, Smart Stuff Educational, Inc., maintains offices at 4643 South Wallace Street, Chicago, Illinois 60609.

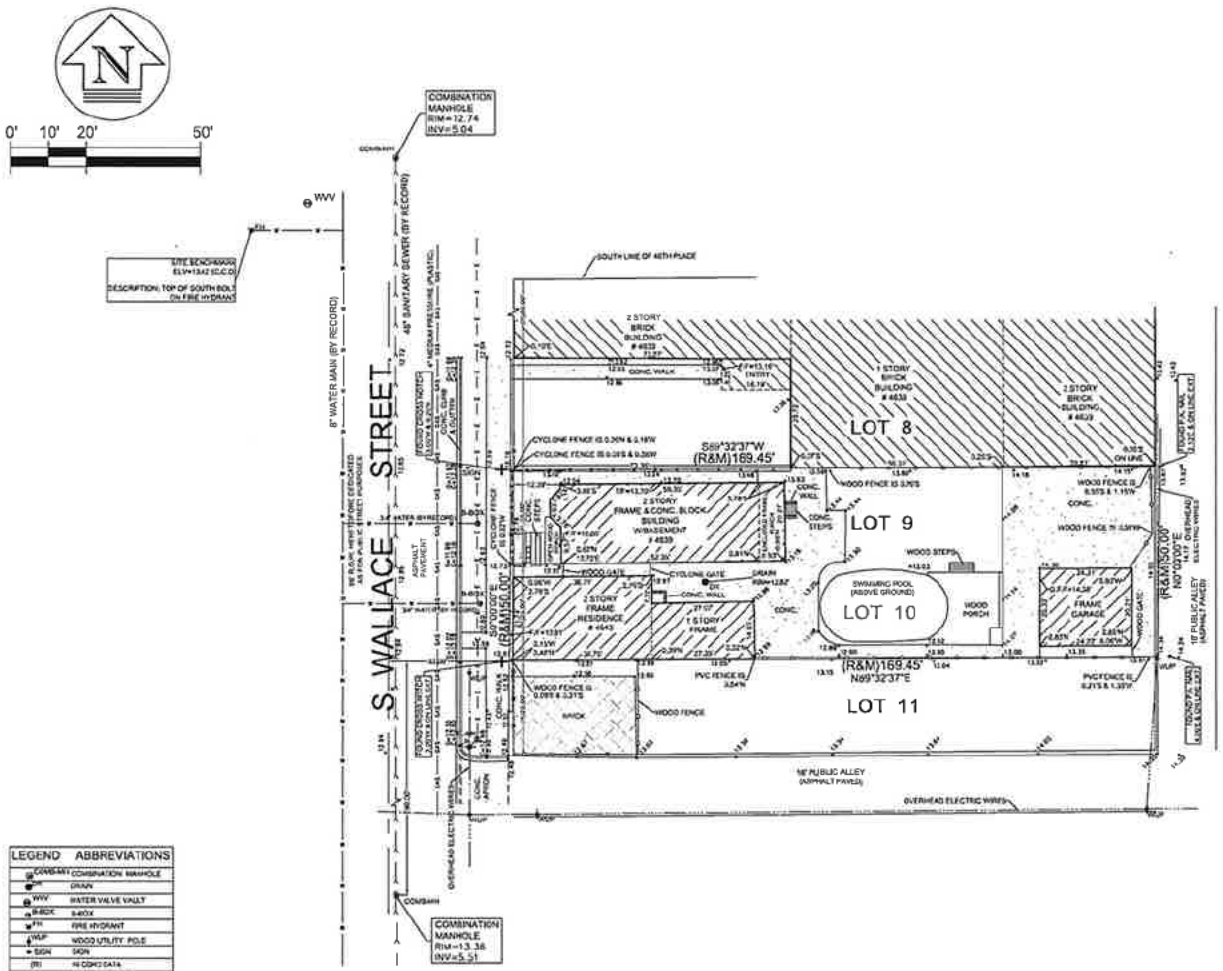
I am the attorney for the Applicant, and I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,
Law Offices of Samuel V.P. Banks



Nicholas J. Ftikas
Attorney for the Applicant

***Please note the Applicant is <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.**



LEGEND	ABBREVIATIONS
CMH-MH	COMBINATION MANHOLE
DMH	DRAIN
WV	WATER VALVE VAULT
B-BOX	B-BOX
FH	FIRE HYDRANT
WUP	WOOD UTILITY POLE
SIGN	SIGN
(R)	RECORD DATA
(M)	MEASURED DATA
C	TOP OF CONC. CURB
G	TOP OF CONC. GUTTER
FF	TOP OF FINISHED FLOOR
TOF	TOP OF FOUNDATION

ORDERED BY: DBA SMART STUFF LEARNING CENTER	
SCALE : 1" = 20'	
DATE : MARCH 11, 2025	
FILE No.: 2025 - 32012	

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 9 AND 10 IN FISH AND YOUNG'S SUBDIVISION OF THAT PART OF LOT 8 IN ASSESSOR'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF WALLACE STREET, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **4639-43 S. WALLACE STREET, CHICAGO, ILLINOIS**

PERMANENT INDEX NUMBER:
20 - 04 - 331 - 003 - 0000
20 - 04 - 331 - 002 - 0000

AREA=8,472 SQ.FT OR 0.195 ACRE

NOTE:
ELEVATION DETERMINED BY GPS METHOD

CALL JULIE TOLL FREE 1-800-892-0123

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, MARCH 11, 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, 2025