CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2531-33 West Augusta Boulevard, Chicago, Illinois

2. Ward Number that property is located in: 36th

3. APPLICANT 2533 W. Augusta L.L.C.

ADDRESS 161 North Clark Street, Ste. 2700 CITY Chicago

STATE Illinois ZIP CODE 60601 PHONE 312-259-8157

EMAIL hlinn@pedersenhoupt.com CONTACT PERSON Herbert Linn

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: Herbert Linn (Manager)

7. On what date did the owner acquire legal title to the subject property? May 2017

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

9. Present Zoning District: RS-3 Proposed Zoning District: RM-5

10. Lot size in square feet (or dimensions): 52.4 ft. by 124.71 ft. (Approximately 6,534.8 sq. ft.)

11. Current Use of the Property: The subject property is currently improved with a two-story residential building containing six (6) dwelling units, a detached garage, a coach house, and one (1) surface parking space.

12. Reason for rezoning the property: To divide the zoning lot into two (2) separate zoning lots so the new lot at 2531 W. Augusta can be developed with a new four-story three (3) dwelling unit building. The existing multi-unit building at 2533 W. Augusta 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 so the new lot at 2531 W. Augusta can be developed with a new four-story three (3) dwelling unit building with three (3) garage parking spaces at the rear. The height and footprint of the existing residential building at 2533 W. Augusta will remain without change. The existing detached garage and coach home will be replace by three (3) surface 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) reduce the off-street parking requirement for 2533 W. Augusta from six (6) parking spaces to three (3) parking spaces, and increase the off-street parking ratio for a Transit Served Location from 50% (2 parking spaces) to 100% (3 parking spaces) for 2531 W. Augusta.

☐ **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) For 2533 W. Augusta, reduce the front setback to 10.87 ft., reduce the combined side setback to 2.86 ft. (west side at 0.38 ft. and east side at 2.48 ft.), reduce the rear yard open space to 108 sq. ft., and is seeking all relief necessary for each proposed zoning lot, 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

Herbert Linn, 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.

Herbert J. Linn
Signature of Applicant

Subscribed and Sworn to before me this
23 day of October, 2025.

Nicole 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: _____

Via USPS First Class Mail **PUBLIC NOTICE**
November 14, 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 November 14, 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 RM-5 Residential Multi-Unit District, on behalf of the Applicant and Property Owner, 2533 W. Augusta, L.L.C., for the property located at **2531-2533 West Augusta Boulevard, Chicago, IL.**

The Applicant intends to divide the single zoning lot into two (2) separate zoning lots so that the newly created lot at 2531 W. Augusta Blvd. can be developed with a new four-story, three (3) unit residential building. The proposed building will be masonry construction and measure 45 ft. in height. Three (3) garage parking spaces will be located at the rear of that lot. The height and footprint of the existing two-story six (6) unit residential building at 2533 W. Augusta Blvd. will remain without change. The detached garage and coach house at the rear will be taken down and replaced with three (3) off-street surface parking spaces. 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 increase the off-street parking requirement for a Transit Served Location from 50% (2 parking spaces) to 100% (3 parking spaces) for the proposed building at 2531 W. Augusta Blvd., and for the existing building at 2531 W. Augusta Blvd., reduce the off-street parking requirement to three (3) parking spaces, reduce the front setback to 10.87 ft., reduce the combined side setback total to 2.86 ft. (west side setback at 0.38 ft.; east side setback at 2.48 ft.), reduce the rear yard open space to 108 sq. ft., and is seeking all relief necessary, as allowed by the code, to permit the zoning lot division and new construction building per the attached plans.

The Applicant and Property Owner, 2533 W. Augusta, L.L.C., maintains offices at 161 N. Clark St., Suite 2700, Chicago, IL 60601.

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.**

Written Notice, Form of Affidavit: Section 17-13-0107
November 14, 2025

Acting Chairman
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 **2531-2533 West Augusta Boulevard, 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 **November 14, 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 30th day of OCTOBER, 2025.

_____
Notary Public

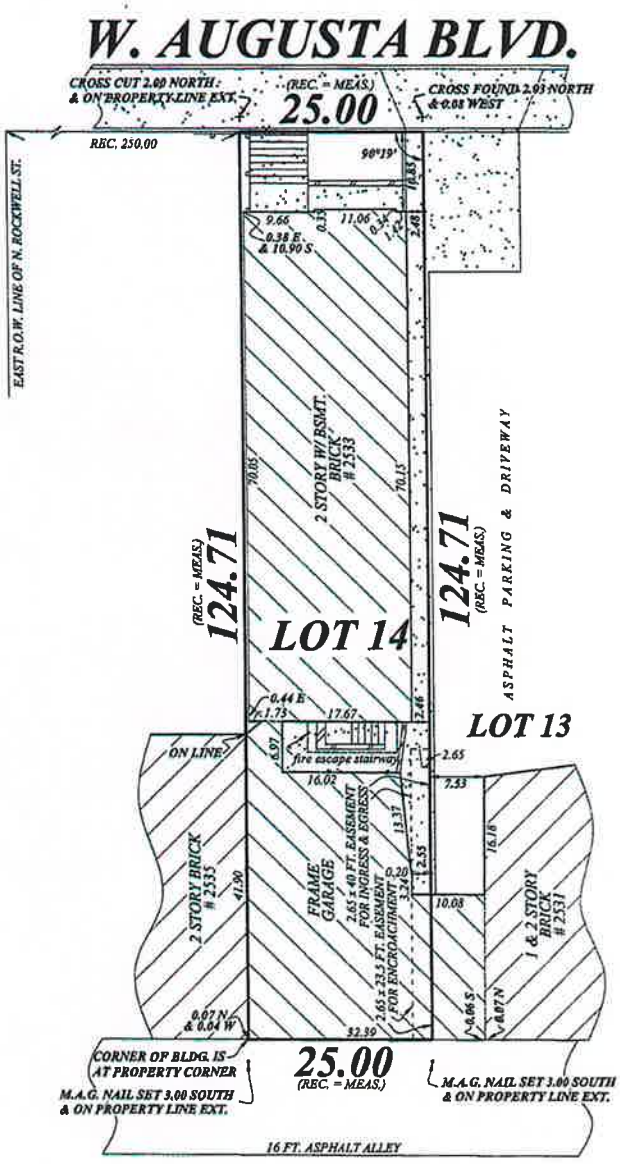
OFFICIAL SEAL
VINCENZO SERGIO
Commission No. 998330
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires October 10, 2028

PLAT OF SURVEY

DESCRIBED AS :

PARCEL 4: LOT 14 IN BLOCK I IN DEMAREST AND KAMERLING'S COLUMBIAN SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 3117.7 SQ. FEET



LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E. FR. P. - ENCLOSED FRAME PORCH
- O. FR. P. - OPEN FRAME PORCH
- SIDE BOUNDARY LINE
- EASEMENT LINE
- BLDG. SETBACK LINE
- CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE : 1" = 16'

ORDERED : HERBERT LINN, ATTY

JOB NO : 2509294

FIELDWORK COMPLETION DATE : SEPT. 29TH 2025

MUNICIPALITY : CHICAGO

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

STATE OF ILLINOIS
COUNTY OF COOK SS

SIGNATURE DATE: SEPTEMBER 29TH 2025

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

Andrzej Murzanski

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2026
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASURMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

ANDRZEJ MURZANSKI 35-3258 REGISTERED LAND SURVEYOR STATE OF ILLINOIS ILLINOIS

ANDRZEJ MURZANSKI
LAND SURVEYORS, INC

240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE : 847-486-8731

amurzanski@outlook.com

PLAT OF SURVEY

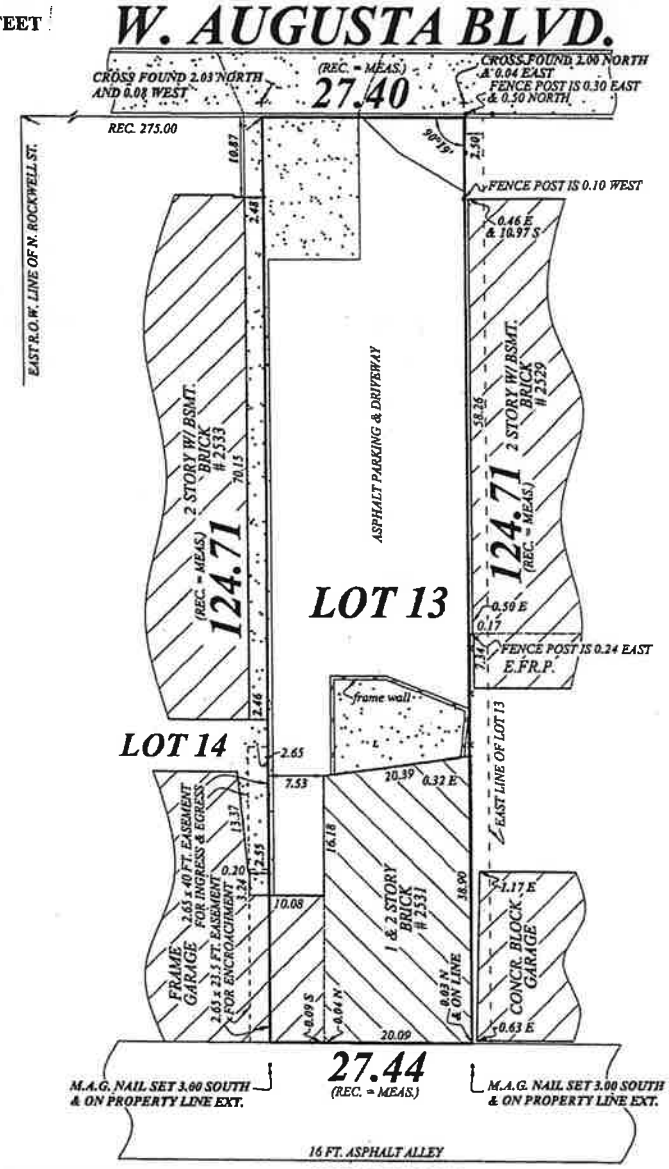
DESCRIBED AS :

PARCEL 1: LOT 13 (EXCEPT THE EAST 2-1/2 FEET THEREOF) IN BLOCK I IN DEMAREST AND KAMERLING'S COLUMBIAN SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL I PERMITTING THE ENCROACHMENT OF A GARAGE LOCATED MAINLY ON THE LAND OVER THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE EAST 2.65 FEET OF THE SOUTH 23.20 FEET OF LOT 14 IN BLOCK I IN DEMAREST AND KAMERLING'S COLUMBIAN SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL I FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE EAST 2.65 FEET OF THE SOUTH 40 FEET OF LOT 14 IN BLOCK I IN DEMAREST AND KAMERLING'S COLUMBIAN SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION I, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 3419.5 SQ. FEET



LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E. FR. P. - ENCLOSED FRAME PORCH
- O. FR. P. - OPEN FRAME PORCH
- SIDE BOUNDARY LINE
- EASEMENT LINE
- BLDG. SETBACK LINE
- CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE : 1" = 16'

ORDERED : HERBERT LINN, ATTY

JOB NO : 250929B

FIELDWORK COMPLETION DATE : SEPT. 29TH 2025

MUNICIPALITY : CHICAGO

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COUNTY OF COOK SS

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ANDRZEJ MURZANSKI 35-3258 REGISTERED LAND SURVEYOR STATE OF ILLINOIS ILLINOIS

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