

#23053
INTRO DATE
APRIL 15, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

6940 S. Campbell Ave., Chicago, Illinois

2. Ward Number that property is located in: 16

3. APPLICANT Elizabeth Acosta and Selvin Rivera

ADDRESS 6940 S. Campbell CITY Chicago

STATE Illinois ZIP CODE 60629

PHONE [REDACTED]

EMAIL esj_remodeling@yahoo.com CONTACT PERSON Elizabeth Acosta

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: N/A
-
7. On what date did the owner acquire legal title to the subject property? 2022
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RS-3 Proposed Zoning District: RM-4.5
10. Lot size in square feet (or dimensions): 30 ft. by 125.6 ft. (3,768 sq. ft.)
11. Current Use of the Property: The subject property is improved with a three-story residential building containing two (2) legal dwelling units and one (1) unpermitted dwelling unit.
12. Reason for rezoning the property: to permit the legal establishment of a third residential unit within the existing three-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 proposing to permit and legally establish a third residential unit within the existing three-story building located at the subject property. The building's 33 ft. height and footprint will remain without change. The three (3) unit building will be supported by two (2) off-street parking spaces located at the rear of the subject lot.
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)

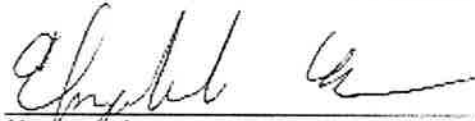
Administrative Adjustment 17-13-1003: _____

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. _____

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

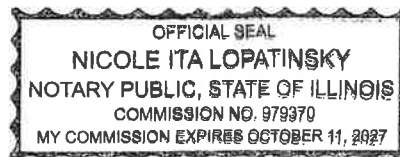
COUNTY OF COOK
STATE OF ILLINOIS

Elizabeth Acosta 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 26


Notary Public



For Office Use Only


Date of Introduction: _____

File Number: _____

Ward: _____

COUNTY OF COOK
STATE OF ILLINOIS

Selvin Rivera, 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, 2026.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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

April 15, 2026

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 **6940 South Campbell 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 **April 15, 2026**.

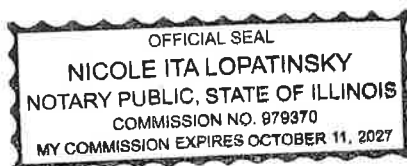
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is 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 27 day of MARCH, 2026.


Notary Public



Via USPS First Class Mail
April 15, 2026

PUBLIC NOTICE

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 April 15, 2026, 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-4.5 Residential Multi-Unit District, on behalf of the Co-Property Owners/Co-Applicants, Elizabeth Acosta and Selvin Rivera, for the property located at **6940 South Campbell Avenue, Chicago, IL.**

The Co-Applicants are proposing to permit and legally establish a third residential unit within the existing three-story building located at the subject property. The building's 33 ft. height and footprint will remain without change. The three (3) unit building will be supported by two (2) off-street parking spaces located at the rear of the subject lot.

The Co-Applicants/Owners, Elizabeth Acosta and Selvin Rivera, can be located at 6940 South Campbell Avenue, Chicago, IL 60629.

I am the attorney for the Co-Applicants/Owners, 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.**

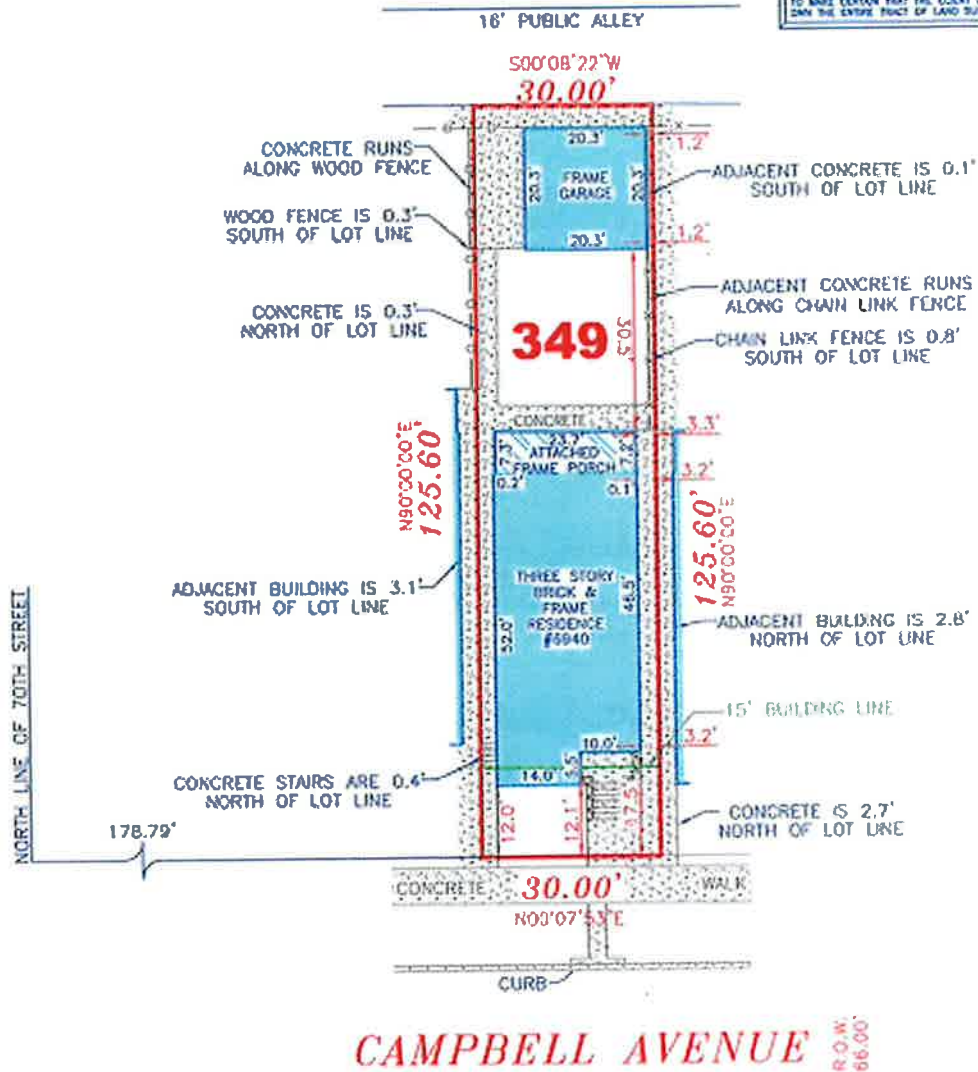
PLAT OF SURVEY

OF

LOT 349 IN BRITGAN'S WESTWOOD, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SAID SECTION 24), IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 6940 SOUTH CAMPBELL AVENUE

NOTE:
JLT LAND SURVEY HAS ADDED TO WRITE A LEGAL DESCRIPTION FOR THIS SURVEY, BASED UPON THE ORIGINAL, VERBAL COMMUNICATION BY OTHER MEANS. THIS LEGAL DESCRIPTION IDENTIFIES THE PROPERTY SURVEYED. JLT LAND SURVEY DOES NOT OFFER ANY GUARANTEE THAT THE CLIENT OWNS ALL OR ANY PART OF THE PROPERTY. THIS LEGAL DESCRIPTION SHOULD BE COMPARED TO A TITLE POLICY TO MAKE CERTAIN THAT THE CLIENT DOES IN FACT OWN THE ENTIRE TRACT OF LAND SURVEYED.



CAMPBELL AVENUE R.O.W. 66.00'

AREA OF SURVEY = 3763 SQ.FT.
BASIS OF BEARINGS: ASSUMED

CLIENT: HWANSHU GOYAL



15935 S. BELL ROAD (708) 845-1136
HOMER GLEN, IL 60491 FAX (708) 845-1138
WWW.JLTLANDSURVEY.COM



PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO. 184.004450
DPIRES 4/30/25

THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY.
LICENSE EXPIRES 11/30/26



STATE OF ILLINOIS } S. S.
COUNTY OF WILL }

1" = 20'
SCALE

FIELD WORK COMPLETED ON 23RD DAY OF MARCH, 2023.

JLT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 26th Day of MARCH, 2023.

Steven Nagel
JPLS No. 3354