CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   918-20 West Eastwood Avenue, Chicago, Illinois

2. Ward Number that property is located in: 46th

3. APPLICANT 918 Eastwood LLC

   ADDRESS [redacted] CITY [redacted]

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

   EMAIL alanc@westward360.com CONTACT PERSON Alan Cosby

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: Alan Cosby (Manager) and Derek Rafalko (Manager)

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

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

9. Present Zoning District: RT-4 Proposed Zoning District: RM-4.5

10. Lot size in square feet (or dimensions): 54 ft. by 124 ft. (Approximately 6,696 sq. ft.)

11. Current Use of the Property: The subject property is improved with a three-story residential building with a basement and contains six (6) dwelling units. There is a concrete parking pad at the rear.

12. Reason for rezoning the property: To permit two (2) residential dwelling units in the basement of the existing three-story building for a total of eight (8) dwelling units. The building will be served by eight (8) off-street parking spaces at the rear.

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 two (2) dwelling units within the basement of the existing three-story six (6) dwelling unit residential building. When complete, the building will contain a total of eight (8) dwelling units. The height and footprint of the existing building will remain without change. The subject property is a Transit Served Location and will be supported by eight (8) off-street parking spaces at the rear.

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) increase the off-street parking requirement for a Transit Served Location from 50% (4 parking spaces) to 100% (4 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 combined side setback from the required 10.8 ft. to 3.7 ft., with the west and east side setbacks to remain at 1.4 ft. and 2.3 ft., respectively, and is seeking all relief necessary, 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

Alan Cosby, 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 FEBRUARY, 2026.

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**
March 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, **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 **918-920 West Eastwood 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 **March 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: _____
Nicholas J. Ftikas
*Attorney for Applicant*

Subscribed and Sworn to before me
this 27 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**

March 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 March 18, 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-4.5 Residential Multi-Unit District, on behalf of the Applicant-Property Owner, 918 Eastwood LLC, for the property located at **918-920 West Eastwood Avenue, Chicago, IL**.

The Applicant is proposing to permit two (2) dwelling units within the basement of the existing three-story six (6) dwelling unit residential building. When complete, the building will contain a total of eight (8) dwelling units. The height and footprint of the existing building will remain without change. The subject property is a Transit Served Location and will be supported by eight (8) off-street parking spaces at the rear. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1003-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio for a Transit Served Location to 100% (eight (8) parking spaces for eight (8) residential units), reduce the combined side setback from the required 10.8 ft to 3.7 ft., with the west and east side setback to remain at 1.4 ft. and 2.3 ft., respectively, and is seeking all relief necessary, as allowed by the Chicago Zoning code, for the attached plans.

The Applicant-Property Owner, 918 Eastwood LLC, maintains offices at [redacted]

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 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.**

EXACTA
Land Surveyors, LLC



PROPERTY ADDRESS:

SURVEY NUMBER:

CERTIFIED TO:

BUYER:

LENDER:

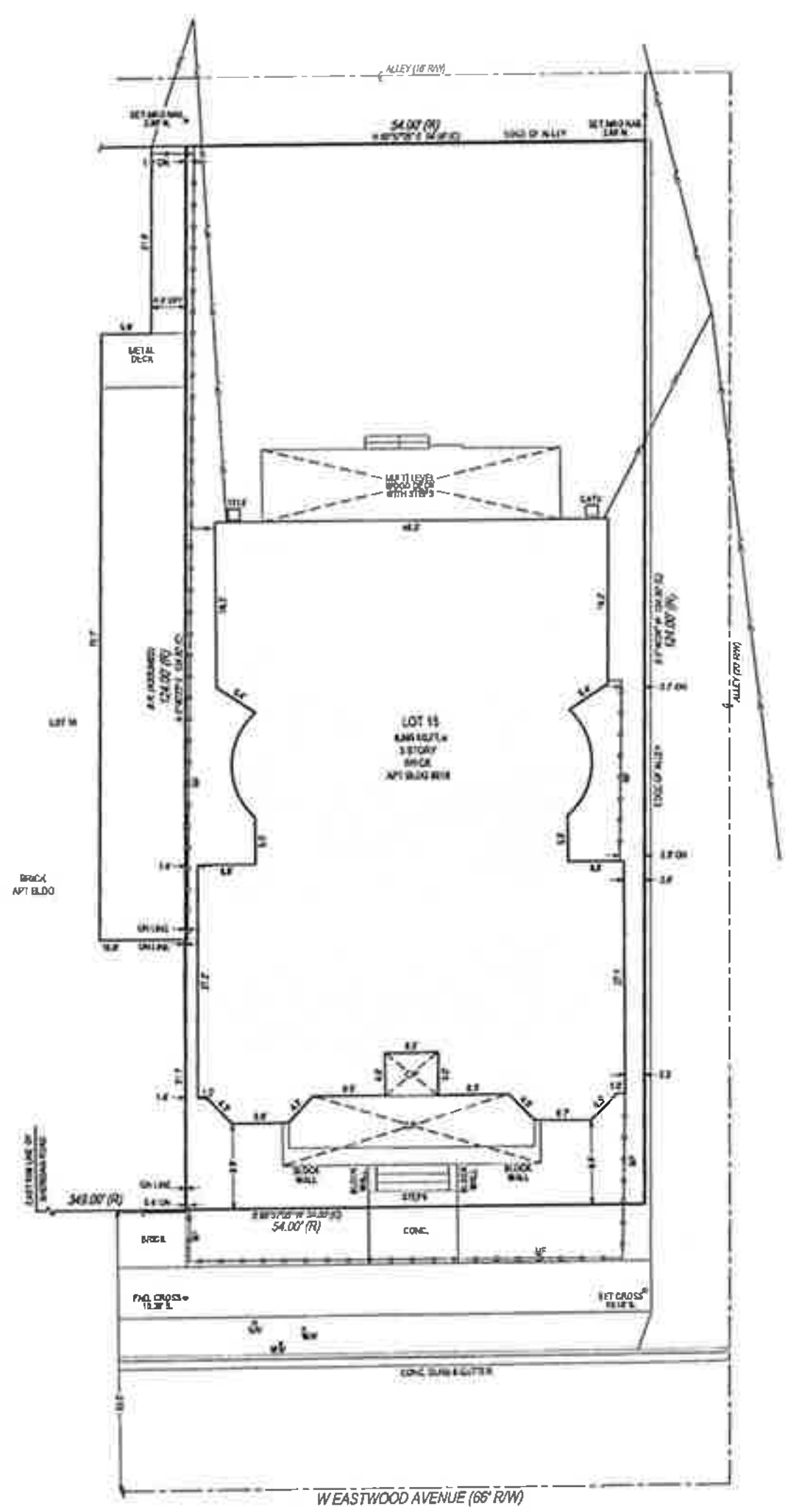
TITLE COMPANY:

COMMITMENT DATE: | CLIENT FILE NO: CP125-107/24

LEGAL DESCRIPTION:
LOT 15 IN H.A. GOODRICH'S SUBDIVISION OF THE SOUTH 10 RODS OF THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

# ALTA/NSPS LAND TITLE SURVEY

2506 3970
ALTA SURVEY
COOK COUNTY, ILLINOIS




LEGEND:
GV = GAS VALVE
WV = WATER VALVE



GRAPHIC SCALE

DATE SIGNED:

REVISION DATE(S):

POINTS OF INTEREST
NONE VISIBLE

SurveySTARS

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