#23113-T1
INTRO DATE
JUNE 17, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2128 West Eastwood Avenue, Chicago, Illinois 60625

2. Ward Number that property is located in: 47th

3. APPLICANT GL-888 LLC

ADDRESS [redacted] CITY [redacted]

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

EMAIL [redacted] CONTACT PERSON Mark Kozlowski

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: Scott Stephen (Manage)

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

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

9. Present Zoning District: RS-3 Proposed Zoning District: RT-3.5

10. Lot size in square feet (or dimensions): 37.44 ft. by 96.55 ft. (approximately 3,615 sq. ft.)

11. Current Use of the Property: The subject property is improved with a one and a half-story residential building.

12. Reason for rezoning the property: To redevelop the subject property with a new two-story residential building with a basement and roof top deck. The proposed building will contain two (2) residential dwelling units.

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 two-story residential building containing two (2) dwelling units. The proposed building will measure 35 ft. in height. The subject property is a Transit Served Location and will not provide off-street parking. The new building will be supported by four (4) bicycle 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) reduce the off-street parking requirement for a Transit Served Location from 50% (one (1) parking 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.** Seeking all zoning relief, as necessary 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

Scott Stephen, 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 29th day of May, 2024.

Notary Public

OFFICIAL SEAL
JAMES WILLIAM LECOMPTE III
Notary Public - State of Illinois
Commission No. 987721
My Commission Expires Mar. 4, 2028

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

Written Notice, Form of Affidavit: Section 17-13-0107
June 17, 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 **2128 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 **June 17, 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 Ftikas
Nicholas J. Ftikas
Attorney for Applicant

Subscribed and Sworn to before me
this 2 day of JUNE, 2026.
Nicole Lopatinsky
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**
June 17, 2026

Dear Property Owner:

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 June 17, 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 RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, on behalf of the Applicant-Property Owner, GL-888 LLC, for the property located at **2128 West Eastwood Avenue, Chicago, IL**.

The Applicant is proposing to redevelop the subject property with a new two-story residential building containing two (2) dwelling units. The proposed building will measure 35 ft. in height. The subject property is a Transit Served Location and will not provide off-street parking. The new building will be supported by four (4) bicycle parking spaces at the rear. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking ratio for a Transit Served Location from 50% (1 parking space) to zero and is seeking all zoning relief, as necessary and as allowed by the Chicago Zoning Code, for the attached plans.

The Applicant-Owner, GL-888 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.**

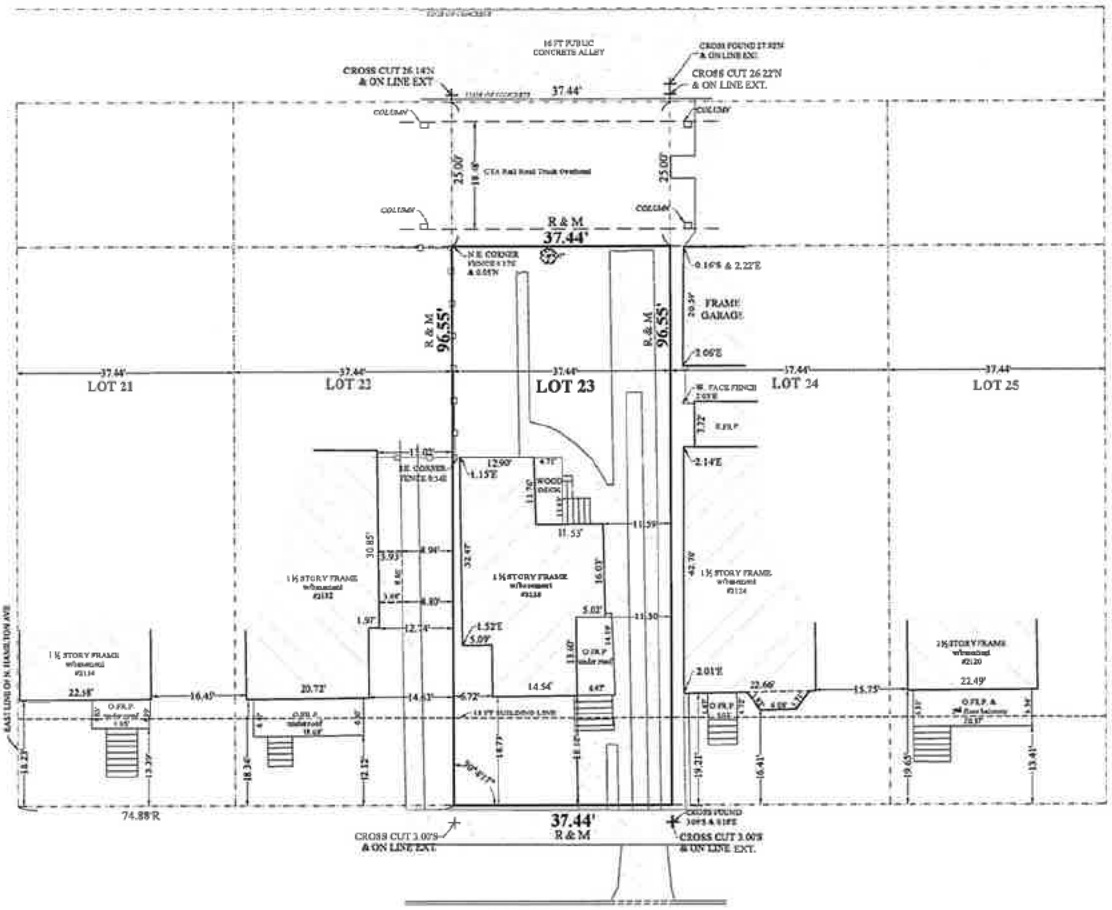
PLAT OF SURVEY

ZBIGNIEW DOMOZYCH SERVICES
PHONE:(773)656-4630
(872)210-9473
ziggylandsurveyor@gmail.com.
ziggylandsurveyor.us

SCALE 1" = 20'

LOT 23 (EXCEPT THE NORTH 25 FEET THEREOF) IN BLOCK 5 IN THOMAS LYAN'S SUBDIVISION OF BLOCK 1 TO 6 INCLUSIVE IN THE COUNTY CLERKS DIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 3,615 sq.ft.
Property Address: 2128 W. EASTWOOD AVE, CHICAGO, IL 60625
Parcel ID Number: 14-18-113-014-0000



LEGEND:

	- CHAIN LINK FENCE		- ASPHALT AREA
	- WOOD FENCE		- CONCRETE PAVEMENT
	- IRON FENCE		- BRICK AREA
U.P.	- UTILITY POLE	E.FR.P.	- ENCLOSED FRAME PORCH
E.C.	- EDGE OF CONCRETE	O.FR.P.	- OPEN FRAME PORCH
E.BR.	- EDGE OF BRICK	I.P. or P.C	- IRON PIPE AT PROPERTY CORNER
N,S,E,W	- NORTH, SOUTH, EAST, WEST	R / M	- RECORDED / MEASURED
+/•	- CROSS / MAG NAIL		- DECIDOUS w/DIAMETER

ORDER NO: 260317-A
SCALE: 1 INCH = 20 FEET
FIELDWORK COMPLETION DATE: MARCH 19, 2026
ORDERED BY: Mark Kozlowski

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.
LEGAL DESCRIPTION NOTED ON THIS PLAT WAS SUPPLIED BY OTHERS AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

State of Illinois
ss
County of Cook

I, ZBIGNIEW DOMOZYCH do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature: Z. Domozych
Date: MARCH 24, 2026

REG. ILL. Land Surveyor No. 35-3758

LIC. EXP. NOVEMBER 30, 2026