

#23194 T1
INTRO DATE
OCT 14, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2230-32 North Wayne Avenue, Chicago, Illinois

2. Ward Number that property is located in: 2

3. APPLICANT 2232 Wayne LLC

ADDRESS 2230 North Wayne Avenue CITY Chicago

STATE Illinois ZIP CODE 60614

PHONE [REDACTED]

EMAIL [REDACTED] CONTACT PERSON Declan Flanagan

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 Wayden LLC (Owner of 2230 North Wayne Avenue)

ADDRESS 2230 North Wayne Avenue CITY Chicago

STATE IL ZIP CODE 60614

PHONE [REDACTED]

EMAIL [REDACTED] CONTACT PERSON Declan Flanagan

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: Declan Flanagan
-
7. On what date did the owner acquire legal title to the subject property? 2025
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RS-3 and RT-4 Proposed Zoning District: RT-4
10. Lot size in square feet (or dimensions): 72 ft. by 124.15 ft. (Approximately 8,938.8 sq. ft.)
11. Current Use of the Property: 2230 N. Wayne Ave. is improved with a two-story single family home with a detached garage and 2232 N. Wayne Ave. is improved with a two and a half-story single family home and a detached garage at the rear.
12. Reason for rezoning the property: to establish a uniform zoning district, remove the improvements at 2232 N. Wayne Ave., maintain the existing single family home and garage at 2230 N. Wayne Ave., and construct a new one-story addition to the existing detached garage at 2230 N. Wayne Ave.
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 remove the improvements at 2232 N. Wayne Ave., maintain the existing single family home and detached garage at 2230 N. Wayne, and construct a one-story addition, containing an ADU, to the existing detached garage. The principal home at 2230 N. Wayne Ave, will remain without change and the addition will contain approx. 605 sq. ft. of floor area and measure 16 ft.- 4 in. in height.
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. (17-13-1101-B) reduce the front setback to 12 ft. and the Applicant is seeking
all zoning relief, as needed 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

Declan Flanagan, Manager of 2232 Wayne LLC, 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
28th day of September, 2016.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

COUNTY OF COOK
STATE OF ILLINOIS

Declan Flanagan, Manager of Wayden LLC, 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
28 day of September, 2062.



Notary Public



For Office Use Only

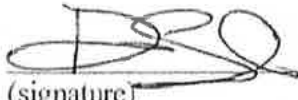
Date of Introduction: _____

File Number: _____

Ward: _____

To whom it may concern:

I, Declan Flanagan, as the Manager of Wayden LLC, the property owner of the subject property located at 2230 North Wayne Avenue, Chicago, IL, and as the Manager of 2232 Wayne LLC, the property owner of the subject property located at 2232 North Wayne Avenue, Chicago, IL, authorize the Law Office of Samuel V.P. Banks to file a Zoning Amendment Application with the City of Chicago for that property.



(signature)

Declan Flanagan

9/28/20

Date

Manager
Wayden LLC
2232 Wayne LLC

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

October 14, 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 **2230-32 North Wayne 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 amended application for a change in zoning on approximately **October 14, 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 28 day of SEPTEMBER, 2026.


Notary Public



Via USPS First Class Mail

October 14, 2026

PUBLIC NOTICE

Dear Sir or Madam:

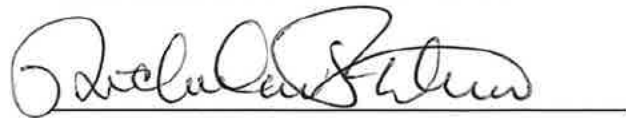
In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about October 14, 2026, I, the undersigned, intend to file an application for a change in zoning from the RS-3 Residential Single-Unit (Detached House) District and the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to the RT-4 Residential Two-Flat, Townhouse and Multi-Unit, on behalf of the Applicant, 2232 Wayne LLC, for the property located at **2230-32 North Wayne Avenue, Chicago, IL.**

The Applicant is seeking to establish a uniform zoning district, remove the existing single family home and detached garage at 2232 North Wayne Avenue, maintain the existing single family home and detached garage at 2230 North Wayne Avenue, and construct a one-story addition, that will contain an ADU, to the existing detached garage at 2230 North Wayne Avenue. The existing principal single family home at 2230 North Wayne Avenue will remain without change and the proposed addition to the existing detached garage will contain approximately 605 sq. ft. of total floor area and measure approximately 16 ft.-4 in. tall. Pursuant to Sec. 17-13-0300 optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the front setback to 12 ft. and the Applicant is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

The Applicant, 2232 Wayne LLC, maintains offices at 2230 North Wayne Avenue, Chicago, IL 60614.

I am the attorney for the Applicant, and I will serve as the contact person for this zoning application. My address is 221 North LaSalle Street, 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.**



www.exactalands.com | office: 773.305.4011



PROPERTY ADDRESS:
2230 AND 2232 N WAYNE AVENUE, CHICAGO, ILLINOIS 60614

SURVEY NUMBER: 2501 4584-01

DATE SIGNED: 09/08/26

FIELD WORK DATE: 1/31/2025

REVISION DATE(S):
(REV1 9/8/2026) (REV1 9/8/2026)

POINTS OF INTEREST

STATE OF ILLINOIS
COUNTY OF GRADY
SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL, THIS DATE, HEREON.

Kenneth Kennedy

KENNETH A. KENNEDY
035-03443
PROFESSIONAL
LAND SURVEYOR
JANUARY, ILLINOIS

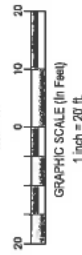
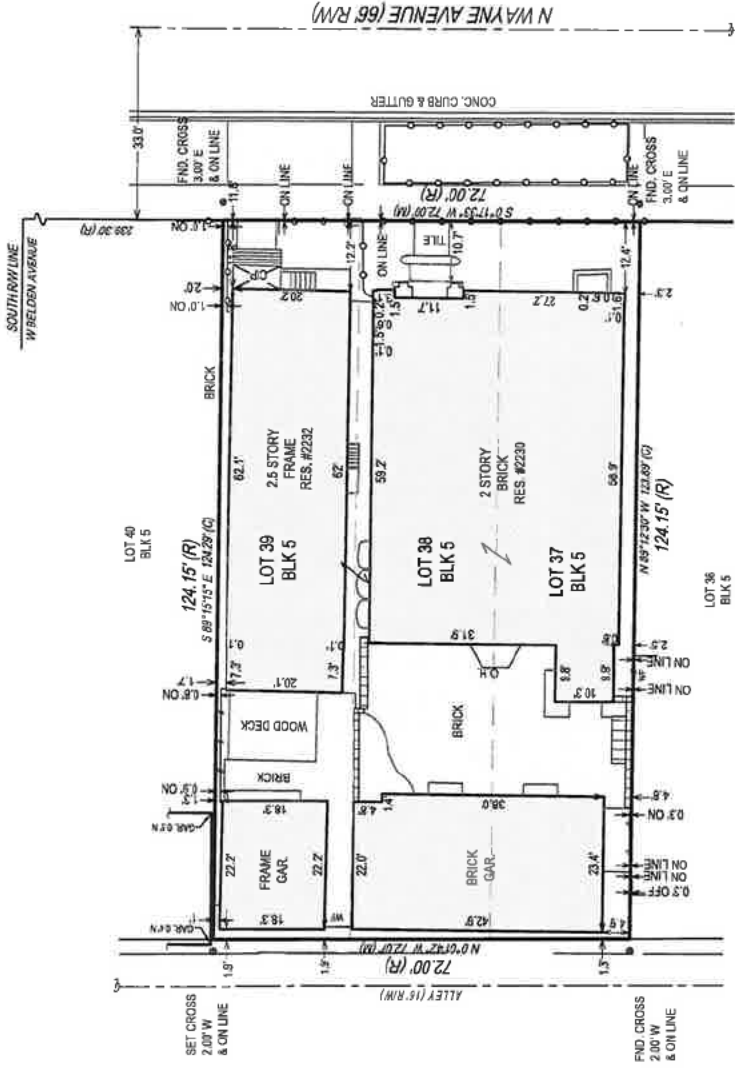
ILLINOIS PROFESSIONAL LAND SURVEYOR (63.5-403)
LICENSE EXPIRES 1/30/2026
KENTON L. SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 15-0000395-0006

EXACTA
Land Surveyors, LLC

Exacta Land Surveyors, LLC
per #184908059
o: 773.305-4011
316 East Jackson Street | Morris, IL 60450



2501 4584-01
EXHIBIT PLAT
COOK COUNTY, ILLINOIS



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS:
2230 AND 2232 N WAYNE AVENUE, CHICAGO, ILLINOIS 60614

SURVEY NUMBER: 2501-4594-01

CERTIFIED TO:
WAYDEN, LLC;

DATE OF SURVEY: 09/08/26

BUYER: WAYDEN, LLC

LENDER:

TITLE COMPANY:

COMMITMENT DATE:

CLIENT FILE NO:

LEGAL DESCRIPTION:
LOTS 37, 38 AND 39 IN BLOCK 5 IN GEORGE WARD'S SUBDIVISION OF
THE EASTERN PROPERTY LINE OF LOT 39, BLOCK 5, LOCATED WITHIN
GEORGE WARD'S SUBDIVISION OF BLOCK 12, TOWNSHIP 40 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

FLOOD ZONE INFORMATION:

GENERAL SURVEYORS NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.

5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.

7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.

9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.

10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveys, LLC. Additional logos or references to third party firms are for informational purposes only.

13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

14. Surveyor bearings are used for angular references and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plat on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.

15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED.

SURVEYORS LEGEND:	
LINETYPES	ABBREVIATIONS
Boundary Line	(C) - Calculated
Center Line	(D) - Deed
Chain Link or Wire Fence	(F) - Field
-----	(M) - Measured
-----	(P) - Plat
-----	(R) - Record
-----	(S) - Survey
Edge of Water	A/C - Air Conditioning
Iron Fence	AE - Access Easement
Overhead Lines	ANE - Anchor Easement
Structure	ASBL - Accessory Setback Line
Survey Tie Line	B/W - Bay/Box Window
Vinyl Fence	BC - Block Corner
Wall or Party Wall	BFP - Backflow Preventer
Wood Fence	BLDG - Building
-----	BLK - Block
-----	BM - Benchmark
-----	BR - Bearing Reference
-----	BRL - Building Restriction Line
-----	BSE - Limited Buffer Easement
-----	SBL - Setback Line
-----	LE - Landscape Easement
-----	LME - Lake/Landscape Maintenance Easement
-----	LSM - License No. (Surveyor)
-----	MB - Map Book
-----	ME - Maintenance Easement
-----	MES - Mitered End Section
-----	MF - Metal Fence
-----	MH - Manhole
-----	MHWL - Mean High Water Line
-----	SCFT - Square Feet
-----	NR - Non-Radial Easement
-----	NTS - Not to Scale
-----	NAVDIR - North American Vertical Datum 1988
-----	NOVD29 - National Geodetic Vertical Datum 1929
-----	OG - On Ground
-----	ORB - Official Record Book
-----	O/A - Overall
-----	O/S - Offset
-----	O/S - Outside Subject Property
-----	OH - Overhang
-----	OH/L - Overhead Utility Lines
-----	OHWL - Ordinary High Water Line
-----	ENT - Entrance
-----	EOP - Edge of Pavement
-----	EW - Edge of Water
-----	ESMT - Easement
-----	EUB - Electric Utility Box
-----	FDDH - Found Drill Hole
-----	FCM - Found Concrete Monument
-----	FF - Finished Floor

SYMBOLS	ABBREVIATIONS
Center Line	FIP - Found Iron Pipe
Central Angle or Dala	FIPC - Found Iron Pipe & Cap
Common Ownership	FIR - Found Iron Rod
Control Point	FIRC - Found Iron Rod & Cap
Catch Basin	FN - Found Nail
Elevation	FNAD - Found Nail & Disc
Fire Hydrant	FNADSPK - Found Nail Road Spike
Find or Set Monument	GAR - Garage
Go wire or Anchor	GM - Gas Meter
Manhole	ID - Identification
Tree	IE/E - Ingress/Egress Easement
Utility or Light Pole	ILL - Illegible
Wall	INT - Instrument
-----	IRRE - Irrigation Easement
-----	L - Length
-----	LAE - Limited Access Easement
-----	LBE - License No. (Business)
-----	LBE - Limited Buffer Easement
-----	LE - Landscape Easement
-----	LME - Lake/Landscape Maintenance Easement
-----	LSM - License No. (Surveyor)
-----	MB - Map Book
-----	ME - Maintenance Easement
-----	MES - Mitered End Section
-----	MF - Metal Fence
-----	MH - Manhole
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Surveyor	PB - Planter
PB - Found Iron Pipe	PB - Point of Beginning
PB - Found Iron Rod	PBC - Point of Curvature
PBC - Found Iron Rod & Cap	PRC - Point of Reverse Curvature
PRC - Found Nail	PRM - Permanent Reference Monument
PRM - Found Nail & Disc	PSM - Professional Surveyor & Mapper
PSM - Found Nail Road Spike	PUE - Public Utility Easement
GAR - Garage	R - Radius of Road
GM - Gas Meter	R/W - Right of Way
ID - Identification	RES - Residential
IE/E - Ingress/Egress Easement	RGE - Range
ILL - Illegible	ROE - Roof Overhang Easement
INT - Instrument	RP - Radius Point
IRRE - Irrigation Easement	SBL - Setback Line
L - Length	SBL - Setback Line
LAE - Limited Access Easement	SCL - Survey Closure Line
LBE - License No. (Business)	SCR - Screen
LBE - Limited Buffer Easement	SEC - Section
LE - Landscape Easement	SEP - Septic Tank
LME - Lake/Landscape Maintenance Easement	SEW - Sewer
LSM - License No. (Surveyor)	SHW - Set Iron Rod & Cap
MB - Map Book	SHW - Storm Water Management Easement
ME - Maintenance Easement	SHW - Set Iron Rod & Cap
MES - Mitered End Section	SHW - Storm Water Management Easement
MF - Metal Fence	SHW - Set Iron Rod & Cap
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MHWL - Mean High Water Line	SHW - Set Iron Rod & Cap
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