

#22217-TI
INTRO DATE
JUNE 21, 2023

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
3348-3358 W. Foster Ave., Chicago, IL

2. Ward Number that property is located in: 39

3. CO-APPLICANT: Foster Investment LLC

ADDRESS: 120 S. State St., Ste. 100 CITY: Chicago

STATE: Illinois ZIP CODE: 60603 PHONE: 312-782-1983

EMAIL: nick@sambankslaw.com CONTACT PERSON: Nicholas J. Ftikas

CO-APPLICANT: Tristar Realty Group, LLC

ADDRESS: 1 South 376 Summit Ave., Court A, Ste. 2B CITY: Oakbrook Terrace

STATE: Illinois ZIP CODE: 60181 PHONE: 312-782-1983

EMAIL: nick@sambankslaw.com CONTACT PERSON: Nicholas J. Ftikas

4. Is the Applicant the owner of the property? YES X 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 N. LaSalle St., 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 on the Economic Disclosure Statements.
Murad Fazal and Iqbal Ali, Managers of Foster Investment LLC
Iqbal Ali, Amann Fazal, and Crystal Fazal, Managers of Tristar Realty Group, LLC

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: B1-2 Proposed Zoning District: B3-3

10. Lot size in square feet (or dimensions): 15,625 square feet (125 ft. by 125 ft.)

11. Current Use of the Property: The subject property is improved with two (2) one-story commercial buildings.

12. Reason for rezoning the property: The Applicant is proposing develop the subject property with a new five-story mixed-use building containing retail space at grade and forty-seven (47) residential units above.

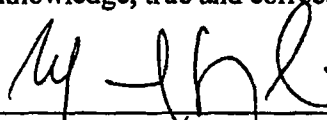
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC): The Applicant is proposing develop the subject property with a new five-story mixed-use building containing retail space at grade and forty-seven (47) residential units above. The proposed retail space (divisible) will occupy approximately 5,145 sq. ft. of floor area on the building's first floor. The forty-seven (47) residential units will be located on the four floors above grade. The proposed building will be masonry in construction. It will measure 57 feet and 9¼ inches in height. The subject property is a transit served location based on its proximity to the CTA Station at Kimball. The building will be supported by twenty-two (22) off-street parking spaces.

14. 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

I, Murad Fazal, in my capacity as Manager of Foster Investment LLC, being first duly sworn on oath, state that all the above statements and the statements contained in the documents submitted herewith are, to the best of my knowledge, true and correct.



Signature of Applicant

Subscribed and Sworn to before me this

1 day of June, 2023.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

COUNTY OF COOK
STATE OF ILLINOIS

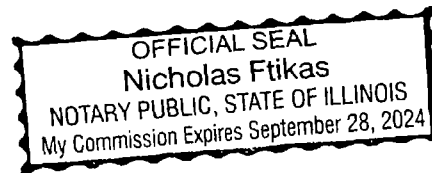
I, Iqbal Ali, in my capacity as Manager of Tristar Realty Group LLC, being first duly sworn on oath, state that all the above statements and the statements contained in the documents submitted herewith are, to the best of my knowledge, true and correct.




Signature of Applicant

Subscribed and Sworn to before me this

 1 day of June, 2023.





Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

LEGEND

- ⊙ Storm CB
- ⊙ Water Buffalo Box
- ⊙ Water Meter
- ⊙ Water Fire Hydrant
- ⊙ Utility Pole
- ⊙ Electric MH
- ⊙ Electric Hand Hole
- ⊙ Electric Meter
- ⊙ Electric Light Pole
- ⊙ Electric Traffic Signal
- ⊙ Electric Light Pole with Traffic Signal
- ⊙ Electric Traffic Control Box
- ⊙ Electric Mounted Wall Light
- ⊙ Gas Buffalo Box
- ⊙ Gas Meter
- ⊙ Sign Post
- ⊙ Bumper Post
- ⊙ Unclassified Manhole
- ⊙ Cut Cross

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation

License No. 04-08532
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 643-5102 EMAIL: INFO@PLCS-SURVEY.COM

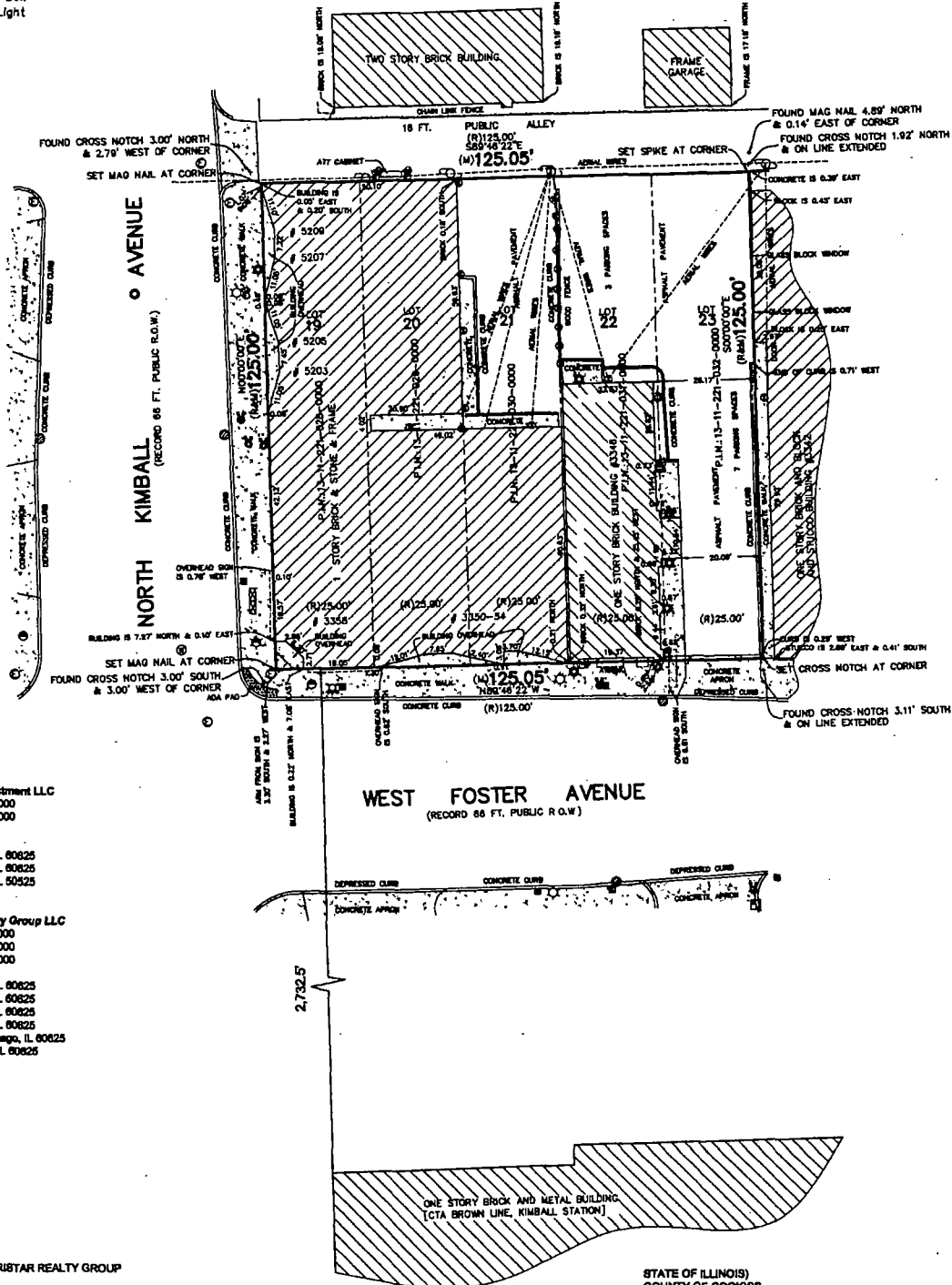
GRAPHIC SCALE



Plat of Survey

LOTS 19, 20, 21, 22 AND 23 IN BLOCK 13 IN NORTH PARK ADDITION TO CHICAGO, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 16,831 SQUARE FEET OR 0.356 ACRES MORE OR LESS.



Company Name: Foster Investment LLC
Property PIN: 13-11-221-031-0000
Property PIN: 13-11-221-032-0000

Addresses:
3350 W Foster Ave, Chicago, IL 60625
3348 W Foster Ave, Chicago, IL 60625
3348 W Foster Ave, Chicago, IL 50525

Company Name: Trieter Realty Group LLC
Property PIN: 13-11-221-028-0000
Property PIN: 13-11-221-029-0000
Property PIN: 13-11-221-030-0000

3356 W Foster Ave, Chicago, IL 60625
3354 W Foster Ave, Chicago, IL 60625
3352 W Foster Ave, Chicago, IL 60625
3350 W Foster Ave, Chicago, IL 60625
5203-5207 N Kimball Ave, Chicago, IL 60625
6206 N Kimball Ave, Chicago, IL 60625

RECERTIFIED MAY 22, 2023 FOR TRISTAR REALTY GROUP
PER ORDER #2023-31186

ADDITIONAL PROPERTY ADDED APRIL 11, 2022
PER EMAIL DATED MARCH 28, 2022

ORDERED BY: TRISTAR REALTY GROUP	CHECKED: LB	DRAWN: RL
ADDRESS: KIMBALL AND FOSTER		
GREMLEY & BIEDERMANN A DIVISION OF PLCS CORPORATION License No. 04-08532 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 643-5102 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2022-29916-001	DATE MARCH 01, 2022	PAGE NO. 1 of 1
SCALE 1 inch = 20 FEET		

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2024

Note (P/M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by name and if once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by acute measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2023 "All Rights Reserved"

STATE OF ILLINOIS
COUNTY OF COOK

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON MAY 22, 2023.

SIGNED ON JUNE 1, 2023.

BY: *Robert G. Biedermann*

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



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

June 21, 2023

Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning Landmarks, and Building Standards
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

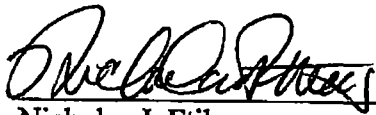
The undersigned, **Nicholas Ftikas**, being first duly sworn on oath, deposes and says the following:

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.

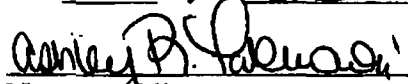
That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **3348-3358 W. Foster Ave., Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **June 21, 2023**.

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 21st day of June, 2023.


Notary Public

Via USPS First Class Mail
June 21, 2023

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 June 21, 2023, I, the undersigned, intend to file an application for a change in zoning from a B1-2 Neighborhood Shopping District to a B3-3 Community Shopping District, on behalf of the Property Owners and Co-Applicants, Foster Investment LLC and Tristar Group Realty, LLC, for the property located at **3348-3358 W. Foster Ave., Chicago, IL.**

The Applicant is proposing develop the subject property with a new five-story mixed-use building containing retail space at grade and forty-seven (47) residential units above. The proposed retail space (divisible) will occupy approximately 5,145 sq. ft. of floor area on the building's first floor. The forty-seven (47) residential units will be located on the four floors above grade. The proposed building will be masonry in construction. It will measure 57 feet and 9¼ inches in height. The subject property is a transit served location based on its proximity to the CTA Station at Kimball. The building will be supported by twenty-two (22) off-street parking spaces.

Co-Property Owner and Co-Applicant, Foster Investment LLC, maintains a business address at 120 S. State St., Ste. 100, Chicago, IL 60603.

Co-Property Owner and Co-Applicant, Tristar Group Realty, LLC, maintains a business address at 1 South 376 Summit Ave., Court-A, Suite 2B, Oakbrook Terrace, IL 60181.

I am the attorney for the Co-Property Owners and Co-Applicants. 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

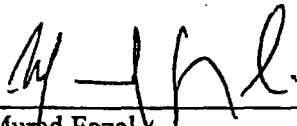
Attorney for the Applicant

***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.**

To whom it may concern:

I, Murad Fazal, in my capacity as Manager of Foster Investment, LLC, a co-owner and co-Applicant concerning the subject property located at 3348-3358 W. Foster Ave., Chicago, IL, authorize the Law Offices of Samuel V.P. Banks to file a Zoning Amendment Application with the City of Chicago for that property.

 6-1-2023
Murad Fazal Date
Foster Investment, LLC

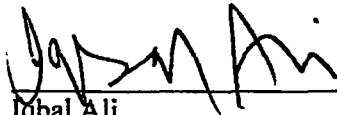
FORM OF AFFIDAVIT

Chairman, Committee on Zoning
Room 304 - City Hall
Chicago, IL 60602

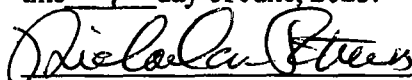
To Whom It May Concern:

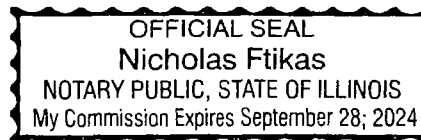
I, Iqbal Ali, in my capacity as Manager of Tristar Realty Group LLC, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying Tristar Realty Group LLC, as a co-owner and co-Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 3348-3358 W. Foster Ave., Chicago, IL.

I, Iqbal Ali, in my capacity as Manager of Tristar Realty Group LLC, being first duly sworn under oath, depose and say that Iqbal Ali, in my capacity as Manager of Tristar Realty Group LLC, holds that interest for itself and no other person, association, or shareholder.

 6/1/23
Iqbal Ali Date
Tristar Realty Group, LLC

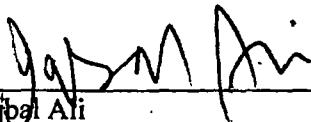
Subscribed and Sworn to before me
this 1 day of June, 2023.

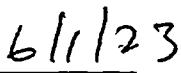

Notary Public



To whom it may concern:

I, Iqbal Ali, in my capacity as Manager of Tristar Realty Group LLC, a co-owner and co-Applicant concerning the subject property located at 3348-3358 W. Foster Ave., Chicago, IL, authorize the Law Offices of Samuel V.P. Banks to file a Zoning Amendment Application with the City of Chicago for that property.


Iqbal Ali
Tristar Realty Group, LLC


Date