

#22429
Intro date:
April 17, 2024

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

1. ADDRESS of the property Applicant is seeking to rezone:
5410-12 W. Foster Ave.

2. Ward Number that property is located in: 45

3. APPLICANT Dink Enterprises, LLC
ADDRESS [REDACTED] CITY [REDACTED]
STATE [REDACTED] ZIP CODE [REDACTED] PHONE 312-782-1983
EMAIL nick@sambankslaw.com CONTACT PERSON Nicholas Ftikas

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 N. LaSalle St., 38th Floor
CITY Chicago STATE IL 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: Chris Petrick (manager)
-
7. On what date did the owner acquire legal title to the subject property? March, 2024
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RS-3 Proposed Zoning District: B2-1
10. Lot size in square feet (or dimensions): 9,959 sq. ft.
11. Current Use of the Property: The subject property is improved with a surface parking lot containing 32 parking spaces. The off-street parking lot was last used by the religious assembly use that operated at 5430 W. Foster Ave.
12. Reason for rezoning the property: To allow the existing surface parking spaces to continue as accessory to function as off-street parking for the proposed indoor sports and recreation use proposed at 5430 W. Foster 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 continue to use the 32 off-street parking spaces located at the subject property to serve as accessory off-street parking for the indoor sports and recreation use (indoor pickleball courts) proposed at 5430 W. Foster Ave. No changes are proposed to the existing off-street parking lot. The Applicant will seek an Administrative Adjustment or other relief to establish an accessory off-site parking 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)

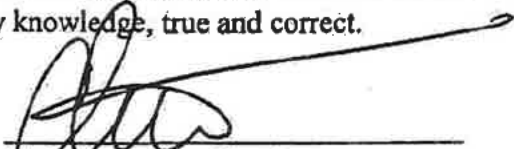
Administrative Adjustment 17-13-1003: _____

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

I, Christopher Petrick, in my capacity as Manager of Dink Enterprises, 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
6th day of February 2024.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

GREMLEY & BIEDERMANN
 A Division of
PLCS Corporation
 1000 North Lincoln Street
 Chicago, IL 60610
 Telephone: (773) 462-3333 Fax: (773) 462-3334
 Email: info@plcs.com

ALTA / NSPS Land Title Survey

PARCELS 1-18: ALL OF LOTS 7 AND 8, AND ALL OF LOTS 9 THROUGH 15, AND ALL OF LOTS 16 THROUGH 19, IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCELS 19-20: THE WEST 1/2 OF LOT 7 AND LOT 8, EXCEPT IN VARIOUS PORTIONS IN THAT SECTION 18, TOWNSHIP 38 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCELS 21-22: THE WEST 1/2 OF LOT 7 AND LOT 8, EXCEPT IN VARIOUS PORTIONS IN THAT SECTION 18, TOWNSHIP 38 NORTH, RANGE 13 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF PROPERTY: 48,992 SQ. FT. OR 833 ACRES MORE OR LESS.



LEGEND

- Storm Drain
- San Storm Conduit
- Sewer Main
- Water Main
- Water Hand Hole
- Water Fire Hydrant
- Utility Pole
- Electric Wire
- Electric Light Pole
- Electric Mounted Wall Light
- Gas Hand Hole
- Gas Valve
- Sign Post
- Unclassified Manhole
- Fire Alarm
- Fire Pole
- Iron Pipe
- Iron Stake
- Cut Notch

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE AND THE SAME ACCURATELY REPRESENT THE SURVEY DATA AND ACCORDING TO THE STANDARDS AND PRACTICES AND THE SURVEY DATA HAS BEEN ADOPTED BY ALTA AND NSPS, AND INCLUDES NO PART OF TABLE A THROUGH G.

DATE OF PLAN: APRIL 1, 2024

BY: [Signature]

MICHAEL BIEDERMANN
 PROFESSIONAL LAND SURVEYOR NO. 3226

PROPERTY NOTES:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF, AND IS SUBJECT TO, ALL RECORDATIONS OF RECORDS AND INSTRUMENTS OF RECORD ON FILE AT THE COUNTY CLERK'S OFFICE.

CONVEYANCE TO: [Name]

DATE OF CONVEYANCE: [Date]

FOR INFORMATION, THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK'S OFFICE AND HAS FOUND NO RECORDS OF RECORDS OR INSTRUMENTS OF RECORD ON FILE AT THE COUNTY CLERK'S OFFICE THAT AFFECT THIS SURVEY.

THIS SURVEY WAS COMPLETED ON MARCH 28, 2024.

2024-31935-002

1 of 1

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

April 17, 2024

Acting Chairperson
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 **5410-12 W. Foster Ave., 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 17, 2024**.

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 20 day of MARCH, 2024.



Notary Public



Via USPS First Class Mail

April 17, 2024

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 17, 2024, 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 B2-1 Neighborhood Mixed-Use District, on behalf of the Property Owner and Applicant, Dink Enterprises, LLC, for the property located at **5410-12 W. Foster Ave., Chicago, IL.**

The Applicant is proposing to continue to use the 32 off-street parking spaces located at the subject property to serve as accessory off-street parking for the indoor sports and recreation use (indoor pickleball courts) proposed at 5430 W. Foster Ave. No changes are proposed to the existing off-street parking lot. The Applicant will seek an Administrative Adjustment or other relief in order to establish an accessory off-site parking lot.

The Property Owner and Applicant, Dink Enterprises, LLC, maintains offices at [REDACTED]

I am the attorney for the Property Owner and Applicant. 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.**