

#22428

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:  
5430 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): 37,763 sq. ft. (irregular lot shape)

11. Current Use of the Property: The subject property is improved with a tall one-story building that formerly operated as a place of religious assembly. The existing building is vacant and the property is currently inactive.

12. Reason for rezoning the property: To permit the adaptive reuse of the existing one-story building for an indoor sport and recreation participant use (proposed pickleball courts).

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 adapt and reuse the existing one-story building and establish an indoor sport and recreation participant use at the subject property. The existing one-story building contains approximately 16,664 sq. ft. of floor area, which will remain. The Applicant is not proposing any building expansions to accommodate its intended use of the subject property. The Applicant will use the 32 accessory off-site parking spaces at 5410 W. Foster to meet any off-site parking requirements.

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. \_\_\_\_\_

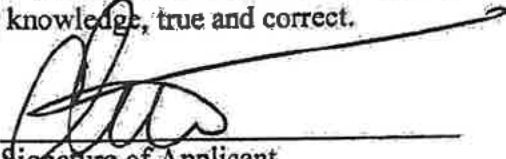
15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES  NO

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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

6<sup>th</sup> day of February 2024.

  
\_\_\_\_\_  
Notary Public



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For Office Use Only

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_



**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 **5430 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 30 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 **5430 W. Foster Ave., Chicago, IL.**

The Applicant is proposing to adapt and reuse the existing one-story building and establish an indoor sport and recreation participant use (indoor pickleball courts) at the subject property. The existing one-story building contains approximately 16,664 sq. ft. of floor area, which will remain. The Applicant is not proposing any building expansions to accommodate its intended use of the subject property. Parking will be provided off-site at 5410 West Foster Avenue based on capacity and the determined number of required parking spaces.

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., 38<sup>th</sup> 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.**