

#22484-T1

INTRO DATE
JUNE 12, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

6750-6760 N. Northwest Highway

2. Ward Number that property is located in: 41

3. APPLICANT Redstars Properties, LLC

ADDRESS

CITY

STATE

ZIP CODE

PHONE

312-782-1983

EMAIL

nick@sambankslaw.com

CONTACT PERSON

Nick 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: Valdir Barion and Carolina Siqueira
-
7. On what date did the owner acquire legal title to the subject property? 2023
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: B3-1 Proposed Zoning District: B3-5
10. Lot size in square feet (or dimensions): 42,050 sq. ft.
11. Current Use of the Property: The subject property is improved with a vacant one and two-story funeral home building and surface parking.
12. Reason for rezoning the property: To permit the development of the subject property and to subdivide one zoning lot into two (2) separate zoning lots to allow two (2) 4-story mixed-use buildings each containing retail space at grade
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 develop and subdivide the one (1) zoning lot into two (2) separate zoning lots in order to construct two (2) 4-story mixed use buildings. Each building will contain retail space (3,250 sq. ft. and 1,700 sq. ft., respectively) and a total of forty-one (41) residential units above. Each building will be 50'-6" in height and
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) The Applicant seeks to increase the number of off-street parking spaces required for a Transit Served Location from 50% (21 parking spaces) to 100% (41 parking space) for each building.


(17-13-1003-X) The Applicant seeks a reduction of the floor areas for the proposed two ground floor commercial spaces from 6,750 sq. ft. to 3,250 sq. ft. and 6,760 sq. ft. to 1,700 sq. ft., respectively.

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) The Applicant seeks to reduce the rear setback for floors containing residential uses from the required 30 ft. to 5 ft. for each proposed building.

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, Valdir Barion, in my capacity as Manager of REDSTARS PROPERTIES, 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

3rd day of May, 2024.



Notary Public



For Office Use Only

Date of Introduction: _____

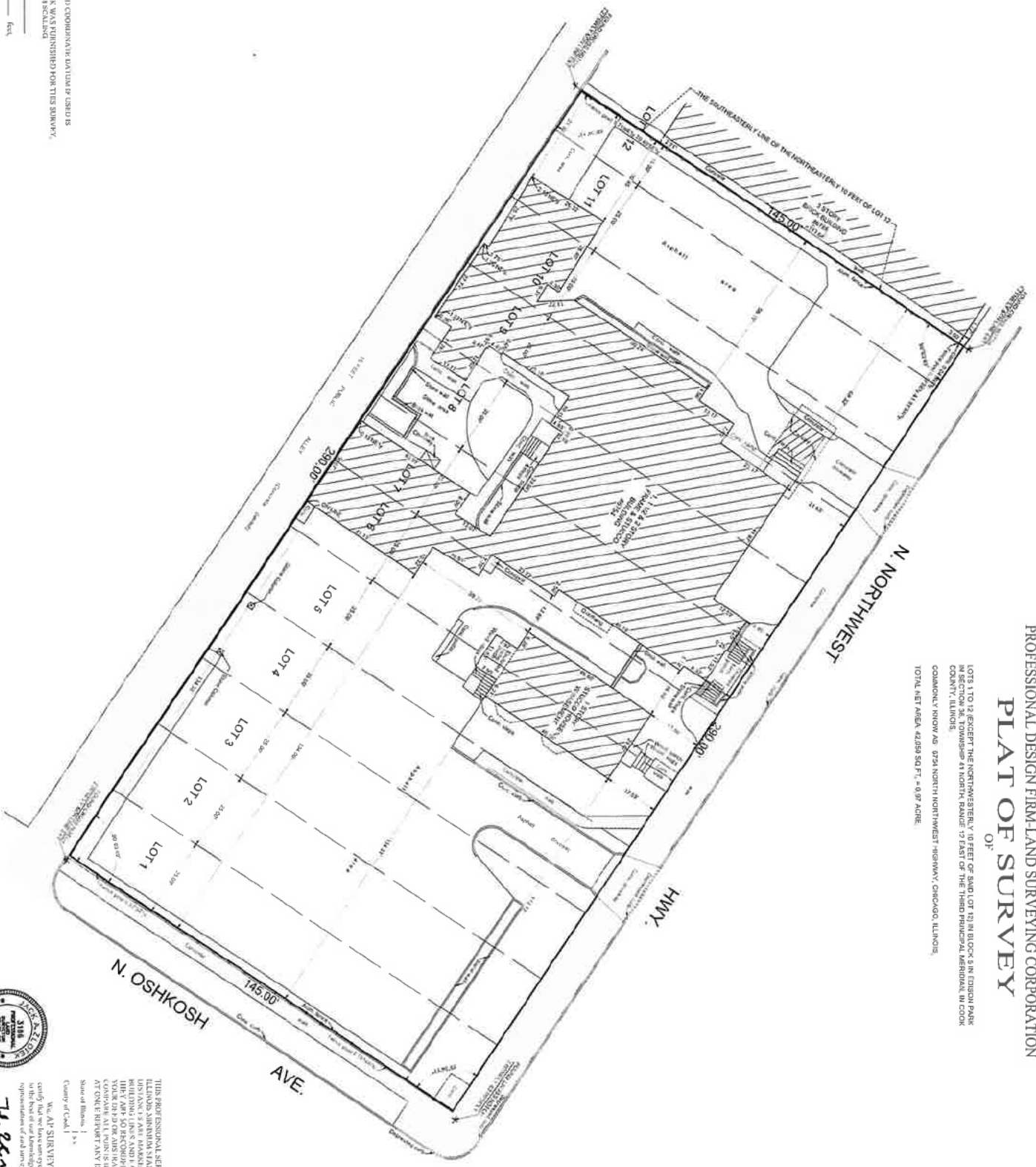
File Number: _____

Ward: _____

A. P. SURVEYING COMPANY, P.C.
 LICENSE NO. 184-H-03509
 PROFESSIONAL DESIGN FIRM-LAND SURVEYING CORPORATION
PLAT OF SURVEY
 OF

LOTS 1 TO 12 EXCEPT THE NORTHWESTERLY 10 FEET OF SAID LOT 12 IN BLOCK 5 IN EDISON PARK
 IN SECTION 36, TOWNSHIP 41 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
 COUNTY, ILLINOIS
 COMMONLY KNOWN AS 0754 NORTH NORTHWEST HIGHWAY, CHICAGO, ILLINOIS
 TOTAL NET AREA 42,859 SQ. FT. = 0.97 ACRE.

3124 MADISON COURT
 WILMETT, ILLINOIS 60091
 PHONE: 847.233.1334
 E-mail: apsurveying@att.net



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
 STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION
 IN ILLINOIS. THE SURVEYOR HAS CONDUCTED THE SURVEY
 IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THE
 ILLINOIS PROFESSIONAL SURVEYING BOARD RULES. THE
 SURVEYOR HAS CONDUCTED THE SURVEY IN ACCORDANCE
 WITH THE ILLINOIS SURVEYING ACT AND THE ILLINOIS
 PROFESSIONAL SURVEYING BOARD RULES. THE SURVEYOR
 HAS CONDUCTED THE SURVEY IN ACCORDANCE WITH THE
 ILLINOIS SURVEYING ACT AND THE ILLINOIS PROFESSIONAL
 SURVEYING BOARD RULES.

State of Illinois,)
 County of Cook,)
 I, _____,)
 Surveyor, do hereby)
 certify that the foregoing is a true and correct)
 representation of said survey.

A. P. SURVEYING COMPANY, P.C. do hereby
 certify that the foregoing is a true and correct
 representation of said survey.



PROF. LAND SURVEYOR NO. 3186
 License Expiration November 30, 2024

BEARING, DISTANCE, ELEVATION DATA AND COORDINATE ELEVATION IF USED IS
 W/TAKE QUANTITIES, NO. 21099-00000, WAS REINSERED FOR THIS SURVEY.
 DIMENSIONS AND NOT TO BE ASSUMED FROM SCALING
 No. 23-AM-04
 1:1 scale - 20
 April 23, 2024
 of by: MICHAEL MURPHY/PLS

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

June 12, 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 **6750-6760 N. Northwest Highway, 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 12, 2024**.

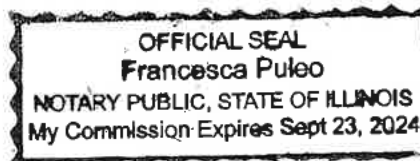
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is 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 3 day of June, 2024.


Notary Public



Via USPS First Class Mail
June 12, 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 June 12, 2024, I, the undersigned, intend to file an application for a change in zoning from the B3-1 Community Shopping District to the B3-5 Community Shopping District, on behalf of the Applicant and Property Owner, Redstars Properties, LLC, for the property located at **6750-6760 N. Northwest Highway, IL.**

The Applicant is proposing to subdivide the existing one (1) zoning lot into two (2) separate zoning lots measuring 145' x 145' to allow the development of the subject property with two (2) new four-story mixed-use buildings. Each building will contain retail space (3,250 sq. ft. and 1,700 sq. ft., respectively) at grade and forty-one (41) residential units above. The proposed building will be masonry in construction and measure 50 ft.-6 inches in height. Pursuant to Section 17-13-0303-D, Optional Administrative Adjustment and Variation, as well as Sections 17-13-1003 and 17-13-1101 of the Chicago Zoning Ordinance, the Applicant is also seeking to increase the number of off-street parking spaces for a Transit Served Location from twenty-one (21) parking spaces to forty-one (41) parking spaces for each proposed building, reduce the rear setback for floors containing residential uses in each building from 30 ft. to 5 feet., and reduce floor areas of the proposed ground floor commercial spaces from the required 6,750 sq. ft. to 3,250 sq. ft. and 6,760 sq. ft. to 1,700 sq. ft., respectively.

The Applicant and Property Owner, Redstars Properties, LLC, maintains offices at [REDACTED]

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

FORM OF AFFIDAVIT

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

To Whom It May Concern:

I, Valdir Barion, as Manager and on behalf of REDSTARS PROPERTIES, LLC, understand the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying REDSTARS PROPERTIES, LLC, as the current owner and Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 6750-6760 N. Northwest Highway, Chicago, IL.

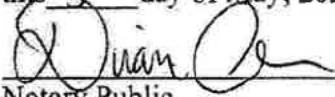
I, Valdir Barion, as Manager and on behalf of REDSTARS PROPERTIES, LLC, being first duly sworn under oath, depose and say that REDSTARS PROPERTIES, LLC, holds that interest for itself and no other person, association, or shareholder.



Valdir Barion
REDSTARS PROPERTIES, LLC

5/3/24
Date

Subscribed and Sworn to before me
this 3rd day of May, 2024.



Notary Public



To whom it may concern:

I, Valdir Barion, as Manager and on behalf of REDSTARS PROPERTIES, LLC, the property owner and Applicant concerning the subject property located at 6750-6760 N. Northwest Highway, 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.



Valdir Barion
REDSTARS PROPERTIES, LLC

5/3/24
Date