

PROFESSIONALS ASSOCIATED - MM SURVEY CO.
 BOUNDARY • ALTA • TOPOGRAPHIC • CONDOMINIUM SURVEYS
 7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS, 60712
 PROFESSIONAL DESIGN FIRM NO. 184-003023

PLAT OF SURVEY

OF

PARCEL 1: LOTS 5, 6, 7 AND 8 IN BLOCK 9 IN G.H.A. THOMA'S SUBDIVISION OF BLOCKS 8 AND 9 IN L. TURNER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENT RECORDED OCTOBER 30, 2018 AS DOCUMENT 180342051 FOR PEDESTRIAN ACCESS OVER A 3 FOOT WIDE STRIP OF LAND (WHICH CAN BE RELOCATED) AND FOR ACCESSING, INSTALLING, OPERATING, MAINTAINING, REPAIRING AND REPLACING THE JOINT WATER METER, WATER VALVES AND RELATED APPURTENANCES SERVING LOTS 5 AND 9 IN AFORESAID SUBDIVISION, AS DESCRIBED AND DEPICTED ON EXHIBITS C-1, C-2, D-1 AND D-2 ATTACHED THERETO.

LAND TOTAL AREA: 13,368 SQ.FT. = 0.307 ACRE.

COMMONLY KNOWN AS: 3327-3329, 3333-3335 NORTH LINCOLN AVENUE, CHICAGO, ILLINOIS.



GRAPHIC SCALE



(IN FEET)
 1 inch = 10 FT.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACTS.

ORDER NO. 22-100089

SCALE: 1 INCH = 10 FEET.

DATE OF FIELD WORK: June 16, 2023.

ORDERED BY: PROPERTY CONSULTANTS REALTY GROUP

NOTE: COPY OF CURRENT TITLE INSURANCE POLICY NOT PROVIDED TO SURVEYOR.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.

THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.

County of Cook

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: June 19, 2023.

Matthew E. Donalson
 IL PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024.
 Drawn by: MK

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

July 19, 2023

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

To Whom It May Concern:

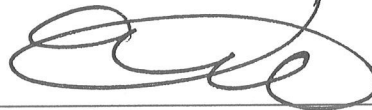
The undersigned, **Sara Barnes**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she 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 **3327-3335 North Lincoln Avenue, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant-Property Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **July 19, 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

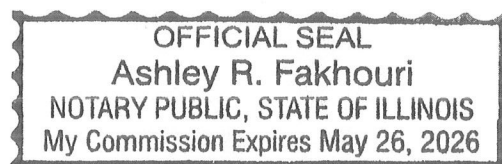


Sara K. Barnes
Attorney for Applicant

Subscribed and sworn to before me

this 28TH day of JUNE, 2023.

Ashley R. Fakhouri
Notary Public



PUBLIC NOTICE

Via USPS First Class Mail

July 19, 2023

Dear Sir or Madam:

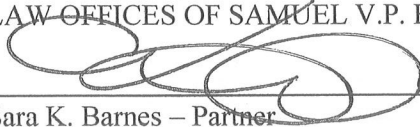
In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **July 19, 2023**, I, the undersigned, intend to file an application for an amendment to the *Chicago Zoning Map* - from a *B1-2 Neighborhood Shopping District* and a *B1-3 Neighborhood Shopping District* (split-zone) to a unified *B3-3 Community Shopping District*, on behalf of the Applicant-Owner – *3327 N Lincoln Comet LLC*, for the property generally located at **3327-3339 North Lincoln Avenue, Chicago, Illinois**.

The Applicant is seeking a *Zoning Map Amendment* to permit the construction and occupancy of a new six-story (with basement) *mixed-use* building, at the subject property. The programming for the proposed new building calls for the establishment of divisible *commercial* space, as well as a *residential lobby* and *residential amenity-office space* on the 1st Floor, with a total of forty-two (42) *dwelling units* to be situated on and between the 2nd through 6th Floors. Additional communal space (including a *roof deck*), for the *residents*, will be discreetly located above the 6th Floor. *Due to its close proximity to the *Paulina Brown Line (CTA) Train Station* and its direct situation along the *Lincoln Avenue Bus Line Corridor Roadway Segment* – which such segment of Lincoln Avenue is also a designated *Six-Corners Pedestrian Street*, the proposal calls for the provision of off-street parking for twenty (20) vehicles, within the ground floor (rear) of the proposed new building, which represents just under the maximum 50% allowance (*parking to dwelling unit*) mandated by the amended *Zoning Ordinance* (“Connected Communities Ordinance”). *[*The subject property constitutes a Transit Served Location (TSL)*. (Section 17-10-0102-B)] In further consideration of these conditions, the proposal also includes dedicated parking for at least forty-two (42) bicycles, to be located within the 1st Floor of the building. The new proposed building will measure *69 feet-2 3/8 inches (*6th Floor Ceiling*) and will be masonry in construction.

The Applicant and Property Owner – *3327 N Lincoln Comet LLC*, is located at 2008 West Webster Avenue, Suite A, Chicago, Illinois 60647.

The contact person for this application is **Sara K. Barnes** (*Attorney for Applicant*). My address is 221 North LaSalle Street, 38th Floor, Chicago, Illinois. My telephone number is 312-782-1983.

Very truly yours,
LAW OFFICES OF SAMUEL V.P. BANKS


Sara K. Barnes – Partner
Attorney for Applicant

*****Please note that the Applicant is NOT seeking to purchase or rezone your property.**
*****The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

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

#22231-T1
INTRODATE
JULY 19, 2023

1. ADDRESS of the property Applicant is seeking to rezone:
3327-3335 North Lincoln Avenue, Chicago, Illinois

2. Ward Number that property is located: 32

3. APPLICANT: 3327 N Lincoln Comet LLC

ADDRESS: 2008 West Webster Avenue, Suite A CITY: Chicago

STATE: Illinois ZIP CODE: 60647 PHONE: 312-782-1983

EMAIL: sara@sambankslaw.com CONTACT PERSON: Sara Barnes – Attorney for Applicant

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 Applicant – 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: Sara K. Barnes - Law Offices of Samuel V.P. Banks

ADDRESS: 221 North LaSalle Street, 38th Floor

CITY: Chicago STATE: Illinois ZIP CODE: 60601


PHONE: 312-782-1983 FAX: 312-782-2433 EMAIL: sara@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.
William Senne & Scott Broene – Managing Members-Owners
7. On what date did the owner acquire legal title to the subject property?
May 2022
8. Has the present owner previously rezoned this property? If Yes, when?
No
9. Present Zoning District: B1-2 and B1-3 (split-zoned) Proposed Zoning District: B3-3
10. Lot size in square feet (or dimensions): 13,368 square feet (irregular-shape)
11. Current Use of the Property: The subject property consists of five contiguous lots of record, which – together, create a single irregularly-shaped zoning lot. The site, in its entirety, is currently improved with a three-story (with basement) mixed-use building, a two-story (with basement) commercial building (formerly occupied by Dinkel's Bakery), a three-story (with basement) mixed-use building and a one-story commercial building. All of the existing buildings are presently vacant and unoccupied.
12. Reason for rezoning the property: The Applicant is seeking a Zoning Map Amendment to permit the construction and occupancy of a new six-story mixed-use building, at the subject site.
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 seeking a Zoning Map Amendment to permit the construction and occupancy of a new six-story (with basement) mixed-use building, at the subject property. The programming for the proposed new building calls for the establishment of divisible commercial space (+/- 2,725 square feet), as well as a residential lobby (+/- 1,400 square feet) and residential amenity-office space (+/- 417 square feet) on the 1st Floor, with a total of forty-two (42) dwelling units to be situated on and between the 2nd through 6th Floors. Additional communal space (including a roof deck), for the residents, will be discreetly located above the 6th Floor. *Due to its close proximity to the Paulina Brown Line (CTA) Train Station AND its direct situation along the Lincoln Avenue Bus Line Corridor Roadway Segment – which such segment of Lincoln Avenue is also a designated Six-Corners Pedestrian Street, the proposal calls for the provision of off-street parking for twenty (20) vehicles, within the ground floor (rear) of the proposed new building, which represents just under the maximum 50% allowance (parking to dwelling unit) mandated by the amended Zoning Ordinance (“Connected Communities Ordinance”). *[The subject property constitutes a Transit Served Location (TSL). (Section 17-10-0102-B)] In further consideration of these conditions, the proposal also includes dedicated parking for at least forty-two (42) bicycles, to be located within the 1st Floor of the building. The new proposed building will measure *69 feet-2 3/8 inches (underside of 6th Floor Ceiling) and will be masonry in construction. *[Height = 79 feet-8 3/8 inches (underside of Penthouse Ceiling).]
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 X NO _____

COUNTY OF COOK
STATE OF ILLINOIS

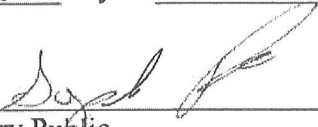
I, WILLIAM SENNE, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and sworn to before me this

16TH day of JUNE, 2023.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

To whom it may concern:

I, WILLIAM SENNE, on behalf of *3327 N. Lincoln Comet LLC* – the Applicant and Owner, with regard to the property generally located at 3327-3335 North Lincoln Avenue, Chicago, Illinois, authorize the *Law Offices of Samuel V.P. Banks* to file an application for a *Zoning Map Amendment*, before the *City of Chicago – City Council*, for and affecting that property.



William Senne – A Managing Member
3327 N. Lincoln Comet LLC


-FORM OF AFFIDAVIT-

Chairman Carlos Ramirez-Rosa
City of Chicago - Committee on Zoning
City Hall
121 North LaSalle Street - Room 304
Chicago, Illinois 60602

Dear Chairman Ramirez-Rosa:


I, WILLIAM SENNE, on behalf of *3327 N. Lincoln Comet LLC*, understand that the *Law Offices of Samuel V.P. Banks* has filed a sworn affidavit identifying *3327 N. Lincoln Comet LLC* as holding present title interest in certain land that is subject to the proposed *Zoning Map Amendment*, for the property generally identified as 3327-3335 North Lincoln Avenue, Chicago, Illinois.

I, WILLIAM SENNE, being first duly sworn under oath, depose and say that *3327 N. Lincoln Comet LLC* holds that interest for itself, and for no other person, association, or shareholder.



William Senne 6-14-23
Date

Subscribed and sworn to before me
this 16 day of JUNE, 2023.



Notary Public

