

#22333
INTRO DATE
JAN. 24, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

3146 North Lincoln Avenue

2. Ward Number that property is located in: 32

3. APPLICANT Marta Wozniak

ADDRESS 3146 North Lincoln Avenue CITY Chicago

STATE IL ZIP CODE 60657 PHONE 312-330-0648

EMAIL [REDACTED] CONTACT PERSON Marta Wozniak

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 Lincoln-Belmont LLC

ADDRESS 3136 North Lincoln Avenue CITY Chicago

STATE IL ZIP CODE 60657 PHONE 773-248-4700

EMAIL robin@solomoncompany.com CONTACT PERSON Robin Solomon

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Edward J. Kus/Sylvia C. Michas c/o Taft, Stettinius & Hollister LLP

ADDRESS 111 E. Wacker Drive, Suite 2600

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-836-4030 FAX 312-966-5641 EMAIL smichas@taftlaw.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: NA
7. On what date did the owner acquire legal title to the subject property? 1977
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: B1-3 Proposed Zoning District: C1-3
10. Lot size in square feet (or dimensions): 3,125 square feet
11. Current Use of the Property: The subject property is currently improved with a 3-story mixed-use building which includes i. a commercial unit, which operates as a waxing boutique, located within the ground floor and ii. two (2) dwelling units within the 2nd and 3rd floors.
12. Reason for rezoning the property: The proposed zoning amendment is necessary in order to permit the expansion of personal services, including hair and nail salon services and microblading (body art services).
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 the proposed building. (BE SPECIFIC):
The Applicant is not proposing any alterations or expansions to the existing building. The existing 3-story mixed-use building contains i. commercial space, containing 1,200 sf, within the ground level and ii. a total of two (2) dwelling units within the 2nd and 3rd floors, with one (1) dwelling unit on each floor. The subject property contains zero (0) parking spaces. The proposed zoning amendment is required in order to allow for the expansion of personal services, including hair and nail services and microblading (body art services) which operate within the ground floor commercial space.
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. NA

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: NA

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. NA

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

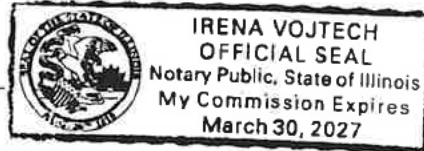
COUNTY OF COOK
STATE OF ILLINOIS

Marta Wozniak, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Marta Wozniak
Signature of Applicant

Subscribed and Sworn to before me this
22 day of December, 2023.

Irena Vojtech
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Zarko Sekerez & Associates, Inc.

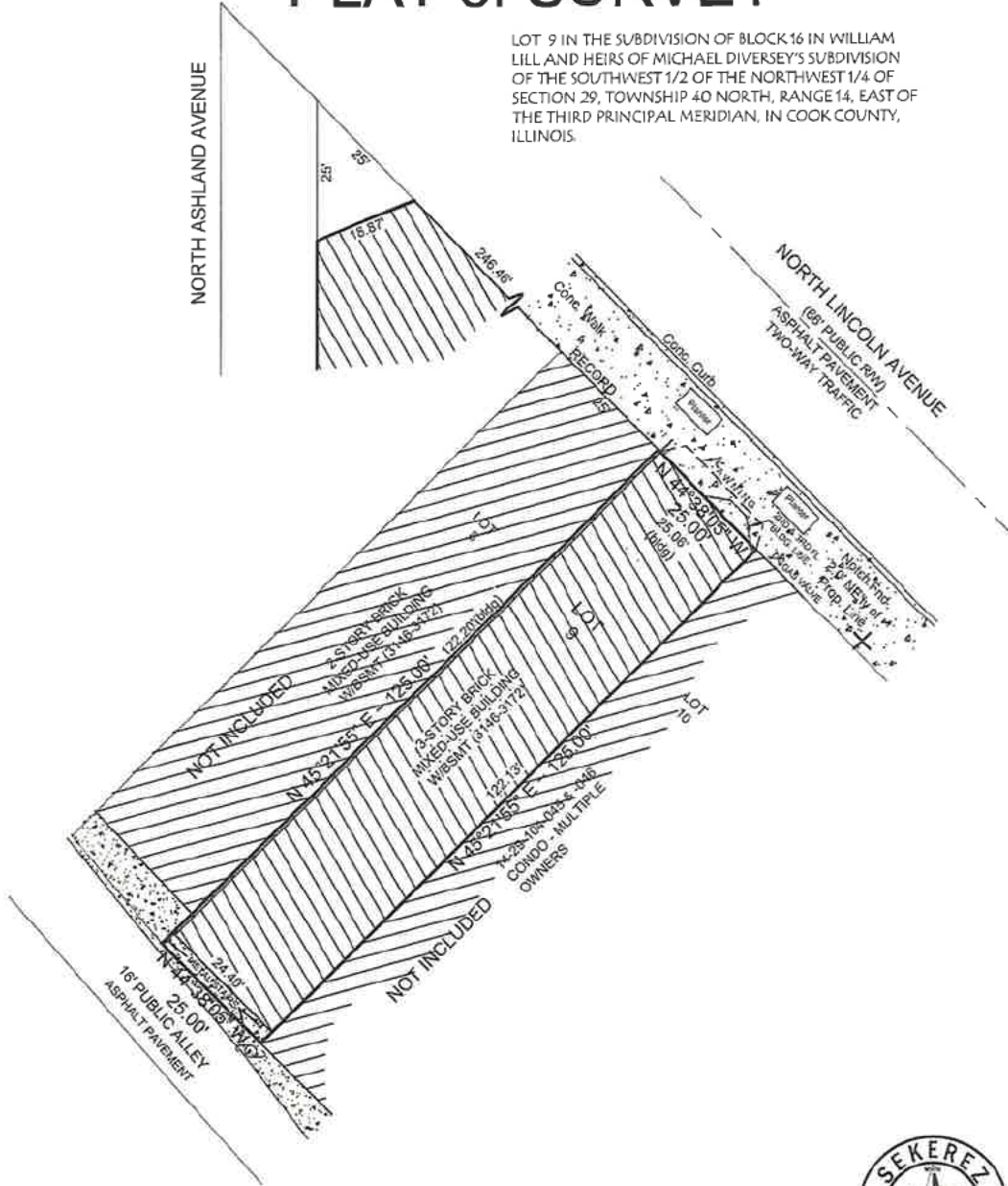
Land Surveyors & Land Planners

116 WEST CLARK STREET
 CROWN POINT, INDIANA 46307
 ILL. PHONE: (312)726-1313 IND. PHONE: (219)663-3344
 ILL. FAX: (312) 236-9506 IND. FAX: (219) 663-7282
 WWW.SEKEREZ.COM

ORDER NO. **11571**
 3146 NORTH LINCOLN AVENUE
 CHICAGO, ILLINOIS 60657
 P.I.N. part of 14-29-104-044

PLAT of SURVEY

LOT 9 IN THE SUBDIVISION OF BLOCK 16 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY'S SUBDIVISION OF THE SOUTHWEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



TO: CHICAGO BUILDING DEPARTMENT

I, the undersigned, an Illinois Registered Land Surveyor, hereby certify to the above and to the best of my knowledge and belief this plat represents the facts found at said time. This drawing conforms to the current Illinois minimum standards for a boundary survey.

RW

RUSSELL WAID DILLON,
 ILLINOIS LAND SURVEYOR NUMBER 3153
 LICENSE EXPIRES NOVEMBER 30, 2024



The description noted on this drawing was provided by the client and must be tempered with deed and/or title policy. For building restrictions and/or easements refer to your deed, contract, title policy, and/or zoning regulations. This drawing is valid only if it contains the original signature and seal of the surveyor. If you have any questions regarding this drawing do not hesitate to contact us.

SCALE 1 IN = 20 FT.

DATE SEPTEMBER 19, 2023

BOOK _____ PAGE _____

ORDERED BY: GARY SOLOMAN & COMPANY

No dimensions should be assumed by scale measurements upon drawing.
 Boundary dimensions are based on the public record and/or description provided.
 This drawing is valid for six (6) months from the date shown and should not be relied on thereafter.



111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Sylvia C. Michas
312.836.4030
SMichas@taftlaw.com

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

January 9, 2024

Honorable Bennett Lawson
Vice-Chairman, Committee on Zoning, Landmarks and Building Standards
City of Chicago
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Sylvia C. Michas, being first duly sworn on oath deposes and states the following:

The undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, 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 applicants, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, located at **3146 North Lincoln Avenue**, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the addresses of the property sought to be rezoned; a statement of the intended uses of the property; the name and address of the applicants; the name and addresses of the owners; and a statement that the applicants intend to file the application for a change in zoning on approximately **January 24, 2024**.

The undersigned certifies that the applicants have made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a list containing the names and addresses of the people required to be served.

Sylvia C. Michas

Subscribed and Sworn to before me this

9th day of January, 20 24.

Vanessa R. Montano
Notary Public





111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Sylvia C. Michas
312.836.4030
SMichas@taftlaw.com

USPS First Class Mail

January 9, 2024

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about January 24, 2024, the undersigned will file an application for a change in zoning from an B1-3 Neighborhood Shopping District to a C1-3 Neighborhood Commercial District on behalf of Marta Wozniak (“Applicant”) for the property located at 3146 North Lincoln Avenue. The Subject Property is owned by Lincoln-Belmont LLC.

The Subject Property is currently improved with a 3-story mixed-use building, which contains i. commercial unit, which operates as a waxing boutique, located within the ground floor and ii. two (2) dwelling units within the upper floors. The Applicant is not proposing any alterations or expansions to the existing building. The Applicant is seeking the proposed zoning amendment in order to allow for the expansion of personal services, including hair and nail salon services and microblading (body art services).

Please note that the Applicant is not seeking to rezone or purchase your property. The Applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Any questions regarding this notice may be directed to the undersigned, Applicant’s attorney, at Taft, Stettinius & Hollister, 111 East Wacker Drive, Suite 2800, Chicago, IL 60601, smichas@taftlaw.com or (312) 836-4030.

Very truly yours,

Sylvia C. Michas