

#22433-T1
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:

2411 N. Lincoln Ave., Chicago, IL

2. Ward Number that property is located in: 43

3. APPLICANT 2420 Halsted Land Owner, LLC

ADDRESS [REDACTED] CITY [REDACTED]
STATE [REDACTED] ZIP CODE [REDACTED] 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: Michael Breheny, Matt Katsaros, and Kyle Glascott
-
7. On what date did the owner acquire legal title to the subject property? 2021
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: B3-3 Proposed Zoning District: B3-5
10. Lot size in square feet (or dimensions): 16,780 sq. ft. (irregular lot shape)
11. Current Use of the Property: The subject property is improved with a five-story mixed-use building containing retail space and garage parking at grade and thirty-six (36) residential units above.
12. Reason for rezoning the property: To permit a 2,780.7 sq. ft. addition to the grade level retail space. The five-story mixed-use building will otherwise remain.
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 seeking to permit a 2,780.7 sq. ft. first floor addition to the building's retail first floor. The existing five-story masonry building with thirty-six (36) residential units located above grade level will remain. The building will remain 57 ft. in height. The mixed-use building is a Transit Served Location and will be supported by eighteen (18) off-street parking spaces.
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: The Applicant will maintain a 50% residential unit to off-street parking ratio per Sec. 17-13-1003-EE.

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, Matt Katsaros, in my capacity as Manager of 2420 Halsted Land Owner, 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
2nd day of April, 2024.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

6415 N. Caldwell Ave.
Chicago, Il. 60646

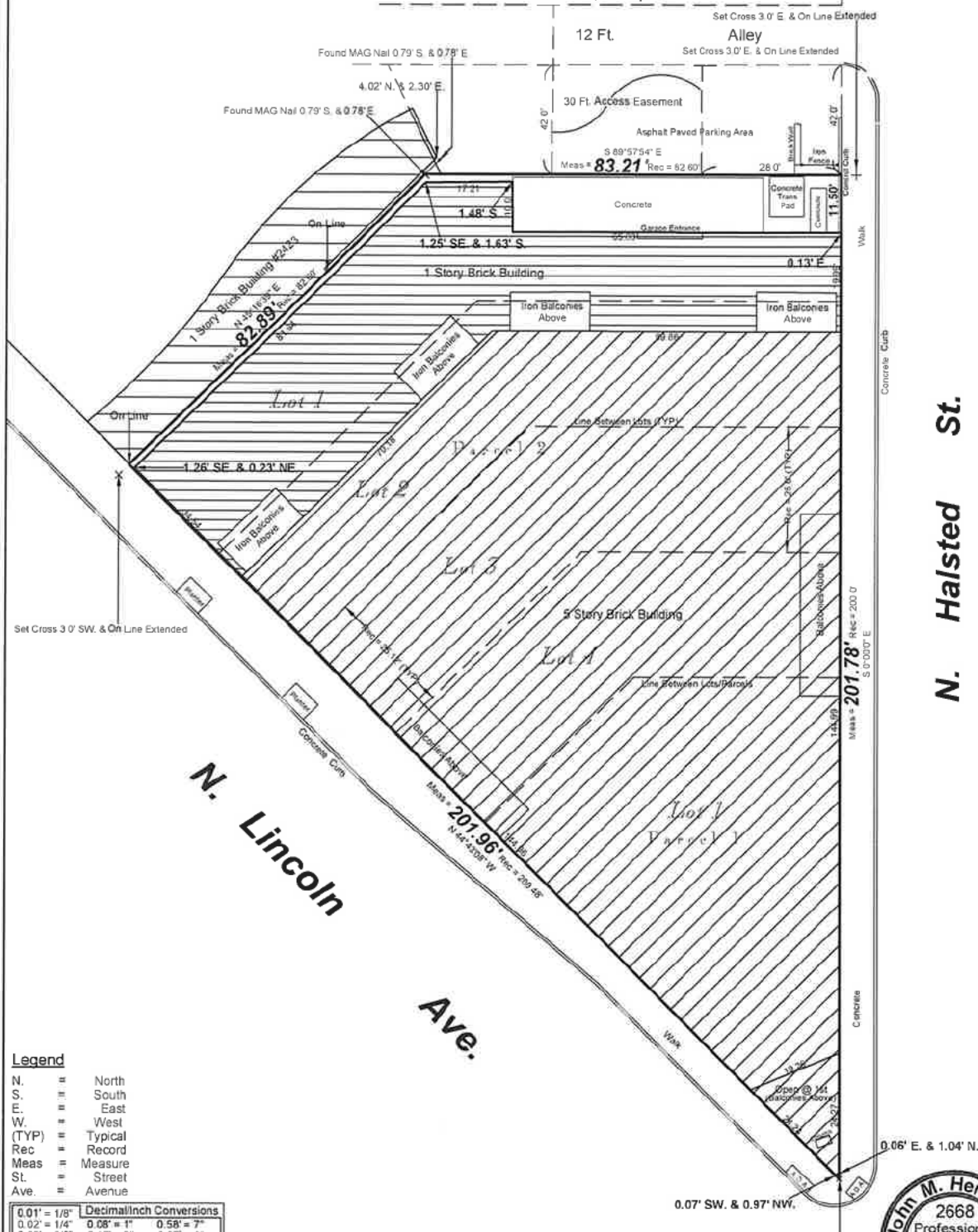
Plat of Survey by Central Survey PLLC

Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com

Legal Description

PARCEL 1: Lot 1 in Dunning's Subdivision (according to the plat thereof re-recorded December 21, 1872 as Document Number 75005) of Block 20 in Canal Trustees' Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
PARCEL 2: Lots 1 through 4, both inclusive in Dunning's Subdivision (according to the plat thereof recorded as Document Number 228031) of Lots 2 and 3 of Dunning's Subdivision of Block 20 in Canal Trustees' Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known as: 2411 N. Lincoln Avenue, Chicago, Illinois
Area of Land Described: 16,780 Sq. Ft.



Legend
 N = North
 S = South
 E = East
 W = West
 (TYP) = Typical
 Rec = Record
 Meas = Measure
 St = Street
 Ave = Avenue

Decimal/Inch Conversions		
0.01" = 1/8"	0.08" = 1"	0.58" = 7"
0.02" = 1/4"	0.17" = 2"	0.67" = 8"
0.03" = 3/8"	0.25" = 3"	0.75" = 9"
0.04" = 1/2"	0.33" = 4"	0.83" = 10"
0.05" = 5/8"	0.42" = 5"	0.92" = 11"
0.06" = 3/4"	0.50" = 6"	1.00" = 12"

NOTES: *Property corners were NOT staked per customer.
 *AutoCad file will not be provided under this contract. *For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. *Assume no dimension from scaling upon this plat. *Compare all points before building and report any difference at once.

Scale: 1 Inch equals 20 Feet

Ordered By: Contemporary Concepts
 Order Number: 2411C

State of Illinois)
 County of Cook) S.S.



Central Survey PLLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on Feb. 6, 2024 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 6th day of February 2024
 John M. Henriksen
 John M. Henriksen P.L.S. #2668 (exp. 11/30/2024) Professional Design Firm Land Surveying LLC (#184.005417)
 This professional service conforms to current Illinois minimum standards for a boundary survey.

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 **2411 N. Lincoln 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**.

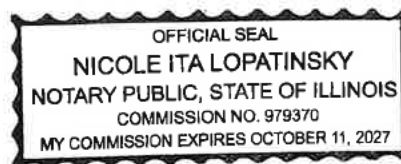
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is 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 2 day of April, 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 B3-3 Community Shopping District to the B3-5 Community Shopping District, on behalf of the Property Owner and Applicant, 2420 Halsted Land Owner, LLC, for the property located at **2411 N. Lincoln Ave., Chicago, IL.**

The Applicant is proposing to permit a 2,780.7 sq. ft. addition to the existing five-story mixed-use building's, which obtained a building permit on March 15th, 2022; first floor to expand its retail footprint. The existing mixed-use building will remain 57 ft. in height. The existing thirty-six (36) residential units located above grade will also remain without change. The subject property is a Transit Served Location and will be supported by eighteen (18) off-street parking spaces.

The Property Owner and Applicant, 2420 Halsted Land Owner, LLC, maintains offices at



I am the attorney for the Property Owner and Applicant, 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

A handwritten signature in black ink, appearing to read "Nicholas J. Ftikas", written over a horizontal line.

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.**