

#22473T/
INTRO DATE
May 22, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
3036 N. Lincoln Ave., Chicago, IL

2. Ward Number that property is located in: 32

3. APPLICANT Envoi Partners, LLC
ADDRESS 3401 N. California, 2nd Floor CITY Chicago
STATE IL ZIP CODE 60618 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 Lincoln Redevelopment, LLC
ADDRESS 235 W. Van Buren, Ste. 1507 CITY Chicago
STATE IL ZIP CODE 60607 PHONE 312-782-1983
EMAIL nick@sambankslaw.com CONTACT PERSON Nicholas Ftikas

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: _____
 Nathan Ernst and J. Cory Faulkner (Managers of Envoi Partners, LLC)

 Gus Dahleh (Manager of Lincoln Redevelopment, LLC)

7. On what date did the owner acquire legal title to the subject property? Contract to Purchase (2024)
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: B1-2 Proposed Zoning District: B3-3
10. Lot size in square feet (or dimensions): 6,250 square feet
11. Current Use of the Property: The subject property is improved with four-story mixed-use building.
- _____
12. Reason for rezoning the property: To permit the adaptive reuse of the existing building resulting with approximately 2,349 sq. ft. of retail space at grade and a total of sixteen (16) residential units above.
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 four-story masonry building. The plans provide a 2,349 sq. ft. retail unit at grade and a total of sixteen (16) residential units above. The building will remain 58 ft. in height. The subject property is a Transit Served Location and will be supported by seven (7) 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: (17-13-1003-EE) The Applicant seeks to reduce the number of off-street parking spaces required for a Transit Served Location from 50% (8 parking spaces) to 43.75% (7 parking spaces).

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-D) The Applicant seeks to waive the one (1) required loading berth for the proposed mixed-use 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, J. Cory Faulkner, in my capacity as Manager of Envoi Partners, 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

6th day of May, 2024.



Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

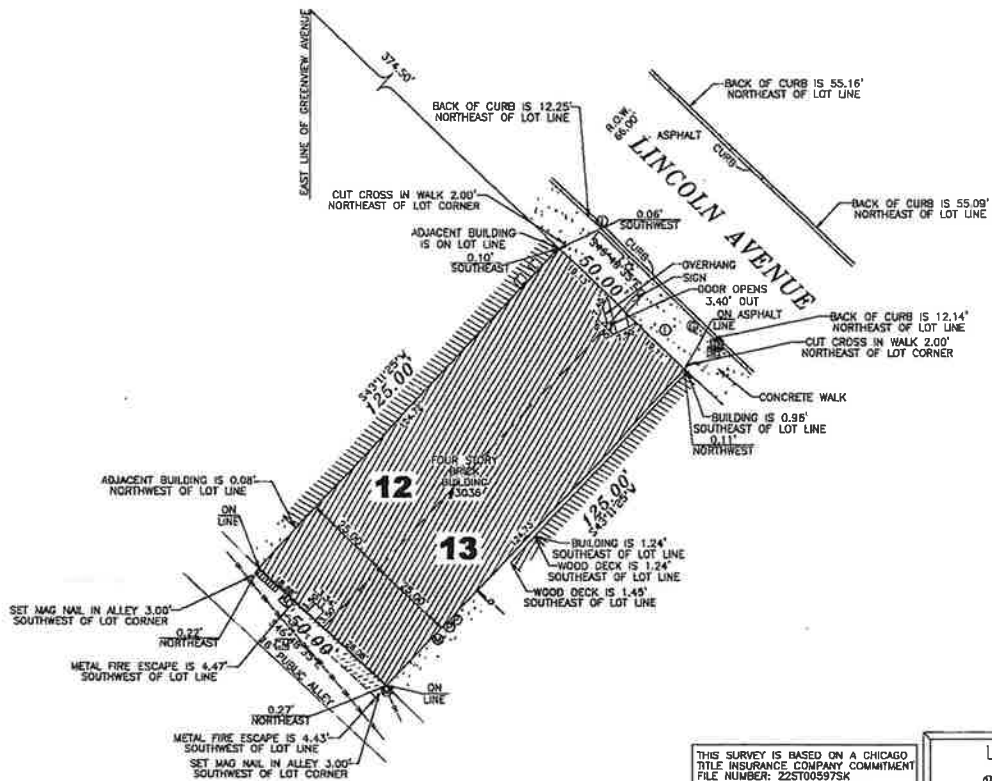
Ward: _____

ALTA/NSPS LAND TITLE SURVEY

OF

LOTS 12 AND 13 IN PETER OTT'S SUBDIVISION OF BLOCK 13 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY'S SUBDIVISION OF THE SOUTHWEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 3036 NORTH LINCOLN AVENUE



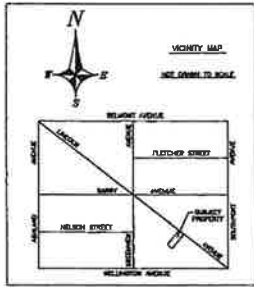
THIS SURVEY IS BASED ON A CHICAGO TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER: 2250059754 EFFECTIVE DATE: MARCH 9, 2023

NOTE: BASIS OF BEARING ASSUMED LINCOLN AVENUE IS S46°48'35"E.

AREA OF SURVEY= 6250 SQ. FT.

TAX I.D. # = 14-29-113-026-0000

LEGEND	
	METAL PIPE
	PVC PIPE
	GAS VALVE
	INLET
	LIGHT
	TELEPHONE BOX
	AIR CONDITIONER
	BUFFALO BOX
	COMED MANHOLE
	LAMP
	WOOD FENCE
	OVERHEAD WIRE



SURVEY IS CERTIFIED TO:
 1.) LINCOLN REDEVELOPMENT LLC
 2.) CHICAGO TITLE INSURANCE COMPANY
 3.) CRE BRIDGE CAPITAL, LLC, ITS SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS NO. TABLE "A" ITEMS OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 28th, 2023.

DATE OF PLAT: MAY 9th, 2023.



STEVEN NAGEL
IPLS No. 3354

CLIENT: GUS DAHLEN



15935 S. BELL ROAD (708) 645-1136
 HOMER GLEN, IL. 60491 FAX (708) 645-1138
 WWW.JNTLANDSURVEY.COM

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.

INDIVIDUAL DESIGN FIRM
 LAND SURVEYOR CORPORATION
 LICENSE NO. 038-2004
 EXPIRES 11/30/24

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

May 22, 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 **3036 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 **May 22, 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 22nd day of May, 2024.



Notary Public



Via USPS First Class Mail
May 22, 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 May 22, 2024, I, the undersigned, intend to file an application for a change in zoning from the B1-2 Neighborhood Shopping District to the B3-3 Community Shopping District, on behalf of the contract purchaser and Applicant, Envoi Partners, LLC, for the property located at **3036 N. Lincoln Ave., Chicago, IL.**

The Applicant is proposing to adapt and reuse the existing four-story masonry building. The plans provide a 2,349 sq. ft. retail unit at grade and a total of sixteen (16) residential units above. The building will remain 58 ft. in height. The subject property is a Transit Served Location ("TSL") and will be supported by seven (7) off-street parking spaces. Since it is a TSL, a minimum lot area reduction is permitted pursuant to Section 17-3-0402-B of the Chicago Zoning Ordinance ("Zoning Ordinance") since the required ARO unit will be provided onsite. The Applicant intends on filing a Type 1 Optional Administrative Adjustment and Variation per Section 17-13-0303-D. Pursuant specifically to Secs. 17-13-1003-EE and 17-13-1101-D of the Zoning Ordinance, the Applicant is seeking to reduce the number of off-street parking spaces for a Transit Served Location from eight (8) to seven (7), and waive the loading berth requirement.

The Applicant, Envoi Partners, LLC, maintains offices at 3401 N. California, 2nd Floor, Chicago, IL 60618.

The Property Owner, Lincoln Redevelopment, LLC, maintains offices at 235 W. Van Buren, Ste. 1507, Chicago, IL 60607.

I am the attorney for the 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



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.**

To whom it may concern:

I, Gus Dahleh, as Manager and on behalf of Lincoln
Redevelopment LLC, the owner of the property located at 3036 N. Lincoln Ave.,
Chicago, IL, authorize the Law Offices of Samuel V.P. Banks to file a Zoning
Amendment Application on behalf of the contract purchaser and Applicant, Envoi
Partners, LLC, with the City of Chicago for that property.



Lincoln Redevelopment LLC

FORM OF AFFIDAVIT

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

To Whom It May Concern:


I, J. Cory Faulkner, as Manager and on behalf of Envoi Partners, LLC, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying Envoi Partners, LLC, as the contract purchase and Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 3036 N. Lincoln Ave., IL.

I, J. Cory Faulkner, as Manager and on behalf of Envoi Partners, LLC, being first duly sworn under oath, depose and say that Envoi Partners, LLC, holds that interest for itself and no other person, association, or shareholder.



J. Cory Faulkner
Envoi Partners, LLC

Subscribed and Sworn to before me
this 6th day of May, 2024.



Notary Public



To whom it may concern:

I, J. Cory Faulkner, as Manager and on behalf of Envoi Partners, LLC, the contract purchaser and Applicant concerning the property located at 3036 N. Lincoln Ave., 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.



Envoi Partners, LLC