

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

#22379  
INTRO DATE  
MARCH 20, 2024

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

3015-3017 N. Lincoln Avenue

2. Ward Number that property is located in: 32nd Ward

3. APPLICANT Trimtab, LLC

ADDRESS 1560 Sherman Ave, Suite 1010 CITY Evanston

STATE IL ZIP CODE 60201 PHONE 847.475.7580

EMAIL [zuckerb@humancapital.com](mailto:zuckerb@humancapital.com) CONTACT PERSON Brian Zucker

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 applicant to proceed.

OWNER \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

PHONE \_\_\_\_\_ 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 Warren E. Silver, Silver Law Office PC

ADDRESS 1700 W. Irving Park Road, Suite 102

CITY Chicago STATE IL ZIP CODE 60613

PHONE 773.832.9550, x-1 FAX 773.832.9552 EMAIL [warren@silverlawoffice.com](mailto:warren@silverlawoffice.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: Brian Zucker
7. On what date did the owner acquire legal title to the subject property? October 3, 2019
8. Has the present owner previously rezoned this property? If yes, when? Yes; June 25, 2021 (O2021-1886)
9. Present Zoning District: B1-5 Proposed Zoning District: B1-2
10. Lot size in square feet (or dimensions): 6,467 square feet
11. Current Use of the Property: Office (approx. 11,060 sq.ft) and one dwelling unit
12. Reason for rezoning the subject property: To return the subject property to its previous zoning District per agreement with the 32<sup>nd</sup> Ward Alderperson after completion of the interior remodeling of the existing building to convert the existing building to its current office use and one dwelling unit within the existing three-story building, as contemplated by the June 25, 2021 rezoning of the subject property.
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): June 25, 2021 rezoning was to allow conversion of the existing three-story building to approximately 11,060 square feet of office space and one dwelling unit and 2 parking spaces (total 21,248 square feet), 60' 4" in height (for addition of accessibility at roof; building remains 3-story). No changes are anticipated at this time.
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:** \_\_\_\_\_

**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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES  NO

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COUNTY OF COOK  
STATE OF ILLINOIS

The Applicant, Trimtab, LLC, 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.

Trimtab, LLC

By:  \_\_\_\_\_, manager  
Signature of Applicant

Subscribed and Sworn to before me this  
29 day of February, 2024.



  
\_\_\_\_\_  
Notary Public

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**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY \* ALTA \* TOPOGRAPHIC \* CONDOMINIUM SURVEYS

7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS

PROFESSIONAL DESIGN FIRM NO. 184-003023

PROFESSIONALS ASSOCIATED  
PHONE: (847) 675-3000  
FAX: (847) 675-2167  
E-MAIL: pa@professionalsassociated.com  
www.professionalsassociated.com

MM SURVEY  
PHONE: (773) 282-5900  
FAX: (773) 282-9424  
E-MAIL: info@MMSurveyingChicago.com  
www.mmsurveyingchicago.com

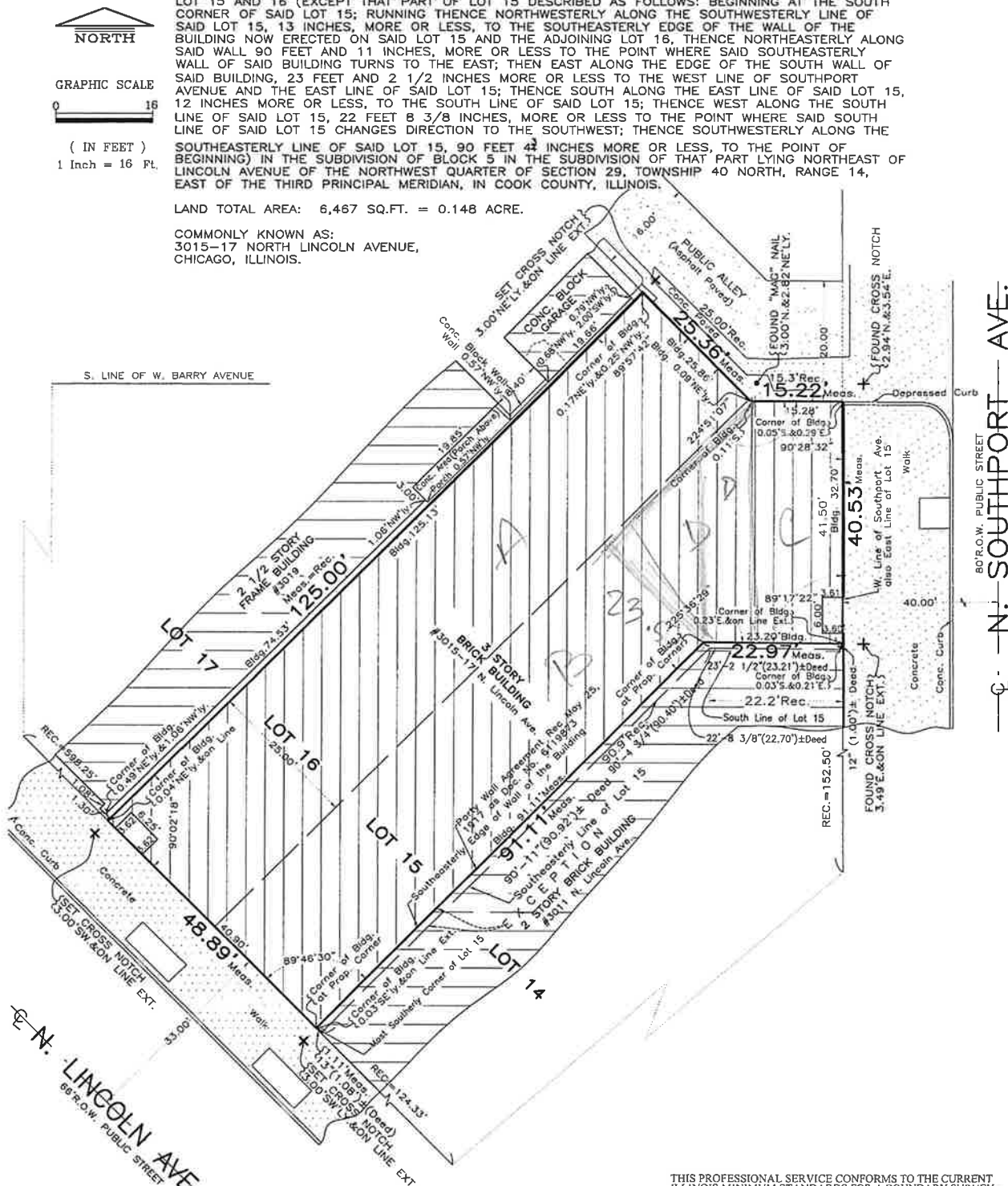
PLAT OF SURVEY

OF

LOT 15 AND 16 (EXCEPT THAT PART OF LOT 15 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH CORNER OF SAID LOT 15; RUNNING THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 15, 13 INCHES, MORE OR LESS, TO THE SOUTHEASTERLY EDGE OF THE WALL OF THE BUILDING NOW ERECTED ON SAID LOT 15 AND THE ADJOINING LOT 16, THENCE NORTHEASTERLY ALONG SAID WALL 90 FEET AND 11 INCHES, MORE OR LESS TO THE POINT WHERE SAID SOUTHEASTERLY WALL OF SAID BUILDING TURNS TO THE EAST; THEN EAST ALONG THE EDGE OF THE SOUTH WALL OF SAID BUILDING, 23 FEET AND 2 1/2 INCHES MORE OR LESS TO THE WEST LINE OF SOUTHPORT AVENUE AND THE EAST LINE OF SAID LOT 15; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 15, 12 INCHES MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 15; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 15, 22 FEET 8 3/8 INCHES, MORE OR LESS TO THE POINT WHERE SAID SOUTH LINE OF SAID LOT 15 CHANGES DIRECTION TO THE SOUTHWEST; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 15, 90 FEET 4 1/2 INCHES MORE OR LESS, TO THE POINT OF BEGINNING) IN THE SUBDIVISION OF BLOCK 5 IN THE SUBDIVISION OF THAT PART LYING NORTHEAST OF LINCOLN AVENUE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 6,467 SQ.FT. = 0.148 ACRE.

COMMONLY KNOWN AS:  
3015-17 NORTH LINCOLN AVENUE,  
CHICAGO, ILLINOIS.



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 ABSTRACT.

Order No. 90-18180  
Scale: 1 inch = 16 feet.  
Date of Field Work: January 10, 2024.  
Ordered by: SILVER LAW OFFICE PC  
Attorneys at Law



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: January 29, 2024.  
Hylton E. Donaldson  
ILLINOIS LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024.  
DRAWN BY: J.V.

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

March 5, 2024

Honorable Bennett Lawson  
Vice-Chair, Committee on Zoning  
121 North LaSalle Street  
Room 304, City Hall  
Chicago, IL 60602

The undersigned, Stacey Rubin Silver, 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 applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, 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.

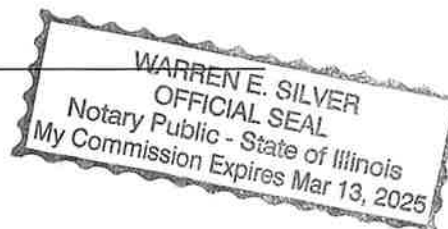
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant will file the application for rezoning on or about March 20, 2024.

The undersigned certifies that the applicant has 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 complete list containing the names and addresses of the people required to be served.

*Stacey Ruben Silver*

Subscribed and Sworn to before me this  
5<sup>th</sup> day of March, 2024.

*[Signature]*  
Notary Public



**Silver**  
law office pc

**Warren E. Silver**  
**Stacey Rubin Silver**

March 5, 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 March 20, 2024, the undersigned will file an application for a change in zoning from B1-5 Neighborhood Shopping District to B1-2 Neighborhood Shopping District on behalf of the applicant, Trimtab, LLC, for the property located at 3015-3017 N. Lincoln Avenue. The applicant is also the owner of the subject property.

The purpose of the proposed change in zoning is to return the zoning classification of the subject property to its zoning district prior to the redevelopment of the existing building on the subject property pursuant to the 2021 agreement with the Alderperson of the 32<sup>nd</sup> Ward allowing for the 2021 rezoning of the subject property, pursuant to which the building on the subject property was redeveloped to establish approximately 11,060 square feet of office space on the ground floor, second floor and part of the third floor, as well as an additional 4,220 square feet in the below-grade basement, plus one residential dwelling unit on the remainder of the third floor and within a mezzanine level within the existing building envelope, with two on-site parking spaces and building height of 60' 4".

This redevelopment has been completed; no further changes to the subject property are anticipated at this time.

Trimtab, LLC has its principal place of business at 1560 Sherman Ave., Suite 1010, Evanston, Illinois 60201. The contact person for this application is Warren Silver, of Silver Law Office PC, attorneys for the applicant, located at 1700 W. Irving Park, Suite 102, Chicago, Illinois 60613. He can be reached at 773.832.9550.

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.

Very truly yours,



Warren E. Silver