CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

4411 West Diversey Avenue, Chicago, IL

2. Ward Number that property is located in: 31

3. APPLICANT 4401 Property, LLC

ADDRESS 4411 West Diversey Avenue CITY Chicago

STATE Illinois ZIP CODE 60639 PHONE [redacted]

EMAIL [redacted] CONTACT PERSON Haney Khalil

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 Nicholas Ftikas - 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 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: Haney Khalil (manager)

7. On what date did the owner acquire legal title to the subject property? December 2024

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: C1-1 Proposed Zoning District: M1-1

10. Lot size in square feet (or dimensions): Approximately 21,024 sq. ft. (175.2 ft. by 120 ft.)

11. Current Use of the Property: The subject property is improved with a four (4) pump gas station and an accessory retail convenience store.

12. Reason for rezoning the property: The Applicant is seeking to renovate the site and construct a new one-story accessory retail convenience store.

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 renovate the existing gas station at the subject property. The proposed gas station will operate with four (4) gas pumps. The location of the gas pumps will not change. The project calls for a new one-story 3,500 sq. ft. retail convenience store building. Nine (9) onsite parking spaces will be provided. The Applicant will seek Special Use approval for the proposed project.

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 for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Haney Khalil, Manager of 4401 Property, 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.

Signature of Applicant

Subscribed and Sworn to before me this
5 day of MAY, 2025.

Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Written Notice, Form of Affidavit: Section 17-13-0107
May 21, 2025

Chairman Walter Burnett, Jr.
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 **4411 West Diversey Avenue, 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 21, 2025.**

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 1 day of MAY, 2025.

_____
Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

Via USPS First Class Mail
May 21, 2025

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 21, 2025, I, the undersigned, intend to file an application for a change in zoning from the C1-1 Neighborhood Commercial District to the M1-1 Limited Manufacturing/Business Park District, on behalf of the Applicant and Property Owner, 4401 Diversey, LLC, for the property located at **4411 West Diversey Avenue, Chicago, IL**.

The Applicant is seeking a zoning change in order to renovate the existing gas station and construct a new one-story accessory retail convenience store at the subject property.

The Applicant and Property Owner, 4401 Diversey, LLC, maintains offices at 4411 West Diversey Avenue, Chicago, Illinois 60639.

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.**

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

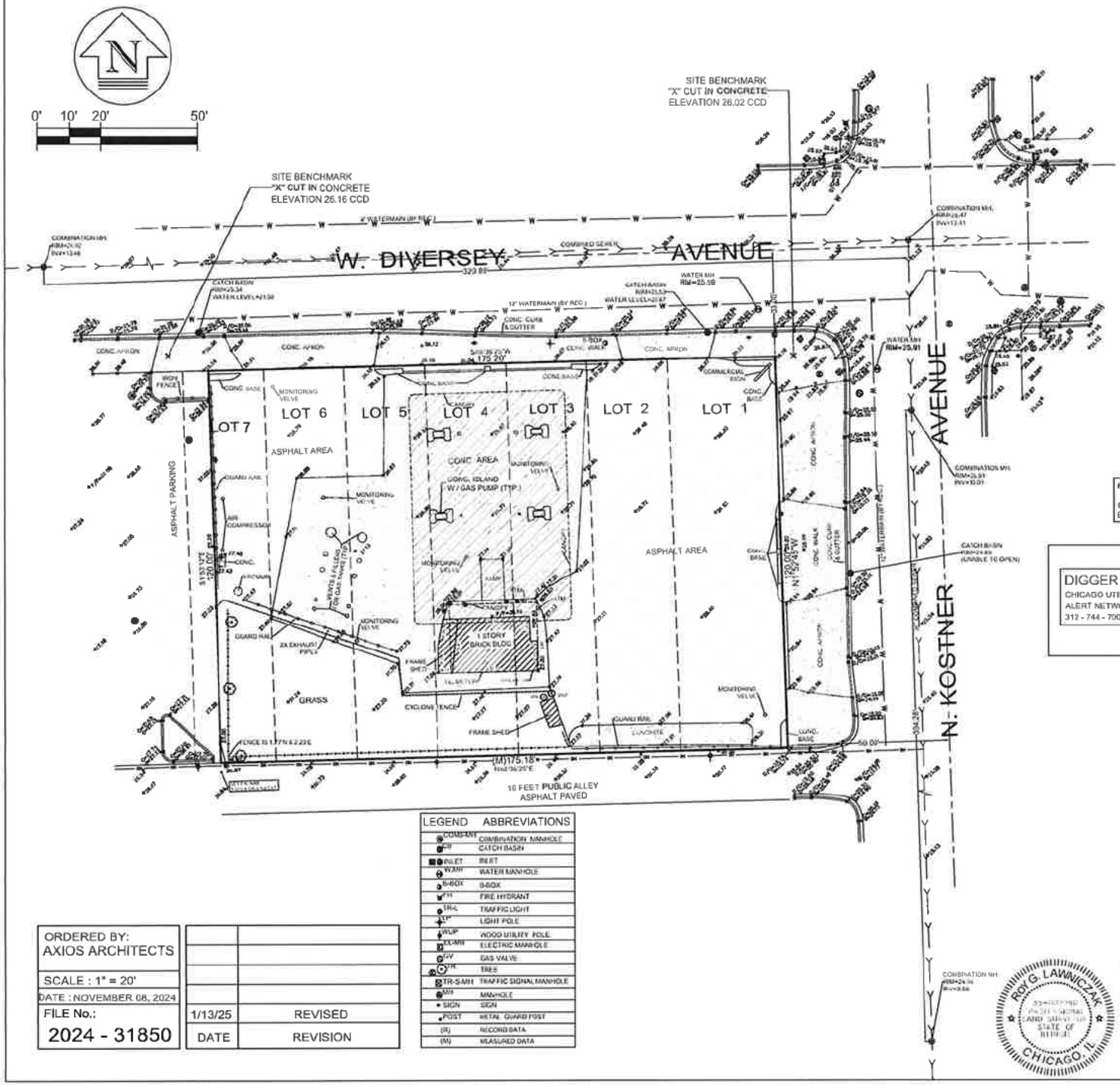
BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOTS 1 THROUGH 6, BOTH INCLUSIVE, AND THE EAST 17 FEET OF LOT 7 IN BLOCK 1 IN S.S. HAYES KELVIN GROVE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **4411 W. DIVERSEY AVENUE, CHICAGO, ILLINOIS**

PERMANENT INDEX NUMBER: 13 - 27 - 303 - 038 - 0000



LEGEND	ABBREVIATIONS
COMB-MH	COMBINATION MANHOLE
CB	CATCH BASIN
INLET	INLET
W-MH	WATER MANHOLE
B-BOX	B-BOX
FH	FIRE HYDRANT
TR-L	TRAFFIC LIGHT
LP	LIGHT POLE
W-UP	WOOD UTILITY POLE
EX-MH	ELECTRIC MANHOLE
GV	GAS VALVE
TR	TREE
TR-S-MH	TRAFFIC SIGNAL MANHOLE
MH	MANHOLE
SIGN	SIGN
POST	METAL GUARD POST
(R)	RECORD DATA
(M)	MEASURED DATA

REFERENCE BENCH MARK:

CITY OF CHICAGO STANDARD BENCH MONUMENT NUMBER 285
ELEVATION = 25.185

DIGGER
CHICAGO UTILITY ALERT NETWORK
312 - 744 - 7000

PUBLIC UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION

ORDERED BY: AXIOS ARCHITECTS		
SCALE : 1" = 20'		
DATE : NOVEMBER 08, 2024		
FILE No.: 2024 - 31850	1/13/25	REVISED
	DATE	REVISION

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, JANUARY 13, A.D. 2025.

ROY G. LAWNICZAK REGISTERED ILLINOIS LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

BY: _____

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO : 184-004576
LICENSE EXPIRES: APRIL 30, 2025