CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

3200 South Wallace Street, Chicago, IL

2. Ward Number that property is located in: 11

3. APPLICANT South Side Premier Properties, LLC

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE 312-782-1983

EMAIL nick@sambankslaw.com CONTACT PERSON Nicholas J. 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 Applicant - 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 J. 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: Jake Faber and Sean Wagner

7. On what date did the owner acquire legal title to the subject property? August 2022

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

9. Present Zoning District: RS-3 Proposed Zoning District: C1-1

10. Lot size in square feet (or dimensions): 3,121.25 sq. ft.

11. Current Use of the Property: The subject property is improved with a three-story mixed-use building.

12. Reason for rezoning the property: To permit the re-establishment of a tavern at grade-level within the existing building at 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 proposed building. (BE SPECIFIC): The Applicant is proposing to establish a tavern within the existing building at the subject property. The proposed tavern would be approximately 800 sq. ft. and would replace the presently vacant unit at grade-level, which was last occupied by a tavern. There will be no changes to the height and footprint of the existing building.

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

Sean Wagner, in my capacity as Manager of South Side Premier Properties, 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

29 day of March, 2024.

Notary Public

OFFICIAL SEAL
Nicholas Ftikas
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires September 28, 2024

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

PLAT OF SURVEY

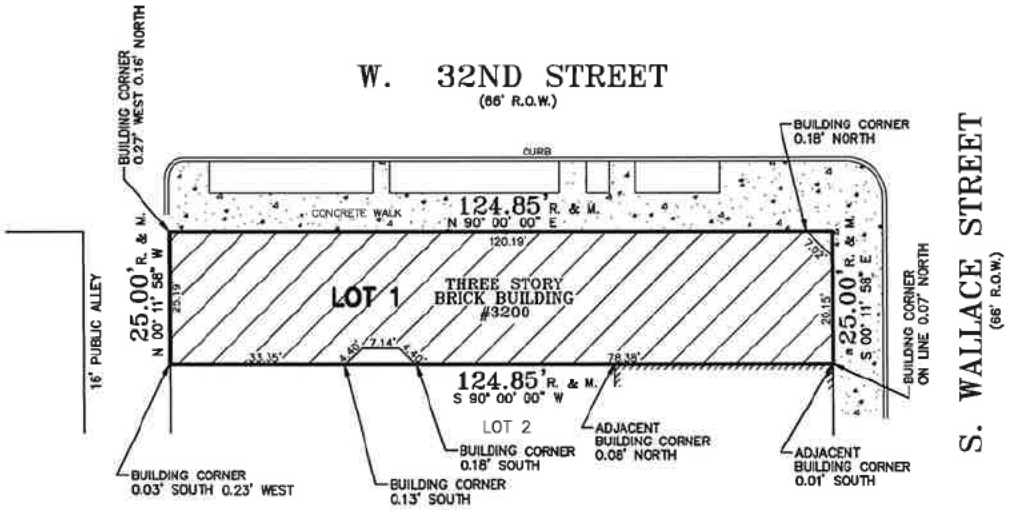
OF

LOT 1 IN SUBDIVISION OF THE EAST HALF AND THE EAST 8 FEET OF THE WEST HALF OF SUB BLOCK 4 IN SUBDIVISION OF BLOCK 7 IN CANAL TRUSTEES SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NORTH

SCALE: 20'

BEARING SYSTEM: ASSUMED



NOTE: R. & M. DENOTES RECORD AND MEASURED DISTANCES RESPECTIVELY
BEARINGS SHOWN HEREON ARE MEASURED

AREA SURVEYED = 3,121 SQ. FT.

CLIENT: SOUTH SIDE PREMIER PROPERTIES
JOB ADDRESS: 3200 S. WALLACE STREET, CHICAGO, IL
JOB NO: 24-03-017

S.H. CAMPBELL
LAND SURVEYING

8432 SOUTH 84TH AVENUE TEL: (708) 594-5370
HICKORY HILLS, IL. 60457 FAX: (708) 594-5369

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 LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

SCOTT H. CAMPBELL
035-003132
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
HICKORY HILLS ILLINOIS

State of Illinois } SS
County of Cook }

I, Scott H. Campbell, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey", and that the plat hereon drawn is a correct representation of said survey.

Dated, this 18TH day of MARCH, 2024

Illinois Professional Land Surveyor No. 3132
License expires November 30, 2024

Date fieldwork performed 03-16-2024

Written Notice, Form of Affidavit: Section 17-13-0107
April 17, 2024

Acting Chairman
Committee on Zoning Landmarks, and Building Standards
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 **3200 South Wallace Street, Chicago, Illinois**; 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 30 day of MARCH, 2024.

_____
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
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 RS-3 Residential Single Unit District to the C1-1 Neighborhood Commercial District, on behalf of the Applicant, South Side Premier Properties, LLC, for the property located at **3200 South Wallace Street, Chicago, IL**.

The Applicant is proposing to establish a tavern within the existing building at the subject property. The proposed tavern would be approximately 800 sq. ft. and would replace the presently vacant unit at grade-level, which was last occupied by a tavern. There will be no changes to the height and footprint of the existing building.

The Applicant and Property Owner, South Side Premier Properties, LLC, maintains offices at [redacted]

I am the attorney for the Applicant and Property Owner. 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.**