#22797-T1
INTRO DATE
JULY 16, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

6941-57 South Western Avenue, Chicago, IL 60636

2. Ward Number that property is located in: 16th Ward

3. APPLICANT Patriot Motors Chicago LLC

ADDRESS 6941 South Western Avenue CITY Chicago

STATE Illinois ZIP CODE 60636 PHONE 773-884-7200

EMAIL [redacted] CONTACT PERSON Shawn Kohli

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 Patriot Real Estate Chicago LLC

ADDRESS 3340 Main Street CITY Skokie

STATE Illinois ZIP CODE 60076 PHONE 773-884-7200

EMAIL [redacted] CONTACT PERSON Shawn Kohli

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: Shawn Kohli (Manager)

7. On what date did the owner acquire legal title to the subject property? July 25, 2024

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

9. Present Zoning District: B1-2 + C2-2 (Split zoned) Proposed Zoning District: C2-2

10. Lot size in square feet (or dimensions): Approx. 403.5 ft. by 125.1 ft. (50,492 sq. ft.)

11. Current Use of the Property: The subject property is improved with a one-story commercial building and a surface parking lot.

12. Reason for rezoning the property: The Applicant is proposing to establish a uniform zoning district and permit a one-story addition, containing approximately 4,193 sq. ft. of floor area, to the existing one-story commercial building.

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 subject property is improved with a one-story commercial building (zoned B1-2) and a surface parking lot (zoned C2-2). The commercial building contains approximately 18,068 sq. ft. of floor area and is occupied by an existing auto dealership. The Applicant is proposing to establish a uniform zoning district and construct a one-story addition, containing approximately 4,193 sq. ft. of floor area to the existing commercial 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:** (17-13-1003-II) to modify/waive the Fencing Standards of Sec. 17-11-0601 to permit the existing ornamental metal fencing at the property line, modify/waive the Screening of Vehicular Use Areas from Streets requirements of sec.17-11-0602, and modify/waive the Parkway Trees Standards of Sec. 17-11-0603 to permit ten (10) parkway trees along South Western Avenue.

☒ **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) to waive the 7.5% interior landscaping requirement for the existing 25,000 sq. ft. surface parking lot area and all relief necessary, as allowed by the Code, for the attached plans.

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

Shawn Kohli, 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 30 day of JUNE, 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: _____

To whom it may concern:

I, Shawn Kohli as the manager of Patriot Real Estate Chicago LLC, the owner of the subject property located at 6941-57 South Western Avenue, 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.

Shawn Kohli

Manager
Patriot Real Estate
Chicago LLC

**Written Notice, Form of Affidavit: Section 17-13-0107**
July 16, 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 **6941-57 South Western 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 **July 16, 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 26 day of JUNE, 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*

**PUBLIC NOTICE**

July 16, 2025

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 July 16, 2025, I, the undersigned, intend to file an application for a change in zoning from the B1-2 Neighborhood Shopping District and the C2-2 Motor Vehicle-Related Commercial District (split zone) to the C2-2 Motor Vehicle-Related Commercial District, on behalf of the Applicant, Patriot Motors Chicago LLC, for the property located at **6941-57 South Western Avenue, Chicago, IL**.

The Applicant is proposing to establish a uniform zoning district and permit a proposed one-story addition, containing approximately 4,193 sq. ft. of floor area, to the existing one-story commercial building. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-II and 17-13-1101 of the Chicago Zoning Ordinance, the Applicant is seeking to modify/waive the Fencing Standards of Sec. 17-11-0601, modify/waive the Screening of Vehicular Use Areas from Streets requirements of Sec. 17-11-0602, modify/waive the Parkway Trees Standards od Sec. 17-11-0603, waive the 7.5% interior landscaping requirement, and all relief necessary, as allowed by the Code, for the Type-1 plan set.

The Applicant, Patriot Motors Chicago LLC, maintains offices at 6941 South Western Avenue, Chicago, Illinois 60636.

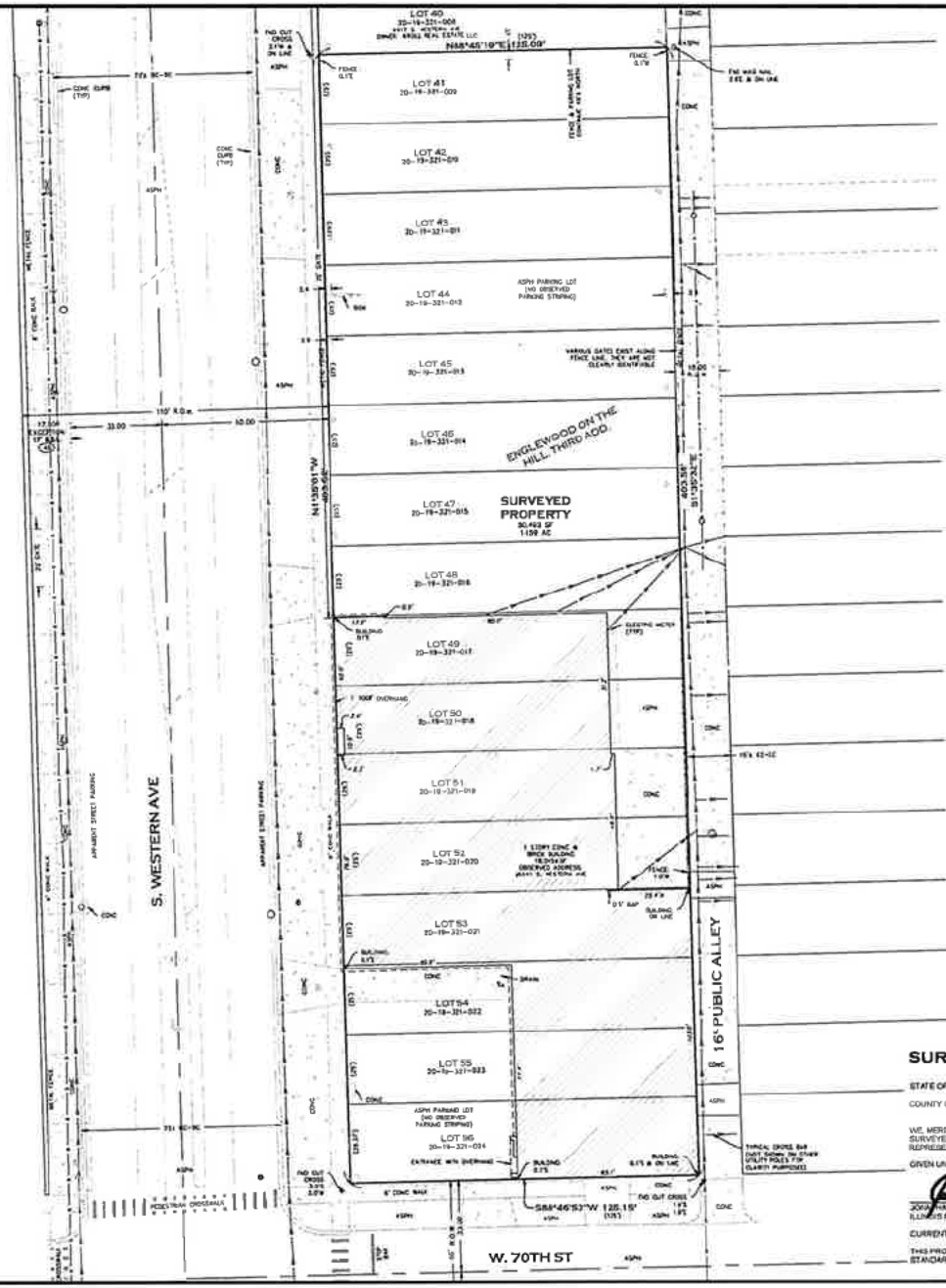
I am the attorney for the Applicant, and I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

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.**

# PLAT OF SURVEY




## LEGEND

PROPERTY BOUNDARY
ADJOINER PROPERTY LINE
EASEMENT LINE
BUILDING SETBACK LINE
MEASURED OR CALCULATED DISTANCE
DEED OR RECORDED DISTANCE
FOUND IRON PIPE
FOUND CUT CROSS
SET CUT CROSS AT OFFSET
STORM SEWER
SANITARY SEWER
WATER MAIN
UNDERGROUND GAS LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND TELEPHONE LINE
OVERHEAD UTILITY LINES
FENCE LINE
CURB AND GUTTER
SINGLE POLE SIGN
TREE
SHRUB/BUSH
TELEPHONE PEDESTAL
TRANSFORMER
LIGHT POLE
SANITARY MANHOLE
SANITARY CLEANOUT
FIRE HYDRANT
VALVE AND VAULT
GATE VALVE
STORM DETENTION & WATER
STORM MANHOLE
STORM CATCH BASIN
TRAFFIC MANHOLE
OVERHEAD SIGN/UTILITY
ELECTRIC STRUCTURE
UTILITY MANHOLE
CONCRETE
ASPHALT
BRICK
BUILDING

## ABBREVIATIONS

| | |
|---|---|
| B.S.L.= | BUILDING SETBACK LINE |
| P.U.E.= | PUBLIC UTILITY EASEMENT |
| U.E.= | UTILITY EASEMENT |
| C.E.= | CITY EASEMENT |
| D.E.= | DRAINAGE EASEMENT |
| P.U. & D.E.= | PUBLIC UTILITY & DRAINAGE EASEMENT |
| P.O.B.= | POINT OF BEGINNING |
| P.O.C.= | POINT OF COMMENCEMENT |
| P.O.T.= | POINT OF TERMINATION |
| R.O.W.= | RIGHT-OF-WAY |
| DOC. NO.= | DOCUMENT NUMBER |
| REC.= | RECORDED |
| EP | EDGE OF PAVEMENT |
| EC | EDGE OF CONCRETE |

## LEGAL DESCRIPTION

LOTS 41 THROUGH 56 INCLUSIVE, IN ENGLEWOOD ON THE HILL THIRD ADDITION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## SURVEYOR'S NOTES

1. BASIS OF BEARING: GRID NORTH, IL EAST ZONE, STATE PLANE COORDINATE SYSTEM, NAD83.
2. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
3. DIMENSIONS SHOWN HEREON ON ARE BOTH RECORD AND MEASURED/CALCULATED UNLESS OTHERWISE NOTED. MONUMENTS VERIFIED/FOUND AT CORNER UNLESS OTHERWISE NOTED.
4. COMPARE ALL DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
5. THE IMPROVEMENTS SHOWN HEREON WERE LOCATED AT THE TIME OF THE SURVEY AND ARE NOT A REPRESENTATION OF ANY PHYSICAL STRUCTURE OR FEATURES THAT MAY HAVE BEEN OBSTRUCTED BY SNOW, ICE, LANDSCAPING, OR BRUSH.
6. PREPARED FOR: THOMAS ARCHITECTS
   2800 S RIVER RD, STE 305
   DES PLAINES, IL 60018
7. SETBACK LINES ARE NOT DEPICTED HEREON UNLESS DEPICTED ON RECORD PLAT OF SUBDIVISION, OR CLEARLY STATED ON PROVIDED ZONING REPORTS. IN REVIEW OF THE ZONING REPORT, THERE ARE NO RELEVENT SETBACKS TO BE SHOWN HEREON. PER THE CITY OF CHICAGO, THE SURVEYED PROPERTY IS ZONED AS A "B1-2" & "C3-2".

   *PLEASE CONSULT CURRENT ZONING ORDINANCE FOR FURTHER DETAILS.
8. TIES FOR UTILITY POLES, BOLLARDS, AND LIGHT POLES ARE TO THE APPROXIMATE CENTER.
9. PORTIONS OF SITE CONTAIN ASPHALT COVERING CONCRETE AND DETERMINATING CURB BUT ONLY OBVIOUS AND APPARENT MATERIAL CHANGES ARE SHOWN HEREON.
10. ADJOINER PROPERTIES WERE NOT ACCESSIBLE AT TIME OF FIELD WORK- IMPROVEMENTS ARE LIMITED DUE TO THIS.
11. VEHICULAR AND PEDESTRIAN DOORS AT BUILDINGS ARE NOT SHOWN HEREON.
12. ADDITIONAL GATES MAY EXIST THAT MAY HAVE NOT BEEN CLEARLY IDENTIFIABLE AS A GATE.

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

WE, MERITCORP GROUP, LLC HEREBY CERTIFY THAT WE HAVE SURVEYED THE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL ON THIS 10TH DAY OF JUNE, 2025.

JOHNATHAN D. SPINOZZA
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3656

CURRENT LICENSE EXPIRES NOVEMBER 30, 2026.

THIS PROFESSIONAL SERVICE CONFORMS TO THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN THE STATE OF ILLINOIS.

JOHNATHAN D. SPINOZZA 035-3656 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

COPYRIGHT ©2025 MeritCorp

NORTH
1" = 20' GRAPHIC SCALE

DESCRIPTION: ISSUED TO CLIENT
DATE: 06/11/2025

MeritCorp
4222 Meridian Parkway, Suite 112
Aurora, IL 60504
Office 630.554.8655
Lic. No. 184-005660
www.meritcorp.com
Other Office Locations: Gurnee, IL

6921-6957 S. WESTERN AVE
CHICAGO, IL 60636
PLAT OF SURVEY

| | |
|---|---|
| PROJECT NO. | M23117A |
| DRAWN BY: | JKP |
| CHECKED BY: | JDS |
| SHEET No. | 1/1 |