

#23195 T1
INTRO DATE
OCT 14, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

864-68 North Orleans Street, Chicago, IL

2. Ward Number that property is located in: 2

3. APPLICANT Stob Hotel LTD.

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]

EMAIL [REDACTED] CONTACT PERSON Kevin Folkerts

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 [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]

EMAIL [REDACTED] CONTACT PERSON [REDACTED]

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 Samuel V.P. Banks, Nicholas J. Ftikas

ADDRESS 221 North LaSalle Street, 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: Kevin Folkerts and Kimberly McBride
-
7. On what date did the owner acquire legal title to the subject property? September 2023
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: PD 1492 Proposed Zoning District: DX-5
10. Lot size in square feet (or dimensions): Approximately 7,500 sq. ft. (75 ft. by 100 ft.)
11. Current Use of the Property: The subject property contains a surface parking lot with approximately 19 parking spaces.
12. Reason for rezoning the property: To permit the redevelopment of the subject property with a new five-story mixed-use building containing commercial space at grade and hotel rooms on the floors 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 proposed mixed-use building will contain two (2) commercial spaces on the first floor containing approximately 1,370 sq. ft. and 2,200 sq. ft., respectively. A total of fourteen (14) hotel rooms will be located on the floors above. The proposed building will measure approximately 57 ft.-6 in. in height and will not provide 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 to zero.

☐ **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. The Applicant is seeking all zoning relief, as needed and as allowed by the

Chicago Zoning 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

Kevin Folkerts, 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
19 day of AUGUST, 20 26.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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

October 14, 2026

Chairman Gilbert Villegas
Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

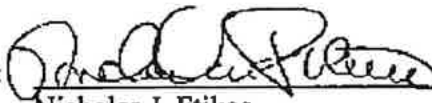
The undersigned, **Nicholas J. Ftikas**, being first duly sworn on oath, deposes and says the following:

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.

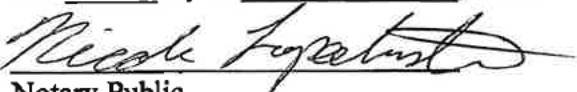
That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **864-68 North Orleans Street, Chicago, IL**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **October 14, 2026**.

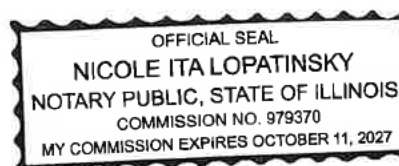
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is 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 2nd day of SEPTEMBER, 2026.


Notary Public



Via USPS First Class Mail

October 14, 2026

PUBLIC NOTICE

Dear Property Owner:

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 October 14, 2026, I, the undersigned, intend to file an application for a change in zoning from Business Planned Development Number 1492 to the DX-5 Downtown Mixed-Use District, on behalf of the Applicant-Owner Stob Hotel LTD., for the property located at **864-68 North Orleans Street, Chicago, IL.**

The Applicant is proposing to develop the subject property with a new five-story mixed-use building containing two (2) retail units at grade and fourteen (14) hotel rooms on the floors above. One of the retail units will contain approximately 1,370 sq. ft. of floor area and the second retail unit will contain approximately 2,200 sq. ft. of floor area. The proposed building will measure approximately 57 ft.-6 in. in height. The subject property is a Transit Served Location and will not provide off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the number of off-street parking spaces to zero and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

The Applicant-Owner, Stob Hotel LTD., maintains offices at [REDACTED]

I am the attorney for the Applicant-Owner, 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

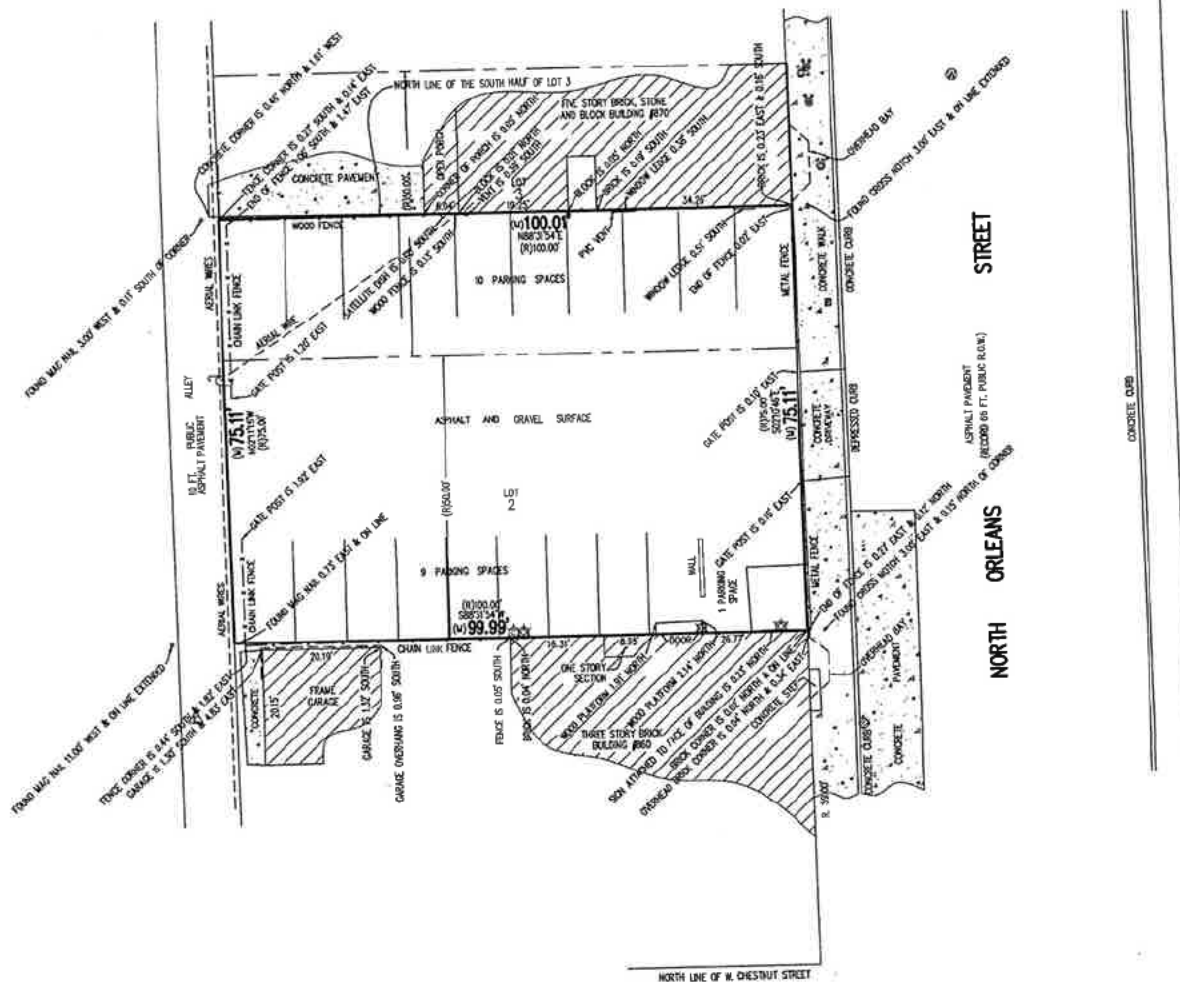
*Please note the Applicant is **NOT** seeking to purchase or rezone your property.

*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.

(IN FEET)
1" = 15'



CONTAINING 7,510 SQUARE FEET OR 0.172 ACRES MORE OR LESS.



PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

