CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1414-16 West 69th Street, Chicago, Illinois

2. Ward Number that property is located in: 17

3. APPLICANT Belle Lucre LLC

ADDRESS 1416 West 69th Street CITY Chicago

STATE IL ZIP CODE 60636 PHONE 843-271-0719

EMAIL connect@bellelucre.com CONTACT PERSON Felicia Slaton-Young

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 the 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 Samuel V.P. Banks, Nicholas 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: Felicia Slaton-Young (Manager-Member)

7. On what date did the owner acquire legal title to the subject property? May 2021

8. Has the present owner previously rezoned this property? If yes, when? 2021

9. Present Zoning District: B3-2 Proposed Zoning District: B3-2

10. Lot size in square feet (or dimensions): 49.9 ft. x 125 ft. (approximately 6,237.5 sq. ft.)

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

12. Reason for rezoning the property: to permit 1,320 sq. ft. of retail space on the ground floor and a residential dwelling unit on the second floor of the existing two-story mixed-use 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 Applicant is proposing to reuse the existing two-story mixed-use building by establishing approximately 1,320 sq. ft. of retail space at grade and one (1) residential unit above. The existing building will remain 26 ft.-8 in. in height. The property is a Transit Served Location and will be supported by four (4) 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) increase the parking off-street parking requirement for a Transit Served location from one (1) parking space to four (4) parking spaces.

☒ **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.** seeking 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

Felicia Slaton-Young, 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
20th day of November, 20 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
December 10, 2025

Acting Chairman
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 **1414-16 West 69th 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 **December 10, 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 21 day of NOVEMBER, 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**
December 10, 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 December 10, 2025, I, the undersigned, intend to file an application for a change in zoning from the B3-2 Community Shopping District to the B3-2 Community Shopping District, on behalf of the Applicant and Property Owner, Belle Lucre LLC, for the property located at **1414-16 West 69th Street, Chicago, IL**.

The Applicant is proposing to reuse the existing two-story mixed-use building by establishing approximately 1,320 sq. ft. of retail space at grade and one (1) residential dwelling unit above. The existing building will remain 26 ft.-8 in. in height. The subject property is a Transit Served Location and will be supported by four (4) off-street parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking requirement for a Transit Served Location to four (4) parking spaces and is seeking all relief necessary, as allowed by the code, for the attached plans.

The Applicant and Property Owner, Belle Lucre LLC, maintains offices at 1416 West 69th Street, Chicago, Illinois 60636.

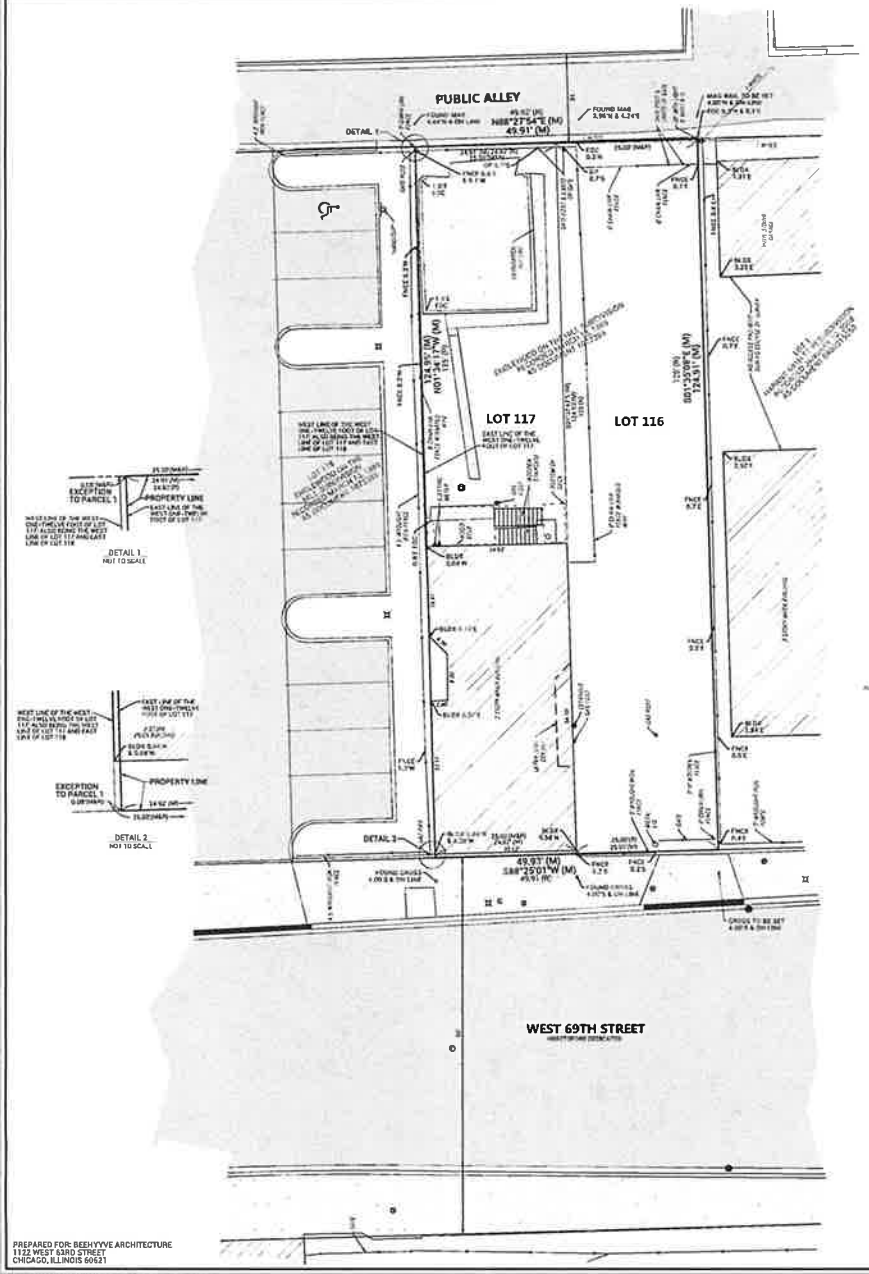
I am the attorney for the Applicant, and I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,
Law Offices of Samuel V.P. Banks

Nicholas J. Ftikas
Attorney for the Applicant

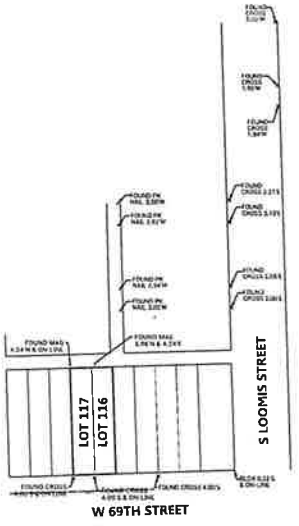
***Please note the Applicant is NOT seeking to purchase or rezone your property.**
***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

PLAT OF SURVEY



LEGEND

STORM SEWER
SANITARY SEWER
COMBINED SEWER
WATER MAIN
GAS MAIN
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND CATV LINE
OVERHEAD WIRES ON UTILITY POLES
FIBER OPTIC LINE
RAILROAD
FENCE
GUARDRAIL
EDGE OF WATER
ACTUAL LIMITS
AIR CONDITIONING UNIT
BOLLARD
HAND HOLE
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL
ELECTRIC METER
LIGHT POLE
CITY SAFE VAULT
UNDERGROUND ELECTRIC LIGHT
UTILITY POLE
ELECTRIC PEDESTAL
ELECTRIC MANHOLE
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
CABLE PEDESTAL
CABLE MANHOLE
GAS METER
GAS VALVE
GAS MANHOLE
COMBINATION MANHOLE
SANITARY MANHOLE
GREASE TRAP
CLEANOUT
SIDEWALK
STORM MANHOLE
CATCH BASIN
CURB INLET
FLARED END SECTION
INLET
AIR VENT
BUFFALO BOX
GUARD POST
SIGN
TRAFFIC SIGNAL MAST ARM
TREE
SHRUB
DECIDUOUS TREE
CONIFEROUS TREE
BENCH
TRASH CAN
MAILBOX
UTILITY MANHOLE
VAULT
HANDICAP RAMP
CURB
FLAG POLE
SATELLITE DISH
UNDERTERMINED SURVEY
MUNICIPAL MANHOLE
UNDERTERMINED MANHOLE
STONE
RIGHT OF WAY MONUMENT
PK NAIL/NAIL
RAILROAD SPIKE
IRON ROD
IRON PIPE
CROSS
CONCRETE MONUMENT
ZINC
BORING
"CO" ON
BUILDING CORNER
LINE OF OCCUPANCY
FENCE
FENCE CORNER
GATE POST
ASPHALT
CONCRETE
GRAVEL
BRICK
CONCRETE
SPOT ELEVATION



FOUND MONUMENTATION DETAIL
NOT TO SCALE

SCALE 1" = 10'
0 10 20

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD

PROPERTY DESCRIPTION

PARCEL 1:
LOT 117 (EXCEPT THE WEST ONE-TWELVE FOOT) IN ENGLEWOOD ON THE HILL, A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THAT NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 116 IN ENGLEWOOD ON THE HILL, A SUBDIVISION OF THE EAST HALF AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTE:

LEGAL DESCRIPTION SHOWN HEREON PER WARRANTY DEED RECORDED MAY 28, 2021, AS DOCUMENT 2114825110.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY THAT HAVE NOT BEEN SHOWN HEREON.

AT CLIENT'S REQUEST ONLY CERTAIN IMPROVEMENTS HAVE BEEN SHOWN HEREON. OTHER IMPROVEMENTS MAY EXIST ON THE SURVEYED PROPERTY.

LAST DATE OF FIELD WORK: SEPTEMBER 23, 2021.

SURVEYED PROPERTY: 4,226 SQUARE FEET OR 0.1141 ACRES, MORE OR LESS.

AT CLIENT'S REQUEST MISSING MONUMENTATION, IF ANY, WILL BE SET.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157 DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

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

GIVEN UNDER OUR HAND AND SEAL THIS 3rd DAY OF OCTOBER, A.D. 2021, IN ROSEMONT, ILLINOIS.

JORDAN A. LESNIEWSKI
ILLINOIS PROFESSIONAL LAND SURVEYOR 035-3678
ROSEMONT, ILLINOIS

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE.
REFER TO DEED OR TITLE POLICY FOR RECORDED LINES AND EASEMENTS.

PREPARED FOR: BEEHYVVE ARCHITECTURE
1122 WEST 63RD STREET
CHICAGO, ILLINOIS 60621

SPACECO, INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
8575 W. Higgins Road Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 10/05/2021
JOB NO: 12830
FIELDWORK: 12520
SHEET: 1 OF 1