#22472-T1
INTRO DATE
MAY 22, 2024

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
3327-3335 North Lincoln Avenue, Chicago, Illinois

2. Ward Number that property is located: 32

3. APPLICANT: 3327 N Lincoln Comet LLC

ADDRESS: 2008 West Webster Avenue, Suite A CITY: Chicago

STATE: Illinois ZIP CODE: 60647 PHONE: 312-450-8421

EMAIL: s.barnes@gozdel.com CONTACT PERSON: Sara Barnes – Attorney for Applicant

4. Is the Applicant the owner of the property? YES X 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: Sara K. Barnes – Gozdecki, Del Giudice, Americus & Brocato LLP

ADDRESS: One East Wacker Drive – Suite 1700

CITY: Chicago STATE: Illinois ZIP CODE: 60601

PHONE: 312-450-8421 FAX: N/A EMAIL: s.barnes@gozdel.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements.
William Senne & Scott Broene – *Members-Owners*

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

8. Has the present owner previously rezoned this property? If Yes, when?
Yes, December 13, 2023 [*Application No. 22231-T1*]

9. Present Zoning District: B3-3 Proposed Zoning District: B3-3

10. Lot size in square feet (or dimensions): 13,368 square feet (*irregular*)

11. Current Use of the Property: The site is presently improved with a total of four vacant buildings – a three-story *mixed-use* building, a two-story *commercial* building (formerly occupied by *Dinkel's Bakery*), a three-story *mixed-use* building and a one-story *commercial* building. There are currently no off-street parking accommodations for any of the existing buildings.

12. Reason for rezoning the property: The Applicant is seeking a *Type I Zoning Map Amendment* and secondary *Administrative Adjustment / Variation* relief, in order to permit the construction and occupancy of a new seven-story *mixed-use* building, at the subject site.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC) The Applicant is seeking a *Type 1 Zoning Map Amendment* and secondary *Administrative Adjustment / Variation* relief, pursuant to Section 17-13-0300 of the Chicago Zoning Ordinance, in order to permit the reactivation of the subject property with a new seven-story (with basement) *mixed-use* development, with *commercial/retail* space (+/- 3,945 square feet), a residential lobby/lounge (+/- 1,400 square feet) and off-street parking for twenty (20) automobiles on the ground (1st) floor, and a total of forty-two (42) *dwelling units* on and between the upper (2nd thru 6th) floors. The proposed improvements will be masonry in construction and will measure approximately 78 feet-10 inches in height (*7th floor penthouse*).

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**: The Applicant is seeking an *Administrative Adjustment* to reduce the minimum off-street automobile parking ratio, for a *Transit-Served Location* ("TSL"), by approximately 52% (in excess of 50%) - from 42 spaces to 20 spaces, to serve the proposed new *mixed-use* development, which includes a total of forty-two (42) *residential* dwelling units. [Section 17-10-0102-B; Section 17-13-1003-EE] The Applicant is also seeking an *Administrative Adjustment* to the *Driveway & Vehicle Access Standards* to allow for the provision of a driveway off of the Marshfield Avenue pedestrian street facing façade, allowing for safe vehicular access the ground floor parking garage of the new proposed building, where the subject property has no alley or side (non-pedestrian) street access. [Section 17-3-0504-G; Section 17-13-1003-S]

☐ **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 a *Variation* to reduce the minimum *rear setback* – for floors containing *dwelling units*, from 30 feet-0 inches to 14 feet-9 inches, in order to permit the construction and occupancy of a new seven-story *mixed-use* multi-tenant development at the subject property. [Section 17-3-0405-A and Section 17-13-1101-B] The Applicant is also seeking a *Variation* to eliminate the one (1) required off-street *loading berth* for the proposed new development. [Section 17-10-1101 and Section 17-13-1101-D]

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__X____ NO_____

COUNTY OF COOK
STATE OF ILLINOIS

I, WILLIAM SENNE, being first duly sworn on oath, state 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

1st day of April, 2024.

Notary Public

SOPHIE POKORNOWSKI
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires.
April 22, 2026

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

PROFESSIONALS ASSOCIATED
PHONE: (847)673-3600
FAX: (847)675-2167
E-MAIL: pro@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.
BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7108 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM 184.006932

MM = MIKE
(773)-262-1900
FAX (773)-763-9424
E-MAIL: mike@mmsurveyco.com
www.mmsurveyco.com

BOUNDARY & TOPOGRAPHIC SURVEY

OF

PARCEL 1:
LOTS 4, 5, 6, 7 AND 8 IN BLOCK 9 IN O.H.A. THOMA'S SUBDIVISION OF BLOCKS 8 AND 9 IN L. TURNER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:
PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENT RECORDED OCTOBER 30, 2013 AS DOCUMENT 1330242051 FOR PEDESTRIAN ACCESS OVER A 3 FOOT WIDE STRIP OF LAND (WHICH CAN BE RELOCATED) AND FOR ACCESSING, INSTALLING, OPERATING, MAINTAINING, REPAIRING AND REPLACING THE JOINT WATER METER, WATER LINES, WATER VALVES AND RELATED APPURTENANCES SERVING LOTS 8 AND 9 IN AFORESAID SUBDIVISION, AS DESCRIBED AND DEPICTED ON EXHIBITS C-1, C-2, C-1 AND D-2 ATTACHED THERETO

LAND TOTAL AREA: 12,368 SQ.FT. ± 0.267 ACRE.

COMMONLY KNOWN AS: 3327-3329, 3333-3335 NORTH LINCOLN AVENUE, CHICAGO, ILLINOIS.

NORTH

SOUTH LINE OF W. ROSCOE STREET

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

61.04'

75.25'

125.00'

31.46'

46.02'

N. LINCOLN AVE.

N. MARSHFIELD AVE.

W. SCHOOL ST.

SET BOX RIVER NAIL NO. 2 AT EDGE OF WALK 0.05' NORTH OF NORTH FACE OF BRICK WALL

SET BOX RIVER NAIL NO. 1 AT EDGE OF WALK 0.05' NORTH OF NORTH FACE OF BRICK WALL

SET BOX RIVER NAIL NO. 3 AT EDGE OF WALK 0.05' NORTH OF NORTH FACE OF BRICK WALL

LEGEND:
- (S) = SANITARY SEWER MANHOLE
- (CB) = CATCH BASIN
- = DRAIN
- (W) = WATER METER MANHOLE
- WV = WATER VALVE
- GV = GAS VALVE
- (E) = ELECTRIC MANHOLE
- = LIGHT POLE
- = WOOD UTILITY POLE
- (C) = COMED MANHOLE
- = TRAFFIC SIGN
- DS = DOWNSPOUT
- PM = PARKING METER
- (24") = TREE
- T/C = TOP OF CURB ELEVATION
- T/PIPE = TOP OF PIPE ELEVATION
- G = GUTTER ELEVATION
- x = SPOT ELEVATION
- ——— = SEWER LINE
- ——— w ——— = WATER LINE
- ——— g ——— = GAS LINE
- ——— e ——— = ELECTRIC LINE

NOTE:
ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO CHICAGO CITY DATUM (CCD) BENCH MARK NUMBER 1, SET, ELEVATION 17.864 (FEET), LOCATED 10.5 FEET WEST OF THE EAST LINE OF NORTH GREENVIEW AVENUE AND 59.7 FEET NORTH OF THE NORTH LINE OF WEST FLETCHER STREET.

-UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM PICTORIALLY PHYSICAL EVIDENCE ON THE SURFACE AND FROM VARIOUS UTILITY COMPANY RECORDS. INFORMATION TAKEN FROM RECORDS IS DEEMED APPROXIMATE. FOR ACTUAL LOCATIONS FIELD ENGAGE OR CONTACT RESPECTIVE UTILITY COMPANY.

-FOR ADDITIONAL DETAILS OF UTILITIES, CONTACT CITY OF CHICAGO, DEPARTMENT OF TRANSPORTATION, BUREAU OF INSPECTION, PERMIT AND UNDERGROUND COORDINATION, 30 N. LASALLE STREET, SUITE 1100, CHICAGO, ILLINOIS 60602-2570. REFERENCE DUC # 78122.

- PRIOR TO ANY EXCAVATION CONTACT "DIGGER" AT (312)744-4828.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE DEED AND YOUR ATTORNEY SHOULD BE COMPARED WITH THE TITLE OR DEED DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

ORDER NO. 22-00864
SCALE: 1 INCH = 10 FEET
DATE OF FIELD WORK: February 28, 2024
ORDERED BY: SMP PROJECTS PLLC

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

THIS SURVEY HAS BEEN PREPARED FOR SURFACE DIMENSIONS ONLY. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook } ss.

We, PROFESSIONALS ASSOCIATED-MM SURVEY CO., do hereby certify that we have surveyed the above described property, and that to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: February 29, 2024

ILLINOIS LAND SURVEYOR
MILTON R. DONALDSON
035-002619
LINCOLNWOOD, ILLINOIS

Milton R. Donaldson
ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE: NOV. 30, 2024

DRAWN BY: ZZ

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

May 22, 2024

Honorable Chair
Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Sara Barnes**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she 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-Property Owner, 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.

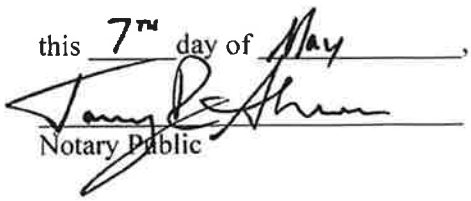
That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **3327-3335 North Lincoln Avenue, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant-Property Owner; and a statement that the Applicant intends to have an application for a change in zoning introduced on approximately **May 22, 2024**

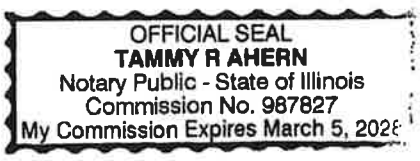
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be serve.

By: 
Sara K. Barnes
Attorney for Applicant

Subscribed and sworn to before me

this 7th day of May, 2024.


Notary Public



PUBLIC NOTICE

Via USPS First Class Mail

May 22, 2024

Dear Sir or Madam:

In accordance with amendment to the Chicago Zoning Ordinance enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **May 22, 2024**, I, the undersigned, intend to file and/or cause to be filed an application for a change in zoning from a *B3-3 Community Shopping District* to a *B3-3 Community Shopping District*, on behalf of the Applicant-Property Owner – *3327 N Lincoln Comet LLC,* for the property generally located at **3327-3335 North Lincoln Avenue, Chicago, Illinois.**

The Applicant is seeking a *Type 1 Zoning Map Amendment* and secondary *Administrative Adjustment / Variation* relief, pursuant to Section 17-13-0300 of the Chicago Zoning Ordinance, in order to permit the reactivation of the subject property with a new seven-story (with basement) *mixed-use* development, with *commercial/retail* space (+/- 3,945 square feet), a residential lobby/lounge (+/- 1,400 square feet) and off-street parking for twenty (20) automobiles on the ground (1st) floor, and a total of forty-two (42) *dwelling units* on and between the upper (2nd thru 6th) floors. The proposed improvements will be masonry in construction and will measure approximately 78 feet-10 inches in height (*7th floor penthouse*).

The Applicant and Property Owner – ***3327 N Lincoln Comet LLC*** is located at 2008 West Webster Avenue, Suite A, Chicago, Illinois 60647.

The contact person for this application is **Sara K. Barnes** - *Attorney for Applicant*. My address is One East Wacker Drive – Suite 1700, Chicago, Illinois. My telephone number is 312-450-8421.

Very truly yours,

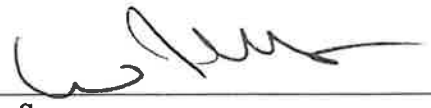
Sara K. Barnes

Sara K. Barnes
Gozdecki, Del Giudice, Americus & Brocato LLP

*****Please note that the Applicant is <u>NOT</u> seeking to purchase or rezone your property.**
*****The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

To whom it may concern:

I, WILLIAM SENNE, on behalf of *3327 N. Lincoln Comet LLC* – the Applicant and Owner, with regard to the property generally located at 3327-3335 North Lincoln Avenue, Chicago, Illinois, authorize *Gozdecki, Del Giudice, Americus & Brocato LLP* to file an application for a *Zoning Map Amendment*, before the City of Chicago – City Council, for and affecting that property.



William Senne
3327 N. Lincoln Comet LLC

-FORM OF AFFIDAVIT-

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

Dear Honorable Chairperson and Esteemed Members of the Committee:

I, WILLIAM SENNE, on behalf of *3327 N. Lincoln Comet LLC*, understand that *Gozdecki, Del Giudice, Americus & Brocato LLP* has filed a sworn affidavit identifying *3327 N. Lincoln Comet LLC* as holding present title interest in certain land that is subject to the proposed *Zoning Map Amendment,* for the property generally identified as 3327-3335 North Lincoln Avenue, Chicago, Illinois.

I, WILLIAM SENNE, being first duly sworn under oath, depose and say that *3327 N. Lincoln Comet LLC* holds that interest for itself, and for no other person, association, or shareholder.

William Senne Date

Subscribed and sworn to before me
this 1st day of April, 2024.

Notary Public

SOPHIE POKORNOWSKI
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
April 22, 2026