CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2036-38 West Armitage Avenue, Chicago, Illinois

2. Ward Number that property is located in: 32nd

3. APPLICANT 2036 Armitage LLC

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

EMAIL stevelipe@lipeproperty.com CONTACT PERSON Steven Lipe

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 _____ 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 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: Steven Lipe (Manager) and Susan Lipe (Manager)

7. On what date did the owner acquire legal title to the subject property? July 2016

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

9. Present Zoning District: M1-1 Proposed Zoning District: B3-2

10. Lot size in square feet (or dimensions): 64.06 ft. by 100 ft. (Approximately 6,406 sq. ft.)

11. Current Use of the Property: The subject property is currently improved with a one-story auto-repair building.

12. Reason for rezoning the property: To permit the establishment of a gym 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 gym/health club at the subject property. The height and footprint of the existing one-story masonry building will remain without change. Only interior renovations are required to establish the proposed use within the 6,312 sq. ft. space. The subject property is a Transit Served Location and will not provide off-street parking.

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) Reduce the required off-street parking 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.** 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

Steven Lipe, 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.

MANAGER
Signature of Applicant

Subscribed and Sworn to before me this 23 day of OCTOBER, 20 25.

Notary Public

OFFICIAL SEAL
DEREK SHANE LUTTRELL
Notary Public - State of Illinois
Commission No. 1018777
MY Commission Expires October 8, 2029

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Written Notice, Form of Affidavit: Section 17-13-0107
November 14, 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 **2036-38 West Armitage 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 **November 14, 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 23 day of OCTOBER, 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**
November 14, 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 November 14, 2025, I, the undersigned, intend to file an application for a change in zoning from the M1-1 Limited Manufacturing/Business Park District to the B3-2 Community Shopping District, on behalf of the Applicant and Property Owner, 2036 Armitage LLC, for the property located at **2036-38 West Armitage Avenue, Chicago, IL**.

The Applicant is proposing to establish a gym/health club at the subject property. The height and footprint of the existing one-story masonry building will remain without change. Only interior renovations are required to establish the proposed use within the 6,312 sq. ft. space. 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 Secs. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking requirement for a Transit Served Location to zero and is seeking all relief necessary, as allowed by the code, for the attached plans.

The Applicant and Property Owner, 2036 Armitage LLC, maintains offices at [redacted]

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.**

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
PROFESSIONAL DESIGN FIRM NO. 184-003023

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

NORTH

GRAPHIC SCALE
0 10
(IN FEET)
1 inch = 10 ft.

PLAT OF SURVEY

OF

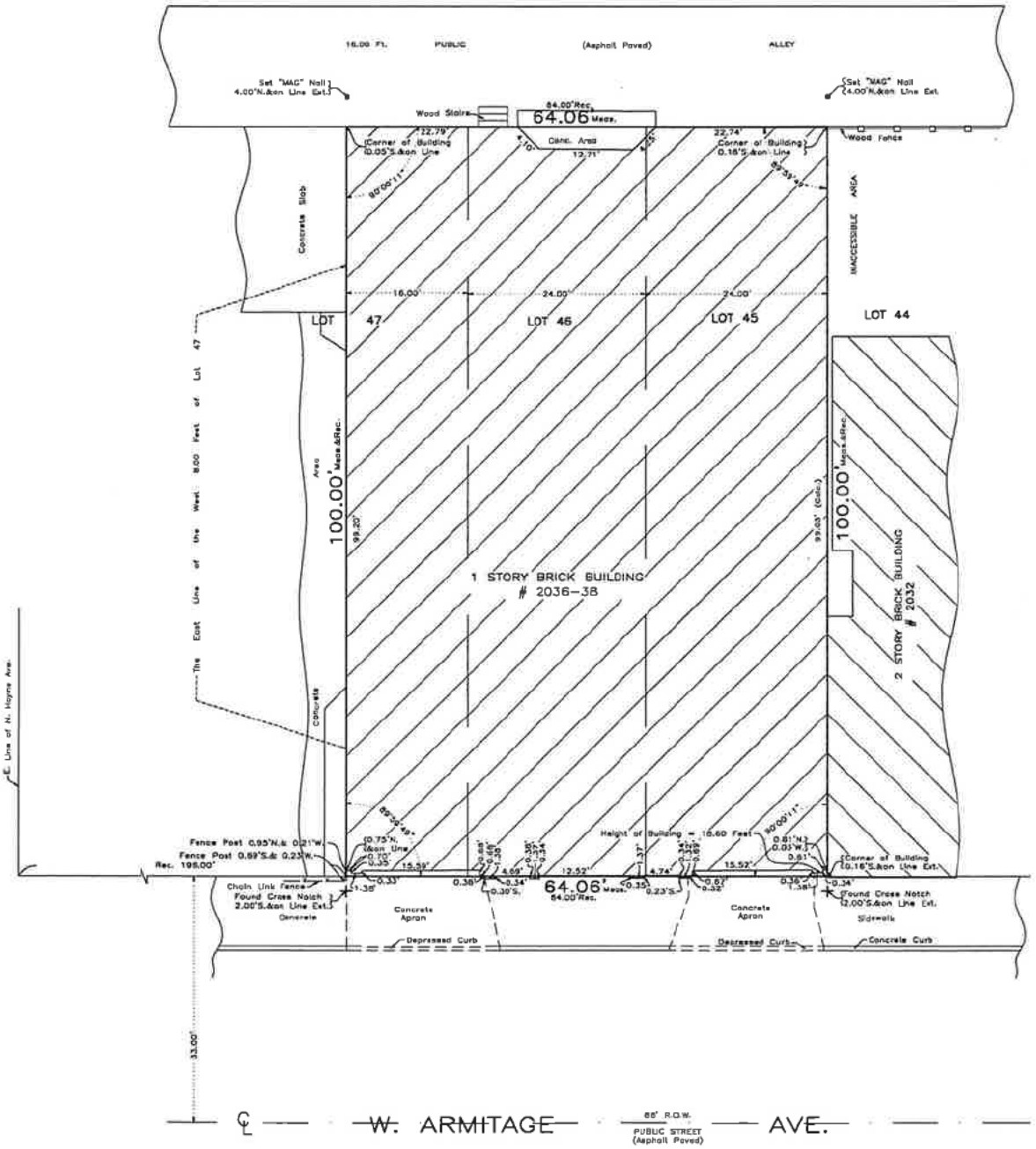
LOTS 45, 46 AND 47 (EXCEPT THE WEST 8.00 FEET OF LOT 47) IN BLOCK 9 IN SHERMAN'S ADDITION TO HOLSTEIN, IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 6,406 SQ. FT. = 0.147 ACRES.

TOTAL EXTERIOR FOOTPRINT OF BUILDING: 6,323 SQ. FT.

PARCEL IDENTIFICATION NUMBER: 14-31-139-025-0000

COMMONLY KNOWN AS: 2036-38 WEST ARMITAGE AVENUE, CHICAGO, ILLINOIS.



REVISION 10/16/2025: PIN AND BUILDING AREA ADDED.

DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY 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. 04-66360

SCALE: 1 INCH = 10 FEET.

DATE OF FIELD WORK: SEPTEMBER 22, 2025

ORDERED BY: UPE PROPERTY COMPANY

PROFESSIONAL LAND SURVEYOR
HYLTON E. DONALDSON
035-002819
LINCOLNWOOD ILLINOIS
STATE OF ILLINOIS

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

THIS SURVEY HAS BEEN ORDERED 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 } s.s.
County of Cook }

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: OCTOBER 16, 2025

Hylton E. Donaldson

ILL. PROF. LAND SURVEYOR. - LICENSE EXP. DATE: NOV. 30, 2026.
DRAWN BY: ZZ - J.R. - S.Z.