#23008-T1
INTRO DATE
FEB 18, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

4000 N. Lincoln Ave., Chicago, IL

2. Ward Number that property is located in: 47

3. APPLICANT V3F 4000 Lincoln, LLC

ADDRESS [redacted] CITY [redacted]

STATE Illinois ZIP CODE [redacted] PHONE [redacted]

EMAIL [redacted] CONTACT PERSON [redacted]

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 Sam 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: Michael Obloy and Drew Friestedt, Managers

7. On what date did the owner acquire legal title to the subject property? 2012

8. Has the present owner previously rezoned this property? If yes, when? N/A

9. Present Zoning District: B1-1 Proposed Zoning District: B1-3

10. Lot size in square feet (or dimensions): Irregular Lot - 4,131 sq. ft.

11. Current Use of the Property: The subject property is improved with a two-story building containing retail space at grade and office space above.

12. Reason for rezoning the property: to convert the second floor office space to four (4) residential units. The grade level retail space will remain without change.

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 convert the building's second floor office space to four (4) residential units. The ground floor retail space will remain without change. The height and footprint of the existing two-story building will remain without change. 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 off-street parking ratio for a Transit Served Location from 50% (2 parking spaces) to zero 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.** (17-13-1101-B) reduce the rear setback for floors containing residential units from the required 30 ft. to zero, and is seeking all relief necessary, 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

Drew Friestedt, 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 2nd day of February, 2026.

OFFICIAL SEAL
NICHOLAS FTIKAS
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 704828
My Commission Expires Dec. 04, 2028

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Written Notice, Form of Affidavit: Section 17-13-0107
February 18, 2026

Acting Chairman
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 **4000 N. Lincoln Ave., 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 **February 18, 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 18th day of February, 2026.

_____
Notary Public

OFFICIAL SEAL
FRANCESCA A PULEO
Notary Public, State of Illinois
Commission No. 997924
My Commission Expires October 03, 2028

Via USPS First Class Mail
February 18, 2026

PUBLIC NOTICE

Dear Property Owner:

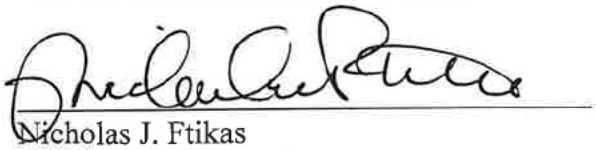
In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about February 18, 2026, I, the undersigned, intend to file an application for a change in zoning from the B1-1 Neighborhood Shopping District to the B1-3 Neighborhood Shopping District, on behalf of the Applicant and Property Owner, V3F 4000 Lincoln, LLC, for the property located at **4000 North Lincoln Avenue, Chicago, IL**.

The Applicant is proposing to convert the building's second floor office space to four (4) residential units. The ground floor retail space will remain without change. The existing building's height and footprint will remain without change. 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 and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the residential off-street parking ratio from 50% (2 parking spaces) to zero, reduce the rear setback for floors containing residential units from 30 ft. to zero, and is seeking all relief necessary, as allowed by the Chicago Zoning code, for the attached plans.

The Applicant and Property Owner, V3F 4000 Lincoln, LLC, maintains offices at 202 N. Justine St., Chicago, IL 60607.

I am the attorney for the Applicant and Property 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.**

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

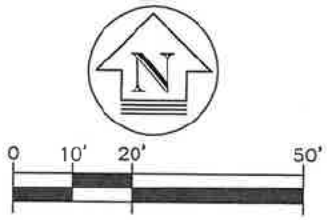
OF

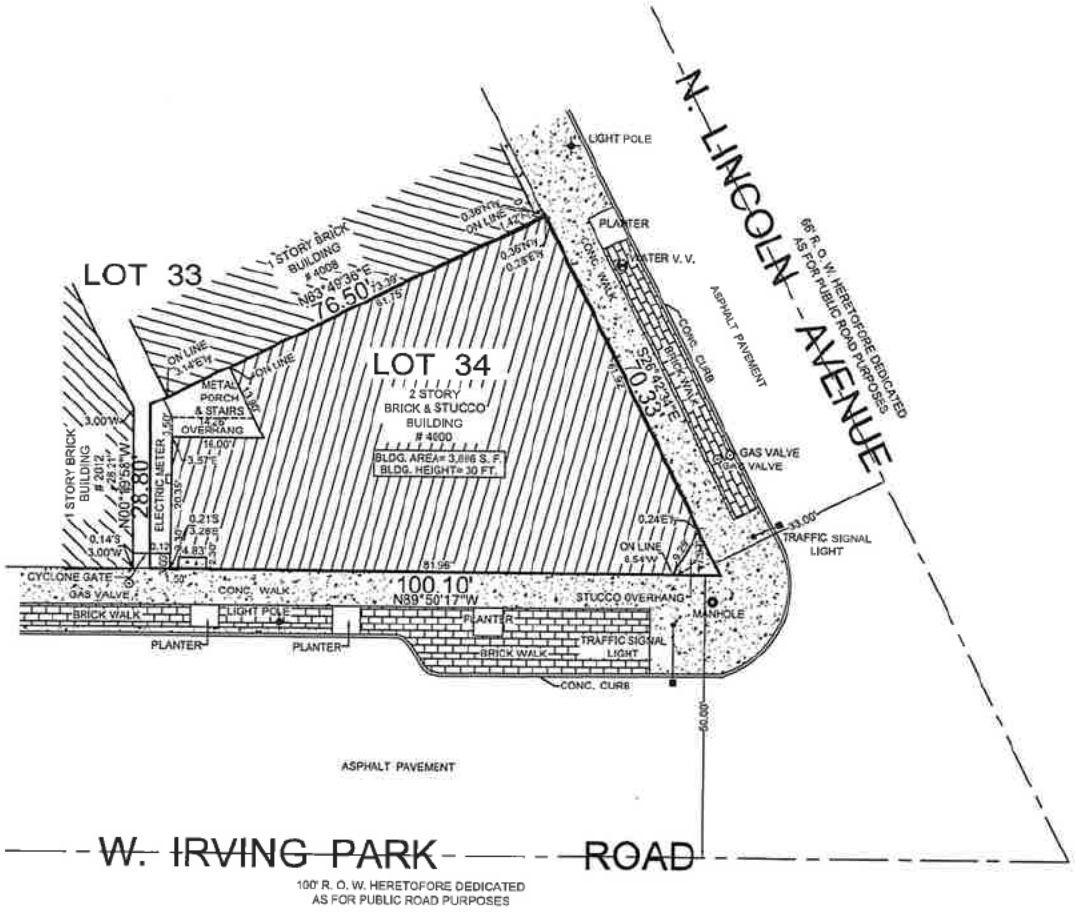
LOT 34 IN RUDOLPH'S SUBDIVISION OF BLOCKS 10 AND 11 IN W. B. OGDEN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RUDOLPH'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 1426940, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **4000 N. LINCOLN AVENUE, CHICAGO, ILLINOIS**

PERMANENT INDEX NUMBER: 14 - 18 - 330 - 031 - 0000

AREA = 4,131 SQ. FT. OR 0.095 ACRE





STATE OF ILLINOIS)
} S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

MELROSE PARK, ILLINOIS, JANUARY 14, A.D. 2014

BY: _____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2014
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2015

ORDERED BY: AMERICAN ENTERPRISE BANK		
SCALE : 1" = 15'		
DATE : AUGUST 1, 2003	01-14-14	UPDATED
FILE No.: 2003 - 2933	04-23-08	UPDATED
	DATE	REVISION

ROY G. LAWNICZAK
35-002290
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CHICAGO, IL