#22687-TI
Intro Date:
February 19, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   1355 West 16th Street

2. Ward Number that property is located in: 25

3. APPLICANT Hafeez Shaka

   ADDRESS 1355 West 16th Street CITY Chicago

   STATE Illinois ZIP CODE 60608 PHONE 872-215-2076

   EMAIL ximena@acostaezgur.com CONTACT PERSON Ximena Castro

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 Ximena Castro

   ADDRESS 1030 West Chicago Avenue, 3rd Floor

   CITY Chicago STATE Illinois ZIP CODE 60642

   PHONE 872-215-2076 FAX _____ EMAIL ximena@acostaezgur.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: N/A

7. On what date did the owner acquire legal title to the subject property? 03/2023

8. Has the present owner previously rezoned this property? If yes, when? Yes, 01/15/2025

9. Present Zoning District: RM-4.5 Proposed Zoning District: RM-4.5

10. Lot size in square feet (or dimensions): 2,750 square feet

11. Current Use of the Property: vacant parcel

12. Reason for rezoning the property: to construct a two-story residential building with three units and a two car garage and see setback and parking relief under 17-13-0300.

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 seeks to rezone the property to allow the construction of a two-story residential bulding with three units and a detached two car garage. The building will be 29.60' in height.

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:**

☒ **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 seek optional variations under section 17-13-0303-D as follows: 1) to reduce the front yard setback from 25.78 feet to 14.0 feet per section 17-13-1101- B; and 2) to eliminate a third parking space to zero per section 17-13-1101-C.

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.city ofchicago.org/ ARO for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Hafeez Shaka , 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

6 day of January , 20 25

Estela Richards
Notary Public

Official Seal
Estela Richards
Notary Public State of Illinois
My Commission Expires 04/06/2025

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

ACOSTA EZGUR, LLC
1030 West Chicago Avenue. Third Floor ▪ Chicago. Illinois 60642 ▪ 312-327-3350 o ▪ 312-327-3315 f

February 19, 2025

Honorable Walter Burnett
Chairman, Committee on Zoning
City Hall
Chicago, Illinois 60602

The undersigned, Ximena Castro, 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 Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners, pursuant to the tax records of the Cook County Assessor, of the property within the subject property not solely owned by the applicant, and those of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, alleys and other public ways, for a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The subject property is bounded by:

> West 16th Street; a line 50.0 feet east of and parallel to South Loomis Street; the public alley south of and parallel to West 16th Street; and a line 25.0 feet east of and parallel to South Loomis Street

and has the address of 1355 West 16th Street, Chicago, Illinois 60608.

The undersigned certifies that the notice contained the address and description of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately February 19, 2025.

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject property is a complete list containing the names and addresses of the people required to be served.

By: Ximena Castro

Subscribed and sworn to before me this February 19, 2025.

Estela Richards
Notary Public

Official Seal
Estela Richards
Notary Public State of Illinois
My Commission Expires 04/06/2025

ACOSTA EZGUR, LLC
1030 West Chicago Avenue, Third Floor ▪ Chicago, Illinois 60642 ▪ 312-327-3350 o ▪ 312-327-3315 f

February 19, 2025

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about February 19, 2025, the undersigned will file an application for a change in zoning from an RM-4.5, Residential Multi-Unit District to an RM-4.5, Residential Multi-Unit District on behalf of Hafeez Shaka (the "Applicant") for the property located at 1355 West 16th Street, Chicago, Illinois 60608. The property is bounded by:

> West 16th Street; a line 50.0 feet east of and parallel to South Loomis Street; the public alley south of and parallel to West 16th Street; and a line 25.0 feet east of and parallel to South Loomis Street.

The Applicant previously filed an application for this property that was approved by City Council on 01/15/2025. This Application is to correct a clerical error on the previously approved application.

The subject property is a 2,750 square foot vacant lot. The property previously included a two-story building with three units and a detached two car garage. The Applicant would like to rebuild a similar structure on the lot, however, the lot is just under the 3,000 square feet needed to allow for three units in an RT-4 zoning district.

The Applicant seeks to rezone the property to allow the construction of a two-story residential building with three units and a detached two car garage. The building will be 29.60' in height.

The Applicant also is filing a Type 1 rezoning application to seek optional variations under section 17-13-0303-D as follows: 1) to reduce the front yard setback from 25.78 feet to 14.0 feet per section 17-13-1101-B; and 2) to eliminate a third parking space to zero per section 17-13-1101-C.

The Applicant is located at 1355 West 16th Street, Chicago, Illinois 60608. The Applicant is the owner of the property. The contact person for this application is Ximena Castro, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Ximena Castro at 872-215-2076 and at ximena@acostaezgur.com.

Please note that the applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because you own property within 250.00 feet of the property to be rezoned.

Sincerely,

Ximena Castro
Zoning Attorney for the Applicant

PHONE (773) 736-1349
WEB ADDRESS
www.landsurveyorschicago.com

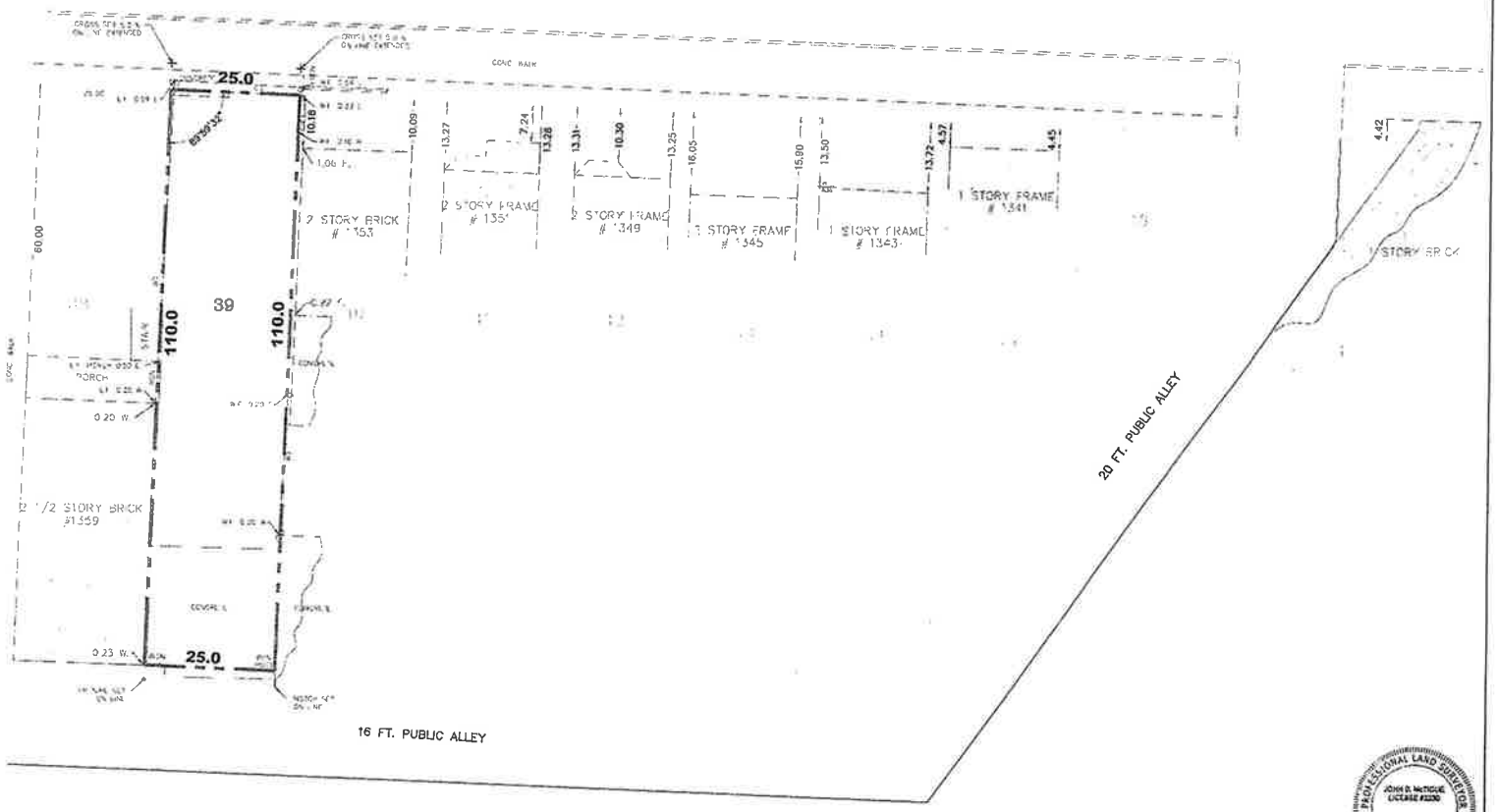
PLAT of SURVEY by

McTIGUE & ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYING SERVICES
5805 W. HIGGINS AVE., COUNTY OF COOK, CHICAGO, IL. 60630

of

LOT 39 IN BLOCK 1 IN HENRY H. WALKER'S SUBDIVISION OF BLOCK 2 IN JOHNSTON AND LEES SUBDIVISION OF SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1355 W 16TH ST., CHICAGO, IL 60608
P.I.N.: 17-20-304-002-0000



Legend

WF = WOOD FENCE C.L.F. = CHAIN LINK
N.F. = NORTH FACE S.F. = SOUTH FACE
I.P. = IRON PIPE I.R. = IRON ROD

SCALE: 1 INCH EQUALS 15 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF

ORDERED BY: NEW MARKET REALTY
SURVEYED BY: JDM
DRAWN BY: MS
CHECKED BY: JDM
ORDER No. 21-095

STATE OF ILLINOIS
COUNTY OF COOK } S.S.

McTIGUE & ASSOCIATES, LTD., A PROFESSIONAL LAND SURVEYING COMPANY, HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CHICAGO, ILLINOIS DATED THIS 7TH DAY OF AUGUST A.D. 2021.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRES 11/30/2021

PROFESSIONAL LAND SURVEYOR
JOHN D. McTIGUE
LICENSE #2370
CHICAGO
ILLINOIS
STATE OF ILLINOIS