#22501
INTRO DATE
JULY 17, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   5555 West Irving Park Road

2. Ward Number that property is located in: 30th Ward

3. APPLICANT R&R Car Wash L.L.C.

   ADDRESS 55 West Monroe Street, Suite 940 CITY Chicago

   STATE IL ZIP CODE 60603 PHONE 312.521.7001

   EMAIL jpikarski@gordonpikarski.com CONTACT PERSON John Pikarski, Jr. or Tom Pikarski

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 5555 W IRVING PARK LLC

   ADDRESS 55 West Monroe Street, Suite 940 CITY Chicago

   STATE IL ZIP CODE 60603 PHONE 312-521-7001

   EMAIL jpikarski@gordonpikarski.com CONTACT PERSON John J. Pikarski, Jr.

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

   ATTORNEY Gordon and Pikarski Chartered

   ADDRESS 55 West Monroe St., Suite 940

   CITY Chicago STATE IL ZIP CODE 60603

   PHONE 312.782.9351 FAX 312.521.7000 EMAIL jpikarski@gordonpikarski.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: Robert Stambolic

7. On what date did the owner acquire legal title to the subject property? February 1, 2012

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

9. Present Zoning District: B1-1 Proposed Zoning District: C2-1

10. Lot size in square feet (or dimensions): 36,759 square feet

11. Current Use of the Property: Auto storage.

12. Reason for rezoning the property: To allow the use of the property for a car wash.

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):
Car Wash having seventeen (17) parking spaces and one-story building having 5440 square feet (Building Height = 15' x 2" - Tower 33 feet).

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. **N/A**

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.**

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

Robert Stambolic, 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 21st day of June, 20 24.

Notary Public

OFFICIAL SEAL
THOMAS M PIKARSKI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/26/26

For Office Use Only

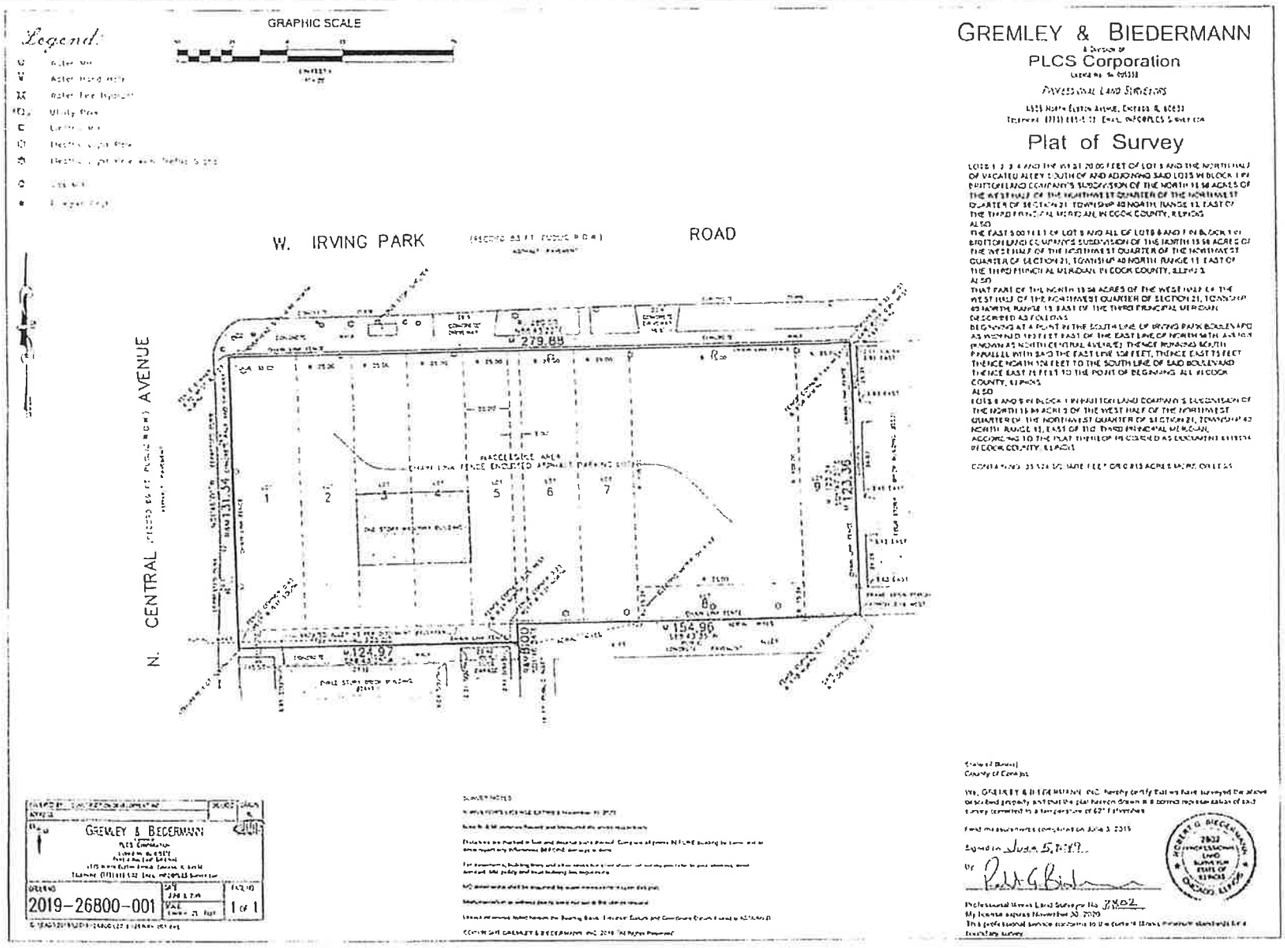
Date of Introduction:

File Number:

Ward:

PROPERTY SURVEY

RE



AUTHORIZATION

To whom it may concern:

I, Joseph J Pizzo, do hereby give to John J Pikarski Jr

and Gordon and Pikarski, his/her/its/ attorneys, permission to seek zoning relief for the property

commonly known as 5555 W Belmont Ave, Chicago, Illinois

X

Date: June 6, 2019

AFFIDAVIT

July 1, 2024

Honorable Bennett Lawson
Vice Chairman, Committee on Zoning
City Hall - Room 905
121 N. LaSalle St.
Chicago IL 60602

The undersigned, John J. Pikarski, Jr. being first duly sworn under oath, deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107A of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, by sending written notice to such property owners who appear to be the owners of the property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or 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 undersigned certifies that the notice contained the address 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 July 17, 2024.

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 site is a complete list containing the names and addresses of the people required to be served.

Signature

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

Notary Public

OFFICIAL SEAL
THOMAS M PIKARSKI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/26/26

GORDON AND PIKARSKI
CHARTERED
ATTORNEYS AT LAW
SUITE 940
55 WEST MONROE STREET
CHICAGO, ILLINOIS 60603

JOHN J. PIKARSKI, JR.
MAUREEN C. PIKARSKI
THOMAS M. PIKARSKI

DANIEL G. PIKARSKI
MORTON A. GORDON (1928-2012)

July 1, 2024

Dear Property Owner:

I am writing to notify you that on behalf of my client and the Applicant, R & R Carwash, LLC/Robert Stambolic, I will file on or about July 17, 2024, an application for the change of zoning designation from the B1-1 Neighborhood Shopping District to the C2-1 Motor Vehicle-Related Commercial District under the Zoning Ordinance specifically Section 17-13-0107 for the property commonly known as 5555 West Irving Park Road, and more specifically described as:

> West Irving Park Road; a line 279.88 feet east of and parallel to North Central Avenue; the alley next south of and parallel to West Irving Park Road and extended west where no alley exists; and North Central Avenue

The Zoning Amendment is sought to permit the establishment of a car wash.

Please note that the applicant is not seeking to purchase or amend the zoning of your property. The applicant is required by law to send this notice because you own property within 250 feet of the subject site.

The applicant is R & R Carwash, LLC/Robert Stambolic of 300 N. Martingale Road, Schaumburg, IL.

Very truly yours,

John J. Pikarski, Jr.

JJP/lr

TELEPHONE 312-782-9351 • FACSIMILE 312-521-7000 • WWW.GORDONPIKARSKI.COM