#22517-T1
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:

2340-44 S. Wentworth Avenue

2. Ward Number that property is located in: 11

3. APPLICANT Wu & Tran Chinatown LLC

ADDRESS 12300 S. LaGrange Road CITY Palos Park

STATE IL ZIP CODE 60464 PHONE 312-782-1983

EMAIL fred@sambankslaw.com CONTACT PERSON Frederick E. Agustin

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, Frederick E. Agustin

ADDRESS 221 N. LaSalle St., 38th Floor

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-782-1983 FAX 312-782-2433 EMAIL fred@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: Jin Wu Chang

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

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

9. Present Zoning District: C1-3 Proposed Zoning District: C1-5

10. Lot size in square feet (or dimensions): 5,500 sq. ft.

11. Current Use of the Property: The subject property is improved with a 3-story mixed use builidng.

12. Reason for rezoning the property: To permit the redevelopment of the property for a new 5-story mixed-use building with commercial space and four (4) dwelling units that will meet the bulk and density stnadards of the C1-5 zoning district.

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 develop a new 5-story mixed-use building. The basement floor thru the fourth floor of the building will be devoted to a restaurant uses, which will be a total of 21,670.48 sq. ft. The fifth floor will contain 4 dwelling units. There will be no off-street parking. The proposed height will be 68.15'.

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) The Applicant seeks to reduce the required off-street parking spaces from 4 to zero since the property is located in a transit served location (TSL). (17-13-1003-P) Applicant seeks relief to the Building Location on a Pedestrian Street, specifically, the front entrance will be 6' from the front property line, and it will be 15'-0" wide/30.30% of the building width.

☒ **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, 17-13-1101-D) The Applicant seeks to reduce the rear setback for floors containing residential uses from the required 30 ft. to 0 ft. Further, the Applicant seeks a reduction of the required loading berth of 1 to zero.

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 ☐

DocuSign Envelope ID: 3ABBA08D-F429-4BB5-8C47-C8C0E9F6425A

COUNTY OF COOK
STATE OF ILLINOIS

Jin Wu Chang, 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.

DocuSigned by:
602EB6ACE65A44E...
Signature of Applicant

Subscribed and Sworn to before me this
2 6th day of June, 20____.

Notary Public

Official Seal
Frederick E Agustin
Notary Public State of Illinois
My Commission Expires 7/1/2026

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

ALTA/N.S.P.S LAND TITLE SURVEY

L.R. Pass & Associates, P.C.

BOUNDARY SURVEYS
MORTGAGE SURVEYS
CONDOMINIUMS
TOPOGRAPHY
LAND DEVELOPMENTS
LEGAL DESCRIPTIONS
CONSTRUCTION LAYOUT

SCALE: 1"=20'

LOTS 25, 26, 27, AND 28 (EXCEPT THE NORTH 75 FEET OF SAID LOTS) AND THE EAST TEN FEET OF LOT 24 (EXCEPT THE NORTH 75 FEET THEREOF) ALL IN BLOCK 6 IN ARCHER ADDITION TO CHICAGO IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

(COMMONLY KNOWN AS: 2342-2344 S WENTWORTH AVENUE, CHICAGO, IL 60616)

AREA= 5,500 SQ. FT. (MORE OR LESS)
PERIMETER= 320 FT. (MORE OR LESS)
ACREAGE= 0.12626721 (MORE OR LESS)

ZONE: C1-3

SURVEYOR'S NOTES:
SCHEDULE B:
NOT PLOTTABLE

A. This survey correctly shows the size, location and type of all buildings, structures and other improvements, and visible items on the Property and that all buildings and improvements are within the boundary lines and applicable setback lines of the Property.

B. All utilities serving the Property enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easements or right of way across said Property.

C. Except as shown, there are no visible (a) improvements, easements, right of way, party walls, drainage ditches, streams or conflicts, (b) party walls or encroachments on adjoining property, streets, alleys, or right of way by any of such buildings structures, or other improvements, (c) encroachments on the Property by buildings, structures, or other improvements situated on adjoining property, or (d) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the Property.

D. Said described property is located within an area having a Zone Designation by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 17031C0507J , with a date of identification of 08-19-2008, for Community Number 170074, in COOK County, State of ILLINOIS, which is the current Flood Insurance Rate Map of the community in which said Property is situated; ZONE X

E. The property has direct physical access to WENTWORTH AVENUE, a public street or highway;

F. The number of striped parking spaces located on the subject property is NO PARKING STALLS, and to the extent possible, are graphically shown hereon.

G. All set back, side yard and rear yard lines and requirements shown or set forth on all recorded plats and documents, and those set forth in applicable zoning ordinances, are plotted hereon and are noted hereon in tabular form.

H. The undersigned has received and examined a copy of Title Insurance Commitment No(s) 23CFS0040SOHH, dated MAY 18, 2023, issued by CHICAGO TITLE INSURANCE COMPANY for the Property as well as a copy of each easement; covenant and restriction listed therein, and the location of any matter shown thereon, to the extent it can be located, has been plotted on the Survey or otherwise noted as to their effect on the subject property, and the property described hereon is the same as the property described in said Title Insurance Commitment.

SURVEY CERTIFICATE REQUIREMENTS:
A. Certified to:
-WU & TRAN CHINATOWN REAL ESTATE LLC
-CHICAGO TITLE INSURANCE COMPANY
-RONALD J HURLEY, ESQ

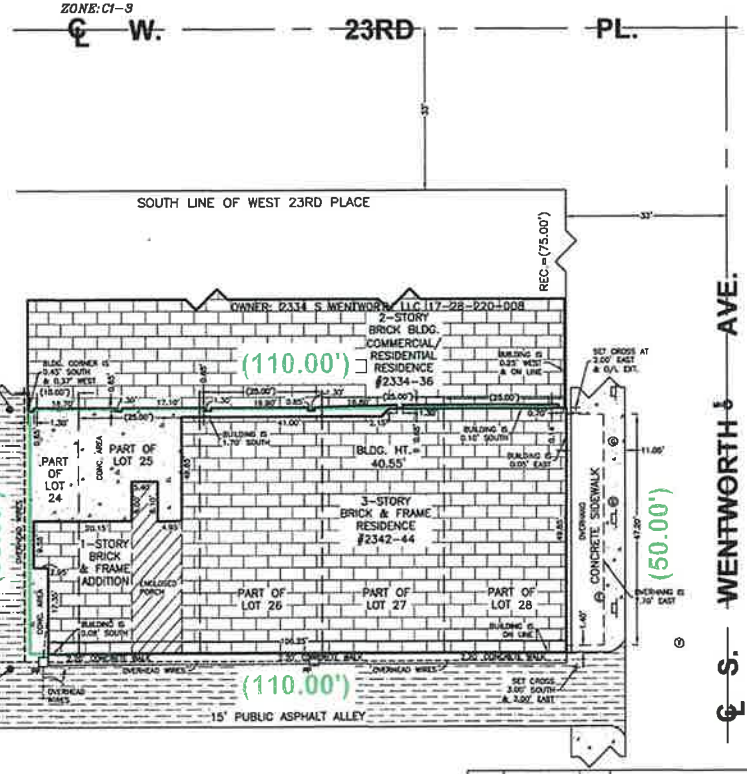
B. The survey certificate must provide as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA an NSPS and includes Items 1, 2, 3, 4, 7(a), 8(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a) 11, 13, 14, 16, 17, 18, 19 of Table A thereof.

DATE OF PLAT OR MAP: JUNE 22, 2023

LEON R. PASS, P.L.S. #3083

PROFESSIONAL ILLINOIS LAND SURVEYOR No. 3083
LICENSE EXPIRATION DATE: 11/30/24



VICINITY MAP



FRONT VIEW

UTILITY LEGEND	
8" WATER	
12" SEWER	
GAS	
ELECTRICAL	

LEGEND	
	SET IRON PIPE
	IRON PIPE FOUND
	CUT CROSS- FOUND OR SET
	PROPERTY LINE
(140.45)	RECORDED DATA
140.45	MEASURED DIMENSION
	NOTCH
	PLASTIC FENCE
	WOOD FENCE (W.F.)
	WOOD & METAL FENCE (W.M.F.)
	CHAIN LINK FENCE (C.L.F.)

LEGEND			
MH	MAN HOLE		POWER POLE w/ LIGHT
CB	CATCH BASIN	PP	POWER POLE
	CMH		INLET
G	GAS		SIGN
WV	WATER VALVE		BILLBOARD
T	TELEPHONE		COMMONWEALTH EDISON
FH	FIRE HYDRANT		TREE
	LIGHT POLE		

HEDGES/BUSHES
BASKETBALL RIMS
FLAG POLE
STONE STRUCTURE
PARKING METER
DEPRESSED CURB

P.O. Box 43559
Chicago, Illinois 60643
TEL.: (773) 779-1700 Fax: (773) 779-9143
E-mail: lrpassassoc@yahoo.com

SHARON A. ZOGAS & ASSOCIATES

NO.	DATE	BY	DESCRIPTION	APPR.

REVISIONS

P.I.N.#	17-28-220-009-0000
DRAWN BY: J.R.	DATE: 06-22-2023
CHECKED BY: L.R.P.	FIELD DATE: 06-21-2023
BOOK NO.: G.P.	SURVEYOR: S.J.S.
PROJECT NO.: 2306-0121	SCALE: 1"=20'

1 of 1

Written Notice, Form of Affidavit: Section 17-13-0107
June 12, 2024

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

To Whom It May Concern:

The undersigned, **Frederick E. Agustin**, 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 **2340-44 S. Wentworth 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 **July 17, 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 served.

Law Offices of Samuel V.P. Banks

By: _____
Frederick E. Agustin
Attorney for Applicant

Subscribed and Sworn to before me
this 12 day of July, 2024.

Francesca Puleo
Notary Public

OFFICIAL SEAL
Francesca Puleo
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Sept 23, 202

Via USPS First Class Mail
July 17, 2024

PUBLIC NOTICE

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 July 17, 2024, I, the undersigned, intend to file an application for a change in zoning from the C1-3 Neighborhood Commercial District Community Shopping District to the C1-5 Neighborhood Commercial District, on behalf of the Applicant and Property Owner, Wu & Tran Chinatown LLC ("Applicant/Owner"), for the property located at **2340-44 S. Wentworth Avenue, Chicago, IL**.

The Applicant/Owner is proposing to redevelop the property with a new 5-story mixed use building containing commercial space and four (4) dwelling units above. The basement floor thru the fourth floor will be devoted to restaurant containing total of 21,670.48 sq. ft. The fifth floor will contain four (4) dwelling units. The proposed building will have a height measuring 68.15 ft. Pursuant to Section 17-13-0303-D, Optional Administrative Adjustment and Variation, as well as Sections 17-13-1101-B and D of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear setback from the required 30' to zero, reduce the off-street parking requirement of 4 spaces to 0 since the property is a Transit Served Location (TSL), reduce the required loading berth from 1 to 0 and relief to the Building Location standards in a Pedestrian Street, specifically, the front entrance will be setback 6' from the front property line and will be 15'-0" wide/30.30% of the building width.

The Applicant/Owner, Wu & Tran Chinatown LLC, maintains offices at 12300 S. LaGrange Road, Palos Park, IL 60464.

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

Frederick E. Agustin
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.**