

#22447-T1
INTRO DATE
MAY 22, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
11416 SOUTH THROOP STREET, CHICAGO

2. Ward Number that property is located in: 21st

3. APPLICANT BEN WILLIAMS HOMES LLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE 312-878-7470

EMAIL aplecka@jaffeberlin.com CONTACT PERSON Agnes Plecka

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 BEN WILLIAMS HOMES LLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE 312-878-7470

EMAIL aplecka@jaffeberlin.com CONTACT PERSON Agnes Plecka

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

ATTORNEY Agnes Plecka / Jaffe & Berlin

ADDRESS 111 West Washington St., Ste. 900

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-878-7470 FAX _____ EMAIL aplecka@jaffeberlin.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: _____
Joseph Thekkath

7. On what date did the owner acquire legal title to the subject property? 4/5/2022

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

9. Present Zoning District: RS2 Proposed Zoning District: RT3.5

10. Lot size in square feet (or dimensions): 25' x 125.12' = 3,128 SF

11. Current Use of the Property: Residential Building

12. Reason for rezoning the property: To comply with the use table and standards and the density requirements of the RT3.5 District, to allow the existing dwelling unit within the basement area of the existing building to remain, for a total of 2 DU at the 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): To comply with the use table, the standards and the density requirements of the RT3.5 District, to allow the existing dwelling unit within the basement area of the existing building to remain, for a total of 2 dwelling units within the existing building with 2 parking spaces; existing height - no change proposed; no commercial space.

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: N/A

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. variation to reduce the front setback to allow a front porch and stairs providing primary ingress and egress to/from the building.

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

Joseph Thekkath, 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
26th day of April, 20 24



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONAL DESIGN FIRM L/S/P/E/SE REGISTRATION NO. 184-002111

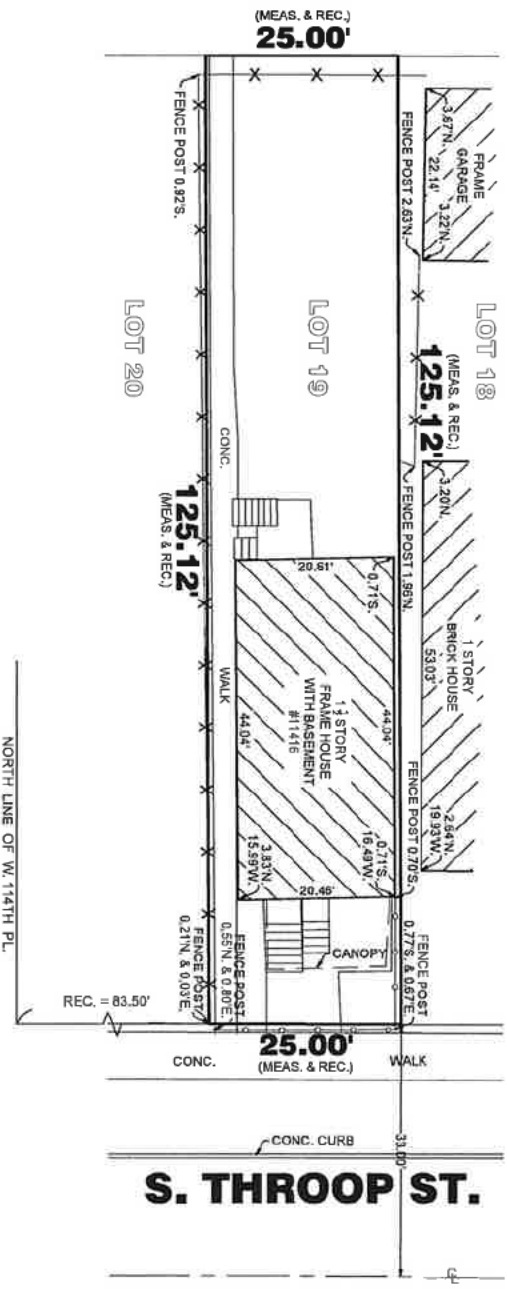
PLAT OF SURVEY

LOT 19 IN BLOCK 19 IN JERNBERG'S SUBDIVISION OF BLOCKS 2, 5, 6, 7 AND 8, 11 AND 28, INCLUSIVE, AND RESUBDIVISION OF BLOCK 4 IN ROOD AND WESTON'S ADDITION TO MORGAN PARK, BEING A SUBDIVISION OF WEST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 20 ACRES) AND THE EAST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 20 ACRES) OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 3125 SQ. FT.

COMMONLY KNOWN AS: 11416 SOUTH THROOP STREET, CHICAGO, ILLINOIS.

PIN: 2520123038



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THE SURVEY WAS DESIGNED, AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFY TO THE ABOVE NAMED PARTY THAT ON THE DATE SHOWN AN INSPECTION OF THE REAL ESTATE DESCRIBED HEREIN WAS MADE AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT REPRESENTS THE FACTS FOUND AT SAID TIME. PROPERTY CORNERS ARE SET OR NOT BY CLIENT AGREEMENT. SUBJECT PROPERTY HAS NOT BEEN STAKED AND THEREFORE FOR ANY CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINE SHALL BE STAKED BY A SURVEYOR BEFORE PERFORMING THE TASK.

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THIS PLAT. BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORDS AND/OR DESCRIPTION PROVIDED. FOR LEGENDS SEE OTHER SIDE OF THIS PAGE.

MORADI MULTI DIMENSIONS CONSULTING ENGINEERS
5804 N. WESTERN AVE., SUITE 202, CHICAGO, IL 60659
TEL: (773) 478-8888, TEL: (773) 478-8887

JOB #: 25-23	DRAWN: YA	DATE: 10/20/2023	CLIENT:
CHECKED: SM	SCALE: 1"=16'-0"	DATE OF FIELD WORK: 08/12/2023	

THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND OR TITLE POLICY, BUILDING LINES AND EASEMENTS ARE SHOWN AND/OR EASEMENTS HEREBY TO YOUR DEED, CONTRACT, TITLE POLICY AND/OR ZONING REGULATIONS. THIS PLAT IS VALID ONLY IF IT CONTAINS THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR. IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT US.

Illinois Land Surveyor Number 035-003346
BEHOZ MORADI, PhD, P.E., S.E., P.L.S.
ILLINOIS LAND SURVEYOR - LICENSE EXPIRES DATE NOV. 30, 2024

**AFFIDAVIT
(Section 17-13-0107)**

Date: Apr 24, 2024

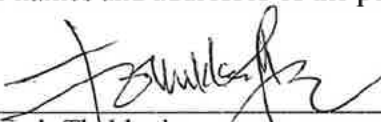
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Joseph Thekkath, being first duly sworn on oath, deposes and states the following:

The undersigned certifies that he 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 of the property within the subject area not solely owned by the applicant, and to the owners of all 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 filling 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 May 22, 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.

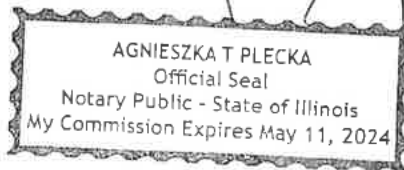


Joseph Thekkath

Subscribed and Sworn to before
me this 24 day of
Apr, 2024.



Notary Public



JAFFE & BERLIN, L.L.C.

ATTORNEYS AT LAW

111 WEST WASHINGTON STREET

SUITE 900

CHICAGO, ILLINOIS 60602

OFFICE: (312) 236-5443 OR

(312) 372-1550

FAX: (312) 372-2615

WWW.JAFFEBERLIN.COM

SAMUEL G. JAFFE (1928 - 1992)

FRANK W. JAFFE

JAY S. BERLIN*

AGNES PLECKA

RAIN MONTERO

***ALSO ADMITTED IN MICHIGAN**

OF COUNSEL

MARK S. LITNER

ELIZABETH M. SHEA

DENISE J. KING**

****ALSO ADMITTED IN FLORIDA**

May 7, 2024

Re: 11416 South Throop Street, Chicago

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 May 22, 2024, the undersigned will file an Application for a change in zoning on behalf of BEN WILLIAMS HOMES LLC, from an RS2 Residential Single-Unit (Detached House) District to an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District, for the property located at 11416 South Throop St., Chicago, IL.

The subject property is currently improved with a residential building, which the Applicant proposes to preserve and rehab. The Applicant needs a zoning change to comply with the use table and the standards and density requirements of the RT3.5 District to allow the existing dwelling unit within the basement area to remain, for a total of 2 dwelling units within the existing building. No changes to the existing height are being proposed.

The Applicant is the Owner of the subject property, and its business address is [REDACTED]

[REDACTED] I am the Attorney for the Applicant and the contact person for this Application. My address is 111 West Washington Street, Suite 900, Chicago, Illinois, and my telephone number is 312-878-7470.

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 feet of the property to be rezoned.

Sincerely,

Agnes Plecka
