CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1535 N. Lawndale Ave.

2. Ward Number that property is located in: 26

3. APPLICANT Blackwood Group LLC

ADDRESS 1535 N. Lawndale Ave. CITY Chicago

STATE Illinois ZIP CODE 60651 PHONE 773-751-2202

EMAIL jduarte@blackwoodgroupllc.com CONTACT PERSON Jose Duarte

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 Amy Kurson

ADDRESS 216 S. Jefferson St. Ste. 602

CITY Chicago STATE IL ZIP CODE 60661

PHONE 312-332-0055 FAX _____ EMAIL akurson@rkchicago.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: Jose Duarte, Manager of Blackwood Group LLC

7. On what date did the owner acquire legal title to the subject property? 6/18/2013

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

9. Present Zoning District: RS-3 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 6,239 square feet

11. Current Use of the Property: Commercial office for Blackwood Group, a general contractor.

12. Reason for rezoning the property: Align the zoning classification with the property's current use. Before Blackwood purchased the property, it was zoned for an auto repair shop. Need to correct zoning classification to a district that permits contractor office use.

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): Commercial office for the Blackwood Group with no dwelling units and two parking spaces. The commercial space measures 125.25' by 25.00'. The building is already in place.

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.**

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

Jose Duarte, Manager of Blackwood Group LLC, 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

15 day of April, 2025

Notary Public

OFFICIAL SEAL
SELIM ALEJANDRO YUIVAR
Notary Public, State of Illinois
Commission No. 995809
My Commission Expires August 23, 2028

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

Date: May 5, 2025

Chairman, Committee on Zoning
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

The undersigned, Amy Kurson, 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 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 May 21, 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 site is a complete list containing the names and addresses of the people required to be served.

Amy Kurson
Signature
Attorney for Applicant

Subscribed and Sworn to before me this
29th day of April, 2025

Notary Public

Official Seal
MA PATRICIA ECAINE ARCANGEL
Notary Public, State of Illinois
Commission No. 977357
My Commission Expires August 30, 2027

REYES KURSON

LETTER TO SURROUNDING PROPERTY OWNERS

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 21, 2025, the undersigned will file an application for a change in zoning from RS-3, Residential Single-Use District, to B2-3, Neighborhood Mixed-Use District, on behalf of the Blackwood Group LLC ("applicant/owner") for the property located at 1535 North Lawndale Avenue, Chicago, Illinois 60651.

The applicant/owner, a general contractor, has owned the building since 2013. The applicant/owner intends to use the subject property as its administrative office. The rezoning is essential to align the zoning with the property's use.

Please note that the applicant is not seeking to rezone or purchase your property. The applicant/owner is required by law to send this owner notice because you own property within 250 feet of the property to be rezoned.

Very truly yours,

Amy Kurson

Amy Kurson, attorney for applicant/owner
akurson@rkchicago.com

LEGEND

- Electric Meter
- Utility Pole
- Sign Post
- Water Buffalo Box
- Gas Meter

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE No. 184-005332
PROFESSIONAL LAND SURVEYORS

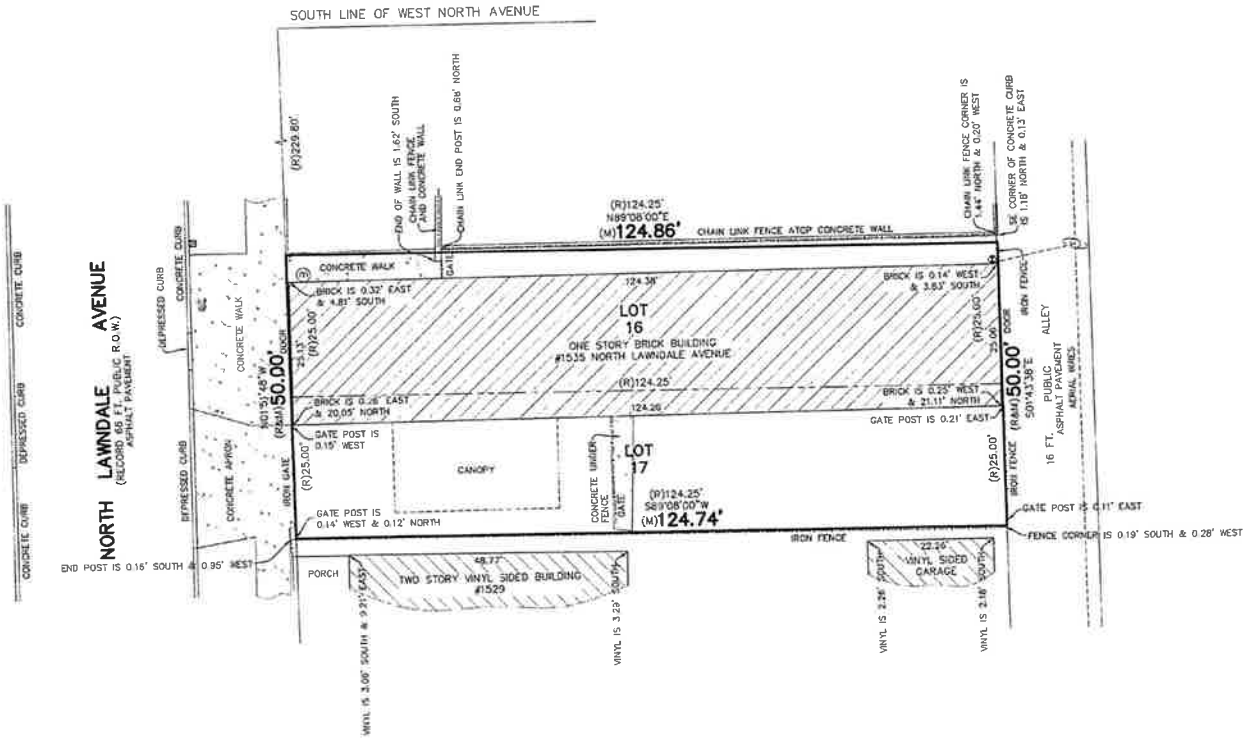
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

GRAPHIC SCALE
15 0 7.5 15
(IN FEET)
1" = 15'

Plat of Survey

LOTS 16 AND 17 IN BLOCK 2 IN THE SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 6,239 SQUARE FEET OR 0.143 ACRES MORE OR LESS.



ORDERED BY: BLACKWOOD GROUP LLC		CHECKED: AH	DRAWN: RL
ADDRESS: 1535 NORTH LAWNDALE AVENUE			
GREMLEY & BIEDERMANN A DIVISION OF PLCS, CORPORATION LICENSE No. 184-005332 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM			
ORDER NO. 2024-32501-001	DATE: NOVEMBER 22, 2024 SCALE: 1 INCH = 15 FEET		PAGE NO 1 OF 1

C:\CAD\2024\2024-32501\2024-32501-001.dwg

SURVEY NOTES:

P.I.N.S.:
16-02-106-004-0000 [LOT 16]
16-02-106-005-0000 [LOT 17]

SURVEYOR'S LICENSE EXPIRES November 30, 2026

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Monumentation or witness points were not set at the clients request.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED

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STATE OF ILLINOIS)
COUNTY OF COOK)SS

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON NOVEMBER 22, 2024.

SIGNED ON DECEMBER 4, 2024.

BY:

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.