#22513
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:

   6014-16 W. Addison Street

2. Ward Number that property is located in: 38th

3. APPLICANT Property Appearance LTD

   ADDRESS [redacted] CITY [redacted]

   STATE [redacted] ZIP CODE [redacted] PHONE 312.905.3548

   EMAIL [redacted] CONTACT PERSON Lisa 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

   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 Lisa Duarte

   ADDRESS 180 N. LaSalle Street Suite 3400

   CITY Chicago STATE Illinois ZIP CODE 60601

   PHONE 312.905.3548 FAX _____ EMAIL lduarte@podstrategies.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: Property Appearance LTD.
Nachwan Razko President
Nachwan Razko Secretary

7. On what date did the owner acquire legal title to the subject property? February 11, 2016

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

9. Present Zoning District: B3-1 Proposed Zoning District: B2-2

10. Lot size in square feet (or dimensions): 33'-0" x 124.77'= 4,117 sq. ft.

11. Current Use of the Property: Existing one and a half story 2 dwelling unit building.

12. Reason for rezoning the property: to legalize a second dwelling-unit residential use below the second floor.The second dwelling unit is on the ground floor for a total of 2-dwelling units in the existing 2-story building.

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): 2 Dwelling Units, one parking space,no commercial spaces.
The existing 11/2-story building height of 25 feet will not change.Both dwelling units are existing.
The ground floor dwelling unit needs to be legalized.

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

COUNTY OF COOK
STATE OF ILLINOIS

Property Appearance LTD., 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 2nd day of July, 2024.

"OFFICIAL SEAL"
DANIEL LINDELL
Notary Public - State of Illinois
My Commission Expires March 08, 2027

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM NO. 184-003023

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-9167
E-MAIL: paa@professionalsassociated.com
www.professionalsassociated.com

MM SURVEY
PHONE: (773) 282-5000
FAX: (773) 582-9423
E-MAIL: info@MMSurveying@hotmail.com
www.mmsurveyingchicago.com

PLAT OF SURVEY

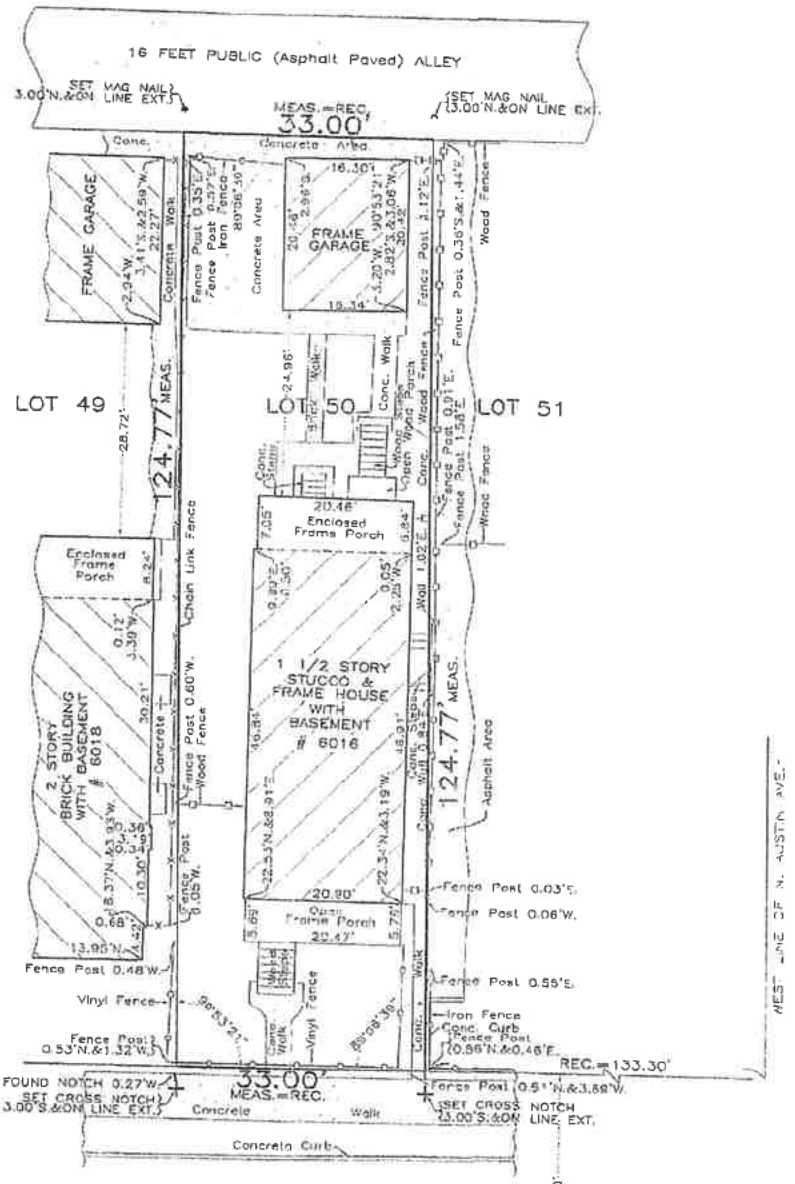
OF

NORTH

LOT 50 IN ALBERT J. SCHORSCH IRVING PARK BOULEVARD GARDENS, SECOND ADDITION, A SUBDIVISION OF THE SOUTH 7 1/2 ACRES OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 4,117 SQ. FT. = 0.095 ACRE.

COMMONLY KNOWN AS: 6016 WEST ADDISON STREET, CHICAGO, ILLINOIS.



66' R.O.W. PUBLIC STREET

℄ W. ADDISON ST.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No.: 106926
Scale: 1 inch = 16 feet
Date of Field Work: May 23, 2023.
Ordered by: Michael A. Maresso

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING, BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois }
County of Cook } ss.

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have surveyed the above described property and that to the best of our knowledge, the plat hereon drawn is a correct representation of said survey.

Date: May 30, 2023.

Paul Parosa
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003653

DRAWN BY: ZZ

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

Date: July 09,2024

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

The undersigned, Lisa Duarte, 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.
Subject Property 6014-16 W. Addison Street.
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.

Lisa Duarte

Signature

Subscribed and Sworn to before me this

9 day of July, 2024

Ashley Saviano

Notary Public

Official Seal
ASHLEY SAVIANO
Notary Public, State of Illinois
Commission No. 897789
My Commission Expires July 11, 2027

July 09, 2024

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 July 17,2024, the undersigned will file an application for a change in zoning from B3-1 Community Shopping District symbols to B2-2 Neighborhood Mixed-Use District on behalf of the Applicant/Owner- Property Appearance LTD for the property located at 6014-16 W. Addison Street Chicago, Illinois.

The applicant intends to use the property as a 2-flat by legalizing the 2nd dwelling unit that is below the second floor in the existing 11/2 -story building.

The Applicant and Property Owner-Property Appearance LTD. is located at [redacted]

The contact for this application is Lisa Duarte-Attorney for Applicant.

My address is 180 N. LaSalle Street Suite 3400 Chicago, Illinois.

My telephone number is 312.905.3548.

Very truly yours,

Lisa Duarte

Attorney for Applicant

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.