

22161-T.1
INTRO DATE
APRIL 19, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
2611 West Augusta Boulevard

2. Ward Number that property is located in: 26

3. APPLICANT 2611 W. Augusta LLC

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ CONTACT PERSON Andrew Dorazio

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 _____

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 Mark Kupiec

ADDRESS 77 W. Washington Suite 1801

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-541-1878 FAX _____ EMAIL mkupiec@kupieclaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

Andrew Dorazio

John Modrak III

Joseph Dumas

Daniel Brosk

Jordan Lowe

7. On what date did the owner acquire legal title to the subject property? April 28, 2022

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District RS-3 Proposed Zoning District RM-5

10. Lot size in square feet (or dimensions) 3926.47 Square Feet

11. Current Use of the property Residential

12. Reason for rezoning the property To comply with bulk and density standards to establish a basement apartment in the existing building for a total of 7 dwelling units

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 the proposed building. (BE SPECIFIC)
Convert non-conforming 6 dwelling units to 7 dwelling units in existing 3 story brick building. 7 dwelling units, no parking spaces, no commercial space, current building height is 40'. No changes.

14. 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 _____

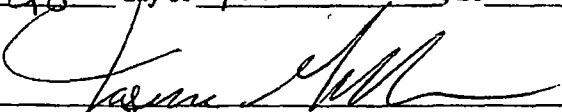
COUNTY OF COOK
STATE OF ILLINOIS

Andrew Dorazio, 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.

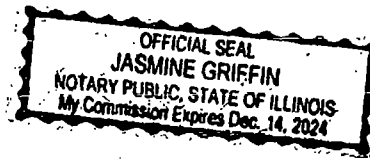


Signature of Applicant

Subscribed and Sworn to before me this
28th day of Feb, 2023.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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

Date March 23, 2023

Honorable Thomas M. Tunney
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

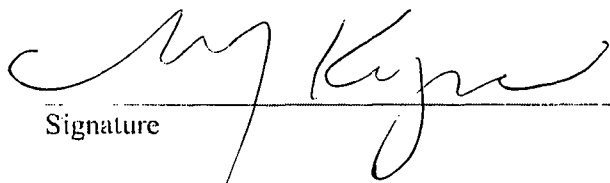
The undersigned, Mark Kupiec, being first duly sworn on oath deposes and states the following:

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 April 19, 2023

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

11th day of April, 2023

Notary Public



PROFESSIONALS ASSOCIATED
 PHONE: (847) 674-3000
 FAX: (847) 674-2167
 E-MAIL: pa@professionalsassociated.com
 www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.
 BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
 7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
 PROFESSIONAL DESIGN FIRM NO. 164-063023

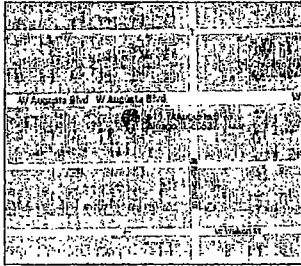
MM SURVEY
 PHONE: (773) 287-5900
 FAX: (773) 287-9474
 E-MAIL: info@MMSurveyingChicago.com
 www.mmsurveyingchicago.com

ALTA/NSPS LAND TITLE SURVEY

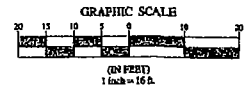
OF

LOT 5 AND THE EAST 6 1/4 FEET OF LOT 6 IN BLOCK 1 IN BASTON'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 33 FEET AND THE SOUTH 33 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

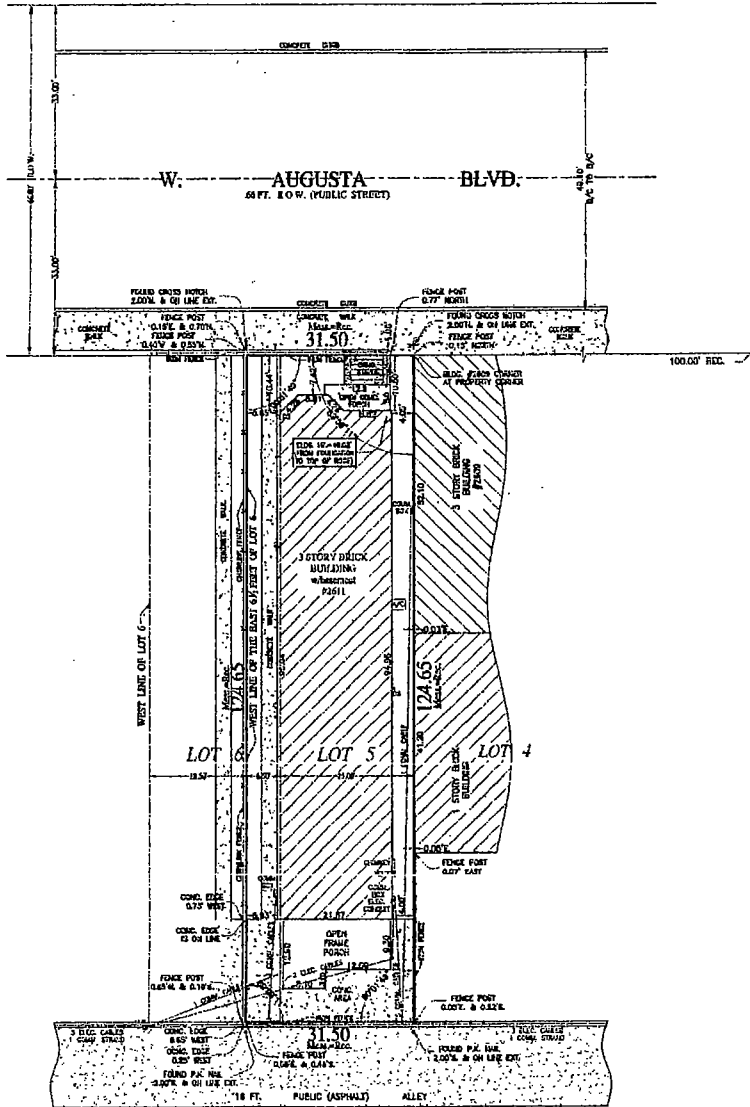
TOTAL LAND AREA = 3,526 sq. ft. = 0.080 acre, more or less
 BUILDING FOOTPRINT = 2,223 sq. ft.
 COMMONLY KNOWN AS: 2611 W. AUGUSTA BLVD., CHICAGO, IL 60623
 P.L.N. 16-01-18-016-0000



VICINITY MAP



- LEGEND:**
- BOUNDARY LINE
 - STORM LINE
 - WATER LINE
 - GAS LINE
 - BRICK PAVEMENT
 - CONCRETE PAVEMENT
 - A/C --- BACK OF CURB
 - R.O.W. --- RIGHT OF WAY
 - CHAIN LINK FENCE
 - IRON FENCE
 - WOOD FENCE
 - UTILITY POLE W/ WIRES
 - --- WALL LIGHT
 - ⊥ --- ELECTRIC PAINT MARK (RED)
 - ⊥ --- WATER PAINT MARK (BLUE)
 - ⊥ --- GAS PAINT MARK (YELLOW)
 - ⊥ --- OIL PAINT MARK (ORANGE)
 - ⊥ --- SEWER PAINT MARK (GREEN)
 - CONCRETE PARKING BUMPER
 - STREET SIGN
 - --- DE-PRESSED CURB
 - --- IDENTIFIED MANHOLE
 - --- SEWER MANHOLE
 - --- CATCH BASIN
 - --- MATCH MANHOLE
 - --- OSMAL MANHOLE
 - --- ELECTRIC MANHOLE
 - --- GAS VALVE
 - --- WATER VALVE
 - --- FIRE HYDRANT
 - --- TREE w/ DIAMETER
 - △ --- PARKING STALL COUNT
 - INLET
 - COLLOCATION (TELEPHONE, FIRENET, ETC.)
 - A/C --- A/R CONDITIONING UNIT
 - --- EVAPORATOR UNIT w/ DIAMETER
 - --- STREET LIGHT
 - --- HANDICAPPED SPACE
 - --- TRAFFIC LIGHT
 - --- DOWNPOUT



FLOOD CERTIFICATION: (1625 FEMA VERBIS)

THE PROPERTY DESCRIBED ABOVE IS NOT IN A SPECIAL FLOOD HAZARD AREA. FLOODWAY MAP(S) IS/ARE FLOODWAY ON PROPERTY: NO. MAP USED: RATE MAP. COUNTY NAME: COOK, CITY OF COMMUNITY NO.: 170022. COMMUNITY PANEL: 0415. MAP NUMBER: 170022-1. EFFECTIVE DATE: AUGUST 18, 2004. FLOOD ZONE: 2. BASE FLOOD ELEVATION FROM FIRM (40 FEET): N/A NOV 1988.

EXCEPTION FROM THE TITLE COMMITMENT:

*A. Encroachment of the fence located entirely on the Land on public property South and adjoining by 46 feet and onto public property North and adjoining by 0.77 feet as disclosed by survey by MM Surveying Co., Inc., October 27, 2014, number 83693

TITLE COMMITMENT PROVIDED BY NEAR NORTH TITLE GROUP
 COMMITMENT NUMBER: AP2402284
 COMMITMENT DATE: JANUARY 26, 2021

ITEMS FROM TABLE "A"

- *ITEM #2: THERE WAS NO PARKING SPACE FOUND WITHIN THE SURVEYED PROPERTY.
- *ITEM #11: THE CLIENT AND THE SURVEYOR AGREED ON THE TERMS OF SHOWING ONLY VISIBLE ABOVE-GROUND UTILITIES ON THE PLAN OF SURVEY.
- *ITEM #16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDRESS CHANGES IN THE PROCESS OF CONSTRUCTION OF THE FIELDWORK.
- *ITEM #19: A COPY OF PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$2,000,000.00 SHALL BE PROVIDED UPON REQUEST.



IT IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11, 14, 16 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 07, 2022.

DATE OF PLAN: DECEMBER 07, 2022
 Paul Jaros

ILL. PROF. LAND SURVEYOR NUMBER 035-003037
 MY LICENSE EXPIRES NUMBER 30 2024
 DRAWN BY: E.D.M.

THIS 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 SCATTER

Order No: 106117
 Scale: 1 inch = 16 feet
 Date of Field Work: 05 DECEMBER 2022
 Conducted by: ANDREW DORAZZO

LAW OFFICES
MARK J. KUPIEC & ASSOCIATES
SUITE 1801
77 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602

TELEPHONE (312) 520-1878
Email: Mkupiec@kupieclaw.com

FACSIMILE

April 19, 2023

Re: 2611 W. Augusta Boulevard, Chicago, IL

Dear Property Owner:

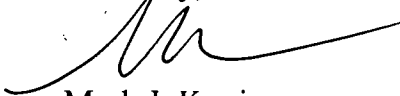
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about April 19, 2023, the undersigned will file an Application for a change in zoning from RS-3 Residential Single-Unit (Detached House) District to an RM-5 Residential Multi-Unit District on behalf of the Applicant, 2611 W Augusta LLC, for the property located at 2611 W. Augusta Blvd Chicago, Illinois.

The subject property is improved with a 3-story multi-unit residential building. The applicant needs this zoning change to comply with the bulk and density standards to add an additional dwelling in this basement of the existing building for a total of seven dwelling units.

The Applicant is the owner of the subject property. Its business address is [REDACTED]. I am the Attorney for the Applicant and the contact person for this Application. My address is 77 West Washington Street, Chicago, Illinois, and my telephone number is (312) 520-1878.

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,



Mark J. Kupiec

MJK/