

#22253
INTRO DATE
SEPT 13, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

447 E. 111th Place, Chicago, IL

2. Ward Number that property is located in: 9th Ward

3. APPLICANT Banks Max Properties LLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE 312-820-8614

EMAIL fagustin@aaproptax.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

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 Frederick E. Agustin, Law Offices of Agustin & Associates, LLC

ADDRESS 20 N. Wacker Drive, Suite 1000

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312) 820-8614 FAX NA EMAIL fagustin@aaproptax.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.

Darren Bankston Jr.

7. On what date did the owner acquire legal title to the subject property? 11/16/2022

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

No

9. Present Zoning District M1-2 District Proposed Zoning District M2-2 District

10. Lot size in square feet (or dimensions) 21,135 SF

11. Current Use of the property Vacant property.

12. Reason for rezoning the property Locate and establish a vehicle storage and towing business with the ability to store vehicles outside within the property as the principal 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 the proposed building. (BE SPECIFIC)

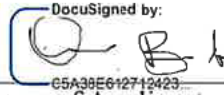
The change will allow the location and establishment of vehicle storage and towing business with the ability to have outside storage of the vehicles as a principal use. There will not be a building on the property. The Applicant is proposing to have three (3) off-street parking spaces on the property.

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 x _____

COUNTY OF COOK
STATE OF ILLINOIS

Darren Bankston Jr. Darren Bankston, 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:

G5A38E612712423

Signature of Applicant

Subscribed and Sworn to before me this
29th day of August, 20 .



Notary Public



For Office Use Only

Date of Introduction: _____

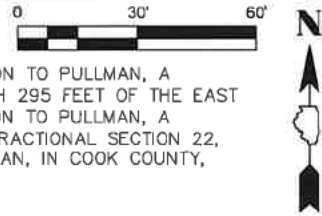
File Number: _____

Ward: _____

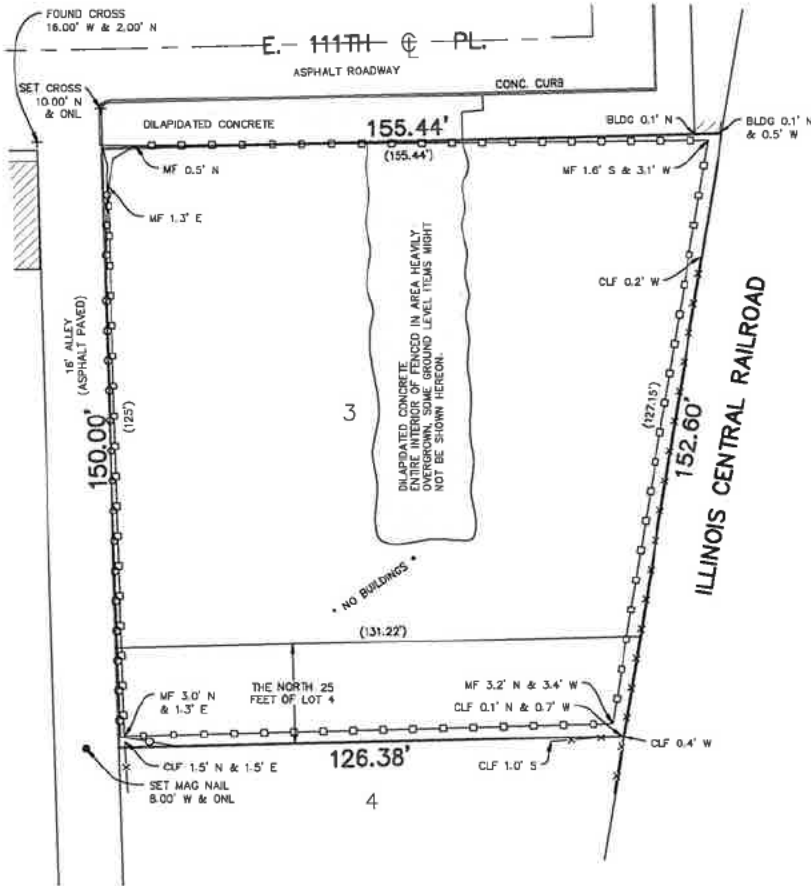
SUBJECT SITE AREA:
21,135 SQ. FT. = 0.485 ACRES

PLAT OF SURVEY

OF



LOT 3 AND THE NORTH 25 FEET OF LOT 4 IN FOOTE'S SECOND ADDITION TO PULLMAN, A SUBDIVISION OF BLOCK 1 (EXCEPT THE WEST 332 FEET AND THE NORTH 295 FEET OF THE EAST 280 FEET OF THE WEST 612 FEET THEREOF) IN PULLMAN PARK ADDITION TO PULLMAN, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

XX.XX'	MEASURED DISTANCE
(XX.XX')	RECORD/DEED DISTANCE
—x—x—	CHAIN LINK FENCE (CLF)
—o—o—	BOLLARDS W/ CHAIN BETWEEN
—o—o—	METAL/IRON FENCE (MF)
—o—o—	PLASTIC/VINYL FENCE (PF)
—x—x—	WIRE FENCE
—o—o—	IRON PIPE SET AT CORNER (UNLESS OTHERWISE NOTED)
—o—o—	IRON PIPE FOUND AT CORNER (UNLESS OTHERWISE NOTED)
N	NORTH
S	SOUTH
E	EAST
W	WEST
NE	NORTHEAST
NW	NORTHWEST
SE	SOUTHEAST
SW	SOUTHWEST
UE	UTILITY EASEMENT
URDE	UTILITY & DRAINAGE EASEMENT
BSL	BUILDING SETBACK LINE
CE	CITY EASEMENT
L	ARC LENGTH
R	RADIUS
CONC	CONCRETE
ONL	ON LINE
	BUILDING
	CONCRETE
	BRICK
	ASPHALT
	WOOD
	GRAVEL
	STONE
	OVERLAIN

SURVEYORS NOTES:

- FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON; REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE ETC.
- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE, BEFORE DAMAGE MAY OCCUR.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME.
- WE DO NOT CERTIFY UTILITIES, THEREFORE, CONTACT UTILITIES COMPANIES BEFORE BUILDING.
- BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
- DATE OF FIELD WORK, IS DATE SHOWN IN CERTIFICATION.
- NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
- ANY COMMENTS, MODIFICATIONS, ALTERATIONS AND REVISIONS MUST BE BROUGHT TO OUR ATTENTION WITHIN 90 DAYS OF DATE OF COMPLETION OF THIS SURVEY.
- TREES AND UTILITIES ARE NOT SHOWN HEREON.
- CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
- TO ENSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

WE, PI SURVEYING PLLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM DO HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER ITS SUPERVISION ON THE GROUND AND THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAME. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.

DATED AT OAK BROOK, ILLINOIS THIS 10th DAY OF NOVEMBER 2022.

BY:
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.004017
LICENSE EXPIRES 11/30/2022



ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.008811-0008

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Pi Surveying PLLC

LAND SURVEYORS
903 COMMERCE DRIVE, SUITE 210, OAK BROOK, IL 60523
PHONE: (773) 484 0445
www.pisurveying.com

COMMON ADDRESS: 445-447 E 111TH PL, CHICAGO, IL 60628

DRAWN BY: CIS CHECKED BY: CIS CATEGORY: STAKED

FILE NO.: 22-12047 SCALE: 1" = 30'

ORDERED BY: ATTORNEY JONATHAN TERRANCE KERN

NO DATE DESCRIPTION

REVISIONS

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August 29, 2023

Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Frederick Agustin, being first duly sworn on oath 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 September 13, 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.



Frederick Agustin

Subscribed and Sworn to before me this
29 day of August, 20 23.



Notary Public

September 13, 2023

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 September 13, 2023, the undersigned will file an application for a change in zoning from M1-2 Limited Manufacturing/Business Park District to a M2-2 Light Industry District on behalf of Banks Max Properties LLC (“Applicant/Owner”) for the property located at 447 E. 111th Place, Chicago, IL 60620 (the “Subject Property”).

This change is necessary in order to locate and establish a vehicle storage and towing company that will have outside storage of vehicles within the Subject Property as a principal use.

Applicant/Owner is located at [REDACTED] The contact person for this application is Frederick E. Agustin located at 20 N. Wacker Drive, Suite 1000, Chicago, IL 60606, (312) 820-8614.

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.

Very Truly Yours,



Frederick E. Agustin, Attorney at Law