

#22163
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:

7740-44 S South Chicago Avenue

2. Ward Number that property is located in: 5th Ward

3. APPLICANT Stonedry, LLC

ADDRESS CITY

STATE IL ZIP CODE 60025 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.

S. Bronze, LLC
Andy Schcolnik

7. On what date did the owner acquire legal title to the subject property? 3/17/15

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) 67,478 SF

11. Current Use of the property Vehicle storage and towing business.

12. Reason for rezoning the property Allow the existing vehicle storage and towing business 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 existing 1-story building will remain. A vehicle storage and towing business operates at the subject property. The change will allow outside storage of the vehicles as a principal use. The existing commercial building contains around 14,948 SF. There are 20 existing parking spaces onsite; no exterior changes to the existing 1-story building.

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

Andy Schcolnik

_____, 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:

Andy Schcolnik
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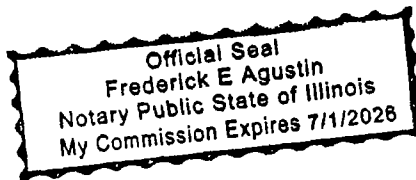
Signature of Applicant

Subscribed and Sworn to before me this

1st day of March, 2023.

[Handwritten Signature]

Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

April 6, 2023

Honorable Thomas Tunney
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.

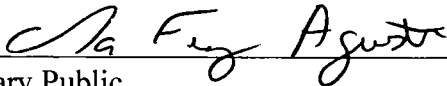
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately 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.



Frederick Agustin

Subscribed and Sworn to before me this
6 day of April, 20 23.



Notary Public



April 6, 2023

Dear Property Owner,

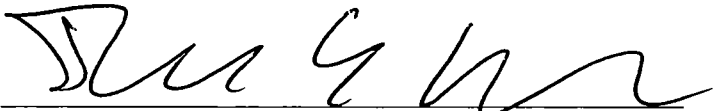
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about April 19, 2023, the undersigned will file an application for a change in zoning from M1-2 Limited Manufacturing/Business Park District to a M2-2 Light Industry District on behalf of Stonedry, LLC ("Applicant/Owner") for the property located at 7740-44 S. South Chicago Avenue, Chicago, IL 60619 (the "Subject Property").

The vehicle storage and towing company that is currently operating at the Subject Property will remain. This change will allow outside storage of the vehicles within the Subject Property as a principal use.

Applicant/Owner is located at _____ (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