

#22169
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:
3004-3006 W. Belmont Avenue, Chicago, Illinois 60618

2. Ward Number that property is located in: 33

3. APPLICANT 3004-06 W. Belmont LLC

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ CONTACT PERSON Nick Daoud

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.

Nick Daoud

7. On what date did the owner acquire legal title to the subject property? 12-14-2020

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

9. Present Zoning District C1-1 Proposed Zoning District C1-2

10. Lot size in square feet (or dimensions) 6,125

11. Current Use of the property Mixed-Use Building

12. Reason for rezoning the property To meet bulk and density standards to build an addition and add 4 dwelling units for a total of 6 dwelling units

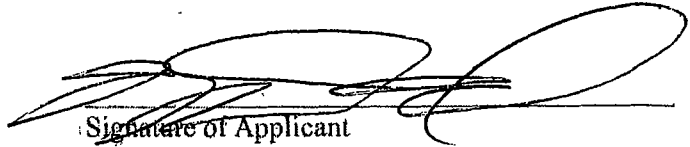
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
Adaptive re use of existing 2 story mix-use with retail storefront and 2 D. U. to add a new upper story addition for 4 additional dwelling units for a total of 6 dwelling units; 6 parking spaces; 4,085 SF of commercial; Height of proposed building - 38'

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?

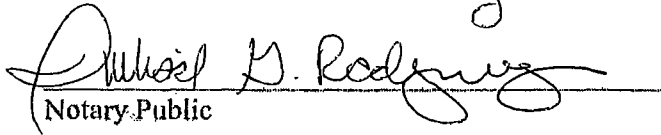
YES _____ NO X _____

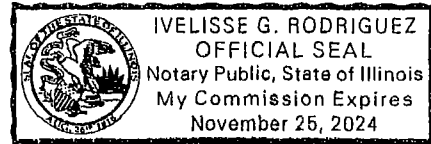
COUNTY OF COOK
STATE OF ILLINOIS

Nicola Daoud, 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
28 day of February, 2023.


Notary Public



For Office Use Only

Date of Introduction: _____

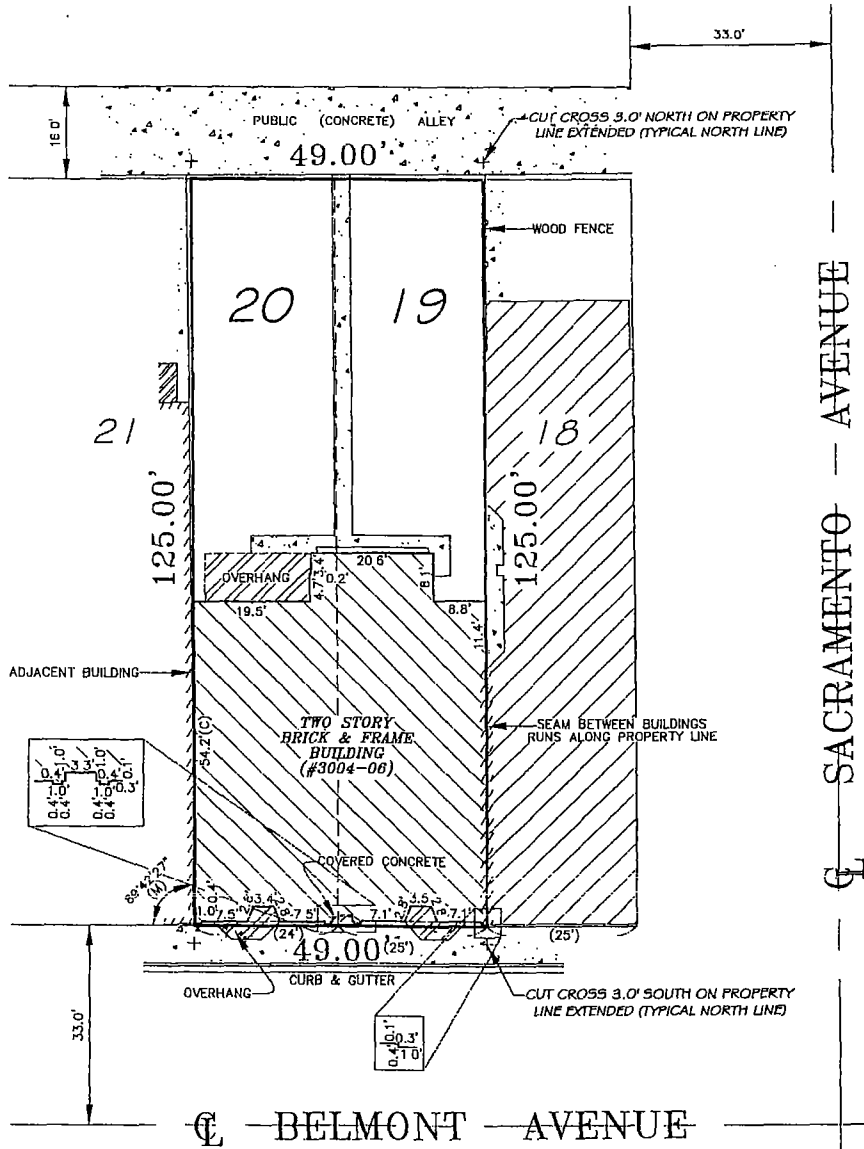
File Number: _____

Ward: _____

PLAT OF SURVEY

OF

LOTS 19 AND 20 IN BLOCK 9 IN S.E. GROSS' UNTER DEN LINDEN'S ADDITION TO CHICAGO, IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THAT PART OF LOT 18 IN SAID BLOCK 9 IN SAID S.E. GROSS' UNTER DEN LINDEN'S ADDITION TO CHICAGO, AS IS DESCRIBED IN THE DEED FROM ADA M. BOWE AND HER HUSBAND TO ELVA J. CLASS, DATED NOVEMBER 8, 1910 AND RECORDED NOVEMBER 22, 1910 IN THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 4665956, IN COOK COUNTY, ILLINOIS.



LEGEND

(R/M) - RECORD / MEASURED
L - ARC LENGTH
R - RADIUS
CH - CHORD

AREA = 6,125 SQ. FT.
MORE OR LESS

PREPARED FOR: THE GIRARD LAW GROUP, P.C. (ATTORNEYS AT LAW)
JOB ADDRESS: 3004-06 W. BELMONT AVE., CHICAGO, IL
JOB NO.: 23-02-0013

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX
DESIGN FIRM NO. 184.005564

- "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES. FENCE LOCATIONS ARE MADE TO CENTER OF POSTS UNLESS OTHERWISE NOTED.



SCALE: 20'



FIELD WORK COMPLETED ON THE 14TH DAY OF FEBRUARY, 2023.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 15TH DAY OF FEBRUARY, 2023

Wayne W. Nekola

IPCS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2024.
© COPYRIGHT NEKOLA SURVEY INC. 2023 "ALL RIGHTS RESERVED"

"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
13th day of April, 2023.


Notary Public



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

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

FACSIMILE

March 23, 2023

Re: 3004-06 W. Belmont Avenue, Chicago, IL 60618

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 a C1-1 Neighborhood Commercial District to a C1-2 Neighborhood Commercial District, on behalf of the Applicant, 3004-06 W. Belmont LLC for the property located at 3004-06 W. Belmont Ave, Chicago.

The subject property is currently improved with a two story mixed-use building. The applicant needs this zoning change to meet the bulk and density standards to build an upper story addition and add 4 dwelling units for a total of 6 dwelling units within the mix use building.

The Applicant is the owner of the subject property. His 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/