

#22341-T1
INTRO DATE
JAN. 24, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

500 West 26th Street

2. Ward Number that property is located in: 11th

3. APPLICANT Henry Tam

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE 312.521.7003

EMAIL jpikarski@gordonpikarski.com CONTACT PERSON John Pikarski, Jr. or Tom Pikarski

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 Gordon and Pikarski Chartered

ADDRESS 55 West Monroe St., Suite 940

CITY Chicago STATE IL ZIP CODE 60603

PHONE 312.782.9351 FAX 312.521.7000 EMAIL jpikarski@gordonpikarski.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: _____
 N/A
7. On what date did the owner acquire legal title to the subject property? 2022
8. Has the present owner previously rezoned this property? If yes, when? No.
9. Present Zoning District: RS-3 Proposed Zoning District: B2-3
10. Lot size in square feet (or dimensions): 61.5 x 125.25 = 7,702 square feet
11. Current Use of the Property: Vacant Lot
12. Reason for rezoning the property: Applicant seeks to improve the subject site with a new 4 story building containing fourteen residential 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 proposed building. (BE SPECIFIC): Applicant intends to improve the subject site with a new 4 story building containing 14 residential dwelling units, 14 parking spaces and a zoning height of 39.0 feet. No commercial is proposed.
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. N/A

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: 17-13-1003-EE

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. N/A

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

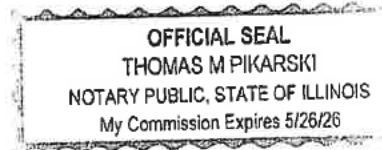
COUNTY OF COOK
STATE OF ILLINOIS

Henry Tam, 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.

Henry Tam
Signature of Applicant

Subscribed and Sworn to before me this
22 day of December, 20 23.

Thomas M. Pikarski
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

SURVEY LEGEND

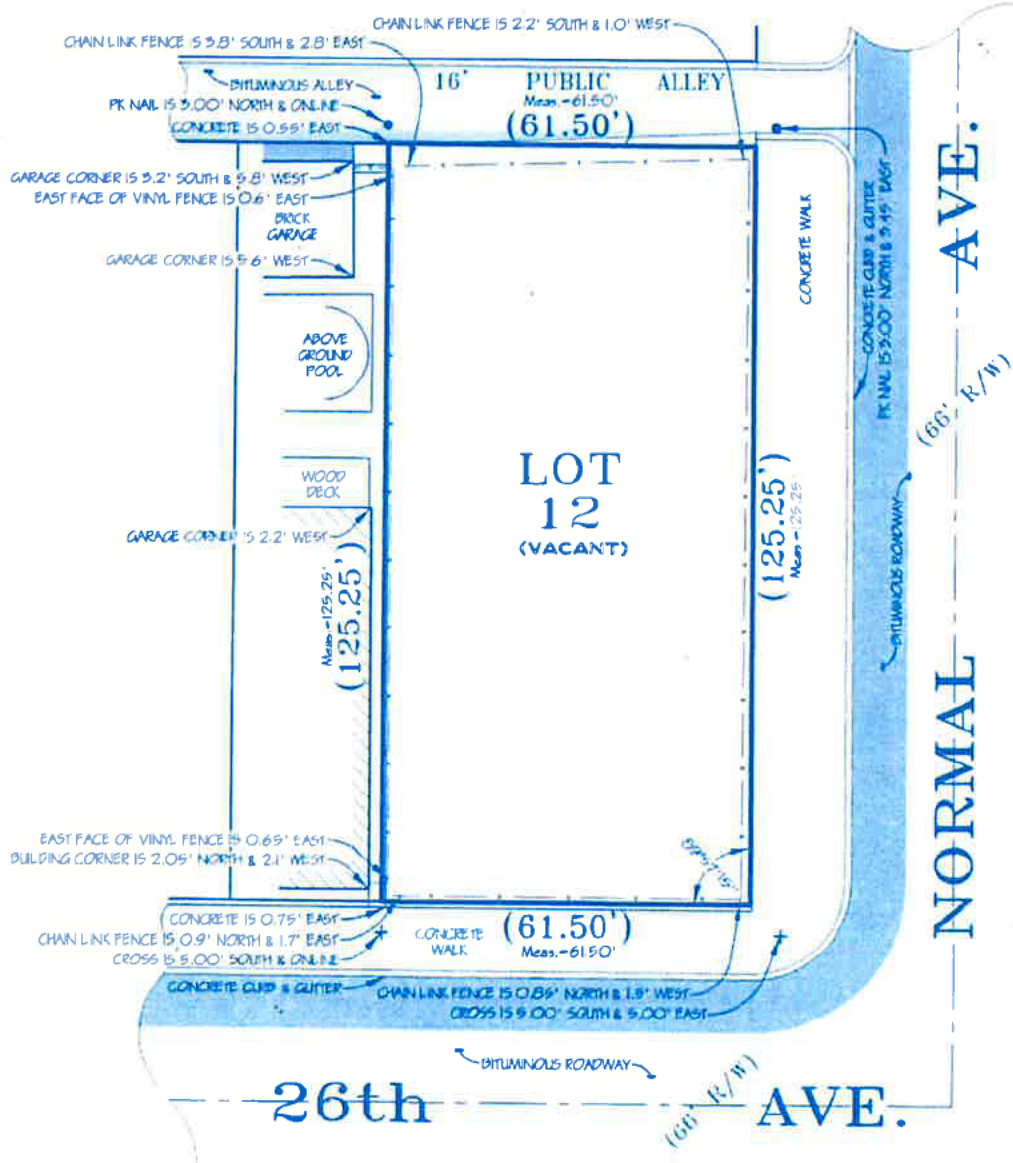
- Monumentation Found
- Monumentation Set (RLS 35-25b1)
- (50') Record Dimension
- X- Fence Line

PLAT OF SURVEY

LOT 12 N ASSESSOR'S DIVISION OF PART OF THE EAST HALF OF BLOCK 16 OF SOUTH BRANCH ADDITION TO CHICAGO, BEING THE SOUTHEAST FRACTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT 15 ACRES FROM THE WEST SIDE AND 8 ACRES FROM THE NORTH END THEREOF, IN COOK COUNTY, ILLINOIS.

AREA OF SITE = 7,203 SQ.FT

CARRADUS



NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 85°.
2. Distances shown along curved lines are Arc Measurements unless otherwise noted.
3. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
4. Consult local authorities for additional setbacks and restrictions not shown hereon.
5. Compare all survey points and report any discrepancies immediately.
6. Consult utility companies and municipalities prior to the start of any construction.
7. Dimensions to and along buildings are exterior foundation measurements.
8. Do Not Assume distances from spaced measurements made hereon.

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 22nd DAY OF November, A.D. 2025.
BY *Allen D. Carradus*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2024.

CARRADUS LAND SURVEY, INC.

Residential & Commercial Land Surveying Services
191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188
(630) 598-0416 (Fax) 630-7682 carradus_survey@yahoo.com

DESIGNED BY CMG	DATE OF FIELD WORK 11-22-23	SCALE 1" = 20'	REVISED BY 48-00	PLAT NO. 3640B-U
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FORM OF AFFIDAVIT

January 9, 2024

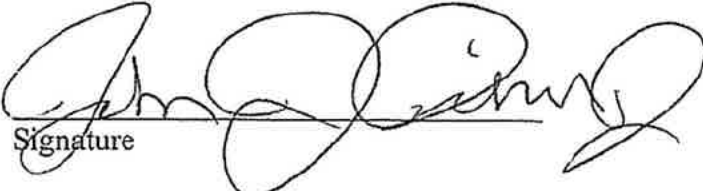
Honorable Bennett Lawson
Chairman, Committee on Zoning
City Hall - Room 905
121 N. LaSalle St.
Chicago IL 60602

The undersigned, John J. Pikarski, Jr. being first duly sworn under oath, deposes and states the following:

That the undersigned certifies they have complied with the requirements of Section 17-13-0107A of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, by sending written notice to such property owners who appear to be 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.

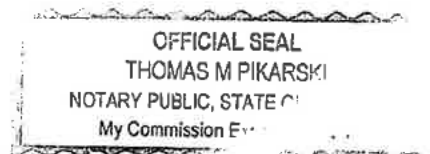
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately January 24, 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.


Signature

Subscribed and sworn to before me this 24th day of January, 2024.


Notary Public



GORDON AND PIKARSKI

CHARTERED
ATTORNEYS AT LAW
SUITE 940
55 WEST MONROE STREET
CHICAGO, ILLINOIS 60603

JOHN J. PIKARSKI, JR.
MAUREEN C. PIKARSKI
THOMAS M. PIKARSKI

DANIEL G. PIKARSKI
KRIS R. MURPHY
WILLIAM T. GROSSI
MORTON A. GORDON (1928-2012)

January 9, 2024

Dear Property Owner:

I am writing to notify you that on behalf of my client and the Applicant, Henry Tam, I will file on or about January 24, 2024, an application for the change in Zoning designation from the RS-3 Residential Single-Unit (Detached House) District to a B2-3 Residential Neighborhood Mixed Use District under the Zoning Ordinance, specifically Section 17-13-0107 for the property commonly known as 500 West 26th Street and more specifically described as:

The public alley next north of West 26th Street; South Normal Avenue; West 26th Street; and a line 61.5 feet west of and parallel to South Normal Avenue.

The Zoning Amendment is sought to improve the vacant lot with a new 4 story building containing 14 Residential Units and 14 on-site parking spaces.

Please note that the applicant is not seeking to purchase or amend the zoning of your property. The applicant is required by law to send this notice because you own property within 250 feet of 500 West 26th Street.

Legal Title to the property is held by the Applicant and owner Henry Tam of [REDACTED]

Very truly yours,



Thomas M. Pikarski

TMP/ks