

#22246

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: 6536 S. Dorchester Avenue, Chicago, IL 60637

2. Ward Number that property is located in: 20

3. APPLICANT The Bowa Group, Inc. ADDRESS 7050 S. Stony Island Avenue CITY Chicago STATE IL ZIP CODE 60649 PHONE 312 238 9899 EMAIL losa@thebowagroup.com CONTACT PERSON Linda Osa

4. Is the applicant the owner of the property? YES X 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 Roland Burris II ADDRESS 100 N. LaSalle Street, Ste. 1515 CITY Chicago STATE IL ZIP CODE 60602 PHONE 312-725-2206 FAX 866-814-1581 EMAIL rburris2@gmail.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.

Nosa Ehimwenman - 100%

7. On what date did the owner acquire legal title to the subject property? April 2, 2018

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

No

9. Present Zoning District RS-2 Proposed Zoning District RT-4

10. Lot size in square feet (or dimensions) 25.00' x 94.85'

11. Current Use of the property Vacant Land

12. Reason for rezoning the property To meet the Bulk and Density standards of RT-4 to allow construction of a proposed two-story, two-dwelling unit with basement and new two-car garage.


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)  
Construction of a two-story, two-dwelling unit residence with a total of approximately 2,880 square feet of living area with a new two-car garage. The height of the building will be 24' - 4".

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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

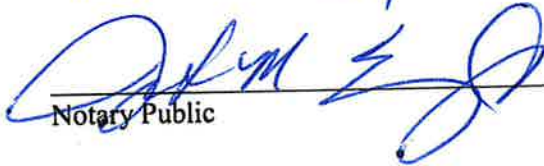
YES \_\_\_\_\_ NO X \_\_\_\_\_

COUNTY OF COOK  
STATE OF ILLINOIS

Nosa Ehimwenman, 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  
11th day of July, 2023.

  
\_\_\_\_\_  
Notary Public



**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_



# PLAT OF SURVEY

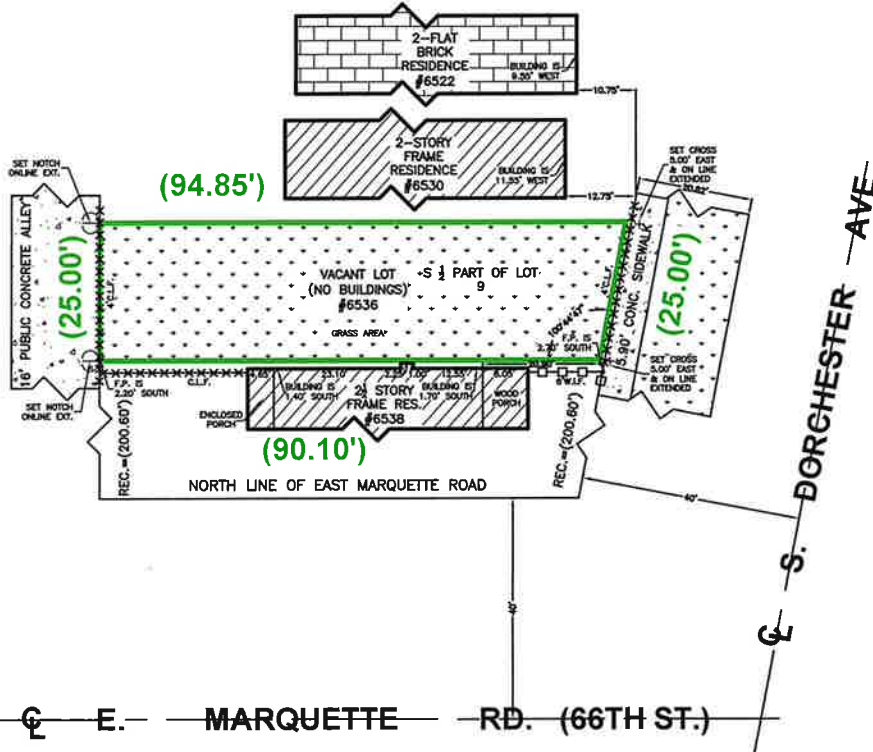
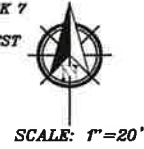
L. R. PASS & ASSOCIATES  
Professional Land Surveyors

Plat of Surveys  
Topography  
Mortgage  
Inspection  
Condominiums  
Land Development  
Legal Descriptions

LOT 9 (EXCEPT THE WEST 100 FEET THEREOF) AND (EXCEPT THE NORTH HALF OF LOT 9) IN BLOCK 7 IN WAIT AND BOWEN'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF ILLINOIS CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 6536 S DORCHESTER AVE, CHICAGO, ILLINOIS.)

AREA= 2,291.23 SQ. FT. (MORE OR LESS)  
PERIMETER= 234.95.40 FT. (MORE OR LESS)  
ACREAGE= 0.0626984031221 (MORE OR LESS)



UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 036-0003088.

P.O. Box 43659 Chicago, Illinois 60743 TEL: (773) 779-1700 Fax: (773) 779-9143 E-mail: lrpassassoc@yahoo.com	
<b>ROLAND W. BURRIS II, ATTORNEY AT LAW</b>	
P.I.N.#	20-23-213-113-0000
CHECKED BY: L.R.P.	FIELD DATE: 03-28-2023
BOOK NO.: C.P.	SURVEYOR: S.J.S.
PROJECT NO.: 2303-0164	SCALE: 1"=20'
J.R., © 2023 L.R. PASS & ASSOCIATES P.C. ALL RIGHTS RESERVED.	

COMPARE ALL POINTS BEFORE BUILDING. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.



LEGEND	
	METAL FENCE
	PLASTIC FENCE
	FENCE POST (F.P.)
	"MAG" NAIL SET
	SET IRON PIPE
	IRON PIPE FOUND
	CUT CROSS- FOUND OR SET
	PROPERTY LINE
	(140.45) RECORDED DATA
	140.45 MEASURED DIMENSION
	NOTCH
	WOOD & METAL FENCE (W.M.F.)
	WOOD FENCE (W.F.)
	CHAIN LINK FENCE (C.L.F.)
	WROUGHT IRON FENCE (W.I.F.)
	5 NAILS (SET)

STATE OF ILLINOIS  
COUNTY OF COOK

WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 28<sup>TH</sup> DAY OF MARCH 2023.  
LICENSE EXPIRATION DATE: 11/30/24

September 1, 2023

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

RE: "WRITTEN NOTICE" AFFIDAVIT (Section 17-13-0107)

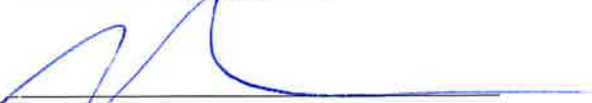
The undersigned, The Bowa Group, Inc., being first duly sworn on oath deposes and states the following:

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 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.

THE BOWA GROUP, INC.

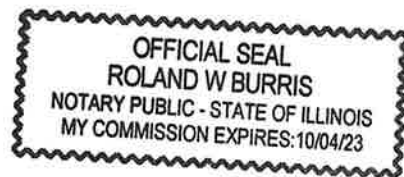


Nosa Ehimwenman, President

Subscribed and Sworn to before me this  
1<sup>st</sup> day of September, 2023



Notary Public



September 1, 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 RS-2 to RT-4 on behalf of The Bowa Group, Inc. for the property located at 6536 S. Dorchester Avenue, Chicago, Illinois 60637.

The applicant intends to use the subject property for the construction of an approximately 2,880 square foot, two-story with a basement, two-dwelling unit residence with a new two-car garage.

The Bowa Group, Inc. is the owner of the property and is located at 7050 S. Stony Island Avenue, Chicago, Illinois 60649. The contact person for this application is Roland W. Burris II; Attorney, located at 100 N. LaSalle Street, Suite 1515, Chicago, Illinois 60602; (312) 725-2206; rburris2@gmail.com.

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,

THE BOWA GROUP, INC.

A handwritten signature in blue ink, consisting of a stylized 'R' followed by a long horizontal stroke.

Signature