

#22168-T1
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:

1754 N. Paulina Street

2. Ward Number that property is located in: 32

3. APPLICANT L&L Academy and Preschool BT, Corp.

ADDRESS 1754 N. Paulina Street CITY Chicago

STATE IL ZIP CODE 60622 PHONE 312-404-6647

EMAIL una@landschool.com CONTACT PERSON Una Lutin

4. Is the applicant the owner of the property? YES _____ NO X

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 1754 N. Paulina LLC

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ CONTACT PERSON Randal Rosset

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.

Una Lutin

7. On what date did the owner acquire legal title to the subject property? ?

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

No

9. Present Zoning District M1-1 Proposed Zoning District B1-1

10. Lot size in square feet (or dimensions) 12,932 Square Feet

11. Current Use of the property Industrial Building

12. Reason for rezoning the property To meet the use table and standards of the B1-1 requirement to allow preschool/ daycare facility as a permitted 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)

To establish a new preschool daycare facility re ue of building;

No dwelling units; 13 parking spaces; approximately 10,000 SF of

commercial space; approximate height of existing building is 20 feet

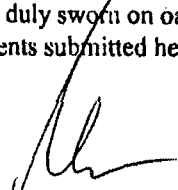
3 inches to remain unchanged

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?

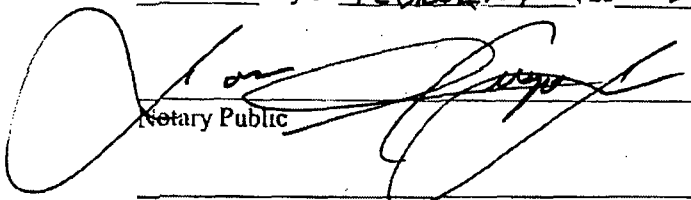
YES _____ NO X

COUNTY OF COOK
STATE OF ILLINOIS

Unora Lutin, 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
27th day of FEBRUARY, 2023.


Notary Public

JOSE A CRESPO JR,
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 22, 2025

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

Date March 23, 2023

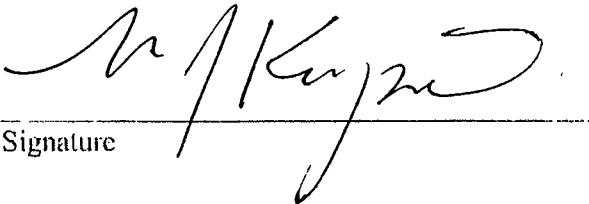
Honorable Thomas M. Tunney
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

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: 1754 N. Paulina Street, Chicago

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 an M1-1 Limited Manufacturing/ Business Park District to a B1-1 Neighborhood Shopping District on behalf of the Applicant, L&L Academy and Preschool BT, Corp., for the property located at 1754 N. Paulina Street, Chicago.

The subject property is currently improved with an old industrial building. The applicant needs a zoning change to allow the adaptive reuse of the existing building on the site to establish a preschool and daycare facility in the existing building.

1754 N. Paulina LLC is the owner of the property. Its address is [REDACTED]. The applicant is the tenant. It's address is 1754 N. Paulina Street, Chicago, IL, 60622. 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/