

#22273
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:
3948 West 66th Street, Chicago, IL

2. Ward Number that property is located in: 23rd Ward

3. APPLICANT 6545 S. Pulaski, LLC
ADDRESS 6545 S. Pulaski Rd.
CITY Chicago STATE IL ZIP CODE 60629
PHONE (630) 380-4444 EMAIL sbd@owcrestdevelopment.com
CONTACT PERSON Spiro Douvris

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 Same as above
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 Liz Butler/Anabel Abarca – Taft Stettinius & Hollister LLP
ADDRESS 111 East Wacker Drive, Ste. 2600
CITY Chicago STATE IL ZIP CODE 60601
PHONE (312) 836-4121 / -4176 FAX
EMAIL LButler@taftlaw.com / AAbarca@taftlaw.com

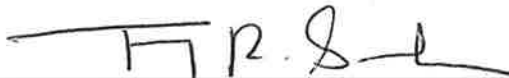
6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.
See attached Economic Disclosure Statements
7. On what date did the owner acquire legal title to the subject property? May 2022
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District RS-2 Residential Single-Unit (Detached House) District
Proposed Zoning District B1-1 Neighborhood Shopping District
10. Lot size in square feet (or dimensions) 5,008 sf
11. Current Use of the property: Vacant
12. Reason for rezoning the property To establish an accessory parking lot to serve an existing eating and drinking establishment.
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 Applicant requests a rezoning of the subject property from the RS-2 Residential Single-Unit District to a B1-1 Neighborhood Shopping District to expand the existing accessory parking lot serving the existing eating and drinking establishment located at 6545 South Pulaski Road. The new parking area will include approximately 13 parking spaces, landscaping, and ancillary site improvements. No dwelling units and or additional commercial space is proposed.
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 _____

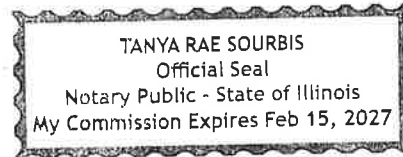
COUNTY
OF COOK
STATE OF
ILLINOIS

Petrit Fejzulovski, authorized signatory of 6545 S. Pulaski, LLC, 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
8 day of August, 2023.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

LEGEND

- ⊗ Storm CB
- ⊕ Utility Pole
- Cut Notch

GREMLEY & BIEDERMANN

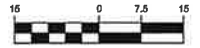
A DIVISION OF
PLCS Corporation

LICENSE No. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

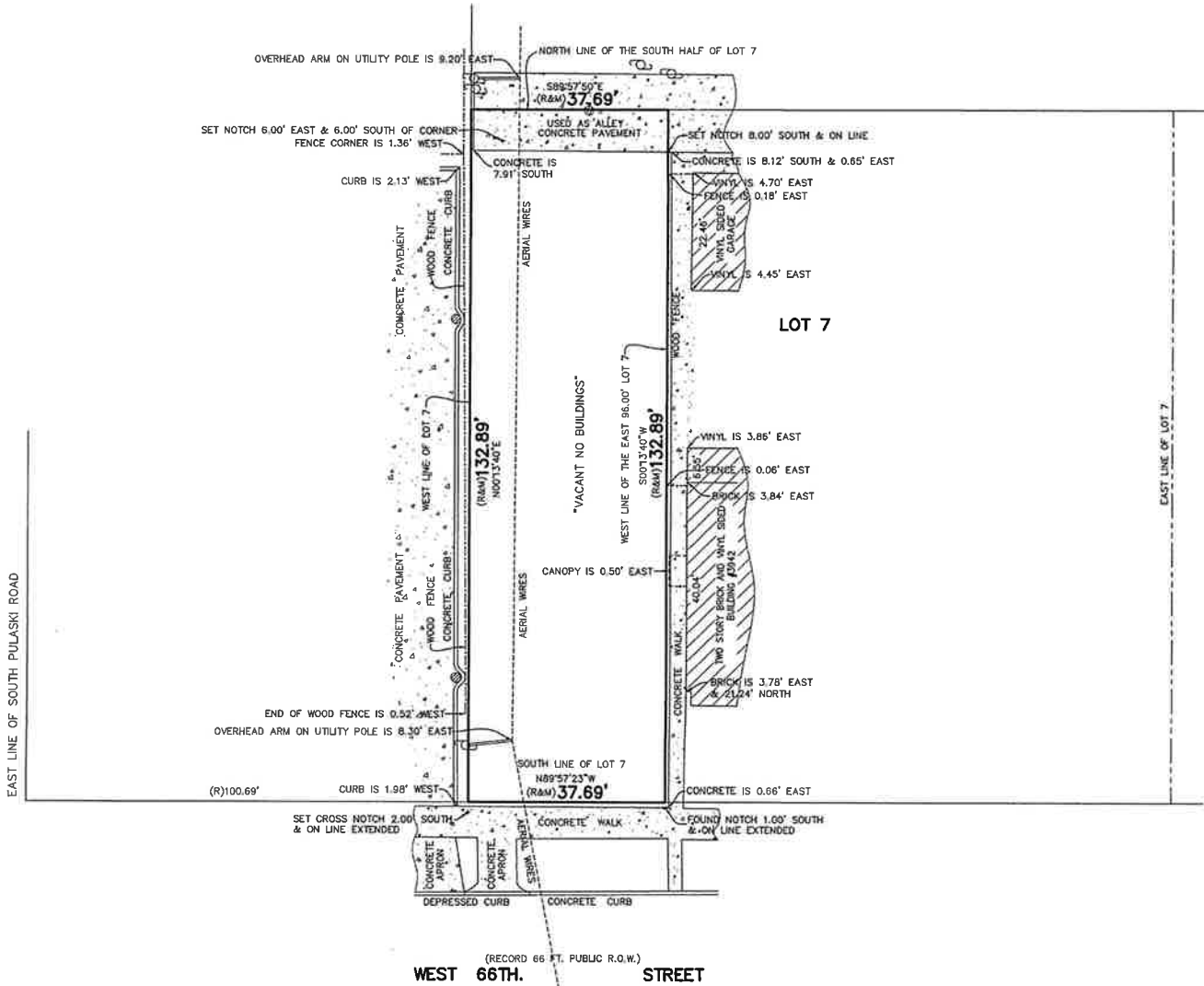
GRAPHIC SCALE



Plat of Survey

THE SOUTH HALF OF LOT 7 (EXCEPT THE EAST 96 FEET THEREOF) IN BLOCK 4 IN MANDEL'S SUBDIVISION OF THE WEST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 5,008 SQUARE FEET OR 0.114 ACRES MORE OR LESS.



ORDERED BY: SBD CONSTRUCTION INC ADDRESS: 3944 WEST 66TH STREET	CHECKED: MD	DRAWN: RL	
GREMLEY & BIEDERMANN A Division of PLCS CORPORATION LICENSE No. 184-005332 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM			
ORDER NO. 2023-31404-001	DATE: AUGUST 9, 2023	PAGE NO. 1 OF 1	

SURVEY NOTES:

SURVEYORS LICENSE EXPIRES November 30, 2024

Note (RAM) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing, Elevation Datum and Coordinate Datum if used is ASSUMED.

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STATE OF ILLINOIS
COUNTY OF COOK

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON AUGUST 9, 2023.

SIGNED ON AUGUST 15, 2023.

BY:

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



Anabel Abarca
312.836.4176
AAbarca@taftlaw.com

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

September 13, 2023

The Honorable Carlos Ramirez-Rosa
Chairman, City Council Committee on Zoning, Landmarks, and Building Standards
121 North LaSalle Street, Room 200, Office 9
Chicago, IL 60602

**Re: Application to Amend the Chicago Zoning Ordinance
3948 West 66th Street, Chicago, Illinois**

The undersigned, Anabel Abarca, an attorney with the law firm of Taft Stettinius & Hollister LLP, which firm represents 6545 S. Pulaski, LLC, the applicant for a proposal to rezone the subject property located at 3948 West 66th Street from the RS-2 Residential Single-Unit (Detached House) District to the B1-1 Neighborhood Shopping District, being first duly sworn on oath deposes and states the following:

The undersigned certifies that she 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 the filing 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 names and address of the owners; and a statement that the applicant intends to file the application for a change in zoning on approximately September 13, 2023; and a source for additional information on the application.

The undersigned certifies that she 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.

Sincerely,
Taft Stettinius & Hollister LLP


Anabel Abarca

Subscribed and sworn to before me this
22nd day of August, 2023


Notary Public





111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Liz Butler
312.836.4121
LButler@taftlaw.com

September 13, 2023

First Class Mail

To Whom it May Concern:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-013-0107, please be informed that on or about September 13, 2023, the undersigned, on behalf of 6545 S. Pulaski, LLC (the "Applicant") intends to file an application to rezone the property located at 3948 West 66th Street (the "Property") from the RS-2 Residential Single-Unit (Detached House) District to the B1-1 Neighborhood Shopping District. A map indicating the location of the Property is printed on the reverse side of this letter.

The Property is currently vacant and unimproved. The Applicant requests a rezoning of the Property to authorize construction of an accessory parking lot to serve the existing eating and drinking establishment located at 6545 South Pulaski Road. The new parking area will contain approximately 13 vehicular parking spaces, landscaping, and ancillary site improvements. No commercial space or dwelling units are proposed.

Please note that the Applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send you this notice because you own property located within 250 feet of the proposed development.

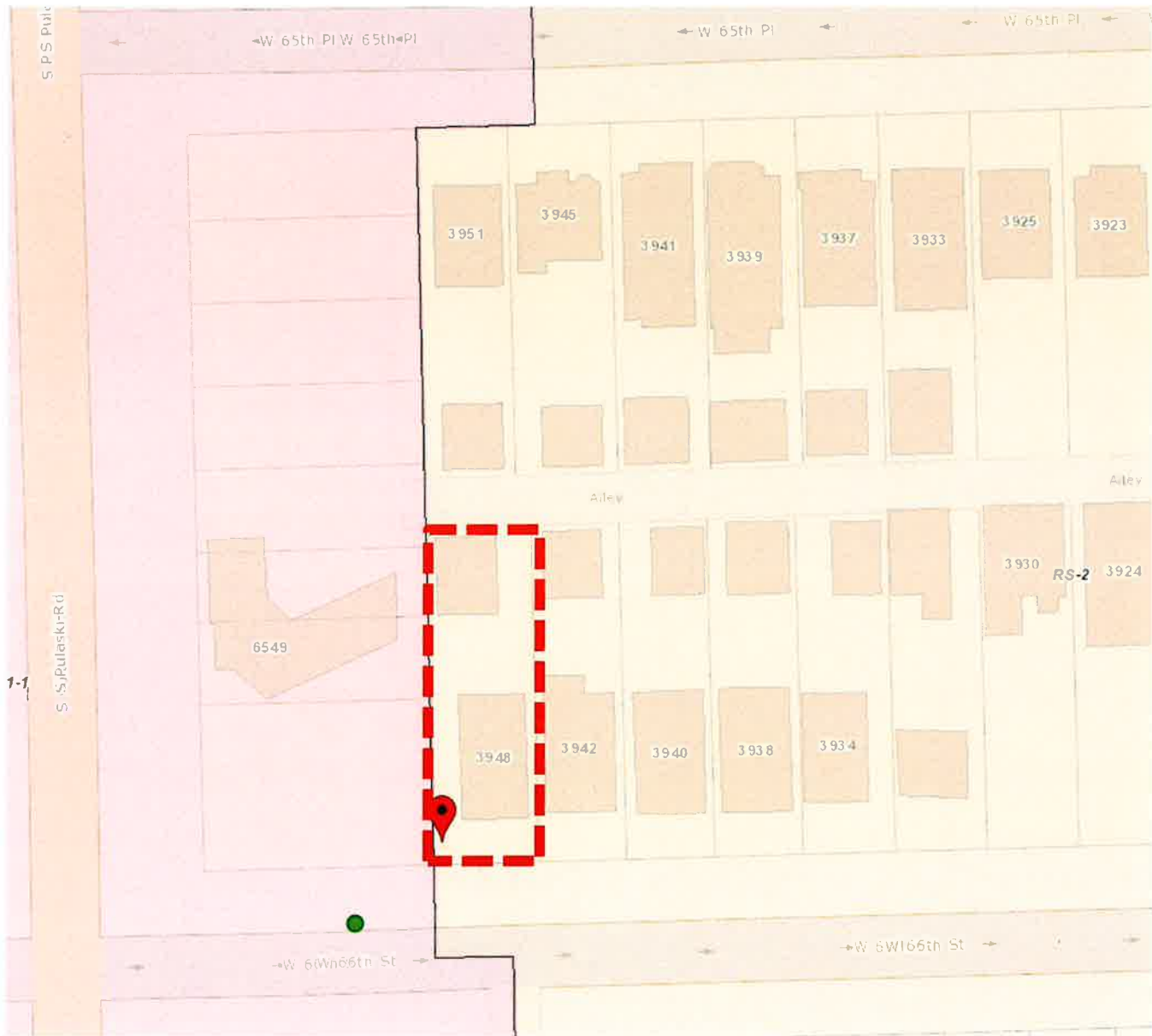
I am an authorized representative of the Applicant and my address is 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601. The Applicant is the owner of the subject property and its business address is 6545 South Pulaski Road, Chicago, Illinois 60629. Please feel free to contact me at (312) 836-4121 or LButler@taftlaw.com with questions or to obtain additional information.

Sincerely,

Taft Stettinius & Hollister LLP

Liz Butler

Property Location Map



PIN: 19-23-120-047-0000