

# 22237-T1  
INTRO DATE  
JULY 19, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

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

500-510 W. Pershing Rd

2. Ward Number that property is located in: 11

3. APPLICANT William J. Barbaro

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]

EMAIL w [REDACTED] CONTACT PERSON William J. Barbaro

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 Chicago Title Land Trust Company as Trustee Trust # 116830-00

ADDRESS 10 S. LaSalle Street CITY Chicago

STATE IL ZIP CODE 60603 PHONE 312-223-2229

EMAIL laurel.thorpe@ctf.com CONTACT PERSON Laurel Thorpe

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 312-520-1878 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. On what date did the owner acquire legal title to the subject property? 1993

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

No

9. Present Zoning District M1-2 Proposed Zoning District RT-4

10. Lot size in square feet (or dimensions) 18,000 sq. ft.

11. Current Use of the property Vacant

12. Reason for rezoning the property Meet use and bulk requirements to build a 12 unit townhouse development

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)

12 townhouses; 12 dwelling unit townhouses; 24 (2 car garage attached) parking spaces; no commercial space; height of building - 38 feet

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 \_\_\_\_\_

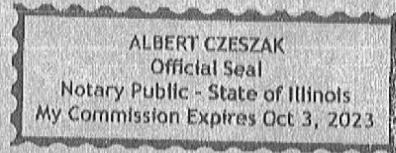
COUNTY OF COOK  
STATE OF ILLINOIS

WILLIAM BARBARO, 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.

William J. Barbaro  
Signature of Applicant

Subscribed and Sworn to before me this  
28 day of June, 2027.

Albert Czeszak  
Notary Public



**For Office Use Only**

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

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

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

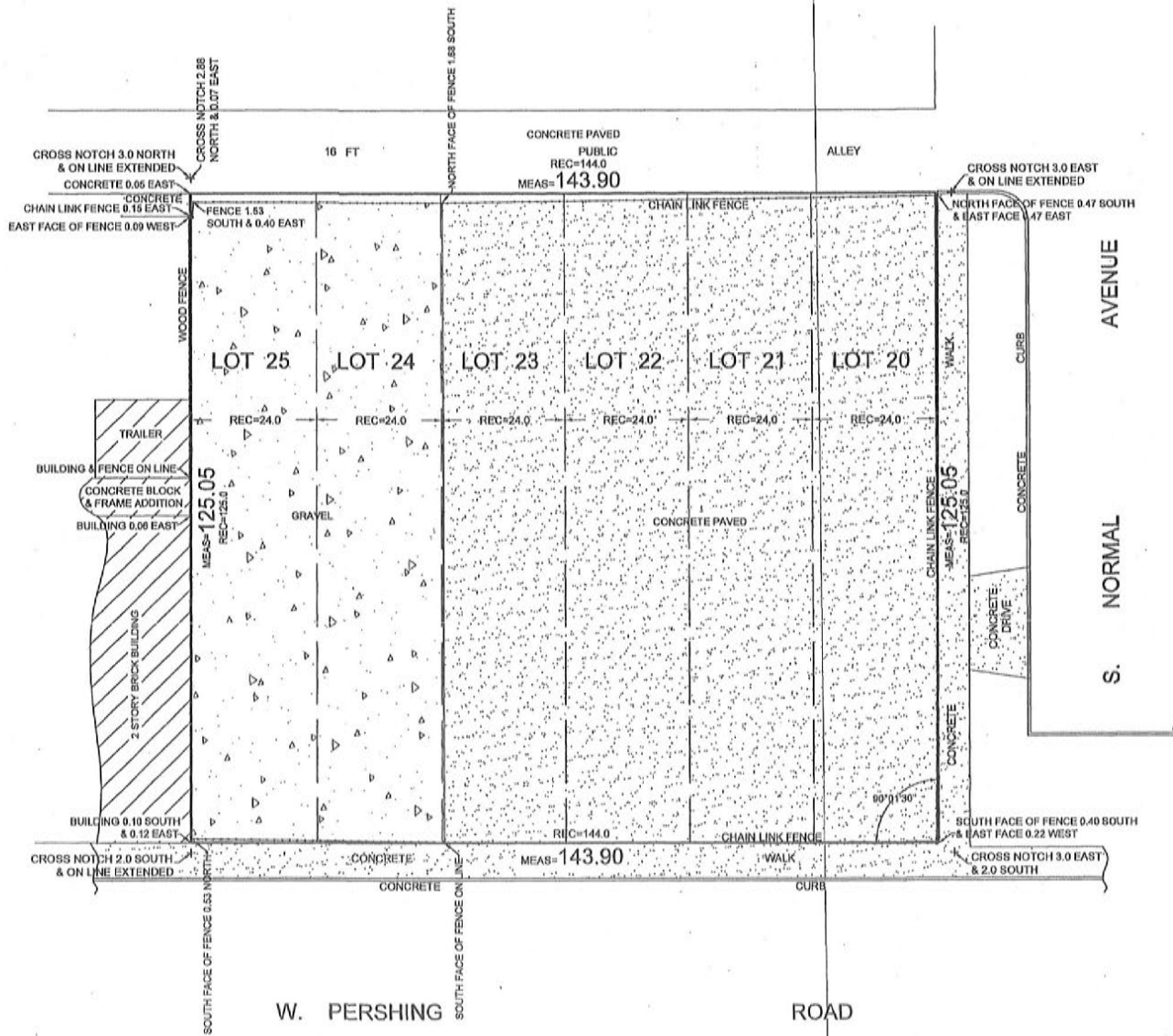
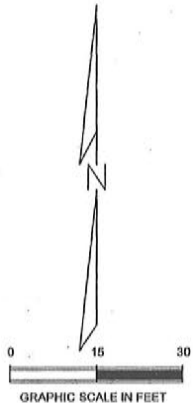
# CERTIFIED SURVEY, INC.

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

Email : surveys@certifiedsurvey.com

## PLAT OF SURVEY

LOTS 20, 21, 22, 23, 24 AND 25 IN BLOCK 1 IN THE SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 27 OF CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

**ORDER No. 210272(Y)**  
DATE: MAY 5, 2021  
ORDERED BY: BARBARO CONSTRUCTION

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

DECIMALS OF FOOT AND THEIR EQUIVALENT IN INCHES AND FRACTIONS THEREOF.

.01=1/8"	.07=7/8"	50=0'
.02=1/4"	.08=1"	68=7"
.03=3/8"	.17=2"	87=8"
.04=1/2"	.26=3"	75=9"
.05=5/8"	.33=4"	83=10"
.06=3/4"	.42=5"	92=11"
		1.0=12"



COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

WE CERTIFIED SURVEY, INC DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

PROFESSIONAL ILLINOIS LAND SURVEYOR  
LICENSE EXPIRES NOVEMBER 30, 2022



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

Date: July 12, 2023

Honorable Carlos Ramirez-Rosa  
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:

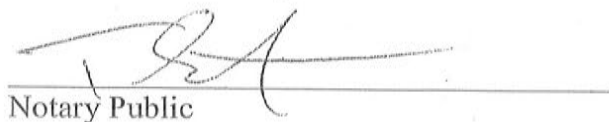
The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all 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.

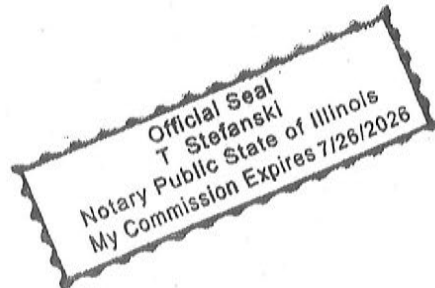
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately July 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- 13-0 107 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  
12<sup>th</sup> day of, July, 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

July 5, 2023

Re: 500-10 W. Pershing Rd., Chicago, IL

Dear Property Owner

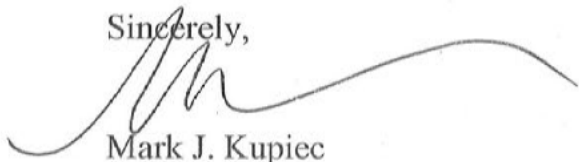
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about July 19, 2023, the undersigned will file an Application for a change in zoning from M1-2 Zoning District to a RT-4 Zoning District on behalf of the Applicant, William J. Barbaro for the property located at 500-10 W. Pershing Rd., Chicago, Illinois.

The subject property is currently vacant. The applicant needs the zoning change to comply with the use and bulk table in a RT-4 District to allow a residential use and to build 12 new townhouses.

The Applicant's business address is [REDACTED]. The owner of the subject property is Chicago Title Land Trust Company. Successor Trustee to American National Bank, as Trustee under the provisions of a Trust Agreement dated April 12, 1993, and known as Trust Number 116830-00. Its business address is 10 S. LaSalle Street, Chicago, IL, 60603. 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/ap

Date: June 26, 2023

City of Chicago  
Department of Zoning  
121 N. LaSalle Street Room 905  
Chicago, IL, 60602

Re: 500-10 W. Pershing Rd, Chicago, IL

Dear Sir,

The undersigned as trustee under the land trust holding title to the subject property, hereby authorizes William J. Barbaro to apply to the City of Chicago and process an application for a map amendment to rezone the subject property.

Sincerely,  
Chicago Title Land Trust Company

By:   
**LAUREL D. THORPE**  
ASST. VICE PRESIDENT



This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.