

#22357
INTRO DATE
FEB 16, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

501-03 W 26th St, Chicago, IL 60616

2. Ward Number that property is located in: 11

3. APPLICANT WW 2830 Properties LLC

ADDRESS [REDACTED] CITY [REDACTED]

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

EMAIL [REDACTED] CONTACT PERSON Howard Mui

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 Thomas S Moore

ADDRESS 180 N LaSalle St, Ste 3150

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-726-0358 FAX _____ EMAIL tmoore@mccarthyduffy.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: _____
 Wendy Mui

 Weijie Fang

7. On what date did the owner acquire legal title to the subject property? 2018
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RS-3 Proposed Zoning District: B1-1
10. Lot size in square feet (or dimensions): 42' x 124.90' = 5,245.80 sq. ft.
11. Current Use of the Property: Front 3-story mixed-use building with 2,200 sq. ft. of commercial space on the ground floor and 4 residential units on the upper floors and rear 2 story building with 2 residential units.
12. Reason for rezoning the property: To meet the Use Table & Standards of the B1-1 to allow for a commercial after school program (personal service) on the ground floor.
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): The property will remain a 3-story mixed-use building with 2,200 sq. ft. of commercial space on the ground there will be no parking spaces; the existing front building height is 42' and will remain unchanged. The front and rear buildings have a total of 6 DUS; and the exteriors will remain unchanged.
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.

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: N/A

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

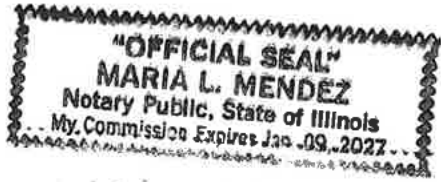
COUNTY OF COOK
STATE OF ILLINOIS

_____, 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.

Went 
Signature of Applicant

Subscribed and Sworn to before me this
19 day of Jan, 2024.

Maria L. Mendez
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

R.H. GRANATH
SURVEYING SERVICE, P.C.
6006 W. 159th STREET BLDG. B
OAK FOREST, IL 60452

PLAT OF SURVEY

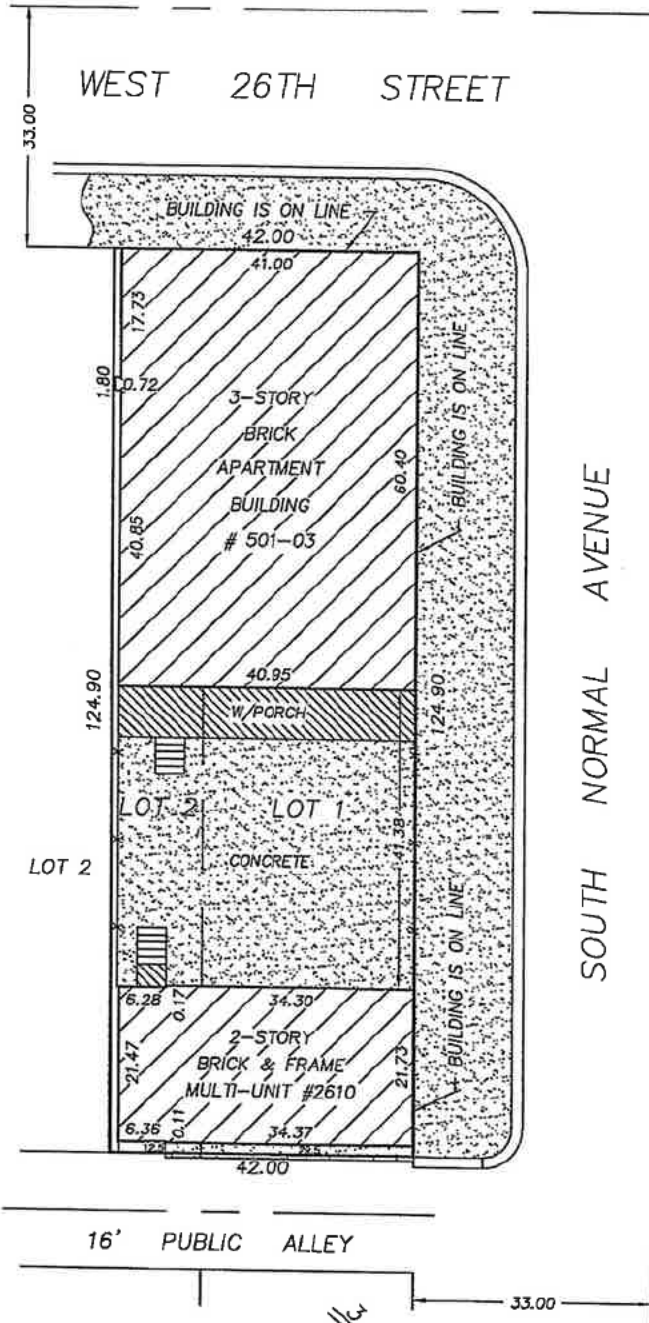
of

R.H. GRANATH
SURVEYING SERVICE, P.C.
PH: (708) 371-4478
FAX (708) 371-3922

LOT 1 AND THE EAST 1/2 OF LOT 2 IN BLOCK 3, IN DAVID DAVIS' SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE 1" = 20'



STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT R.H. GRANATH SURVEYING SERVICE, P.C. HAS ISSUED THIS PLAT FROM FIELD SURVEY DATA OBTAINED AT THE PROPERTY INDICATED IN THE CAPTION LEGAL DESCRIPTION AND PUBLIC RECORDS, AND THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. THIS PLAT OF SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR A BOUNDARY SURVEY PER TITLE 68 CHAPTER VII, SUBCHAPTER b: SECTION 1270.56 IN THE RULES FOR THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT, NO BOUNDARY CORNERS WERE SET DURING THIS FIELD SURVEY OF THE SUBJECT PROPERTY BY CLIENT AGREEMENT (ITEM 3B OF SAID RULES). ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

DATE: DECEMBER 6, 2023

CLIENT: HOWARD MUI

R.H.G ORDER NO. CAD 2023-12-004

STEVEN R. GRANATH, P.L.S. No. 3769

VALID ONLY IF EMBOSSED SEAL IS AFFIXED

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE.

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

Date: February 6, 2024

Chairman, Committee on
Zoning 121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

The undersigned, Thomas S Moore
and states the following: _____, being first duly sworn on oath deposes

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 February 16, 2024.

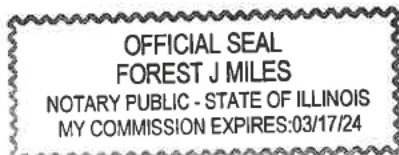
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Thomas S Moore
Signature

Subscribed and Sworn to before me this

2 day of February, 2024

Forest J. Miles
Notary Public



MCCARTHY DUFFY LLP

ATTORNEYS & COUNSELORS SINCE 1886

180 NORTH LASALLE STREET, SUITE 3150
CHICAGO, ILLINOIS 60601
TELEPHONE: (312) 726-0355
FACSIMILE: (312) 726-6383
MCCARTHYDUFFY.COM

February 16, 2024

To 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, February 16, 2024, the undersigned filed an application for a change in the zoning from RS-3 to B1-1 on behalf of the applicant, WW 2830 Properties LLC, for the property located at 501-03 W 26th St, Chicago, IL 60616.

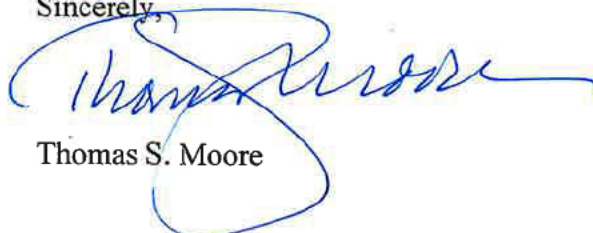
The Applicant seeks a zoning change to allow a commercial after school (personal service) use on the ground floor in the front 3-story mixed-use building with 4 residential units on the upper floors and 2 residential units in the rear building to remain unchanged. There is no parking.

WW 2830 Properties LLC is the applicant and owner of the property, their business address is [REDACTED] Howard Mui is the contact person for the applicant; he can be reached at ~~312-662-8664~~ if you have any questions.

I am the attorney for the applicant and can be reached at 312-726-0358 if you have any questions.

Please note 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,



Thomas S. Moore