#22296 INTRODATE NOV 1, 2023

# CITY OF CHICAGO APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1.	1. ADDRESS of the property Applicant is seeking to rezone:			
	5201 West Cullom Avenue			
2.	Ward Number that property is located in: <u>38th Ward</u>			
3.	APPLICANT_			
	ADDRESSCITY			
	STATE ZIP CODE PHONE			
	EMAIL ttaylor@opportuneproperties.com CONTACT PERSON Timothy J. Taylor			
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 regarding the owner and attach written authorization from the owner allowing application to proceed.				
	OWNER N/A			
	ADDRESSCITY			
	STATE ZIP CODE PHONE			
5.	If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:			
	ATTORNEY Paul A. Kolpak			
	ADDRESS 6767 North Milwaukee Avenue Suite#202			
	CITY Niles STATE IL ZIP CODE 60714			
	Phone 847-647-0336 FAX 847-647-8107 EMAIL paul@klgesq.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.  Timothy J. Taylor- Manager  John H. Denk - Manager  Andrew J. Herrero - Member  7. On what date did the owner acquire legal title to the subject property?						
						9. Present Zoning District RS-3 Proposed Zoning District RT-4
						10. Lot size in square feet (or dimensions) 4,975.47 sq. ft.
						11. Current Use of the property A three-story with basement, three dwelling-unit residential building.
12. Reason for rezoning the property <u>In order to establish a dwelling-unit in the basement of the existing three-story with basement brick residential building for a total of four dwelling-unit.</u>						
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)						
Applicant proposes to establish an additional dwelling-unit in the basement for a total of four dwelling-units in the existing three-story with basement, three dwelling-unit brick and masonry residential building with four open off-street parking spaces located at the rear of the property with entry way from and on to North Laramie Avenue. Existing building height is 36.0 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 <a href="https://www.cityofchicago.org/ARO">www.cityofchicago.org/ARO</a> for more information). Is this project subject to the ARO? YESNOX						

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Timothy J. Taylor statements and the statements contained	being first duly sworn on path, states that all of the above I in the documents submitted herewith are true and correct.
	Signature of Applicant
Subscribed and Sworn to before me this day of OCT:  Notary Public	OFFICIAL SEAL PAUL A KOLPAK NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 08/18/24
Date of Introduction:	For Office Use Only
File Number:	

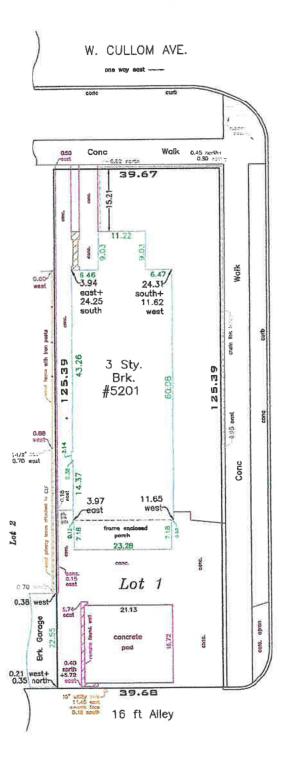
#### DAVID LARSEN SURVEYING LTD. 2800 N. LK SH DR. #2800 DHICAGD. IL. 60657-6250 PH 17721-430-6603



# PLAT OF SURVEY OF

Lot 1 in the Resubdivision of Blocks 3 and 4 in Gardner's Fifth Addition to Montrose, being a subdivision of the East 1/2 of the South 1/2 of the North 1/2 of Lot 8 in School Trustees' Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.





LARAMIE AVE.

#### Conversion Chart

1° = .08 4° = .33 Z = .17 5° = .42 3° = .25 8° = .50 1/4° = .02 1/2° .04

Order# 21182215A By- Tim Teylor Dale: July 17, 2023 Dimensions are in feet and dockmat pans thereof, corected to 85° f. and are not to be assumed by scaling. Compare points and report any difference before building. Please refer to your deed, site import, or village ordinances for building lines and assemblis not shown on recorded mayes. Original copies bear Surveyon hand seaf.



I, David D. Larsen, an Illineis Professional Land Surveyor, do hereby certify that the above described property was surveyed by me, or under my direct supervision, and the plat shown hereon is a correct representation of said survey.



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

November 1<sup>st</sup>, 2023

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

The undersigned, <u>Timothy J. Taylor</u>, 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 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 {November 1<sup>st</sup>, 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 the 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

26th day of October

, 20 23

Notary Public

LINDA BADEA
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
June 16, 2025

# KOLPAK LAW GROUP, LLC

ATTORNEYS AT LAW
6767 NORTH MILWAUKEE AVENUE
SUITE 202
NILES, ILLINOIS 60714
: www.klgesq.com

TELEPHONE (847) 647-0336 FAX (847) 647-8107

November 1st, 2023

To Property Owner:

In accordance with requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about November 1<sup>st</sup>, 2023, the undersigned will file an application for a zoning change from RS-3 Residential Single-Unit (Detached House) District to that of a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District on behalf of the applicant, Cullom Ave, LLC, for the property located at 5201 West Cullom Avenue Chicago, IL 60641.

The Applicant intends to establish an additional dwelling-unit in the basement of an existing three dwelling-unit, three-story with basement residential building for a total of four dwelling-units with four open off-street parking spaces located at the rear of the property.

The owner of the property is Cullom Ave, LLC, and their address is

I, Attorney Paul A. Kolpak of Kolpak Law Group, LLC, am the contact person and attorney representing the applicant for this matter and I can be reached at 847-647-0336/paul@klgesq.com.

Please note the applicant <u>is not</u> 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.

Regards,

Attorney Paul A. Kolpak Kolpak Law Group, LLC