

#22479-T1
INTRO DATE
JUNE 12, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2622 West Adams Street, Chicago, Illinois 60612

2. Ward Number that property is located in: 27

3. APPLICANT Kapital Properties, LLC

ADDRESS 9501 West 144th Place, Ste 303 CITY Orland Park

STATE Illinois ZIP CODE 60462 PHONE 312.366.3333

EMAIL Msk@kashkeesh.com CONTACT PERSON Sami Kashkeesh

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 Manthy Hlepas

ADDRESS 24 N May Street, Unit 333 CITY Chicago

STATE Illinois ZIP CODE 60607 PHONE 312.610.1800

EMAIL Dave@lattaslaw.com CONTACT PERSON Dave Grady

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY M. Sami Kashkeesh

ADDRESS 9501 W. 144th Place, Ste 303

CITY Orland Park STATE Illinois ZIP CODE 60462

PHONE 312.366.3333 FAX N/A EMAIL Msk@kashkeesh.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: Mohamed Sami Kashkeesh as Authorized Agent of Applicant: Kapital Properties, LLC
-
7. On what date did the owner acquire legal title to the subject property? August 10th, 2004
8. Has the present owner previously rezoned this property? If yes, when? NO
9. Present Zoning District: M1-2 Proposed Zoning District: RM 4.5
10. Lot size in square feet (or dimensions): 25 x 123.22' = 3080.5 sq. ft.
11. Current Use of the Property: Vacant Land
-
12. Reason for rezoning the property: To allow a New 3-Story 3 Dwelling Unit residential building.
-
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): Proposed 3-story, 3-unit residential masonry building, slab on grade, with three off street parking spaces, rear concrete patio, rear steel deck and egress stair at 2nd and 3rd floors. approx. 1,250 s.f. per floor, 30.2' building height from grade to the underside of the roof structure, 35'.1" from grade to top of roof parapet. Mandatory Type 1 Zoning Map amendment filing.
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: _____

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 WILL
STATE OF ILLINOIS

M. Sami Kashkeesh, 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.

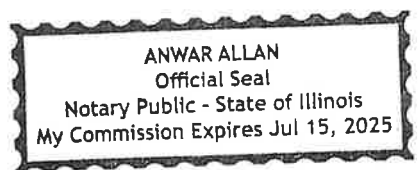


Signature of Applicant

Subscribed and Sworn to before me this
3rd day of June, 20 24



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

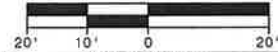
LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P. = SET IRON PIPE
FT. = FEET/FOOT	S.I.R. = SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

PLAT OF SURVEY

OF

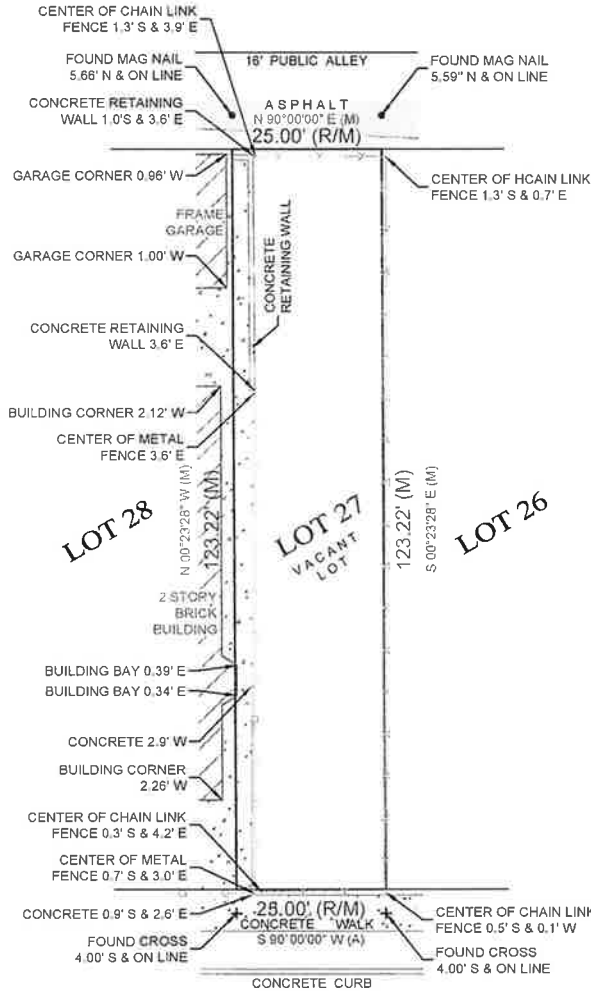
LOT 27 IN THE SUBDIVISION OF LOTS 12, 13, 16, 17 AND 20 (EXCEPT THE EAST 67 FEET OF LOT 20) IN BLOCK 2 IN ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 AND SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



BASIS OF BEARING:
 NORTH LINE OF W. ADAMS STREET AS FOUND
 MONUMENTED AND OCCUPIED.
 S 90°00'00" W (A)

AREA OF SURVEY:

"CONTAINING 3,080 SQ. FT. OR 0.07 ACRES MORE OR LESS"



(66' R.O.W.)

W. ADAMS STREET



Morris Engineering, Inc.
 515 Warrenville Road, Lisle, IL 60532
 Phone: (630) 271-0770
 FAX: (630) 271-0774
 WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 9TH DAY OF JANUARY, A.D., 2024, AT LISLE, ILLINOIS.

Thomas J. Ceval

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
 LICENSE EXPIRATION DATE NOVEMBER 30, 2024
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 2622 W. ADAMS STREET
 CHICAGO, ILLINOIS

CLIENT KASHKEESH, LTD.

FIELDWORK DATE (CREW) 01/08/2023 (LS/SS)

DRAWN BY: RT. REVISED: JOB NO. 24-01-0053

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

Date: 06/03/2024

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

The undersigned, M. Sami Kashkeesh, 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 JUNE 12, 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.



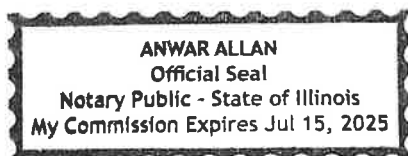
Signature

Subscribed and Sworn to before me this

3rd day of June, 2024



Notary Public



KASHKEESH

ATTORNEYS & COUNSELORS

| 9501 W. 144th Pl., Suite 303, Orland Park, Illinois 60462 | P • 312 • 366 • 3333 | www.Kashkeesh.com |

PUBLIC NOTICE

June 3rd, 2024

Dear Property Owner:

In accordance with Section 17-13-0107-A of the Zoning Ordinance, Title 17 of the Municipal Code of Chicago, please be informed that on or about JUNE 12, 2024, the undersigned will file an application for a change in zoning from M1-2 (Limited Manufacturing/Business Park District) to RM 4.5, Residential Multi-Unit District, on behalf of Kapital Properties, LLC "The Applicant", for the property located at 2622 West Adams Street, Chicago, Illinois 60612.

The Applicant seeks to develop the currently vacant lot located at 2622 West Adams Street to construct a new 3 Story, 3 Unit Dwelling Residential Building with 3 on-site Parking Spaces.

The Applicant, Kapital Properties, LLC, an Illinois Limited Liability Company, its Authorized Agent, Mohamed Sami Kashkeesh, maintains principal offices at 9501 West 144th Place, Suite 303, Orland Park, Illinois 60462. The current owner of Record of the Property, Manthy Hlepas Hiotis has authorized the Application.

I am the Attorney for the applicant and will serve as the contact person for this Zoning Application. I can be reached at the telephone number, 312-366-3333 and by E-mail at MSK@KASHKEESH.COM.

****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 ARE SHOWN TO OWN A PROPERTY WITHIN 250 FEET OF THE PROPERTY SUBJECT TO THE PROPOSED ZONING AMENDMENT.****

Sincerely,

Kashkeesh, Ltd.

Sami Kashkeesh

Sami Kashkeesh, Esq.