

#22275
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:
4306 N. Central Avenue

- 2. Ward Number that property is located in: 38

- 3. APPLICANT HCGK 4306 LLC
ADDRESS [REDACTED] CITY [REDACTED]
STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]
EMAIL _____ CONTACT PERSON Herb Beres

- 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 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.

- Herbert J. Beres 23.85%
- Charles A Beres 24%
- Gary S Beres 28.15%
- Karen M Beres Haring 24%

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

8. Has the present owner previously rezoned this property? If yes, when?
No

9. Present Zoning District C1-1 Proposed Zoning District C2-1

10. Lot size in square feet (or dimensions) 26,031 SF

11. Current Use of the property Crafty Beaver Home Center existing retail hardware store

12. Reason for rezoning the property To allow some business, service and commercial activities to be conducted outdoors

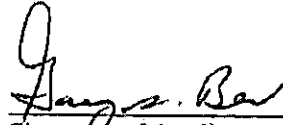
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
Existing retail hardware store
No dwelling units; 16 parking spaces; 9,975 SF of commercial space; existing building height 23.85'

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

Gary Beres, 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
29 day of August, 2023.

Yelena Molochnikova
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

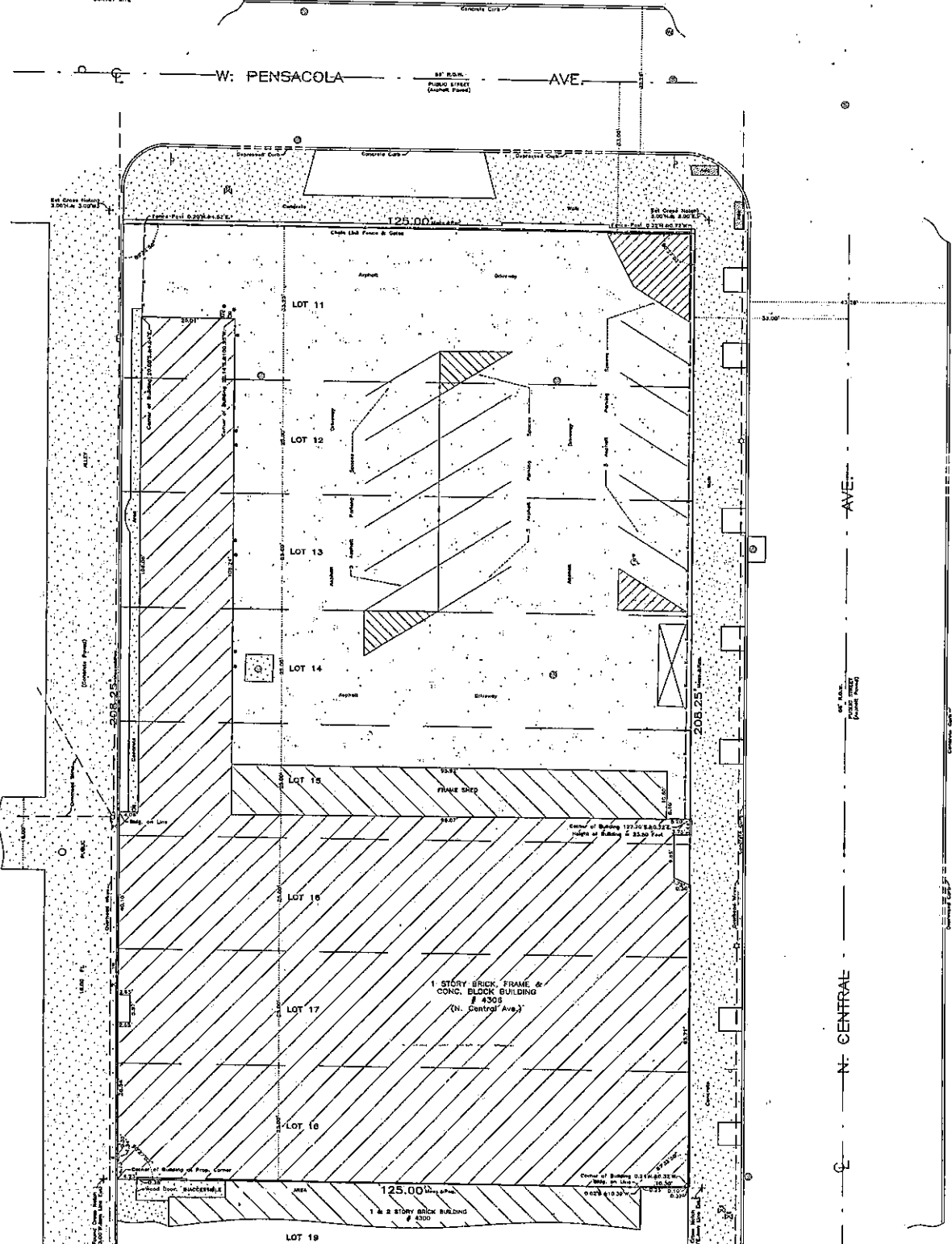
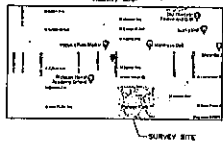
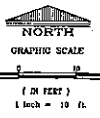
PROFESSIONALS ASSOCIATED
 P.O. BOX 1847
 CHICAGO, ILL. 60612
 PHONE: (312) 321-9000
 FAX: (312) 321-9001
 EMAIL: ppa@professionalsassoc.com
 www.ppaofillinois.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.
 1100 NORTH TRIST AVENUE, LINCOLNWOOD, ILLINOIS 60461
 PROFESSIONAL DESIGN PERM NO. 184.000113

REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 033-001818
 EXPIRES 12/31/2025
 STATE OF ILLINOIS
 www.asurveyor.com
 www.asurveyor.com/Chicago.html

ALTA/NSPS LAND TITLE SURVEY

LOTS 11 TO 18 IN THE REBUBBLING OF LOTS 1 TO 8 BOTH INCLUSIVE IN BLOCK 2 IN WATE A CRAFTY'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE EASTWING 1/4 OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST 1/2 FEET THEREOF, FIRESTONE CECIDATED AS PART OF NORTH 37TH AVENUE, IN COOK COUNTY, ILLINOIS.
 LAND TOTAL AREA: 26.830 ACRES = 0.588 ACRES.
 EXTERIOR FOOTPRINT AREA OF BUILDING: 12,122 SQ.FT.
 COMMONLY KNOWN AS: 4305 NORTH CENTRAL AVENUE, CHICAGO, ILLINOIS.
 PERMANENT INDEX NUMBERS: 13-17-407-024-000, 13-17-407-025-000,
 13-17-407-026-000, 13-17-407-027-000, 13-17-407-028-000, 13-17-407-29-000,
 13-17-407-330-000 & 13-17-407-531-000.



- LEGEND:
- ⊙ - TELEPHONE BOY
 - - SANITARY
 - ⊕ - SEWER MANHOLE
 - ⊗ - WATER MANHOLE
 - ⊙ - GARCH DITCH
 - ⊕ - UTILITY POLE
 - ⊙ - LIGHT POLE
 - ⊕ - TRAFFIC SIGN
 - ⊙ - GAS VALVE
 - ⊕ - WATER VALVE
 - ⊙ - GAS METER
 - ⊕ - GAS PIPE
 - ⊙ - ELECTRIC P.P.C.
 - ⊕ - METAL PIPE
 - ⊙ - DRAINAGE POST
 - ⊕ - UNPAVED PARKING SPACE

NOTES:
 FINISHED SPACES: 1/16"
 UNFINISHED SPACES: 1/32"
 TOTAL PARKING SPACES: 16

FLOOD CERTIFICATE:
 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS, DATED 08/18/2023, COMMUNITY FLOOD INSURANCE PROGRAM, THIS PROPERTY IS IN A FLOOD ZONE AREA AND IS DESIGNATED AS ZONE UNDESIRABLE TO BE INSURE THE D.E.N. ANNUAL CHANCE FLOODPLAIN.
 NO FIELD SURVEYS WAS PERFORMED BY UNDERSIGNED SURVEYOR TO DETERMINE THIS FOLE.



THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2023 ILLINOIS STANDARD PRACTICE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AS SET FORTH IN THE ILLINOIS SURVEYING ACT AND RULES AND REGULATIONS THEREIN, AND APPROVED BY ME AND MY DEPUTY AS SURVEYOR OF THE STATE OF ILLINOIS.
 DATE OF PLAN: August 18, 2023.
 William E. Donahoe
 N. PROF. LAND SURVEYOR NUMBER 033-001818 BY LICENSE EXPIRES NOVEMBER 30, 2024.
 Drawn By JH

NOTE:
 COPY OF TITLE INSURANCE POLICY NOT PROVIDED TO SURVEYOR.
 QUOTATIONS ARE NOT TO BE ASSUMED FROM BOUNDING.
 ORDER NO: 24-101868
 SCALE: 1 INCH = 10 FEET.
 DATE OF FIELD WORK: August 8, 2023.
 ORDERED BY: CRAFTY DESIGN HOME CLIENTS

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

Date: August 28, 2023

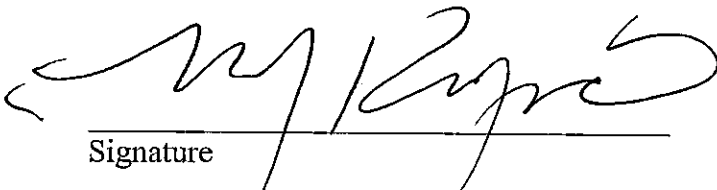
Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Mark Kupiec, being first duly sworn on oath deposes and states the following:

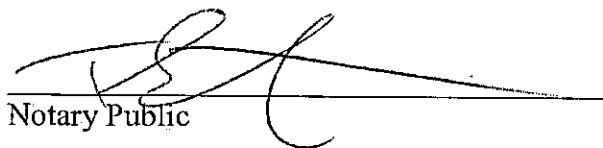
The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all 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 September 13, 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 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
29th day of August, 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

August 28, 2023

Re: 4306 N. Central Avenue, Chicago, IL

Dear Property Owner:

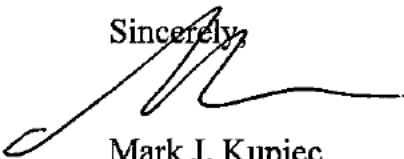
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about September 13, 2023, the undersigned will file an Application for a change in zoning from C1-1 District to a C2-1 District, on behalf of the Applicant, HCGK 4306 LLC, for the property located at 4306 N. Central Avenue, Chicago, Illinois.

The subject property is improved with an existing Crafty Beaver Hardware Store. The applicant seeks a zoning change to allow applicant to continue conducting some business, service and commercial activities outdoors.

The Applicant is the owner of the subject property. Its business address is [REDACTED]
[REDACTED] 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/