

#22285-T1
INTRO DATE
NOV 1, 20 23

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

159-67 N. Racine Ave.

2. Ward Number that property is located in: 27

3. APPLICANT 167 Racine LLC

ADDRESS 119 N. Hubbard Suite 2E CITY Chicago,

STATE IL ZIP CODE 60654 PHONE 3125938893

EMAIL nader@ner.cc CONTACT PERSON Nader Hindo

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 Timothy Barton

ADDRESS THOMAS R. RAINES ATTORNEY AT LAW, LLC 20 N. WACKER DR. STE 556

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312 750-1166) FAX _____ EMAIL tbarton@traalw.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.

Wathiq Hindo Trust and Nidhal Hindo Trust

MARDUK MANAGEMENT LLC - Nader Hindo, Fadi Hindo, and Rafid Hindo members

7. On what date did the owner acquire legal title to the subject property? 9/1/2021

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

No

9. Present Zoning District C1-2 Proposed Zoning District DX5

10. Lot size in square feet (or dimensions) 100' x 116'

11. Current Use of the property Offices

12. Reason for rezoning the property To permit a 2-story addition to an existing 4 1/2-story office building for eight (8) new dwelling units.

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)

~~The Applicant proposes to build a 2-story addition for eight (8) dwelling units on top of an existing 4 1/2-story commercial building. When completed, the building floor area will be 56,718 Sq. Ft., of which 45,354 sq. ft. will be commercial and 11,364 sq. ft. will be residential. The building height will be 78'-8". The site is a transit served location, approximately 1,180 feet from the Morgan Street Station of the CTA Green Line. Pursuant to Sec. 17-3-0308-B, the parking requirement will be 4 parking spaces. The Applicant will seek an Administrative Adjustment to reduce the number of required parking spaces to 0.~~

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

COUNTY OF COOK
STATE OF ILLINOIS

Nader Hindo, 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.

Nader Hindo
Signature of Applicant

Subscribed and Sworn to before me this 10th day of October, 2023.

[Signature]
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

THOMAS R. RAINES

ATTORNEY AT LAW, LLC

20 N. WACKER DRIVE · SUITE 556

CHICAGO, ILLINOIS 60606

(312) 750-1166 · (312) 750-1164

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-3-107)

October 11, 2023

Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning
121 N. LaSalle St.
Room 300, City Hall
Chicago, IL 60602

The undersigned, Timothy Barton, 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 November 1, 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.



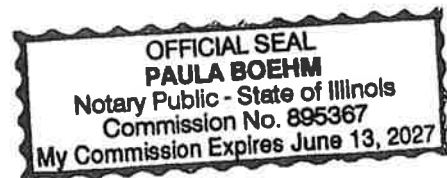
Signature

Subscribed and Sworn to before me this

11th day of October, 20 23



Notary Public



THOMAS R. RAINES

ATTORNEY AT LAW, LLC

20 N. WACKER DRIVE · SUITE 556

CHICAGO, ILLINOIS 60606

(312) 750-1166 · (312) 750-1164

October 26, 2023

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 November 1, 2023, the undersigned will file an application for a change in zoning from a C1-2 Neighborhood Commercial Zoning District to a DX-5 Downtown Mixed-Use Zoning District on behalf of 167 Racine LLC, the Applicant and owner, for the property located at 159-67 North Racine Avenue, Chicago, IL 60607.

The applicant intends to build a 2-story addition for eight (8) dwelling units on top of an existing, 4 1/2-story commercial building. When completed, the building floor area will be 56,718 sq. ft., of which 45,354 sq. ft. will be for commercial use and 11,364 sq. ft. for residential use. The building height will be 78'-8".

The applicant and property owner is 167 Racine LLC, which is located at 119 W. Hubbard St, Chicago, IL 60654. The contact person for this application is Timothy Barton. He can be reached at (312) 750-1166.

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.

Very truly yours,



Thomas R. Raines