

#22264
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:
5210-5212 S. LUNA AVE., CHICAGO, IL 60638

2. Ward Number that property is located in: 23

3. APPLICANT MODERN STRUCTURES CO., INC.

ADDRESS 13127 E. RED COAT DR. CITY LEMONT

STATE IL ZIP CODE 60439 PHONE 630-508-1998

EMAIL info@gomodernstructures.com CONTACT PERSON LUKASZ USCINSKI

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 CHRISTOPHER KOCZWARA

ADDRESS 5838 S. ARCHER AVE.

CITY CHICAGO STATE IL ZIP CODE 60638

PHONE 773-767-5422 FAX 773-767-5423 EMAIL INFO@KOCZWARALAW.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.

BARBARA USCINSKI

LUKASZ USCINSKI

7. On what date did the owner acquire legal title to the subject property? 10/26/2022

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

NO

9. Present Zoning District RS-2 Proposed Zoning District RS-3

10. Lot size in square feet (or dimensions) 6,285 Square Feet: 50.03 x 125.70

11. Current Use of the property Vacant Lot with a Garage. The garage will be demolished.

12. Reason for rezoning the property To Comply with the required Use Table and Standards and the bulk and density requirements of the RS-3 in order to allow the subdivision of one zoning lot measuring 50 x125 feet into two zoning lots measuring 25 x125 to allow for the construction of a two story single family residence on each lot

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) To comply with the required Use Table and Standards and the bulk and density requirements of the RS-3 in order to allow the subdivision of one zoning lot measuring 50 x125 feet into two zoning lots measuring 25 x 125 feet to allow for the construction of a two story single family residence on each lot. Providing a two car garage with rear ally access. Each proposed building shall be 30 feet in height.

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

LUKASZ USCINSKI, 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.

Lukasz USCINSKI

Signature of Applicant

Subscribed and Sworn to before me this
18th day of AUGUST, 2023.

[Signature]
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

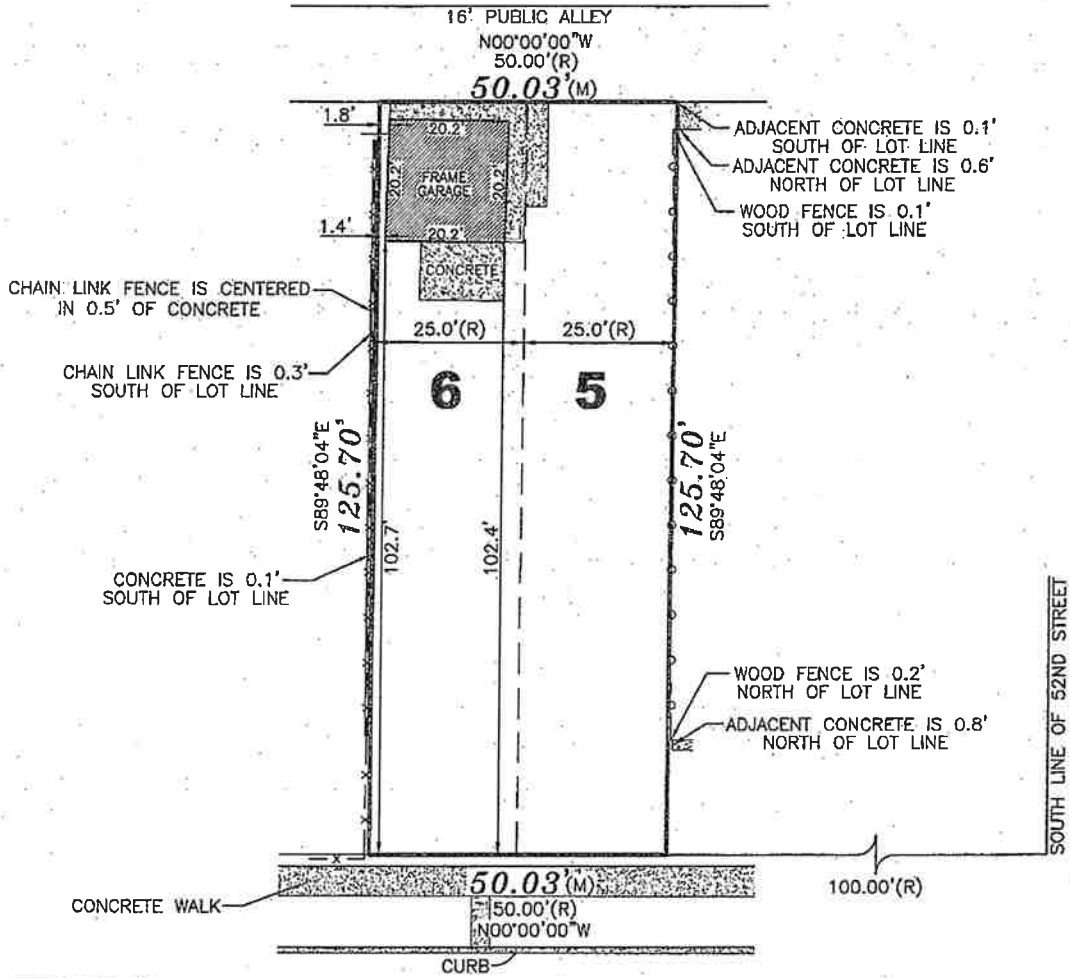
Ward: _____

PLAT OF SURVEY

OF

LOTS 5 AND 6 IN BLOCK 21 IN CRANE VIEW ARCHER AVENUE HOME ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF SECTION 9; TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 9.225 ACRES THEREOF) AND (EXCEPT ALSO A STRIP OF LAND 66 FEET WIDE ACROSS THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 9) TO BE USED FOR RAILROAD PURPOSES AS DESCRIBED IN DEED TO JAMES F. MAHER DATED APRIL 20, 1896, AND RECORDED MAY 4, 1896, IN BOOK 5728, PAGE 51, AS DOCUMENT NO. 2383034, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 5210 & 5212 S. LUNA AVENUE

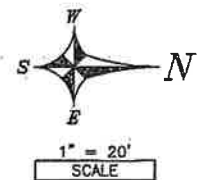


NOTE:
 (D)= DEED
 (R)= RECORD
 (M)= MEASURED

LUNA AVENUE R.O.W. 66.00'

CLIENT: MODERN STRUCTURES

AREA OF SURVEY = 6289 SQ.FT.
 BASIS OF BEARINGS: ASSUMED



15935 S. BELL ROAD (708) 645-1136
 HOMER GLEN, IL. 60491 FAX (708) 645-1138
 WWW.JNTLANDSURVEY.COM

PROFESSIONAL DESIGN FIRM
 LAND SURVEYOR CORPORATION
 LICENSE NO.
 184.004450
 EXPIRES 4/30/25

STATE OF ILLINOIS } S. S.
 COUNTY OF WILL }
 FIELD WORK COMPLETED ON 28th DAY OF JUNE, 2023.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. LICENSE EXPIRES 11/30/24

Dated this 29th Day of JUNE, 2023.
 Steven Nagel
 IPLS No. 3354

August 18, 2023

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

Dear Chairman Ramirez-Rosa:

The undersigned, Lukasz Uscinski, as president, director, and shareholder of Modern Structures Co., Inc. and Barbara Uscinski, as secretary, director, and shareholder of Modern Structures Co. Inc., being first duly sworn on oath, deposes and says 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 application 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 containing the names and addresses of the people required to be served.



Lukasz Uscinski

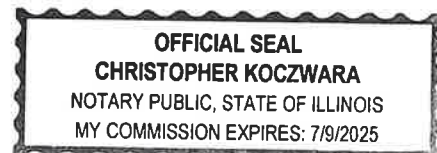


Barbara Uscinski

Subscribed and Sworn to before me
This 18th day of August, 2023



Notary Public



LAW OFFICE OF
CHRISTOPHER KOCZWARA, P.C.
5838 SOUTH ARCHER AVENUE
CHICAGO, ILLINOIS 60638
EMAIL: INFO@KOCZWARALAW.COM
WWW.KOCZWARALAW.COM
TEL 773.767.5422 • FAX 773.767.5423

August 14, 2023

Dear Property Owner:

In accordance with the requirements of an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about September 13, 2023, I, the undersigned, will file an application for a change in zoning from RS-2 Residential Single-Unit (Detached House) District to RS-3 Residential Single-Unit (Detached House) District on behalf of Modern Structures Co., Inc. for the property located at 5210-5212 S. Luna Ave., Chicago, Illinois 60638.

The property measuring approximately 50 feet width by 125 feet depth will be subdivided into two lots, with each lot measuring approximately 25 x 125 feet.


The applicant intends to construct a new single family residence with a two car garage on each of the two lots. The new building, on each of the lots, will be a two-story structure, with a basement, with approximately 2000 square feet of living space.

The applicant and the owner of the property is Modern Structures Co. Inc., 5158 S. Long, Chicago, IL 60638.

The contact person for this application is Christopher Koczwarra, Attorney at Law, 5838 S. Archer Avenue, Chicago, Illinois 60638, 773-767-5422, chris@koczwaralaw.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 own property within 250 feet of the property to be rezoned.

Very Truly Yours,



Christopher Koczwarra