

#22402
Intro Date
April 17, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
310 West 27th Street, Chicago, IL 60616

2. Ward Number that property is located in: 11th Ward

3. APPLICANT Yan Qiong Zhao
ADDRESS [REDACTED] CITY [REDACTED]
STATE [REDACTED] ZIP CODE [REDACTED] PHONE 312.521.7003
EMAIL jpikarski@gordonpikarski.com CONTACT PERSON John Pikarski, Jr. or Tom Pikarski

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 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 Gordon and Pikarski Chartered
ADDRESS 55 West Monroe St., Suite 940
CITY Chicago STATE IL ZIP CODE 60603
PHONE 312.782.9351 FAX 312.521.7000 EMAIL jpikarski@gordonpikarski.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: _____
 N/A

7. On what date did the owner acquire legal title to the subject property? _____
8. Has the present owner previously rezoned this property? If yes, when? No.
9. Present Zoning District: RS-3 Proposed Zoning District: RT-4
10. Lot size in square feet (or dimensions): 24 X 109.5 = 2,628 square feet
11. Current Use of the Property: Vacant
12. Reason for rezoning the property: The applicant seeks to construct a new 2-story, 2 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): The subject site will be used as a 2-story, 2 dwelling unit residential building with two (2) on-site parking spaces and a height of 29 feet, 10 inches. No commercial is proposed.
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. _____

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
STATE OF ILLINOIS

YAN QIONG ZHAO, 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.

Yan Qiong Zhao
Signature of Applicant

Subscribed and Sworn to before me this
8th day of February, 20 24

Thomas M. Pikarski
Notary Public

OFFICIAL SEAL
THOMAS M PIKARSKI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/26/26

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

SPIEWAK CONSULTING

PROFESSIONAL DESIGN FIRM
LICENSE NO.: 184.006518

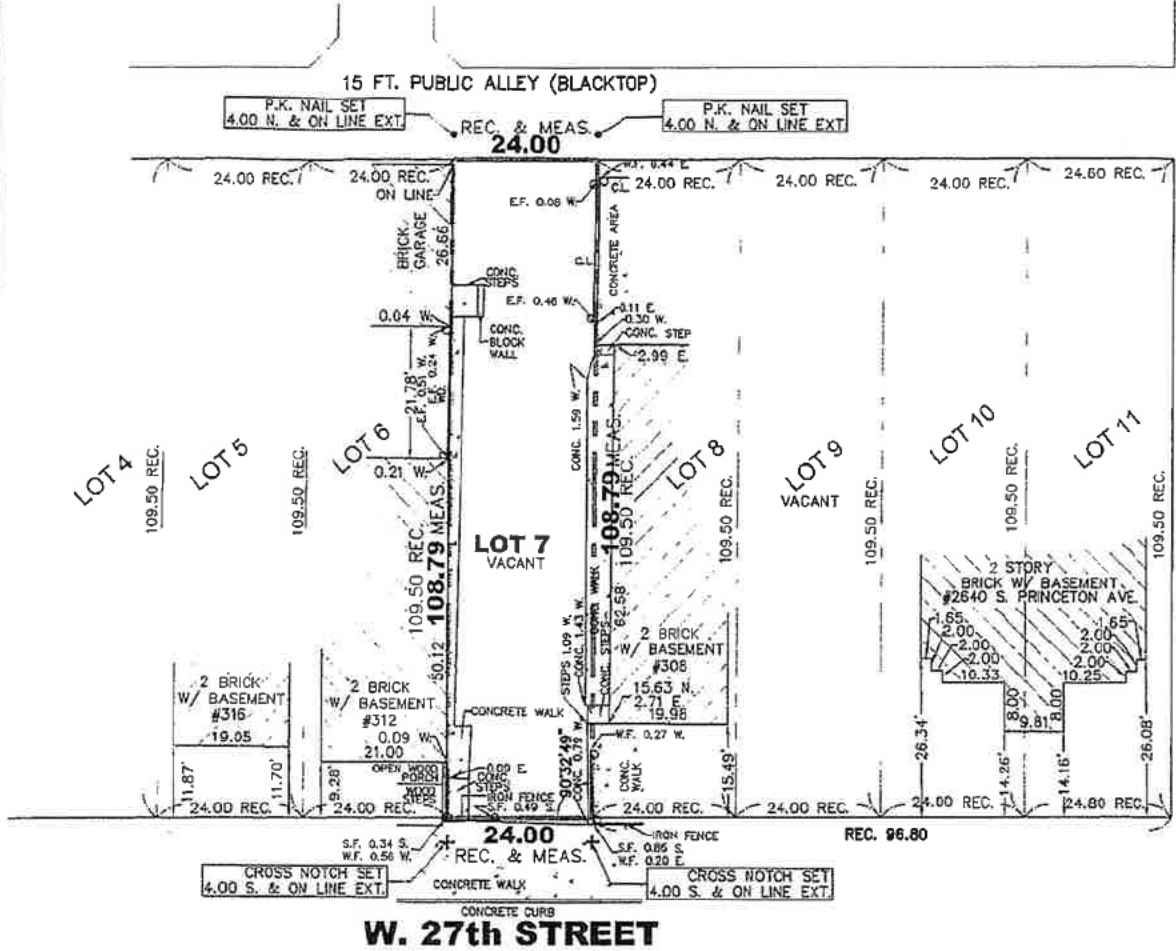
1030 W. HIGGINS RD. SUITE 218, PARK RIDGE, IL 60068
phone: (773) 853-2672
phone: (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

PLAT OF SURVEY

by
ANDREW SPIEWAK LAND SURVEYOR, INC.
of

LOT 7 IN CRANE'S SUBDIVISION OF LOTS 3, 4, 5 AND 6 IN BLOCK 2 IN THE UNITED STATES BANK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MEASUREMENTS ARE SHOWN FOR AREA OF INTEREST ONLY AND ARE NOT RELATED TO THE DEED RECORD.



COMMONLY KNOWN AS:
310 W. 27th STREET
CHICAGO, IL 60616
P.I.N. 17-28-401-035-0000
LAND AREA ± 2,611 sq. ft.

Legend

- FENCE
- W/F = WOOD FENCE C.L. = CHAIN LINK
- N.F. = NORTH FACE S.F. = SOUTH FACE
- W.F. = WEST FACE E.F. = EAST FACE
- I.P. = IRON PIPE I.R. = IRON ROD
- I.F. = IRON FENCE
- MEAS. = MEASURED REC. = RECORD
- IRON ROD FOUND ○ IRON ROD SET
- IRON PIPE FOUND ○ IRON PIPE SET
- ⊕ CROSS FOUND & SET
- PROPERTY LINE

SCALE: 1 INCH EQUALS 20 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: BOGDAN TOKARSKIY
COMPANY OR ORGANIZATION: UP DESIGN INC.

SURVEYED BY: SI

DRAWN BY: SI

CHECKED BY: AFS

PROJECT No: 066-20

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM,
LAND SURVEYING CORPORATION, LICENSE No.: 184.006518
HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION
AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE
ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

FIELD WORK WAS COMPLETED ON 30th DAY OF MARCH A.D. 20 20.
CHICAGO, ILLINOIS, DATE OF PLAT 6th DAY OF APRIL A.D. 20 20.

by *Andrzej F. Spiewak*

ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE No. 035.003178
LICENSE EXPIRES 11/30/2020

PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION,
LICENSE NO. 184.006518 EXPIRES 04/30/2021

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL



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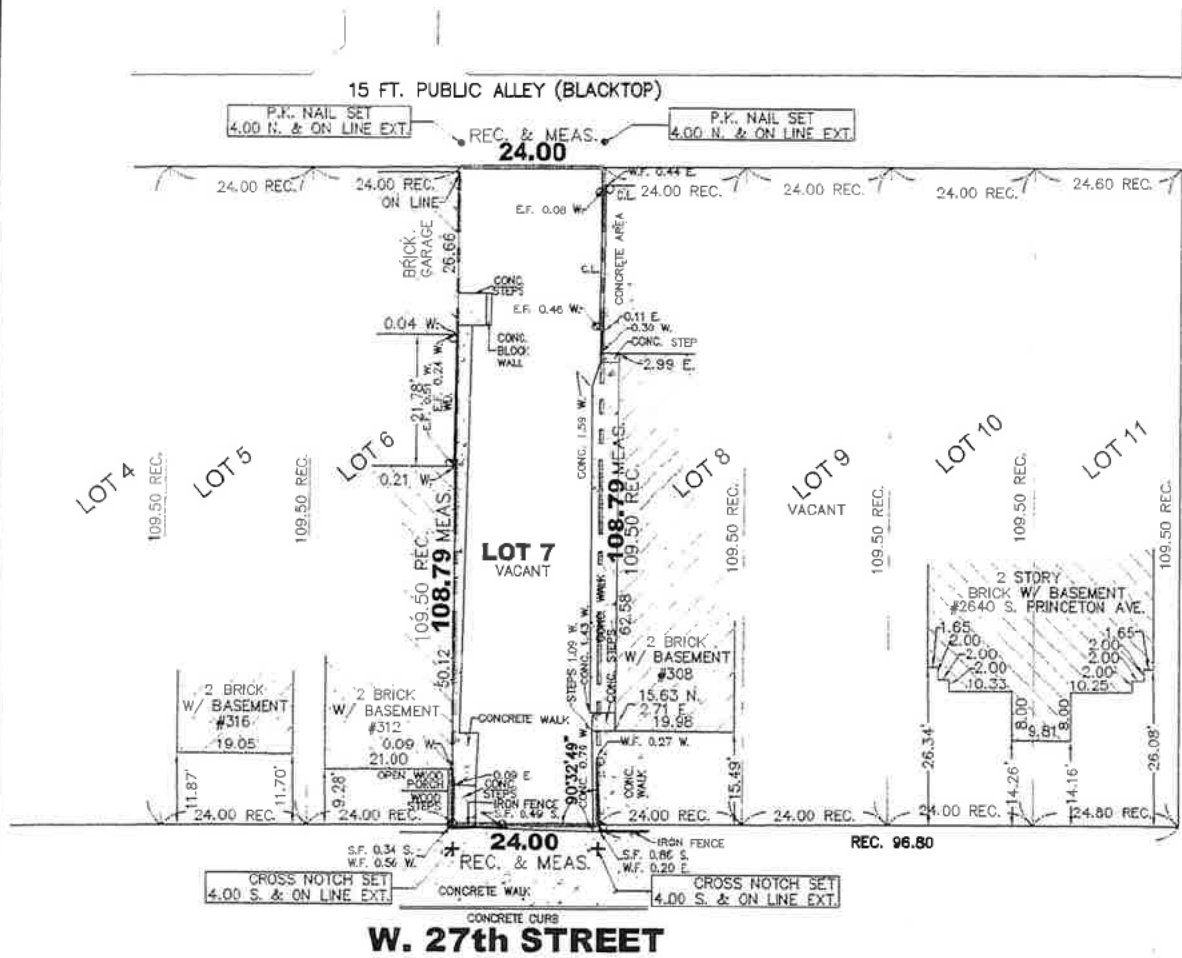
andrew@landsurveyors.pro

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RENDERING FOR RECORD ONLY. THIS IS NOT A FIELD SURVEY. THIS IS NOT A FIELD SURVEY. THIS IS NOT A FIELD SURVEY.



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 - + CROSS FOUND & SET — — — — — PROPERTY LINE

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ORDERED BY: BOGDAN TOKARSKY
COMPANY OR ORGANIZATION: UP DESIGN INC.
SURVEYED BY: SJ
DRAWN BY: SJ
CHECKED BY: AFS
PROJECT No: 066-20

STATE OF ILLINOIS
COUNTY OF COOK S.S.

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AFFIDAVIT

March 25, 2024

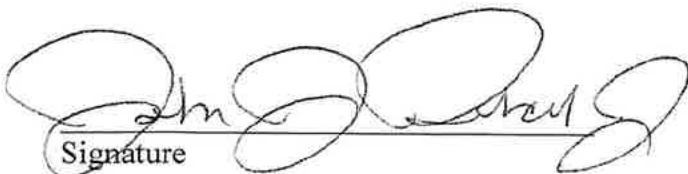
Honorable Bennett Lawson
Vice Chair, Committee on Zoning
City Hall - Room 905
121 N. LaSalle St.
Chicago IL 60602

The undersigned, John J. Pikarski, Jr. being first duly sworn under oath, deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107A of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, by sending written notice to such property owners who appear to be the owners of the 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.

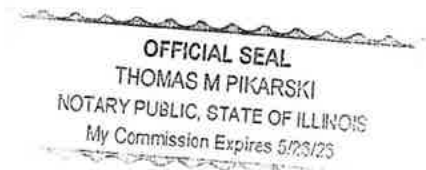
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately April 17, 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 25th day of March, 2024.


Notary Public



GORDON AND PIKARSKI

CHARTERED
ATTORNEYS AT LAW
SUITE 940
55 WEST MONROE STREET
CHICAGO, ILLINOIS 60603

JOHN J. PIKARSKI, JR.
MAUREEN C. PIKARSKI
THOMAS M. PIKARSKI

DANIEL G. PIKARSKI
MORTON A. GORDON (1928-2012)

March 25, 2024

Dear Property Owner:

I am writing to notify you that on behalf of my client and the Applicant, Yan Qiong Zhao, I will file on or about April 17, 2024, an application for the change of zoning designation from the RS-3 Residential Single-Unit (Detached House) District to a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District under the Zoning Ordinance specifically Section 17-13-0107 for the property commonly known as 310 West 27th Street and more specifically described as:

The public alley next north of and parallel to West 27th Street; a line 96.60 feet west of and parallel to South Princeton Avenue; West 27th Street; and a line 120.60 feet west of and parallel to South Princeton Avenue.

The Zoning Amendment is sought in order to construct a new, 2-story, 2 dwelling unit residential building.

Please note that the applicant is not seeking to purchase or amend the zoning of your property. The applicant is required by law to send this notice because you own property within 250 feet of the subject site.

The applicant and owner is Yan Qiong Zhao of [REDACTED]

Very truly yours,



Thomas M. Pikarski

TMP/lr