

#22274-T1
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:

2014-16 North Bissell Street

2. Ward Number that property is located in: 43rd

3. APPLICANT Arsalan Hamidi

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 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 on the Economic Disclosure Statements.

N/A

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

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

No.

9. Present Zoning District RT-4 Proposed Zoning District RM-5.5

10. Lot size in square feet (or dimensions) 53 x 75.0 = 3,975 square feet

11. Current Use of the property Four residential dwelling units

12. Reason for rezoning the property Applicant seeks to subdivide the existing 53 foot wide lot into two lots. The resulting northern lot will be 27 feet wide and will maintain the existing four residential dwelling building. The resulting southern lot will be 26 feet wide and be improved with a new three residential dwelling 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 the proposed building. (BE SPECIFIC) Existing 4 dwelling unit building seeking a subdivision of the one zoning lot from 53' x 75' into 2 zoning lots measuring (1) 26' x 75' to allow the construction of a new 3 dwelling unit residential building. New building height at 40.7'

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 _____ The property will be subdivided with the resulting northern lot maintaining the existing 4 residential dwelling unit building that is 40 feet 6 inches in height and providing no parking. The resulting southern lot will be improved with a 3 residential building that is 40 feet 6 inches in height and provides 3 parking spaces. No commercial is proposed.

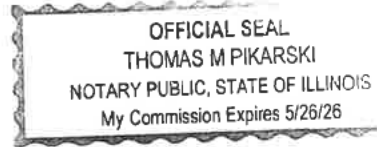
COUNTY OF COOK
STATE OF ILLINOIS

Ar salan Hamidi, 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.

Ar salan Hamidi
Signature of Applicant

Subscribed and Sworn to before me this
28 day of August, 2023.

Thomas M. Pikarski
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712

PROFESSIONAL DESIGN FIRM NO. 184-003023

PROFESSIONALS ASSOCIATED
PHONE: (847)-675-3000
FAX: (847)-675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

MM SURVEY
PHONE: (773)-282-5900
FAX: (773)-282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

PLAT OF SURVEY

OF



GRAPHIC SCALE

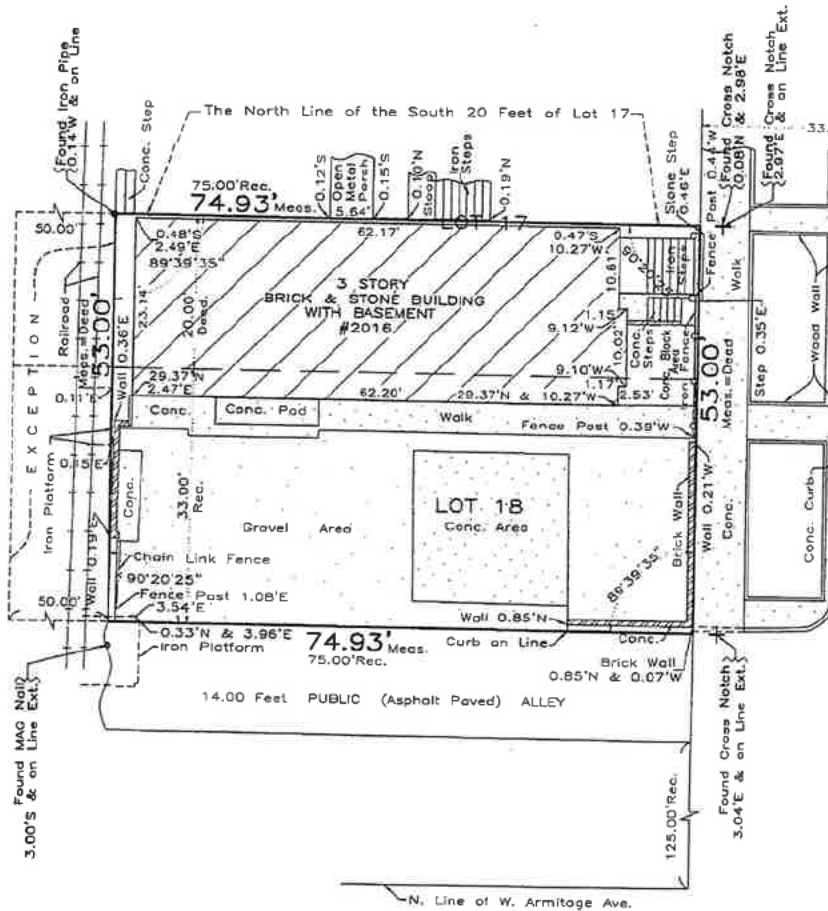


(IN FEET)
1 inch = 15 ft.

LOT 18 AND THE SOUTH 20 FEET OF LOT 17 (EXCEPT THE WEST 50 FEET) IN BLOCK 5, IN CUSHMAN'S SUBDIVISION OF BLOCK 4, IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 3,971 SQ.FT. = 0.091 ACRES.

COMMONLY KNOWN AS: 2016 NORTH BISSELL STREET, CHICAGO, ILLINOIS.



66' R.O.W. PUBLIC STREET
N. BISSELL ST.

NOTE:
COPY OF CURRENT TITLE INSURANCE POLICY
WAS NOT PROVIDED TO THE SURVEYOR.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 22-100519
Scale: 1 inch = 15 feet.
Date of Field Work: June 26, 2023
Ordered by: Arsalan Hamidi



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois, s.s.
County of Cook, s.s.

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: June 27, 2023

Hylton E. Donaldson
ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024

Drawn by: A.S.

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712

PROFESSIONAL DESIGN FIRM NO. 184-003023

MM SURVEY
PHONE: (773)-282-5900
FAX: (773)-282-9424
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www.mmsurveyingchicago.com

PROFESSIONALS ASSOCIATED
PHONE: (847)-675-3000
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E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PLAT OF SURVEY

OF



GRAPHIC SCALE

0 15

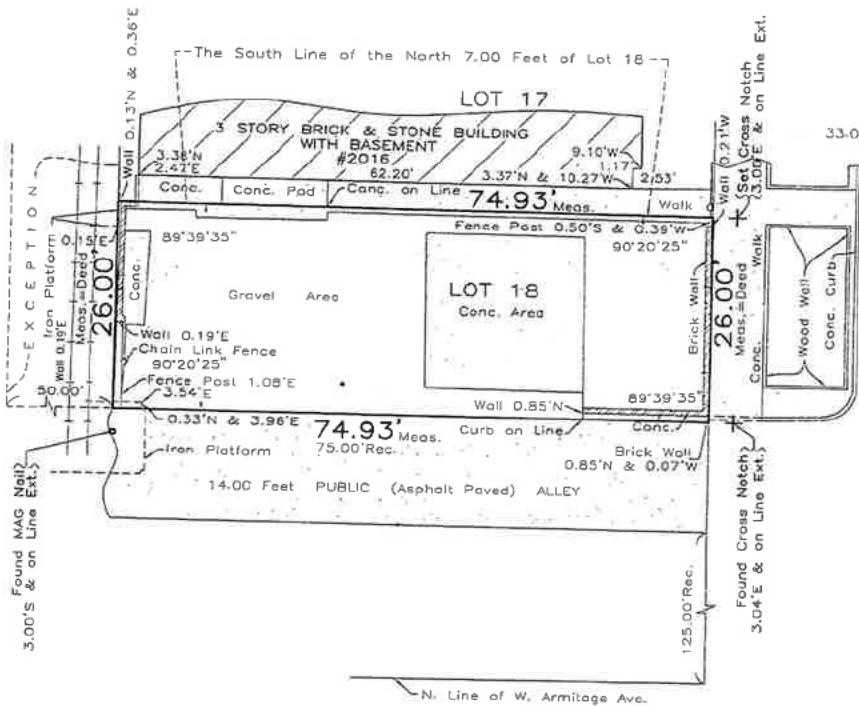
(IN FEET)

1 inch = 15 ft.

LOT 18 (EXCEPT THE NORTH 7.00 AND EXCEPT THE WEST 50 FEET) IN BLOCK 5, IN CUSHMAN'S SUBDIVISION OF BLOCK 4, IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 1,948.12 SQ.FT. = 0.045 ACRES.

COMMONLY KNOWN AS: 2016 NORTH BISSELL STREET, CHICAGO, ILLINOIS.



66' R.O.W. PUBLIC STREET
N. BISSELL ST.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND BASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 22-100519-C
Scale: 1 inch = 15 feet.
Date of Field Work: June 26, 2023
Ordered by: Gordon & Pikorski
Attorneys at Law



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

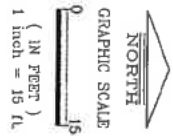
State of Illinois, s.s.
County of Cook

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: July 3, 2023
Hyllton E. Donaldson
IL. PROF. LAND SURVEYOR - LICENSE EXPIRES NOV. 26, 2024

Drawn by: 49

PROFESSIONALS ASSOCIATED
 PHONE: (847) 675-3000
 FAX: (847) 675-2167
 E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

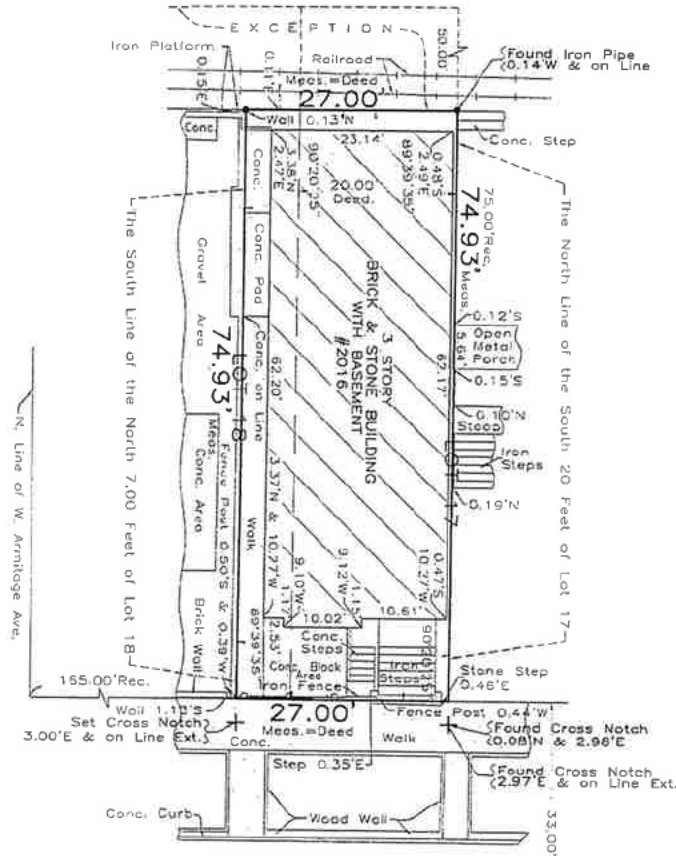


Order No. 22-100519-B
 Scale 1 inch = 15 feet
 Date of Field Work June 26, 2023
 Ordered by: Gordon & Pikarski
 Attorneys at Law

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREOF
 DRAWN IS A COPY OF THE ORIGINAL, AND FOR ACCURACY
 SHOULD BE COMPARED WITH THE TITLE OR DEED.
 DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
 BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE
 THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO
 YOUR DEED OR ABSTRACT.

THE SOUTH 20 FEET OF LOT 17 AND THE NORTH 7.00 FEET OF LOT 18 (EXCEPT THE WEST 50 FEET) IN BLOCK 5, IN CUSHMAN'S SUBDIVISION
 OF BLOCK 4, IN SHERFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
 COOK COUNTY, ILLINOIS.
 LAND TOTAL AREA: 2.023 SQ.FT. = 0.046 ACRES.
 COMMONLY KNOWN AS: 2016 NORTH BISSELL STREET, CHICAGO, ILLINOIS.

PROFESSIONALS ASSOCIATED - MM SURVEY CO.
 BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
 7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
 PROFESSIONAL DESIGN FIRM NO. 184-003023
PLAT OF SURVEY
 OF



66' R.O.W. PUBLIC STREET
 N. BISSELL ST.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
 ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 THIS SURVEY HAS BEEN CONDUCTED FOR SURFACE
 DIMENSIONS ON THE BASIS OF THE FOLLOWING ASSUMPTIONS:
 THIS IS NOT AN ALTA SURVEY.
 COMPARE ALL POINTS BEFORE BUILDING BY SAME AND
 AT ONCE REPORT ANY DIFFERENCE.
 State of Illinois
 County of Cook s/s
 We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby
 certify that the above is a true and correct representation of the
 representation of said survey.
 Date: 6/26/23
 Donald J. Olson
 IL PROFESSIONAL LAND SURVEYOR - LICENSE EXPIRES DATE NOV. 18, 2024
 DRAWN BY: A.T.

MM SURVEY
 PHONE: (773) 282-5900
 FAX: (773) 282-9424
 E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

FORM OF AFFIDAVIT

September 13, 2023

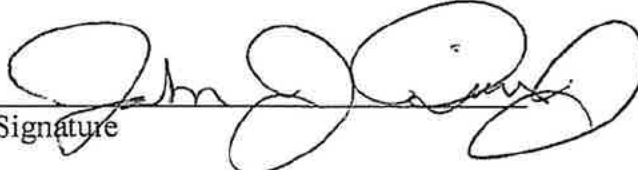
Honorable Thomas M. Tunney
Chairman, Committee on Zoning
City Hall - Room 905
121 N. LaSalle St.
Chicago IL 60602

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

That the undersigned certifies they have 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 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 13th day of September, 2023.



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
KRIS R. MURPHY
WILLIAM T. GROSSI
MORTON A. GORDON (1928-2012)

September 13, 2023

Dear Property Owner:

I am writing to notify you that on behalf of my client and the Applicant, Arsalan Hamidi, I will file on or about September 13, 2023, an application for the change in Zoning designation from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a RM-5.5 Residential Multi-Unit District under the Zoning Ordinance, specifically Section 17-13-0107 for the property commonly known as 2014-16 North Bissell Street and more specifically described as:

A line 192 feet north of and parallel to West Armitage Avenue; North Bissell Street; the alley north of and parallel to West Armitage Avenue; and the alley next west of North Bissell Street.

The Zoning Amendment is sought to subdivide the existing lot into two lots. The resulting northern lot of 2014-16 North Bissell Street will maintain the existing four residential dwelling unit building. The resulting southern lot at 2014 North Bissell Street will be improved with a new three residential dwelling unit 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 2014 North Bissell Street.

Legal Title to the property is held by the Applicant and owner Arsalan Hamidi of 1953 North Clybourn Avenue, Chicago, Illinois.

Very truly yours,



Thomas M. Pikarski

TMP/jw