

#22240

INTRO DATE

SEPT 13, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

- ADDRESS of the property Applicant is seeking to rezone:
1717-23 N. Ashland Avenue, Chicago, Illinois 60622
- Ward Number that property is located in: 32nd Ward
- APPLICANT Rockstar Pets Inc.
ADDRESS 1717-23 N. Ashland Avenue CITY Chicago
STATE IL ZIP CODE 60622 PHONE 773-920-7625
EMAIL elissa@rockstarpetschicago.com CONTACT PERSON Elissa Ferguson
- Is the applicant the owner of the property? YES _____ NO 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 Kimon S Gabrielatos
ADDRESS 3550 N Lakeshore Drive CITY CHICAGO
STATE IL ZIP CODE 60657 PHONE (773) 883-0980
EMAIL _____ CONTACT PERSON _____
- If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:
ATTORNEY _____
ADDRESS _____
CITY _____ STATE _____ ZIP CODE _____
PHONE _____ FAX _____ EMAIL _____

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.

ELISSA FERGUSON

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 M1-2 Proposed Zoning District M2-2

10. Lot size in square feet (or dimensions) 100' x 107' = 10,700 sqft

11. Current Use of the property ANIMAL SERVICES BOARDING KENNEL DOG ENRICHMENT AND TRAINING CENTER

12. Reason for rezoning the property REZONING TO ALLOW USE OF OUTSIDE SPACE TO SERVE AN EXISTING 1 STORY BUILDING OPERATING AN ANIMAL SERVICE SPECIFICLY SHELTER/BOARDING, TRAINING FACILITY

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)
OPERATE AN ANIMAL SERVICE : DOG BOARDING KENNEL, DOG ENRICHMENT AND TRAINING CENTER
NO DWELLING UNITS, 9 PARKING SPACES, 5,000 SQFT
OF COMMERCIAL SPACE, HEIGHT REMAINS THE SAME
EXISTING 1 STORY COMMERCIAL BUILDING

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

ELISSA FERBUSON, 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.

Elissa Ferguson
Signature of Applicant

Subscribed and Sworn to before me this
15 day of AUGUST, 2023

[Signature]
Notary Public



For Office Use Only

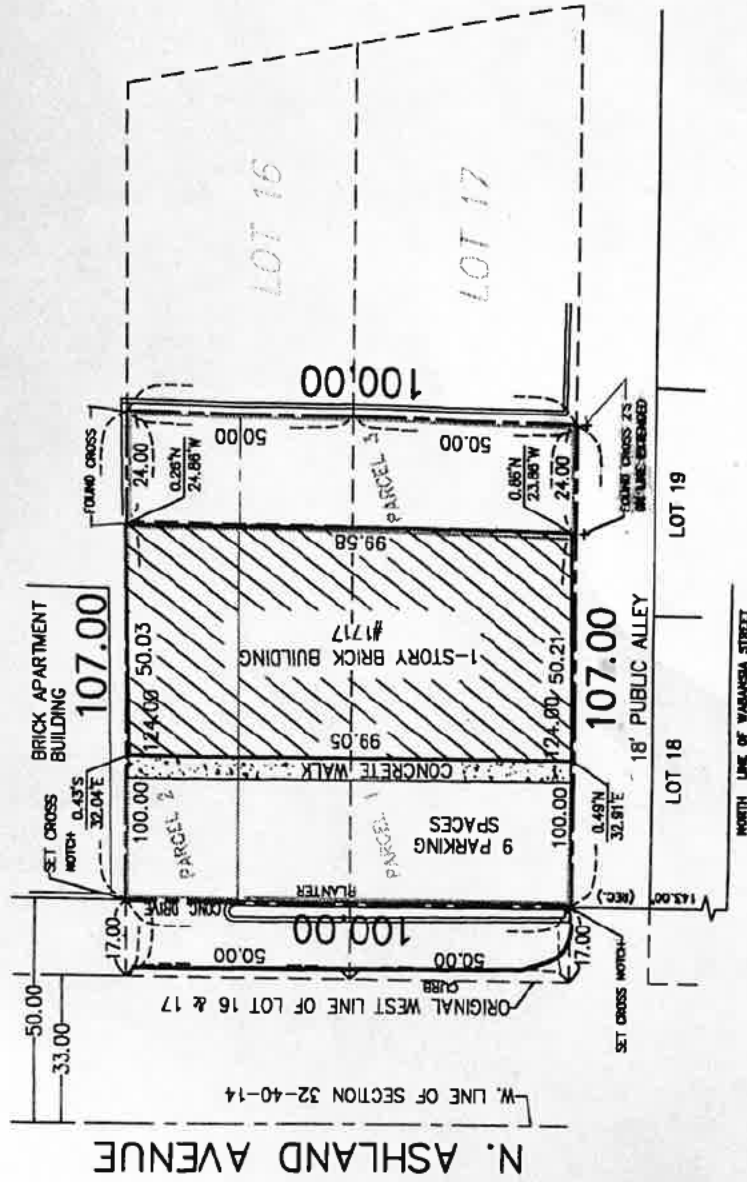
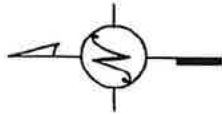
Date of Introduction: _____

File Number: _____

Ward: _____

A.M. CABRERA & ASSOCIATES, P.C.

PLAT OF SURVEY



PARCEL 1 :
 THE WEST 100 FEET OF THE SOUTH 1/2 OF LOT 16 AND THE WEST 100 FEET OF LOT 17 IN BLOCK 20 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 29, SECTION 31, SECTION 32 AND SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE PROPERTY IN QUESTION LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION AS CONDEMNED FOR WIDENING NORTH ASHLAND AVENUE) IN COOK COUNTY ILLINOIS.

PARCEL 2 :
 THE NORTH 1/2 OF LOT 16 (EXCEPT THAT PART LYING WITHIN THE WEST 50 FEET OF SECTION 32) (AND EXCEPT THAT PART LYING EASTERLY OF THE WEST 100 FEET OF SAID LOT 16) IN BLOCK 20 IN CHICAGO LAND COMPANY'S SUBDIVISION OF BLOCKS 17, 18, 20, 21, (EXCEPT LOTS 1, 6 AND 12 IN SAID BLOCK 21) 23, 28, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 6 AND 7 IN SAID BLOCK 32) 33, 38, 39, 40 AND 41 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3 :
 THAT PART OF LOTS 16 AND 17 LYING WEST OF A LINE 124 FEET EAST OF AND PARALLEL TO THE ORIGINAL WEST LINE OF SAID LOTS 16 AND 17, AND LYING EAST OF THE LINE 100 FEET EAST OF AND PARALLEL TO THE ORIGINAL WEST LINE OF SAID LOTS 18 AND 17 IN CHICAGO LAND COMPANY'S SUBDIVISION OF BLOCKS 17, 18, 20 AND 21, (EXCEPT LOTS 1, 6 AND 12 IN SAID BLOCKS 21) 23, 28, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 6 AND 7 IN SAID BLOCK 32) 33, 38, 39, 40 AND 41 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

SCALE : 1 INCH = 20 FEET
 ORDERED BY : MR. W. KOKALIAS
 ORDER NO. : 0008185

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES.
 CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.
 ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

STATE OF ILLINOIS }
 COUNTY OF COOK }

WE, A.M. CABRERA & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF OUR SURVEY
 GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF SEPTEMBER 20 00

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3100
 4350 W. NORWOOD STREET CHICAGO, ILLINOIS 60648
 TEL. NO. (773) 283-2000 FAX NO. (773) 283-1644

THIS SURVEY SHALL BE USED FOR MORTGAGE LOAN TRANSACTION OR REAL ESTATE TRANSFER PURPOSES ONLY.

"WRITTEN NOTICE" FORM OF AFFIDAVIT
(Section 17-13-01 07)

Date September 1, 2023

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

The undersigned, Elissa Ferguson, being first duly sworn
on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-01 07 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

15 day of AUGUST, 20 23


Notary Public



LETTER TO SURROUNDING PROPERTY OWNERS

September 1, 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 September 13, 2023, the undersigned will file an application for a change in zoning from M1-2 to M2-2 on behalf of the "applicant" Rockstar Pets, Inc. for the property located at 1717-23 N. Ashland Ave. Chicago, IL 60622

The applicant intends to use the subject property for dog enrichment, boarding training and outdoor activities use within the existing 1 story building with 9 parking spaces.

The "applicant", Rockstar Pets, Inc. is located at 1717 N. Ashland Ave Chicago, IL 60622. The contact person for this application is Elissa Ferguson, 1717 N. Ashland Ave Chicago, IL 60622 (773) 920-7625. The property owner is Kimon S Gabrielatos, [REDACTED]

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,

Rockstar Pets, Inc.



Signature