

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

#22263
INTRODATE
SEPT 13, 2023

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

1626-1632 N. California Ave.

2. Ward Number that property is located in: 26th Ward

3. APPLICANT TNFLS LLC

ADDRESS 369 S Doheny Drive, #516 CITY Beverly Hills

STATE CA ZIP CODE 90211 PHONE 310.926.6642

EMAIL zak@bldgpm.com CONTACT PERSON Zak Rudzki

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 applicant to proceed.

OWNER

ADDRESS

CITY STATE ZIP CODE

PHONE 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 Warren E. Silver

ADDRESS 1700 W. Irving Park, Ste. 102

CITY Chicago STATE IL ZIP CODE 60613

PHONE 773.832.9550, x-1 FAX 773.832.9552 EMAIL warren@silverlawoffice.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.

Lew Rudzki, Lee Ziff

7. Has the present owner previously rezoned this property? If yes, when? No
8. On what date did the owner acquire legal title to the subject property? March 31, 2022
9. Present Zoning District B3-1 Proposed Zoning District B2-2
10. Lot size in square feet (or dimensions) 7,500 square feet
11. Current Use of the Property One, two and three-story masonry building containing retail and office space on the ground floor, two dwelling units and office space on the second floor and one dwelling unit on the third floor, with four enclosed on-site parking spaces.
12. Reason for rezoning the subject property To allow for renovation of the subject property to provide for the conversion of office space on the second floor to two additional dwelling units and the conversion of retail space on the ground floor to two additional dwelling units or live-work units, two ground floor units to remain retail/office space, for a total of seven dwelling units and two ground floor office/retail spaces, and to add one additional enclosed on-site parking space for a total of five enclosed on-site parking spaces.
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 subject property will be renovated so there will be two retail/office spaces and two dwelling units or live-work units on the ground floor, four dwelling units on the second floor, and one dwelling unit on the third floor, with five enclosed off-site parking spaces. Building height and floor area to remain as existing.
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

The Applicant, TNFLS LLC, 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.

TNFLS LLC

By: , its Manager
Signature of Applicant

Subscribed and Sworn to before me this
_____ day of _____, 20_____.

Notary Public

see attached

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On August 28, 2023 before me, Pele Nicole Keith

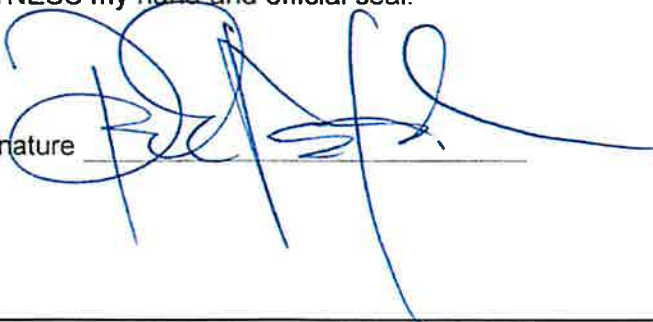
A Notary Public personally appeared _____

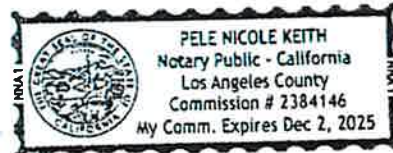
Lewis Rudzki

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)

“WRITTEN NOTICE”
FORM OF AFFIDAVIT
(Section 17-13-0107)

September 5, 2023

Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning,
Landmarks and Building Standards
121 North LaSalle Street
Room 304, City Hall
Chicago, IL 60602

The undersigned, Stacey Rubin Silver, being first duly sworn on oath, deposes and states the following:

The undersigned certifies that she 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 filed the application for an amendment to the development plan for a rezoning on or about September 13, 2022.

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.



Subscribed and Sworn to before me this
5th day of September, 2023



Notary Public



September 5, 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 to change the zoning classification from the current B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District. This application for rezoning will be filed on behalf of the applicant, **TNFLS LLC**, for the property located at 1626-1632 N. California Ave.

The subject property is currently improved with a one-, two- and three-story masonry building with three dwelling units and office space above the ground floor and retail space on the ground floor, with four enclosed on-site parking spaces. The retail and office space is currently vacant. The Applicant seeks this rezoning in order to rehabilitate the building on the subject property to convert the office space above the ground floor to two additional dwelling units and a portion of the ground floor space into two additional dwelling units or artist or business live-work units and ground floor office and retail space, for a total of seven dwelling units (or a total of five or six dwelling units and one or two business live-work units), with five enclosed on-site parking spaces. The building height and floor area will be unchanged. The subject property is in a transit-served location.

TNFLS LLC has its principal place of business at 369 S Doheny Drive, #516, Beverly Hills, California 90211. The contact person for this application is Warren Silver, Attorney at 1700 W. Irving Park, Suite 102, Chicago, Illinois 60613. He can be reached at 773.832.9550.

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.

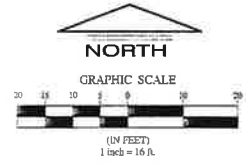
Very truly yours,



Warren E. Silver

ALTA/NSPS LAND TITLE SURVEY

OF



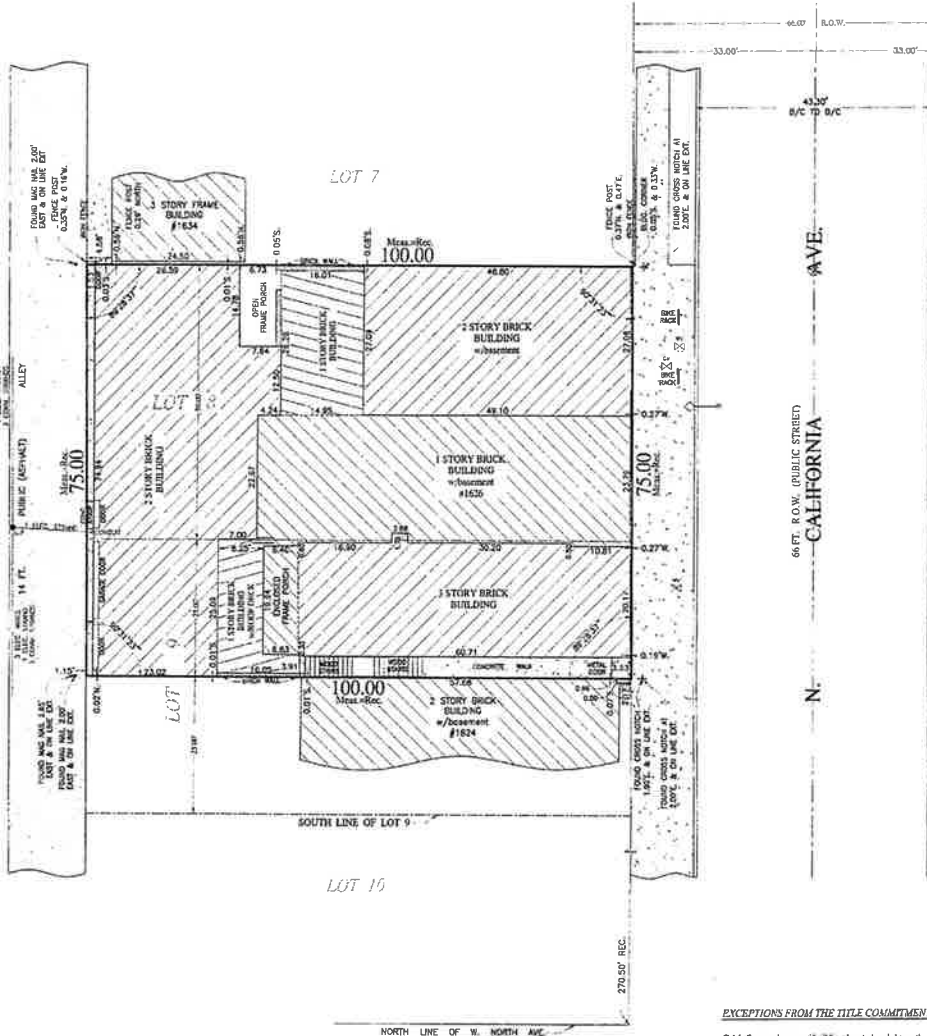
VICINITY MAP

LOT 8 AND THE NORTH 1/2 OF LOT 9 IN BLOCK 16 IN HANSBROUGH AND HESS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 7,500 sq. ft. = 0.172 acre, more or less
 BUILDING FOOTPRINT = 7,141 sq. ft.
 COMMONLY KNOWN AS: 1626-32 N. CALIFORNIA AVE., CHICAGO, IL. 60647
 P.L.N. 13-36-331-029-0000 & 13-36-331-030-0000

LEGEND:

- SANITARY LINE
- STORM LINE
- WATER LINE
- GAS LINE
- BRICK PAVEMENT
- CONCRETE PAVEMENT
- B/C --- BACK OF CURB
- R.O.W. --- RIGHT OF WAY
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- U.P. --- UTILITY POLE W/WIRES
- WALL LIGHT
- 1" --- ELECTRIC PAINT MARK (RED)
- 1" --- WATER PAINT MARK (BLUE)
- 1" --- GAS PAINT MARK (YELLOW)
- 1" --- COMM. PAINT MARK (ORANGE)
- 1" --- SEWER PAINT MARK (GREEN)
- CONCRETE PARKING BUMPER
- STREET SIGN
- D.C. --- DE-PRESSED CURB
- UNIDENTIFIED MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- WATER MANHOLE
- COMM. MANHOLE
- ELECTRIC MANHOLE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- TREE W/DIAMETER
- PARKING STALL COUNT
- INLET
- COMM. --- COMMUNICATION (TELEPHONE, INTERNET, ETC.)
- A/C --- AIR CONDITIONING UNIT
- EVERGREEN TREE W/DIAMETER
- STREET LIGHT
- HANDICAPPED SPACE
- TRAFFIC LIGHT



FLOOD INFORMATION (PER FEMA WEBSITE)

THE PROPERTY DESCRIBED ABOVE IS NOT IN A SPECIAL FLOOD HAZARD AREA. FLOODWAY MAPPER: ND. FLOODWAY ON PROPERTY: NO. MAP USED: RATE MAP. COMMUNITY NAME: CHICAGO CITY OF. COMMUNITY NO.: 170075. COMMUNITY PANEL: 041P. MAP NUMBER: 17041C0415L. EFFECTIVE DATE: AUGUST 18, 2006. FLOOD ZONE: X. BASE FLOOD ELEVATION FROM FIRM (50 FT): 116.4 NAVD 1988.

ITEMS FROM TABLE 'A'

- ITEM #8: THERE WAS A PARKING GARAGE FOUND WITHIN THE SURVEYED PROPERTY.
- ITEM #11: THE CLIENT AND THE SURVEYOR AGREED ON THE TERMS OF SHOWING ONLY VISIBLE ABOVE-GROUND UTILITIES ON THE PLAT OF SURVEY.
- ITEM #16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM #17: NO INFORMATION REGARDING CHANGES IN STREET RIGHT OF WAY WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

EXCEPTIONS FROM THE TITLE COMMITMENT:

G 14. Encroachment of building located totally on the subject property over and onto the property south and adjoining by approximately 0.01' as referenced on survey prepared by MM Surveying Co., Inc. dated February 16, 2022, Order No. 104143.

Encroachment encumbrance (Right to Maintain) approved for Owners and Lease Holders.
 TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: 22GS4441100NA
 COMMITMENT DATE: DECEMBER 30, 2021

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREBY 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.
 Order No. 107471
 Scale: 1 inch = 16 feet.
 Date of Field Work: 23 AUGUST 2023
 Ordered by: ERWIN LAW LLC



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11, 14, 15 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 23, 2023.
 DATE OF PLAT: AUGUST 31, 2023
 I, PROF. LAND SURVEYOR NUMBER 036-033637
 MY LICENSE EXPIRES NOVEMBER 30, 2024.
 DRAWN BY: E.D.M.
Paul Jaros