

#22358-TI
INTRO DATE
FEB 14, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

3004-3008 South Archer Avenue

2. Ward Number that property is located in: 11

3. APPLICANT The American Dream I, LLC

ADDRESS 1205 W. Adams Street, Unit 101 CITY Chicago

STATE IL ZIP CODE 60607 PHONE 773-355-4780

EMAIL paul@1stwesternproperties.com CONTACT PERSON Paul Tsakiris

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 Tyler Manic

ADDRESS 70 W. Madison St., Suite 5400

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-345-5700 FAX EMAIL tmanic@schainbanks.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: Paul Tsakiris
-
7. On what date did the owner acquire legal title to the subject property? 06/29/2022
8. Has the present owner previously rezoned this property? If yes, when? no
9. Present Zoning District: C1-2 Proposed Zoning District: B2-3
10. Lot size in square feet (or dimensions): 7,500 SQ.FT.
11. Current Use of the Property: 3008 S Archer is a vacant lot and 3004-3006 S Archer is a residential building.
-
12. Reason for rezoning the property: To meet the bulk and density standard of the B2-3 to establish a new construction of a 4-story 2 dwelling unit residential building at 3008 S Archer and to bring the existing 4-story 8 dwelling unit into compliance and to convert the ground commercial space into 4 dwelling units for a total of 12 dwelling units.
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 property at 3008 S Archer Ave will be a four-story residential building with 2 dwelling units and the building height will be 47 feet. The property at 3004-3006 is a three-story building with 8 dwelling units and one commercial unit that will be converted from 8 to 12 dwelling units by adding 4 new dwelling units on the ground floor.
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: Pursuant to Section 17-13-0303-D, the Applicant seeks to increase parking allowed under Section 17-3-0308 for 3008 S. Archer Ave from 1 space to 2 space. Furthermore, under Section 17-13-1003-I the Applicant seeks to reduce the rear setback of the building at 3004-3006 S. Archer Ave to 19 feet 2 inches and to allow residential on ground floor and seeks to reduce the rear setback at 3008 S Archer Ave to 22 feet.

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.

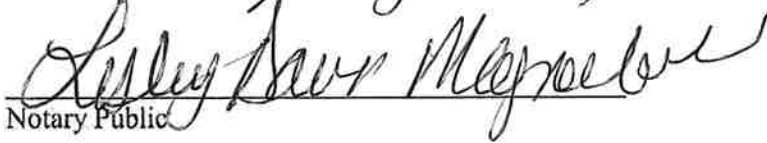
15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, 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

The American Dream I, 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.


Signature of Applicant

Subscribed and Sworn to before me this
20th day of July, 2024.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

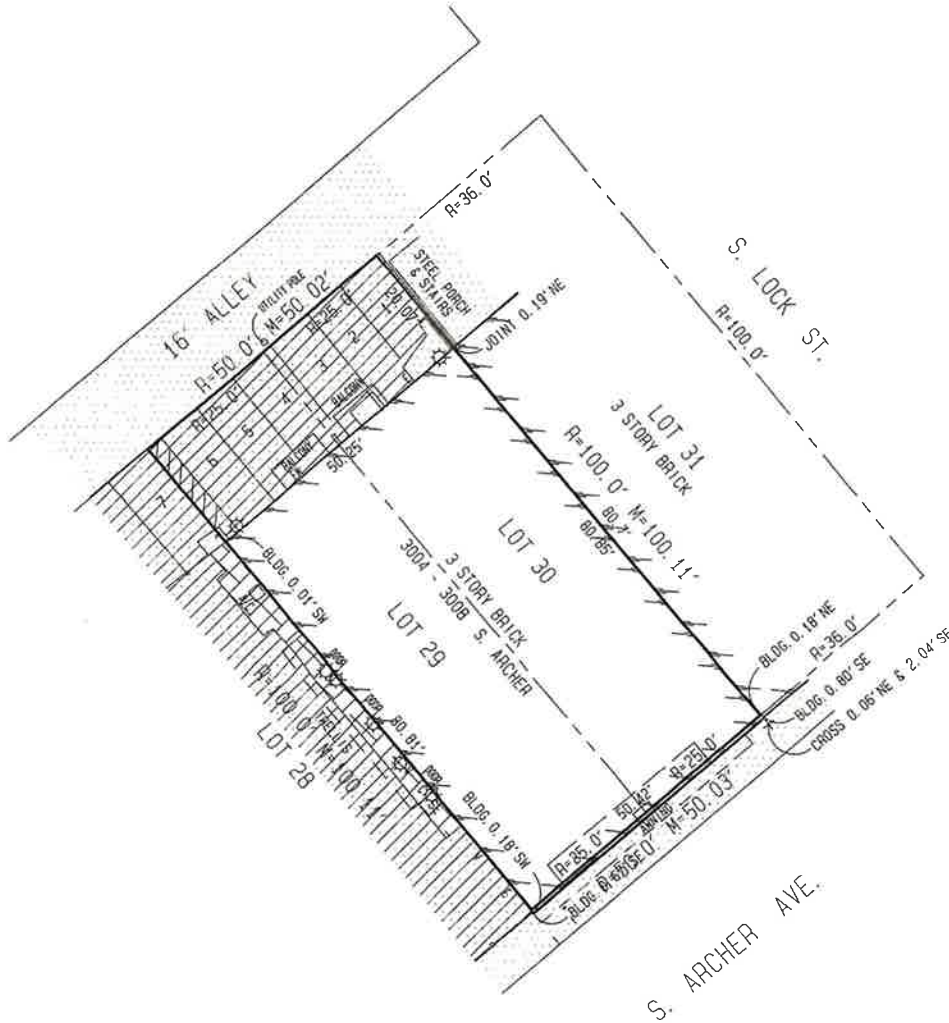
PLAT OF SURVEY

Order No. 2317340B

LOTS 29 AND 30 IN MCKENNA'S SUBDIVISION OF BLOCK 1 IN MCKENNA'S SUBDIVISION OF THAT PART OF BLOCKS 16 AND 17 SOUTH OF CHICAGO, ST. LOUIS AND ALTON RAILROAD BEING CANAL TRUSTEES' SUBDIVISION OF SOUTH FRACTIONAL SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1880 AS DOCUMENT 269172 IN COOK COUNTY, ILLINOIS.



SCALE 1" = 20'



- LEGEND**
- LIMITS of BUILDING =
 - R = RECORD
 - M = MEASURED
 - D = DEED
 - C = CAMERA
 - E = ELECTRIC
 - S = SPIGOT
 - T = TELEPHONE
 - V = VENT
 - = FOUND IRON PIPE
 - = SET IRON PIPE
 - ⊕ = HYDRANT
 - ☼ = LIGHT
- CONCRETE =
 - PAVERS =
 - ASPHALT =

STATE of ILLINOIS S.S.
 COUNTY of KANE

WE, LAND DIVISIONS INC., CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE REPRESENTS A TESTED OPINION OF THE BOUNDARY OF THE ABOVE CAPTIONED PROPERTY.
 DATE OF SURVEY: JANUARY 5, 2024.

[Signature]

LICENSE NO. 2703 EXPIRES ON NOVEMBER 30, 2024.

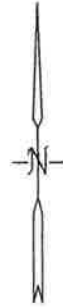
THIS PLAT CONFORMS WITH THE CURRENT ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION MINIMUM STANDARDS FOR A BOUNDARY SURVEY. BUILDING LINE RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED ON THE RECORD SUBDIVISION PLAT, UNLESS OTHERWISE NOTED. REFER TO TITLE INSURANCE POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED FOR FIRST WESTERN PROPERTIES.

LDI LAND DIVISIONS, Inc.
 Professional Surveying Services
 P.O. Box 835
 West Dundee, Illinois 60118
 (847) 841-8305 (847) 551-9171
 fax (847) 551-9193
 EMAIL LANDDIVISIONS@AOL.COM

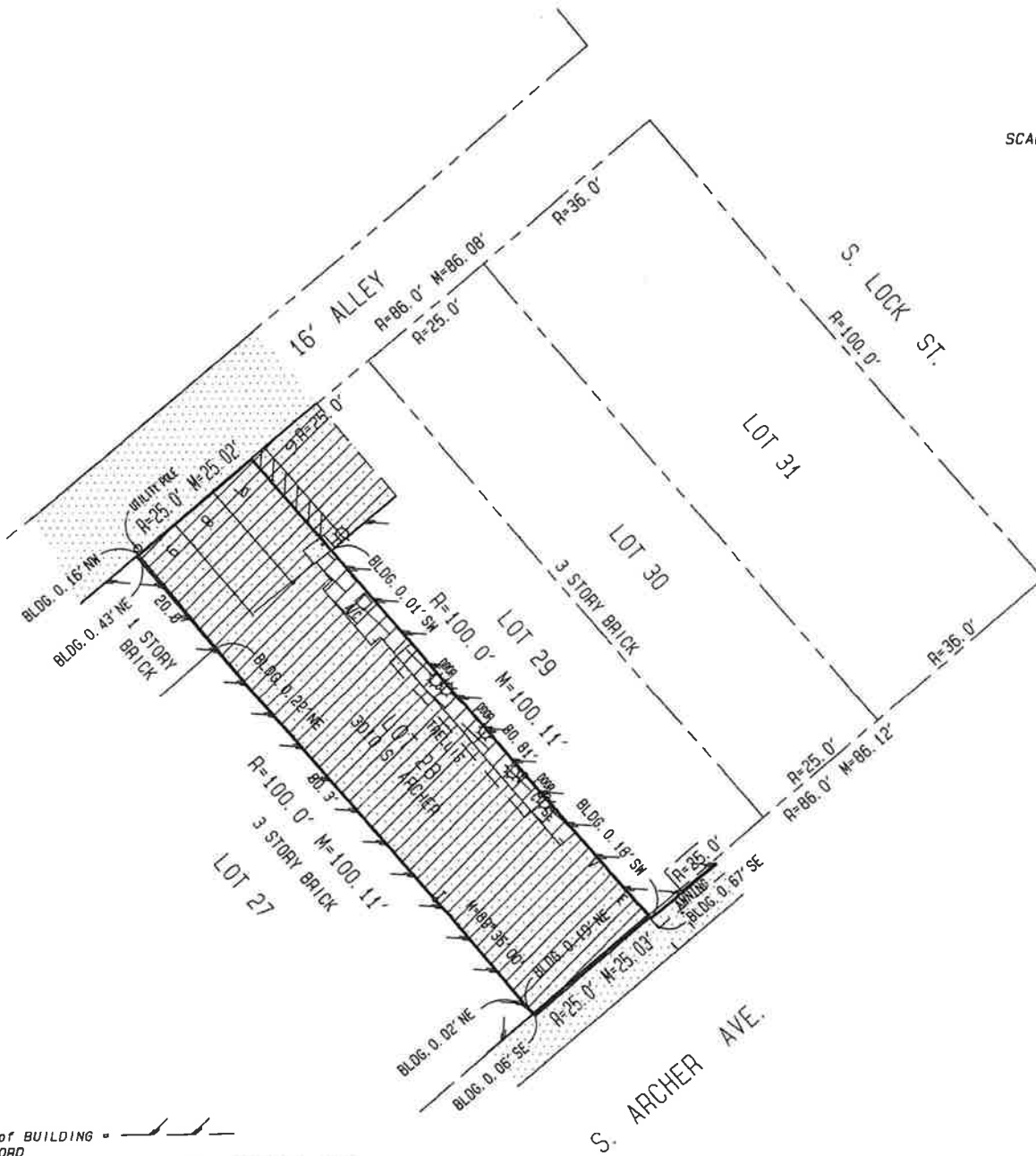
PLAT OF SURVEY

Order No. 2317340

LOT 28 IN McKENNA'S SUBDIVISION OF BLOCK 1 IN McKENNA'S SUBDIVISION OF THAT PART OF BLOCKS 16 AND 17 SOUTH OF CHICAGO, ST. LOUIS AND ALTON RAILROAD BEING CANAL TRUSTEES' SUBDIVISION OF SOUTH FRACTIONAL SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1880 AS DOCUMENT 269172 IN COOK COUNTY, ILLINOIS.



SCALE 1" = 20'



- LEGEND**
- LIMITS of BUILDING =
 - R = RECORD
 - M = MEASURED
 - D = DEED
 - C = CAMERA
 - E = ELECTRIC
 - S = SPICOT
 - T = TELEPHONE
 - V = VENT
 - = FOUND IRON PIPE
 - = SET IRON PIPE
 - ⊙ = HYDRANT
 - ☉ = LIGHT
- CONCRETE =
 - PAVERS =
 - ASPHALT =

STATE of ILLINOIS
COUNTY of KANE



WE, LAND DIVISIONS, INC., CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE REPRESENTS A TESTED OPINION OF THE BOUNDARY OF THE ABOVE CAPTIONED PROPERTY.
DATE OF SURVEY: JULY 15, 2023.

LICENSE NO. 2783 EXPIRES ON NOVEMBER 30, 2024.

THIS PLAT CONFORMS WITH THE CURRENT ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION MINIMUM STANDARDS FOR A BOUNDARY SURVEY. BUILDING LINE RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED ON THE RECORD SUBDIVISION PLAT, UNLESS OTHERWISE NOTED. REFER TO TITLE INSURANCE POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED FOR FIRST WESTERN PROPERTIES.

LDI LAND DIVISIONS, Inc.
Professional Surveying Services
P.O. Box 635
West Dundee, Illinois 60118
(847) 841-8305 (847) 551-9171
fax (841) 551-9193
EMAIL LANDDIVISIONS@AOL.COM

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

January 30, 2024

Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Tyler Manic, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 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 February 16, 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

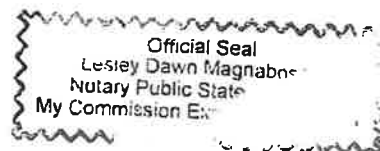
Subscribed and Sworn to before me this

30th day of January 2024

Lesley Dawn Magnabon

Notary Public

Commission Expires: 2/4/24



February 16, 2024

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about February 16, 2024, the undersigned, will file an application on behalf of the applicant The American Dream I, LLC, for a change in zoning for the property located at 3004-3008 South Archer Avenue from a C1-2 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District.

The applicant of the Zoning Amendment and the owner of the subject property The American Dream I, LLC, located at 1205 West Adams Street, Chicago IL 60607.

The applicant will construct a new four-story residential building with two (2) dwelling units on the vacant lot located at 3008 S Archer Avenue. The existing mixed-use commercial/residential building located at 3004-3006 S Archer Avenue will be converted from 8 dwelling units with vacant commercial space to a twelve (12) dwelling unit residential building with no commercial space. No building addition will be constructed and existing building height will remain.

I am the duly authorized attorney for the applicant and owner. My address is 70 West Madison, Suite 5400, Chicago, Illinois 60602. My telephone number is (312) 345-5700.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

Very truly yours,



Tyler Manic
Attorney for Applicant
and Owner