

#22220-T1
INTRO DATE
JUNE 21, 2023

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

1. ADDRESS of the property Applicant is seeking to rezone:
2500-2506 West Washington Boulevard, Chicago, Illinois

2. Ward Number that property is located in: 27

3. APPLICANT: Moises Arroyo

ADDRESS: 1640 S. Blue Island Ave. 1st Ave. CITY: Chicago

STATE: Illinois ZIP CODE: 60608 PHONE: 312-782-1983

EMAIL: nick@sambankslaw.com CONTACT PERSON: Nicholas J. Ftikas

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: Law Offices of Samuel V.P. Banks, Nicholas Ftikas

ADDRESS: 221 N. LaSalle St., 38th Floor

CITY: Chicago STATE: Illinois ZIP CODE: 60601

PHONE: (312) 782-1983 FAX: 312-782-2433 EMAIL: nick@sambankslaw.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? 2020
8. Has the present owner previously rezoned this property? If Yes, when? No
9. Present Zoning District: M1-1 Proposed Zoning District: B2-1
10. Lot size in square feet (or dimensions): 7,308 square feet (72 ft. by 101.5 ft.)
11. Current Use of the Property: The subject property is improved with a one and one half-story warehouse building.
12. Reason for rezoning the property: The Applicant is proposing to add onto the existing building and convert it to a single family residence.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC): The Applicant is proposing to add onto the existing building at the subject property and convert it to a single family residence. The resulting building will contain 5,918.4 sq. ft. of floor area and measure 31 feet-1 inch in height. The residential building will be supported by two (2) off-street garage parking spaces that will be accessed from the rear of the subject lot. The Applicant intends to seek setback reductions to permit the proposed additions that align with existing building walls on the 101.5 ft. deep zoning lot.
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

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COUNTY OF COOK
STATE OF ILLINOIS

I, Moises Arroyo, being first duly sworn on oath, state that all the above statements and the statements contained in the documents submitted herewith are, to the best of my knowledge, true and correct.



Signature of Applicant

Subscribed and Sworn to before me this

10 day of April, 2023.



Notary Public



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For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

Flat of Surveys
Topography
Mortgage
Inspection
Condominiums
Land Development
Legal Descriptions

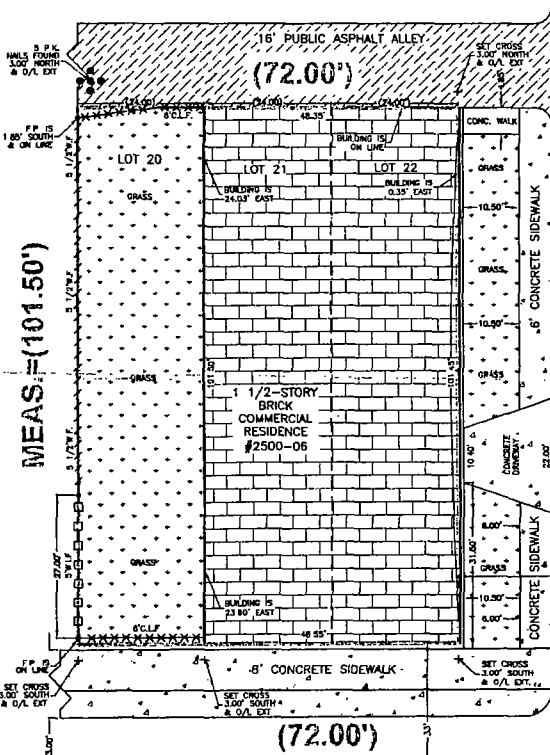
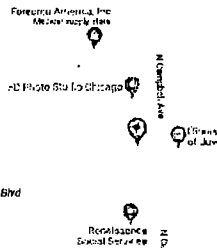
LOT 20, 21, AND 22 IN JAMES MORGAN'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 2 IN JAMES MORGAN'S SUBDIVISION OF THAT PART NORTH OF WASHINGTON STREET IN THE 33.81 ACRES OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 2500-06 W. WASHINGTON BLVD., CHICAGO, IL 60612)

AREA= 7.308 SQ. FT (MORE OR LESS)
PERIMETER= 347.00 FT (MORE OR LESS)
ACREAGE= 0.167768 (MORE OR LESS)



SCALE: 1"=20'



AVE. CAMPBELL & N. W. WASHINGTON BLVD.



FRONT VIEW

W. WASHINGTON BLVD.

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 036-0003083.

P.O. Box 43559
Chicago, Illinois 60743
TEL: (773) 779-1700 Fax: (773) 779-9143
E-mail: lrpassassoc@yahoo.com

DUO CONSULTING

P.I.N.# 16-12-419-045 & 046

CHECKED BY: L.R.P. FIELD DATE: 03-31-2023

BOOK NO: C.P. SURVEYOR CD/WM

PROJECT NO: 2308-0165 SCALE: 1"=20'

J.R. © 2023 L.R. PASS & ASSOCIATES P.C. ALL RIGHTS RESERVED.

COMPARE ALL POINTS BEFORE BUILDING. IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE 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.

LEGEND	
	METAL FENCE
	PLASTIC FENCE
	FENCE POST (F.P.)
	"MAG" NAIL SET
	SET IRON PIPE
	IRON PIPE FOUND
	CUT CROSS- FOUND OR SET
	PROPERTY LINE
	(140.45) RECORDED DATA
	140.45 MEASURED DIMENSION
	NOTCH
	WOOD & METAL FENCE (W.M.F.)
	WOOD FENCE (W.F.)
	CHAIN LINK FENCE (C.L.F.)
	WROUGHT IRON FENCE (W.I.F.)
	5 NAILS (SET)



L. R. PASS & 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 SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF APRIL 20 23.

LICENSE EXPIRATION DATE: 11/30/24

FORM OF AFFIDAVIT

Chairman, Committee on Zoning
Room 304 - City Hall
Chicago, IL 60602

To Whom It May Concern:

I, Moises Arroyo, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying me as the Owner and Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 2500 W. Washington, Chicago, IL.

I, Moises Arroyo, being first duly sworn under oath, depose and say that I hold that interest for myself and no other person, association, or shareholder.



Moises Arroyo

Date 4/10/2023

Subscribed and Sworn to before me
this 10 day of April, 2023.


Notary Public

To whom it may concern:

I, Moises Arroyo, the Property Owner and Applicant concerning the subject property located at 2500 W. Washington, Chicago, IL, authorize the Law Offices of Samuel V.P. Banks to file a Zoning Amendment Application with the City of Chicago for that property.



Moises Arroyo

Date 4/10/2023

Written Notice, Form of Affidavit: Section 17-13-0107

June 21, 2023

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

To Whom It May Concern:


The undersigned, Nicholas Ftikas, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, 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 on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

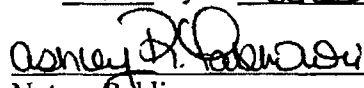
That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **2500-2506 West Washington Boulevard, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **June 21, 2023**.

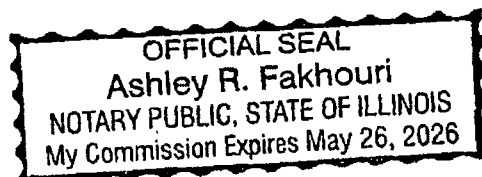
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

Law Offices of Samuel V.P. Banks

By: 
Nicholas J. Ftikas
Attorney for Applicant

Subscribed and Sworn to before me
this 21st day of June, 2023.


Notary Public



Via USPS First Class Mail
June 21, 2023

PUBLIC NOTICE

Dear Sir or Madam:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about June 21, 2023, I, the undersigned, intend to file an application for a change in zoning from a M1-1 Limited Manufacturing / Business Park District to a B2-1 Neighborhood Mixed-Use District, on behalf of the Property Owner and Applicant, Moises Arroyo, for the property located at **2500-2506 West Washington Boulevard, Chicago, Illinois.**


The Applicant is proposing to add onto the existing building at the subject property and convert it to a single family residence. The resulting building will contain 5,918.4 sq. ft. of floor area and measure 31 feet-1 inch in height. The residential building will be supported by two (2) off-street garage parking spaces that will be accessed from the rear of the subject lot. The Applicant intends to seek setback reductions to permit the proposed additions that align with existing building walls on the 101.5 ft. deep zoning lot.

The Property Owner and Applicant, Moises Arroyo, maintains a business address at 1640 S. Blue Island Ave. 1st Ave., Chicago, IL 60608.

I am the attorney for the Property Owner and Applicant. I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,

Law Offices of Samuel V.P. Banks



Nicholas J. Ftikas
Attorney for Applicant

***Please note the Applicant is NOT seeking to purchase or rezone your property.**

***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**