

#22356
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:

746-48 West 103rd Street, Chicago

2. Ward Number that property is located in: 21st Ward

3. APPLICANT Wanda Fielder

ADDRESS 746-48 West 103rd Street CITY Chicago

STATE IL ZIP CODE 60628 PHONE 312-388-6610

EMAIL aplecka@jaffeberlin.com CONTACT PERSON Wanda Fielder

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 Wanda Fielder

ADDRESS 746-48 West 103rd Street CITY Chicago

STATE IL ZIP CODE 60628 PHONE 312-388-6610

EMAIL aplecka@jaffeberlin.com CONTACT PERSON Wanda Fielder

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Agnes Plecka / Jaffe & Berlin

ADDRESS 111 West Washington St., Ste. 900

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-878-7470 FAX _____ EMAIL aplecka@jaffeberlin.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: NA
-
7. On what date did the owner acquire legal title to the subject property? 10/04/2023
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: B3-1 Proposed Zoning District: C1-2
10. Lot size in square feet (or dimensions): 7,448 SF
11. Current Use of the Property: One story commercial building (2 commercial units)
-
12. Reason for rezoning the property: To comply with the use table, standards, the bulk and density requirements of the C1-2 District to build a new 2-story addition to the existing building and establish 6 DU on the upper floors. Existing commercial use on the ground floor to remain.
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): To comply with the use table, the standards, the bulk and density requirements of the C1-2, to build a 2-story upper addition to the existing building to convert this building to a mixed-use and establish 6 DUs within the 2-story addition; existing 2 commercial spaces on the ground floor will remain - approximately 3,640 SF; 10 parking spaces; proposed height of 38'.
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: N/A

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. N/A

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

Wanda Fielder, 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.

Wanda Fielder
Signature of Applicant

Subscribed and Sworn to before me this
31st day of January, 20 24.

Agnieszka T Plecka
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

Plat of Surveys
Topography
Mortgage
Inspection
Condominiums
Land Development
Legal Descriptions

LOTS 24 AND 25 AND THE EAST 8 FEET OF LOT 26 IN BLOCK 41 OF RESUBDIVISION OF LOTS 19 TO 30 BOTH INCLUSIVE IN BLOCK 41 IN EAST WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 746-48 W 103RD ST, CHICAGO, IL 60628.)

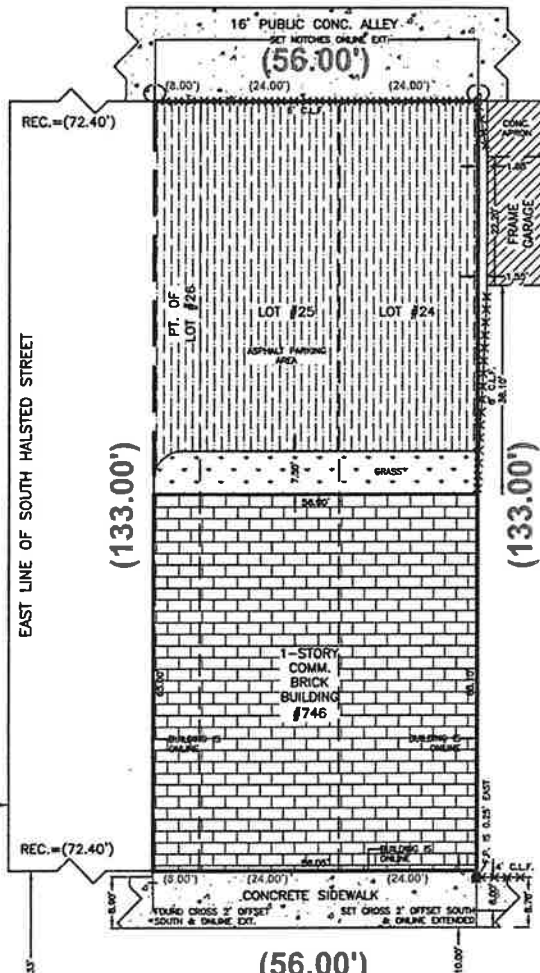
AREA= 7,448.00 SQ. FT. (MORE OR LESS)
PERIMETER= 378.00 FT. (MORE OR LESS)
ACREAGE= 0.170983 (MORE OR LESS)



SCALE: 1"=20'



S. HALSTED ST.



W. 103RD ST.

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. 035-0003083.

P.O. Box 43669
Chicago, Illinois 60743
TEL: (773) 778-1700 Fax: (773) 778-8143
E-mail: lrpassassoc@yahoo.com

WANDA FIELDER
P.I.N.# 25-09-324-033-0000
CHECKED BY: L.R.P. FIELD DATE: 9-26-23
BOOK NO.: C.P. SURVEYOR: S.J.S.
PROJECT NO.: 2309-0769 SCALE: 1"=20'

COMPARE ALL POINTS BEFORE BUILDING. NO 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 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)

GIVEN UNDER MY HAND AND SEAL THIS 26TH DAY OF SEPTEMBER 2023.
L. R. PASS & ASSOCIATES, P.C.
LICENSE EXPIRATION DATE: 11/30/24

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

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

Date: 1/31/24

Chairman, Committee on Zoning
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

The undersigned, Wanda Fielder, 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 21, 2024 [INSERT DATE].

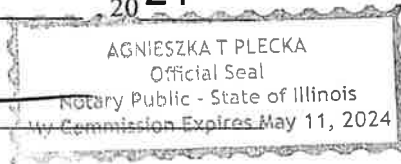
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Wanda Fielder
Signature

Subscribed and Sworn to before me this

31st day of January, 2024

[Signature]
Notary Public



JAFFE & BERLIN, L.L.C.

**ATTORNEYS AT LAW
111 WEST WASHINGTON STREET
SUITE 900**

**CHICAGO, ILLINOIS 60602
OFFICE: (312) 236-5443 OR
(312) 372-1550
FAX: (312) 372-2615
WWW.JAFFEBERLIN.COM**

**SAMUEL G. JAFFE (1928 - 1992)
FRANK W. JAFFE
JAY S. BERLIN*
AGNES PLECKA
RAIN MONTERO**

***ALSO ADMITTED IN MICHIGAN**

**OF COUNSEL
MARK S. LITNER
ELIZABETH M. SHEA
DENISE J. KING****

****ALSO ADMITTED IN FLORIDA**

February 5, 2023,

Re: 746-48 West 103rd Street, Chicago

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 February 21, 2024, the undersigned will file an Application for a change in zoning on behalf of Wels LLC, from a B3-1 Community Shopping District to a C1-2 District, for the property located at 746-48 West 103rd Street., Chicago, IL.

The subject property is currently improved with one-story commercial building with 2 commercial units. The Applicant proposes to convert this property to a mixed-use by building a 2-story upper addition to the existing building and establishing 6 dwelling units within the proposed addition. The existing commercial units on the ground floor will remain. The Applicant needs a zoning change to comply with the use table and the standards and the bulk and density requirements of the C1-2 Neighborhood Commercial District.

The Applicant is the owner of the subject property, and its business address is 746-48 West 103rd Street, Chicago IL 60628. I am the Attorney for the Applicant and the contact person for this Application. My address is 111 West Washington Street, Suite 900 Chicago, Illinois, and my telephone number is 312-878-7470.

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.

Sincerely,


Agnes Plecka