

#22426
INTRO DATE
APRIL 17, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
7503-7525 S. Cicero Ave.

2. Ward Number that property is located in: 18th Ward

3. APPLICANT JB Development, Inc.
ADDRESS 590 Kildeer Dr. CITY Bolingbrook
STATE IL ZIP CODE 60440 PHONE _____
EMAIL dave@jetbritecarwash.com CONTACT PERSON Dave Dalesandro

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. Ford City Realty LLC
Ford City CH LLC
OWNER Ford City Nassim LLC
c/o Benjamin Sedaghatzandi
ADDRESS 150 Great Neck Road, Suite 404 CITY Great Neck
STATE NY ZIP CODE 11021 PHONE 516-708-9736
EMAIL ben@hakimilawny.com CONTACT PERSON Benjamin Sedaghatzandi

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the
rezoning, please provide the following information:
ATTORNEY Georges & Synowiecki, Ltd. (Richard A. Toth)
ADDRESS 20 S. Clark St., Suite 400
CITY Chicago STATE IL ZIP CODE 60603
PHONE (312) 726-8798 FAX (312) 726-8819 EMAIL rtoth@gs-law.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: Dave Dalesandro, Sam Youssef
-
7. On what date did the owner acquire legal title to the subject property? 11/2019
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: B3-2 Proposed Zoning District: C1-2
10. Lot size in square feet (or dimensions): Irregular - approximately 108,721 sq. ft.
11. Current Use of the Property: Parking lot.
-
12. Reason for rezoning the property: To allow a new 1-story car wash building.
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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): Car Wash. No dwelling units. Approximately 57 parking spaces.
Approximately 11,281 sf car wash building. Approximately 20 foot high car wash building.
-
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)

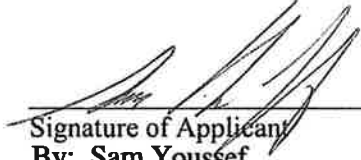
Administrative Adjustment 17-13-1003: _____

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

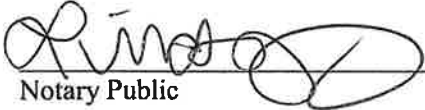
Sam Youssef, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.


Signature of Applicant

By: **Sam Youssef**

As: **Secretary, Director, Authorized Officer**
JB Development, Inc.

Subscribed and Sworn to before me this
29 day of March, 2024.


Notary Public



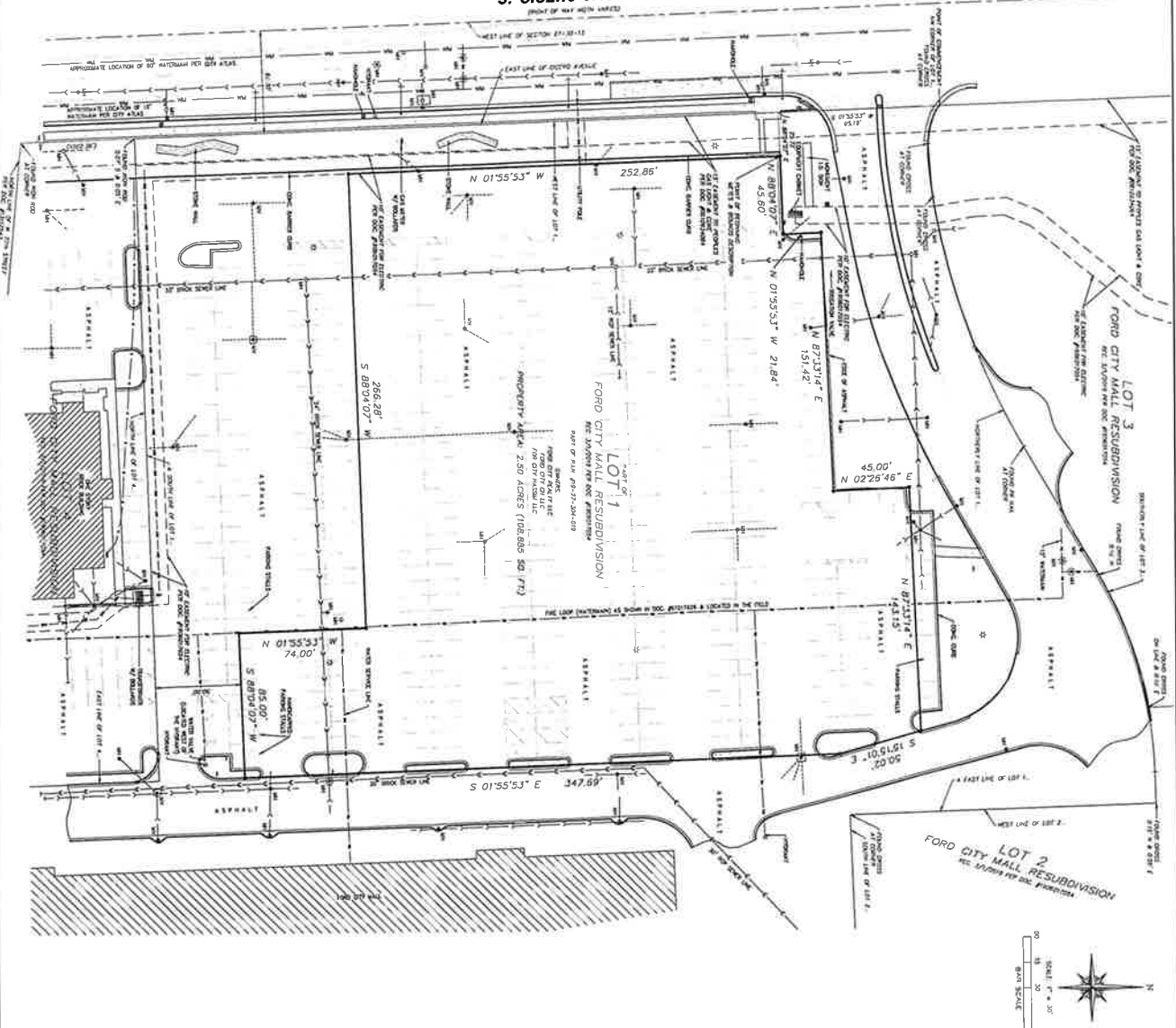
For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

S. CICERO AVENUE
PORTION OF MAP 100-100-000



**ALTA / NSPS
 LAND TITLE SURVEY**

TRACT 1 OF LOT 1 IN THE CITY MALL RESUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 27, TOWNSHIP 28 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP RECORDED FEBRUARY 1, 2018 AS DOCUMENT NO. 100-100-000-001, IS TO BE SURVEYED AND PLATTED AS SHOWN ON THE ATTACHED SURVEY MAP.

AND BEING A PORTION OF THE CITY MALL RESUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 27, TOWNSHIP 28 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP RECORDED FEBRUARY 1, 2018 AS DOCUMENT NO. 100-100-000-001, IS TO BE SURVEYED AND PLATTED AS SHOWN ON THE ATTACHED SURVEY MAP.

AND BEING A PORTION OF THE CITY MALL RESUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 27, TOWNSHIP 28 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP RECORDED FEBRUARY 1, 2018 AS DOCUMENT NO. 100-100-000-001, IS TO BE SURVEYED AND PLATTED AS SHOWN ON THE ATTACHED SURVEY MAP.

NOTE: THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT, CHAPTER 100, ILCS 100-1, AND THE SURVEYING BOARD'S REGULATIONS, CHAPTER 100, ILCS 100-2.

LEGEND: THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT, CHAPTER 100, ILCS 100-1, AND THE SURVEYING BOARD'S REGULATIONS, CHAPTER 100, ILCS 100-2.

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AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

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 FORD CITY MALL
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LEGEND

ASPHALT	CONCRETE	PAVEMENT	GRAVEL	SOIL
...

ISSUE

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SUR-1
 SHEET 1 OF 3
 LAND TITLE SURVEY