

#22411
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:
4335 West Fullerton Avenue

2. Ward Number that property is located in: 31st

3. APPLICANT 4335 Fullerton Bldg, LLC
ADDRESS [REDACTED] CITY [REDACTED]
STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]
EMAIL [REDACTED] CONTACT PERSON Anthony Adreani Jr.

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 N/A
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 Atty. Paul A. Kolpak - Kolpak Law Group, LLC
ADDRESS 6767 North Milwaukee Avenue Suite 202
CITY Niles STATE IL ZIP CODE 60714
PHONE 847-647-0336 FAX 847-647-8107 EMAIL paul@klgesq.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: _____
Anthony Adreani Jr. - Manager
Joseph Adreani - Manager
7. On what date did the owner acquire legal title to the subject property? 09/21/2017
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: B1-1 Proposed Zoning District: C1-1
10. Lot size in square feet (or dimensions): 3,125.0 sq. ft.
11. Current Use of the Property: Two-story with basement brick mixed-use with four dwelling-units located behind, above, and below store front with two off-street parking spaces located at the rear of the property.
12. Reason for rezoning the property: To establish a tattoo parlor in the first floor store front.
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): Proposed tattoo parlor will be located in the 1,000.0 sq. ft. first floor commercial space, There is a total of 4 dwelling-units in the existing mixed-use building. Two off-street parking spaces with driveway are located at the rear of the property. Building height is 30.0 ft.
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

Anthony Adreani Jr., 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.



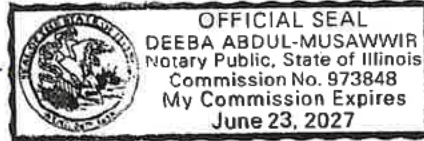
Signature of Applicant

Subscribed and Sworn to before me this

29th day of March, 2024



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

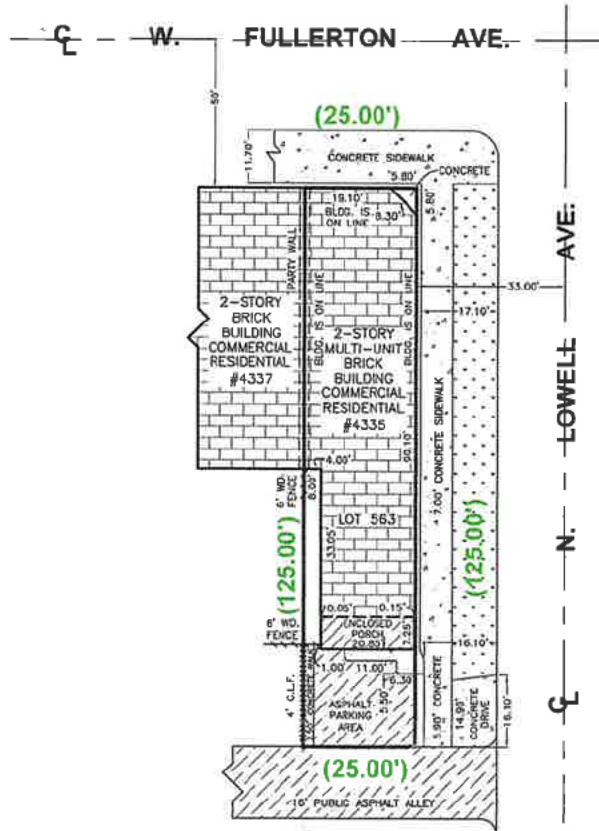
LOT 563 IN SAM BROWN JR.'S FULLERTON AVENUE SUBDIVISION OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 4935 W. FULLERTON AVE. CHICAGO, IL 60639)

AREA= 3,125.00 SQ. FT. (MORE OR LESS)
PERIMETER= 300.00 FT. (MORE OR LESS)
ACREAGE= 0.071740 (MORE OR LESS)



SCALE: 1"=20'



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 43559
Chicago, Illinois 60643
TEL: (773) 779-1700 Fax: (773) 779-9143
E-mail: lrpassassoc@yahoo.com

KAREEM MUSAWWIR

P.I.N.# 13-34-200-007-0000
CHECKED BY: L.R.P. FIELD DATE: 03-15-2024
BOOK NO.: C.P. SURVEYOR: C.V.D. & JAY
PROJECT NO.: 2403-057 SCALE: 1"=20'

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ALL RIGHTS RESERVED.
Luna.RushSurveys LLC

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 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)

WE, 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 15TH DAY OF MARCH 2024.
LICENSE EXPIRATION DATE: 1/31/24

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

March 28th, 2024

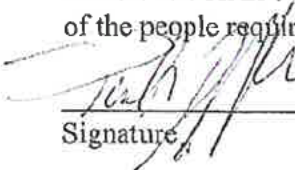
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Attorney Paul A. Kolpak, 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 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 {April 17th, 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 the 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
28th day of March, 20 24.



Notary Public



KOLPAK LAW GROUP, LLC

ATTORNEYS AT LAW
6767 NORTH MILWAUKEE AVENUE
SUITE 202
NILES, ILLINOIS 60714
: www.klgesq.com

PAUL A. KOLPAK paul@klgesq.com
COLLEEN DOHERTY colleen@klgesq.com

TELEPHONE (847) 647-0336
FAX (847) 647-8107

Of Counsel:
CLAIRE FLANNERY claire@klgesq.com

March 28th, 2024

Dear Property Owner,

In accordance with requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about April 17th, 2024, 4335 Fullerton Bldg, LLC, the undersigned will file an application for a zoning change from B1-1 Neighborhood Shopping District to that of a C1-1 Neighborhood Commercial District, for the property located at 4335 West Fullerton Avenue Chicago, IL 60639.

The applicant intends to establish a tattoo parlor use in the commercial space located at the front of the first floor of an existing two-story mixed-use building containing four dwelling units with two off-street parking spaces at the rear of the property.


4335 Fullerton Bldg, LLC is the applicant and owner of the property. Mr. Anthony Adreani Jr. and Mr. Joseph Adreani are the managers of the applicant, and their contact information is as follows:

Address: [REDACTED]

Phone: [REDACTED]

I, Attorney Paul A. Kolpak of Kolpak Law Group, LLC, am the attorney representing the applicant and the contact person for this matter. My contact information is listed above.

Regards,



Attorney Paul A. Kolpak
Kolpak Law Group, LLC