

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

#22243
INTRO DATE
SEPT 13, 2023

1. ADDRESS of the property Applicant is seeking to rezone:
911 N Mozart, Chicago, IL 60622
2. Ward Number that property is located in: 26
3. APPLICANT Vanessa Beckhoff Ferrero (owner on title), Colin Hudson (husband)

ADDRESS: 911 N Mozart apt 2 CITY Chicago

STATE IL ZIP CODE. 60622

PHONE 

EMAIL  CONTACT PERSON Colin Hudson

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. Same as above

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: N/A

ATTORNEY _____ ADDRESS _____ CITY _____ STATE ____
ZIP CODE _____ PHONE _____ FAX _____ EMAIL _____

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? 7/10/2020
8. Has the present owner previously rezoned this property? If yes, when? Yes, March 2023 (from RS-3 to RT-4; owners did not correctly calculate the zoning needed in order to separate the empty lot at 913 N Mozart)
9. Present Zoning District **RT-4** Proposed Zoning District **RM-4.5**
10. Lot size in square feet (or dimensions): 25 feet x 125 feet = 3,125 total square feet (recorded)
11. Current Use of the property: One zoning lot measuring 50 feet x 125 feet with existing 3-story residential building with 3 dwelling units and a vacant side lot (yard) on the North side of the property to be sub-divided.
12. Reason for rezoning: To meet the bulk and density requirements of the RM 4.5 zoning district in order to legalize the existing 3-story, 3 dwelling unit building (specifically in regards to the floor area ratio). The Applicant is seeking a Zoning Map Amendment in order to allow a sub-division of an improved zoning lot, creating two zoning lots each measuring 25 feet x 125 feet lots; one zoning lot at 913 N Mozart is to remain vacant for future development, and the lot at 911 N Mozart is to remain an existing 3-story multifamily building containing 3 dwelling units and 2 on-site parking spaces.
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 the proposed building. (BE SPECIFIC): To allow a sub-division of one improved zoning lot of 50 feet x 125 feet into two zoning lots, each measuring 25 feet x 125. To allow 911 N Mozart to conform with the required RM-4.5 minimum lot area to legalize 3 dwelling units and 913 N Mozart to maintain its RS-3 zoning. There are no changes proposed to the existing 3-story, 3 dwelling unit building at 911 N Mozart. The building height would remain unchanged at 34.5 feet, and the footprint of the building and all of its floors would not change. There is a garage at the rear of the lot providing parking for up to two cars, and that structure would also *not* change after the zoning change...
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**

COUNTY OF COOK
STATE OF ILLINOIS

I, Vanessa Beckhoff Ferrero, 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
4 day of September, 2023



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

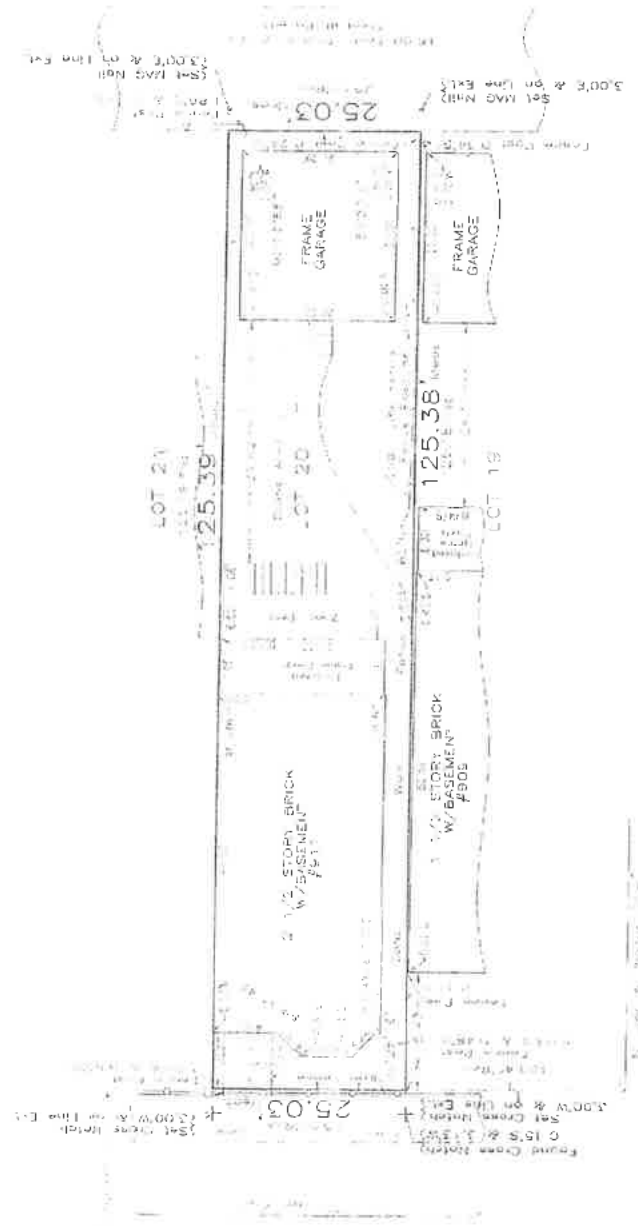
Ward: _____

PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
 STANDARDS AND PRACTICES OF THE SURVEYING
 PROFESSION IN ILLINOIS AS OF THE DATE OF THIS SURVEY.

PLAT OF SURVEY

OR
 COMMONLY KNOWN AS 45' E 1/2 NORTH MOZART STREET, CHICAGO, ILLINOIS.

NORTH
 GRAPHIC SCALE
 1 INCH = 10 FEET
 1:1200



45' E 1/2 NORTH MOZART STREET



NOTE: CURRENT TITLE INSURANCE POLICY NOT PROVIDED TO SURVEYOR

PROFESSIONAL SERVICE CONFORMS TO THE CURRENT STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION IN ILLINOIS AS OF THE DATE OF THIS SURVEY.

DATE OF SURVEY: 10/15/2024
 TIME OF DAY: 10:30 AM

BY: [Signature]
 SURVEYOR

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CHICAGO DEPARTMENT OF RECORDS AND MAPS AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.

DATE: 10/15/2024
 TIME: 10:30 AM
 LOCATION: 45' E 1/2 NORTH MOZART STREET, CHICAGO, ILLINOIS

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

September 1, 2023

Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, IL 60602

The undersigned, Vanessa Beckhoff Ferrero, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-I 3-0 I 07 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 September 13, 2023.

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

4 day of September, 2023



Notary Public



August 29, 2023

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 September 13, 2023, the undersigned will file an application for a change in zoning from RT-4 to RM-4.5 on behalf of the applicant Vanessa Beckhoff Ferrero for the property located at 911 North Mozart Street.

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 (note: your contact information was found via the Cook County property tax portal).

The applicant intends to allow a proposed sub-division of the improved zoning lot into two zoning lots, and seeks to change zoning so that the existing 3-story, 3 dwelling unit building is conforming to Chicago zoning laws and regulations.

The owner and applicant Vanessa Beckhoff Ferrero is located at 911 N Mozart, apt 2, Chicago, IL 60622. The contact person for this application is [REDACTED] (husband of the applicant and owner of the property).

Very truly yours,

A handwritten signature in black ink, appearing to be 'Vanessa', is written above a horizontal line.

Signature