

#22259  
INTRO DATE  
SEPT 13, 2023

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

1. ADDRESS of the property Applicant is seeking to rezone:

6700 South Wabash Avenue

2. Ward Number that property is located in: 6th Ward

3. APPLICANT Empire Tire Corporation d/b/a Auto Empire

ADDRESS 6700 South Wabash Avenue CITY Chicago

STATE Illinois ZIP CODE 60637 PHONE 773-865-0102

EMAIL  CONTACT PERSON Oscar Lockwood

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 \_\_\_\_\_

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

ATTORNEY N/A

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.

Oscar Lockwood- Secretary

7. On what date did the owner acquire legal title to the subject property? 04/03/2023

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District RS-3 Proposed Zoning District C2-1

10. Lot size in square feet (or dimensions) 6,191.31 sq. ft.

11. Current Use of the property A presently vacant lot.

12. Reason for rezoning the property In order to establish a auto storage lot as an accessory use to the tire shop and auto sales business located at 6707 South State Street.

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)

Applicant proposes to establish an auto storage lot accessory to the existing tire shop and auto sales business located at 6707 South State Street. No dwelling units are contemplated or proposed

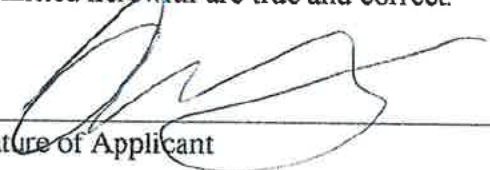
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES \_\_\_\_\_ NO X

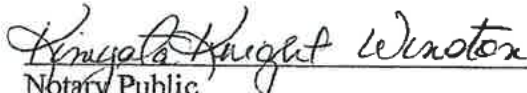
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COUNTY OF COOK  
STATE OF ILLINOIS

Oscar Lockwood, 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  
7 day of June, 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

Plat of Surveys  
Topography  
Mortgage  
Inspection  
Condominiums  
Land Development  
Legal Descriptions



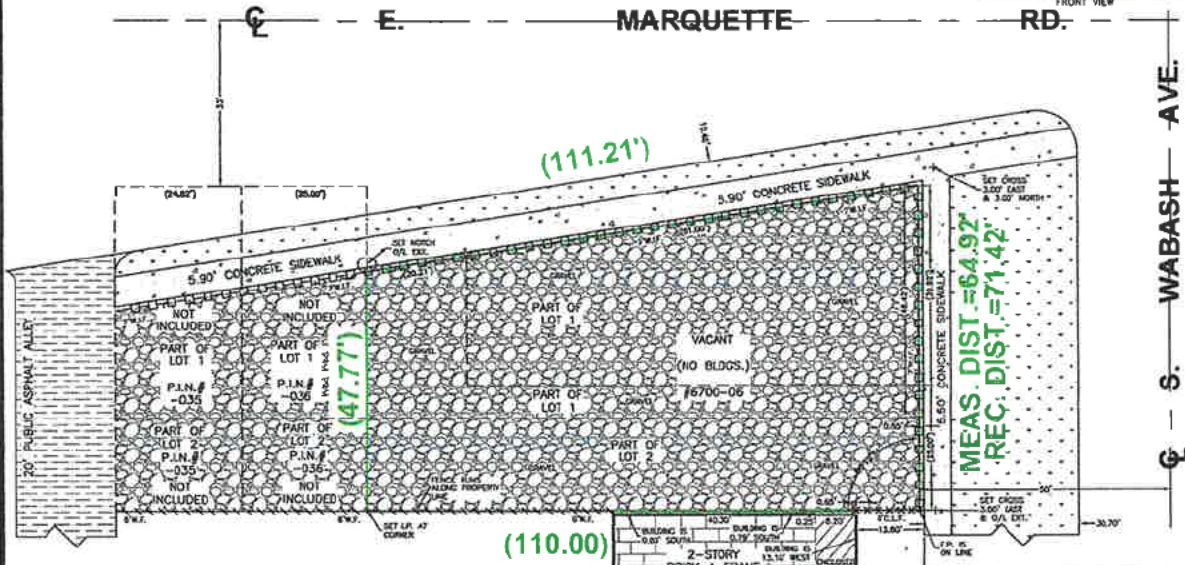
SCALE: 1"=20'

**PARCEL 1**  
THE NORTH 39.92 FEET (AS MEASURED ALONG THE EAST LINE THEREOF) OF THE NORTH 90.00 FEET OF THE FOLLOWING DESCRIBED PARCEL; THE EAST ONE HUNDRED TEN (110) FEET OF LOT ONE (1) LYING NORTH OF THE FOLLOWING DESCRIBED LINE. BEGINNING AT A POINT IN THE WEST LINE OF THE EAST ONE HUNDRED TEN (110) FEET OF SAID LOT TWENTY-SIX (26) FEET SOUTH OF THE NORTH LINE OF SAID LOT (AS MEASURED ON SAID WEST LINE) AND EXTENDING TO A POINT IN THE EAST LINE OF SAID LOT, TEN (10) FEET SOUTH OF THE NORTHEAST CORNER THEREOF IN BLOCK THREE, IN LANCASTER'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**PARCEL 2**  
THAT PART OF THE EAST ONE HUNDRED TEN (110) FEET OF LOT ONE LYING NORTH OF THE FOLLOWING DESCRIBED LINE. BEGINNING AT A POINT IN THE WEST LINE OF THE EAST ONE HUNDRED TEN (110) FEET OF SAID LOT, TWENTY-SIX FEET SOUTH OF THE NORTH LINE OF SAID LOT (AS MEASURED ON SAID WEST LINE) AND EXTENDING TO A POINT IN THE EAST LINE OF SAID LOT, TEN FEET SOUTH OF THE NORTHEAST CORNER THEREOF (EXCEPTING THEREFROM THE NORTH 39.92 FEET AS MEASURED ALONG THE EAST LINE THEREOF OF THE EAST 90.00 FEET THEREOF) IN BLOCK THREE IN LANCASTER'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS

(COMMONLY KNOWN AS: 6700-06 S WABASH AVENUE, CHICAGO, IL 60637)

AREA= 6,191.51 SQ. FT. (MORE OR LESS)  
PERIMETER= 333.78 FT. (MORE OR LESS)  
ACREAGE= 0.14213292011 (MORE OR LESS)



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 49559  
Chicago, Illinois 60643  
TEL: (773) 779-1700 Fax: (773) 779-9143  
E-mail: lrpassassoc@yahoo.com

**OSCAR LOCKWOOD**

P.L.N.# 20-22-300-038 & -039  
CHECKED BY: L.R.P. REVISION: 08/22/23  
BOOK NO.: C.P. SURVEYOR: S.J.S.  
PROJECT NO.: 2305-0113 SCALE: 1"=20'

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

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.



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 22ND DAY OF MAY 2023  
LICENSE EXPIRATION DATE: 11/30/24

- 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)

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

August 31<sup>st</sup>, 2023

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

The undersigned, Oscar Lockwood, 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.

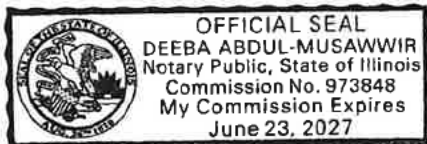
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately {September 13<sup>th</sup>, 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 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  
31<sup>st</sup> day of August, 20 23.

\_\_\_\_\_  
Notary Public



LETTER TO SURROUNDING PROPERTY OWNERS

August 31<sup>st</sup>, 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<sup>th</sup>, 2023, The applicant, Empire Tire Corporation d/b/a Auto Empire will file an application for a change in zoning from RS-3 Residential Single-Unit (Detached House) District to that of a C2-1 Motor Vehicle-Related Commercial District for the property located at 6700 South Wabash Avenue.

The applicant intends to establish an auto storage lot as an accessory use to the existing tire repair and auto sales business located at 6707 South State Street.

Empire Tire Corporation d/b/a Auto Empire is the owner of the property and the applicant for this matter. I, Oscar Lockwood, am the Secretary and sole proprietor of the applicant. I am also the contact person for this matter. My contact information is as follows:

Name: Oscar Lockwood

Address: 6707 South State Street Chicago, IL 60637

Phone Number: 773-865-0102

Please note that the applicants are not seeking to rezone or purchase your property. The applicants are required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Oscar Lockwood', written over a horizontal line.

Oscar Lockwood

Secretary of Empire Tire Corporation