

#22261
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:

2736 W. Chicago Ave., Chicago, IL 60622

2. Ward Number that property is located in: 36

3. APPLICANT Adam Lukas

ADDRESS 2736 W. Chicago Ave. CITY Chicago

STATE IL ZIP CODE 60622 PHONE [REDACTED]

EMAIL [REDACTED] CONTACT PERSON Adam Lukas

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

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 Andrew S. F. Harrison

ADDRESS 1429 Cuyler Ave.

CITY Berwyn STATE IL ZIP CODE 60402

PHONE 847-859-9783 FAX N/A EMAIL andrew@harrisonpropertylaw.com

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? May 22, 2023

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

No.

9. Present Zoning District C1-2 Proposed Zoning District B2-2

10. Lot size in square feet (or dimensions) 3,125

11. Current Use of the property 1st Fl - Unused Commercial Space; 2nd Fl - Residential Apt.

12. Reason for rezoning the property Conversion of first floor to an artist's live-work space and continue dwelling unit on second floor.

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)

Convert storefront and 1 D.U. to 1 live-work space and 1 D.U. (2 D.U. total). No height change.
There are currently no parking spaces associated with the building and none will be added.

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 _____

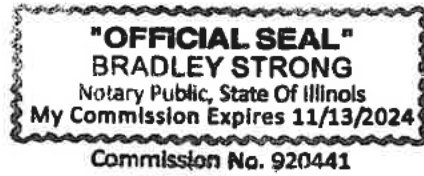
COUNTY OF COOK
STATE OF ILLINOIS

ADAM LUKAS, 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]
Signature of Applicant

Subscribed and Sworn to before me this
7th day of August, 2023.

[Signature]
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P. = SET IRON PIPE
FT. = FEET/FOOT	S.I.R. = SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

PLAT OF SURVEY

OF

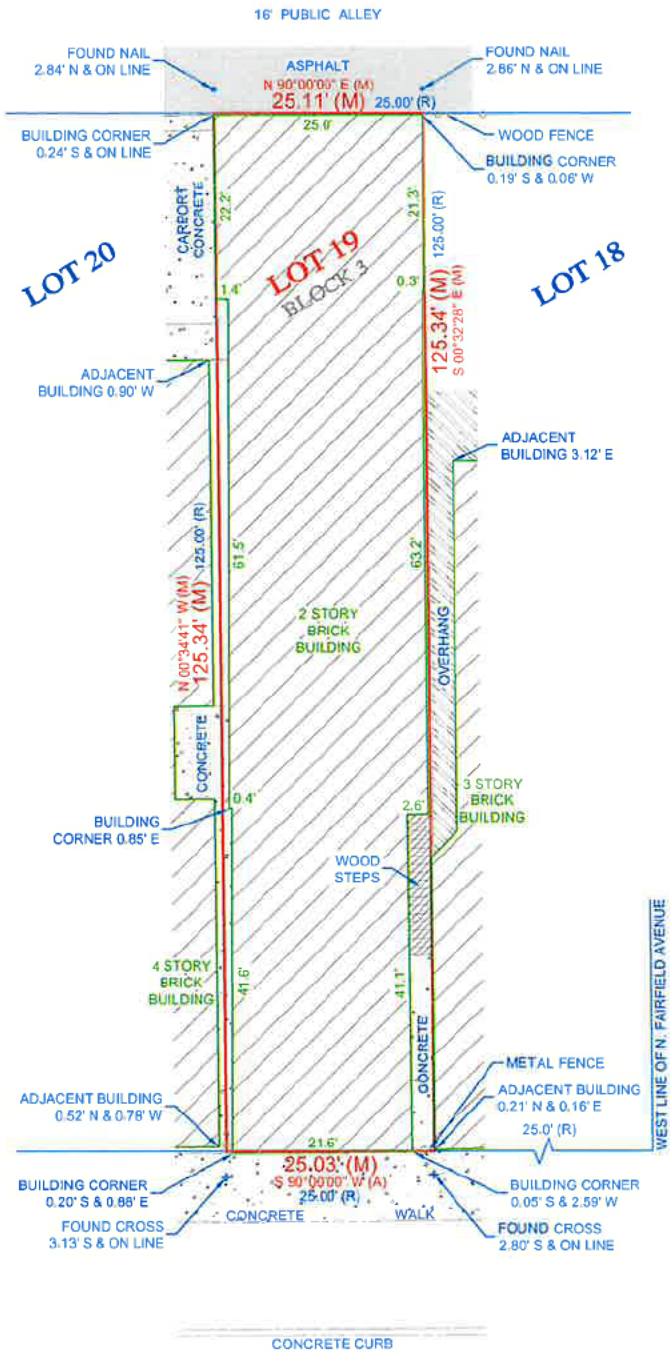
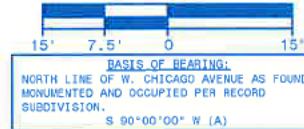
LOT 19 IN BLOCK 3 IN TAYLOR AND CANDA'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



-X-X-	= CHAIN LINK FENCE
-O-O-	= WOOD FENCE
-□-□-	= METAL FENCE
-◇-◇-	= VINYL FENCE
- - - -	= EASEMENT LINE
- - - -	= SETBACK LINE
- - - -	= INTERIOR LOT LINE

AREA OF SURVEY:

CONTAINING 3.142 SQ. FT. OR 0.07 ACRES MORE OR LESS



W. CHICAGO AVENUE



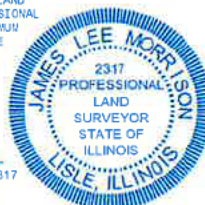
Morris Engineering, Inc
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS, SS
COUNTY OF DUPAGE, SS

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 7TH DAY OF AUGUST, A.D., 2023, AT LISLE, ILLINOIS.

J. Lee Morrison
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 164-001245



NOTE:

1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 2736 W. CHICAGO AVENUE
CHICAGO, ILLINOIS

CLIENT LAW OFFICES OF IVAN PULJIC, LTD.

FIELDWORK DATE (CREW) 04/21/2023 (LS/SS)

DRAWN BY: RE.S., REVISED: JOB NO. 23-04-0146

"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, Illinois
60602

The undersigned, Adam Lukas, 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 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

31st Day of August, 2023



Notary Public



September 1, 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 C1-2 to B2-2 on behalf of Adam Lukas for the property located at 2437 W. Chicago Ave., Chicago, IL 60622.

The applicant intends to use the subject property for its current use on the second floor of a residential apartment while adding an artist's live work space to the currently vacant commercial first floor.

Adam Lukas is located at 2437 W. Chicago Ave., Unit 2, Chicago, IL 60622. The contact person for this application is Adam Lukas at the same address. His phone number is 773-330-8646. You may also contact his attorney, Andrew S. F. Harrison, at 847-859-9783 or andrew@harrisonpropertylaw.com.

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.

Very truly yours,



Signature