

#22331

INTRO DATE
JAN. 24, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
2534 W Cortez St, Chicago, IL 60622

2. Ward Number that property is located in: 36

3. APPLICANT Now Serving Spaghetti LLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]

EMAIL nsproperties723@gmail.com CONTACT PERSON Thomas Shallcross

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 Thomas S. Moore

ADDRESS 180 N LaSalle St, Ste 3150

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-726-0358 FAX _____ EMAIL tmoore@mccarthyduffy.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.

Thomas Shallcross

Anthony Cristofano

7. On what date did the owner acquire legal title to the subject property? 10/03/2023

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

No.

9. Present Zoning District RT-4 Proposed Zoning District RM-5

10. Lot size in square feet (or dimensions) 30.00' x 124.60' = 3,738 sf

11. Current Use of the property Vacant multi dwelling unit residential building

12. Reason for rezoning the property To meet the bulk and density requirements of the RM-5 district in order to legalize the existing conversion from 5 dwelling units to 6 dwelling units.

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 conversion from 5 dwelling units to 6 dwelling units; 1 existing parking space; there will be 0 square feet of commercial space; and the existing height will remain.

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

Thomas Shellcase, 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
16th day of DEC, 2013.



Notary Public



For Office Use Only

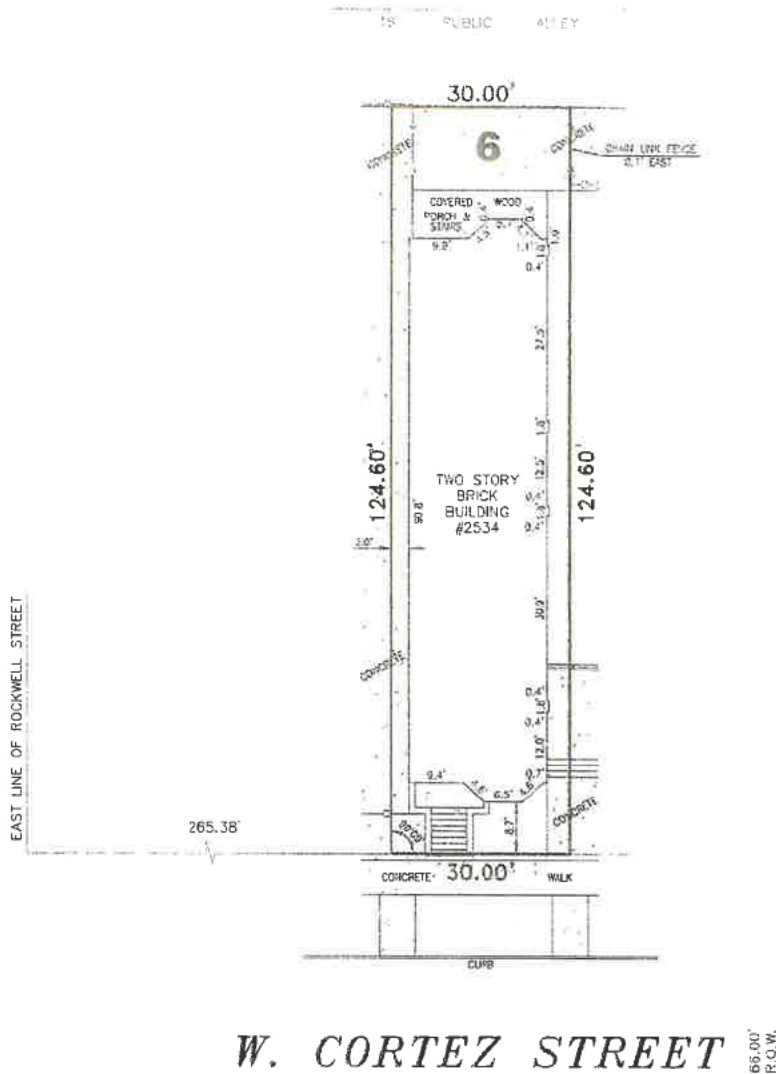
Date of Introduction: _____

File Number: _____

Ward: _____

PLAT OF SURVEY

LOT 6 IN EZRA VORRIS' RESUBDIVISION OF LOTS 26 TO 37, INCLUSIVE, IN LEHMER'S RESUBDIVISION OF LOTS 1 TO 25 AND 31 TO 50, BOTH INCLUSIVE, IN LEHMER'S SUBDIVISION OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



W. CORTEZ STREET 66.00' R.O.W.

SUBJECT PROPERTY AREA
3,738 SQ. FT. (more or less)

PREPARED FOR: NOW SERVING SPAGHETTI

LANDMARK
ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 183-025677-0010
7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 399-3737



FIELD WORK COMPLETED: 1/3/2024

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

DATED: 1/3/2024

RICHARD P. URCHELL I.P.L.S. No. 3183
LICENSE RENEWAL DATE: NOVEMBER 30, 2024
SURVEY No. 24-01-002

BEARINGS SHOWN HEREON (IF ANY) ARE BASED ON ILL. S.P.C. EAST ZONE, NAD83. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, DOCUMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

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

Date: January 8, 2024

Chairman, Committee on Zoning
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

The undersigned Thomas S Moore, 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 January 24, 2024.

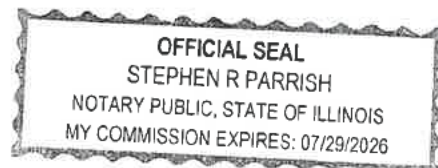
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject 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

8 day of January, 2024


Notary Public

MCCARTHY DUFFY LLP

ATTORNEYS & COUNSELORS SINCE 1886

180 NORTH LASALLE STREET, SUITE 3150

CHICAGO, ILLINOIS 60601

TELEPHONE: (312) 726-0355

FACSIMILE: (312) 726-6383

MCCARTHYDUFFY.COM

January 8, 2024

To 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, January 8, 2024, the undersigned filed an application for a change in the zoning from RT-4 to RM-5 on behalf of the applicant, Now Serving Spaghetti LLC, for the property located at 2534 W Cortez St, Chicago, IL 60622.

The Applicant seeks a zoning change to meet the bulk and density requirements of the RM-5 district in order to legalize the conversion from 5 to 6 dwelling units.

Now Serving Spaghetti LLC is the applicant and owner of the property, their business address is [REDACTED] Thomas Shallcross is the contact person for the applicant; they can be reached at [REDACTED] if you have any questions.

I am the attorney for the applicant and can be reached at 312-726-0358 if you have any questions.

Please note 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.

Sincerely,



Thomas S. Moore