

#22291
INTRO DATE
Nov 1, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

6845 W. Addison Street, Chicago, Illinois 60634

2. Ward Number that property is located in: 38

3. APPLICANT HK Banquet LLC

ADDRESS 6845 W. Addison Street CITY Chicago

STATE IL ZIP CODE 60634 PHONE (312) 532-2781

EMAIL [REDACTED] CONTACT PERSON Diana Tran Donaldson

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 H&D Property Investment, LLC

ADDRESS 6500 W. Irving Park Road, Suite ABC CITY Chicago

STATE IL ZIP CODE 60634 PHONE (312) 532-2781

EMAIL [REDACTED] CONTACT PERSON Hanna Lam

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

ATTORNEY Zubin Kammula, Siegel & Moses P.C.

ADDRESS 8700 W. Bryn Mawr, Suite 720N

CITY Chicago STATE IL ZIP CODE 60631

PHONE (312) 670-6851 FAX (312) 658-2022 EMAIL zubin@smlaw.org

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.
Diana Tran Donaldson

7. On what date did the owner acquire legal title to the subject property? April 11, 2022

8. Has the present owner previously rezoned this property? If yes, when?
No.

9. Present Zoning District B1-1 Proposed Zoning District B3-1

10. Lot size in square feet (or dimensions) 100' x 125' = 12,500 square feet.

11. Current Use of the property Vacant. Previously a banquet hall. Mixed use 1 and 2 story building.

12. Reason for rezoning the property To allow for the operation of a banquet hall.

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)

The proposed use of the property will be a banquet hall. There is one dwelling unit on the 2nd floor.

The approximate indoor square footage of the commercial space is 6,200 square feet.

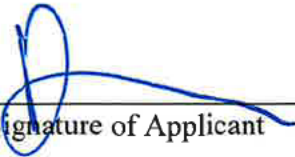
The height of the building is approximately 20 feet. There are 18 parking spaces on the lot. The Applicant will seek parking relief if needed based on Section 17-10-0207-P Parking Standard.

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 X _____


COUNTY OF COOK
STATE OF ILLINOIS

Diana Tran Donaldson, 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
9TH day of JUNE, 20 23.



Notary Public



For Office Use Only

Date of Introduction: _____
File Number: _____
Ward: _____



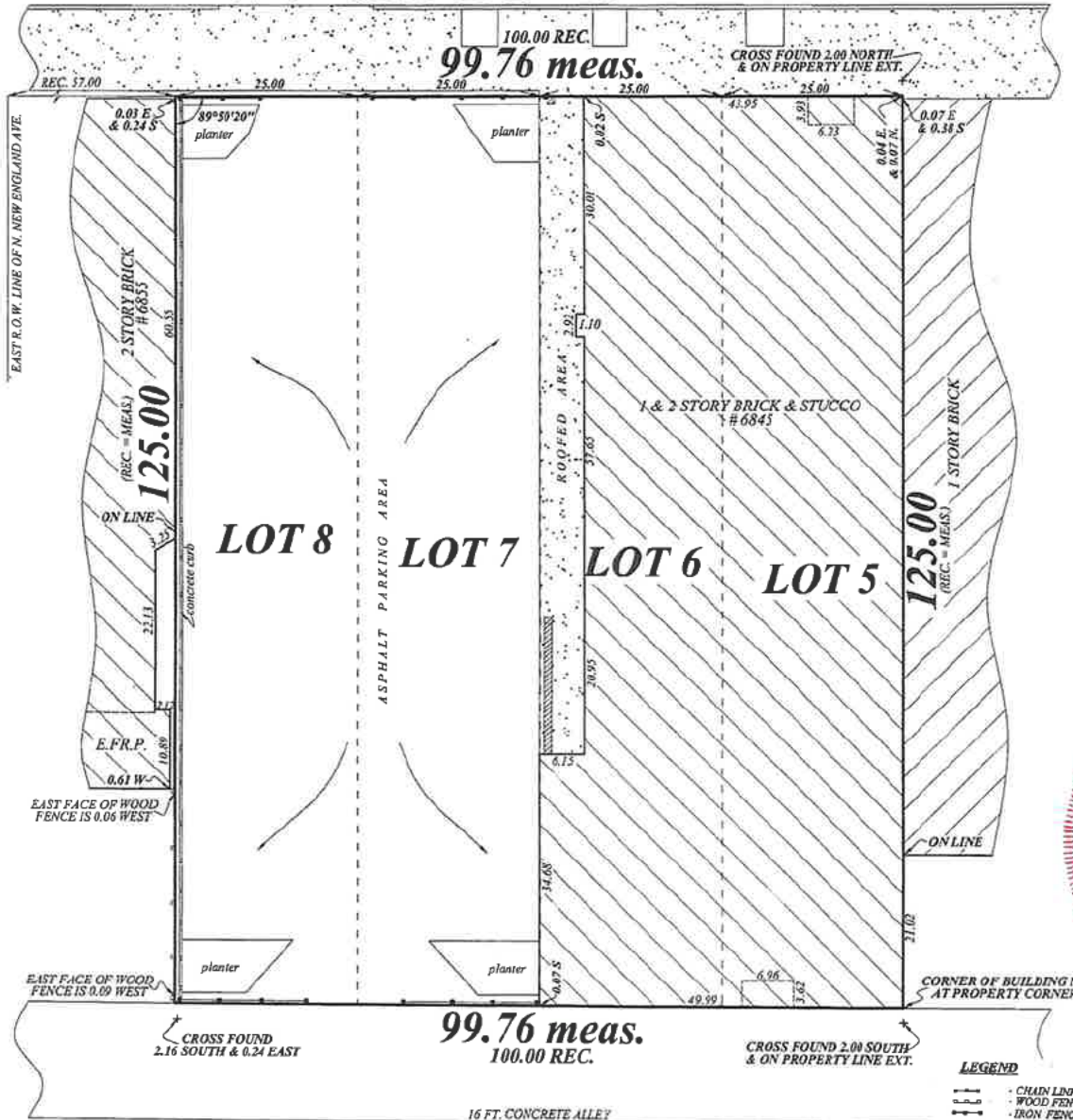
PLAT OF SURVEY

DESCRIBED AS :

LOTS 5, 6 7 AND 8 IN BLOCK 2 IN WULFF AND RUSSELL'S WARNER AVENUE SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 12470 SQ. FT.

W. ADDISON ST.



- LEGEND**
- CHAIN LINK FENCE
 - WOOD FENCE
 - IRON FENCE
 - CONCRETE PAVEMENT
 - E. F.R.P. - ENCLOSED FRAME PORCH
 - O. F.R.P. - OPEN FRAME PORCH
 - SIDE BOUNDARY LINE
 - BASEMENT LINE
 - BLDG. STRACK LINE
 - - - CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE: 1" = 16'

ORDERED: ZUBIN KAMMULA

JOB NO : 231026K

FIELDWORK COMPLETION

DATE: OCTOBER 25, 2023
MUNICIPALITY: CHICAGO

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

STATE OF ILLINOIS
COUNTY OF COOK SS

SIGNATURE DATE:
...OCTOBER 26TH, 2023...

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

Andrzej Murzanski
ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2024
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS.

ANDRZEJ MURZANSKI
LAND SURVEYORS, INC

240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE : 847-486-8731

amurzanski@outlook.com

October 25, 2023

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

The undersigned, Zubin Kammula, as attorney for Applicant, 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.

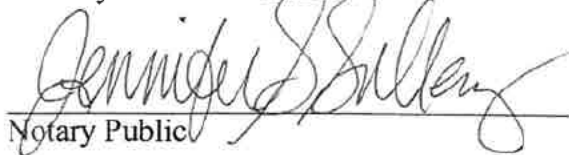
The undersigned certifies that the notice contained the address of the property sought to be rezoned, a statement of the intended use of the property, the name and address of the applicant, the name and address of the owner, and a statement that the applicant intends to file the application for a change in zoning on approximately November 1, 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
25th day of October 2023.


Notary Public



Siegel & Moses, P.C.

Attorneys at Law
8700 West Bryn Mawr · Suite 720N
Chicago, Illinois 60631

telephone (312) 658-2000
facsimile (312) 658-2022
www.smlaw.org

Zubin S. Kammula
zubin@smlaw.org

October 25, 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 November 1, 2023, the undersigned will file an application for a change in zoning from a B1-1 Neighborhood Shopping District to a B3-1 Community Shopping District on behalf of HK Banquet LLC (“Applicant”) for the property located at 6845 W. Addison Street, Chicago Illinois 60634.

The subject property previously operated as a banquet hall. The zoning amendment will allow for the resumption of banquet hall operations within the existing 1 and 2 story building with an on-site parking lot by the Applicant at the subject property.

I am the attorney for the Applicant. The Applicant is located at 6845 W. Addison Street, Chicago Illinois 60634. The owner of the property is H&D Property Investment, LLC whose address is 6500 W. Irving Park Road, Suite ABC, Chicago, Illinois 60634. For further information, please contact the undersigned at the address, e-mail, or telephone number above.

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

Sincerely,

Siegel & Moses, P.C.



By: _____

Zubin Kammula, Esq.
Attorney for Applicant