

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.

Yuleide Hidalgo Fagundez

Aimed Gonzalez Colna

Miles Petrus

George Georgelos

Nickolas Georgelos

Sotirios Georgelos

7. On what date did the owner acquire legal title to the subject property? 1977

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

9. Present Zoning District B1-2 Proposed Zoning District C1-2

10. Lot size in square feet (or dimensions) 2,960 Sq. Ft.

11. Current Use of the property Vacant commerical space, formerly Gamekeepers Sports Bar

12. Reason for rezoning the property To allow the proposed deli to acquire a packaged goods liquor license.

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 applicant's proposes to open a retail market with a packaged goods liquor license; there will be no dwelling units or parking spaces; approximately 2,192.49 Sq. Ft.

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

Yuleide Hidalgo Fagundez, 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
29 day of August, 2023.


Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

LEGEND

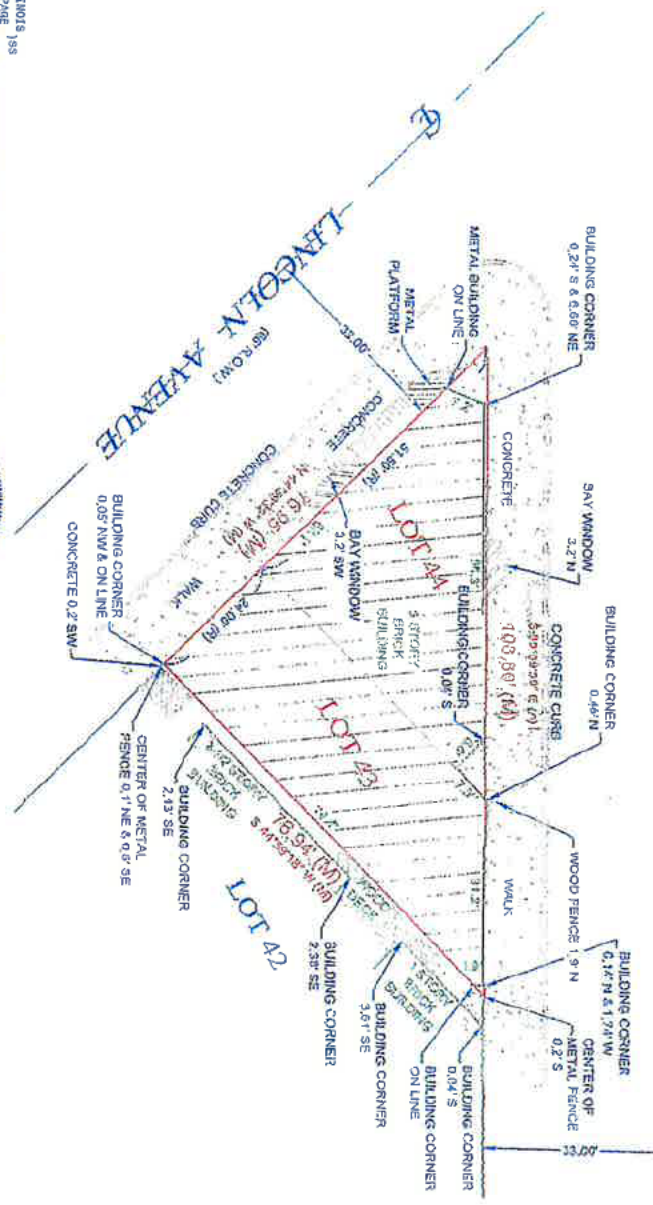
A = REBAR
 O = CIRCULAR
 P.D.B. = POINT OF BEGINNING
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 R = RADIUS
 L = LENGTH
 CHAIN LINK FENCE
 WOOD FENCE
 METAL FENCE
 EXPANSION LINE
 RETRACTION LINE
 RETRACTION LOT LINE

PLAT OF SURVEY

CONTAINING 2.860 AC. OF SUBJECT AREA OF SUBJECT

LOT 48 AND 44 IN JEFFERSON SUBDIVISION OF BLOCK 38 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 28,
 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ARABTAGE AVENUE



MEET
 BETTER LIFE!

NOTICE ENGINEERING, INC.
 515 WARRINGTON ROAD, LIBERTY, IL 60532
 PHONE: (630) 271-0770
 FAX: (630) 271-0774
 WEBSITE: WWW.MEET.COM

STATE OF ILLINOIS

COUNTY OF DUPAGE
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY
 CERTIFY THAT THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT
 ILLINOIS SURVEY STANDARDS FOR A SURVEYOR GENERAL, AND THAT THE PLAT
 HEREON SHOWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
 DATED: THIS 22ND DAY OF AUGUST, A.D., 2024.



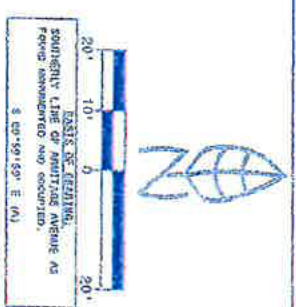
- NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING UNLESS OTHERWISE NOTED OTHERWISE.
 2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 3. QUADRE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 1071 N. LINCOLN AVENUE

CLIENT: THE COOP, ILLINOIS 60616

FILED UNDER DATE (YEAR) 08/21/2024 (L.S. #) 164-021255

COOK COUNTY, ILL. REVISION: 08/20/2024



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

Date August 29, 2023

Honorable Thomas M. Tunney
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Thomas S. Moore, being first duly sworn on oath deposes and swears 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.

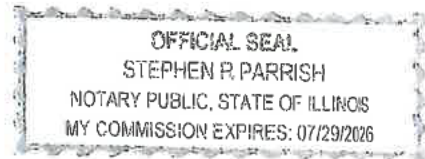
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner, and a statement that the applicant intends to file the application for a change 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
29 day of August, 2023


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

September 5, 2023

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, September 13, 2023, the undersigned will file an application for a change in the zoning from B1-2 to C1-2 on behalf of the applicant, Toaste Foods LLC, for the property located at 345 W Armitage Ave.

The Applicant seeks a zoning change to allow the proposed deli to acquire a packaged goods liquor license.

Toaste Foods LLC is the applicant and owner of the property. Its business address is 197-73 N Lincoln Ave, Chicago, IL 60614. Yulie Hidalgo Fagundez is the contact for the applicant; she can be reached at 312-539-4333 if you have any questions.

I am the attorney for the applicant and can be reached at the number above 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