

#22437-T1  
INTRO DATE  
APRIL 17, 2024

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

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

1635-43 West 47th Street, Chicago, Illinois 60609

2. Ward Number that property is located in: 20

3. APPLICANT Celadon Properties, LLC

ADDRESS [REDACTED] CITY [REDACTED]

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

EMAIL shenry@celadonco.com CONTACT PERSON Scott Henry

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 Amy Kurson

ADDRESS 328 South Jefferson Street, Suite 909

CITY Chicago STATE Illinois ZIP CODE 60661

PHONE 312-332-0055 FAX \_\_\_\_\_ EMAIL akurson@rkchicago.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: Celadon Partners, LLC, its Manager and 100% owner Scott Henry, manager/part owner of Celadon Partners, LLC  
Aron Weisner, manager/part owner of Celadon Partners, LLC
7. On what date did the owner acquire legal title to the subject property? 1635 W. 47th St. (9/7/2023); 1641-43 W. 47th St (2/9/2022)
8. Has the present owner previously rezoned this property? If yes, when? Yes, rezoned lot 1 in JARS subdivision from B1 to C1 on 1/18/2023
9. Present Zoning District: B1-3 and C1-3 Proposed Zoning District: B2-3
10. Lot size in square feet (or dimensions): 12,062.5 sq. ft
11. Current Use of the Property: Partial parking lot, a partial vacant lot
12. Reason for rezoning the property: Mandatory Type-1 to change the plans and the design intent; and to unify the split zoning of lots currently under common ownership in order to comply with the B2-3 Use Table Standards to construct two 3-story-3 dwelling unit residential buildings.
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 proposed building. (BE SPECIFIC): To facilitate development of two 3-story-3 dwelling unit residential buildings with two parking spaces per building in a TSL area. 100% of the units will be affordable housing. The height of each building is 30 feet, 10.625 inches.
14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

**Administrative Adjustment 17-13-1003:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Variation 17-13-1101:** When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

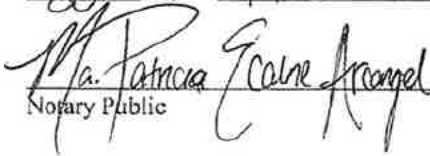
15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, 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

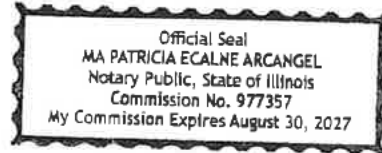
COUNTY OF COOK  
STATE OF ILLINOIS

Ma. Patricia Ecalne Arcangel, 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  
20<sup>th</sup> day of March, 2024.

  
Notary Public



**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

# GREMLEY & BIEDERMANN

A DIVISION OF  
**PLCS Corporation**

License No. 084-005532

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

## Plat of Survey

GRAPHIC SCALE



( IN FEET )  
1" = 25'

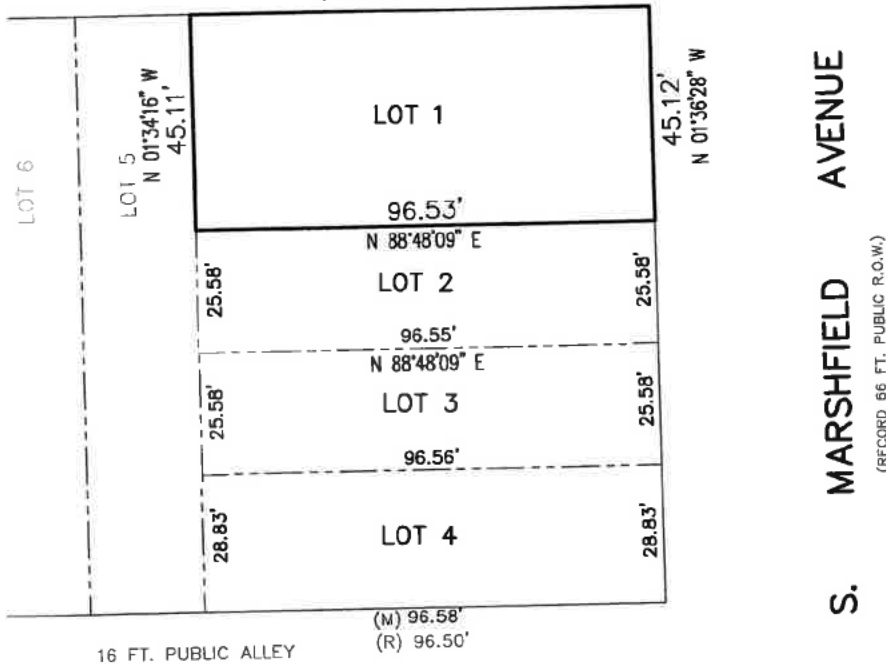


PROPOSED  
LOT 1 IN UNITED YARDS RESUBDIVISION OF LOTS 1 THROUGH 4 IN BLOCK 2 IN  
BERGER & JACOBS SUBDIVISION OF BLOCK 9 IN STONE & WHINEY'S SUBDIVISION OF  
THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 & THE NORTH HALF  
AND WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38  
NORTH, RANGE 14 EAST THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF PROPERTY = 4,354 SQ. FT. OR 0.10 ACRES MORE OR LESS

**W. 47th STREET**  
(RECORD 66 FT. PUBLIC R.O.W.)

**N 88°48'10" E**  
(R&M) **96.50'**



**SURVEY NOTES:**

SURVEYOR'S LICENSE EXPIRES November 30, 2022

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Monumentation or witness points were not set at the clients request.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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STATE OF ILLINOIS  
COUNTY OF COOK)SS

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

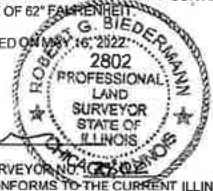
FIELD MEASUREMENTS COMPLETED ON MAY 16, 2022

SIGNED ON JUNE 1, 2022.

BY:

*Robert G. Biedermann*

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



ORDERED BY: REYES KURSON	CHECKED: <i>[Signature]</i>	DRAWN: <i>[Signature]</i>	
ADDRESS: 47th STREET & MARSHFIELD AVENUE			
<b>GREMLEY &amp; BIEDERMANN</b>			
A Division of <b>PLCS Corporation</b>			
License No. 084-005532 PROFESSIONAL LAND SURVEYORS			
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 Telephone: (773) 685-5102 Email: INFO@PLCS-SURVEY.COM			
ORDER NO. <b>2022-30092-002</b>	DATE MAY 16, 2022	SCALE 1 INCH = 25 FEET	PAGE NO. <b>1 OF 1</b>
© \CAD\2022\2022-30092\2022-30092-002.dwg			

# GREMLEY & BIEDERMANN

A DIVISION OF  
**PLCS Corporation**

License No. 184-006332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

## Plat of Survey

GRAPHIC SCALE



( IN FEET )  
 1" = 25'

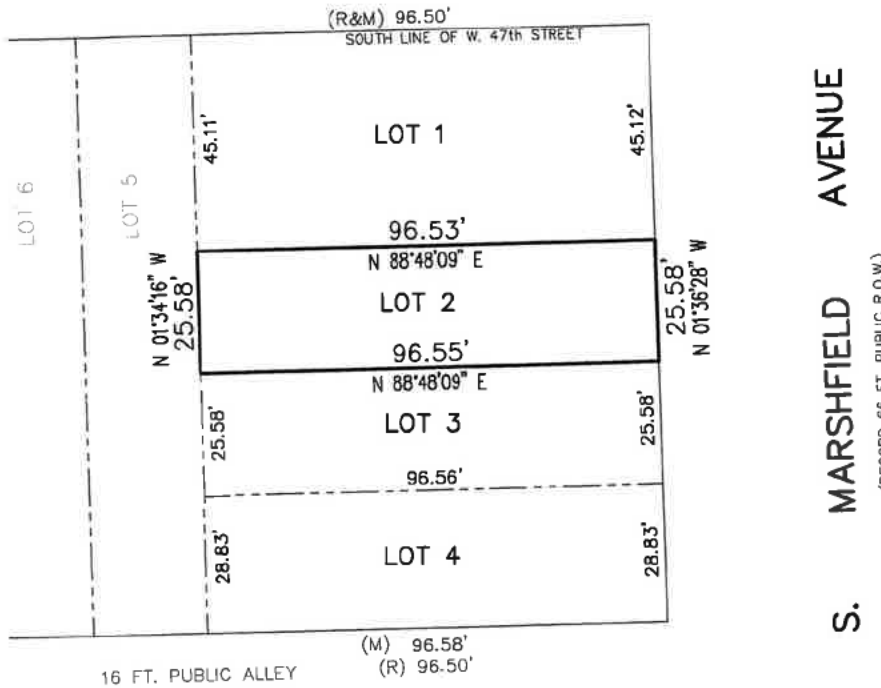


PROPOSED

LOT 2 IN UNITED YARDS RESUBDIVISION OF LOTS 1 THROUGH 4 IN BLOCK 2 IN BERGER & JACOBS SUBDIVISION OF BLOCK 9 IN STONE & WHINEY'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 & THE NORTH HALF AND WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF PROPERTY = 2,469 SQ. FT. OR 0.05 ACRES MORE OR LESS

**W. 47th STREET**  
 (RECORD 66 FT. PUBLIC R.O.W.)



**SURVEY NOTES**

SURVEYOR'S LICENSE EXPIRES November 30, 2022

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat

Monumentation or witness points were not set at the clients request

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2022 "All Rights Reserved"

STATE OF ILLINOIS)  
 COUNTY OF COOK)SS

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT

FIELD MEASUREMENTS COMPLETED ON MAY 28, 2022

SIGNED ON JUNE 1, 2022.

BY

*Ruth Biedermann*



PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802  
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ORDERED BY: BEVES ELKISON	CHECKED: DRW	DATE: MAY 18, 2022	PAGE NO.: 1 OF 1
ADDRESS: 47th STREET & MARSHFIELD AVENUE	DRW: DB	SCALE: 1 inch = 25 Feet	
<b>GREMLEY &amp; BIEDERMANN</b> A Division of <b>PLCS CORPORATION</b> License No. 184-006332 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM			
ORDER NO. 2022-30092-003			

# GREMLEY & BIEDERMANN

A DIVISION OF  
**PLCS Corporation**

License No. 184-008532

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

## Plat of Survey

GRAPHIC SCALE



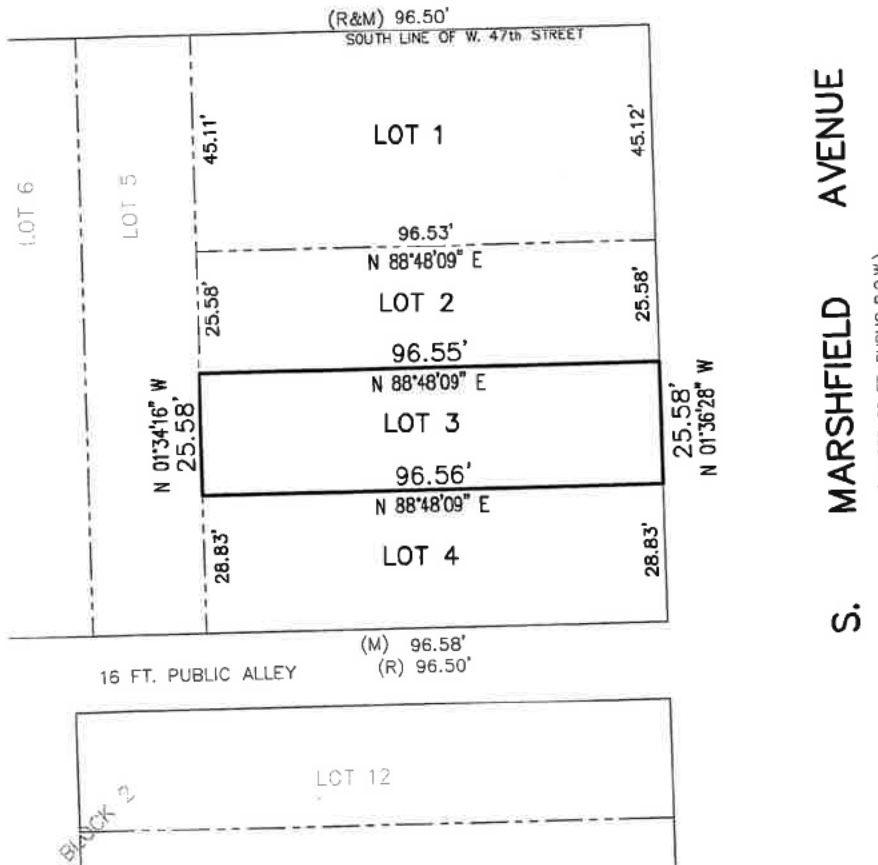
( IN FEET )  
1" = 25'



PROPOSED  
LOT 3 IN UNITED YARDS RESUBDIVISION OF LOTS 1 THROUGH 4 IN BLOCK 2 IN  
BERGER & JACOBS SUBDIVISION OF BLOCK 9 IN STONE & WHINEY'S SUBDIVISION OF  
THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 & THE NORTH HALF  
AND WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38  
NORTH, RANGE 14 EAST THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF PROPERTY = 2,470 SQ. FT. OR 0.05 ACRES MORE OR LESS

**W. 47th STREET**  
(RECORD 66 FT. PUBLIC R.O.W.)



**AVENUE**

**S. MARSHFIELD**

**S.**

(RECORD 66 FT. PUBLIC R.O.W.)

**SURVEY NOTES:**

SURVEYOR'S LICENSE EXPIRES November 30, 2022

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Monumentation or witness points were not set at the clients request.

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COPYRIGHT GREMLEY & BIEDERMANN, INC 2022 "All Rights Reserved"

STATE OF ILLINOIS  
COUNTY OF COOK

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FARENHEIT

FIELD MEASUREMENTS COMPLETED ON MAY 18, 2022

SIGNED ON JUNE 1, 2022.

BY:

*Robert G. Biedermann*



PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ORDERED BY: REYES BURSON	CHECKED: DRIVING
ADDRESS: 47th STREET & MARSHFIELD AVENUE	408
<b>GREMLEY &amp; BIEDERMANN</b>	
A DIVISION OF <b>PLCS CORPORATION</b>	
License No. 184-008532 PROFESSIONAL LAND SURVEYORS	
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM	
ORDER NO. <b>2022-30092-004</b>	DATE: MAY 16, 2022
SCALE: 1 inch = 25 Feet	PAGE NO. <b>1 of 1</b>

# GREMLEY & BIEDERMANN

A DIVISION OF  
**PLCS Corporation**

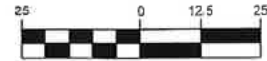
License No. 184-065332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

## Plat of Survey

GRAPHIC SCALE



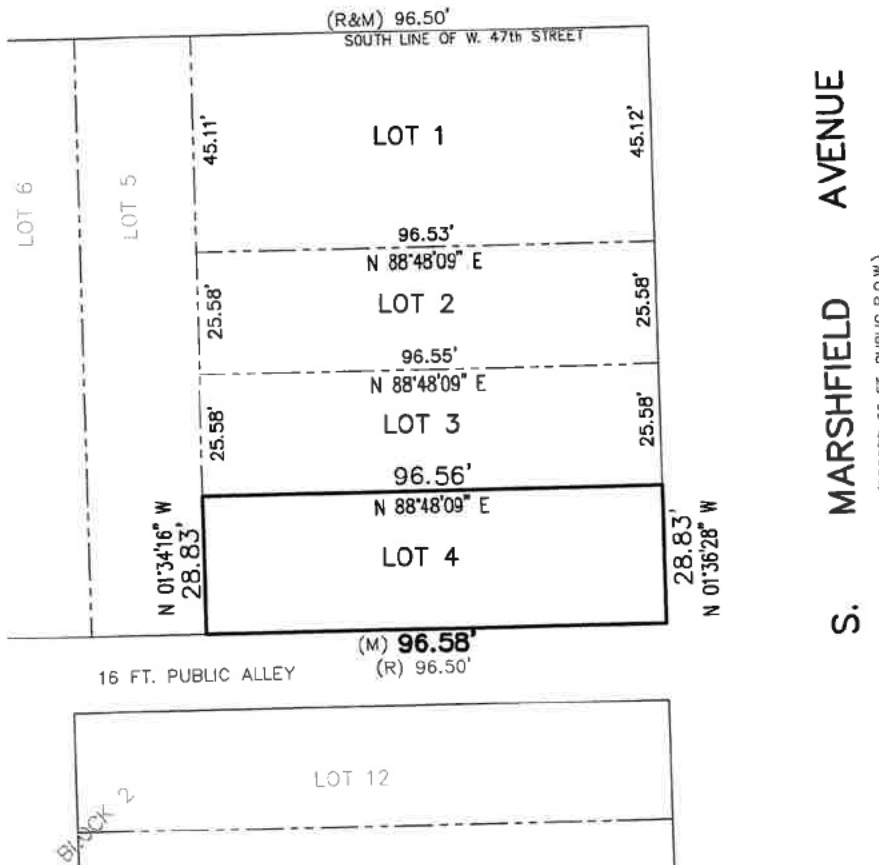
( IN FEET )  
1" = 25'



PROPOSED  
LOT 4 IN UNITED YARDS RESUBDIVISION OF LOTS 1 THROUGH 4 IN BLOCK 2 IN  
BERGER & JACOBS SUBDIVISION OF BLOCK 9 IN STONE & WHINEY'S SUBDIVISION OF  
THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 & THE NORTH HALF  
AND WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38  
NORTH, RANGE 14 EAST THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF PROPERTY = 2,784 SQ. FT. OR 0.06 ACRES MORE OR LESS

**W. 47th STREET**  
(RECORD 66 FT. PUBLIC R.O.W.)



**SURVEY NOTES:**

SURVEYOR'S LICENSE EXPIRES November 30 2022

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Monumentation or witness points were not set at the client's request.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2022 "All Rights Reserved"

STATE OF ILLINOIS)  
COUNTY OF COOK)SS

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

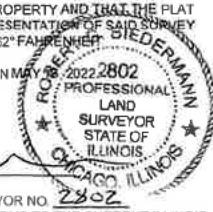
FIELD MEASUREMENTS COMPLETED ON MAY 28, 2022

SIGNED ON JUNE 1, 2022.

BY:

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ORDERED BY: REYES KILSON	ORDER: 4109	DRAWN: 4109
ADDRESS: 47th STREET & MARSHFIELD AVENUE		
<b>GREMLEY &amp; BIEDERMANN</b>		
PLCS CORPORATION LICENSE NO. 184-065332 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. <b>2022-30092-005</b>	DATE: MAY 15, 2022	PAGE NO. 1 OF 1
G:\CAD\2022\2022-30092\2022-30092-005.dwg		



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

Date: March 22, 2024

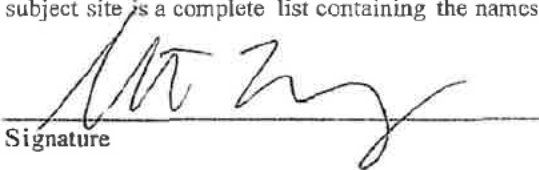
Chairman, Committee on Zoning  
121 North LaSalle Street  
Room 300, City Hall  
Chicago, Illinois 60602

The undersigned, Scott Henry, 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.

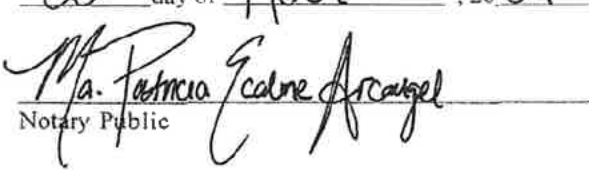
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately April 17, 2024

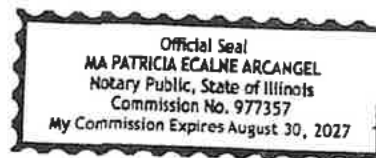
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject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

22<sup>nd</sup> day of March, 20 24

  
Notary Public







REYESKURSON

April 15, 2024

Re: 1635-41 West 47<sup>th</sup> Street, Chicago, Illinois 60609

Dear Property Owner:

You are receiving this letter because you own property within 250 feet of 1635-1641 West 47<sup>th</sup> Street, Chicago, Illinois 60609, and this letter is part of the legal notice requirements of the Chicago Zoning Ordinance Section 17-13-0107.

Please be informed that on or about April 17, 2024, Celadon Properties, LLC ("Applicant"), will file an application with the City of Chicago for a map amendment of the Subject Property. The application will request changes in the zoning classification of the subject property from a B1-3, Neighborhood Shopping District and a C1-3, Neighborhood Commercial District, to a B2-3, Neighborhood Mixed-Use District.

The intent is to unify the split zoning districts and to file a mandatory Type-1 map amendment to change the plans. The proposed map amendments will allow two-three story-3 dwelling unit residential buildings to be developed on the Subject Property, along with on-site parking.

The Applicant-Owner, Celadon Properties, LLC is located at [REDACTED], and can be reached at [REDACTED].

**The Applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send you this notice because you own property located within 250 feet of the Subject Property.**

If you have any questions, please do not hesitate to contact me at (312) 332-0055 or send an email to [akurson@rkchicago.com](mailto:akurson@rkchicago.com).

Sincerely,

Amy Kurson  
Reyes Kurson