

#22419  
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:  
3020 S. Union Avenue, Chicago, IL 60616
2. Ward Number that property is located in: 11th Ward
3. APPLICANT Tony Chau  
ADDRESS [REDACTED] CITY [REDACTED]  
STATE [REDACTED] ZIP CODE [REDACTED] PHONE 312.521.7003  
EMAIL jpikarski@gordonpikarski.com CONTACT PERSON John Pikarski, Jr. or Tom Pikarski
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 Gordon and Pikarski Chartered  
ADDRESS 55 West Monroe St., Suite 940  
CITY Chicago STATE IL ZIP CODE 60603  
PHONE 312.782.9351 FAX 312.521.7000 EMAIL jpikarski@gordonpikarski.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: \_\_\_\_\_  
 N/A  
 \_\_\_\_\_  
 \_\_\_\_\_
7. On what date did the owner acquire legal title to the subject property? \_\_\_\_\_
8. Has the present owner previously rezoned this property? If yes, when? No.
9. Present Zoning District: RS-3 Proposed Zoning District: RT-4
10. Lot size in square feet (or dimensions): 25 x 122.07 = 3,051 square feet
11. Current Use of the Property: Vacant
12. Reason for rezoning the property: The applicant seeks to construct a new three (3) residential dwelling unit building.
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): The subject site will be used as a three (3) residential dwelling unit building with three (3) on-site parking spaces and a height of 37 feet, 11 inches as defined by the Code. No commercial is proposed.
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

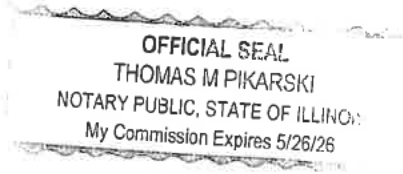
COUNTY OF COOK  
STATE OF ILLINOIS

Tony Chau, 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  
28 day of March, 2024.

  
Notary Public



**For Office Use Only**

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

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

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



AFFIDAVIT

March 28, 2024

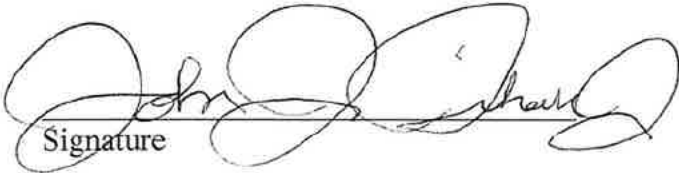
Honorable Bennett Lawson  
Chairman, Committee on Zoning  
City Hall - Room 905  
121 N. LaSalle St.  
Chicago IL 60602

The undersigned, John J. Pikarski, Jr. being first duly sworn under oath, deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107A of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, by sending written notice to such property owners who appear to be the owners of the 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.

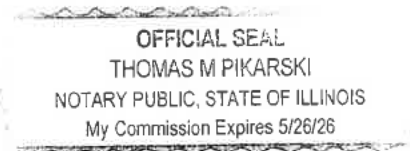
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change 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 28<sup>th</sup> day of March, 2024.

  
Notary Public



# GORDON AND PIKARSKI

CHARTERED  
ATTORNEYS AT LAW  
SUITE 940  
55 WEST MONROE STREET  
CHICAGO, ILLINOIS 60603

JOHN J. PIKARSKI, JR.  
MAUREEN C. PIKARSKI  
THOMAS M. PIKARSKI

DANIEL G. PIKARSKI  
MORTON A. GORDON (1928-2012)

March 28, 2024

Dear Property Owner:

I am writing to notify you that on behalf of my client and the Applicant, Tony Chau, I will file on or about April 17, 2024, an application for the change of zoning designation from the RS-3 Residential Single-Unit (Detached House) District to a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District under the Zoning Ordinance specifically Section 17-13-0107 for the property commonly known as 3020 S. Union Avenue and more specifically described as:

A line 200 feet South of and parallel to West 30<sup>th</sup> Street; South Union Avenue; a line of 225 feet South of and parallel to West 30<sup>th</sup> Street; and, the public alley next West of and parallel to South Union Avenue.

The Zoning Amendment is sought in order to construct a new, three (3) residential dwelling unit building.

Please note that the applicant is not seeking to purchase or amend the zoning of your property. The applicant is required by law to send this notice because you own property within 250 feet of the subject site.

The applicant and owner is Tony Chau of [REDACTED]

Very truly yours,



Thomas M. Pikarski

TMP/lr