

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

#22476
INTRO DATE
JUNE 12, 2024

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

1140 West Erie, Chicago, Illinois

2. Ward Number that property is located in: 27th Ward

3. APPLICANT 1140 W Erie LLC

ADDRESS 350 W Hubbard, Suite 450 CITY Chicago

STATE IL ZIP CODE 60654 PHONE 312-229-5929

EMAIL ddance@bondcompanies.com CONTACT PERSON Damon Dance

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 Same as above

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 Katie Jahnke Dale - DLA Piper LLP (US)

ADDRESS 444 West Lake Street, Suite 900

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312) 368-7243 FAX (312) 251-2856 EMAIL katie.dale@dlapiper.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: See attached Economic Disclosure Statements
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? Yes, 2020
9. Present Zoning District: Residential-Business Planned Development No. 1480
Proposed Zoning District: Residential-Business Planned Development No. 1480, as amended
10. Lot size in square feet (or dimensions): +/- 20,450 SF
11. Current Use of the Property: Residential with ground floor commercial
12. Reason for rezoning the property: Amendment to existing PD
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 Applicant seeks to rezone the subject property from Residential-Business Planned Development No. 1480 to Residential-Business Planned Development No. 1480, as amended to allow animal services, financial services and consumer repair/laundry service as permitted uses. No other changes are 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: _____

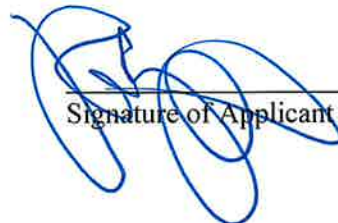
Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. _____

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 for more information). Is this project subject to the ARO?
YES _____ NO _____

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

Robert Bond of 1140 W ERIE LLC 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
23 day of May, 2024.

Annette Davis

Notary Public

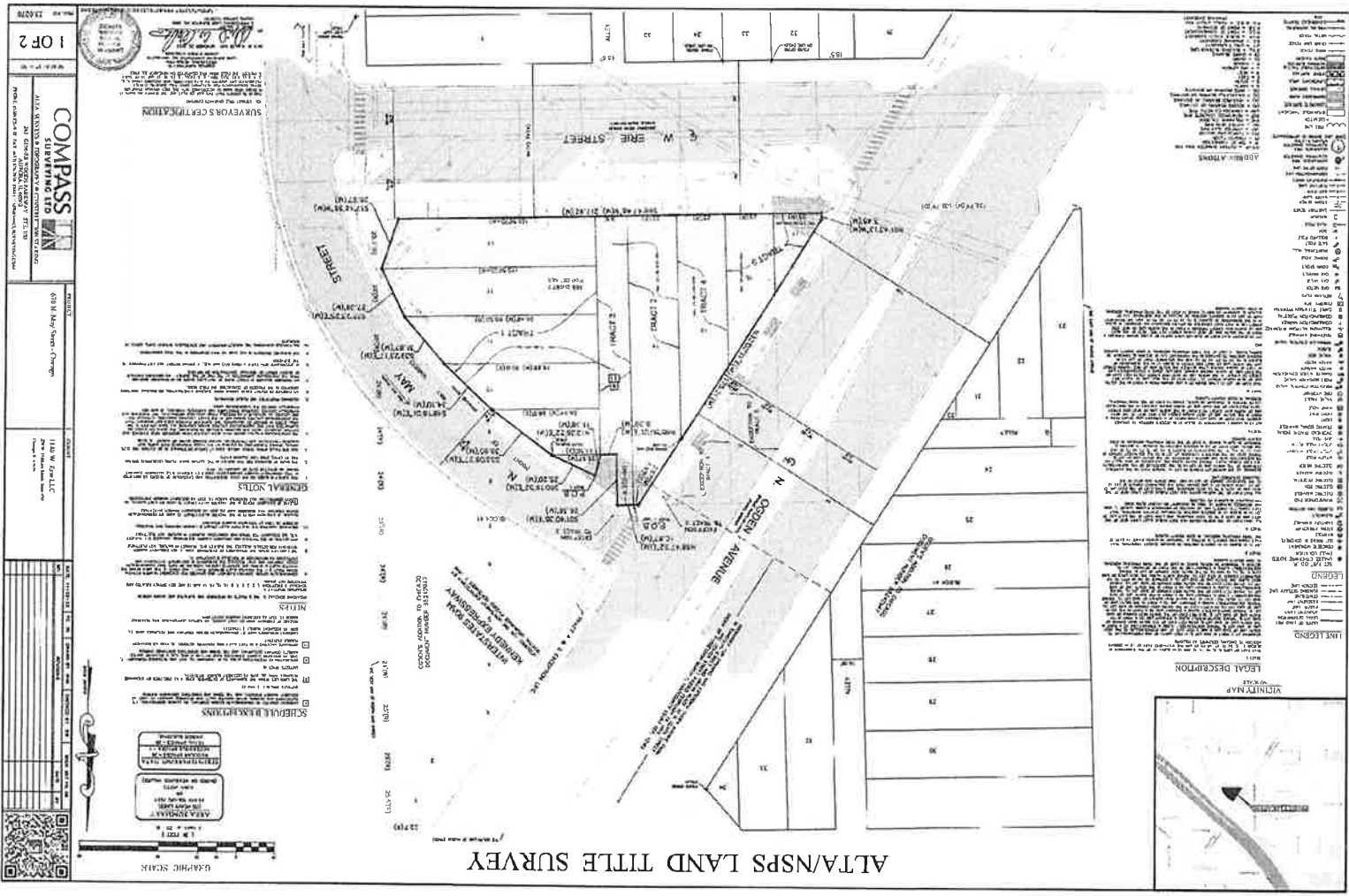


For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



1 OF 2

COMPASS SURVEYING LTD
631 N. 1st Street, Chicago, IL 60610

ALTA/NPS LAND TITLE SURVEY

DATE: 05/11/2023

PROJECT: 23-0278

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or his agent, and that the same is a true and correct copy of the original survey as shown to me by the owner or his agent, and that the same is a true and correct copy of the original survey as shown to me by the owner or his agent.

GENERAL NOTES

1. The survey was conducted on 05/11/2023.

2. The survey was conducted by the undersigned.

3. The survey was conducted in accordance with the Illinois Surveying Act.

4. The survey was conducted in accordance with the Illinois Surveying Act.

5. The survey was conducted in accordance with the Illinois Surveying Act.

LEGEND

1. Surveyed boundary

2. Unsurveyed boundary

3. Easement

4. Right of way

5. Other

LEGAL DESCRIPTION

Block 11, Lot 11, of the 11th Block, 11th Street, Chicago, Illinois.

ADDITIONAL NOTES

1. The survey was conducted in accordance with the Illinois Surveying Act.

2. The survey was conducted in accordance with the Illinois Surveying Act.

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GRAPHIC SCALE

1" = 100'

LOCATION MAP

11th Street, Chicago, Illinois

ADDITIONAL NOTES

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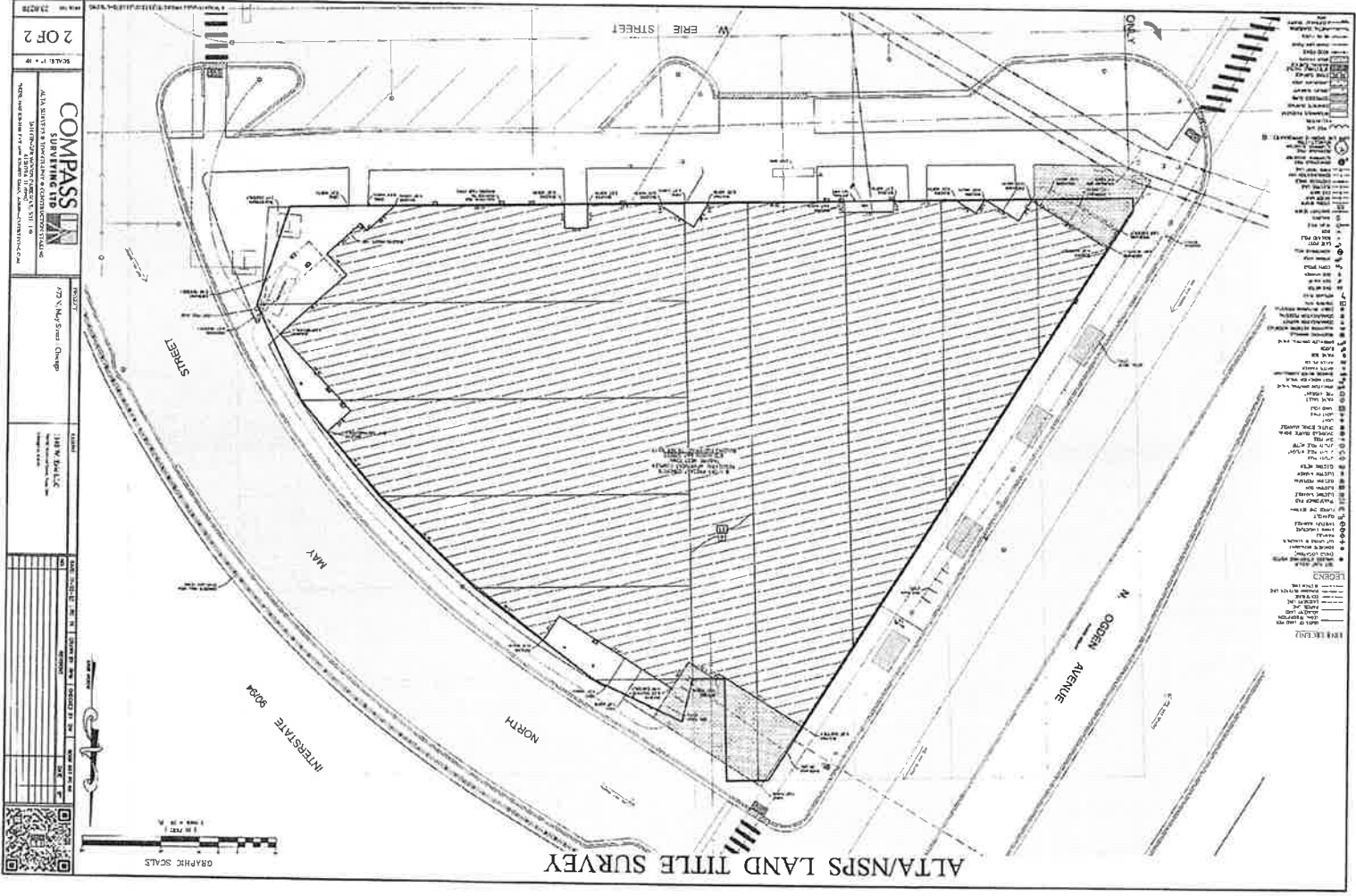
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DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Katie Jahnke Dale
Katie.Dale@us.dlapiper.com
T 312.368.2153

May 29, 2024

Acting Chair Lawson
City of Chicago Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Laura Flores, Chairwoman
Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Re: Amendment to PD / 1140 West Erie, Chicago, Illinois

Dear Acting Chair Lawson and Charwoman Flores:

The undersigned, Katie Jahnke Dale, an attorney with the law firm of DLA Piper LLP (US), which firm represents 1140 W Erie LLC, the applicant for a proposal to rezone the subject property from Residential-Business Planned Development No. 1480 to Residential-Business Planned Development No. 1480, as amended, certifies that said applicant 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. Said written notice will be 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; a statement that the applicant intends to file the application for change in zoning on approximately June 12, 2024; and a source for additional information on the application.

The undersigned certifies that he 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.

Very truly yours,

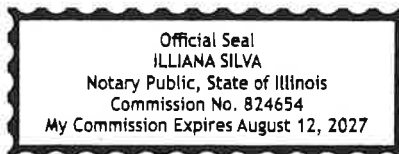
DLA Piper LLP (US)

Katie Jahnke Dale

Subscribed and sworn to before me

This 29th day of May, 2024.

Notary Public





DLA Piper LLP (US)
444 W. Lake Street Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Katie Jahnke Dale
Katie.Dale@us.dlapiper.com
T 312.368.2153

June 12, 2024

FIRST CLASS MAIL

Dear Sir or Madam:

As required by Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about June 12, 2024, the undersigned, on behalf of 1140 W Erie LLC (the "Applicant"), intends to file an application to rezone the property located at 1140 West Erie, Chicago, Illinois, (the "Property") from Residential-Business Planned Development No. 1480 and to Residential-Business Planned Development No. 1480, as amended. A map of the Property is printed on the reverse side of this letter.

The Property is currently residential with ground floor commercial. The Applicant seeks to rezone the subject property from Residential-Business Planned Development No. 1480 to Residential-Business Planned Development No. 1480, as amended to allow animal services, financial services and consumer repair/laundry service as permitted uses. No other changes are proposed.

Please note that the Applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the Property.

I am an authorized representative of the Applicant and my address is 444 West Lake Street, Suite 900, Chicago, Illinois 60606. The Applicant is the owner of the Property and its address is 350 W Hubbard, Suite 450, Chicago, Illinois 60654.

Please contact me at 312-368-2153 with questions or to obtain additional information.

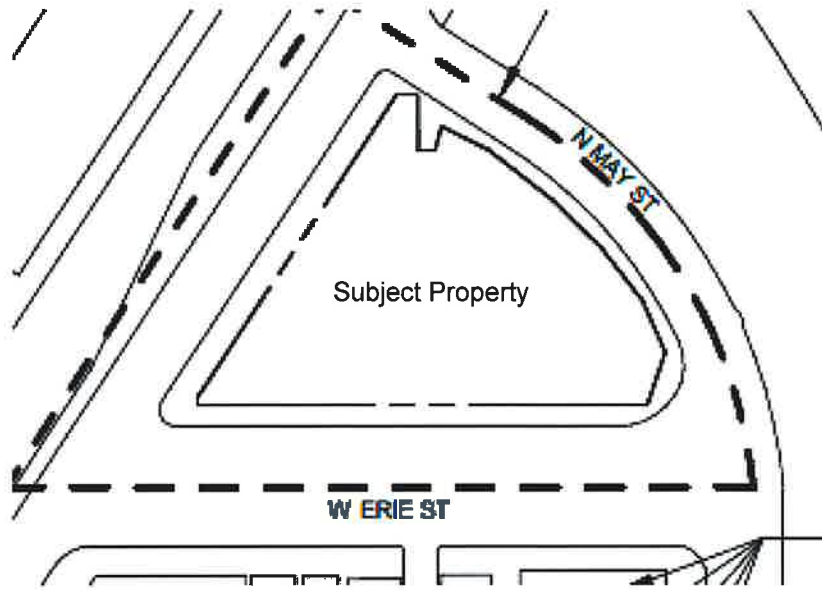
Very truly yours,

DLA Piper LLP (US)

A handwritten signature in blue ink that reads 'Katie Jahnke Dale'.

Katie Jahnke Dale

MAP:

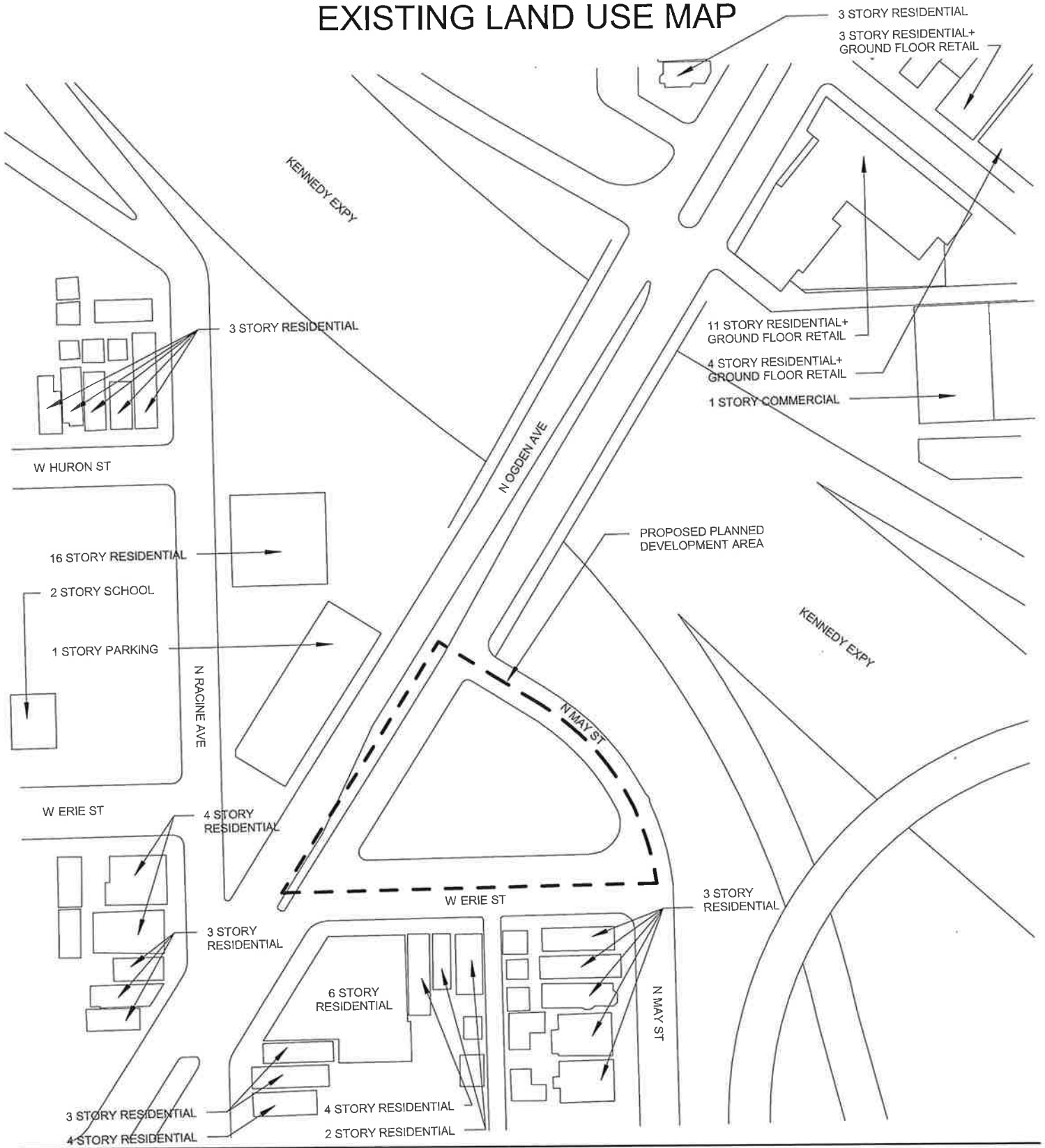


PINS:

17-08-216-004, -015, and -016

Planned Development No. -

EXISTING LAND USE MAP



Applicant: 1140 W Erie LLC
 Address: 1140 W. Erie Street

Introduced: June 12, 2024
 CPC Date:

