

#22200-T1
INTRO DATE
JUNE 21, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
1746 West Division Street, Chicago, IL 60622

2. Ward Number that property is located in: 1st Ward

3. APPLICANT Palazzo 1746, LLC
ADDRESS 1746 West Division Street, 1st Floor
CITY Chicago STATE IL ZIP CODE 60622
PHONE 773-360-1293 EMAIL jill@tortellopasta.com
CONTACT PERSON Jill Gray

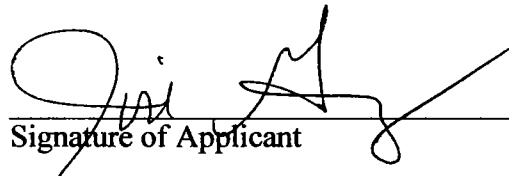
4. Is the applicant the owner of the property? YES NO
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.
OWNER Same as above
ADDRESS _____
CITY _____ STATE _____ 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 Liz Butler / Braeden Lord – Taft Stettinius & Hollister LLP
ADDRESS 111 East Wacker Drive, Suite 2600
CITY Chicago STATE IL ZIP CODE 60601
PHONE (312) 836-4121 / (312) 836-4165 FAX _____
EMAIL LButler@taftlaw.com / BLord@taftlaw.com

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.
See attached Economic Disclosure Statement
7. On what date did the owner acquire legal title to the subject property? 2022
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District B3-2 Community Shopping District
Proposed Zoning District B3-3 Community Shopping District
10. Lot size in square feet (or dimensions) 2,400 sf
11. Current Use of the property: Mixed-use commercial and residential building.
12. Reason for rezoning the property To construct a rear building addition and expand the commercial use.
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 requests a rezoning of the subject property from the B3-2 Community Shopping District to the B3-3 Community Shopping District in order to construct a first- and second-floor rear building addition to an existing 3-story mixed-use residential building measuring approximately 37'10" in height and containing a total of approximately 4,332.5 square feet of commercial space, 1 dwelling unit, and no parking spaces.
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 _____

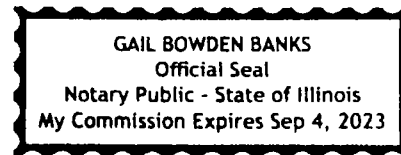
COUNTY OF COOK
STATE OF ILLINOIS

Jill Gray, authorized signatory of Palazzo 1746, 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
2ND day of JUNE, 2023.





Notary Public

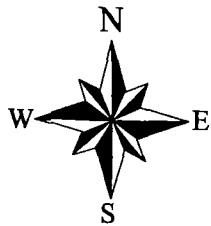
For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

THE UNIVERSITY OF CHICAGO
LIBRARY
510 EAST 57TH STREET
CHICAGO, ILL. 60637

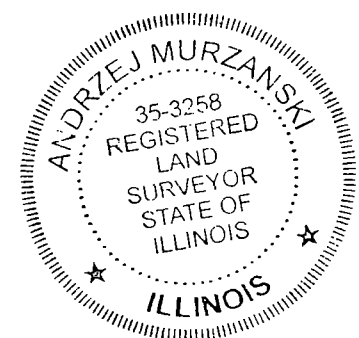
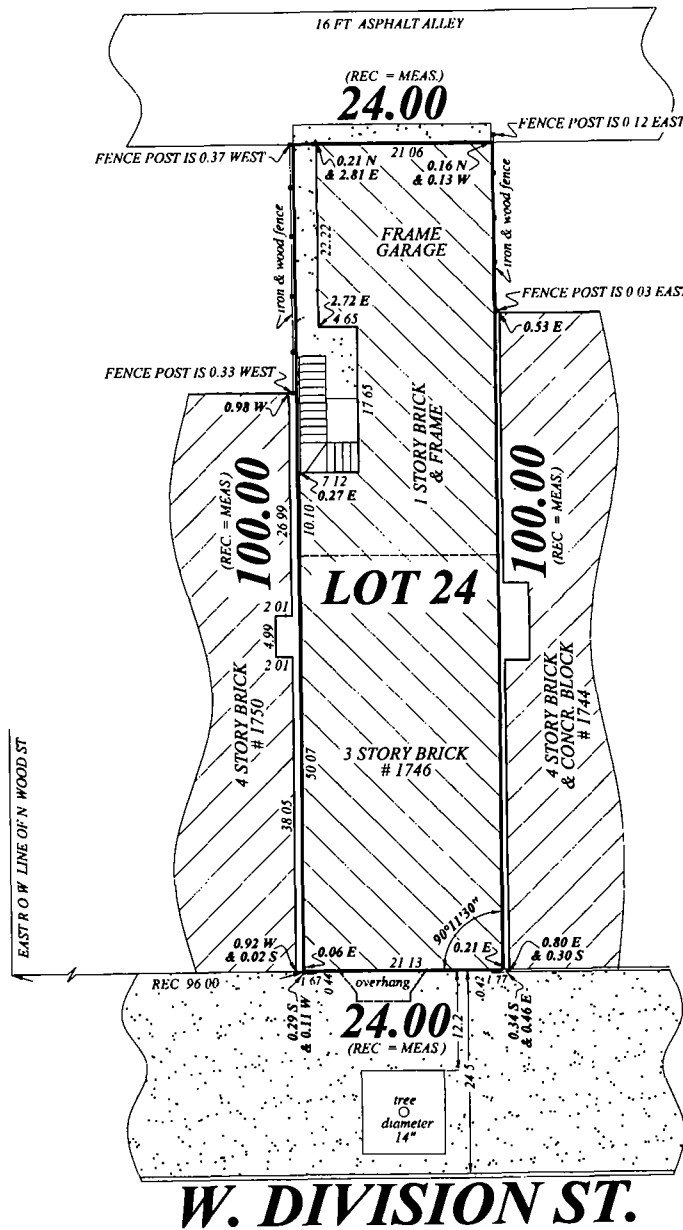


PLAT OF SURVEY

DESCRIBED AS :

LOT 24 IN BLOCK 4 IN SPEAR'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 2400 SQ. FEET



LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E. FR. P. - ENCLOSED FRAME PORCH
- O. FR. P. - OPEN FRAME PORCH
- SIDE BOUNDARY LINE
- EASEMENT LINE
- BLDG. SETBACK LINE
- CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE: 1"=16'

ORDERED: MARIA BENANTI, SPACE

JOB NO: 2304213

FIELDWORK COMPLETION: APRIL 19TH 2023

DATE: APRIL 19TH 2023

MUNICIPALITY: CHICAGO

STATE OF ILLINOIS
COUNTY OF COOK SS

SIGNATURE DATE:
APRIL 21ST 2023

NO CORNERS WERE MONUMENTED PER CUSTOMER REQUEST.

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
LAND SURVEYORS, INC

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

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

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

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

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

amurzanski@outlook.com



111 East Wacker, Suite 2600
Chicago, IL 60601
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Braeden E. Lord
312.836.4165
BLord@taftlaw.com

June 21, 2023

The Honorable Carlos Ramirez-Rosa
Chairman, City of Chicago Committee on Zoning, Landmarks, and Building Standards
121 North LaSalle Street, Room 200, Office 9
Chicago, IL 60602

**Re: Application for Amendment to the Chicago Zoning Ordinance
1746 West Division Street, Chicago, Illinois**

The undersigned, Braeden Lord, an attorney with the law firm of Taft Stettinius & Hollister, LLP, which firm represents Palazzo 1746, LLC, the applicant for a proposal to rezone the subject property located at 1746 West Division Street from the B3-2 Community Shopping District to the B3-3 Community Shopping District, 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 June 21, 2023, 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.

Sincerely yours,

Taft Stettinius & Hollister LLP



Braeden E. Lord

Subscribed and sworn to
before me this 10th day of June, 2023

Vanessa R. Montano
Notary Public



Liz Butler
312.836.4121
LButler@taftlaw.com

June 21, 2023

FIRST CLASS MAIL

PROPERTY OWNER NOTIFICATION

To Whom It May Concern:

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 June 21, 2023, the undersigned, on behalf of Palazzo 1746, LLC (the "Applicant") intends to file an application to rezone the property located at 1746 West Division Street, Chicago, Illinois 60622 (the "Property") from the B3-2 Community Shopping District to the B3-3 Community Shopping District. A map indicating the location of the Property is printed on the reverse side of this letter.

The Property is currently improved with a three-story mixed-use residential building. The Applicant requests a rezoning to authorize the construction of a first- and second-floor rear addition to the existing building at the Property measuring approximately 37'10" in height and containing a total of approximately 4,332.5 square feet of commercial space, 1 dwelling unit, and no parking spaces.

Please note that 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 Property.

I am the attorney and authorized representative of the Applicant and my address is 111 East Wacker Drive, Suite 2600, Chicago Illinois 60601. The Applicant is the owner of the Property and has its principal office at 1746 West Division Street, 1st Floor, Chicago, Illinois 60622. Please feel free to contact me at (312) 836-4121 with questions or to obtain additional information.

Sincerely yours,

Taft Stettinius & Hollister LLP



Liz Butler