

#22280
INTRO DATE
OCT. 4, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1051 W Cornelia Ave, Apt 3, Chicago, IL 60654

2. Ward Number that property is located in: 44

3. APPLICANT 1051 W Cornelia Condo Association

ADDRESS 1051 W Cornelia Ave, Apt 3 CITY Chicago

STATE IL ZIP CODE 60654 PHONE [REDACTED]

EMAIL [REDACTED] CONTACT PERSON Kevin Chern

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 * See attached exhibit.

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 Thomas S. Moore

ADDRESS 180 N LaSalle St., Ste. 3150

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-726-0358 FAX _____ EMAIL Tmoore@mccarthyduffy.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.

7. On what date did the owner acquire legal title to the subject property? 2016

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District RT-4 Proposed Zoning District RM-5

10. Lot size in square feet (or dimensions) 44.69' x 125.43' = 5,605.47 sq. ft.

11. Current Use of the property 4-unit condominium residential property.

12. Reason for rezoning the property To allow for a rooftop addition to the existing 3-story 4 dwelling-unit building. To meet the bulk and density requirements of the RM-5.


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)
To meet the bulk and density requirement of the RM-5 to allow a roof top addition to the existing 3 story 4 dwelling unit building with 4 on-site parking spaces; there will be 0 commercial space; and a proposed height of 49.00 feet.

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?

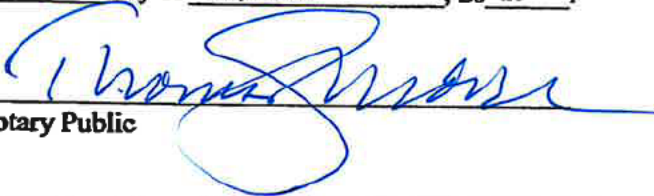
YES _____ NO X

COUNTY OF COOK
STATE OF ILLINOIS

Kevin Chern, 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 _____ day of September, 20 23.


Notary Public



For Office Use Only

Date of Introduction: _____
File Number: _____
Ward: _____

1051 W CORNELIA AVENUE

PROPERTY OWNERS

Apt. 1F

Tom & Lucy Bailey –



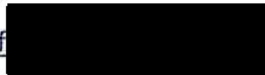
Apt. 1R

Mark Eames & Nesli Karakus –



Apt. 2

Fred & Diane Neil –



Apt. 3

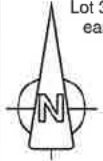
Kevin Chern & Laura Hyland –



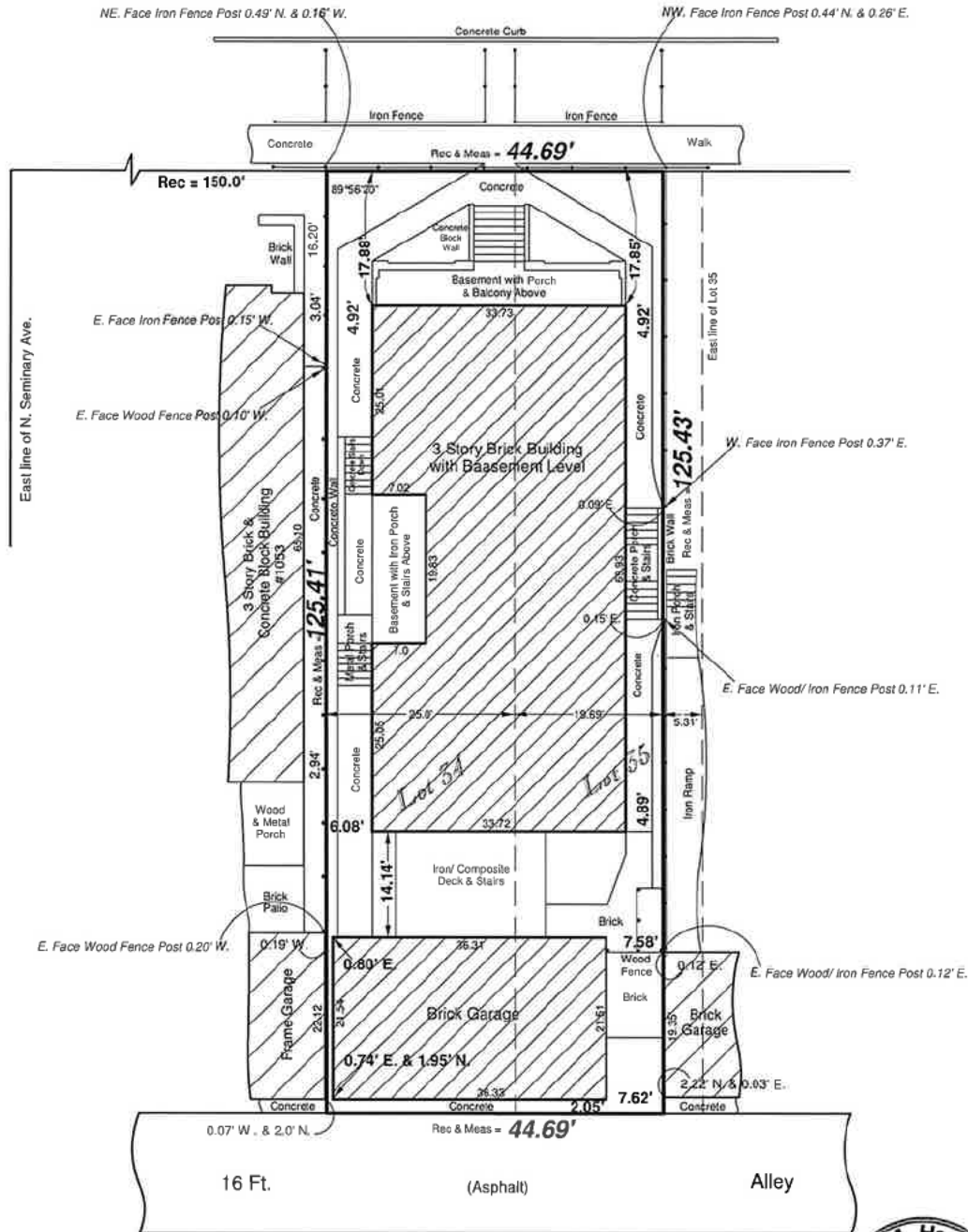
Plat of Survey by Central Survey PLLC

Legal Description

Lot 34 and the East 19.69' of Lot 35 in Block 6 in E.J. Lehmann's Subdivision of Lot 4 in the Assessor's Division of the Northwest 1/4 of the South-east 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, (except railroad right of way) in Cook County, Illinois
Commonly Known as: 1051 W. Cornelia Ave., Chicago, Illinois
Area of Land Described: 5,605 Sq. Ft.



W. Cornelia Ave.



Legend

- N. = North
- S. = South
- E. = East
- W. = West
- (TYP) = Typical
- Rec = Record
- Meas = Measure
- St. = Street
- Ave. = Avenue

Decimal/Inch Conversions		
0.01" = 1/8"	0.08" = 1"	0.58" = 7"
0.02" = 1/4"	0.17" = 2"	0.87" = 9"
0.03" = 3/8"	0.25" = 3"	0.75" = 9"
0.04" = 1/2"	0.33" = 4"	0.83" = 10"
0.05" = 5/8"	0.42" = 5"	0.92" = 11"
0.06" = 3/4"	0.50" = 6"	1.00" = 12"
0.07" = 7/8"		

NOTES: *Property corners were NOT staked per customer.
*AutoCad file will not be provided under this contract. *For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. *Assume no dimension from scaling upon this plat. *Compare all points before building and report any difference at once.

Scale: 1 Inch equals 15 Feet.

Ordered By: Airoom
Order Number: 1051F

State of Illinois)
County of Cook) S.S.



This professional service conforms to current Illinois minimum standards for a boundary survey.

Central Survey PLLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on Aug. 29, 2023 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 29th day of August 2023

John M. Henriksen
John M. Henriksen P.L.S. #2668 (exp 11/30/2024) Professional Design Firm Land Surveying LLC (#184.005417)

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

Date: 9/20/23

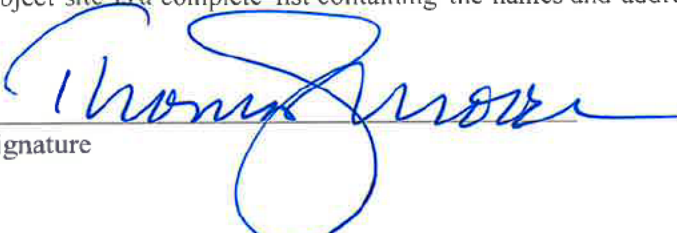
Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

The undersigned, Thomas S Moore, 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 October 4, 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.

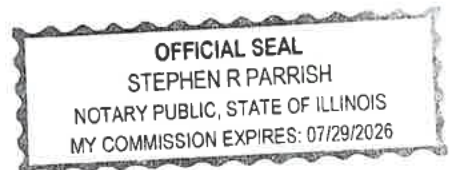


Signature

Subscribed and Sworn to before me this

20 day of September, 20 23


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 26, 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, October 4, 2023, the undersigned will file an application for a change in the zoning from RT-4 to RM-5 on behalf of the applicants, 1051 W Cornelia Condo Association, for the property located at 1051 W Cornelia Ave.

The Applicant seeks a zoning change to allow for a rooftop addition to the existing 3 story 4 dwelling unit residential building with an existing rear garage.

1051 W Cornelia Condo Association is the applicant. Tom and Lucy Bailey are the owners of Apt. 1F. Mark Eames and Nesli Karakus are the owners of Apt. 1R. Fred and Diane Neal are the owners of Apt. 2. Kevin Chern is the president of the association and the owner of Apt. 3 with his wife Laura Hyland; he can be reached at [REDACTED] 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,

A handwritten signature in blue ink that reads "Thomas S. Moore". The signature is fluid and cursive, with a large loop at the end.

Thomas S. Moore