

#22313
INTRO DATE
DEC. 13, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
2154-58 W Wellington Ave, Chicago, IL 60618

2. Ward Number that property is located in: 32

3. APPLICANT Bowes Trust dated April 3, 2013
ADDRESS [REDACTED] CITY [REDACTED]
STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]
EMAIL [REDACTED] CONTACT PERSON John Willis

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 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.

John Willis

7. On what date did the owner acquire legal title to the subject property? 11/2016

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

No.

9. Present Zoning District RS-3 Proposed Zoning District RT-3.5

10. Lot size in square feet (or dimensions) 8,389.44 sq. ft.

11. Current Use of the property 1-story (vacant building)

12. Reason for rezoning the property To meet the bulk and density requirements to allow the construction of a new 3-story 4 dwelling unit residential 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 the proposed building. (BE SPECIFIC)

The proposed property will be a 3-story 4 dwelling unit building with (2) separate 3-car rear detached garages for a total of 6 vehicle parking spaces. There will be no commercial space at the property. The proposed height is 38 feet and 6 inches.


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

COUNTY OF COOK
STATE OF ILLINOIS

John Willis, 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 November, 2023.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PLAT OF SURVEY

of

LOTS 56, 57 AND 58 IN GEORGE LILL'S SUBDIVISION OF BLOCK 15 OF SNOW ESTATE SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

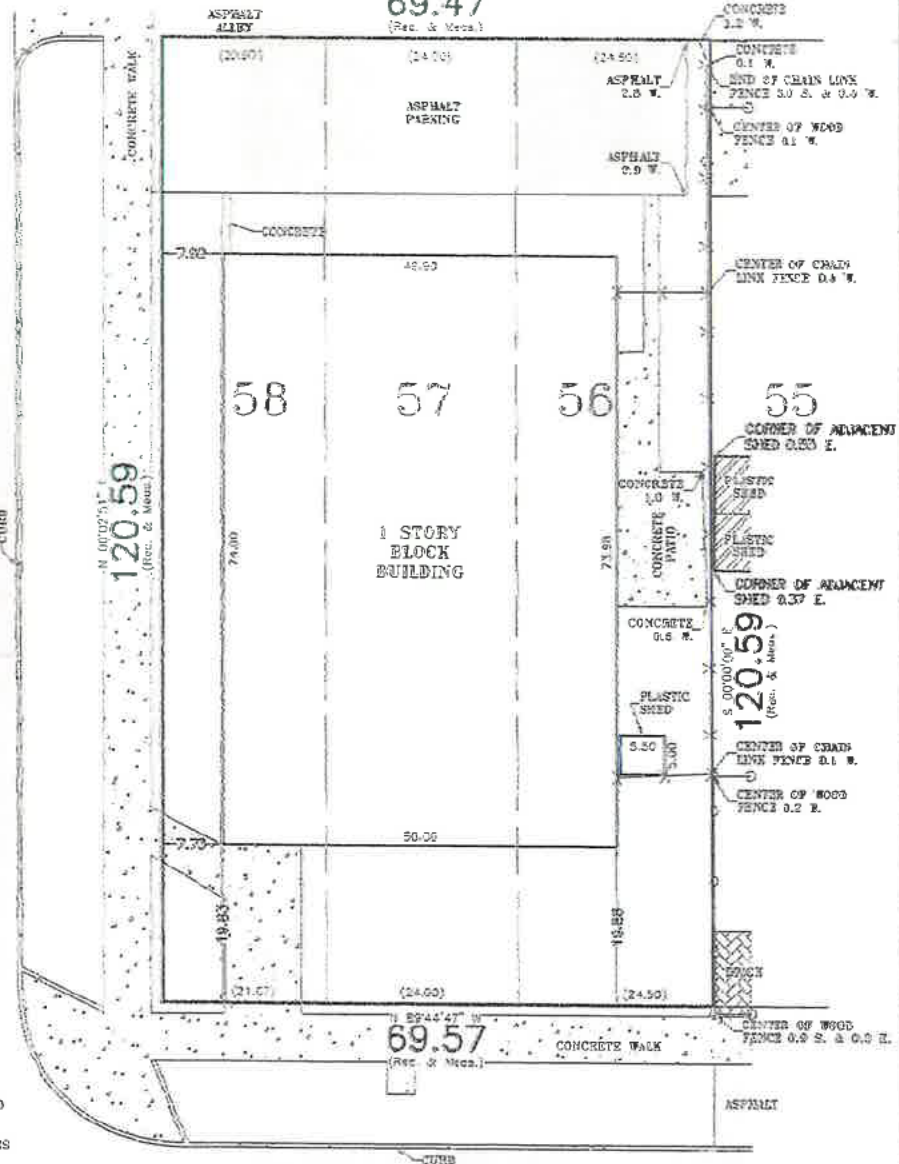
ADDRESS: 2158 W. WELLINGTON AVENUE, CHICAGO, ILLINOIS.
P.I.N. 14-30-110-037



16 FT. ALLEY

SCALE: 1" = 15'

N. LEAVITT STREET
(66 FT. R.O.W.)



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS ASSUMED NORTH.
- 4) IF STAKING IS REQUIRED AS A MATTER OF URGENCY OR FOR CONSTRUCTION, PLEASE NOTIFY THE OFFICE. OTHERWISE THIS PROPERTY WILL BE STAKED WHEN WE HAVE A CREW SCHEDULED TO WORK IN THE VICINITY.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

W. WELLINGTON AVENUE
(66 FT. R.O.W.)

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)



SURVEY ORDERED BY: JOHN MILLS

I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
5TH DAY OF NOVEMBER A.D. 2025



BY LICENSE EXPIRES ON 11/30/26

P.S.I. NO. 232154

Professional Design Registration #104-066795

Preferred SURVEY, INC
10091 W. LINCOLN HIGHWAY, FRANKFORD, ILLINOIS
Phone 708-450-7045 / Fax 708-458-7855
www.psirsurvey.com

Field Work Completed	11/7/25	PLD CREW	AMG/TS
Land Area Surveyed	6,352.4 Sq. Ft.	ONS	BL
Drawing Revised			

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

Date: 11/28/23

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 December 13, 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.

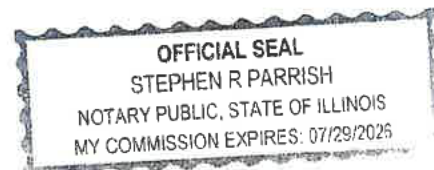


Signature

Subscribed and Sworn to before me this

28 day of November, 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

11/28/23

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, December 13, 2023, the undersigned will file an application for a change in the zoning from RS-3 Residential Single-Unit (Detached House) District to RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District. on behalf of the applicant, Bowes Trust dated April 3, 2013, for the property located at 2154-58 W Wellington Ave.

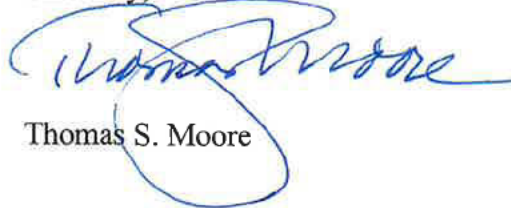
The Applicant seeks a zoning change to meet the bulk and density requirements to construct a new 4-unit building with (2) 3-car garages for a total of 6 vehicle parking spaces.

Bowes Trust dated April 3, 2013, is the applicant and owner of the property, their business address is [REDACTED] John Willis is the contact person for the applicant; they can be reached at [REDACTED] if you have any questions.

I am the attorney for the applicant and can be reached at 312-726-0358 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,



Thomas S. Moore