Dear Alderman,

Please be advised that the attached APPLICATION FOR A ZONING AMENDMENT has been filed for a Zoning Change in your ward.

The Committee on Zoning, Landmarks and Building Standards will conduct a PUBLIC HEARING on **Wednesday, June 3, 2015** at 10:00 A.M. in the City Council Chamber of City Hall.

Prior to this meeting, please provide my office with a letter of either your support or objection to this zoning change or if necessary, your wish to have this item deferred to a later date.

Should you have any questions please contact the office of the Chairman at (312)744-6845.

Sincerely,

Daniel Solis  
Chairman, Committee on Zoning, Landmarks and Building Standards
CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
   2814-24 West Addison Street / 3601-11 North Mozart Street

2. Ward Number that property is located in: 33rd Ward

3. APPLICANT Barry Sidel
   ADDRESS 1659 W. Hubbard Street
   CITY Chicago STATE IL ZIP CODE 60622
   PHONE 312-327-3350 CONTACT PERSON Michael Ezgur

4. Is the Applicant the owner of the property? YES NO X
   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 applicant to proceed.
   OWNER Ideal R.E., Inc.
   ADDRESS 2828 W. Addison Street
   CITY Chicago STATE IL ZIP CODE 60618
   PHONE 312-327-3350 CONTACT PERSON Michael Ezgur

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:
   ATTORNEY Michael H. Ezgur
   ADDRESS 1030 W. Chicago Ave, 3rd Floor
   CITY Chicago STATE IL ZIP CODE 60642
   PHONE 312-327-3350 FAX 312-327-3315
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? __________

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

No

9. Present Zoning District C1-1 Proposed Zoning District RT-4

10. Lot Size in square feet (or dimensions) 16,673 square feet

11. Current Use of the property vacant parcel and one single story vacant industrial building.

12. Reason for rezoning the property: Demolition of existing industrial building and construction of five new single family homes, each home will have a two car parking space garage.

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) Building five single-family homes; each home will have a two parking space garage. Each home will be 26 feet ½ inch tall.

14. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES ______ NO X _______