

**Memorandum**

**To:** Mr. Ernie Constantino  
Planning & Development Director, 47<sup>th</sup> Ward

**From:** Gerald Alder

**Date:** May 12, 2016

**Re:** Zoning Amendment for 1900-1902 West Addison Street, Chicago, Illinois

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This memorandum will provide a brief timeline of the history of 1900-1902 West Addison Street (“Property”) as well as the reasoning for the requested zoning amendment.

**Timeline**

Built in 1895, the Property consists of a two-story mixed use building with two commercial spaces on the first floor and apartments on the second floor. The Property has been used by a number of different types of businesses in that time.

The current owner, Mr. Charles Moelter, purchased the Property in 1964. The Property housed Mr. Moelter’s office, a building maintenance company, and a local architect from 1964 through 1995.

From 1995 through January 31, 2014, the space was occupied by a colonic services office.

On June 1, 2015, the space was leased to a retail establishment.

**Improperly Zoned**

The Property was improperly zoned by the City as an RT-3.5, a residential two-flat, townhouse, and multi-unit district, even though it was originally built with first floor commercial space, and is currently used in that capacity today. Due to the RT-3.5 zoning, the owner has struggled finding a renter for the commercial space; it took 17 months (from January 31, 2014 to June 1, 2015) to fill the commercial space – this was due to the potential renters’ inability to obtain a proper business license due to the RT-3.5 zoning (Note: the City refused the business license due to the Property being a residential zoning classification instead of a business/commercial zoning).

**Request**

We are requesting to amend the zoning from a RT-3.5, residential two-flat, townhouse, and multi-unit district, to a business and commercial district, specifically a B1-1, a Neighborhood Shopping District. This zoning amendment will allow Mr. Moelter the ability to house both residential and commercial tenants on the Property.

**47<sup>th</sup> Ward ZONING INFORMATION FORM**

- If you are seeking one or more zoning approvals for an owner-occupied single family home or owner-occupied multi-unit building with four units or fewer, **please complete only Parts I and II** of this Project Data Worksheet, to the extent applicable. If a request for information is not applicable, please write "N/A" in the field.
- If you are seeking one or more zoning approvals or incentives (e.g., tax increment financing or 6(b) property tax classification) for property that is not an owner-occupied single family home, two flat or three flat, **please complete Part I and Parts III to VI**. If a request for information is not applicable, please write "N/A" in the field.

**PART I – APPLICANT INFORMATION**

Date 4/19/2016

Project Address: 1900 – 1902 West Addison

Project Name: \_\_\_\_\_

Applicant contact information:

Charles B. Moelter, 6495 State Road 50 East, Lake Geneva, WI 53147 (Owner/Applicant)

Attorney and contact information:

Reyes Kurson, Ltd., Amy Kurson, 600 W. Van Buren, Suite 909, Chicago, IL 60607 (312) 332-0055

Architect and contact information:

N/A

**PART II -- SITE DESCRIPTION AND REQUESTED RELIEF (OWNER OCCUPIED, SMALL RESIDENTIAL BUILDINGS ONLY)**

Current Zoning: \_\_\_\_\_ Current use:

\_\_\_\_\_

Lot Dimensions and Area:

\_\_\_\_\_

New Construction  Rehabilitation

Please (1) describe the existing conditions on the property (e.g., number of buildings, square footage of buildings, parking spaces, loading berths, setbacks (front, rear and side), and building height(s) and (2) attach site/area context photos. ):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(use additional sheets if necessary)

Describe in detail the relief you are seeking (e.g., re-zoning, special use, planned development, variation, administrative adjustment)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(use additional sheets if necessary)

**PART III -- SITE DESCRIPTION**

Current zoning: RT-3.5 Current use:  
Mixed Use

Lot dimensions and area:

5,756 square feet

Site Control of the property – owner? Yes

If the applicant is not the owner of the property, please identify the owner: N/A

Does the project include an Orange, Red, Landmark or National Register Historic Structure? NO If so, please list: \_\_\_\_\_

Is the project located within a TIF District? NO if so, which one:

Please (1) describe the existing conditions on the property (e.g., number of buildings, square footage of buildings, parking spaces, loading berths, setbacks (front, rear and side), and building height(s) and (2) attach site/area context photos. ):

Mixed use residential building. Two story building with commercial space on first floor and residential on Second floor. Lot size is 6,562 sq. ft. Building is 5,756 sq. ft. (Pictures Attached)

(use additional sheets if necessary)

**PART IV -- DEVELOPMENT PROPOSAL**

Proposed Zoning and FAR: B1-1

Proposed use: Mixed Use

Are you seeking zoning relief? YES

If yes, please describe the relief you are seeking (e.g., re-zoning, special use, planned development, variation, administrative adjustment)

Rezoning. Change from Residential RT-3.5, Residential Two-Flat, Townhouse, and Multi-Unit District, to B3-1 Community Shopping District.

New Construction  Rehabilitation  Neither

Number of buildings: 1 Height(s): 24 ft. Net Site Area: N/A

For Residential: Condo  Rental  Single Family

For Office/Retail: Total SF of office: 1,439 Total SF of retail:  
1,439

For Industrial: Total SF of warehouse: N/A Total SF of manufacturing:  
N/A

Parking/Loading: # of accessory spaces: 3 # of non-accessory: 2 # of  
loading berths: N/A

Approximate project budget: N/A

Other 47<sup>nd</sup> Ward projects/properties that Owner/Developer, or an affiliate of  
Owner/Developer, has developed or owned within the past five years.

N/A

**PART V -- SUSTAINABLE FEATURES**

Green Roof? Y  N  If so, total SF: \_\_\_\_\_

LEED Standards? Y  N  If so, what level: \_\_\_\_\_

Permeable pavement or other storm water management feature? Y  N   
please describe:

\_\_\_\_\_

Please list other sustainable features:

\_\_\_\_\_

**PART VI -- ADDITIONAL INFORMATION**

Any encroachments into the public right of way: Y  N

If so, please describe:

\_\_\_\_\_

Any signage which would require a permit application/Aldermanic Ordinance? Y  N

If so, total SF of sign area: \_\_\_\_\_

Seeking City Financial Assistance? Y  N  If yes, please select all that apply:

- TIF assistance Requested amount: \_\_\_\_\_
- Land write down or negotiated sale
- Tax Class L
- County Tax Abatement Program (e.g., Class 6 - Industrial or 7 - Commercial)

If a residential project, are any affordable units being proposed? Y  N

If yes, how many affordable units are proposed? \_\_\_\_\_

Will the project create/retain jobs? Y  N  If yes, how many? \_\_\_\_\_

What is the proposed schedule of the project?

N/A

Have you met with the Department of Housing and Economic Development regarding the project? Y  N

If so, DHED contact:

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Other City Department/Agencies you've met with regarding the proposal:

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If so, contact info:

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**ALL APPLICABLE SECTIONS OF THIS FORM MUST BE COMPLETED AND SUBMITTED BEFORE A MEETING IS SCHEDULED WITH THE ALDERMAN'S OFFICE.**

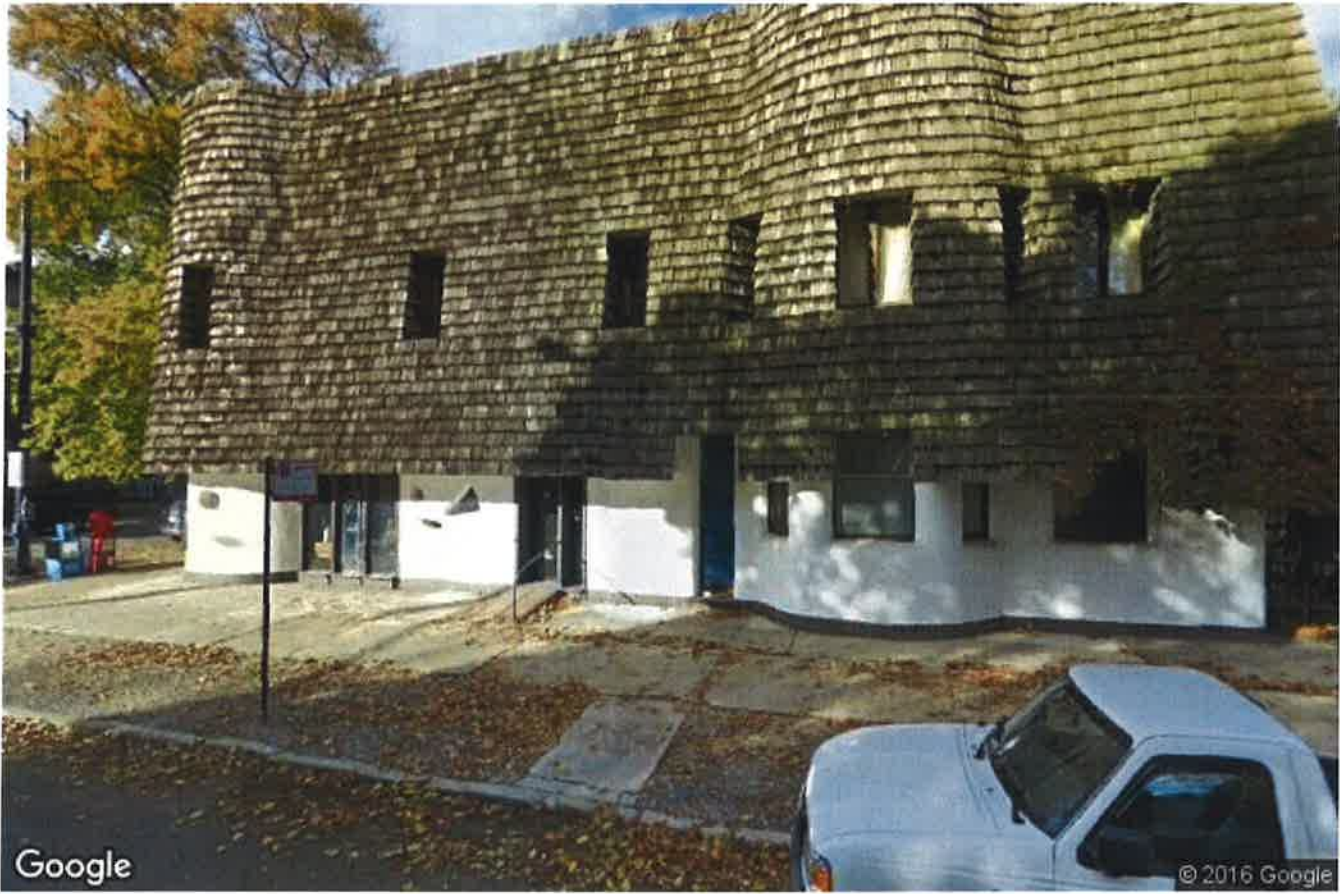
*Completed forms can be mailed, emailed or faxed to the 47th Ward Office:*

*4243 North Lincoln Avenue  
Chicago, IL 60618*

*Email: [info@chicago47.org](mailto:info@chicago47.org)*

*Fax: (773) 549-4757*

*Questions? Please call the Constituent Service Office at (773) 868-4747*





5812 W. HIGGINS AVENUE  
CHICAGO, ILLINOIS 60630



# MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184-003233

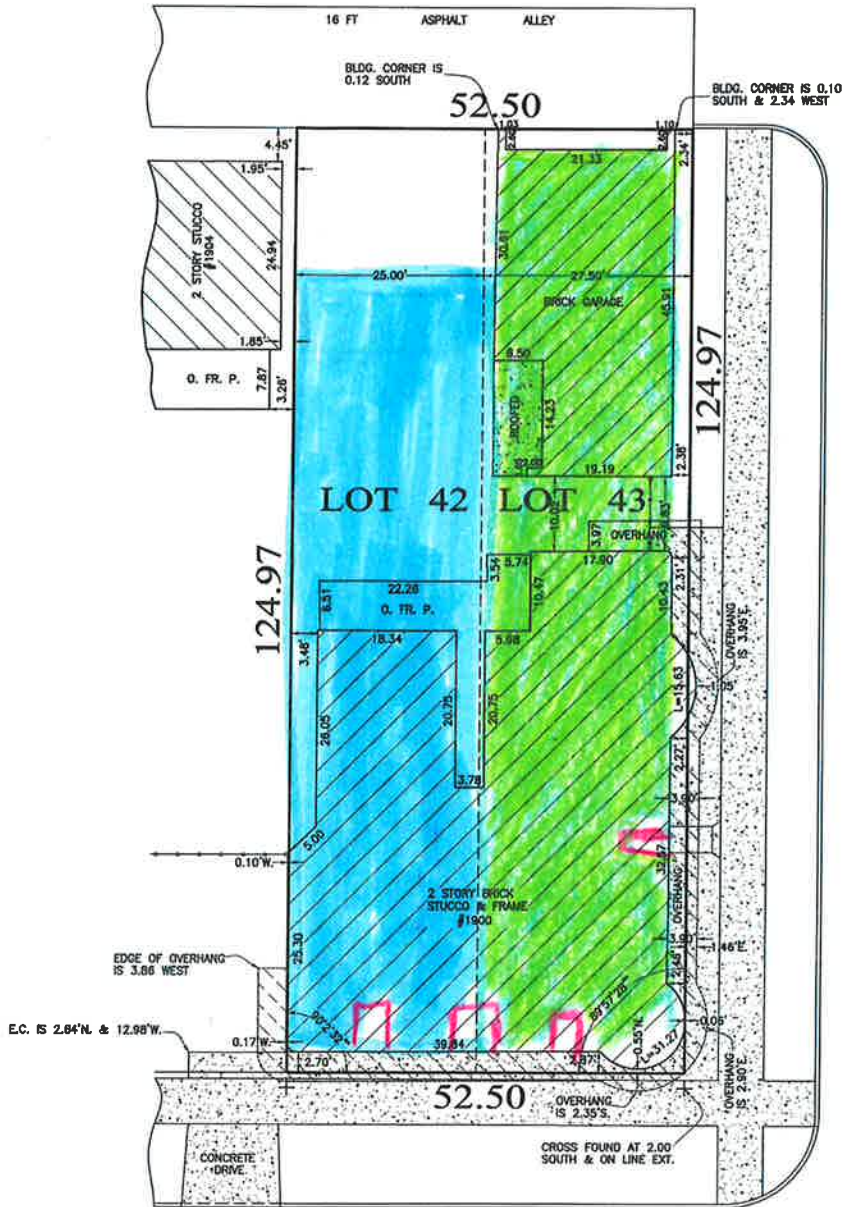
## PLAT OF SURVEY

OF

PHONE: (773) 282-5900  
FAX: (773) 282-9424  
mmsurvey1285@sbcglobal.net

LOTS 42 AND 43 IN BLOCK 4 IN JOHN TURNER'S HEIRS SUBDIVISION OF BLOCKS 1 TO 4 OF JOHN TURNER'S SUBDIVISION IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 6,561 sq.ft.



N. WOLCOTT AVE.

W. ADDISON ST.

**LEGEND :**

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E.FR.P. - ENCLOSED FRAME PORCH
- O.FR.P. - OPEN FRAME PORCH
- O.BR.P. - OPEN BRICK PORCH
- O.C.P. - OPEN CONC. PORCH
- E.C. - EDGE OF CONCRETE
- E.BR. - EDGE OF BRICK

ORDER NO. 86531

SCALE: 1 INCH = 16 FEET

FIELDWORK COMPLETION DATE: APRIL 25, 2016

ORDERED BY: REYES KURSON

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.  
LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.  
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
NO CORNERS WERE MONUMENTED PER CUSTOMER REQUEST.

State of Illinois ss  
County of Cook

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature: M. Domagala

Date: APRIL 27, 2016

REG. ILL. Land Surveyor No. 35-3758  
LIC. EXP. NOVEMBER 30, 2016