

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

4655-4657 North Broadway Street

2. Ward Number that property is located in: **46th Ward**

3. APPLICANT **Wemi Properties, LLC**

ADDRESS **1210 South Indiana Avenue Unit 1916** CITY **Chicago**

STATE **IL** ZIP CODE **60605** PHONE **(773) 862-7200**

EMAIL **ecantu@triadrestate.com** CONTACT PERSON **Eduardo Cantu**

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 application to proceed.

OWNER **Chi So Whang & Soonock Whang**

ADDRESS **4655-4657 North Broadway Street** CITY **Chicago**

STATE **IL** ZIP CODE **60640** PHONE **847-257-0411**

EMAIL **jc@chielaw.com** CONTACT PERSON **Jay Chie**

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY **Daniel G. Lauer, Esq.**

ADDRESS **1424 West Division Street**

CITY **Chicago** STATE **Illinois** ZIP CODE **60642**

PHONE **(773) 862-7200 x205** FAX **(773) 862-0600** EMAIL **Dan@dglpc.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.

Alejandro Cantu - Manager and 50% Member

Eduardo Cantu - Manager and 50% Member

7. On what date did the owner acquire legal title to the subject property? **Applicant is Contract Purchaser**

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

No

9. Present Zoning District **B3-2** Proposed Zoning District **B2-5**

10. Lot size in square feet (or dimensions) **6,020 Square Feet**

11. Current Use of the property **Mini-Mart, Hair Salon, and Vacant Office Use**

12. Reason for rezoning the property **To cause an adaptive re-use of the existing building with two (2) Retail Spaces, and addition of the three (3) stories above. The new Building will contain twenty-five (25) dwelling units.**

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 intends to add three (3) set-back stories to the existing two unit Building. There will be twenty-five (25) dwelling units, and will retain the two (2) existing Retail 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

COUNTY OF COOK
STATE OF ILLINOIS

Wemi Properties, 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
22 day of February, 2023.

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____