CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   4522 North Kenton Avenue, Chicago, Illinois 60630

2. Ward Number that property is located in: 39th

3. APPLICANT Kenton and Kennedy LLC

   ADDRESS [redacted] CITY [redacted]

   STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

   EMAIL [redacted] CONTACT PERSON Edward Marciszewski

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 Same as above.

   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 Frederick E. Agustin - Law Offices of Samuel V.P. Banks

   ADDRESS 221 North LaSalle Street, 38th Floor

   CITY Chicago STATE Illinois ZIP CODE 60601

   PHONE 312-782-1983 FAX 312-782-2433 EMAIL fred@sambankslaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: Edward Marciszewski

7. On what date did the owner acquire legal title to the subject property? March 2023

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: RS3 District Proposed Zoning District: RS3 District

10. Lot size in square feet (or dimensions): 50' x 130.42'=6,521 SF

11. Current Use of the Property: The subject property is improved with a single-family residence and a 2-car garage.

12. Reason for rezoning the property: To lawfully establish the rehab work of the existing single-family residence.

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 proposed building. (BE SPECIFIC): The existing single-family residence with a 2-car garage will remain. After rehab work was done to the home, the height of the single-family residence was 30'-7".

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☒ **Administrative Adjustment 17-13-1003:** (17-13-1003-L) Applicant seeks to increase the height of the existing single-family residence by 10% or 30'-7".

☒ **Variation 17-13-1101:** When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. Seeking all relief necessary, as allowed by the code, for the attached plans.

15. 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

EDWARD MARCISZEWSKI, 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
6 day of MAY, 2025.

Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Written Notice, Form of Affidavit: Section 17-13-0107
May 21, 2025

Chairman Walter Burnett, Jr.
Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Frederick E. Agustin**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, 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 on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **4522 North Kenton Avenue, Chicago, IL**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **May 21, 2025.**

That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

Law Offices of Samuel V.P. Banks

By: _____
Frederick E. Agustin
Attorney for Applicant

Subscribed and Sworn to before me
this 6 day of MAY, 2025.

_____
Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

Via USPS First Class Mail **PUBLIC NOTICE**
May 21, 2025

Dear Sir or Madam:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about May 21, 2025, I, the undersigned, intend to file an application for a change in zoning from the RS-3 Residential Single-Unit (Detached House) District to the RS-3 Residential Single-Unit (Detached House) District, on behalf of the Applicant and Property Owner, Kenton and Kennedy LLC, for the property located at **4522 North Kenton Avenue, Chicago, IL**.

The Applicant is proposing to lawfully establish the rehab work of the existing single-family residence. The existing single-family residence with a two-car garage will remain. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-L of the Chicago Zoning Ordinance, the Applicant is seeking an Administrative Adjustment to increase the height of the existing single-family residence by 10% or 30 ft.-7 inches.

The Applicant and Property Owner, Kenton and Kennedy LLC, maintains offices at 1600 Riverside Court, Glenview, Illinois 60025.

I am the attorney for the Applicant, and I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,
Law Offices of Samuel V.P. Banks

Frederick E. Agustin
Attorney for the Applicant

***Please note the Applicant is <u>NOT</u> seeking to purchase or rezone your property.**
***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

SPIEWAK CONSULTING
PROFESSIONAL DESIGN FIRM
LICENSE NO.:184.006518
1030 W. HIGGINS RD., STE 218
PARK RIDGE, IL 60068
phone: (773) 853-2672 (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

PLAT OF SURVEY

by

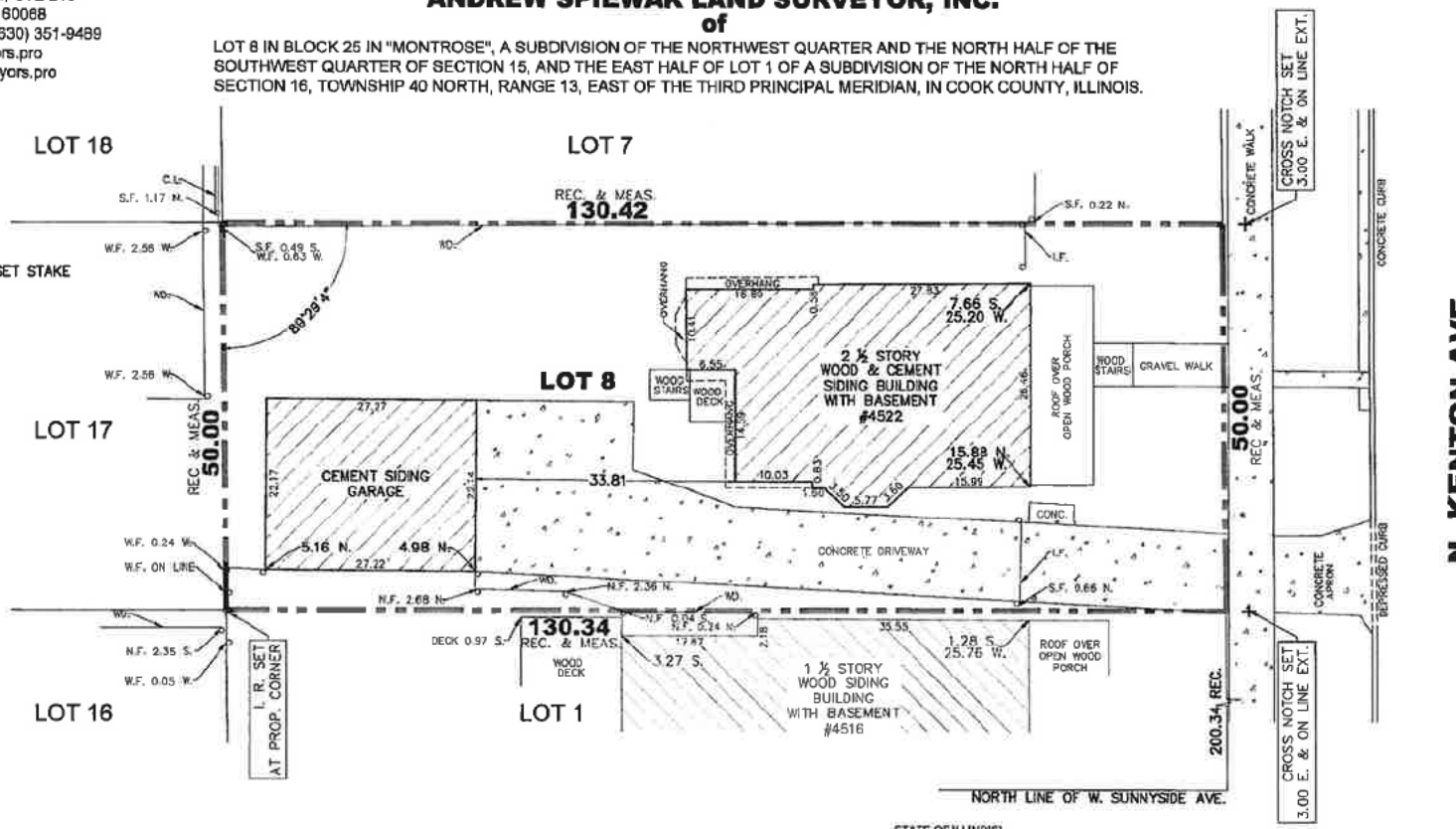
ANDREW SPIEWAK LAND SURVEYOR, INC.

of

LOT 8 IN BLOCK 25 IN "MONTROSE", A SUBDIVISION OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, AND THE EAST HALF OF LOT 1 OF A SUBDIVISION OF THE NORTH HALF OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.

NOTE:
SURVEYOR WAS UNABLE TO SET STAKE AT NORTHWEST CORNER BECAUSE OF OBSTRUCTIONS



COMMONLY KNOWN AS:
4522 N. KENTON AVE.,
CHICAGO, IL 60630
P.I.N. 13-15-120-029-0000
LAND AREA ± 6519 sq. ft.

SCALE: 1 INCH EQUALS 15 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.
ORDERED BY: _____
ORGANIZATION: ABD GROUP
SURVEYED BY: TB
DRAWN BY: JK
CHECKED BY: AFS
PROJECT No: G171-2024UPD25

LEGEND
FENCE
C.L.= CHAIN LINK FENCE, I.F.= IRON FENCE
V.F.= VINYL FENCE, WD.= WOOD FENCE
E.F.= EAST FACE, N.F.= NORTH FACE
S.F.= SOUTH FACE, W.F.= WEST FACE
(M)=MEASURED (R)= RECORD
CROSS FOUND & SET
IRON ROD FOUND O IRON ROD SET
IRON PIPE FOUND O IRON PIPE SET
BUILDING SETBACK LINE
EASEMENT LINE
PROPERTY LINE

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

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

ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE No: 184.006518 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

THE FIELD WORK WAS COMPLETED ON 20 DAY OF MARCH A.D. 2025.
DATE OF PLAT: 21 DAY OF MARCH A.D. 2025.

BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE No: 035.003178
LICENSE EXPIRES 11/30/2026

PROFESSIONAL DESIGN FIRM
LAND SURVEYING CORPORATION, No: 184.006518
LICENSE EXPIRES 04/30/2025

ANDRZEJ F. SPIEWAK
3178
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
PARK RIDGE