CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

4915 West Diversey Avenue

2. Ward Number that property is located in: 31

3. APPLICANT Renegade Dog Services LLC

ADDRESS 2227 West Belmont Avenue, FBD CITY Chicago

STATE Illinois ZIP CODE 60618 PHONE 815-215-2076

EMAIL ximena@acostaezgur.com CONTACT PERSON Ximena Castro

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 5194D LLC

ADDRESS 4915 West Diversey Avenue CITY Chicago

STATE Illinois ZIP CODE 60639 PHONE 815-215-2076

EMAIL ximena@acostaezgur.com CONTACT PERSON Ximena Castro

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

ATTORNEY Ximena Castro- Acosta Ezgur, LLC

ADDRESS

CITY Chicago STATE Illinois ZIP CODE 60642

PHONE 815-215-2076 FAX EMAIL ximena@acostaezgur.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: Dorothy Owen, Matthew Tatone

7. On what date did the owner acquire legal title to the subject property? 10/2024

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

9. Present Zoning District: B1-1 Proposed Zoning District: C1-1

10. Lot size in square feet (or dimensions): 3,102.5 square feet

11. Current Use of the Property: mixed-use building with dog grooming and day care use on ground floor and residential use above ground floor. There is a two car detached garage at the rear of the property.

12. Reason for rezoning the property: To allow kennel use at the property.

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 property is improved with a two-story mixed use building that includes approximately 900.0 square feet of ground floor commercial use, one residential unit on the second floor, and a two car detached garage at the rear of the property. The ground floor of the main building includes a dog grooming and day care business. The Applicant seeks to rezone the property to allow kennel use as part of the existing dog business. The second floor residential unit will remain. The height of the building (approximately 25.0 feet) will remain. Existing parking will remain. There will be no additional parking. No building additions to the building are proposed.

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:**

☐ **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.**

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.city ofchicago.org/ ARO for more information). Is this project subject to the ARO? YES ☐ NO ☑

COUNTY OF COOK
STATE OF ILLINOIS

Renegade Dog Services 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

By: Dorothy Owen,
Manager of Applicant

Subscribed and Sworn to before me this
8th day of March, 2025

Jasmeka D. Boyd
Notary Public

OFFICIAL SEAL
JASMEKA N BOYD
Notary Public, State of Illinois
Commission No. 0984812
My Commission Expires
January 04, 2028

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

ACOSTA EZGUR, LLC
1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

May 21, 2025

Chairman Burnett
Committee on Zoning, Landmarks & Building Standards
City Hall
121 North LaSalle Street
Chicago, Illinois 60602

The undersigned, Rolando Acosta, 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 Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners, pursuant to the tax records of the Cook County Assessor, of the property within the subject property not solely owned by the Applicant, and those of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, alleys and other public ways, for 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 subject property is bounded by:

> West Diversey Avenue; a line 150.0 feet west of and parallel to North Lamon Avenue; the public alley next south of and parallel to West Diversey Avenue; and a line 175.0 feet west of and parallel to North Lamon Avenue

and has the address of 4915 West Diversey Avenue, Chicago, Illinois 60639.

The undersigned certifies that the notice contained the address and description 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 May 21, 2025.

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 property is a complete list containing the names and addresses of the people required to be served.

Sincerely,

Rolando R. Acosta, Attorney for the Applicant

Subscribed and sworn to before me this 21st day of May 2025.

Notary Public

MATTHEW CASTRO
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 28, 2027

ACOSTA EZGUR, LLC
1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

May 21, 2025

Dear 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 May 21, 2025, the undersigned will file an application for a change in zoning from a current B1-1, **Neighborhood Shopping District** to a C1-1, **Neighborhood Commercial District** on behalf of Renegade Dog Services LLC (the "Applicant") for the property located at 4915 West Diversey Avenue, Chicago, Illinois 60618. The property is bounded by:

> West Diversey Avenue; a line 150.0 feet west of and parallel to North Lamon Avenue; the public alley next south of and parallel to West Diversey Avenue; and a line 175.0 feet west of and parallel to North Lamon Avenue.

The property is improved with a two-story mixed use building that includes approximately 900.0 square feet of ground floor commercial use, one residential unit on the second floor, and a two car detached garage at the rear of the property. The ground floor of the main building includes a dog grooming and day care business. The Applicant seeks to rezone the property to allow kennel use as part of the existing dog business. The second floor residential unit will remain. The height of the building (approximately 25.0 feet) will remain. Existing parking will remain. There will be no additional parking. No building additions to the building are proposed.

The Applicant has a business address at 2227 West Belmont Avenue, FBD, Chicago, Illinois 60618. The Owner of the property is 5194D LLC, with a business address at 4915 West Diversey Avenue, Chicago, Illinois 60639, and has authorized the Applicant to file the application. The contact person for this application is Ximena Castro, with a business address at 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Ximena Castro at 872-215-2076 or at ximena@acostaezgur.com.

Please note that 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

Sincerely,

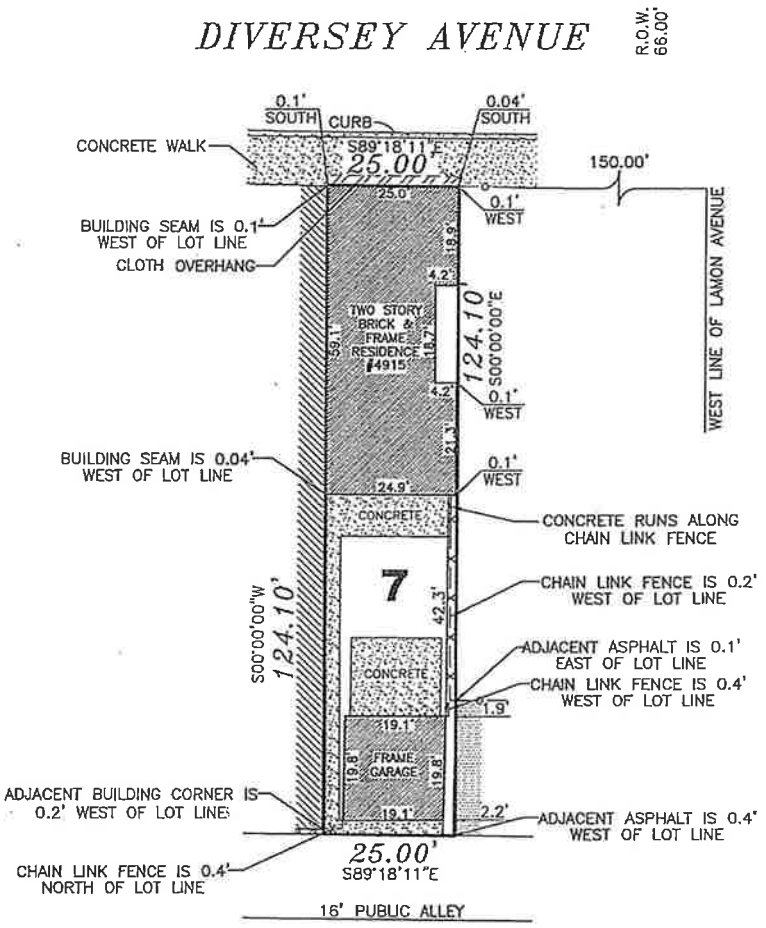
Ximena Castro
Zoning Attorney for the Applicant

PLAT OF SURVEY

OF

LOT 7 IN BLOCK 2 IN EDWARD F. KENNEDY'S RESUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 4915 WEST DIVERSEY AVENUE



AREA OF SURVEY = 3102 SQ.FT.
BASIS OF BEARINGS: ASSUMED

N
W E
S

1" = 20'
SCALE

CLIENT: GARZA LAW

JNT LAND SURVEYING SERVICES INC.

15935 S. BELL ROAD (708) 645-1136
HOMER GLEN, IL. 60491 FAX (708) 645-1138
WWW.JNTLANDSURVEY.COM

STEVEN J. NAGEL
035-3354
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
HOMERGLEN ILLINOIS

PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO.
184.004450
EXPIRES 4/30/25

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
LICENSE EXPIRES 11/30/24

STATE OF ILLINOIS } S. S.
COUNTY OF WILL }

FIELD WORK COMPLETED ON 17TH DAY OF OCTOBER, 2024.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 22ND Day of OCTOBER, 2024.

Steven Nagel
IPLS No. 3354

SURVEY NO. 24-10-050

5194D LLC

4915 West Diversey Avenue, Chicago, Illinois 60639

March 7, 2025

Patrick Murphey
Zoning Administrator
City of Chicago
City Hall – Room 905
121 North LaSalle Street
Chicago, Illinois 60602

Re: Rezoning Application for the property located at 4915 West Diversey Avenue, Chicago, Illinois 60618 ("Property")

Dear Zoning Administrator Murphey:

5194D LLC is the owner ("Owner") of the above referenced Property. The Owner has authorized Renegade Dog Services LLC ("Applicant") to file a rezoning application for the Property and to take any necessary actions in connections with said application.

Sincerely,

5194D LLC
By: Matthew Tatone, Manager