#22458
INTRO DATE
MAY 22, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   3842 South Hermitage Avenue

2. Ward Number that property is located in: 12

3. APPLICANT Juan Manzano

   ADDRESS 3842 South Hermitage Avenue CITY Chicago

   STATE Illinois ZIP CODE 60609 PHONE 872-215-2076

   EMAIL ximena@acostaezgur.com CONTACT PERSON Ximena Castro

4. Is the applicant the owner of the property? YES [X] 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 _____

   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 Ximena Castro- Acosta Ezgur, LLC

   ADDRESS 1030 West Chicago Avenue, 3rd Floor

   CITY Chicago STATE Illinois ZIP CODE 60642

   PHONE 872-215-2076 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: N/A

7. On what date did the owner acquire legal title to the subject property? 03/25/2004

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

9. Present Zoning District: RS-3 Proposed Zoning District: RM-4.5

10. Lot size in square feet (or dimensions): 3,372.03 square feet

11. Current Use of the Property: three-and-a-half story residential building with two legal units and two illegal units.

12. Reason for rezoning the property: to allow for interior renovation of the building and legalize the two non-conforming units for a total of four units on 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 subject property is improved with a three-and-a-half story residential building (approx. 42.0' tall) with basement. The building includes two legal units and two illegal units. There is no garage and there are two surface parking spaces. The Applicant seeks to do interior renovations to the building and seeks to rezone the property to legalize the two illegal units for a total of four units on the property. The Applicant also proposes to build a two-car garage.

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.cityofchicago.org/ARO for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Juan Manzano, 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
08 day of May, 20 24.

Official Seal
Estela Richards
Notary Public State of Illinois
My Commission Expires 04/06/2025

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887 FAX: (224) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

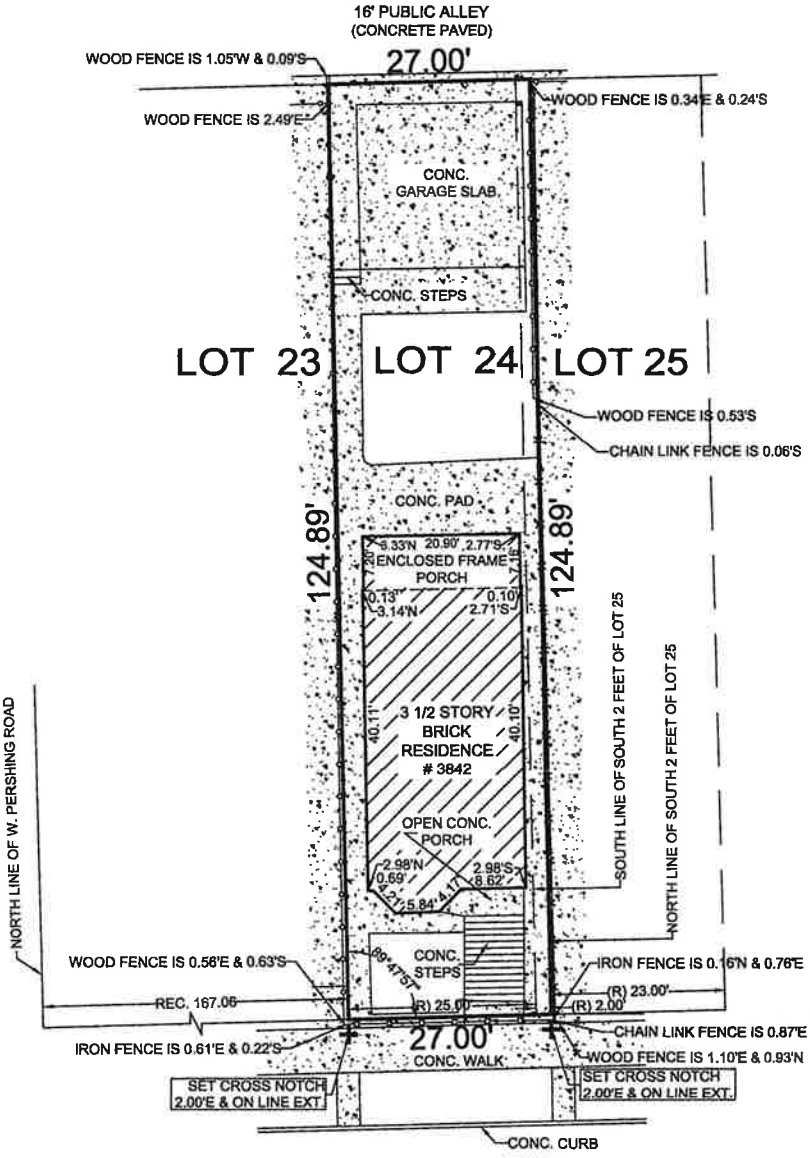
PLAT OF SURVEY

OF

LOT 24 AND THE SOUTH 2 FEET OF LOT 25 IN RICHERT'S RESUBDIVISION OF LOTS 12 TO 49, BOTH INCLUSIVE, AND THE UNVACTED ALLEY LYING BETWEEN SAID LOTS IN THE SUBDIVISION OF THE WEST 1/2 OF BLOCK 35 OF THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 3842 S. HERMITAGE AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER: 17- 31 - 428 - 033 - 0000



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED 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 SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290
LICENSE EXPIRES: NOVEMBER 30, 2025
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2026

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

☐ CHECK (√) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

ORDERED BY:
JUAN MANZANO
DATE : AUGUST 9, 2023
SCALE : 1" = 15'
ORDER No.: 2023 - 31122

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS)

COUNTY OF COOK)

I, ROY G. LAWNICZAK DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

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

May 22, 2024

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 22, 2024, the undersigned will file an application for a change in zoning from an RS-3 Residential Single-Unit (Detached House) District to an RM-4.5 Residential Multi-Unit District on behalf of Juan Manzano (the "Applicant") for the property located at 3842 South Hermitage Avenue, Chicago, Illinois 60609. The property is bounded by:

> a line 192.06 north of and parallel to West Pershing Road; South Hermitage Avenue; a line 167.06 north of and parallel to West Pershing Road; and the public alley next west of and parallel to South Hermitage Avenue

The subject property is improved with a three-and-a-half story residential building (approx. 42.0' tall) with basement that includes two legal units and two illegal units. There are two surface parking spaces. The Applicant seeks to do interior renovations to the building and seeks to rezone the property to legalize the two illegal units for a total of four units on the property. The Applicant also proposes to build a two-car garage.

The Applicant is located at 3842 South Hermitage Avenue, Chicago, Illinois 60609. The Applicant is the Owner of the property. The contact person for this application is Ximena Castro, 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 to be rezoned.

Ximena Castro
Attorney for the Applicant

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

May 22, 2024

Chairman
Committee on Zoning, Landmarks, and Building Standards
121 North LaSalle Street,
Chicago, Illinois 60602

Dear Chairman,

The undersigned, Ximena Castro, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she 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:

> a line 192.06 north of and parallel to West Pershing Road; South Hermitage Avenue; a line 167.06 north of and parallel to West Pershing Road; and the public alley next west of and parallel to South Hermitage Avenue

and has the address of 3842 South Hermitage Avenue, Chicago, Illinois 60609.

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 22, 2024.

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.

Castro
By: Ximena Castro

Subscribed and sworn to before me this May 22, 2024.

Estela Richards
Notary Public

Official Seal
Estela Richards
Notary Public State of Illinois
My Commission Expires 04/06/2025