CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

3340 West North Avenue

2. Ward Number that property is located in: 26

3. APPLICANT Jamie Dejuras

ADDRESS [redacted] CITY [redacted]

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

EMAIL [redacted] CONTACT PERSON Jamie Dejuras

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 Same

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 Amy Kurson

ADDRESS 216 South Jefferson Street, Suite 602

CITY Chicago STATE Illinois ZIP CODE 60661

PHONE 847-722-3744 FAX EMAIL akurson@rkchicago.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: _____

7. On what date did the owner acquire legal title to the subject property? 4/27/2023

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

9. Present Zoning District: M1-1 Proposed Zoning District: B3-2

10. Lot size in square feet (or dimensions): 19,113 sq. ft. (eastern lot)

11. Current Use of the Property: Vacant parcels

12. Reason for rezoning the property: To allow for multi-tenant building in the future in the eastern lot.

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 eastern lot will have a newly-constructed Dunkin' Donuts/Baskin Robbins with a drive-through. The 3,776 sq. ft., 19' building will have 11 parking spaces. Applicant will seek a special use approval for the drive-through.

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

Jamie Dejuras , 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 29th day of April , 2025

Official Seal
MA PATRICIA ECALNE ARCANGEL
Notary Public, State of Illinois
Commission No. 977357
My Commission Expires August 30, 2027

Notary Public

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

Date: April 29, 2025

Chairman, Committee on Zoning
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

The undersigned, Amy Kurson, being first duly sworn on oath deposes and states the following:

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 of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or 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 undersigned certifies that the notice contained the address 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 site is a complete list containing the names and addresses of the people required to be served.

Amy Kurson

Signature
Attorney for Applicant

Subscribed and Sworn to before me this
29th day of April, 25

Notary Public

Official Seal
MA PATRICIA ECALNE ARCANGEL
Notary Public, State of Illinois
Commission No. 977357
My Commission Expires August 30, 2027

REYES KURSON

LETTER TO SURROUNDING PROPERTY OWNERS

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 M1-1, Limited Manufacturing/Business Park District, to B3-2 Community Shopping District, on behalf of Jamie Dejuras for the property located at 3340 West North Avenue, Chicago, Illinois 60647.

The applicant intends to use the subject property to construct a new Dunkin' Donuts and Baskin Robbins with a drive-through.

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.

Very truly yours,

Amy Kurson

Amy Kurson, attorney for Applicant
akurson@rkchicago.com

GREMLEY & BIEDERMANN

A Division of
PLCS Corporation
License No. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 North Ravenswood Avenue, Chicago, IL 60640
Telephone: (773) 685-5102 Email: INFO@PLCS-Survey.com

ALTA / NSPS Land Title Survey

PARCEL 1:
THE WEST HALF OF LOT 27 AND ALL OF LOTS 28 AND 29 IN DELAMATER'S RESUBDIVISION OF BLOCK 22 OF E. SIMON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2
LOT 30 IN DELAMATER'S RESUBDIVISION OF BLOCK 22 OF E. SIMON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 **EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PARCEL 3
LOTS 31 AND 32 IN DELAMATER'S RESUBDIVISION OF BLOCK 22 OF E. SIMON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

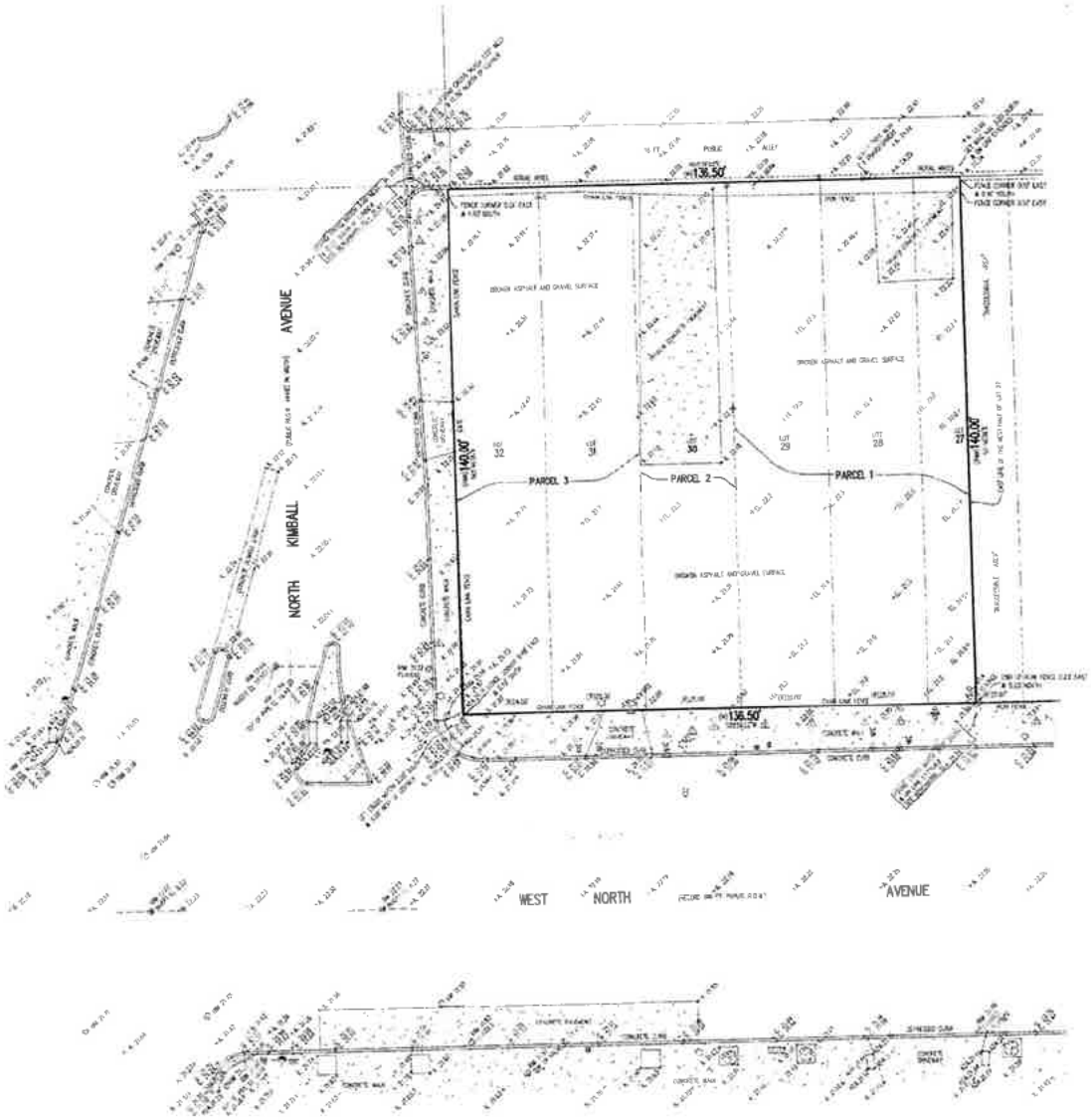
CONTAINING 19,109 SQUARE FEET OR 0.438 ACRES MORE OR LESS

LEGEND

- Storm CB
- San Sewer Combo MH
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Telephone MH
- Utility Pole
- Guy Anchor
- Electric MH
- Electric Light Pole
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Gas Hand Hole
- Tree – Deciduous
- Sign Post
- Bumper Post
- Bike Rack
- Unclassified Manhole
- Cut Cross
- JULIE Mark – Gas
- JULIE Mark – Electric
- JULIE Mark – Water

A =ASPHALT ELEVATION
GR =GRAVEL ELEVATION
FFE =FINISHED FLOOR ELEVATION
W =WALK ELEVATION
X =CONCRETE ELEVATION
TOE =TOP OF SLOPE ELEVATION
TOB =TOP OF BANK ELEVATION
C =CURB ELEVATION
G =GUTTER ELEVATION
EL =ELEVATION

GRAPHIC SCALE
15 0 7.5 15
(IN FEET)
1" = 15'



SURVEY NOTES

SURVEYOR'S LICENSE EXPIRES November 30, 2020

Note (M&M) denotes Records and Measured distances respectively

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any discrepancy BEFORE damage is done.

For convenience, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be obtained by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Base, Elevation Datum and Coordinate Datum, if used, is ASSUMED.

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SURVEY NOTES

UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Call DIGGER - (312) 744-7000 within the City of Chicago.

Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

PRIMARY BENCHMARK
CHICAGO BENCH MARK # 4684
ELEVATION = 22.266 (ABOVE CHICAGO CITY DATUM)
LOCATION: N. KIMBALL AVENUE AND W. BLOOMINGDALE AVENUE
(S.W. CORNER)
ABOUT ON THE SOUTH LINE OF W. BLOOMINGDALE AVENUE
ABOUT 9-FEET WEST OF THE WEST LINE OF N KIMBALL AVENUE.

MARK CUT ON STONE WATER TABLE NEAR NORTHEAST CORNER OF 4 STORY BRICK BUILDING (1750 N. KIMBALL AVENUE) MARK IS 1.1 FEET ABOVE GROUND.

SECONDARY BENCHMARK
CITY OF CHICAGO STANDARD BENCHMARK #660
ELEVATION 18.736
60.0 FEET NORTH OF THE NORTH LINE OF W. NORTH AVENUE
100 FEET EAST OF THE WEST LINE OF N. TROY STREET

State of Illinois)
County of Cook)ss

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that said plat hereon drawn is a correct representation of said survey completed to a temperature of 62° Fahrenheit.

Field measurements completed on October 22, 2020.

Signed on November 2, 2020.

By: _____

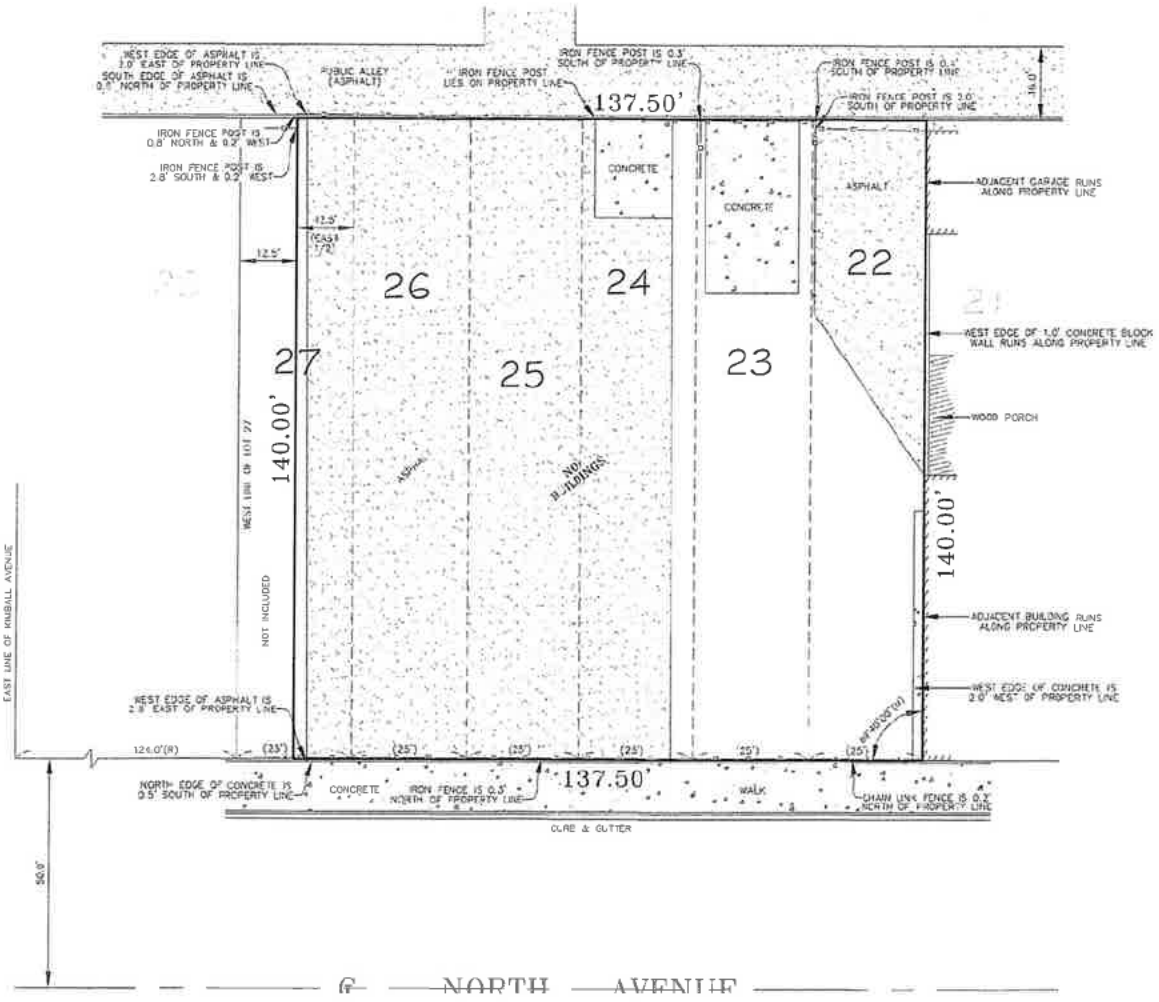
Professional Illinois Land Surveyor No. 2962
This professional service conforms to the current Illinois minimum standards for a boundary survey

ORDERED BY: SPLIT LEGALS CONSULTING ENGINEERS | CHECKED | DRAWN
ADDRESS: 5751 WEST NORTH AVENUE | | KL

GREMLEY & BIEDERMANN
PLCS Corporation
License No. 184-005332
4505 North Ravenswood Avenue, Chicago, IL 60640
Telephone: (773) 685-5102 Email: INFO@PLCS-Survey.com

ORDER NO: 2020-28307-001
SCALE: 1 inch = 15 feet
FIELD WORK COMPLETED: 10/22/20
PAGE NO: 1 OF 1

S:\SURVEY\2020\11-Nov\28307-001.dwg


WEST EDGE OF ASPHALT IS 2.0' EAST OF PROPERTY LINE
SOUTH EDGE OF ASPHALT IS 0.5' NORTH OF PROPERTY LINE
PUBLIC ALLEY (ASPHALT)
IRON FENCE POST LIES ON PROPERTY LINE
IRON FENCE POST IS 0.3' SOUTH OF PROPERTY LINE
137.50'
IRON FENCE POST IS 0.2' SOUTH OF PROPERTY LINE
IRON FENCE POST IS 3.0' SOUTH OF PROPERTY LINE
14.0'
IRON FENCE POST IS 0.8' NORTH & 0.2' WEST
IRON FENCE POST IS 2.8' SOUTH & 0.2' WEST
CONCRETE
CONCRETE
ASPHALT
ADJACENT GARAGE RUNS ALONG PROPERTY LINE
12.5'
(CAST 1/2')
12.5'
26
24
22
27
25
23
WEST EDGE OF 1.0' CONCRETE BLOCK WALL RUNS ALONG PROPERTY LINE
WOOD PORCH
140.00'
ASPHALT
NO BUILDINGS
WEST LINE OF LOT 27
NOT INCLUDED
140.00'
ADJACENT BUILDING RUNS ALONG PROPERTY LINE
EAST LINE OF KIMBALL AVENUE
WEST EDGE OF CONCRETE IS 2.0' WEST OF PROPERTY LINE
WEST EDGE OF ASPHALT IS 2.8' EAST OF PROPERTY LINE
124.0'(R)
(25')
(25')
(25')
(25')
(25')
(25')
137.50'
NORTH EDGE OF CONCRETE IS 0.5' SOUTH OF PROPERTY LINE
CONCRETE
IRON FENCE IS 0.3' NORTH OF PROPERTY LINE
WALK
CHAIN LINK FENCE IS 0.3' NORTH OF PROPERTY LINE
CURB & GUTTER
50.0'
NORTH AVENUE