CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   8521 S. Burley Avenue, Chicago, IL

2. Ward Number that property is located in: 10

3. APPLICANT Elizabeth Perez

   ADDRESS [redacted] CITY [redacted]

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

   EMAIL [redacted] CONTACT PERSON Elizabeth Perez

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 Law Offices of Sam Banks, Frederick E. Agustin

   ADDRESS 221 N. LaSalle St., 38th Floor

   CITY Chicago STATE IL 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: NA

7. On what date did the owner acquire legal title to the subject property? 2/25/1998

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

9. Present Zoning District: RT-4 District Proposed Zoning District: B2-1 District

10. Lot size in square feet (or dimensions): 12,500 sq. ft.

11. Current Use of the Property: The subject property is currently improved with a mixed-use building with commercial space at the front of the building and a dwelling unit at the rear of the building.

12. Reason for rezoning the property: Existing mixed-use building will remain. The commercial space at the front of the building is currently vacant. The rezoning will allow the space to be used as commercial and office.

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 mixed-use building will remain. The commercial space at the front of the building is currently vacant. The rezoning will allow the space to be used as commercial and office. The size of the commercial space contains around 1,000 sq. ft. The height of the existing building is around 30'.

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

ELIZABETH PEREZ, 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.

Elizabeth Perez

Signature of Applicant

Subscribed and Sworn to before me this 4 day of SEPTEMBER, 2025.

Nicole Lopatinsky

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
September 25, 2025

Acting Chairman
Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Frederick 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 **8521 South Burley 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 **September 25, 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 8 day of SEPTEMBER, 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
September 25, 2025

PUBLIC NOTICE

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 September 25, 2025, I, the undersigned, intend to file an application for a change in zoning from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-1 Neighborhood Mixed-Use District, on behalf of the Applicant and Property Owner, Elizabeth Perez, for the property located at **8521 South Burley Avenue, Chicago, IL**.

The Applicant is seeking a rezoning in order to allow the commercial space within the existing mixed-use building to be used as a commercial and office space. The proposed new commercial/office space will contain approximately 1,000 sq. ft. of floor area. The existing mixed-use building is approximately 30 ft. in heigh and will remain without change.

The Applicant and Property Owner, Elizabeth Perez, can be located at [redacted]

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 NOT 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.**

JOSEPH P. KNIGHT & ASSOC. LTD.

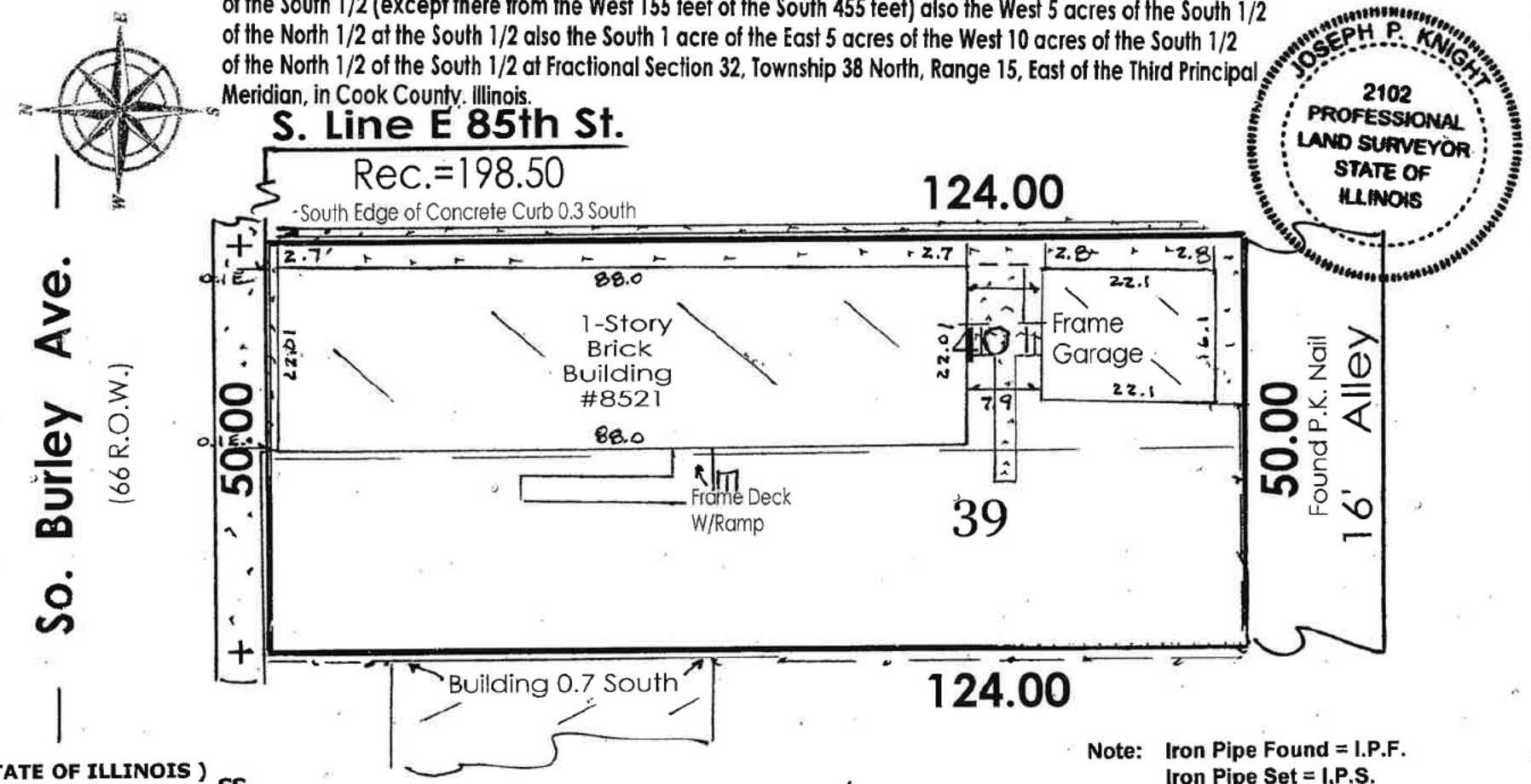
REGISTERED PROFESSIONAL ENGINEER
REGISTERED LAND SURVEYOR

11350 SO. WINDS CROSSING
ORLAND PARK, ILLINOIS 60467
PHONE: 708.388.8483
KNIGHTSURVEYORS@AOL.COM

PLAT OF SURVEY

Lots 39 and 40 in Block 5 in Mary P.M. Palmer's Addition to South Chicago, being a subdivision of the North 1/2 of the South 1/2 (except there from the West 155 feet of the South 455 feet) also the West 5 acres of the South 1/2 of the North 1/2 at the South 1/2 also the South 1 acre of the East 5 acres of the West 10 acres of the South 1/2 of the North 1/2 of the South 1/2 at Fractional Section 32, Township 38 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

JOSEPH P. KNIGHT
2102
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS



STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Joseph P. Knight, hereby certify that I have Surveyed the above described tract of land and that this Plat is a correct representation of said survey. This Professional service conforms to the current Illinois minimum standards for a Boundary Survey State of Illinois Professional Design Firm # 184-002803. Expires 04/30/2027.

Joseph P. Knight

IRLS # 2102

Scale: 1" = 20'

Dimensions are given in feet decimal parts thereof and corrected to 68 degree Fahrenheit. Compare all points before building and report at once if any difference exists between the points shown hereon. For easements and building line restrictions consult Deed or Title Policy. Lot corners have not been restaked unless otherwise indicated.

Note: Iron Pipe Found = I.P.F.
Iron Pipe Set = I.P.S.

At Clients Request Lot was Restaked X

At Clients Request Lot was NOT Restaked ____

Date June 24, 2025

Order # 619 K5213

Survey for Goldrick Atty

JOSEPH P. KNIGHT & ASSOC. LTD.

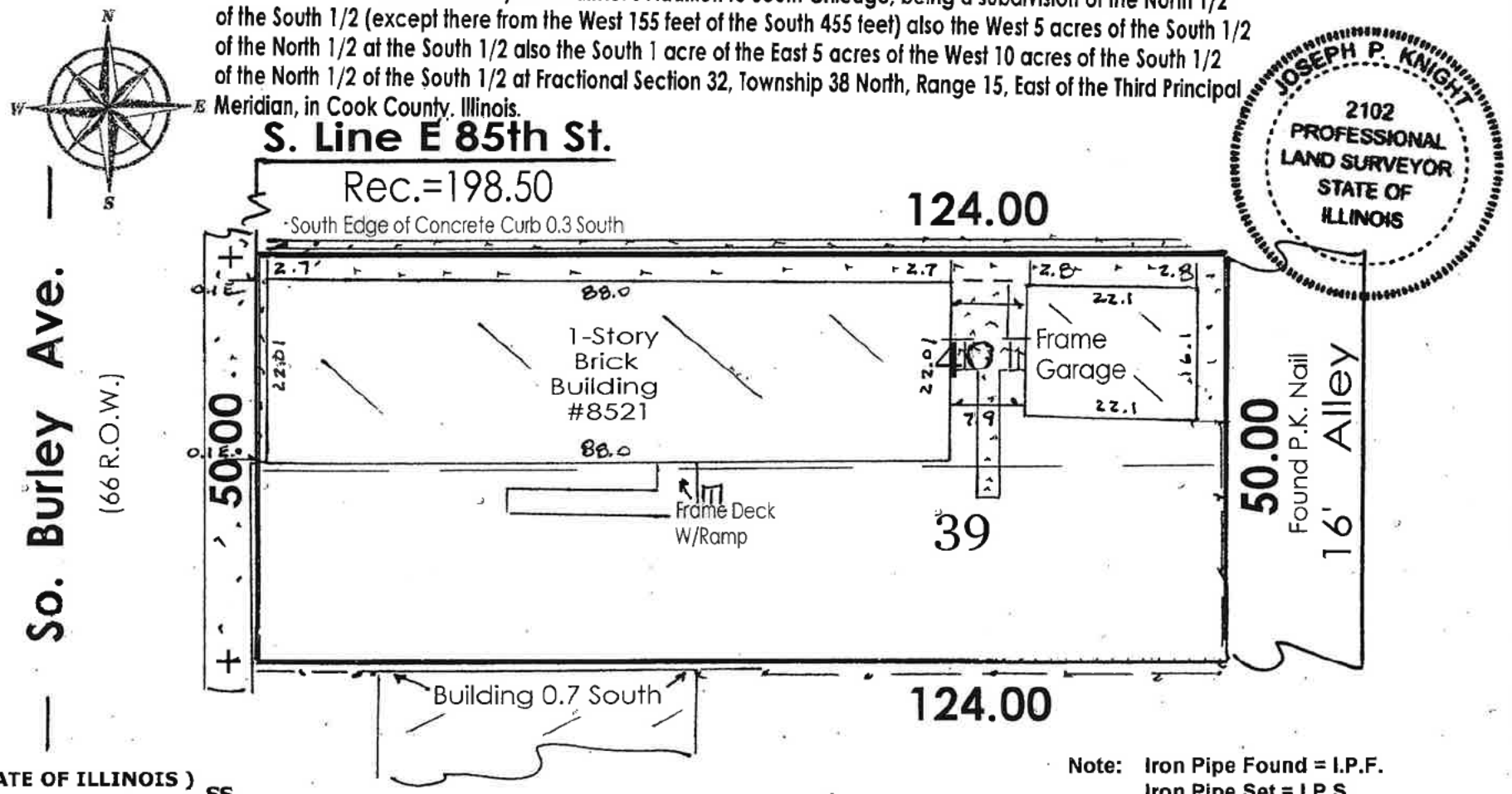
REGISTERED PROFESSIONAL ENGINEER
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