#22391-T1
INTRO DATE
MARCH 20, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1800 - 1804 N Monticello Avenue, Chicago, Illinois

2. Ward Number that property is located in: 26th Ward

3. APPLICANT William Aquino

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE 312-782-1983

EMAIL fred@sambankslaw.com CONTACT PERSON Frederick E. Agustin - Attorney for Applicant

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 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 _____ 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: N/A

7. On what date did the owner acquire legal title to the subject property? March 2000

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): 6,275 sq. ft.

11. Current Use of the Property: The subject property consists of two contiguous lots of record. Both lots are presently vacant and unimproved.

12. Reason for rezoning the property: The Applicant is seeking a Zoning Map Amendment in order to permit the construction of two new three-story multi-unit residential buildings each containing three dwelling units.

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 Applicant is seeking a zoning change to permit the construction of two new three-story multi-unit residential buildings, each consisting of three dwelling units. There will also be a total of six (6) off-street parking spaces. The footprint and height of the proposed buildings will be 38 ft.

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

I, William Aquino, being first duly sworn on oath, state that all the above statements and the statements contained in the documents submitted herewith are, to the best of my knowledge, true and correct.

William Aquino
Signature of Applicant

Subscribed and Sworn to before me this
10th day of January 2024.

OFFICIAL SEAL
Nicholas Ftikas
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires September 28, 2024

Nicholas Ftikas
Notary Public

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

To whom it may concern:

I, William Aquino, owner and Applicant concerning the subject property located at 1800-04 N. Monticello Ave., Chicago, IL, authorize the Law Offices of Samuel V.P. Banks to file a Zoning Amendment Application with the City of Chicago for that property.

William Aquino

William Aquino 1/10/2024

Date

**Written Notice, Form of Affidavit: Section 17-13-0107**
March 14, 2024

Chairman, 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 **1800-04 N. Monticello Ave., 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 **March 20, 2024.**

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 19 day of MARCH, 2024.

_____
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*
March 14, 2024

**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 March 20, 2024, I, the undersigned, intend to file an application for a change in zoning from the RS-3 Residential Single-Unit District to the RM-4.5 Residential Multi-Unit District, on behalf of the Property Owner and Applicant, William Aquino, for the property located at **1800-04 N. Monticello Ave., Chicago, IL**.

The Applicant is seeking the change in order to permit the construction of two (2) new three-story multi-unit residential buildings each contain three (3) dwelling units and three (3) off-street parking spaces.

The Property Owner and Applicant, William Aquino, is located at [redacted]

I am the attorney for the Property Owner and Applicant. 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.**

# PLAT OF SURVEY

## L. R. PASS & ASSOCIATES
Professional Land Surveyors

*Plat of Surveys*
*Topography*
*Mortgage*
*Inspection*
*Condominiums*
*Land Development*
*Legal Descriptions*

LOT 30 IN BLOCK 3 IN NORTH WESTERNS SUBDIVISION OF ALL THAT PART O OF THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF AND ADJOINING THE NORTH 430 FEET OF SAID TRACT EXCEPT A STRIP OF LAND 50 FEET WIDE OFF THE SOUTH AND DEEDED TO CHICAGO AND PACIFIC RAILROAD, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 1804 N MONTICELLO AVE, CHICAGO, IL 60647)

AREA= 3,137.50 SQ. FT. (MORE OR LESS)
PERIMETER= 301 FT. (MORE OR LESS)
ACREAGE= 0.0720270 (MORE OR LESS)

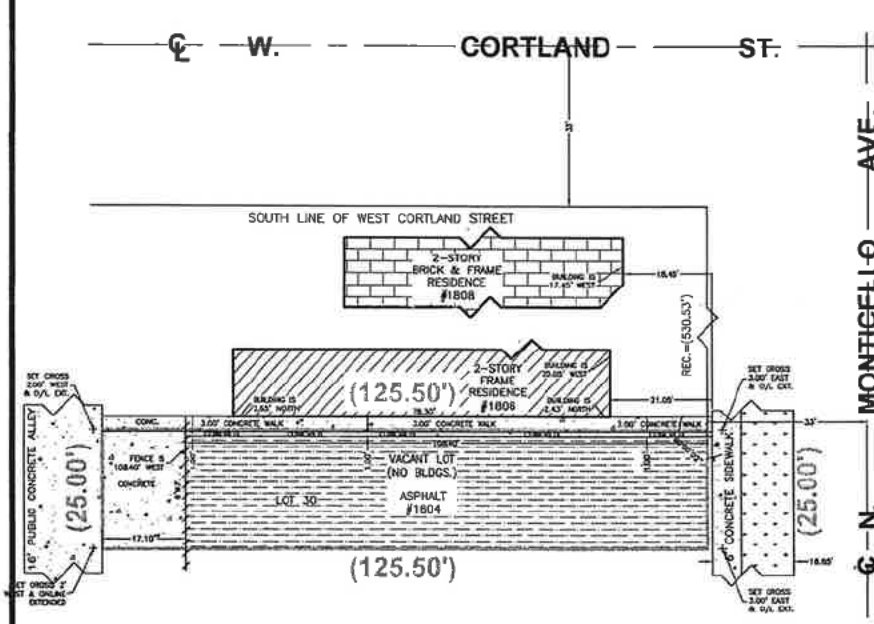
SCALE: 1"=20'




VICINITY MAP



FRONT VIEW




LEGEND

| | |
|---|---|
| | METAL FENCE |
| | PLASTIC FENCE |
| ● | FENCE POST (F.P.) |
| o | "MAG" NAIL SET |
| o | SET IRON PIPE |
| • | IRON PIPE FOUND |
| + | CUT CROSS– FOUND OR SET |
| | PROPERTY LINE |
| (140.45) | RECORDED DATA |
| 140.45 | MEASURED DIMENSION |
| | NOTCH |
| | WOOD & METAL FENCE (W.M.F.) |
| | WOOD FENCE (W.F.) |
| X | CHAIN LINK FENCE (C.L.F.) |
| | WROUGHT IRON FENCE (W.I.F.) |
| ●●● | 5 NAILS (SET) |

*UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.*

*THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.*

PROFESSIONAL LAND SURVEYOR
LEON R PASS
035-003083
CHICAGO
ILLINOIS

*COMPARE ALL POINTS BEFORE BUILDING, AND ANY CHANGES SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE.*
*CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.*
*PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON.*
*PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.*
*ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.*

*STATE OF ILLINOIS }*
*COUNTY OF COOK }*

*WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.*

*GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF SEPTEMBER 2023.*

*LICENSE EXPIRATION DATE: 11/30/24*


*P.O. Box 43559*
*Chicago, Illinois 60643*
*TEL.: (773) 779-1700 Fax: (773) 779-9143*
*E-mail: lrpassassoc@yahoo.com*


| | |
|---|---|
| LEP JAN DRAFTING SERVICES | |
| P.I.N.# | 13-35-313-042-0000 |
| CHECKED BY: L.R.P. | FIELD DATE: 09-19-2023 |
| BOOK NO.: C.P. | SURVEYOR: D.S. |
| PROJECT NO.: 2309-0115 | SCALE: 1"=20' |


*J.R., © 2023 L.R. PASS & ASSOCIATES P.C. ALL RIGHTS RESERVED.*

# PLAT OF SURVEY

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Professional Land Surveyors

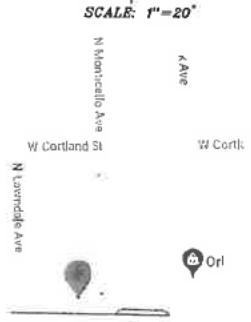
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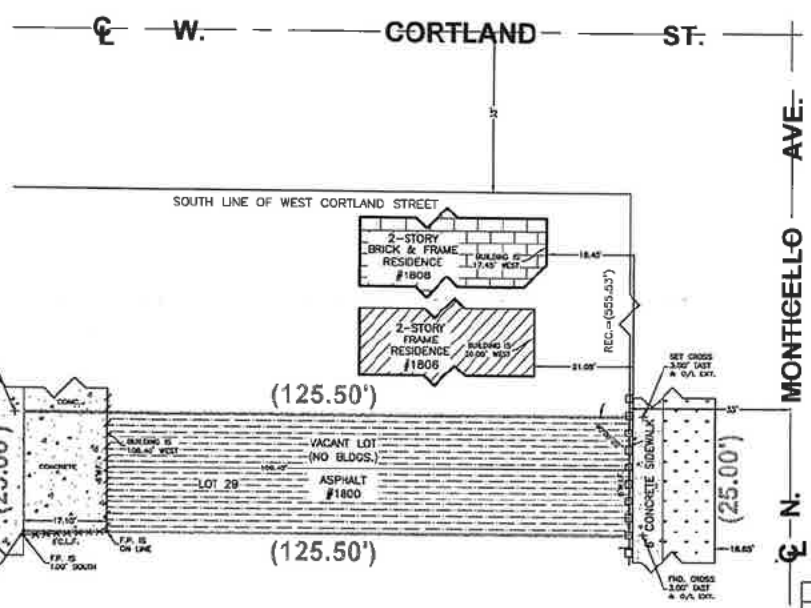
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PROFESSIONAL LAND SURVEYOR
LEON R PASS
035-003083
CHICAGO
ILLINOIS
STATE OF ILLINOIS


P.O. Box 43659
Chicago, Illinois 60643
TEL.: (773) 779-1700 Fax: (773) 779-9143
E-mail: lrpassassoc@yahoo.com


LEP JAN DRAFTING SERVICES

| | |
|---|---|
| P.I.N.# | 13-35-313-043-0000 |
| CHECKED BY: L.R.P. | FIELD DATE: 08-19-2023 |
| BOOK NO.: G.P. | SURVEYOR: D.S. |
| PROJECT NO.: 2309-0117 | SCALE: 1"=20' |


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