#22568-T1
INTRO DATE
SEPT 18, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   3325-31 N. Whipple Street, Chicago, IL

2. Ward Number that property is located in: 33rd Ward

3. APPLICANT Maslanka Investmnets, LLC

   ADDRESS [redacted] CITY [redacted]

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

   EMAIL fred@sambankslaw.com CONTACT PERSON Frederick E. Agustin

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 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? September 2022

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

9. Present Zoning District: RS3 District Proposed Zoning District: RM4.5 District

10. Lot size in square feet (or dimensions): 8,924.50 SF

11. Current Use of the Property: Existing 2.5 story residential building containing 2 dwelling units and a detached garage at the rear, as well as another existing 2.5 story residential building containing 2 dwelling units and a detached garage at the rear.

12. Reason for rezoning the property: The existing residential buildings along with the rear 2-car garages will remain. The plan is to re-subdivide the property into 3 separate lots. A new 3-story residential building containing 3 dwelling units and 2-car garage will be developed.

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 residential buildings will remain. The plan is to resubdivide the property into 3 seperate lots. The 3rd lot, which will be 3327 N. Whipple will be redeveloped with a new 3-story residential building containing 3 dwelling units and a new 2-car garage at the rear. The height of the new residential building will be 38'-8".

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.** (17-13-1101-B) For 3331 N. Whipple, relief to the combined side setback requirement of 4.6' to 2'-2", north side setback from the required 2' to 0'-1" (south side will be at 2'-1"). For 3327 N. Whipple, relief to the combined side setback requirement of 4.6' to 4', north side setback from the required 2' to 1' (south side setback will remain at 3') and parking from the required 3 spaces to 2 spaces. For 3325 N. Whipple, relief to combined side setback of 5'-3" to 4'-3".

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 ☒

DocuSign Envelope ID: 3B17FBB0-AB26-481F-8FB7-A0D1FA4212E8

COUNTY OF COOK
STATE OF ILLINOIS

Maslanka Investments, 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.

DocuSigned by:
Joseph Maslanka
4A4D8E05EE41476...
Signature of Applicant

Subscribed and Sworn to before me this
3rd day of September, 2024.

Notary Public

Official Seal
Frederick E Agustin
Notary Public State of Illinois
My Commission Expires 7/1/2026

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONALS ASSOCIATED SURVEY, INC.
PROFESSIONAL DESIGN FIRM NO. 184-003023

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712
www.professionalsassociated.com

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: pa@professionalsassociated.com

PLAT OF SURVEY

OF

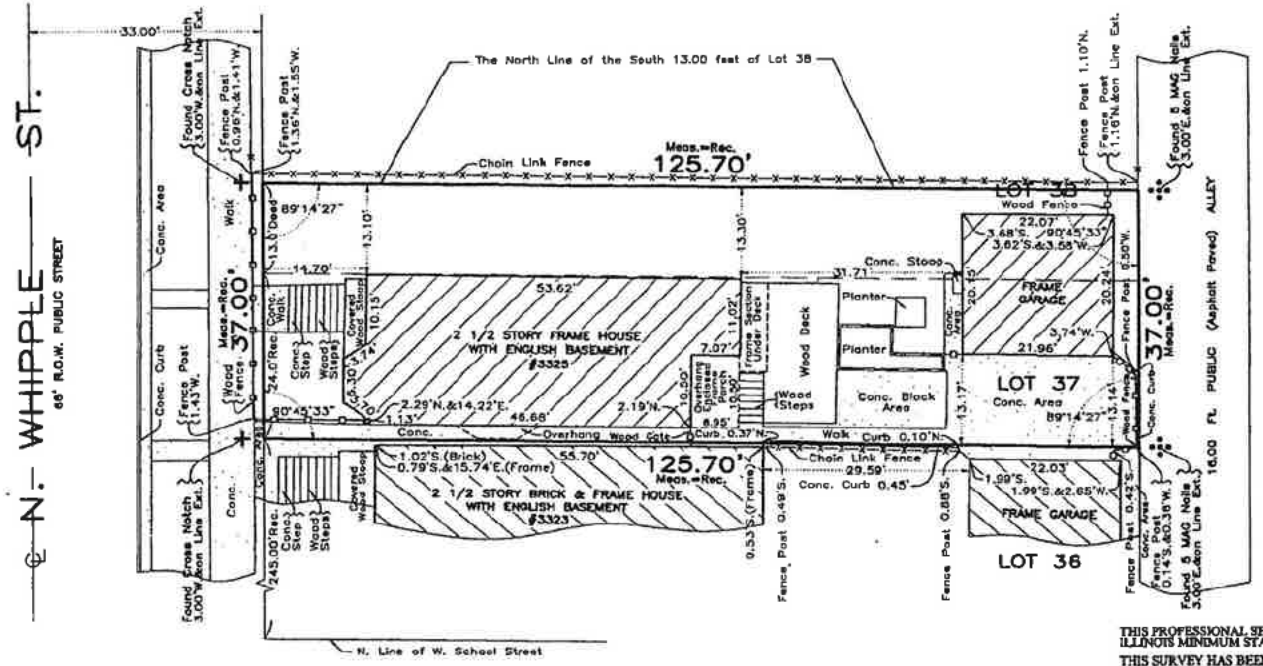
LOT 37 AND THE SOUTH 13 FEET OF LOT 38 IN BLOCK 2 IN S. E. GROSS'S UNTER DEN LINDEN ADDITION TO CHICAGO IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 4,650.498 SQ. FT. = 0.1068 ACRE.

COMMONLY KNOWN AS: 3325 NORTH WHIPPLE STREET, CHICAGO, ILLINOIS.

NORTH

GRAPHIC SCALE
0 16
(IN FEET)
1 Inch = 16 Ft.



HYLTON E. DONALDSON
035-002819
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LINCOLNWOOD, ILLINOIS

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 13-86675
Scale: 1 inch = 16 feet.
Date of Field Work: February 28, 2019.
Ordered by: MASLANKA INVESTMENTS

NOTE:
-COPY OF TITLE INSURANCE POLICY NOT PROVIDED TO SURVEYOR.
-SURFACE DETAILS OBSCURED BY SNOW.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook } S.S.

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: 3/1/2019

Hylton E. Donaldson
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2020.

Drawn By: S.K. & J.V.

PROFESSIONAL DESIGN FIRM LS/PE/SE REGISTRATION NO. 184-002111

PLAT OF SURVEY

THE NORTH 11 FEET OF LOT 38 AND ALL OF LOT 39 IN BLOCK 2 IN S.E. GROSS' UNTER DEN LINDEN ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

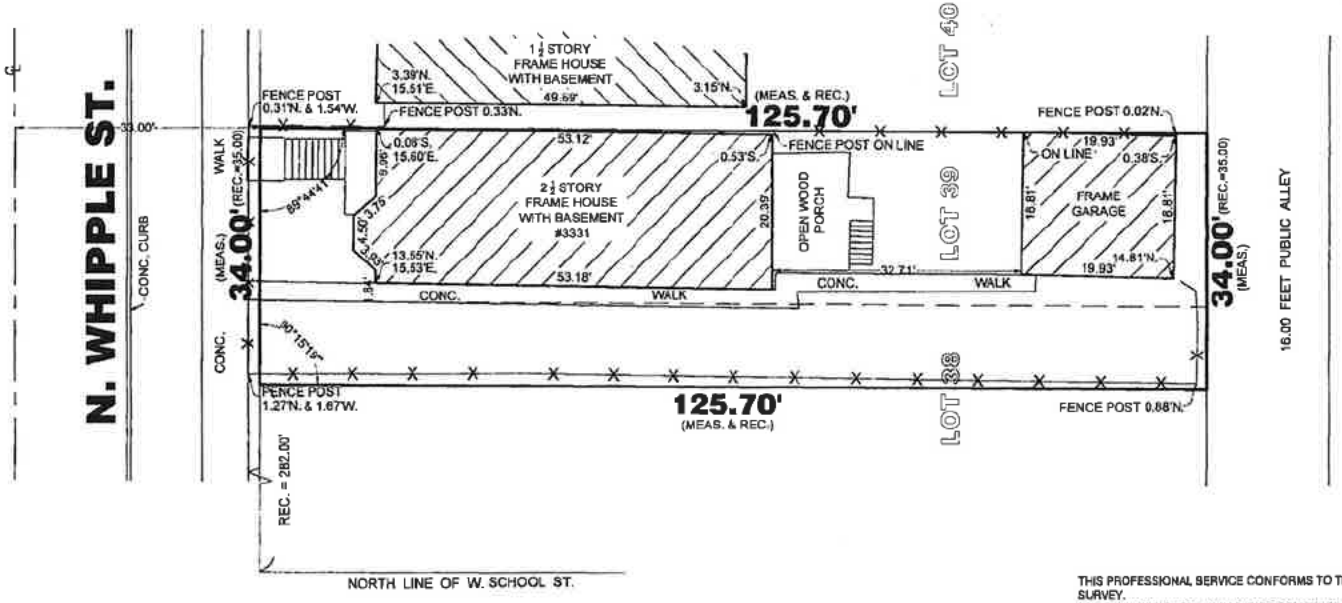
LAND TOTAL AREA: 4274 SQ. FT.

COMMONLY KNOWN AS: 3331 NORTH WHIPPLE STREET, CHICAGO, ILLINOIS.

PIN: 1324313015
REFERENCED BY:FIDELITY NATIONAL TITLE INSURANCE COMPANY
NUMBER:A22-3496
DATE:JULY 22, 2022

0 10 20 30

SCALE: 1 INCH = 16 FEET



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
I, THE UNDERSIGNED, AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFY TO THE ABOVE NAMED PARTY THAT ON THE DATE SHOWN AN INSPECTION OF THE REAL ESTATE DESCRIBED HEREIN WAS MADE AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT REPRESENTS THE FACTS FOUND AT SAID TIME. PROPERTY CORNERS ARE SET OR NOT BY CLIENT AGREEMENT. SUBJECT PROPERTY HAS NOT BEEN STAKED AND THEREFORE FOR ANY CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINE SHALL BE STAKED BY A SURVEYOR BEFORE PERFORMING THE TASK.

PROFESSIONAL LAND SURVEYOR
BEHROOZ MORADI
035-003349
CHICAGO
ILLINOIS
STATE OF ILLINOIS
09/25/2022

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASURMENTS UPON THE PLAT.
BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORDS AND/ OR DESCRIPTION PROVIDED.
FOR LEGENDS SEE OTHER SIDE OF THIS PAGE.

MORADI MULTI DIMENSIONS CONSULTING ENGINEERS
5804 N. WESTERN AVE., SUITE R3, CHI., IL. 60659
TEL: (773)478-6666, TEL: (773)478-6667

JOB #: 282-22	DRAWN: HA	DATE:09/25/2022	CLIENT: MARTHA BOZIC ATTORNEY AT LAW
SHEET: 1	CHECKED: BM	SCALE :1"=16'-0"	DATE OF FIELD WORK 09/25/2022

THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/ OR TITLE POLICY. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THERE ARE SO RECORDED IN THE MAPS, OTHERWISE FOR BUILDING RESTRICTIONS AND/ OR EASEMENTS REFER TO YOUR DEED, CONTRACT, TITLE POLICY, AND/ OR ZONING REGULATIONS. THIS PLAT IS VALID ONLY IF IT CONTAINS THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR. IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT US.

Illinois Land Surveyor Number 035-003349
BEHROOZ MORADI, PhD, P.E., S.E., P.L.S.
IL PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV 30, 2022

Written Notice, Form of Affidavit: Section 17-13-0107
September 3, 2024

Acting Chairperson
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 **3325-31 N. Whipple Street, 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 18, 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 3 day of September, 2024.

_____
Notary Public

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

Via USPS First Class Mail

PUBLIC NOTICE

September 3, 2024

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 18, 2024, I, the undersigned, intend to file an application for a change in zoning from the RS3 Residential Single-Unit (Detached House) District to the RM4.5 Residential Multi-Unit District, on behalf of the Applicant and Owner, Maslanka Investments, LLC (the "Applicant/Owner") at **3325-31 N. Whipple Street, Chicago, IL**.

The existing 2.5 story residential buildings each containing 2 dwelling units and rear detached 2-car garages will remain. The reason for the zoning change is to subdivide the existing property into 3 separate zoning lots. The proposed 3rd lot, which will be 3327 N. Whipple, will be redeveloped with a new 3-story residential building containing 3 dwelling units and a rear detached garage containing 2 off-street parking spaces. The proposed building will have a height measuring 32'.

Pursuant to Section 17-13-0303-D, Optional Administrative Adjustment and Variation, as well as Sections 17-13-1101-B and 17-13-1101-D of the Chicago Zoning Ordinance, for 3331 N. Whipple St., the Applicant/Owner is seeking to reduce the combined side setback requirement of 4.6' to 2'-2" and the north side setback from 2' to 0'-1" with the south side setback will be at 2'-1". As for 3327 N. Whipple St., the Applicant/Owner is seeking to reduce the combined side setback requirement of 4.6' to 4' and the north side setback from 2' to 1' with the south side setback of 3', and reduce the off-street parking requirement from 3 parking spaces to 2 parking spaces. As for 3325 N. Whipple St., the Applicant/Owner is seeking to reduce the combined side setback of 5'-3" to 4'-3".

The Applicant/Owner is located [redacted]

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