CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2236 West 23rd Place, Chicago, Illinois 60608

2. Ward Number that property is located in: 25th

3. APPLICANT Diego Helguera-Munoz

ADDRESS [redacted] CITY [redacted]

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

EMAIL [redacted] CONTACT PERSON [redacted]

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 Nicholas Ftikas - 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 312-782-2433 EMAIL nick@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? February 2025

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

9. Present Zoning District: RS-3 Proposed Zoning District: RT-4

10. Lot size in square feet (or dimensions): 25 ft. by 124.3 ft. (approx. 3,107.5 sq. ft.)

11. Current Use of the Property: The subject property is currently vacant and unimproved.

12. Reason for rezoning the property: To permit the construction of a proposed two-story three (3) unit residential building.

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 proposing to develop the subject property with a new two-story residential building which will contain three (3) dwelling units and will meet the bulk and density standards of the RT-4 zoning district.

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

Diego Helguera-Munoz, 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.

Diego a Helguera
Signature of Applicant

Subscribed and Sworn to before me this
31st day of March, 2025.

Notary Public

OFFICIAL SEAL
NICHOLAS FTIKAS
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 704828
My Commission Expires Dec. 04, 2028

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Written Notice, Form of Affidavit: Section 17-13-0107
April 16, 2025

Chairman Walter Burnett, Jr.
Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Nicholas Ftikas**, 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 **2236 West 23rd Place, 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 **April 16, 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: _____
Nicholas J. Ftikas
Attorney for Applicant

Subscribed and Sworn to before me
this 31 day of MARCH, 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

PUBLIC NOTICE

April 16, 2025

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 April 16, 2025, I, the undersigned, intend to file an application for a change in zoning from the RS-3 Residential Single-Unit District to the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, on behalf of the Applicant and Property Owner, Diego Helguera-Munoz, for the property located at **2236 West 23rd Place, Chicago, IL**.

The Applicant is proposing to develop the subject property with a new two-story three (3) unit residential building.

The Applicant and Property Owner, Diego Helguera-Munoz, is 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

Nicholas J. Ftikas
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.**

SPIEWAK CONSULTING
PROFESSIONAL DESIGN FIRM
LICENSE NO.:184.006518
1030 W. HIGGINS RD., STE 218
PARK RIDGE, IL 60068
phone: (773) 853-2672 (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

PLAT OF SURVEY

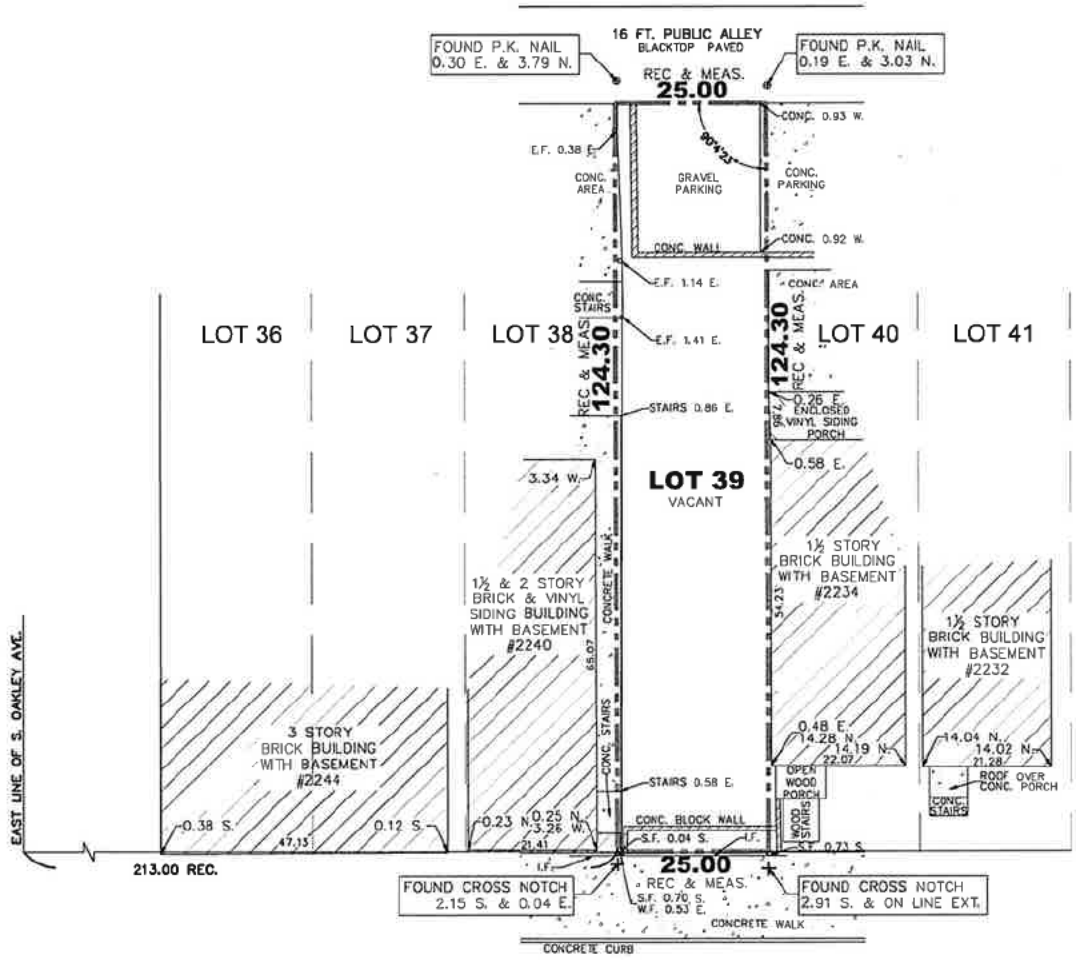
by

ANDREW SPIEWAK LAND SURVEYOR, INC.

of

LOT 39 IN SUBDIVISION OF THE NORTH HALF OF BLOCK 4, IN LAUGHTON'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.



W. 23RD PL

LEGEND

FENCE
C.L.= CHAIN LINK FENCE, I.F.= IRON FENCE
V.F.= VINYL FENCE, W.F.= WOOD FENCE
E.F.= EAST FACE, N.F.= NORTH FACE
S.F.= SOUTH FACE, W.F.= WEST FACE
(M)= MEASURED (R)= RECORD
CROSS FOUND & SET
IRON ROD FOUND — IRON ROD SET
IRON PIPE FOUND — IRON PIPE SET
BUILDING SETBACK LINE
EASEMENT LINE
PROPERTY LINE

COMMONLY KNOWN AS:
2236 W. 23RD PL
CHICAGO. IL 60608
P.I.N. 17-30-109-027-0000
LAND AREA ± 3108 sq. ft.

SCALE: 1 INCH EQUALS 20 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.
ORDERED BY: _____
ORGANIZATION: FARGO GROUP LLC
SURVEYED BY: TB
DRAWN BY: JK
CHECKED BY: AFS
PROJECT No: G42-2025

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE No.: 184.006518 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF 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 SURVEYS.

THE FIELD WORK WAS COMPLETED ON 4 DAY OF MARCH A.D. 2025.
DATE OF PLAT: 5 DAY OF MARCH A.D. 2025.

BY: Andrzej F. Spiewak

ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE No.: 035.003178
LICENSE EXPIRES 11/30/2026

PROFESSIONAL DESIGN FIRM
LAND SURVEYING CORPORATION, No.: 184.006518
LICENSE EXPIRES 04/30/2025

ANDRZEJ F. SPIEWAK
3178
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
PARK RIDGE

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL