

#22277
Intro Date
OCT. 4, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1418 N. Luna Ave., Chicago, IL 60651

2. Ward Number that property is located in: Ward 37

3. APPLICANT Mannys Management Inc.

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]

EMAIL oscar@hri1.com CONTACT PERSON Oscar Rodriguez

4. Is the applicant the owner of the property? YES Yes NO 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 See 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 Fernando M. Vian

ADDRESS 2136 Schiller Avenue, Wilmette IL 60091

CITY Wilmette STATE IL ZIP CODE 60091

PHONE 847-989-0358 FAX 773-322-1261 EMAIL fvian@sbcglobal.net

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

The applicant is a corporation, and Oscar Rodriguez is the sole
shareholder of the corporation.

7. On what date did the owner acquire legal title to the subject property? July 23, 2022

8. Has the present owner previously rezoned this property? If yes, when?
This owner has never re-zoned the property.

9. Present Zoning District RS-3 Proposed Zoning District RT-3.5

10. Lot size in square feet (or dimensions) 30 feet x 127.89 feet

11. Current Use of the property A two story, two legal dwelling unit residential building, with
basement.

12. Reason for rezoning the property To add a dwelling unit in the basement, which will add
value to the building; to allow a conversion from 2 dwelling units to 3 dwelling units within
existing 2 story building with basement.

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 the proposed building. (BE SPECIFIC)
The property will continue to be used as residential property. After the re-zoning and the
conversion of the basement into a lawful residential unit, the property will have a total of
three residential dwelling units; two parking spaces in the rear; no changes to the existing
building height.

14. 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 X

COUNTY OF COOK
STATE OF ILLINOIS

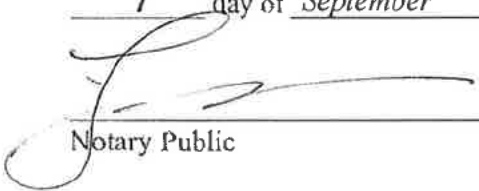
*Oscar Rodriguez, President of Mannys
Management Inc.*

_____, 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
1 day of September, 2023.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

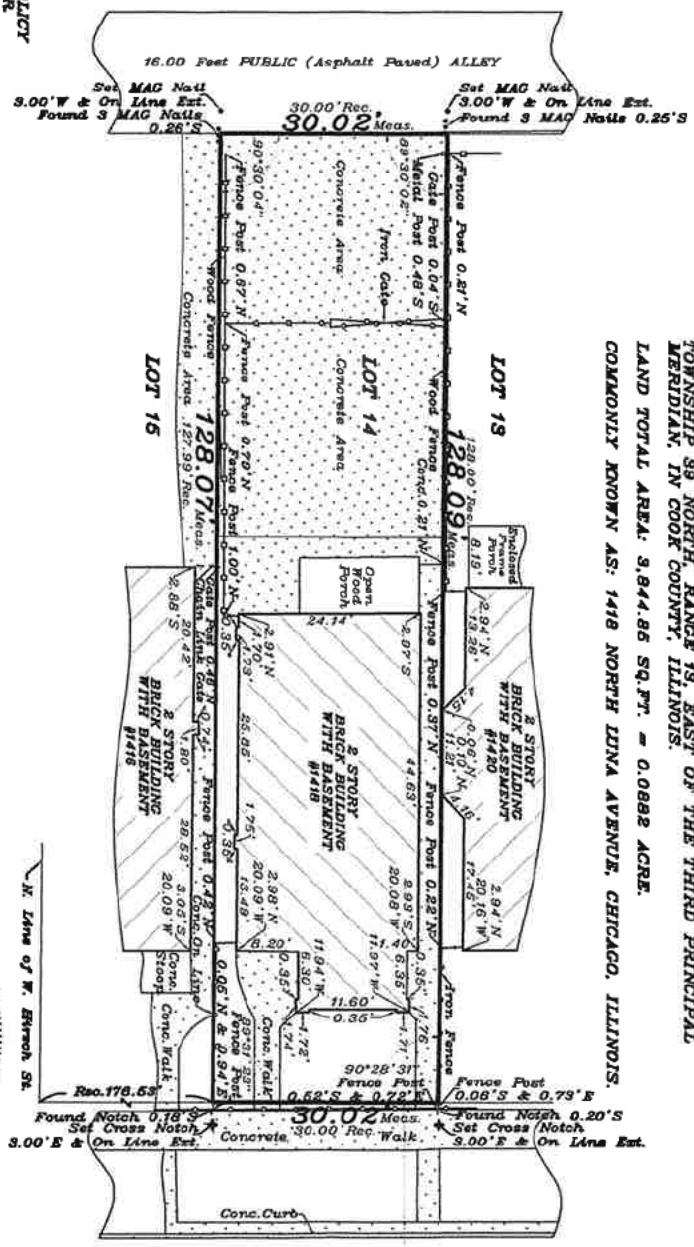
Ward: _____

ENGINEERING SURVEY
 TOPOGRAPHY
 BOUNDARY
 ALTA & MORTGAGE
 CONDOMINIUM

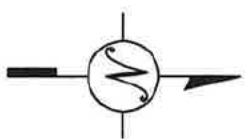
HYLTON E. DONALDSON
PROFESSIONAL LAND SURVEYOR
 10848 SOUTH HALSTED STREET, CHICAGO, ILLINOIS 60628
 TEL. 773 263-8539 CELL: 706 785-1985 FAX: 773 263-85271
 www.hylandonaldson.com e-mail: hdonaldson@comcast.net

PLAT OF SURVEY

LOT 14 IN BLOCK 4 IN HENRY DIRK'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 LAND TOTAL AREA: 3,844.86 SQ. FT. = 0.0882 ACRE.
 COMMONLY KNOWN AS: 1418 NORTH LUNA AVENUE, CHICAGO, ILLINOIS.



N. LUNA AVE.
 66' R.O.W.



LEGEND:
 Meas. - Measured
 Rec. - Record
 CD - Utility Pole

NO TITLE INSURANCE POLICY PROVIDED FOR SURVEYOR

FOR BUILDING LINES, FABRICATING AND OTHER PURPOSES, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.
 DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. **2023-4197**

Scale: 1 inch = **16**

Date of Completion of Field Work: **August 21, 2023**

Ordered by: **Fernando Vian**
Attorney at Law



Hylton E. Donaldson
 Hylton E. Donaldson, Professional Land Surveyor No. 035-002819, State of Illinois
 My License Expires on November 30, 2024.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY (STATE OF INDIANA) S.S.
 I, HYLTON E. DONALDSON, HEREBY CERTIFY THAT ON THE DATE SHOWN I MADE A SURVEY OF THE HEREBY DESCRIBED PROPERTY AND, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.
 Date: **August 23, 2023**

Date: Septmeber 18, 2023

Honorable Carlos Ramirez Sosa
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17- 13-0 107)

The undersigned, OSCAR RODRIGUEZ, sole shareholder of MANNYS MANAGEMENT INC, being first duly sworn on oath deposes and states the following:

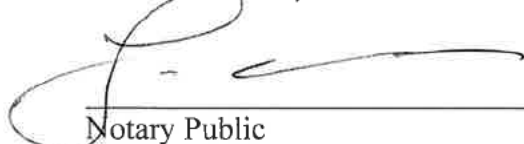
The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all 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 October 4, 2023.

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- 13-0 107 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.


Signature: OSCAR RODRIGUEZ
Sole shareholder of Mannys Management Inc.



Subscribed and Sworn to before me this
18 day of SEPTEMBER 2023


Notary Public

SEPTEMBER 16, 2023

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 October 4, 2023, the undersigned will file an application for a change in zoning from RS-3 to RT-3.5 on behalf of the applicant MANNYS MANAGEMENT, INC. for the property located at 1418 N. LUNA, CHICAGO, IL 60651.

The applicant intends to use the subject property for a two story, three legal dwelling unit residential building, by converting the basement to a residential unit. The applicant and owner MANNYS MANAGEMENT, INC. is located at 1418 N. Luna, Chicago, IL 60652. The contact person for this application is OSCAR RODRIGUEZ,

Attorney for Mannys Management Inc.: Fernando M. Vian, Attorney at Law, 2136 Schiller Avenue, Wilmette IL 60091, (847)989-0358 (Phone), (773)322-1261 (Facsimile), fvian@sbcglobal.net.

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,



Signature: OSCAR RODRIGUEZ
Sole shareholder of Mannys Management Inc.