

#22307
INTRO DATE
DEC. 13, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

4910 W. Harrison Street

2. Ward Number that property is located in: 29th

3. APPLICANT Segundo Quizhpi

ADDRESS [REDACTED] CITY [REDACTED]

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

EMAIL dtm@maragoslaw.com CONTACT PERSON Dean T. Maragos

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 Dean T. Maragos

ADDRESS 1 N. LaSalle Street

CITY Chicago STATE IL ZIP CODE 60602

PHONE (312) 578-1012 FAX EMAIL dtm@maragoslaw.com

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.

Applicant is Owner

7. On what date did the owner acquire legal title to the subject property? November 22, 2022

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) 4,687 sq. ft.

11. Current Use of the property Two (2) Story Frame Building

12. Reason for rezoning the property Existing 2 dwelling units. New conversion to 3 dwelling units and legalize new upper story addition

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) After rezoning, the proposed use of the property will have a 3 flat building with 3 dwelling units. The height will be 37'-8". There will be 2 parking spaces on-site. The Coach House use to be eliminated to accessory use.

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

Segundo Quizhpi, 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.

Segundo Quizhpi
Signature of Applicant Segundo Quizhpi

Subscribed and Sworn to before me this
3rd day of November, 2023.

Dean T. Maragos
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



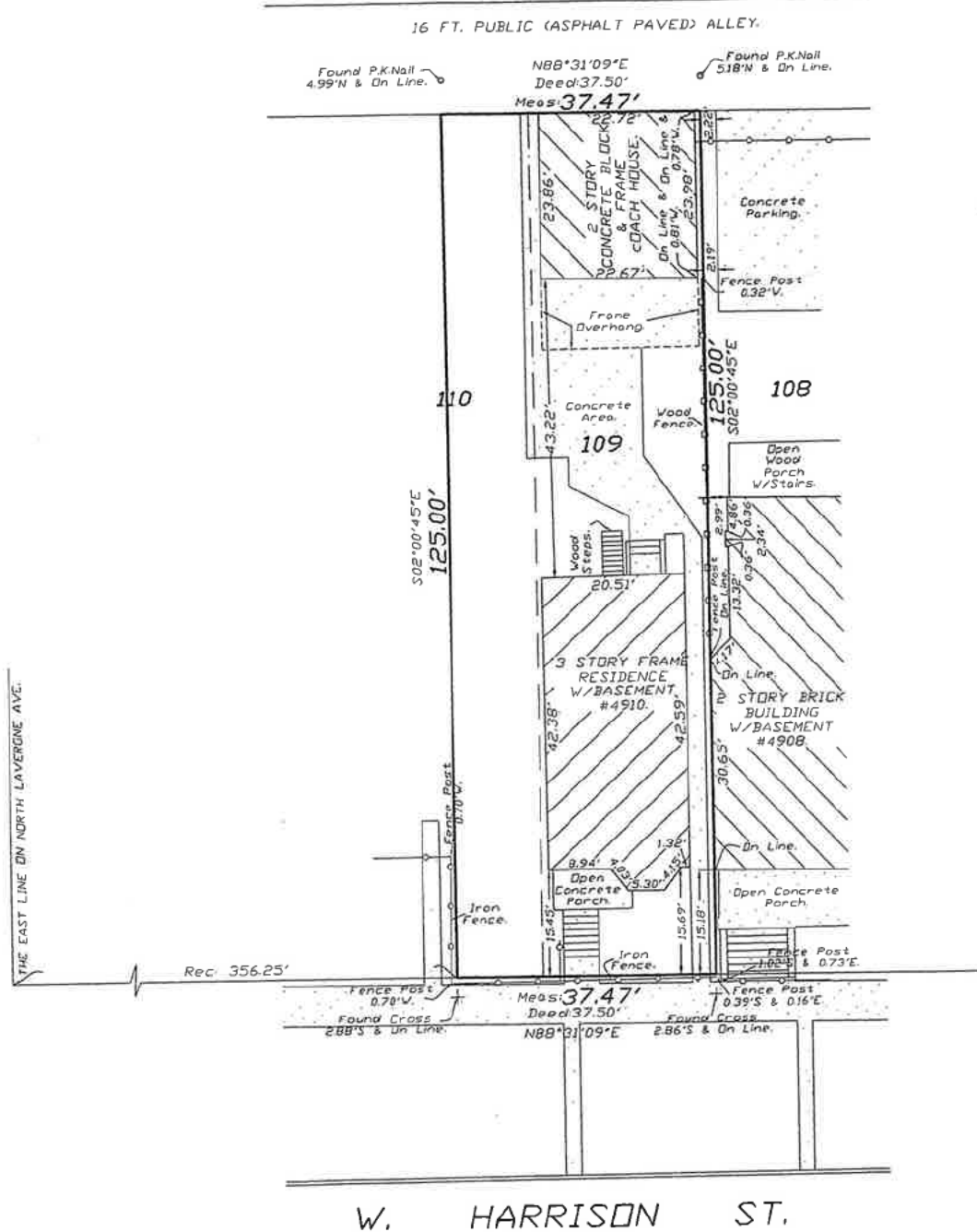
PROFESSIONAL DESIGN FIRM-LAND SURVEYING CORPORATION

PLAT OF SURVEY

OF

LOT 109 AND THE EAST 1/2 OF LOT 110 IN MANDELL'S SUBDIVISION OF LOTS 14 TO 19 BOTH INCLUDED, OF SCHOOL TRUSTEE'S OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4910 WEST HARRISON STREET, CHICAGO, ILLINOIS.



THE BEARING BASIS, AND COORDINATE DATUM IF USED IS NAD 83 SPC IL, EAST ZONE (2011) ADJUSTMENT. I HAVE MADE NO INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, OWNERSHIP OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE AS PART OF THIS SURVEY, BUT HAVE RELIED UPON THE INFORMATION SUPPLIED TO ME BY THE OWNER'S REPRESENTATIVE. I ALSO STATE THAT A TITLE COMMITMENT WAS NOT FURNISHED FOR THIS SURVEY. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 23-9766
 Scale: 1 inch = 16 feet
 Date: June 12, 2023
 Ordered by: SEGUNDO QUIZHPI



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCES ARE MARKED IN FEET AND DECIMAL PART THEREOF. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
 County of Cook ss

We, AP SURVEYING COMPANY, PC, 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.

Hylton E. Donaldson

PROF. LAND SURVEYOR No. 2819
 License Expiration: November 30, 2024.

MARAGOS & MARAGOS I, CHTD.

ATTORNEYS AND COUNSELORS AT LAW

1 NORTH LaSALLE STREET • SUITE 2242

CHICAGO, ILLINOIS 60602

PHONE: 312.578.1012 • FAX: 312.578.1016

E-MAIL: dtm@maragoslaw.com

HON. SAMUEL C. MARAGOS

(1922-2005)

HON. DEAN T. MARAGOS*

*ALSO ADMITTED IN FLORIDA

OF COUNSEL

FRANCIS X. RILEY

(1912 - 2006)

WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

November 24, 2023

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

The undersigned, Dean T. Maragos, being first duly sworn on oath deposes and states the following:

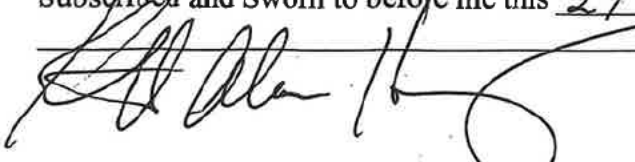
The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all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

Subscribed and Sworn to before me this 24th day of Nov, 2023.





MARAGOS & MARAGOS I, CHTD.

ATTORNEYS AND COUNSELORS AT LAW

1 NORTH LA SALLE STREET • SUITE 2242

CHICAGO, ILLINOIS 60602

PHONE: 312.578.1012 • FAX: 312.578.1016

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FRANCIS X. RILEY

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November 24, 2023

Dear Property Owner:

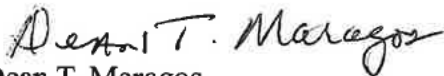
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about December 13, 2023, the undersigned will file an application for a change in zoning from a RS-3 Residential Single Unit (Detached House) District to a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District building on behalf of Segundo Quizhpi, the Applicant, located at 4910 W. Harrison Street, Chicago, Illinois 60644.

The applicant intends to use the subject property to convert the building from a two (2) to three (3) dwelling unit residential building which is the principal building to legalize the upper story addition at 4910 W. Harrison Street. The Lot size is 4,687.50 square feet. The height will be 37'-8". There will be two (2) parking spaces on-site. The Coach House use will be converted to storage accessory use.

Segundo Quizhpi is the owner-applicant and is located at [REDACTED]
[REDACTED] The contact person for this application is Dean T. Maragos, applicant & owner attorney, 1 North LaSalle Street, Chicago, Illinois 60602, (312) 578-1012.

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.

Sincerely,



Dean T. Maragos
DTM/pvv