

#22334-T1
INTRO DATE
JAN. 24, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

3339 North Ridgeway Ave., Chicago

2. Ward Number that property is located in: 30th Ward

3. APPLICANT Wentworth 39 LLC

ADDRESS 3950 S. Wentworth Ave CITY Chicago

STATE IL ZIP CODE 60609 PHONE 773.285.3430

EMAIL aplecka@jaffeberlin.com CONTACT PERSON Stanley Swierczek

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 Wentworth 39 LLC

ADDRESS 3950 S. Wentworth Ave CITY Chicago

STATE IL ZIP CODE 60609 PHONE 773.285.3430

EMAIL aplecka@jaffeberlin.com CONTACT PERSON Stanley Swierczek

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Agnes Plecka / Jaffe & Berlin

ADDRESS 111 West Washington St., Ste. 900

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-878-7470 FAX _____ EMAIL aplecka@jaffeberlin.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: Stanley Swierczek
-
7. On what date did the owner acquire legal title to the subject property? 08/05/2023
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RS3 Proposed Zoning District: RT3.5
10. Lot size in square feet (or dimensions): 50' x 125.41' = 6,270.50 SF
11. Current Use of the Property: Residential Building with 3 dwelling units
-
12. Reason for rezoning the property: To comply with the use table and standards and the bulk and density requirements of the RT3.5 District, to build a new 2-story residential building with 5 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): To comply with the use table and the standards and the bulk and density requirements of the RT3.5 District to demolish the existing building and redevelop this property with a 2-story residential building with 5 dwelling units, with 5 parking spaces; proposed height of 25'-2"; no commercial space.
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: N/A

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. N/A

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

Stanley Swierczek, Manager of Wentworth 39 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.

Stanley Swierczek

Signature of Applicant

Subscribed and Sworn to before me this
29th day of DECEMBER, 2023.

Beata Siczka
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM NO. 184-003023

PROFESSIONALS ASSOCIATED
PHONE: (847)-675-3000
FAX: (847)-675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

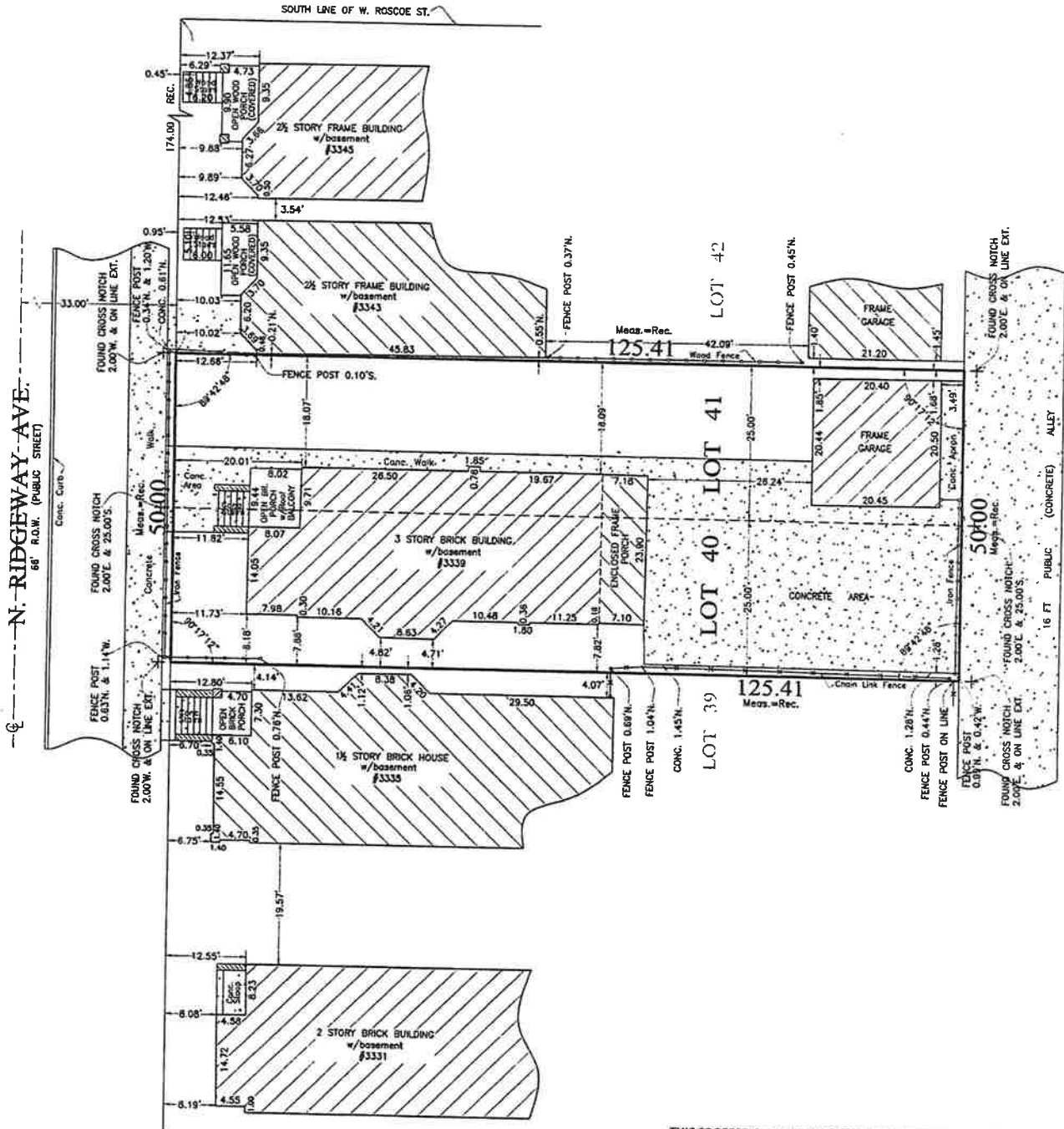
MM SURVEY
PHONE: (773)-282-5900
FAX: (773)-282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

PLAT OF SURVEY

OF

LOTS 40 AND 41 IN BLOCK 1 IN GRANDVIEW, BEING A SUBDIVISION OF BLOCKS 1, 2 AND 3 IN K.K. JONES' SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 6,271 sq. ft. (0.04 acres)
COMMONLY KNOWN AS: 3339 N. RIDGEWAY AVE., CHICAGO, IL 60618



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREOF 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. 107995
Scale: 1 inch = 16 feet.
Date of Field Work: DECEMBER 09, 2023
Ordered by: PROFUS CONSTRUCTION, INC.
RE: #105282



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 s.s.
County of Cook s.s.

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., 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: DECEMBER 13, 2023

Paul Jaros
LIC. NO. 035-3917
IL. PROF. LAND SURVEYOR LICENSE EXP. DATE NOV. 30, 2024
DRAWN BY: 68

**AFFIDAVIT
(Section 17-13-0107)**

Date: December 6th, 2023

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

The undersigned, Stanley Swierczek, 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 filling 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 JANUARY 24, 2024.

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.


Stanley Swierczek

Subscribed and Sworn to before
me this 6th day of
December, 2023.

Beate DeLue
Notary Public



JAFFE & BERLIN, L.L.C.

ATTORNEYS AT LAW

111 WEST WASHINGTON STREET

SUITE 900

CHICAGO, ILLINOIS 60602

OFFICE: (312) 236-5443 OR

(312) 372-1550

FAX: (312) 372-2615

WWW.JAFFEBERLIN.COM

SAMUEL G. JAFFE (1928 - 1992)

FRANK W. JAFFE

JAY S. BERLIN*

AGNES PLECKA

RAIN MONTERO

***ALSO ADMITTED IN MICHIGAN**

OF COUNSEL

MARK S. LITNER

ELIZABETH M. SHEA

DENISE J. KING**

****ALSO ADMITTED IN FLORIDA**

December 29, 2023,

Re: 3339 North Ridgeway Ave., Chicago

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 January 24, 2024, the undersigned will file an Application for a change in zoning on behalf of Wentworth 39 LLC, from an RS3 Residential Single-Unit (Detached House) District to an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District, for the property located at 3339 North Ridgeway Ave., Chicago, IL.

The subject property is currently improved with a 3-story residential building with 3 dwelling units, which the Applicant proposes to demolish. The Applicant needs a zoning change to comply with the use table and the standards and the bulk and density requirements of the RT3.5 District to redevelop this property with a new 2-story residential building with 5 dwelling units and with 5 parking spaces.

The Applicant is the owner of the subject property, and its business address is 3950 S. Wentworth Ave., Chicago IL 60609. I am the Attorney for the Applicant and the contact person for this Application. My address is 111 West Washington Street, Suite 900 Chicago, Illinois, and my telephone number is 312-878-7470.

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,

Agnes Plecka
