

#22412
INTRO DATE
APRIL 17, 2024

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
634 E. 61st St.

2. Ward Number that property is located in: 20

3. APPLICANT Dust em Clean Maintenance
ADDRESS [REDACTED] CITY Chicago
STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]
EMAIL [REDACTED] CONTACT PERSON Marcus Gill

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 _____
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 John Fritchey
ADDRESS 758 N. Larrabee St.
CITY Chicago STATE IL ZIP CODE 60654
PHONE 312-927-0000 FAX _____ EMAIL law@fritchey.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: Cheryl Gill
-
7. On what date did the owner acquire legal title to the subject property? 2016
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: B2-1 Proposed Zoning District: B2-2
10. Lot size in square feet (or dimensions): 5,014sf
11. Current Use of the Property: Vacant 2-story mixed-use building
-
12. Reason for rezoning the property: To construct a new 3-story building with ground floor commercial space and four dwelling units on the upper floors.
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 proposed building will be 34' in height with approximately 4500sf of ground floor commercial space, four total dwelling units on the second and third floors and two off-street parking spaces.
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

Cheryl Gill, 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.

Cheryl Gill
Signature of Applicant

Subscribed and Sworn to before me this
19 day of March, 2024

John A. Fritchey
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

Plat of Surveys
Topography
Mortgage
Inspection
Condominiums
Land Development
Legal Descriptions

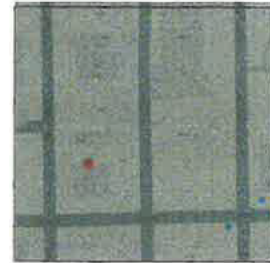
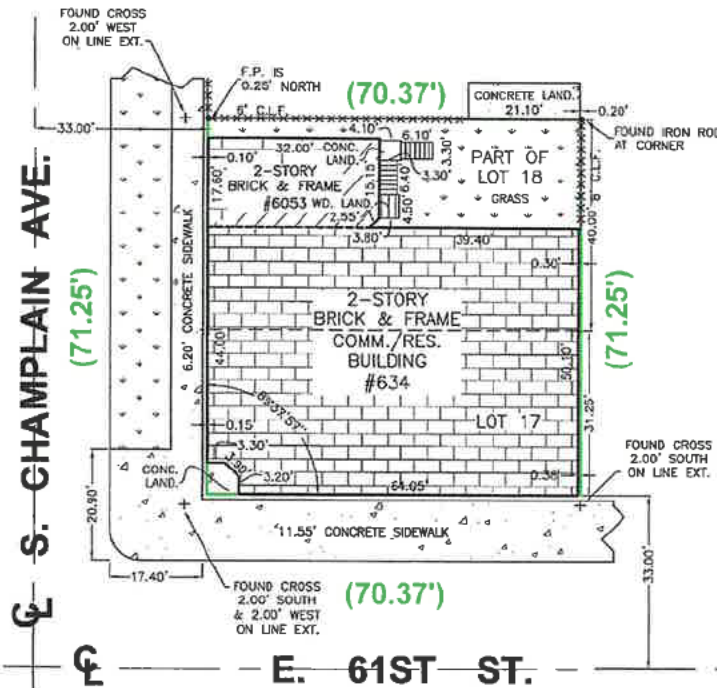
LOTS 17 AND 18 (EXCEPT THE EAST 50 FEET THEREOF) IN LINCOLN BROOKE'S PARK END SUBDIVISION OF BLOCK 14 IN MAHER'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

(COMMONLY KNOWN AS: 634 E. 61ST ST. CHICAGO, IL 60637)

AREA= 5,013.86 SQ. FT. (MORE OR LESS)
PERIMETER= 283.20 FT. (MORE OR LESS)
ACREAGE= 0.115102 (MORE OR LESS)



SCALE: 1"=20'



VICINITY MAP



FRONT VIEW

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.



COMPARE ALL POINTS BEFORE BUILDING. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

LEGEND	
	METAL FENCE
	PLASTIC FENCE
	FENCE POST (F.P.)
	'MAG' MAIL SET
	SET IRON PIPE
	IRON PIPE FOUND
	CUT CROSS - FOUND OR SET
	PROPERTY LINE
(140.45)	RECORDED DATA
140.45	MEASURED DIMENSION
	NOTCH
	WOOD & METAL FENCE (W.M.F.)
	WOOD FENCE (W.F.)
	CHAIN LINK FENCE (C.L.F.)
	WROUGHT IRON FENCE (W.I.F.)
	5 NAILS (SET)

P.O. Box 43559
Chicago, Illinois 60643
TEL: (773) 779-1700 Fax: (773) 779-9143
E-mail: lrpassassoc@yahoo.com

DUST EM CLEAN MAINTENA

P.L.N.#	20-15-406-009-0000
CHECKED BY: L.R.P.	FIELD DATE: 09-04-2024
BOOK NO.: G.P.	SURVEYOR: S.J.S.
PROJECT NO.: 2403-008	SCALE: 1"=20'

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ALL RIGHTS RESERVED.
LumaRushSurveysLLC

WE, L.R. PASS & ASSOCIATES, P.C. DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF MARCH 2024.

LICENSE EXPIRATION DATE: 11/30/24

AFFIDAVIT OF COMPLIANCE

April 3, 2024

Hon. Carlos Ramirez Rosa
Chairman, Committee on Zoning
121 N. LaSalle St. – Room 304
Chicago, Illinois 60602

The undersigned, John Fritchey, 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, located at 634 E. 61st Street, 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.

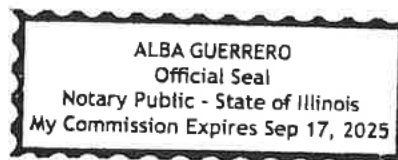
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a rezoning on approximately April 17, 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.


John Fritchey

Subscribed and Sworn to before me
This 29th Day of April, 2024


Notary Public



F4 CONSULTING LTD.

758 N. LARRABEE ST. #824, CHICAGO, IL 60654 | 312.927.0000 | LAW@FRITCHEY.COM

April 2, 2024

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 April 17, 2024, this Firm will file an application for a change in zoning from a B2-1 Neighborhood Mixed-Use District to a B2-2 Neighborhood Mixed-Use District on behalf of the applicant Dust em Clean Maintenance for the property located at 634 E. 61st Street. The rezoning is sought in order to allow for the establishment of 3-story, 34' tall building consisting of ground-floor commercial space, 4 dwelling units and 2 off-street parking spaces.

The applicant and property owner is Cheryl Gill, [REDACTED] I am the contact person for the applicant. My address and phone number are set forth in this letter.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY, BUT ONLY TO LEGALIZE THE USE OF ITS OWN PROPERTY FOR THE PROPOSED PURPOSE. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU ARE LISTED AS THE TAXPAYER OF RECORD OF PROPERTY LOCATED WITHIN 250 FEET OF THE EXISTING PROJECT. NO ACTION IS REQUIRED ON YOUR PART.

Sincerely,

F4 CONSULTING LTD.



John A. Fritchey