

#22338
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:

4125 North Narragansett Avenue

2. Ward Number that property is located in: 38th Ward

3. APPLICANT 4125 N. Narragansett, LLC

ADDRESS 4955 North Milwaukee Avenue Suite 1 CITY Chicago

STATE Illinois ZIP CODE 60630 PHONE [REDACTED]

EMAIL [REDACTED] CONTACT PERSON Artur Drezek

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 N/A

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

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

ATTORNEY Atty. Paul A. Kolpak – Kolpak Law Group, LLC

ADDRESS 6767 N. Milwaukee Ave Suite 202

CITY Niles STATE IL ZIP CODE 60714

Phone 847-647-0336 FAX 847-647-8107 EMAIL paul@klgesq.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: _____
 Koufax 1104, LLC Series 6 Narragansett (25% owner of applicant): Robert Joseph- Manager
 ZDD, LLC (75% owner of applicant) : Artur Drezek – Manager, John Zych- Member, Roman Drezek - Member
7. On what date did the owner acquire legal title to the subject property? 03-23-2023
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RS-2 Proposed Zoning District: RT-4
10. Lot size in square feet (or dimensions): 18,568.38 sq. ft.
11. Current Use of the Property: A two and half story frame residential building with two detached frame garages at the rear of the property.
12. Reason for rezoning the property: In order to construct a three-story frame, 18 dwelling-unit residential building with 18 off-street parking spaces.
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): Applicant proposes to construct a new three-story frame residential building with eighteen dwelling-units, 18 off-street parking spaces located at the rear of the property, and a new masonry trash enclosure with ingress & egress located on to North Narragansett Avenue. Proposed building height is 32.0 ft.
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

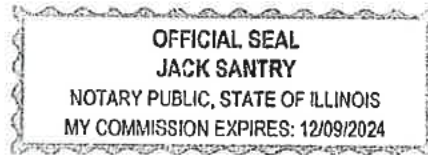
COUNTY OF COOK
STATE OF ILLINOIS

Artur Drezek, 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
29 day of December, 2023.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

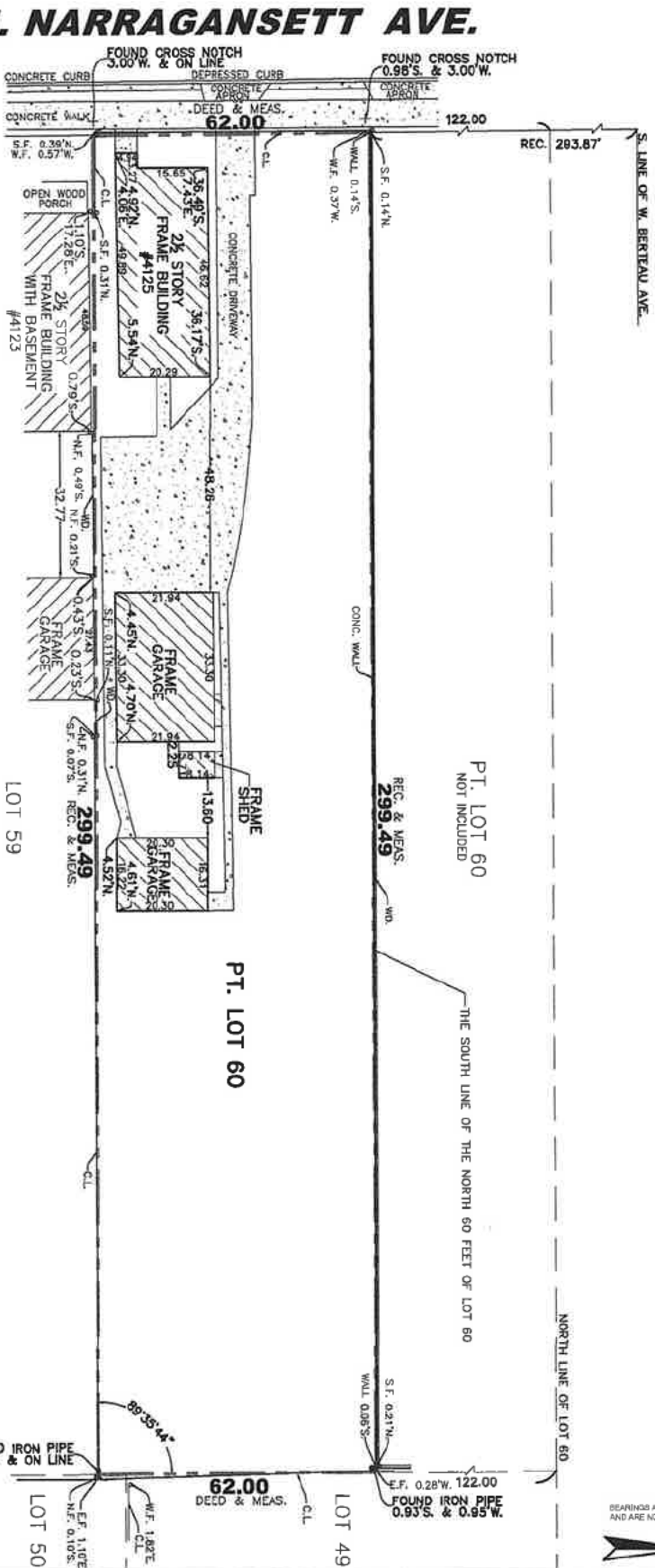
SPIEWAK CONSULTING

PROFESSIONAL DESIGN FIRM
 LICENSE NO.: 184.006518
 1030 W. HIGGINS RD., STE 218
 PARK RIDGE, IL 60068
 phone: (773) 853-2672 (630) 361-9489
 www.landsurveyors.pro
 andrew@landsurveyors.pro

PLAT OF SURVEY

by
ANDREW SPIEWAK LAND SURVEYOR, INC.

of
 LOT 60 (EXCEPT THE NORTH 60 FEET THEREOF) IN FREDERICK H. BARTLETT'S SUBDIVISION OF THE NORTH 1/2 OF THE WEST HALF OF THE
 SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



COMMONLY KNOWN AS:
 4125 N. NARRAGANSETT AVE.,
 CHICAGO, IL 60634

P.L.N. 13-17-309-010-0000
 LAND AREA ±18,588 Sq.ft.

LEGEND

- CL - CHAIN LINK FENCE; I.F. - IRON FENCE
- V.F. - VINYL FENCE; W.D. - WOOD FENCE
- E.F. - EAST FACE; W.F. - WEST FACE
- S.F. - SOUTH FACE; N.F. - NORTH FACE
- M.P. - MEASURED; (I.P. - RECORD; (D.P. - DEED
- + - CROSS FOUND & SET; C.U. - UTILITY POLE
- - IRON ROD FOUND ○ IRON ROD SET
- - IRON PIPE FOUND ○ IRON PIPE SET
- - BUILDING SETBACK LINE
- - EASEMENT LINE
- - PROPERTY LINE

SCALE: 1 INCH EQUALS 25 FEET.
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: _____
 ORGANIZATION: **WYSZYNSKI & WEBB PC**

SURVEYED BY: **AJ SURVEYING, INC.** 708-439-2489

DRAWN BY: **JK**

CHECKED BY: **AFS**

PROJECT NO.: **G219-2023**

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

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 17 DAY OF AUGUST A.D. 2023.
 DATE OF PLAT: 20 DAY OF AUGUST A.D. 2023.

BY: *Andrew F. Spiewak*
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 ANDREW F. SPIEWAK LICENSE NO.: 035.0063178
 LICENSE EXPIRES 11/30/2024

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

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL.



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

January 15th, 2024

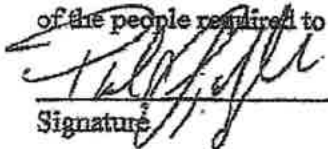
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Attorney Paul A. Kolpak, 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 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 {January 15th, 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 the 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.



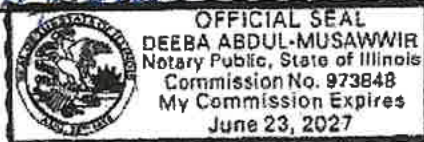
Signature

Subscribed and Sworn to before me this

18th day of January, 2024



Notary Public



KOLPAK LAW GROUP, LLC

ATTORNEYS AT LAW
6767 NORTH MILWAUKEE AVENUE
SUITE 202
NILES, ILLINOIS 60714
: www.klgesq.com

PAUL A. KOLPAK paul@klgesq.com
COLLEEN DOHERTY colleen@klgesq.com

TELEPHONE (847) 647-0336
FAX (847) 647-8107

Of Counsel:
CLAIRE FLANNERY claire@klgesq.com

December 15th, 2023

To Property Owner:


In accordance with requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about January 24th, 2024, the undersigned will file an application for a zoning change from RS-2 Residential Single-Unit (Detached House) District to that of a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District on behalf of the applicant, 4125 N. Narragansett, LLC, for the property located at 4125 North Narragansett Avenue Chicago, IL 60634.

The Applicant intends to construct a three-story frame, 18 dwelling-unit residential building with 18 off-street parking spaces located at the rear of the property.

The owner of the property is 4125 N. Narragansett, LLC, and their address is 4955 North Milwaukee Avenue Suite 1, Chicago, IL 60630. I, Attorney Paul A. Kolpak of Kolpak Law Group, LLC, am the contact person and attorney representing the applicant for this matter and I can be reached at 847-647-0336/ paul@klgesq.com.

Please note 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.

Regards,


Attorney Paul A. Kolpak
Kolpak Law Group, LLC