

#22258-T1
INTRO DATE
SEPT 13, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

3354 South Wallace Street, Chicago, Illinois 60616

2. Ward Number that property is located in: 11th Ward

3. APPLICANT Mr. Hongjun Chen and Ms. Jiajia He, husband and wife

ADDRESS [REDACTED] CITY [REDACTED]

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

EMAIL [REDACTED] CONTACT PERSON Hongjun Chen

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 [REDACTED]

ADDRESS [REDACTED] CITY [REDACTED]

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

EMAIL [REDACTED] CONTACT PERSON [REDACTED]

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

ATTORNEY DANIEL G. LAUER, ESQ.

ADDRESS 1424 WEST DIVISION STREET

CITY CHICAGO STATE IL ZIP CODE 60642

PHONE (773) 862-7200 FAX (773) 862-0600 EMAIL Dan@dglpc.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.

7. On what date did the owner acquire legal title to the subject property? April 10, 2023

8. Has the present owner previously rezoned this property? If yes, when?
NO

9. Present Zoning District RS-3 Residential Single-Unit District Proposed Zoning District RT-4 Residential Two-Flat Townhouse, and Multi-Unit District

10. Lot size in square feet (or dimensions) 27.50 x 127.75 feet (3,513.125 square feet)

11. Current Use of the property Currently a vacant lot

12. Reason for rezoning the property To construct a two-dwelling unit building which Applicants will occupy as their primary residence.

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)
Applicants will construct a two (2) dwelling unit building with height of 28 feet-1½ inches for Applicants' ar family to occupy: Unit 1 is a 4-bedroom 2-bath duplex up (1st and 2nd floors). Garden Unit is 3-bedroom 1-bath apartment. Two off-street garage spaces are proposed.

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

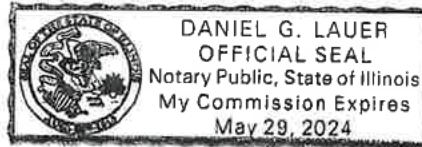
COUNTY OF COOK
STATE OF ILLINOIS

Hongjun Chen and Jiajia He, 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.

Hongjun Chen
Signature of Applicant

Subscribed and Sworn to before me this 31 day of July, 2023 Jiajia He
Signature of Applicant

[Signature]
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

SPIEWAK CONSULTING

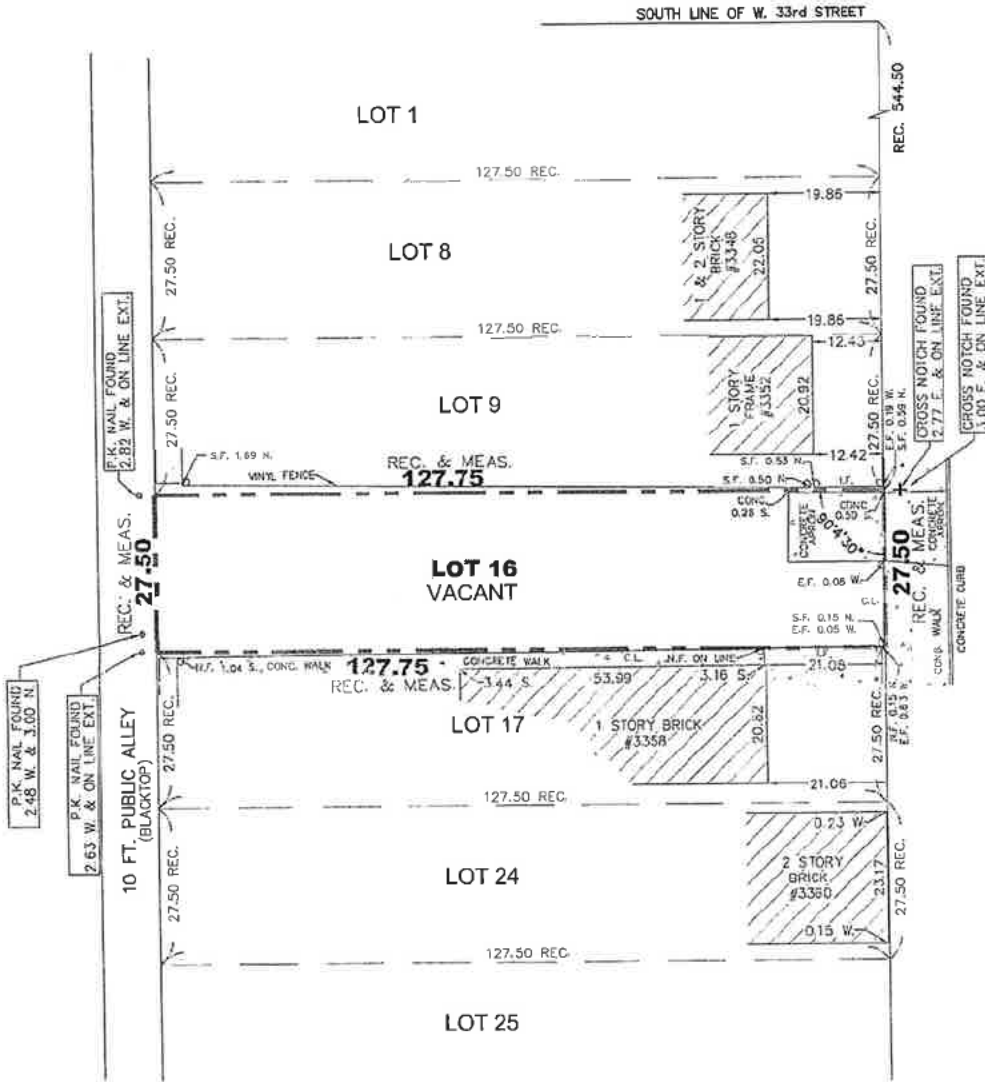
PROFESSIONAL DESIGN FIRM
LICENSE NO.: 184.006518
1030 W. HIGGINS RD., STE 218
PARK RIDGE, IL 60068
phone: (773) 653-2672; (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

PLAT OF SURVEY

by
ANDREW SPIEWAK LAND SURVEYOR, INC.
of

LOT 16 IN GANO'S SUBDIVISION OF PART OF BLOCK 10 IN THE CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BOUNDARIES NOT SHOWN ARE UNLESS OTHERWISE SPECIFIED ONLY AND ARE NOT GUARANTEED TO INDICATE BOUNDARY AUTHORITY.



COMMONLY KNOWN AS:
3354 S. WALLACE STREET
CHICAGO, IL 60616
P.I.N. 17-33-121-066-0000
LAND AREA ± 3,513 sq. ft.

Legend

- FENCE
 - W.L. = WOOD FENCE C.L. = CHAIN LINK
 - V.F. = VINYL FENCE I.F. = IRON FENCE
 - N.F. = NORTH FACE S.F. = SOUTH FACE
 - W.F. = WEST FACE E.F. = EAST FACE
 - I.P. = IRON PIPE I.R. = IRON ROD
 - PROPERTY LINE
 - IRON ROD FOUND / SET
 - IRON PIPE FOUND / SET
 - ⊕ CROSS FOUND / SET (C) UTILITY POLE
 - PK NAIL FOUND / SET
- SCALE: 1 INCH EQUALS 20 FEET.
DISTANCES ARE NAMED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: DANIEL G. LAUER
COMPANY OR ORGANIZATION: DANIEL G. LAUER & ASSOCIATES, P.C.
SURVEYED BY: SJ
DRAWN BY: SJ
CHECKED BY: AFS
PROJECT No: **230-23**

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.

FIELD WORK WAS COMPLETED ON 1st DAY OF AUGUST A.D. 2023.
DATE OF PLAT 2nd DAY OF AUGUST A.D. 2023.

BY Andrzej F. Spiewak
ANDRZEJ F. SPIEWAK ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NO. 035.003178 LICENSE EXPIRES 11/30/2024

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



THIS SURVEY IS VALID ONLY WITH AN UNRECORDED SEAL.

WRITTEN NOTICE AFFIDAVIT
(Section 17-13-0107)

August 14th 2023

The Honorable Carlos Ramirez-Rosa
Chairman
Committee on Zoning, Landmarks and Building Standards
121 North LaSalle Street
City Hall Room 200
Chicago, Illinois 60602

The undersigned, **Daniel G. Lauer**, 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.

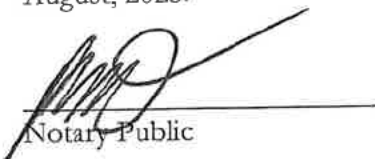
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on or about approximately September 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.

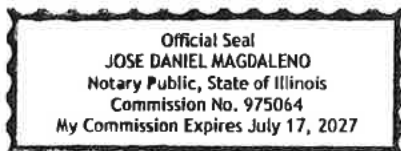


Daniel G. Lauer
Attorney for the Applicant

Subscribed and Sworn to
Before me this 14th day of
August, 2023.



Notary Public



LAW OFFICES

DANIEL G. LAUER & ASSOCIATES, P.C.

1424 WEST DIVISION STREET
CHICAGO, ILLINOIS 60622

TELEPHONE (773) 862-7200
FACSIMILE (773) 862-0600
WWW.DGLPC.COM

DANIEL G. LAUER

OF COUNSEL

DAMON M. FISCH

September 6, 2023

Re: Zoning Map Amendment at 3354 South Wallace Street

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 September 13, 2023, the undersigned will file an application for a Zoning Map Amendment from the existing RS-3 Residential Single-Unit District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District on behalf of Mr. Hongjun Chen and Ms. Jiajia He, for their property located at 3354 South Wallace Street, Chicago.

This zoning change is for purposes to allow Applicants to construct a two-dwelling unit building on the currently vacant lot, which two dwelling unit building will be owner-occupied. The proposed building will contain a 4-bedroom, 2-bath "duplex up" Owners' Unit on the 1st and 2nd floors and a 3-bedroom, 1-bath Unit in the lower level.

There will be two (2) off-street (garage) spaces at the property. The footprint of the building shall be approximately 21.75 x 66.00 feet. The building height shall be 28 feet 1½ inches.

The Applicants and Owners of the property are Mr. Hongjun Chen and Ms. Jiajia He, who currently reside at [REDACTED]. The contact person for this application is Daniel G. Lauer, 1424 West Division Street, Chicago, Illinois 60642, and (773) 862-7200 x205.

Please note that the Applicants are not seeking to rezone or purchase your property. Instead, they are required by Chicago Ordinance to send this notice because you own property within 250 feet of the subject property at which the Zoning Map Amendment to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District is sought.

Very truly yours,



Daniel G. Lauer
dan@dglpc.com