

#22436-T1  
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:  
4023-27 South Vincennes Avenue

2. Ward Number that property is located in: 4th

3. APPLICANT Jaroslav Madry

ADDRESS [REDACTED] CITY [REDACTED]

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

EMAIL [REDACTED] CONTACT PERSON Jaroslav Madry

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 --

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 Atty. Paul A. Kolpak

ADDRESS 6767 North Milwaukee Avenue 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: N/A
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7. On what date did the owner acquire legal title to the subject property? 05/22/2022
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RT-4 Proposed Zoning District: RM-5
10. Lot size in square feet (or dimensions): 6,500.0 sq. ft.
11. Current Use of the Property: An existing three-story, three dwelling-unit with basement residential building with three off-street parking spaces located at the rear of the building.
12. Reason for rezoning the property: is to allow the subdivision of one 50.0 ft. zoning lot into two 25.0 ft. zoning lots in order to allow the construction of a new 3-story, 3-dwelling unit residential building on lot# 11.
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 subdivide the 50.0 ft. wide lot in order to construct a new 3-story, three dwelling-unit building w/ 3 off-street parking spaces located at the rear of the property on lot# 11 adjacent to the existing 3-story, 3-dwelling unit w/ basement and 3 off-street parking spaces. Proposed building height is 37'4".
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

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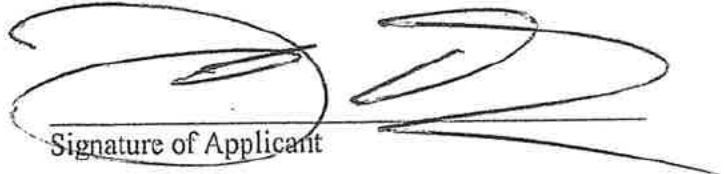
**Variation 17-13-1101:** When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. 17-13-1101-B; Applicant is seeking Variation approval for a reduction of the south side setback on lot# 10 from 2.5 ft. to 0.0 ft. to allow construction of a new three-story, three dwelling-unit residential building on lot# 11. Applicant is also seeking Variation approval in order subdivide lots 10 and 11.

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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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES  NO

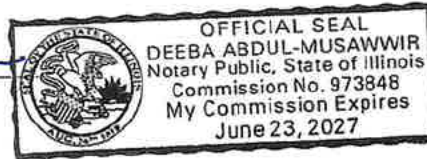
COUNTY OF COOK  
STATE OF ILLINOIS

Jaroslav Madry, 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  
2nd day of April, 20 24.

  
Notary Public



**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

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

Date: April 1st, 2024

Chairman, Committee on Zoning  
121 North LaSalle Street  
Room 300, City Hall  
Chicago, Illinois 60602

The undersigned, **Atty. 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 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 April 17th, 2024 [INSERT DATE].

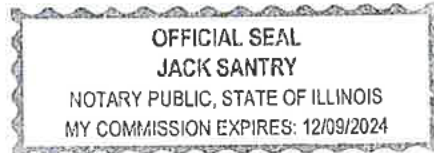
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Signature



Subscribed and Sworn to before me this

1st day of April, 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

April 1<sup>st</sup>, 2024

Dear 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 April 17<sup>th</sup>, 2024, Jaroslaw Madry, will file an application for a zoning change from RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to that of a RM-5 Residential Multi-Unit District, for the property located at 4023-27 South Vincennes Avenue Chicago, IL 60653.

The applicant is seeking approval to allow the subdivision of the 50.0 ft. lot in order to construct a new three-story, three dwelling-unit residential building and to continue the use of the existing three-story, three dwelling-unit residential building located at 4023 South Vincennes Avenue. Both the proposed and the existing residential buildings will have three off-street parking spaces located at the rear of the property

Jaroslaw Madry is the applicant and owner of the property his contact information is as follows:

Address:

Phone:

I, Attorney Paul A. Kolpak of Kolpak Law Group, LLC, am the attorney representing the applicant and the contact person for this matter. My contact information is listed above.

Regards,

  
\_\_\_\_\_  
Attorney Paul A. Kolpak  
Kolpak Law Group, LLC

**SPIEWAK CONSULTING**

PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184.006518

1030 W. HIGGINS RD. SUITE 218, PARK RIDGE, IL 60069

phone: (773) 853-2672

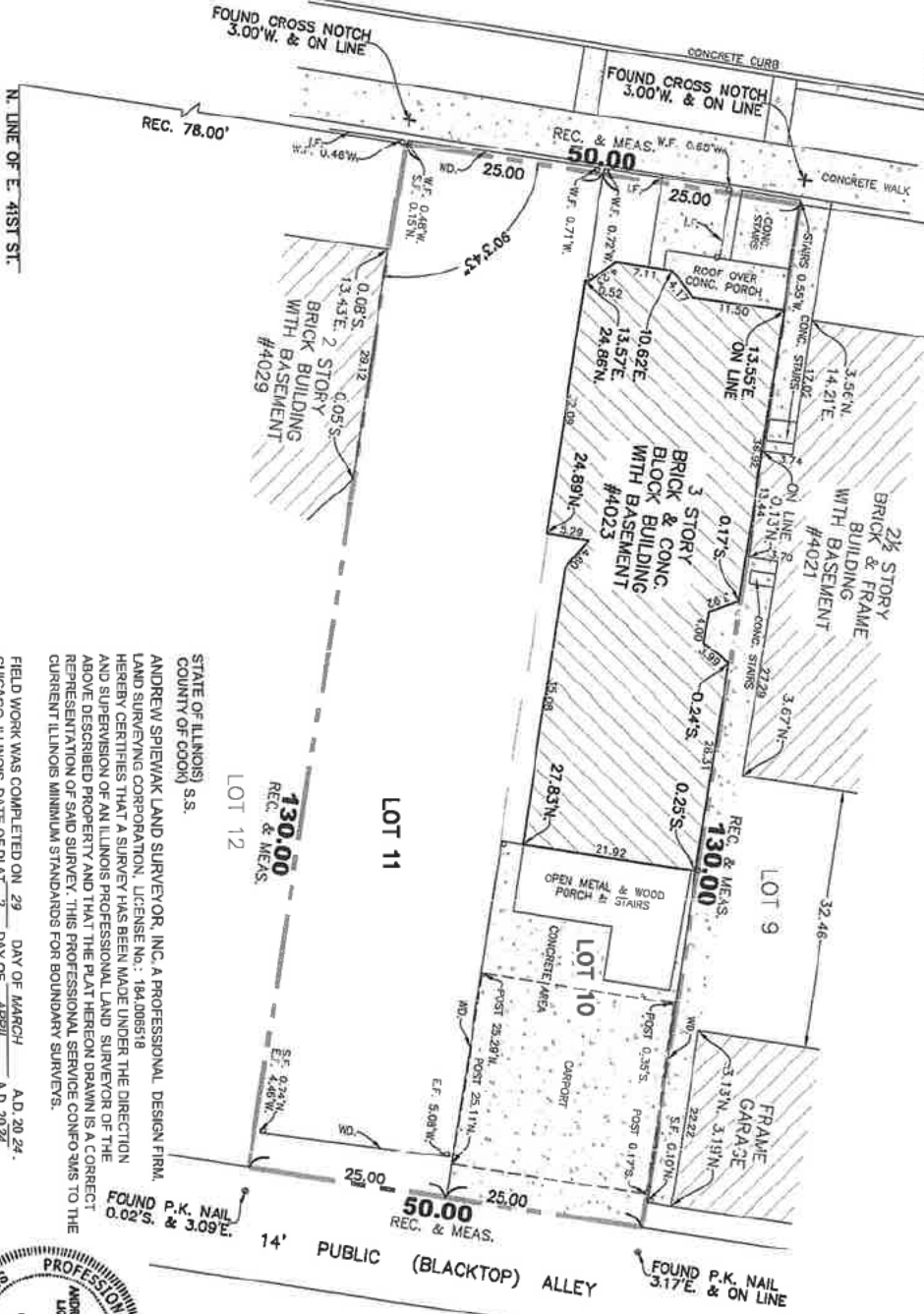
www.landsurveyors.pro  
andrew@landsurveyors.pro

LOT 10 AND 11 IN BLOCK 2 MCKAY'S ADDITION TO HYDE PARK IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PLAT of SURVEY**

by  
**ANDREW SPIEWAK LAND SURVEYOR, INC.**

**S. VINCENNES AVE.**



COMMONLY KNOWN AS:  
4023-27 S. VINCENNES AVE.,  
CHICAGO, IL 60653

P.L.N. 20-03-210-009-0000,  
20-03-210-010-0000  
LAND AREA 66,500 Sq.ft.

**Legend**

- WD.-WOOD FENCE, C.I.-CHAIN LINK
- WF.-WEST FACE, SF.-SOUTH FACE
- WF.-WEST FACE, EF.-EAST FACE
- LF.-IRON PIPE, IR.-IRON ROD
- LF.-IRON PIPE, VF.-VINYL FENCE
- MF.-MEASURED REEL-RECORD
- IRON ROD FOUND ○ IRON ROD SET
- IRON PIPE FOUND ○ IRON PIPE SET
- CROSS FOUND 5 SET ○ PROPERTY LINE
- P.K. NAIL FOUND ○ P.K. NAIL SET

SCALE: 1 INCH EQUALS 15 FEET.  
DIMENSIONS MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: JAROSLAW MADRY  
COMPANY OR ORGANIZATION: \_\_\_\_\_

SURVEYED BY: TB  
DRAWN BY: JK  
CHECKED BY: AFS

PROJECT No. G351-2022UPD24

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

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 29 DAY OF MARCH A.D. 2024.  
CHICAGO, ILLINOIS, DATE OF PLAN 7 DAY OF APRIL A.D. 2024.

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

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



BEARINGS ARE SHOWN FOR ANNUAL REFERENCE ONLY  
AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.





**SPIEWAK CONSULTING**

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LICENSE NO. 184.006518

1030 W. HIGGINS RD. SUITE 218, PARK RIDGE, IL 60068

phone: (773) 853-2672

phone: (630) 351-9489

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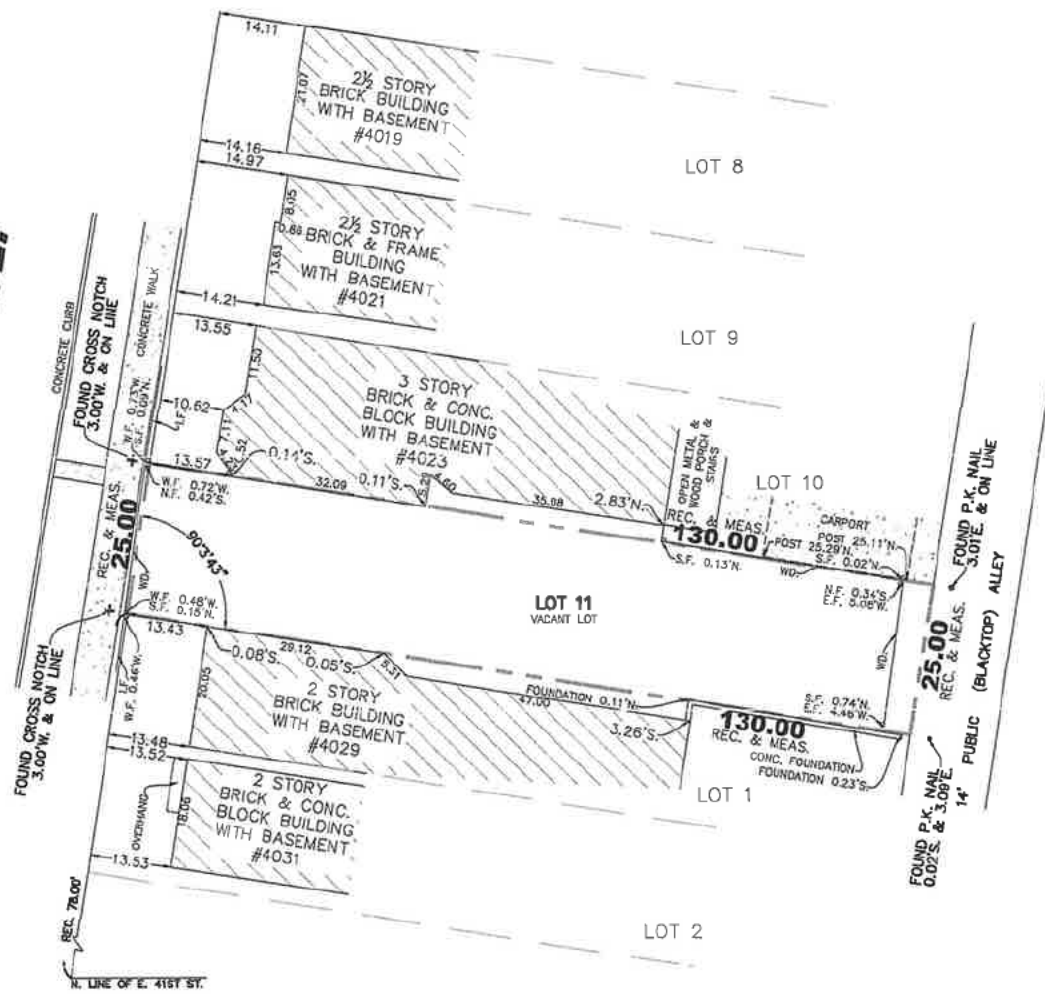
**PLAT of SURVEY**

by  
**ANDREW SPIEWAK LAND SURVEYOR, INC.**  
of

LOT 11 IN BLOCK 2 MCKAY'S ADDITION TO HYDE PARK IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MEASUREMENTS ARE SHOWN FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.

**S. VINCENNES AVE.**



COMMONLY KNOWN AS:  
4027 S. VINCENNES AVE.,  
CHICAGO, IL 60653

P.I.N. 20-03-210-010-0000  
LAND AREA ±3,250 Sq.ft.

**Legend**

- FENCE
- WD.= WOOD FENCE CL.= CHAIN LINK
- N.F.= NORTH FACE S.F.= SOUTH FACE
- N.F.= WEST FACE E.F.= EAST FACE
- I.P.= IRON PIPE I.R.= IRON ROD
- I.F.= IRON FENCE V.F.= VINYL FENCE
- MEAS.= MEASURED REC.= RECORD
- IRON ROD FOUND ○ IRON ROD SET
- IRON PIPE FOUND ○ IRON PIPE SET
- + GROSS FOUND & SET ○ P.X.-NAIL SET
- PROPERTY LINE

SCALE: 1 INCH EQUALS 20 FEET.  
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: JAROSLAW MADRY

COMPANY OR ORGANIZATION: \_\_\_\_\_

SURVEYED BY: TB

DRAWN BY: JK

CHECKED BY: AES

PROJECT No: **G423-2022UPD24**

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 28 DAY OF MARCH A.D. 2024.  
CHICAGO, ILLINOIS. DATE OF PLAT 2 DAY OF APRIL A.D. 2024.

By Andrew F. Spiewak  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
ANDRZEJ F. SPIEWAK LICENSE No. 035,003178  
LICENSE EXPIRES 11/30/2024

PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION,  
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