

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.

Joseph Skiba- Manager

7. On what date did the owner acquire legal title to the subject property? 10/26/2018

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District B3-2 Proposed Zoning District B2-2

10. Lot size in square feet (or dimensions) 44,244.0 sq. ft.

11. Current Use of the property A presently 44,244.0 sq. ft. vacant unimproved lot.

12. Reason for rezoning the property To allow subdivision of one zoning lot into 14 individual zoning lots in order to construct 14 single-family residential buildings with detached two-car garages located at the rear of the property accessed from the public alley.

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)


Applicant proposes to rezone property from a B3-2 to B2-2 in order to construct 14 two-story single-family residence buildings with two-car detached garages at the rear of the property accessed via public alley with proposed building height of 24.0 ft.

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

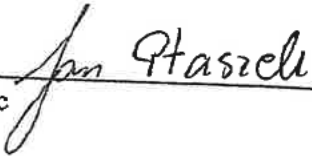
COUNTY OF COOK
STATE OF ILLINOIS

Joseph Skiba, 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
6th day of November, 2023.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



EXHIBIT "A"
PLAT OF RESUBDIVISION
SKIBA RESUBDIVISION

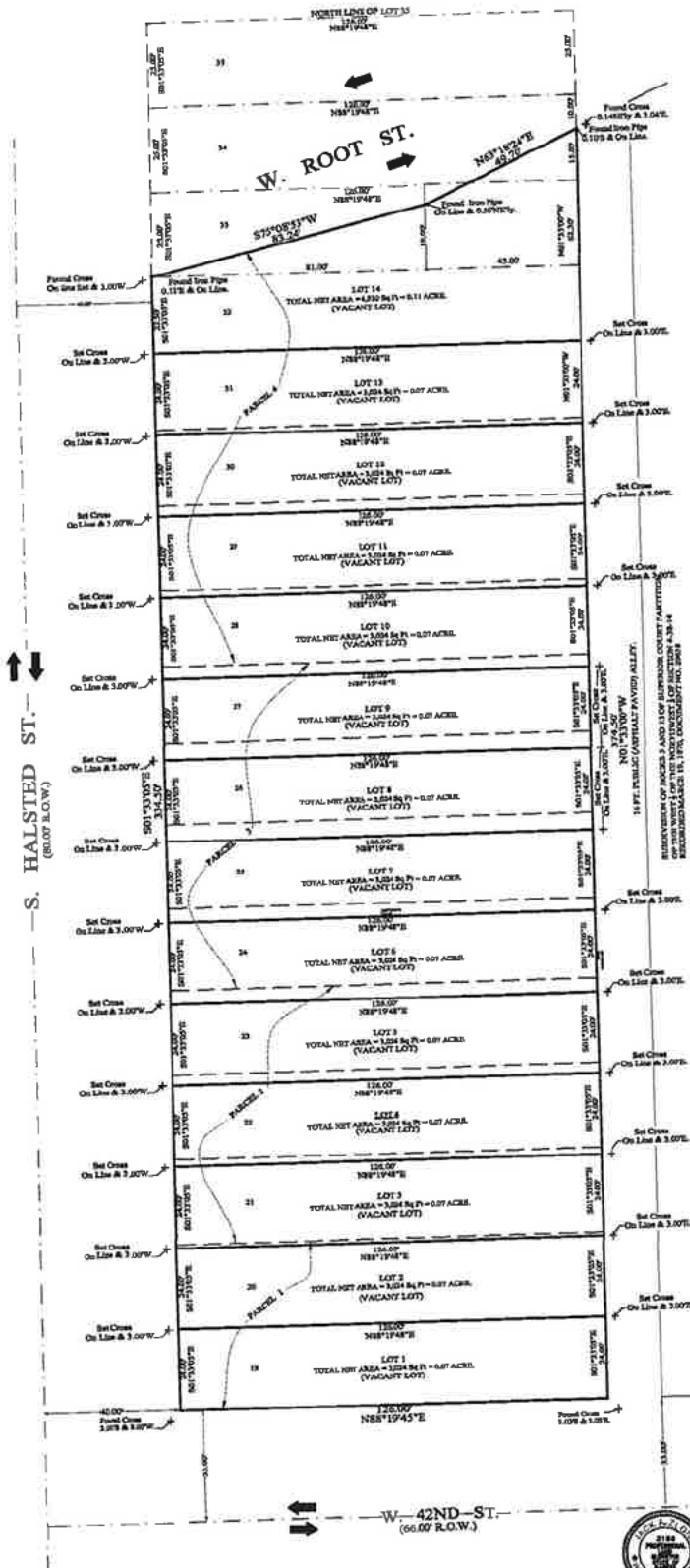
BEING A RESUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

A. F. SURVEYING COMPANY, P.C.
LAND - SURVEYORS
LICENSE No. 184-003309-0008
035.002974
LICENSE EXPIRATION DATE: 04-30-2025
PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION
2121 PARKVIEW COURT, LAWLETTTE, IL 60091
TEL: (847) 853-9764; FAX: (847) 853-9391
E-MAIL: asurveying@afsbco.com

CDOT

CITY - DEPARTMENT OF FINANCE

COOK COUNTY



LEGAL DESCRIPTION

PARCEL 1
LOTS 19 AND 20 IN BLOCK 13 IN A SUBDIVISION OF BLOCKS 3 AND 13 IN SUPERIOR COURT PARTITION OF THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2
LOTS 21, 22 AND 23 IN BLOCK 13 IN A SUBDIVISION OF BLOCKS 3 AND 13 IN SUPERIOR COURT PARTITION OF THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3
LOTS 24, 25, 26 AND 27 IN BLOCK 13 IN A SUBDIVISION OF BLOCKS 3 AND 13 IN SUPERIOR COURT PARTITION OF THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4
LOTS 28, 29, 30, 31, 32, 33 AND 34 (EXCEPT THAT PART LYING NORTHERLY ON THE FOLLOWING DESCRIBED LINE BEGINNING AT THE SOUTHWEST CORNER OF LOT 33, THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT IN LOT 33, SAID POINT BEING 19 FEET NORTH OF THE SOUTH LINE OF SAID LOT 33, AS MEASURED AT RIGHT ANGLES THERETO AND 91 FEET EAST OF THE WEST LINE OF SAID LOT 33, AS MEASURED AT RIGHT ANGLES THERETO, THENCE CONTINUING NORTHEASTERLY IN A STRAIGHT LINE TO A POINT ON THE EAST LINE OF LOT 34, 15 FEET NORTH OF THE SOUTH EAST CORNER THEREOF, AS MEASURED ALONG SAID EAST LINE, IN BLOCK 13 IN A SUBDIVISION OF BLOCKS 3 AND 13 IN SUPERIOR COURT PARTITION OF THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ABOVE DESCRIBED PARCELS CONTAINING 44,347 SQ. FT. OR 1.02 ACRES OF LAND MORE OR LESS

LEGEND

- BOUNDARY LINE
- - - CENTERLINE OF ROAD
- - - EXISTING LOT LINE OR RIGHT OF WAY LINE
- - - ORIGINAL LOT LINE
- REC: RECORDED DIMENSION
- MEAS: MEASURED DIMENSION
- ← TRAFFIC FLOW DIRECTION

PINS:

# 20-04-117-029	LOT 34
# 20-04-117-029	LOT 33
# 20-04-117-029	LOT 32
# 20-04-117-029	LOT 31
# 20-04-117-029	LOT 30
# 20-04-117-029	LOT 29
# 20-04-117-029	LOT 28
# 20-04-117-029	LOT 27
# 20-04-117-029	LOT 26
# 20-04-117-028	LOT 25
# 20-04-117-012	LOT 24
# 20-04-117-013	LOT 23
# 20-04-117-014	LOT 22
# 20-04-117-014	LOT 21
# 20-04-117-048	LOT 20
# 20-04-117-048	LOT 19

SURVEYOR NOTES:

SUBJECT PROPERTY IS LOCATED IN 80+ ZONING DISTRICT IS IDENTIFIED AS A RESUBDIVISION MEANS-USE DISTRICT RETAIL STORE FRONTS, APARTMENTS ALLOWED ON THE GROUND FLOOR, INTENDED TO SPUR DEVELOPMENT IN COMMERCIAL CORRIDORS WITH LAW DEMAND FOR RETAIL.

BEARING ARE BASED ON STATE PLANE COORDINATE SYSTEM NAD 83 (2011 ADJUSTMENT), ILLINOIS EAST ZONE. THIS TITLE COMMITMENT WAS NOT FURNISHED FOR THIS SURVEY.

FIELD WORK WAS COMPLETED NOVEMBER 2, 2023. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY A.F. SURVEYING COMPANY, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-0309 (EXPIRATION DATE 04-30-2025), AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 44,347 SQUARE FEET OR 1.02 ACRES, MORE OR LESS. WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 1703 C0029 MAP WITH AN EFFECTIVE DATE MAP REVISED ON AUGUST 19, 2014, IT IS OUR CONSIDERED OPINION THAT THE PROPERTY LIES IN ZONE X (CONSIDERED) - AREA OF MODERATE FLOOD HAZARD AS IDENTIFIED BY SAID FIRM MAP.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MEDIUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

I HEREBY AUTHORIZE VISION GROUP INVESTMENTS JOSEPH LIBERTI OR THEIR AGENT TO FILE THIS PLAT OF RESUBDIVISION WITH THE COOK COUNTY RECORDER'S OFFICE.

GIVEN UNDER MY HAND AND SEAL THIS 11 DAY OF NOVEMBER, 2023

OWNER
WE, KASPER DEVELOPMENT, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN HEREON.

NOTARY PUBLIC
STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT VISION GROUP INVESTMENTS JOSEPH LIBERTI WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNERS OF THE PROPERTY DESCRIBED HEREON, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC

MAIL TO: **KOLPAK & GRIC, LLC**
6767 N. MILWAUKEE AVE. SUITE 202
NILES, ILLINOIS, 60714.

PREPARED FOR: **Kasper Development, LLC**
445 W. 41st, Chicago, IL 60609

Order No. **20-7934-R-U**
Date: **NOVEMBER 2, 2023**

SURVEYS 20-7934-R-U SHEET 1 OF 1

CDOT # _____

REVISION	DATE



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

November 16th, 2023

Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Joseph Skiba, 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 {December 13th, 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 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
16th day of November, 2023.

Notary Public



LETTER TO SURROUNDING PROPERTY OWNERS
November 16th, 2023

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 December 13th, 2023, The applicant, Kasper Development, LLC, will file an application for a change in zoning from B3-2 Community Shopping District to that of a B2-2 Neighborhood Mixed-Use District for the property located at 4161-4193 South Halsted Street.

The applicant intends to subdivide the zoning lot into 14 individual zoning lots in order to construct fourteen new two-story single-family residences with two-car garages located at the rear of the property.

The applicant and owner of the property is Kasper Development, LLC and their contact information is as follows:

Kasper Development, LLC

Manager: Joseph Skiba

Address: [REDACTED]

Phone Number: [REDACTED]

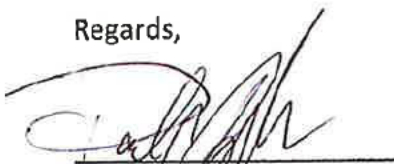
I, Attorney Paul A. Kolpak of Kolpak Law Group, LLC, am the attorney representing the applicant and the contact person for this matter. My contact information is as follows:

Kolpak Law Group, LLC

Address: 6767 North Milwaukee Avenue, Suite 202 Niles, IL 60714

Phone Number: 847-647-0336

Regards,



Attorney Paul A. Kolpak
Kolpak Law Group, LLC

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.