

#22269
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:

3015 N. Normandy

2. Ward Number that property is located in: 36

3. APPLICANT John Puskarz

ADDRESS [REDACTED] CITY [REDACTED]

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

EMAIL [REDACTED] CONTACT PERSON John Puskarz

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 Mark Kupiec

ADDRESS 77 W. Washington Suite 1801

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-520-1878 FAX _____ EMAIL mkupiec@kupieclaw.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.

NA

7. On what date did the owner acquire legal title to the subject property? Unknown

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

No

9. Present Zoning District RS-2 Proposed Zoning District RS-3

10. Lot size in square feet (or dimensions) 7,694 Square Feet

11. Current Use of the property Vacant

12. Reason for rezoning the property Build two (2) new single family homes

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)

Propose subdivision of a 60.72 x 126.57 zoning lot into two zoning lots measuring 30.36 x 126.57; Build two new single family homes; 2 D. U.; 2 parking spaces per lot; No commercial space; height of building - 30'

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?

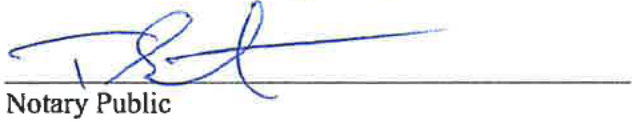
YES _____ NO X _____

COUNTY OF COOK
STATE OF ILLINOIS

John Puskarz, 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
7th day of September, 2023.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

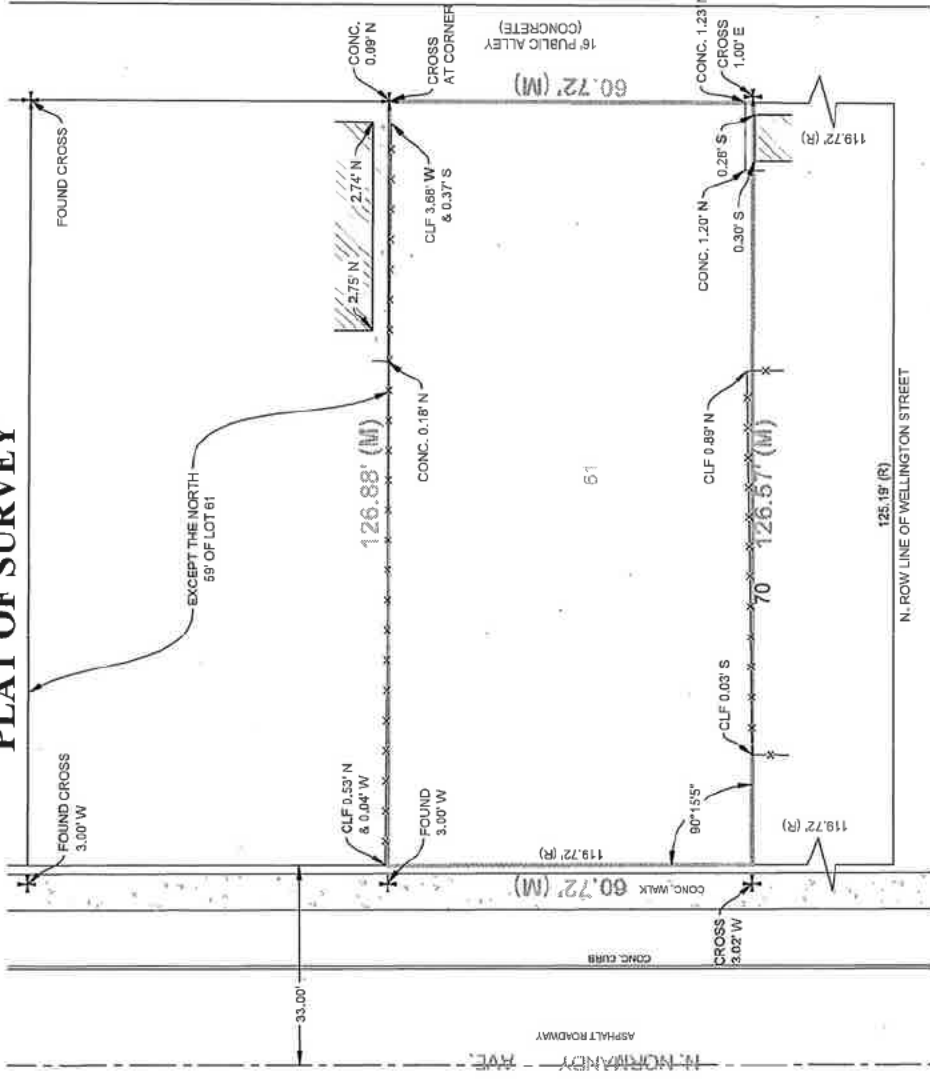
Ward: _____

PLAT OF SURVEY

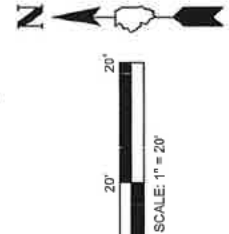
SUBJECT SITE AREA:
7,884.53 SQ. FT. = 0.1786 ACRES

LEGAL DESCRIPTION:

LOT 61 (EXCEPT THE NORTH 59 FEET THEREOF) IN FIRST ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT RAILROAD) OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



- ### SURVEY NOTES:
- FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.
 - ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
 - REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE, BEFORE DAMAGE MAY OCCUR.
 - COMPARE ALL POINTS BEFORE BUILDING BY SAME.
 - WE DO NOT CERTIFY UTILITIES, THEREFORE, CONTACT UTILITIES COMPANIES BEFORE BUILDING.
 - DATE OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
 - BASIS OF FIELD WORK IS DATE SHOWN IN CERTIFICATION.
 - NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
 - ANY COMMENTS, MODIFICATIONS, ALTERATIONS AND REVISIONS MUST BE BROUGHT TO OUR ATTENTION WITHIN 90 DAYS OF DATE OF COMPLETION OF THIS SURVEY.
 - TREES AND UTILITIES ARE NOT SHOWN HEREON.
 - CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
 - TO ENSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE SEAL OF THE PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.
 - ALL BUILDING DIMENSIONS AND TIES ARE TO CURRENT SIDING MATERIAL AND NOT TO FOUNDATION.
 - ARCHITECT, OWNER OR ENGINEER SHOULD VERIFY AND REMEASURE BUILDING FOR BUILDING ADDITION PURPOSES.



STATE OF ILLINOIS
COUNTY OF DUPAGE

WE, PI SURVEYING PLLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM DO HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER ITS SUPERVISION ON THE GROUND AND THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAME. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.

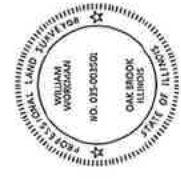
DATED AT OAK BROOK, ILLINOIS THIS 7th DAY OF JULY, 2023.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003561
LICENSE EXPIRES 11/30/2024

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.008811-0008

LEGEND

RECORD = MEASURED DIMENSION
MEASURED DIMENSION
RECORD DIMENSION
DEED DIMENSION
CHORD DIMENSION
SOUTH
EAST
NORTH
WEST
NEX NORTH-EAST CORNER
SEX SOUTH-EAST CORNER
SWX SOUTH-WEST CORNER
NWX NORTH-WEST CORNER
P.U.E. PUBLIC UTILITY EASEMENT
P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
BSL BUILDING SETBACK LINE
ARC LENGTH
RADIUS
ON LINE
O.H. OVERHANG
TYP. TYPICAL
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
FOUN FOUND IRON PIPE (FIP)
SET IRON PIPE (SIP)
FOUN FOUND IRON ROD (FIR)
SET IRON ROD (SIR)
CUT CROSS
CUT NOTCH
FOUND MAG NAIL (FMAG)
SET MAG NAIL (SMAG)
SUBJECT PROPERTY LINE
CENTERLINE
SECTION LINE
BUILDING SETBACK LINE (BSL)
EASEMENT LINE
CHAIN LINK FENCE (CLF)
WOOD FENCE (WF)
IRON/METAL FENCE (MF)
WIRE FENCE
PLASTIC/VINYL FENCE (PVF)
BUILDING
CONCRETE
ASPHALT
WOOD
BRICK
GRAVEL
STONE
OVERHANG/ADDITION



NO.	DATE	DESCRIPTION
1	8/25/23	NEAREST STREET ADDITION

ADDRESS: 3915 N. NORMANDY AVE., CHICAGO, IL 60634
CHECKED BY: CJD
DRAWN BY: DAM
FILE NUMBER: 123-13564
ORDERED BY: MISON LEGAL, LLC
CATEGORY: BOUNDARY

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"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17- 13-01 07)

Date: August 28, 2023

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

The undersigned, Mark Kupiec, 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 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- 13-0 107 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
29th day of August, 2023





Notary Public

LAW OFFICES
MARK J. KUPIEC & ASSOCIATES
SUITE 1801
77 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602

TELEPHONE (312) 520-1878
Email: Mkupiec@kupieclaw.com

FACSIMILE

August 28, 2023

Re: 3015 N. Normandy Ave, Chicago, IL

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 change in zoning from RS-2 District to a RS-3 District, on behalf of the Applicant, John Puskarz, for the property located at 3015 N. Normandy Avenue, Chicago, IL.

The subject property is vacant. The applicant needs a zoning change in order to build two new single family homes.

The Applicant is the owner of the subject property. His business address is [REDACTED]. I am the Attorney for the Applicant and the contact person for this Application. My address is 77 West Washington Street, Chicago, Illinois, and my telephone number is (312) 520-1878.

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.

Sincerely,



Mark J. Kupiec

MJK/