

#22288  
INTRO DATE  
NOV 1, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
1141 N. Austin Boulevard

2. Ward Number that property is located in: 29th Ward

3. APPLICANT Javier Enriquez  
ADDRESS [REDACTED] CITY [REDACTED]  
STATE IL ZIP CODE 60622 PHONE [REDACTED]  
EMAIL [REDACTED] CONTACT PERSON Javier Enriquez

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 (Same as above)  
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 Dean T. Maragos - Attorney-at-Law  
ADDRESS 1 N. LaSalle Street - Suite 2242  
CITY Chicago STATE IL ZIP CODE 60602  
PHONE (312) 578-1012 FAX EMAIL dtm@maragoslaw.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.

\_\_\_\_\_

\_\_\_\_\_ N/A \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. On what date did the owner acquire legal title to the subject property? 6/10/2011

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

\_\_\_\_\_ No \_\_\_\_\_

9. Present Zoning District RS-3 Proposed Zoning District RT-3.5

10. Lot size in square feet (or dimensions) 3,730.5 Sq.Ft.

11. Current Use of the property Vacant Single Family Residence Building

12. Reason for rezoning the property Existing Building to be converted from a single family residence to 2 dwelling units residential

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) After the rezoning a 2 Family building being converted on the 3,730 sq.ft. lot. The building shall have two on-site parking spaces. The Height of the Building is 21 ft. 9 in.

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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES \_\_\_\_\_ NO X \_\_\_\_\_

COUNTY OF COOK  
STATE OF ILLINOIS

Javier Enriquez

\_\_\_\_\_ 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.

x *Javier Enriquez*

Signature of Applicant

Subscribed and Sworn to before me this  
*4<sup>th</sup>* day of *October*, 20*23*.

*Dean T. Maragos*

Notary Public



For Office Use Only

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

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

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

PROFESSIONALS ASSOCIATED  
 PHONE: (847) 675-3000  
 FAX: (847) 675-2167  
 E-MAIL: [pa@professionalsassociated.com](mailto:pa@professionalsassociated.com)  
[www.professionalsassociated.com](http://www.professionalsassociated.com)

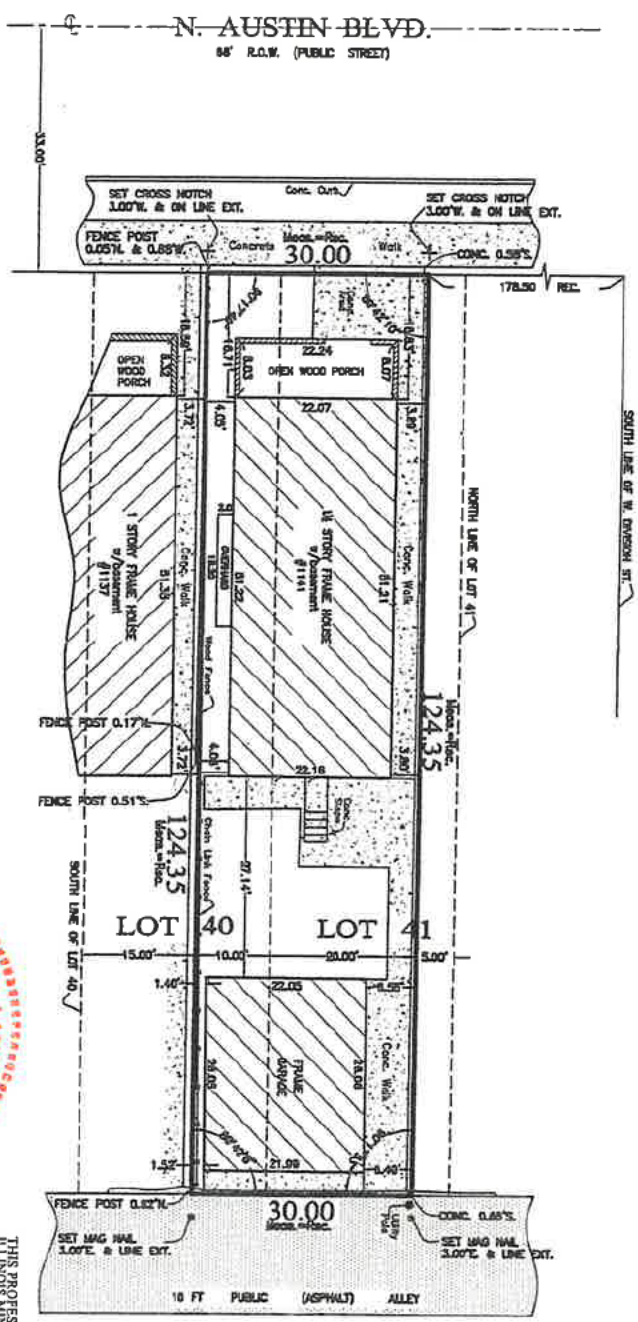


PROFESSIONALS ASSOCIATED - MM SURVEY CO.  
 BOUNDARY - ALTA - TOPOGRAPHIC - CONDOMINIUM SURVEYS  
 7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS  
 PROFESSIONAL DESIGN FIRM NO. 184-003023

PLAT OF SURVEY

OF

LOT 40 (EXCEPT THE SOUTH 15 FEET) AND LOT 41 (EXCEPT THE NORTH 5 FEET THEREOF) IN BLOCK 2 IN JENBERGS SUBDIVISION OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
 TOTAL LAND AREA = 3,730 sq. ft. (10.09 acres)  
 COMMONLY KNOWN AS: 1141 N. AUSTIN BLVD., CHICAGO, IL 60651



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE FOR DEED DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 107401  
 Scale: 1 inch = 16 feet  
 Date of Field Work: AUGUST 10, 2023  
 Ordered by: JAVIER ENRIQUETA  
 RE: #103477



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SERVICE HAS BEEN ORDERED FOR SURFACE DIMENSIONS AND NOT FOR VERTICAL ELEVATIONS. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.  
 State of Illinois  
 County of Cook: 15  
 I, PROFESSIONALS ASSOCIATED - MA SURVEY, do hereby certify that I have personally observed the above described property and that the representation of said survey is true and correct.  
 Date: AUGUST 18, 2023  
 PAUL T. JAROS, L.L.C. NO. 035-003337  
 DRAWN BY: AV LICENSE EXP. DATE: 11/15/2024

**MARAGOS & MARAGOS I, CHTD.**  
ATTORNEYS AND COUNSELORS AT LAW  
1 NORTH LaSALLE STREET • SUITE 2242  
CHICAGO, ILLINOIS 60602  
PHONE: 312.578.1012 • FAX: 312.578.1016  
E-MAIL: dtm@maragoslaw.com

HON. SAMUEL C. MARAGOS  
(1922-2005)  
HON. DEAN T. MARAGOS\*  
\*ALSO ADMITTED IN FLORIDA

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

OF COUNSEL  
FRANCIS X. RILEY  
(1912 - 2006)

October 19, 2023

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

The undersigned, Dean T. Maragos, 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.

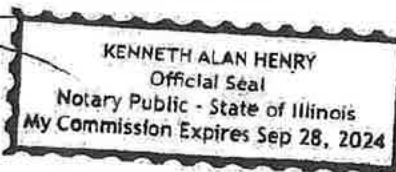
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately November 1, 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.

Dean T. Maragos  
Signature Dean T. Maragos

Subscribed and Sworn to before me this 19<sup>th</sup> day of October, 2023.

Kenneth Alan Henry



**MARAGOS & MARAGOS I, CHTD.**

ATTORNEYS AND COUNSELORS AT LAW

1 NORTH LaSALLE STREET • SUITE 2242

CHICAGO, ILLINOIS 60602

PHONE: 312.578.1012 • FAX: 312.578.1016

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OF COUNSEL  
FRANCIS X. RILEY  
(1912 - 2006)

October 19, 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 November 1, 2023, the undersigned will file an application for a change in zoning from a RS-3 Residential Single Unit (Detached House) District to a RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District building on behalf of Javier Enriquez, the Applicant, located at [REDACTED]

The applicant intends to use the subject property to convert a Single Family Residence to two (2) dwelling units in a residential building at 1141 N. Austin Boulevard. The lot size is 3,730 square feet.

Javier Enriquez is the owner-applicant and is located at [REDACTED]

[REDACTED] The contact person for this application is Dean T. Maragos, applicant & owner attorney, 1 North LaSalle Street, Chicago, Illinois 60602, (312) 578-1012.

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,

*Dean T. Maragos*

Dean T. Maragos  
DTM/pvv