

#22278
Intro Date
OCT. 4, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
3000-3002 West 41st Street, Chicago, Illinois 60632

2. Ward Number that property is located in: 12th Ward

3. APPLICANT PMSI INVESTMENTS INC.
ADDRESS [REDACTED] CITY [REDACTED]
STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]
EMAIL [REDACTED] CONTACT PERSON David Rodriguez

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 Roberto M. Martinez
ADDRESS 4115 West 26th Street
CITY Chicago STATE IL ZIP CODE 60623
PHONE 773) 818-3020 FAX 773) 522-1302 EMAIL R@MartinezLawllc.net

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.

David Rodriguez

7. On what date did the owner acquire legal title to the subject property? April 8, 2020

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

N/A

9. Present Zoning District RS-3 Proposed Zoning District RT-4

10. Lot size in square feet (or dimensions) 6250

11. Current Use of the property Mix use building with a store front and 1 dwelling unit in the rear

12. Reason for rezoning the property To meet the bulk and density of the RT4 to allow to convert the store front unit into a dwelling unit for a total of 2 dwelling units.

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)

Existing 1 commercial store front unit and 1 dwelling unit in rear. to convert the 1 commercial store front into a dwelling unit for a total of 2 dwelling units. Existing number of parking spaces 2.

The building is to remain unchanged

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 _____


COUNTY OF COOK
STATE OF ILLINOIS

David Rodriguez, 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.

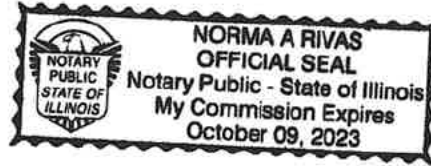


Signature of Applicant

Subscribed and Sworn to before me this
30th day of August, 2023.



Notary Public



For Office Use Only

Date of Introduction: _____

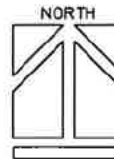
File Number: _____

Ward: _____

PLAT OF SURVEY

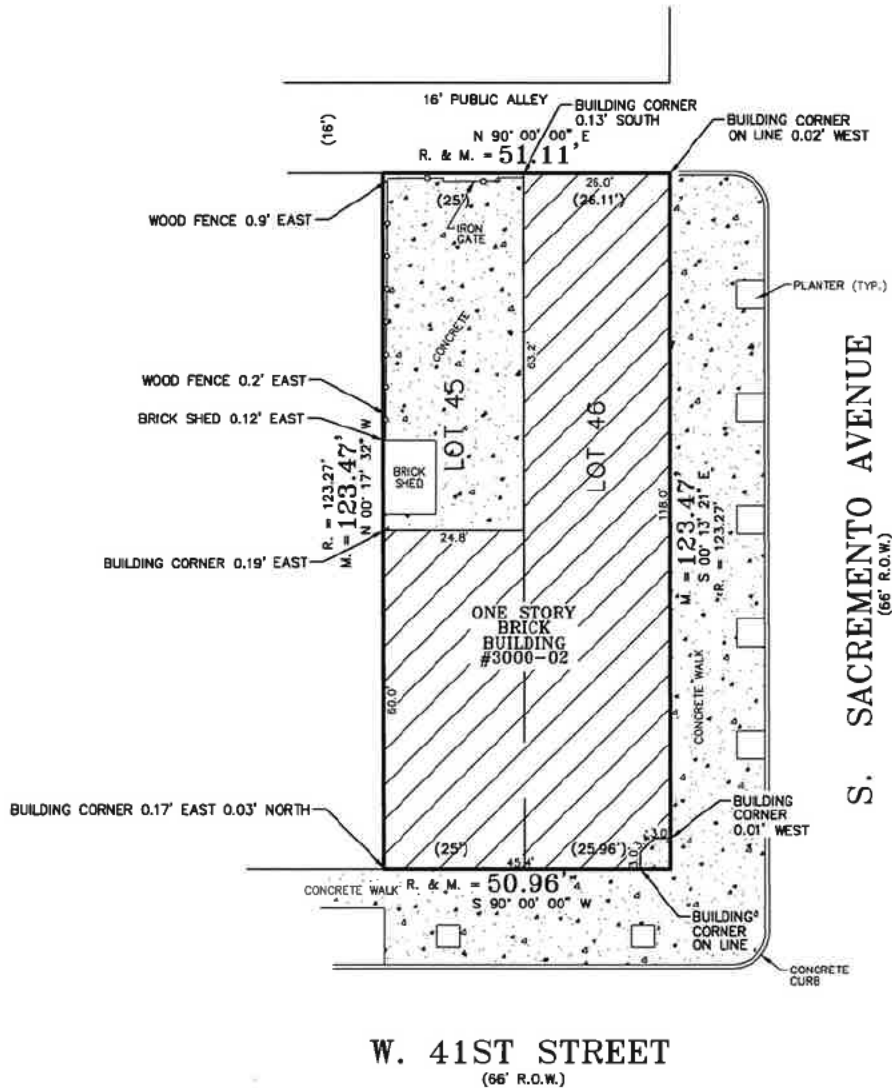
OF

LOTS 45 AND 46 IN BLOCK 4 IN SCOVILLE, WALKER AND MCELWEE'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE: 20'

BEARING SYSTEM:
ASSUMED



NOTE: R. & M. DENOTES RECORD AND MEASURED DISTANCES RESPECTIVELY
BEARINGS SHOWN HEREON ARE MEASURED

AREA SURVEYED = 6,301 SQ. FT.

CLIENT: MARTINEZ LAW, LLC
JOB ADDRESS: 3000-02 W. 41ST STREET, CHICAGO, IL
JOB NO: 23-07-012

Slate of Illinois }
County of Cook } SS

I, Scott H. Campbell, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey", and that the plat hereon drawn is a correct representation of said survey.

S.H. CAMPBELL
LAND SURVEYING



Dated, this 25TH day of JULY, 2023

8432 SOUTH 84TH AVENUE TEL: (708) 594-5370
HICKORY HILLS, IL. 60457 FAX: (708) 594-5369

Illinois Professional Land Surveyor No. 03132
License expires November 30, 2024

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON. REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

Date fieldwork performed 07-20-2023

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

September 20, 2023

Honorable Thomas M. Tunney
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, PMSI INVESTMENTS, LLC. 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.

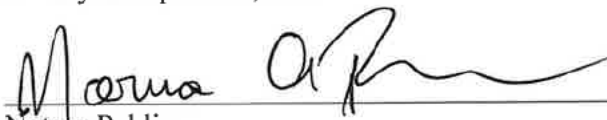
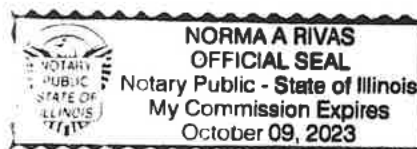
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately October 4, 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.



Signature

Subscribed and Sworn to before me this
20th day of September, 2023


Notary Public

**MARTINEZ
LAW, LLC**

4115 W 26TH STREET CHICAGO IL 60623

TEL: (773) 818-3020

FAX: (773) 522-1302

September 20, 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 October 4, 2023, the undersigned will file an application for a change in zoning from RS3 to RT4 on behalf of ("the applicant") PMSI INVESTMENTS LLC for the property located at 3000-3002 West 41st Street, Chicago IL 60632. PMSI INVESTMENTS LLC.

The applicant intends to Rezone to RT4 to allow a conversion for (2) units. The building footprint is 5916 SQ. FT. The subject property is currently zoned RS3 and the lot is improved with a two (2) unit building. The applicant needs this zoning change in order to utilize a proposed apartment in the first floor front. There will be no changes to the height of the building.

The applicant is the owner of the property located at 3000-3002 West 41st Street, Chicago IL 60632. I am the attorney for the applicant and the contact person for this application. My address is [REDACTED] Chicago, Illinois, 60623 and my telephone number is (773) 818 – 3020.

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.

Very truly yours,



Roberto Martinez, ESQ