

#22407  
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:

10950 South Wentworth Avenue

2. Ward Number that property is located in: 9th

3. APPLICANT Mr. Daniel Smith

ADDRESS 10950 South Wentworth Avenue CITY Chicago

STATE IL ZIP CODE 60628

PHONE

EMAIL CONTACT PERSON Daniel Smith

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 N/A

ADDRESS ---

CITY ---

STATE ---

ZIP CODE ---

PHONE ---

FAX ---

EMAIL ---

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
7. On what date did the owner acquire legal title to the subject property? February 10th, 1979
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RS-3 Proposed Zoning District: B2-1
10. Lot size in square feet (or dimensions): 1,680.9 sq. ft.
11. Current Use of the Property: Vacant storefront on the first floor and one dwelling-unit on the second floor.
12. Reason for rezoning the property: To establish a barbershop on the first floor of an existing two-story mixed-use building.
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 establish a personal service use (barbershop) on the 1,200.0 sq. ft. first floor. There is one existing dwelling-unit on the second floor of the existing 2,400.0 sq. ft. two-story mixed-use building. There is no off-street parking on site; improvement is built lot line to lot line. Building height is 18.0 ft.
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)

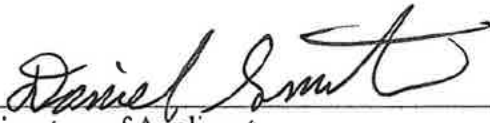
**Administrative Adjustment 17-13-1003:** N/A

**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. N/A

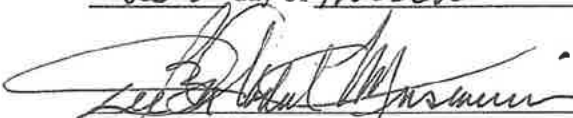
15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, 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

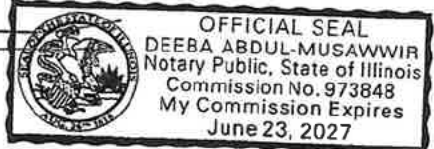
COUNTY OF COOK  
STATE OF ILLINOIS

Daniel Smith, 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  
25<sup>th</sup> day of March, 20 24.

  
Notary Public



**For Office Use Only**

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

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

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



# PLAT OF SURVEY

L. R. PASS & ASSOCIATES  
Professional Land Surveyors

Plat of Surveys  
Topography  
Mortgage  
Inspection  
Condominiums  
Land Development  
Legal Descriptions

THE NORTH 39 FEET OF LOTS 47 AND 48 IN BLOCK 1 HORTON'S SUBDIVISION OF THE NORTH 1/2 OF LOT 58 AND ALL OF LOT 55 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 10950 S WENTWORTH AVE. CHICAGO, IL 60628)

AREA= 1,680.90 SQ. FT. (MORE OR LESS)  
PERIMETER= 164.20 FT. (MORE OR LESS)  
ACREAGE= 0.038688154 (MORE OR LESS)



SCALE: 1"=20'



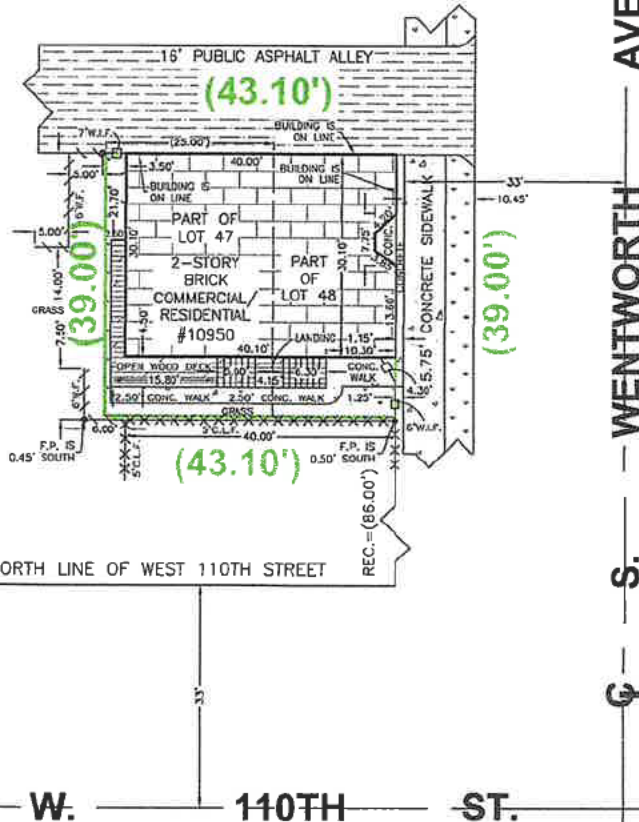
S Wentworth Ave

W 110th St

VENUE MAP



FRONT VIEW



UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003063.

P.O. Box 43559 Chicago, Illinois 60643 TEL: (773) 779-1700 Fax: (773) 779-9143 E-mail: lrpassassoc@yahoo.com	
<b>DANIEL Z. SMITH</b>	
P.I.N.#	25-16-420-044-0000
CHECKED BY: L.R.P.	FIELD DATE: 12-22-2023
BOOK NO.: G.P.	SURVEYOR: D.S. C.D.
PROJECT NO.: 2309-0154	SCALE: 1"=20'
J.R., © 2023 L.R. PASS & ASSOCIATES P.C. ALL RIGHTS RESERVED.	

COMPARE ALL POINTS BEFORE BUILDING. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.



LEGEND	
	METAL FENCE
	PLASTIC FENCE
	FENCE POST (F.P.)
	"MAG" NAIL SET
	SET IRON PIPE
	IRON PIPE FOUND
	CUT CROSS— FOUND OR SET
	PROPERTY LINE
	(140.45) RECORDED DATA
	140.45 MEASURED DIMENSION
	NOTCH
	WOOD & METAL FENCE (W.M.F.)
	WOOD FENCE (W.F.)
	CHAIN LINK FENCE (C.L.F.)
	WROUGHT IRON FENCE (W.I.F.)
	5 NAILS (SET)

WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREBY DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF DECEMBER 2023.  
LICENSE EXPIRATION DATE: 11/30/24

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

March 20<sup>th</sup>, 2023

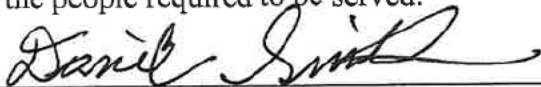
Chairman, Committee on Zoning  
121 North LaSalle Street  
Room 304, City Hall  
Chicago, Illinois 60602

The undersigned, Daniel Smith, 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 {April 17<sup>th</sup>, 2024}.


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.

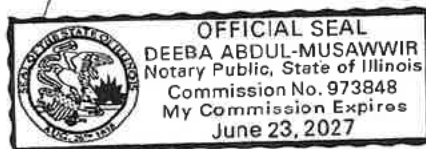


Signature

Subscribed and Sworn to before me this

25<sup>th</sup> day of March, 20 24.

  
Notary Public



Notification to Surrounding Property Owners

March 20<sup>th</sup>, 2024

To 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, I, Mr. Daniel Smith, the undersigned will file an application for a zoning change from RS-3 Residential Single-Unit (Detached House) District to that of a B2-1 Neighborhood Mixed-Use District, for the property located at 10950 South Wentworth Avenue Chicago, IL 60628.

I intend to establish a personal service use (barbershop) on the first floor of my existing two-story store and apartment building with one dwelling-unit located on the second floor with no off-street parking spaces.

I, Daniel Smith, am the owner of the property and applicant for this matter and my contact information is as follows:

Address: 10950 South Wentworth Avenue Chicago, IL 60628

Phone Number: [REDACTED]

Sincerely,



Mr. Daniel Smith

Please note 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.