

#22293  
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:  
4619-23 W. 63rd Street, Chicago, Illinois
2. Ward Number that property is located in: Ward 13
3. APPLICANT Sumo Assets, LLC  
ADDRESS [REDACTED] CITY [REDACTED]  
STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]  
EMAIL [REDACTED] CONTACT PERSON Moncy Chacko
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 Paul M. Rickelman  
ADDRESS 225 N. Columbus #4910  
CITY Chicago STATE IL ZIP CODE 60601  
PHONE 708-732-1928 FAX N/A EMAIL pmr@paulrickelman.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.

Moncy Chacko, managing member

Sunina Chacko, managing member

7. On what date did the owner acquire legal title to the subject property? May 10, 2023

8. Has the present owner previously rezoned this property? If yes, when?  
No

9. Present Zoning District RS-2 Proposed Zoning District B1-1

10. Lot size in square feet (or dimensions) 125sf x 125sf

11. Current Use of the property improved, vacant, one story commercial building

12. Reason for rezoning the property renovate existing improvement to utilize for retail strip center.  
To meet the Use Table and Standards of B1-1 designation to allow the re-use of the existing  
retail 6/7 unit strip center.

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)  
The existing improvement has 11,010sf of floor area ratio, all of which will be utilized  
for retail strip center building purposes after rezoning. There will be 6/7 individual retail unit  
after renovated. There are 7 parking spaces and the existing height is 13 feet.

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  \_\_\_\_\_

COUNTY OF COOK  
STATE OF ILLINOIS

Moncy Chacko, 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  
17<sup>th</sup> day of October, 2023.



Notary Public



**For Office Use Only**

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

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

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



**UNITED SURVEY SERVICE, LLC**  
 CONSTRUCTION AND LAND SURVEYORS  
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
 TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887  
 E-MAIL: USURVEY@USANDCS.COM

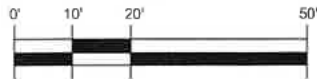
# PLAT OF SURVEY

OF

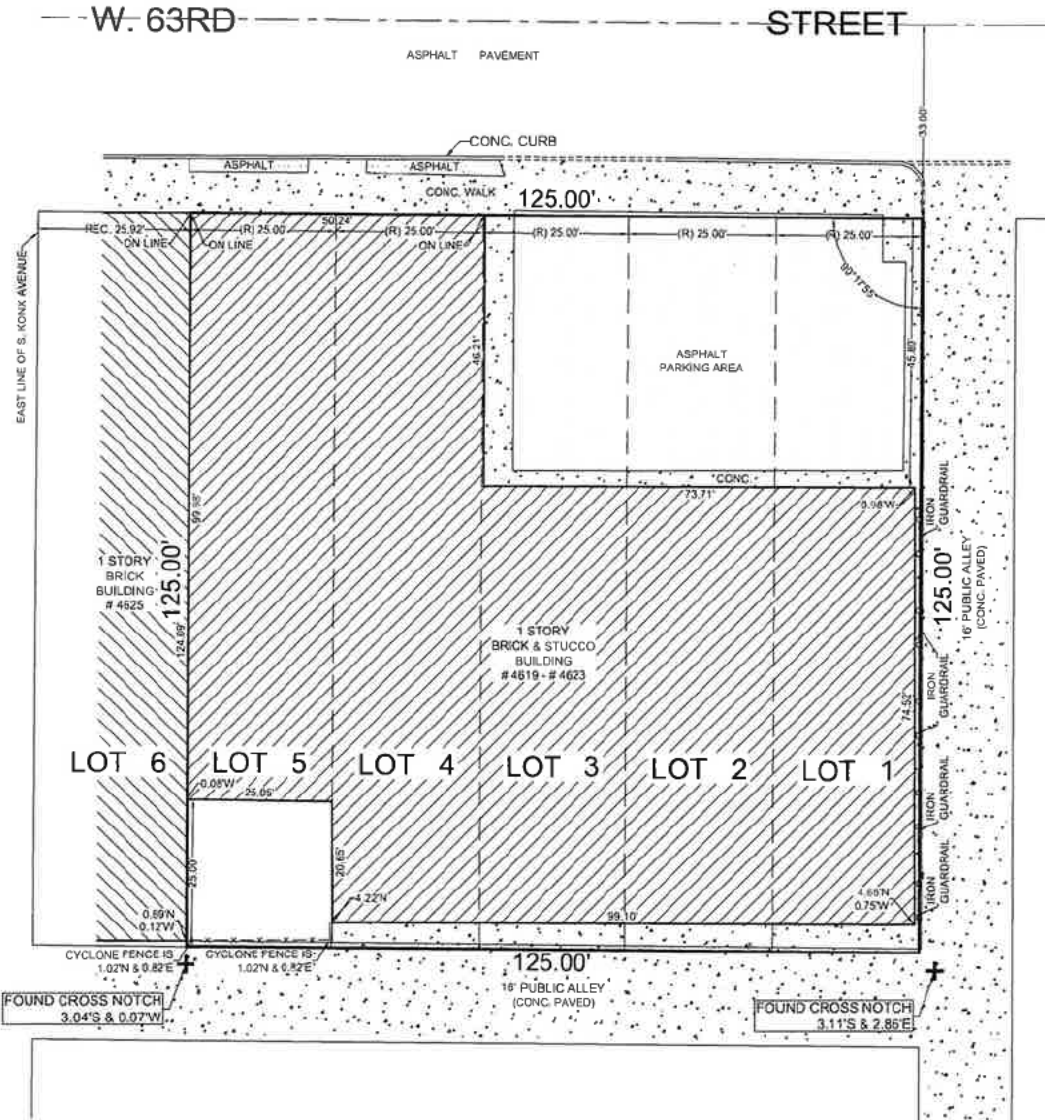
LOTS 1 TROUGHT 5, BOTH INCLUSIVE IN BLOCK 1 ALL IN MARQUETTE RIDGE, A SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTH-WEST 1/4 AND THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTH-WEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH RANGE 13 EAST OF THE THIR PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **4619 - 4623 W. 63RD STREET, CHICAGO, ILLINOIS**

PERMANENT INDEX NUMBER: 19 - 22 - 103 - 002 - 0000



73' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES



STATE OF ILLINOIS )  
 ) S.S.  
 COUNTY OF COOK )

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, OCTOBER 25, A.D. 2023.

By: *Roy G. Lawniczak*  
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
 LICENSE EXPIRES: NOVEMBER 30, 2024  
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
 LICENSE EXPIRES: APRIL 30, 2025



NOTE:  
 THE LEGAL DESCRIPTION IS FOUND ON  
 THE EXISTING DEED TO THE REAL ESTATE

ORDERED BY: PAUL M. RICKELMAN		
SCALE: 1" = 15'		
DATE: MARCH 16, 2023		
FILE No.:	10-25-23	UPDATE
2023 - 30830	DATE	REVISION

AFFIDAVIT OF FILING

October 17, 2023

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

The undersigned, Paul M. Rickelman, 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.



Paul M. Rickelman

Subscribed and Sworn to before me this  
17th day of October, 2023



# PMR LAW



PMR LAW, LLC - 225 N. Columbus, Suite 4910 - Chicago, IL 60601

October 16, 2023

**Re: Proposed Zoning Change – 4619-23 W. 63<sup>rd</sup> Street**

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 “RS-2” to “B1-1” on behalf of Sumo Assets, LLC, for the property located at 4619-23 W. 63<sup>rd</sup> Street, Chicago, Illinois.

The applicant intends to use the subject property for a commercial re-use/repurpose existing one story building, namely a retail strip center.

The applicant and owner, Sumo Assets, LLC, is located at [REDACTED]  
[REDACTED] The contact person for this application is Paul M. Rickelman, PMR LAW, LLC, 225 N. Columbus, Chicago, Illinois. Mr. Rickelman is the applicant’s attorney and can be reached at (708) 732-1928 and [pmr@paulrickelman.com](mailto:pmr@paulrickelman.com).

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,



Paul M. Rickelman  
[pmr@paulrickelman.com](mailto:pmr@paulrickelman.com)  
708.732.1928