

#22355  
INTRO DATE  
FEB 16, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
4500 S Michigan Ave

2. Ward Number that property is located in: 3rd Ward

3. APPLICANT JTM & Associates LLC

ADDRESS 172 Center Street, STE 202 CITY Jackson

STATE WY ZIP CODE 83001 PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_ CONTACT PERSON Marcus Perkins

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 N/A CITY N/A

STATE N/A ZIP CODE N/A PHONE N/A

EMAIL N/A CONTACT PERSON N/A

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Jordan Matyas / Daniel Egan

ADDRESS 200 W Monroe St, Suite 2025

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312) 968-9600 / 312-725-0793 FAX \_\_\_\_\_ EMAIL jordan@1818legal.com / dan@1818legal.com

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: \_\_\_\_\_  
Marcus Perkins  
Tracy Hughes
7. On what date did the owner acquire legal title to the subject property? October 27, 2023
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: B1-1 Proposed Zoning District: RM-5
10. Lot size in square feet (or dimensions): 13,414.63 Sq. Ft.
11. Current Use of the Property: Existing 2 story multi-unit building used for residential and business purposes.
12. Reason for rezoning the property: To meet the use table and standards of RM-5 to allow conversion of from 3 to 8 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 proposed building. (BE SPECIFIC): Conversion from 3 to 8 dwelling units for residential use; 5 parking spaces; no commercial spaces; no extensive changes to the exterior of the building.
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

Marcus Perkins, Managing Member, 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.

*M. Perkins*

Signature of Applicant

Subscribed and Sworn to before me this  
6th day of February, 2021.

*J. Powell*  
Notary Public



**For Office Use Only**

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

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

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

TOPOGRAPHICAL SURVEY  
 MORTGAGE INSPECTION  
 CONDOMINIUM SURVEY  
 ALLIANCE LAND TITLE SURVEY



**HYLTON E. DONALDSON**  
 PROFESSIONAL LAND SURVEYOR  
 10848 SOUTH HALSTED STREET, CHICAGO, IL 60628  
 TEL: (773) 263-8639 OFFICE CELL: (708) 897-7798 WAYSURVEY@YAHOO.COM

**PLAT OF SURVEY**

THE NORTH 78.64 FEET OF THE EAST 1/2 OF BLOCK 2 OF B.F. SMITH'S SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
 LAND TOTAL AREA: 13,415 SQ. FEET - 0.308 ACRE  
 COMMONLY KNOWN AS: 4600 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS.

FIELD WORK WAS COMPLETED ON:  
 DECEMBER 20, 2023

CADD: JI FIELD WORK: RA  
 CHECK BY: HD

ORDER NO. 2021-3843

SCALE: 1 INCH = 20 FEET

DATE: DECEMBER 28, 2023

ORDERED BY: MARCUS PERKINS

- LEGEND:**
- M-RECORDED DISTANCE
  - R-RECORDED DISTANCE (DEED)
  - PROPERTY LINE
  - - - - CHAIN LINK FENCE
  - IRON FENCE
  - PLASTIC FENCE

**NOTES:**

- NO TITLE INSURANCE POLICY PROVIDED FOR SURVEYOR.
- THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY IT SHOULD BE COMPARED WITH THE TITLE OR DEED.
- DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
- FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

STATE OF ILLINOIS } ss.  
 COUNTY OF COOK }

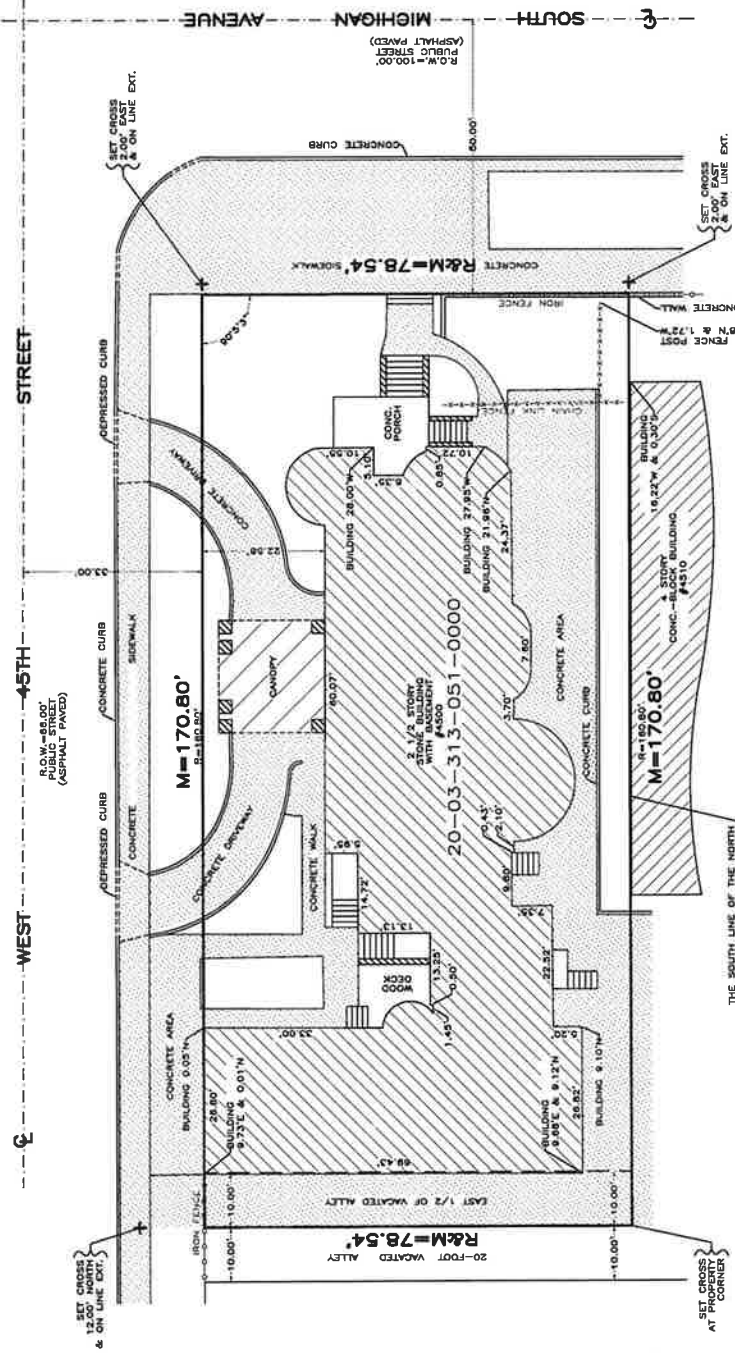
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

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

*Hylton E. Donaldson*

HYLTON E. DONALDSON, PROFESSIONAL LAND SURVEYOR  
 NO. 038-026218, STATE OF ILLINOIS.

MY LICENSE EXPIRES NOVEMBER 30, 2024



78.64 FEET OF THE EAST 1/2 OF BLOCK 2

20-03-313-052-0000

20-03-313-051-0000

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

February 16, 2024

Chairman, Committee on Zoning  
121 North LaSalle Street  
Room 300, City Hall  
Chicago, Illinois 60602

The undersigned, Daniel Egan, 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 February 16, 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 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

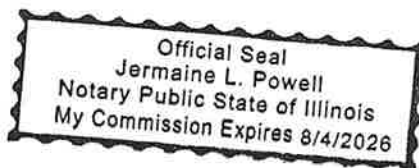


Subscribed and Sworn to before me this

6<sup>th</sup> day of February, 2024



Notary Public





200 W. Monroe Street  
Suite 2025 Chicago IL 60606

[www.1818legal.com](http://www.1818legal.com)

February 16, 2024

Dear Property Owner:

In accordance with Section 17-13-0107 of the Chicago Zoning Ordinance, please be informed that on or about February 16, 2024, an application for an Amendment to the Chicago Zoning Ordinance will be filed by the undersigned, Daniel Egan, on behalf of the Applicant, JTM & Associates LLC for the property located at 4500 S. Michigan Ave, Chicago, IL 60653 (the "Subject Property").

The application seeks a change in zoning from a B1-1, Neighborhood Shopping District to a RM-5, Residential Multi-Unit District. The purpose of the amendment is to allow the conversion of an existing 2 story multi-unit building used for residential and business uses into 8 dwelling units.

The property owner and applicant for this zoning amendment is JTM & Associates LLC, located at 172 Center Street, STE 202, Jackson, WY, 83001. The contact person for this application is attorney Daniel Egan, who can be reached at 1818, 200 W Monroe St, Suite 2025, Chicago, IL 60606, 312-725-0793.

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,

A handwritten signature in black ink, appearing to read "Daniel Egan", with a long horizontal flourish extending to the right.

Daniel Egan