

#22482  
INTRO DATE  
JUNE 12, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
7722 S. Greenwood Avenue

2. Ward Number that property is located in: 8th Ward

3. APPLICANT Hamilton & Grove Properties Inc.  
ADDRESS [REDACTED] CITY [REDACTED]  
STATE [REDACTED] ZIP CODE [REDACTED] PHONE 312-782-1983  
EMAIL fred@sambankslaw.com CONTACT PERSON Frederick E. Agustin

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 Law Offices of Sam Banks, Frederick E. Agustin  
ADDRESS 221 N. LaSalle St., 38th Floor  
CITY Chicago STATE IL ZIP CODE 60601  
PHONE 312-782-1983 FAX 312-782-2433 EMAIL fred@sambankslaw.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: James Williams
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7. On what date did the owner acquire legal title to the subject property? 2022
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RS3 Proposed Zoning District: RT4
10. Lot size in square feet (or dimensions): 3,125 sq. ft.
11. Current Use of the Property: The subject property is improved with a 2.5 story residential building containing two (2) dwelling units.
12. Reason for rezoning the property: To permit the establishment of a third dwelling unit within the basement of the existing building in order to convert the building from 2 units to 3 units. There will be three off-street parking spaces provided.
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): The existing 2.5 story residential building containing two (2) dwelling units will remain.  
The plan is to establish a 3rd dwelling unit within the basement in order to convert the building from 2 units to 3 units.  
Further, the plan is to establish three (3) off-street parking at the property. The height of the existing building is around 35'.
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:** \_\_\_\_\_

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**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. \_\_\_\_\_

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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

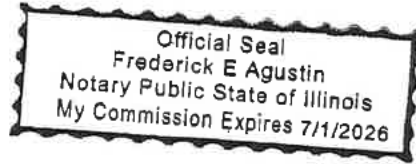
COUNTY OF COOK  
STATE OF ILLINOIS

James Williams, 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.

DocuSigned by:  
James Williams, CEO, H&G  
5EC2279D405D4B5  
Signature of Applicant

Subscribed and Sworn to before me this  
28th day of May, 20    .

[Signature]  
Notary Public



**For Office Use Only**

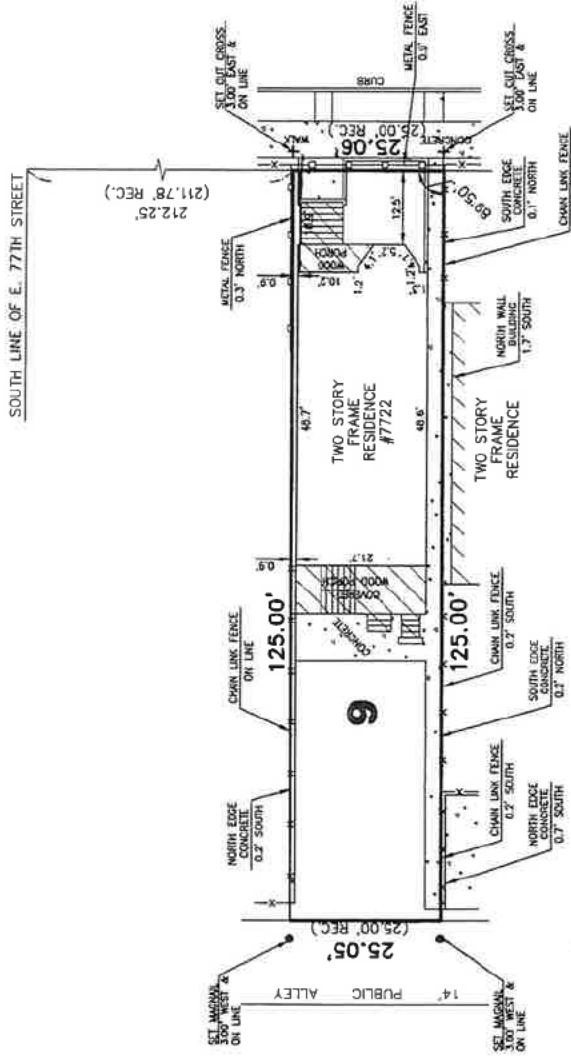
Date of Introduction: \_\_\_\_\_

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

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

# PLAT OF SURVEY

LOT 9 IN BLOCK 81 IN CORNELL, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 26 AND THE SOUTHEAST QUARTER OF SECTION 26 (WITH THE EXCEPTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF THE NORTH HALF OF THE NORTHWEST QUARTER, THE SOUTH HALF OF THE NORTHWEST QUARTER WEST OF THE ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, ALL IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



S. GREENWOOD AVENUE

66.00' R.O.W.

FIELD WORK COMPLETED: 12/7/2021

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

DATED: 12/9/2021

*Richard P. Urchell*

RICHARD P. URCHELL I.P.L.S. No. 3163  
 LICENSE RENEWAL DATE: NOVEMBER 30, 2022  
 SURVEY No. 21-11-096



SUBJECT PROPERTY AREA  
 3,132 SQ. FT. (more or less)

PREPARED FOR: LEONARD & ASSOCIATES

**LANDMARK**

ENGINEERING LLC

GEISER FIRM REGISTRATION NO. 181-00377-0010

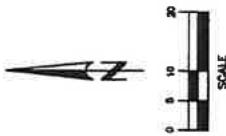
7808 W. 103RD STREET

PALOS HILLS, ILLINOIS 60465-1529

Phone (708) 998-3737

BEARINGS SHOWN HEREON (IF ANY) ARE BASED ON I.L.S.P.C. EAST ZONE, NAD83. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, DOCUMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



**Written Notice, Form of Affidavit: Section 17-13-0107**

June 12, 2024

Acting Chairperson  
Committee on Zoning  
121 North LaSalle Street  
Room 304 - City Hall  
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Frederick E. Agustin**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, 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 on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **7722 S. Greenwood Avenue, Chicago, IL**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **June 12, 2024**.

That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

**Law Offices of Samuel V.P. Banks**

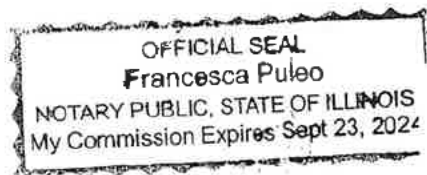
By:



Frederick E. Agustin  
*Attorney for Applicant*

Subscribed and Sworn to before me  
this 28 day of May, 2024.

Francesca Puleo  
Notary Public



Via USPS First Class Mail

June 12, 2024

**PUBLIC NOTICE**

Dear Sir or Madam:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about June 12, 2024, I, the undersigned, intend to file an application for a change in zoning from the RS-3 Residential Single Unit (Detached House) District to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District on behalf of the Applicant and Owner, Hamilton & Grove Properties Inc., for the property located at **7722 S. Greenwood Avenue, Chicago, IL 60619**.

The existing 2.5 story residential building will remain. The Applicant is seeking a zoning change in order to establish a third dwelling unit within the existing building for a total of three (3) dwelling units. There will be three (3) off-street parking spaces established at the rear of the property.

The Applicant, Hamilton & Grove Properties Inc., is located at [REDACTED]

I am the attorney for the Applicant. I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38<sup>th</sup> Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,

Law Offices of Samuel V.P. Banks



Frederick E. Agustin

*Attorney for the Applicant*

**\*Please note the Applicant is NOT seeking to purchase or rezone your property.**

**\*The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**