

#22267  
INTRO DATE  
SEPT 13, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

4903 W Diversey Ave, Chicago, IL 60639

2. Ward Number that property is located in: 31

3. APPLICANT Chicago Title and Land Trust Number 26-1264-00 dated 09/29/1971

ADDRESS 4857 W Diversey Ave CITY Chicago

STATE IL ZIP CODE 60639 PHONE 773-637-7760

EMAIL jason@diverseytruck.com CONTACT PERSON Jason DeLazzer

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 Chicago Title and Land Trust Number 26-1264-00 dated 09/29/1971

ADDRESS 4857 W Diversey Ave CITY Chicago

STATE IL ZIP CODE 60639 PHONE 773-637-7760

EMAIL jason@diverseytruck.com CONTACT PERSON Jason DeLazzer

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

ATTORNEY Thomas S. Moore

ADDRESS 180 N LaSalle St., Ste. 3150

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-726-0358 FAX \_\_\_\_\_ EMAIL Tmoore@mccarthyduffy.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.

4857 W Diversey Avenue LLC

Jason DeLazzer - 4857 W Diversey Avenue LLC - Manager

7. On what date did the owner acquire legal title to the subject property? 02/2017

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

No.

9. Present Zoning District B1-1 Proposed Zoning District C2-1

10. Lot size in square feet (or dimensions) 12,401.31 sq. ft.

11. Current Use of the property Parking Lot

12. Reason for rezoning the property To allow the construction of a new motor vehicle repair shop facility at the subject property.

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)

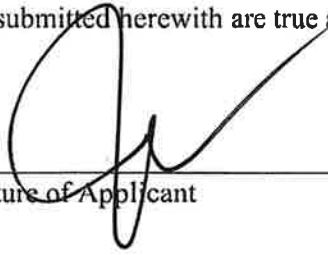
The proposed motor vehicle repair shop will have 0 dwelling units; 5 parking spaces; approximately 6,860 square feet of commercial space; and a proposed height of 38.00 feet.

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 X

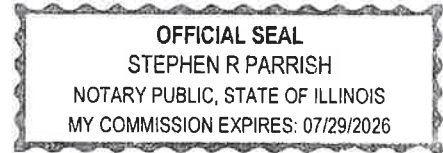
COUNTY OF COOK  
STATE OF ILLINOIS

Jason DeLazzer, 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  
28 day of August, 20 23.

  
\_\_\_\_\_  
Notary Public

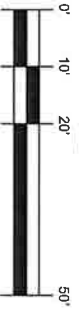


**For Office Use Only**

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

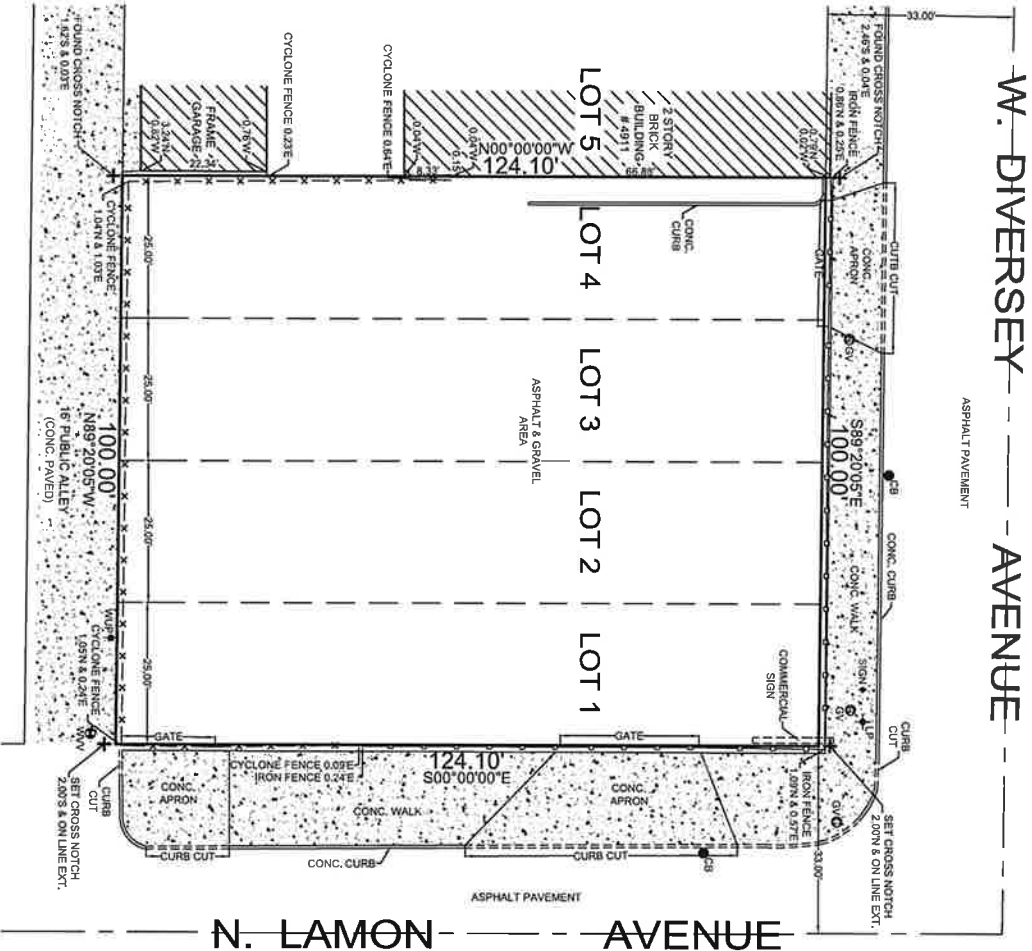
File Number: \_\_\_\_\_

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



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

ASPHALT PAVEMENT



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

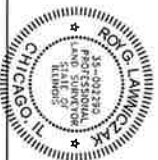
**UNITED SURVEY SERVICE, LLC**  
CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST, IL 60926  
TEL.: (947) 299-1010 FAX: (647) 299-1587  
EMAIL: USURVEY@USANDCS.COM

**PLAT OF SURVEY**

LOT 1, 2, 3 AND 4 IN BLOCK 2 IN EDWARD F. KENNEDY'S RESUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
KNOWN AS: 4901 W. DIVERSEY AVENUE, CHICAGO, ILLINOIS  
PERMANENT INDEX NUMBER: 13-28-402-042-0000

**N. LAMON AVENUE**

ORDERED BY:	JASON DEHAZZER
SCALE:	1" = 15'
DATE:	AUGUST 22, 2023
FILE NO.:	
2023 - 31148	
DATE	REVISION



STATE OF ILLINOIS )  
                                  ) S.S.  
COUNTY OF COOK )  
  
I, ROY G. LAMNICZKA, 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, AUGUST 22, A.D. 2023.  
  
BY: *Roy G. Lamniczka*  
ROY G. LAMNICZKA, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
LICENSE EXPIRES: NOVEMBER 30, 2024  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2025

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

Date August 29, 2023

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

The undersigned, Thomas S. Moore, 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.

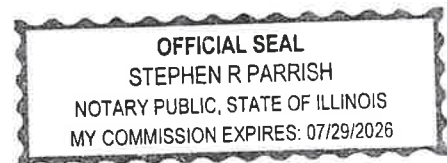
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately September 13, 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  
29 day of August, 2023.

  
Notary Public



# MCCARTHY DUFFY LLP

ATTORNEYS & COUNSELORS SINCE 1886

180 NORTH LASALLE STREET, SUITE 3150

CHICAGO, ILLINOIS 60601

TELEPHONE: (312) 726-0355

FACSIMILE: (312) 726-6383

MCCARTHYDUFFY.COM

September 5, 2023

To 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, September 13, 2023, the undersigned will file an application for a change in the zoning from B1-1 to C2-1 on behalf of the applicant, Chicago Title and Land Trust Number 26-1264-00 dated 09/29/1971, for the property located at 4903 W Diversey Ave.

The Applicant seeks a zoning change to allow the construction of a new motor vehicle repair shop facility at the subject property.

Chicago Title and Land Trust Number 26-1264-00 dated 09/29/1971 is the applicant and owner of the property. Its business address is 4857 W Diversey Ave, Chicago, IL 60639. Jason DeLazzer is the contact for the applicant; he can be reached at 773-637-7760 if you have any questions.

I am the attorney for the applicant and can be reached at the number above if you have any questions.

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.

Sincerely,



Thomas S. Moore