

#22252  
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:  
3657 W 31st St./3101-3111 S. Lawndale Ave., Chicago IL 60623
2. Ward Number that property is located in: 22
3. APPLICANT Little Village Environmental Justice Organization (LVEJO)  
ADDRESS 2501 S Whipple Street CITY Chicago  
STATE IL ZIP CODE 60623 PHONE 773.762.6991  
EMAIL kwasserman@lvejo.org CONTACT PERSON KIM WASSERMAN
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 Alexander R. Domanskis and Linda Vernon Goldberg  
ADDRESS 1 North Franklin Street, Suite 1200  
CITY CHICAGO STATE IL ZIP CODE 60606  
PHONE 312.938.4070 FAX 312.540.1162 EMAIL lgoldberg@boodlaw.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.

Applicant is a non-profit and sole owner  
Applicant has no members and no shareholders  
\_\_\_\_\_  
\_\_\_\_\_

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?  
N/A  
\_\_\_\_\_

9. Present Zoning District RS 3 Proposed Zoning District B 3-2

10. Lot size in square feet (or dimensions) 45.78 x 125 sq. ft. = 5722.5 sq. ft.

11. Current Use of the property existing vacant bldg front one-story and rear vacant two-story.

12. Reason for rezoning the property shared commercial kitchen for prep of local agriculture for neighborhood food programming to reuse front one-story building. Rear building to remain vacant and unchanged.

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)  
shared commercial kitchen for neighborhood food programming and meeting space for youth education in agriculture; 0 dwelling units; 0 parking; 1 story bldg approx 2,400 sq. ft space; no change in existing bldg height of 14 ft Rear building to remain vacant no changes.

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

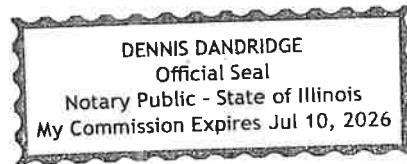
COUNTY OF COOK  
STATE OF ILLINOIS

**KIMBERLY WASSERMAN**, 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  
31<sup>st</sup> day of August, 2023.

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



**For Office Use Only**

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

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

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

# KDC CONSULTANTS INC.

16144 S. BELL ROAD  
HOMER GLEN, ILLINOIS 60491

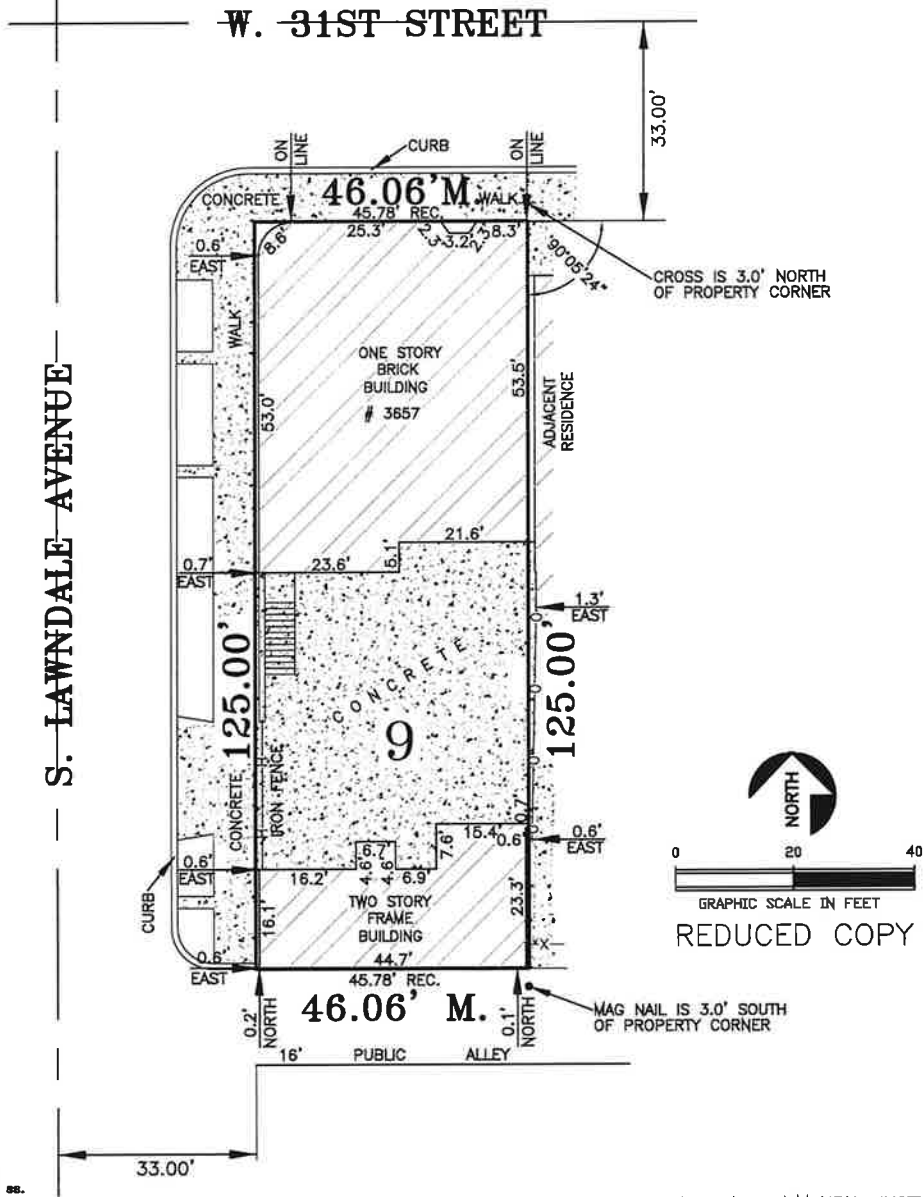
WWW.KDCCONSULTANTSINC.COM  
LAND PLANNING ENGINEERING LAND SURVEYING

(708) 645-0545  
Fax: 645-0546

## PLAT OF SURVEY

OF  
LOT 9 IN BLOCK 2 IN GARY & JACOBON'S SUBDIVISION OF THAT PART OF THE EAST 1/2  
OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE  
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE WEST FORK OF THE  
SOUTH BRANCH OF THE CHICAGO RIVER IN COOK COUNTY, ILLINOIS.

PIN: 16-35-106-001  
LOT AREA=6,758 S.F.



STATE OF ILLINOIS )  
COUNTY OF WILL ) ss.

WE, KDC CONSULTANTS INC., AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS.

SURVEYED 17<sup>TH</sup> DAY OF AUGUST 2023.

SIGNED THIS 18<sup>TH</sup> DAY OF AUGUST 2023.

BY: Kevin Chaffin  
PROFESSIONAL ILLINOIS LAND SURVEYOR No. 3184



LICENSE EXPIRATION  
11-30-2024

PREPARED FOR: LITTLE VILLAGE ENVIRONMENTAL JUSTICE

COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT MAY NOT HAVE BEEN FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. SUBJECT TO EASEMENTS OF RECORD.

DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT THE PERMISSION OF KDC CONSULTANTS, INC.. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY No. 23-08-088

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

Date **September 13, 2023**

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


**KIMBERLY WASSERMAN**

The undersigned, \_\_\_\_\_, 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.

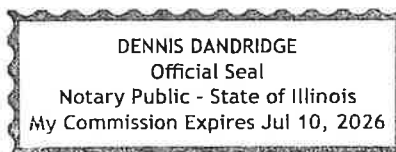
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately ~~(INSERT DATE)~~ **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  
3<sup>rd</sup> day of August, 2023.

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



September 13, 2023

[ADDRESS LABEL HERE]

Dear Property Owner:

In accordance with the requirements for Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107 of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, please be informed that on or about September 13, 2023, the undersigned will file an application with the City of Chicago for a change in zoning from RS-3 to B3-2 for the property located at 3657 W. 31<sup>st</sup> Street, Chicago, Illinois 60623. The zoning amendment application will seek approval of the following:

**The Applicant and property owner, Little Village Environmental Justice Organization (LVEJO), a non profit corporation, seeks a zoning amendment to change the current property designation from RS-3 to B3-2. LVEJO seeks zoning approval to revitalize and repurpose the existing commercial space as a shared commercial kitchen to prepare produce from its existing one-story front building and nearby urban farming property, to benefit neighborhood residents. The renovation will also include meeting space to expand its existing youth programming in agriculture education. LVEJO is not requesting a change to the buildings' existing footprint. The improvements will include repairs and renovation to the existing main building. The rear building will remain vacant until we find a purpose for the same or remove rear building to make way for additional on-site parking.**

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.

Any questions or comments regarding the zoning application may be addressed to my representative as follows:

Alexander R. Domanskis or Linda Vernon Goldberg  
Boodell & Domanskis, LLC  
1 North Franklin, Suite 1200, Chicago, Illinois 60606  
Phone: 312.219.8537 (Linda Goldberg) or 312.540.1075 (Alexander Domanskis)

Sincerely,



Kim Wasserman, Executive Director  
Little Village Environmental Justice Organization