

#22201-T1
INTRO DATE
JUNE 21, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
2625-27 W. Monroe Street

2. Ward Number that property is located in: 27th Ward

3. APPLICANT Jonathan Nguyen

ADDRESS 2627 W Monroe Street CITY Chicago

STATE IL ZIP CODE 60612 PHONE 312-820-8614

EMAIL fagustin@aaproptax.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 _____

ADDRESS _____ CITY _____

STATE IL ZIP CODE _____ PHONE 847-404-9040

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 Frederick E. Agustin, Law Offices of Agustin & Associates. LLC

ADDRESS 20 N Wacker Drive, Suite 1000

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312) 820-8614 FAX NA EMAIL fagustin@aaproptax.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.

NA

7. On what date did the owner acquire legal title to the subject property? 11/17/22

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

No

9. Present Zoning District M1-2 District Proposed Zoning District RS3 District

10. Lot size in square feet (or dimensions) 5,099 52 SF

11. Current Use of the property Single-family residence and vacant lot

12. Reason for rezoning the property The existing single-family residence and vacant lot will remain The Applicant would like to have a shared housing unit within the existing single-family residence

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 single-family residence and vacant lot will remain The Applicant would like to have a shared housing unit within the existing single-family residence At the rear of the existing single-family residence is a car port that can fit two (2) cars

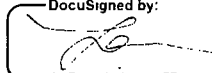
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES _____ NO x _____

COUNTY OF COOK
STATE OF ILLINOIS

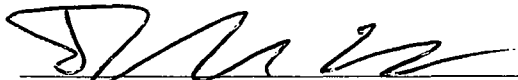
Jonathan Nguyen

_____, 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:

C4FD5479803D45D

Signature of Applicant

Subscribed and Sworn to before me this
26~~th~~ day of May, 2023.



Notary Public



For Office Use Only

Date of Introduction: _____

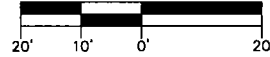
File Number: _____

Ward: _____

Plat of Survey

Lots 4 & 5 in the Subdivision of Lots 16 to 21 in the Subdivision of the East 1/2 of Lot 7 in Block 1 in Rockwell's Addition in the Northeast 1/4 of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

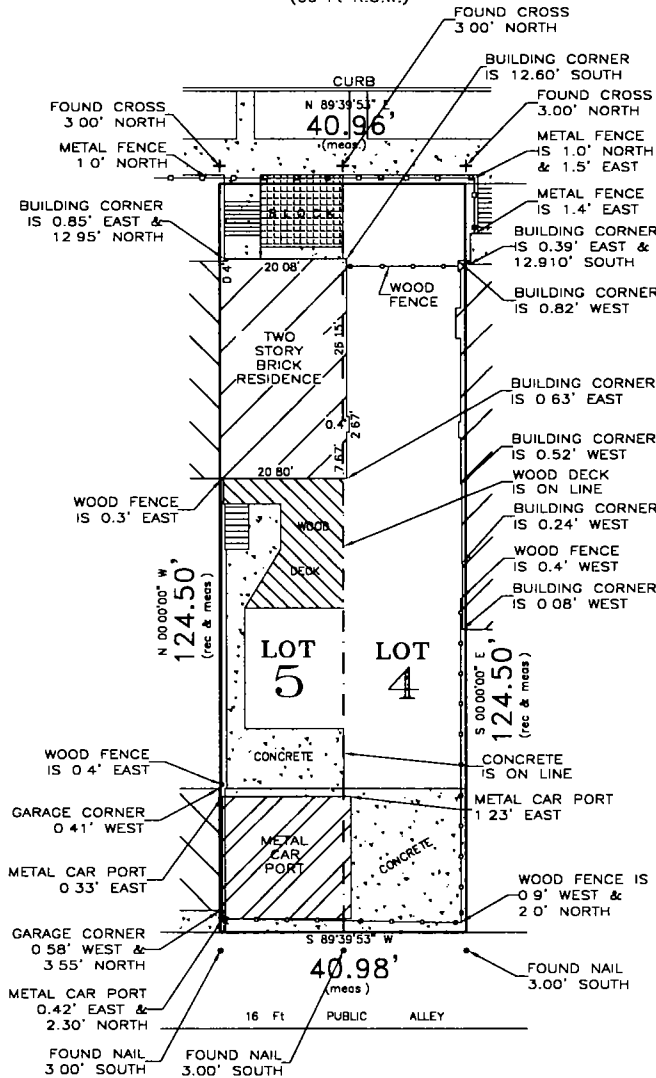
Address: 2625-2627 W Monroe Street, Chicago, Illinois



BASIS OF BEARING IS NORTH LINE OF LOTS AS FOUND MONUMENTED AND OCCUPIED. N 89°39'53" E

Area of Survey 5,088 Sq Ft / 0.11 Acres

W Monroe Street
(66 Ft R.O.W.)



STATE OF ILLINOIS) S S
COUNTY OF COOK)

I, JOSEPH P. MAIKISCH DO HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. MY PROFESSIONAL LICENSE RENEWS 11/24 DATED THIS 18TH DAY OF MAY, A.D. 2023



ILLINOIS PROFESSIONAL LAND SURVEYOR #3253

PROFESSIONAL DESIGN FIRM NUMBER 184-004603



Residential & Commercial Land Surveying
Phone (708) 738-2674
onlinelandsurveying@gmail.com
1205 W. PETERSON AVE. Unit D
PARK RIDGE, ILLINOIS 60068

LEGEND

- Iron Pipe Found: ○
 - Iron Pipe Set: ●
 - Cross Found: +
 - Found Notch: -
 - Wood Fence: —○—○—○—
 - Metal Fence: —○—○—○—
 - Vinyl Fence: —V—V—V—
 - Chain Link Fence: —x—x—x—
 - Interior Lot Line: - - - - -
 - Utility & Drainage Easement: - - - - -
 - Building Setback Line: - - - - -
- (R)=Record (M)=Measured (A)=Assumed
N=North / S=South / E=East / W=West

IMPORTANT NOTES

- This survey was prepared using a legal description provided by others.
- Basis of Bearing is as the North Arrow indicates and is relative to the recorded plat of subdivision.
- No construction should be done based solely on this plat, any discrepancies found must reported to the surveyor for explanation or verification. Property corners are set or monumented as possible.

Client: Jonthan Nguyen

Scale	1" = 20'	Field Crew	DJ	Field Work Completed	05/18/23
Drawn By	JM	Checked By	SM	Revised:	/ /

June 21, 2023

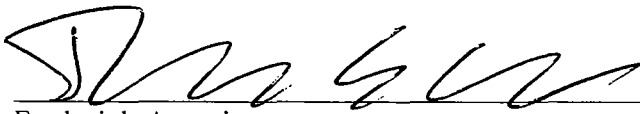
Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Frederick Agustin, being first duly sworn on oath 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 June 21, 2023 .

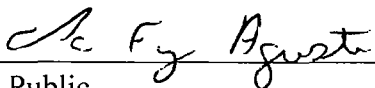
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.



Frederick Agustin

Subscribed and Sworn to before me this
____ 1 ____ day of June, 20 23 .





Notary Public

June 1, 2023

Dear Property Owner,

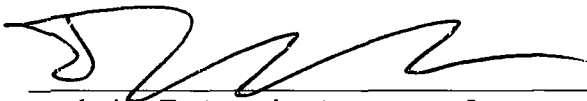
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about June 21, 2023, the undersigned will file an application for a change in zoning from M1-2 Limited Manufacturing/Business Park District to an RS3 Residential Single-Unit (Detached House) District on behalf of Jonathan Nguyen (“Applicant/Owner”) for the property located at 2625-27 W. Monroe Street, Chicago, IL 60612 (the “Subject Property”).

The existing single-family residence and vacant lot will remain. This change is necessary in order to establish a shared housing unit within the existing single-family residence.

Applicant/Owner is located at 2627 W. Monroe Street, Chicago, IL 60612. The contact person for this application is Frederick E. Agustin located at 20 N. Wacker Drive, Suite 1000, Chicago, IL 60606, (312) 820-8614.

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,



Frederick E. Agustin, Attorney at Law