

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.

Daniel Brosk 1650 W Melrose Street, Chicago, IL 60657 10.87%
Jordan Lowe 2124 W Pierce Street, Chicago, IL 60622 14.5%
Remaining 75% ownership is owned by individuals with less than
7.5% interest stakes

7. On what date did the owner acquire legal title to the subject property? _____

8. Has the present owner previously rezoned this property? If yes, when?
No

9. Present Zoning District RS-3 Proposed Zoning District RM-5

10. Lot size in square feet (or dimensions) 4,113.45 square feet

11. Current Use of the property Residential

12. Reason for rezoning the property To comply with bulk and density standards
to establish a basement apartment in the existing building for a total
of 7 dwelling units

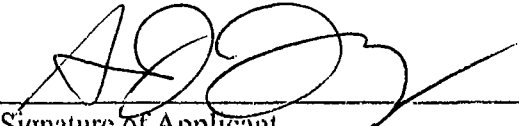
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
Convert from 6 to 7 dwelling units in existing 3 story brick building
Seven dwelling units; no parking spaces; no commercial space;
existing building height is 38' - 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 for more information). Is this project subject to the ARO?

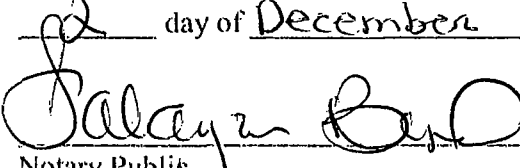
YES _____ NO X _____

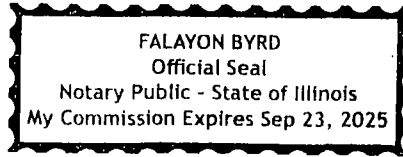
COUNTY OF COOK
STATE OF ILLINOIS

Andrew Dorazio, 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
2 day of December, 2022.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONALS ASSOCIATED
PHONIL (847) 473-1000
FAX (847) 612-2167
E-MAIL: info@profassocllc.com
www.profassocllc.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

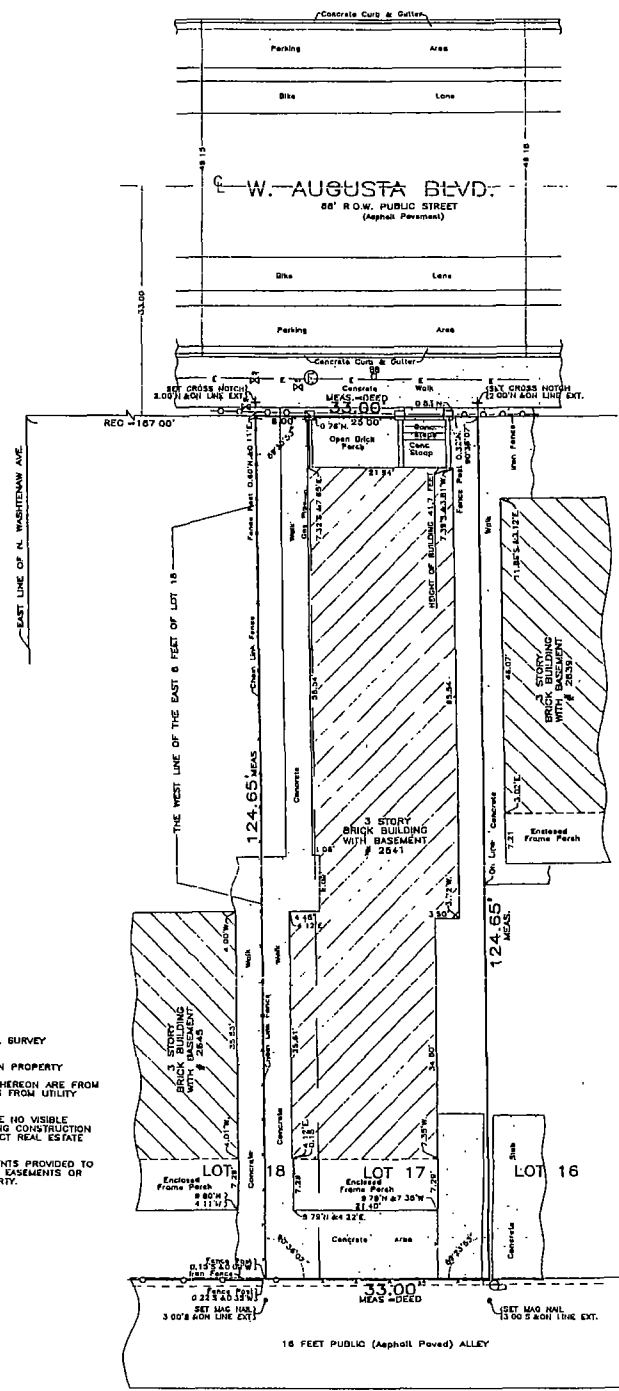
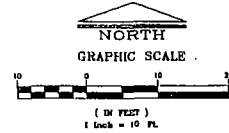
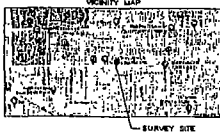
BOUNDARY * A I T A * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 N. ILLINOIS TRIPPLE AVENUE, ILLINOIS
PROFESSIONAL DESIGN FIRM NO. 124 003013

MM SURVEY
PHONIL (773) 282-5900
FAX (773) 282-9434
E-MAIL: info@mmurveyingllc.com
www.mmurveyingllc.com

ALTA/NSPS LAND TITLE SURVEY

OF

LOT 17 AND THE EAST 8 FEET OF LOT 18 IN BLOCK 1 IN EASTON'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 30 NORTH, RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 33 FEET AND THE SOUTH 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS.
LAND TOTAL AREA: 4,113 SQ. FT. = 0.094 ACRE.
EXTERIOR FOOTPRINT AREA OF BUILDING: 2,169 SQ. FT.
COMMONLY KNOWN AS 2841 WEST AUGUSTA BOULEVARD, CHICAGO, ILLINOIS.
PERMANENT INDEX NUMBER: 18-01-418-008-0000



- NOTES REFERENCED TO TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS
- ITEM 9: --NO STRIPED PARKING SPACES ON PROPERTY
 - ITEM 11: --LOCATIONS OF UTILITIES SHOWN HEREON ARE FROM VISIBLE OBSERVATIONS AND MARKINGS FROM UTILITY COMPANIES
 - ITEM 16: --BY OUR OBSERVATION THERE ARE NO VISIBLE SIGNS OR ANY CURRENT BUILDING CONSTRUCTION OF EARTH MOVEMENT ON SUBJECT REAL ESTATE
 - ITEM 19: --THERE ARE NO RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OF ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITING PROPERTY.

- LEGEND:
- WB = WATER BUFFALO BOX
 - DV = GAS VALVE
 - EM = ELECTRIC MANHOLE
 - WUP = WOOD UTILITY POLE

FLOOD CERTIFICATE.
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP OF CHICAGO, ILLINOIS DATED AUGUST 19, 2009, THIS PROPERTY IS IN A MINOR FLOODING AREA AND IS DESIGNATED AS ZONE "X", MAP INDEX NUMBER 17031C0113. (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR TO DETERMINE THIS ZONE.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 220ND080602WH1
COMMITMENT DATE, MAY 19, 2022

TO:
- 2841 W AUGUSTA LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
- ALGONQUIN STATE BANK
- CHICAGO TITLE INSURANCE COMPANY

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING
ORDER NO. 195133
SCALE: 1 INCH = 10 FEET
DATE OF FIELD WORK: July 1, 2022
ORDERED BY: Kathleen DiCola, Attorney at Law

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(C), 7(D)(1), 7(C), 8, 9, 14, 18 AND 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON JULY 1, 2022.
DATE OF PLAT: July 11, 2022
BY: [Signature]
ILL. PROF. LAND SURVEYOR NUMBER: 00515258
MY LICENSE EXPIRES NOVEMBER 30, 2022
DRAWN BY: ZJ

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

Date March 23, 2023

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

The undersigned, Mark Kupiec, 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 April 19, 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.

Mark Kupiec
Signature

Subscribed and Sworn to before me this 11th day of April, 2023.

T. Stefanski
Notary Public



LAW OFFICES
MARK J. KUPIEC & ASSOCIATES
SUITE 1801
77 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602

TELEPHONE (312) 520-1878
Email: Mkupiec@kupieclaw.com

FACSIMILE

March 23, 2023

Re: 2641 W. Augusta Boulevard, Chicago, IL

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 April 19, 2023, the undersigned will file an Application for a change in zoning from RS-3 Residential Single-Unit (Detached House) District to an RM-5 Residential Multi-Unit District on behalf of the Applicant, 2641 W Augusta LLC, for the property located at 2641 W. Augusta Blvd Chicago, Illinois.

The subject property is improved with a 3-story multi-unit residential building. The applicant needs this zoning change to comply with the bulk and density standards to add an additional dwelling in the basement of the existing building for a total of seven dwelling units.

The Applicant is the owner of the subject property. Its business address is 1211 S. Prairie Ave Apt 2104, Chicago, IL. I am the Attorney for the Applicant and the contact person for this Application. My address is 77 West Washington Street, Chicago, Illinois, and my telephone number is (312) 520-1878.

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.

Sincerely,



Mark J. Kupiec

MJK/