

#22300-T1  
INTRO DATE  
Nov 1, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

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

2339 N. Lister Avenue, Chicago, Illinois

2. Ward Number that property is located in: 32nd Ward

3. APPLICANT Simon Ramirez

ADDRESS 2339 N. Lister Avenue CITY Chicago

STATE IL ZIP CODE 60614 PHONE [REDACTED]

EMAIL [REDACTED] CONTACT PERSON Simon Ramirez

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 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? 1/22/97

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

No  
\_\_\_\_\_  
\_\_\_\_\_

9. Present Zoning District M3-3 District Proposed Zoning District RT4 District

10. Lot size in square feet (or dimensions) 3,952 SF

11. Current Use of the property Two-story, two (2) unit residential building with a two-car garage at the rear of the property.

12. Reason for rezoning the property The existing two-story, two (2) unit residential building with a two-car garage will remain. The Applicant would like to have a shared housing unit within the existing residential building.

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 two-story, two (2) unit residential building with a two-car garage will remain. The Applicant would like to have a shared housing unit within the existing residential building. The existing two-car garage is located at the rear of the property.~~

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

Simon Ramirez

\_\_\_\_\_, 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:  
*Simon Ramirez*  
Signature of Applicant

Subscribed and Sworn to before me this  
18th day of October, 2023.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public



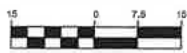
**For Office Use Only**

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

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

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

GRAPHIC SCALE



(IN FEET)  
1" = 15'



# GREMLEY & BIEDERMANN

A DIVISION OF  
**PLCS Corporation**

License No. 184-005322

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

## Plat of Survey

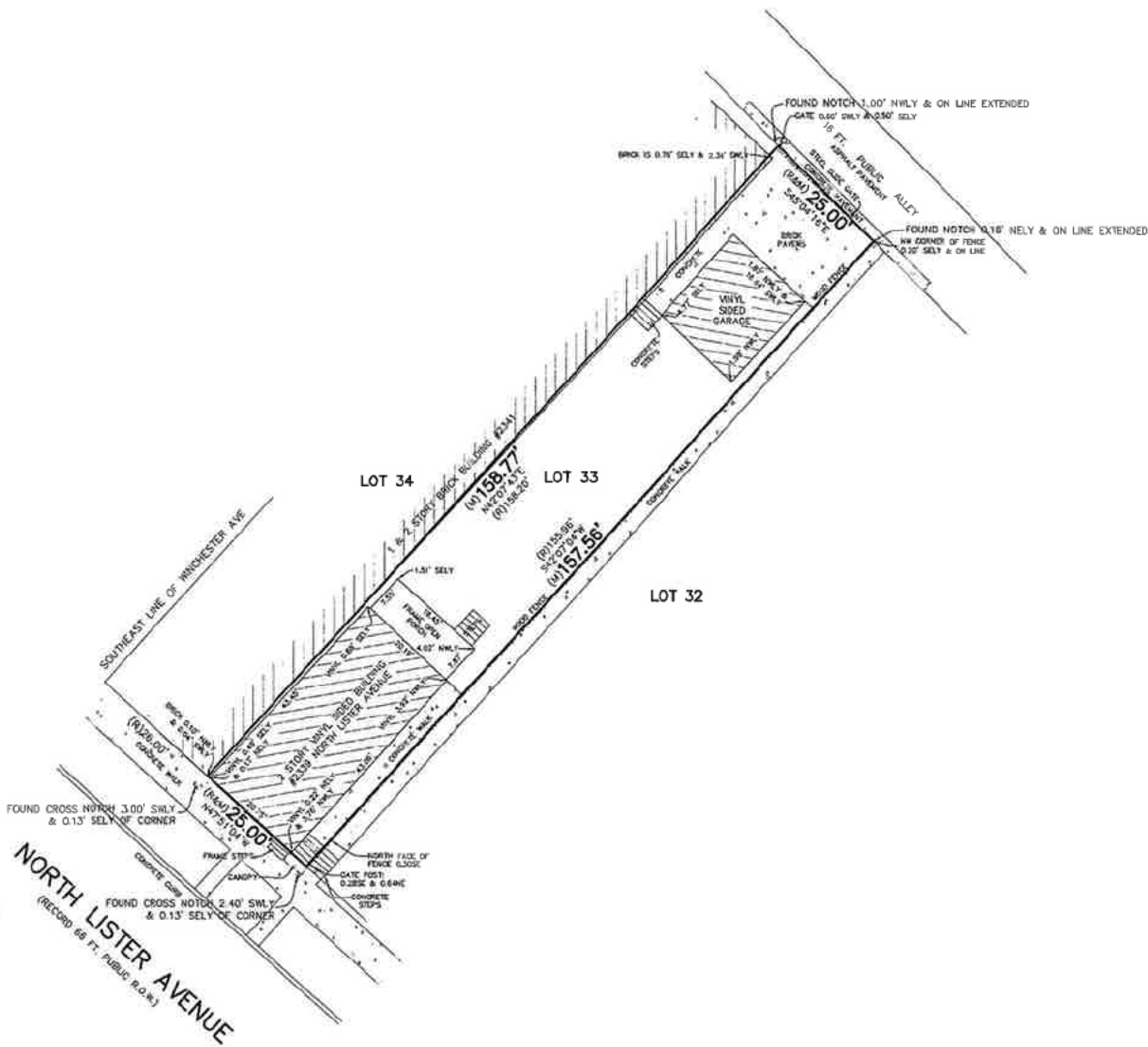
LOT 33, IN BLOCK 6, IN FULLERTON'S ADDITION, BEING A SUBDIVISION IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 3,952 SQUARE FEET OR 0.0907 ACRES MORE OR LESS

### LEGEND

These standard symbols will be found in the drawing.

- Utility Pole
- Out Cross



ORDERED BY: ALMA ORTEGA	CHECKED: MD	DRAWN: BL
ADDRESS: 2350 NORTH LISTER AVENUE		
<b>GREMLEY &amp; BIEDERMANN</b> A Division of <b>PLCS CORPORATION</b> License No. 184-005322 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2023-31405-001	DATE: AUGUST 15, 2023	PAGE NO. 1 of 1
SCALE: 1 inch = 15 FEET		

**SURVEY NOTES:**  
 SURVEYOR'S LICENSE EXPIRES November 30, 2024  
 Note (RBM) denotes Raveled and Measured Distances Respectively.  
 Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.  
 For easements, building lines and other restrictions not shown on survey plat refer to your deed, deed, contract, title policy and local building line regulations.  
 NO dimensions shall be assumed by scale measurement upon this plat.  
 Unless otherwise noted hereon the Bearing, Backs, Sine and Cosine Datum and Coordinate Datum if used is ASSUMED.  
 COPYRIGHT GREMLEY & BIEDERMANN, INC. 2023. "All Rights Reserved"

STATE OF ILLINOIS  
 COUNTY OF COOK

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON AUGUST 15, 2023.

SIGNED ON AUGUST 22, 2023.

BY:



PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802  
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

October 19, 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 November 1, 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  
19th day of October, 20 23.

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



November 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 November 1, 2023, the undersigned will file an application for a change in zoning from M3-3 Heavy Industry District to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District on behalf of Simon Ramirez (“Applicant/Owner”) for the property located at 2339 N. Lister Avenue, Chicago, IL 60614 (the “Subject Property”).

The existing two-story, two-unit residential building with a two-car garage at the rear of the Subject Property will remain. This change is necessary in order to establish a shared housing unit within the existing two-unit residential building.

Applicant/Owner is located at 2339 N. Lister Avenue, Chicago, IL 60614. 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,



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Frederick E. Agustin, Attorney at Law