

#22394-TJ
INTRO DATE
MARCH 20, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
8707 + 8709 South Houston Avenue, Chicago, Illinois

2. Ward Number that property is located in: 10th Ward

3. APPLICANT Crystal L. Hammond

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE 312-782-1983

EMAIL fred@sambankslaw.com CONTACT PERSON Frederick E. Agustin - Attorney for Applicant

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 Samuel V.P. Banks

ADDRESS 221 North LaSalle Street, 38th Floor

CITY Chicago STATE Illinois ZIP CODE 60601

PHONE 312-782-1983 FAX _____ EMAIL fred@sambankslaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: N/A

7. On what date did the owner acquire legal title to the subject property? August 2020

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

9. Present Zoning District: RS-3 Proposed Zoning District: RM-4.5

10. Lot size in square feet (or dimensions): 7,000 sq. ft.

11. Current Use of the Property: The subject property consists of two contiguous lots of record. Both lots are presently vacant and unimproved

12. Reason for rezoning the property: To permit the construction of two (2) three-story multi-unit residential buildings on two (2) individual zoning lots measuring 25 ft. by 140 ft. each.

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 proposed building. (BE SPECIFIC): The Applicant is seeking a zoning change to permit the construction of two (2) three-story multi-unit residential buildings at the Subject Property. The proposed buildings will each consist of four (4) dwelling units, for a total of eight (8) dwelling units. Additionally, each proposed building will provide a surface parking pad for three (3) vehicles at the rear for a total of six (6) parking spaces at the Subject Property. The Property is located in a Transit Served Location (TSL). The proposed buildings will be 35.42 ft in height.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

Administrative Adjustment 17-13-1003: _____

Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. _____

Variation section 17-13-1101-D, to waive one (1) required parking space for each zoning lot from four (4) to three (3) parking spaces. _____

15. 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

COUNTY OF COOK
STATE OF ILLINOIS

I, Crystal Hammond, being first duly sworn on oath, state that all the above statements and the statements contained in the documents submitted herewith are, to the best of my knowledge, true and correct.



Signature of Applicant

1/30/24

Subscribed and Sworn to before me this

30 day of January, 2024.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Plat of Surveys
Topography
Mortgage
Inspection
Condemnations
Land Development
Legal Descriptions

PLAT OF SURVEY

L. R. PASS & ASSOCIATES

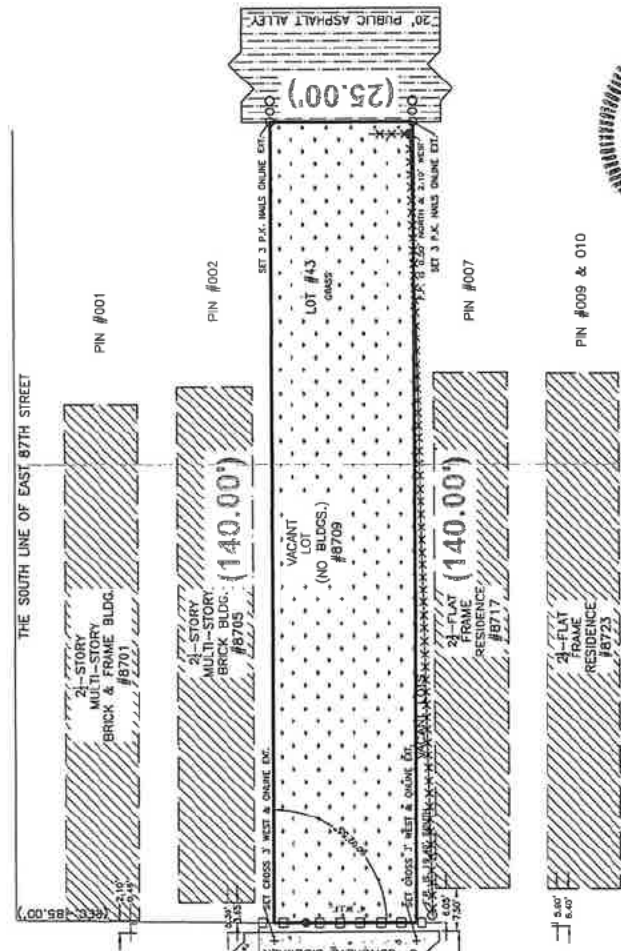
Professional Land Surveyors

LOT 43 IN BLOCK 8 IN SOUTH CHICAGO, A SUBDIVISION OF CHAMBER AND CHICAGO CANAL AND ROCK COMPANY SUBDIVISION OF PAPER'S SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 16, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 8709 S HOUSTON AVE, CHICAGO, IL 60657.)
AREA= 3,500.00 SQ. FT. (MORE OR LESS)
PERIMETER= 350.00 FT. (MORE OR LESS)
ACRAGE= 0.08034894 (MORE OR LESS)



SCALE: 1"=20'



- LEGEND**
- METAL FENCE
 - PLASTIC POST (F.P.)
 - "MAG" NAIL SET
 - SET IRON PIPE
 - IRON PIPE FOUND
 - + CUT CROSS- FOUND OR SET
 - PROPERTY LINE
 - (140.45) RECORDED DATA
 - 140.45 MEASURED DIMENSION
 - NOTCH
 - ∧∧ WOOD & METAL FENCE (W.M.F.)
 - ∧∧ WOOD FENCE (W.F.)
 - × CHAIN LINK FENCE (C.L.F.)
 - WROUGHT IRON FENCE (W.I.F.)
 - 5 NAILS (SET)

STATE OF ILLINOIS
COUNTY OF COOK

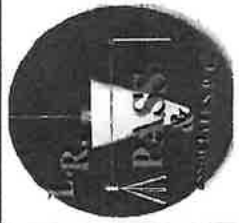
WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAT HEREBY DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF _____ 2023.

LICENSE EXPIRATION DATE: 11/30/24



COMPARE ALL POINTS BEFORE BUILDING. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT UNLESS CRITICAL FIELD DOCUMENTATION SHOULD BE ESTABLISHED CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.



8709 S. HOUSTON AVE.

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR BUS/BER AGENCY) DIMENSIONS OR BEARS SHALL BE SHOWN TO ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003093.

P.O. Box 40869 Chicago, Illinois 60748 TEL: (773) 779-7700 Fax: (773) 779-9143 E-mail: lrpass@lrvpa.com	
LEPJAN DRAFTING	
P.L.N.#	26-06-204-004-0000
CHECKED BY: L.R.P.	FIELD DATE: 05-17-2023
BOOK NO.: C.P.	SURVEYOR: S.J.S.
PROJECT NO.: 2305-018	SCALE: 1"=80'
LVS, © 2023 L.R. PASS & ASSOCIATES P.C. ALL RIGHTS RESERVED.	

Written Notice, Form of Affidavit: Section 17-13-0107

March 14, 2024

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

To Whom It May Concern:

The undersigned, **Frederick E. Agustin**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, 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 on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **8707 + 8709 South Houston Ave., Chicago, IL**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **March 20, 2024**.

That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

Law Offices of Samuel V.P. Banks

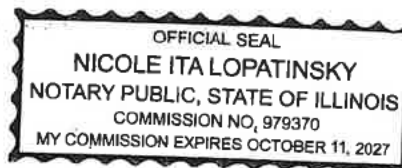
By: 

Frederick E. Agustin
Attorney for Applicant

Subscribed and Sworn to before me
this 14 day of MARCH, 2024.



Notary Public



Via USPS First Class Mail
March 14, 2024

PUBLIC NOTICE

Dear Sir or Madam:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about March 20, 2024, I, the undersigned, intend to file an application for a change in zoning from the RS-3 Residential Single-Unit District to the RM-4.5 Residential Multi-Unit District, on behalf of the Property Owner and Applicant, Crystal L. Hammond, for the property located at **8707 + 8709 South Houston Ave., Chicago, IL.**

The Applicant is seeking a zoning change to permit the construction of two (2) new three-story multi-unit residential buildings at the Subject Property. The proposed new buildings will each consist of four (4) dwelling units on each individual zoning lot measuring 25 ft. by 140 ft. Additionally, in conjunction with the Type 1 zoning change application, the Applicant is seeking a variation as per the Chicago Zoning Code, Section 17-13-0303-D, to reduce one (1) required off-street parking space from four (4) spaces to three (3) on-site spaces to serve each residential building. The Subject Property is located in a Transit Served Location (TSL).

The Property Owner and Applicant, Crystal L. Hammond, is located at [REDACTED]

I am the attorney for the Property Owner and Applicant. I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,

Law Offices of Samuel V.P. Banks



Frederick E. Agustin
Attorney for the Applicant

***Please note the Applicant is NOT seeking to purchase or rezone your property.**

***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**



PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

Plat of Surveys
Topography
Mortgage
Inspection
Condominiums
Land Development
Legal Descriptions

LOT 44 IN BLOCK 8 IN SOUTH CHICAGO, A SUBDIVISION BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF THE EAST 1/2 OF THE WEST 1/2 AND PARTS OF THE EAST FRACTIONAL 1/2 OF FRACTIONAL SECTION 8, NORTH OF THE INDIAN BOUNDARY LINE, AND THAT PART OF FRACTIONAL SECTION 8, SOUTH OF THE INDIAN BOUNDARY LINE, LYING NORTH OF THE MICHIGAN SOUTHERN RAILROAD AND FRACTIONAL SECTION 8, NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 8707 S HOUSTON AVE, CHICAGO, IL 60647)

AREA= 3,500 SQ. FT. (MORE OR LESS)
PERIMETER= 330 FT. (MORE OR LESS)
ACREAGE= 0.0803489 (MORE OR LESS)

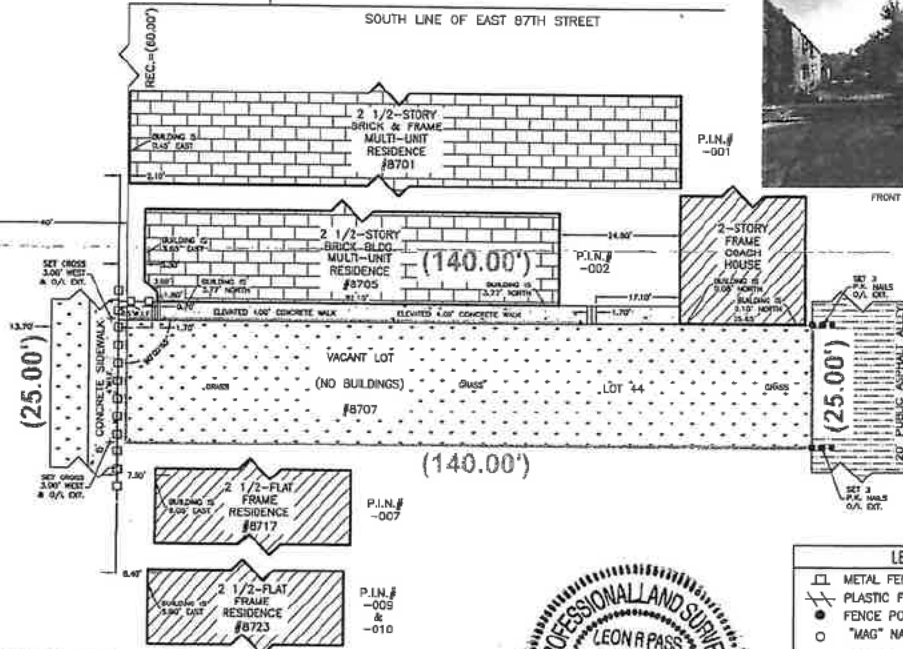


SCALE: 1"=20'

ST E 87th St E

E. 87TH ST.

S. HOUSTON AVE.



FRONT VIEW

LEGEND

- METAL FENCE
- ✂ PLASTIC FENCE
- FENCE POST (F.P.)
- "MAG" NAIL SET
- SET IRON PIPE
- IRON PIPE FOUND
- + CUT CROSS- FOUND OR SET
- PROPERTY LINE
- (140.45) RECORDED DATA
- 140.45 MEASURED DIMENSION
- () NOTCH
- W WOOD & METAL FENCE (W.M.F.)
- W WOOD FENCE (W.F.)
- X CHAIN LINK FENCE (C.L.F.)
- W WROUGHT IRON FENCE (W.I.F.)
- 5 NAILS (SET)



UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.

COMPARE ALL POINTS BEFORE BUILDING. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.

STATE OF ILLINOIS
COUNTY OF COOK

WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 16TH DAY OF MAY 2024
LEON R. PASS
LICENSE EXPIRATION DATE: 11/30/24

P.O. Box 43569
Chicago, Illinois 60643
TEL: (773) 779-1700 Fax: (773) 779-9143
E-mail: lrpassassoc@yahoo.com

LEP JAN DRAFTING

P.I.N.# 28-08-204-005-0000

CHECKED BY: L.R.P. DATE: 05-17-2023

BOOK NO.: G.P. SURVEYOR: S.J.S.

PROJECT NO.: 2305-0118 SCALE: 1"=20'

J.R., © 2023 L.R. PASS & ASSOCIATES P.C.
ALL RIGHTS RESERVED.

ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

FORM OF AFFIDAVIT

Chairman, Committee on Zoning
Room 304 - City Hall
Chicago, IL 60602

To Whom It May Concern:

I, Crystal Hammond, understand that the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying me as the Property Owner and Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 8707-8709 S. Houston, Chicago, IL.

I, Crystal Hammond, being first duly sworn under oath, depose and say that I hold that interest for myself and no other person, association, or shareholder.



Crystal Hammond

Date 1/30/24

Subscribed and Sworn to before me
this 31 day of January, 2024.



Notary Public

