

#22199
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:

952 North Springfield Ave., Chicago

2. Ward Number that property is located in: 37th Ward

3. APPLICANT Cipriano Cisneros Nunez

ADDRESS 952 North Springfield Ave., CITY CHICAGO

STATE IL ZIP CODE 60651 PHONE _____

EMAIL _____ CONTACT PERSON Cipriano Cisneros Nunez

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 applicant to
proceed.

OWNER Cipriano Cisneros Nunez

ADDRESS as above 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 Agnes Plecka / Jaffe & Berlin

ADDRESS 111 West Washington St., Ste. 900

CITY Chicago STATE Illinois ZIP CODE 60602

PHONE 312-878-7470 FAX 312-372-2615 EMAIL aplecka@jaffeberlin.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners disclosed on the Economic Disclosure Statements.

NA

7. On what date did the owner acquire legal title to the subject property? 02/18/20

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

9. Present Zoning District RS3 Proposed Zoning District RT4

10. Lot size in square feet (or dimensions) 25' x 125.05'

11. Current Use of the property Residential building with 2 dwelling units

12. Reason for rezoning the property To comply with the use table and standards and the bulk and density requirements of the RT4 District, to establish one additional dwelling units within the existing building (basement area) for a total of 3 dwelling units at the property.

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)

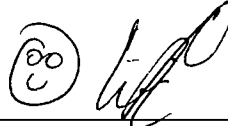
To comply with the use table and the standards and the bulk and density requirements of the RT4 District to establish one additional dwelling unit within the existing 2-story 2 dwelling unit residential building for a total of 3 dwelling units at the property; no commercial use; 2 existing parking spaces; existing height within 38 feet / no change proposed.

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

Cipriano Cisneros Nunez, 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.



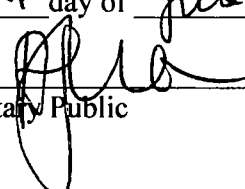
Signature of Applicant

Subscribed and Sworn to before me this

3rd day of June

, 2023.

Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONAL DESIGN FIRM L.S./P.E./S.E. REGISTRATION NO. 184-002111

PLAT OF SURVEY

LOT 3 IN BLOCK 5 IN THOMAS J. DIVEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

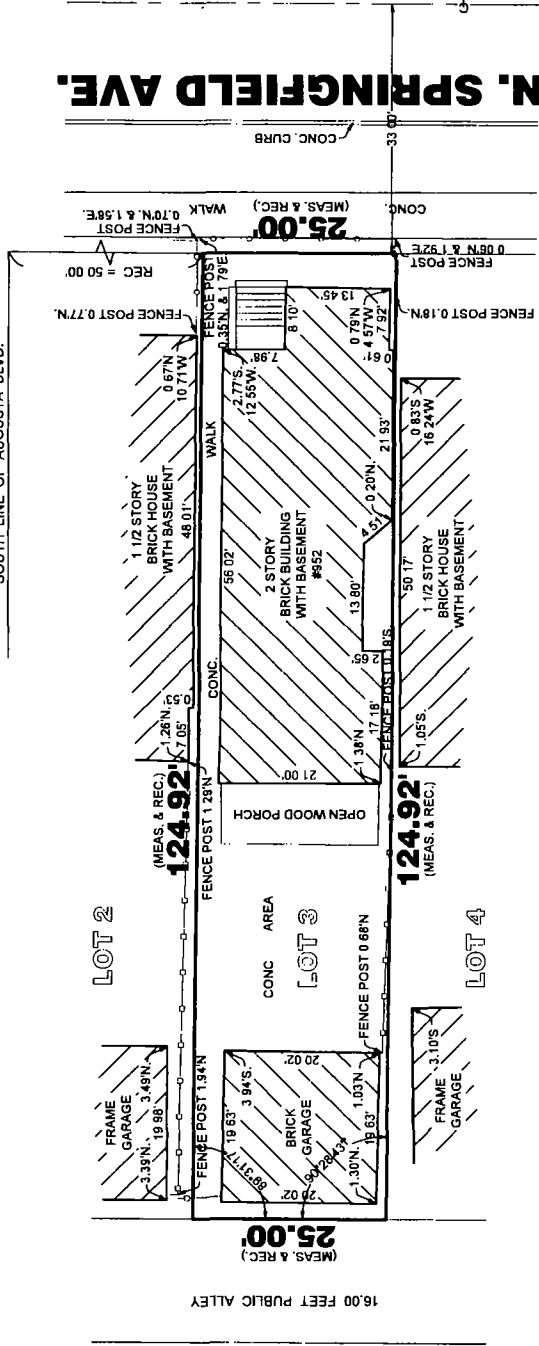
LAND TOTAL AREA 3125 SQ. FT.

COMMONLY KNOWN AS 952 NORTH SPRINGFIELD AVENUE, CHICAGO, ILLINOIS

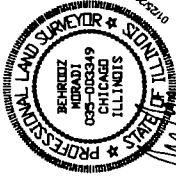
PIN 1602318025



SCALE: 1 INCH = 16 FEET



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY
 I, THE UNDERSIGNED, AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFY TO THE ABOVE NAMED PARTY THAT ON THE DATE SHOWN AN INSPECTION OF THE REAL PROPERTY DESCRIBED HEREIN WAS MADE AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE FACTS SET FORTH IN THIS INSTRUMENT ARE TRUE AND CORRECT. BEHROOZ MORADI, PH.D., P.E., S.E., P.L.S.
 BEHROOZ MORADI, PH.D., P.E., S.E., P.L.S.
 ILLINOIS LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024
 ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024



THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE CONSIDERED WITH REGARD TO THE POLICY, BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THERE ARE SO RECORDED IN THE MAPS. OTHERWISE FOR BUILDING RESTRICTIONS AND/OR EASEMENTS REFER TO YOUR DEED, CONTRACT, TITLE POLICY, AND/OR ZONING REGULATIONS. THIS PLAT IS VALID ONLY IF IT CONTAINS THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR. IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT US.

JOB # 412-23	DRAWN: HA	DATE 01/25/2023	CLIENT
SHEET 1	CHECKED: BM	SCALE 1"=16'-0"	DATE OF FIELD WORK 07/24/2023

MORADI MULTI DIMENSIONS CONSULTING ENGINEERS
 5804 N. WESTERN AVE., SUITE 102 CHICAGO, IL 60659
 TEL (773) 478-6868 TEL (773) 478-6867



GROUND SURFACE IS COVERED WITH SNOW AND ICE
 NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.
 BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORDS AND/OR DESCRIPTION PROVIDED
 FOR LEGENDS SEE OTHER SIDE OF THIS PAGE.

**AFFIDAVIT
(Section 17-13-0107)**

Date: June³, 2023

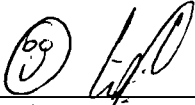
Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Cipriano Cisneros Nunez, 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 filling the application

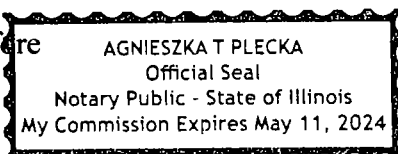
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately June²¹, 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.



Cipriano Cisneros Nunez

Subscribed and Sworn to before
me this 31 day of
June, 2023.



Notary Public

JAFFE & BERLIN, L.L.C.

ATTORNEYS AT LAW

111 WEST WASHINGTON STREET

SUITE 900

CHICAGO, ILLINOIS 60602

OFFICE: (312) 236-5443 OR

(312) 372-1550

FAX: (312) 372-2615

WWW.JAFFEBERLIN.COM

SAMUEL G. JAFFE (1928 - 1992)

FRANK W. JAFFE

JAY S. BERLIN*

AGNES PLECKA

DILLON NICHOLS

***ALSO ADMITTED IN MICHIGAN**

OF COUNSEL

MARK S. LITNER

ELIZABETH M. SHEA

DENISE J. KING**

****ALSO ADMITTED IN FLORIDA**

June 7, 2023,

Re: 952 North Springfield Ave., Chicago

Dear Property Owner:

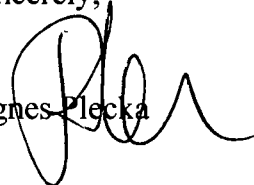
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about June 21, 2023, the undersigned will file an Application for a change in zoning on behalf of Cipriano Cisneros Nunez, from an RS3 Residential Single-Unit (Detached House) District to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District, for the property located at 952 North Springfield Ave., Chicago, Illinois.

The subject property is currently improved with an existing 2-story residential building with 2 dwelling units. The Applicant needs a zoning change to comply with the minimum lot area per unit requirements of the Ordinance, to establish one additional dwelling unit in the basement area of the existing building (for a total of 3 dwelling units at the property). No changes to the existing height or floor area are being proposed.

The Applicant is the owner of the subject property, and his business address is 952 North Springfield Ave., Chicago IL 60651. I am the Attorney for the Applicant and the contact person for this Application. My address is 111 West Washington Street, Suite 900 Chicago, Illinois, and my telephone number is 312-878-7470.

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,


Agnes Plecka