

#22393-T1
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:

8719 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? November 2017

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): 3,500 sq. ft.

11. Current Use of the Property: The subject property is presently vacant and unimproved.

12. Reason for rezoning the property: To permit the construction of a three-story multi-unit residential building at the subject site.

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 a three-story multi-unit residential building at the Subject Property. The proposed building will consist of four (4) dwelling units and a surface parking pad for three (3) vehicles at the rear. The Subject 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 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: _____

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 8719 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

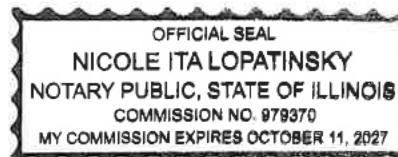
Date

1/30/24

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



Notary Public





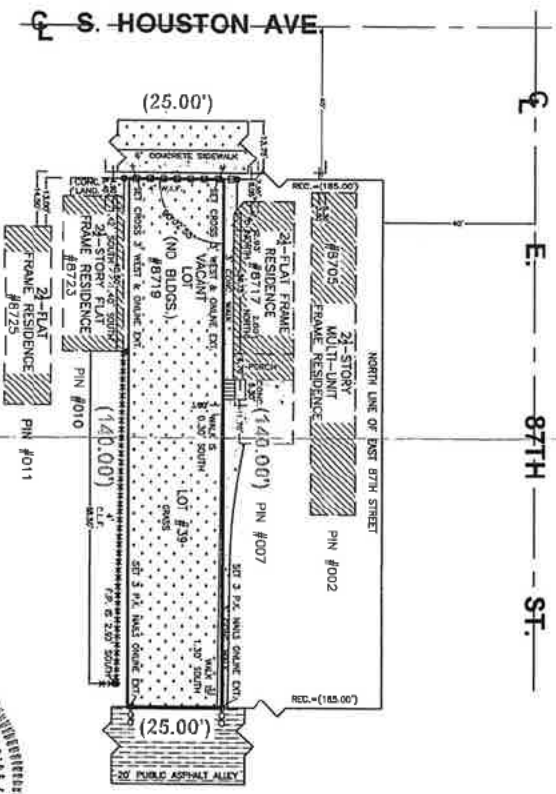
PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

LOT 39 IN BLOCK 6 IN SOUTH CHICAGO, A SUBDIVISION OF CALUMET AND CHICAGO, CANAL AND DOCK COMPANY OF THE EAST PART OF THE WEST AND PART OF THE EAST fractional OF fractional SECTION 6, NORTH OF MICHIGAN SOUTHER RAILROAD AND PART OF fractional SECTION 6, NORTH OF MICHIGAN SOUTHER RAILROAD, CHICAGO, ILLINOIS, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(CORRECTION KNOWN AS: 8719 S HOUSTON AVE, CHICAGO, IL 60617.)
AREA- 5,500.00 SQ. FT. (MORE OR LESS)
PERMETER- 580.00 FT. (MORE OR LESS)
ACREAGE- 0.080346 (MORE OR LESS)

87TH ST.



P.O. Box 43558
Chicago, Illinois 60643
TEL: (773) 779-1700 Fax: (773) 779-9148
E-mail: lrpas@leopard.com

LEPAIN DRAFTING

P.L.N.# 28-08-504-009-0000
CHECKED BY: L.R.P. FIELD DATE: 05-17-8028
BOOK NO.: G.R. SURVEYOR: S.A.S.
PROJECT NO.: 2886-017 SCALE: 1"=30'
LVS. @ 2028 L.R. PASS & ASSOCIATES P.C.
ALL RIGHTS RESERVED.

COMPARE ALL PRINTS BEFORE BUILDING. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT. ADVICE SHOULD BE OBTAINED FROM THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY AND ALL REBUILT CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LOCAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS ARE IN FEET AND INCHES. ALL CORNERS AND DEGREE PARTS THEREOF SHALL BE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.



Plat of Surveys
Topography
Mortgage
Inspection
Condominiums
Land Development
Legal Descriptions



SCALE: 1"=30'

LEGEND

- METAL FENCE
- ▨ PLASTIC FENCE
- FENCE POST (F.P.)
- FLAG NAIL SET
- SET IRON PIPE
- IRON PIPE FOUND
- + CUT CROSS- FOUND OR SET
- PROPERTY LINE
- (140.45) RECORDED DATA
- 140.45 MEASURED DIMENSION
- (D) NOTCH
- W WOOD & METAL FENCE (W.M.F.)
- W 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 ARE THE SURVEYOR ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF THE PLAT HEREIN DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 22ND DAY OF MAY 2008.

LEON PASS
Professional Land Surveyor
No. 035-08308
CHICAGO, ILLINOIS

REGISTER EXPIRES DATE 12/31/2011

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 **8719 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 24 day of MARCH, 2024.



Notary Public

Via USPS First Class Mail
March 20, 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 **8719 South Houston Ave., Chicago, IL.**

The Applicant is seeking a zoning change to permit the construction of a new three-story four (4) unit residential building at the subject property. 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) off-street spaces to serve the proposed residential building.

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.**