

#22364

INTRO DATE

FEB 16, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone: 7936 South Calumet, Chicago, Illinois 60619

2. Ward Number that property is located in: 6th Ward

3. APPLICANT William D. Payne

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]

EMAIL [REDACTED] CONTACT PERSON William D. Payne

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 DNA

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 Denise Brewer - The Brewer Law Group, LLC

ADDRESS 5044 W. Madison

CITY Chicago STATE Illinois ZIP CODE 60644

PHONE 773 988-1776 FAX 773 378-7600 EMAIL dbreweresq@aol.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.

Does not apply  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. On what date did the owner acquire legal title to the subject property? December 2019

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

No  
\_\_\_\_\_

9. Present Zoning District RS-3 Proposed Zoning District RT3.5

10. Lot size in square feet (or dimensions) 4,869 square feet

11. Current Use of the property 2 story brick residential building

12. Reason for rezoning the property To allow the conversion of the 2 dwelling units to 3 dwelling units by adding 1 dwelling unit to the basement level.

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)

Seeking to convert from original 2 dwelling units to 3 dwelling units by adding 1 dwelling unit to the basement level with the existing 2 story brick residential building with an existing 2 car garage. No commercial use.

No changes to the existing exterior of the building.  
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 ✓

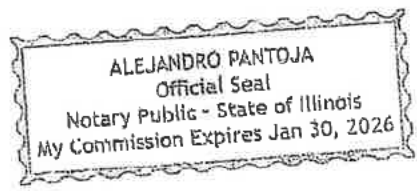
COUNTY OF COOK  
STATE OF ILLINOIS

William D. Payne, 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.

*W. D. Payne*  
Signature of Applicant

Subscribed and Sworn to before me this  
17 day of November, 2023.

*A. Pantoja*  
Notary Public



For Office Use Only

Date of Introduction: \_\_\_\_\_  
File Number: \_\_\_\_\_  
Ward: \_\_\_\_\_

R.H. GRANATH  
SURVEYING SERVICE, P.C.  
PH: (708) 371-4478  
FAX (708) 371-3922

R.H. GRANATH  
SURVEYING SERVICE,  
6006 W. 159th STR  
BUILDING B UNIT 1-5  
OAK FOREST, ILL. 60

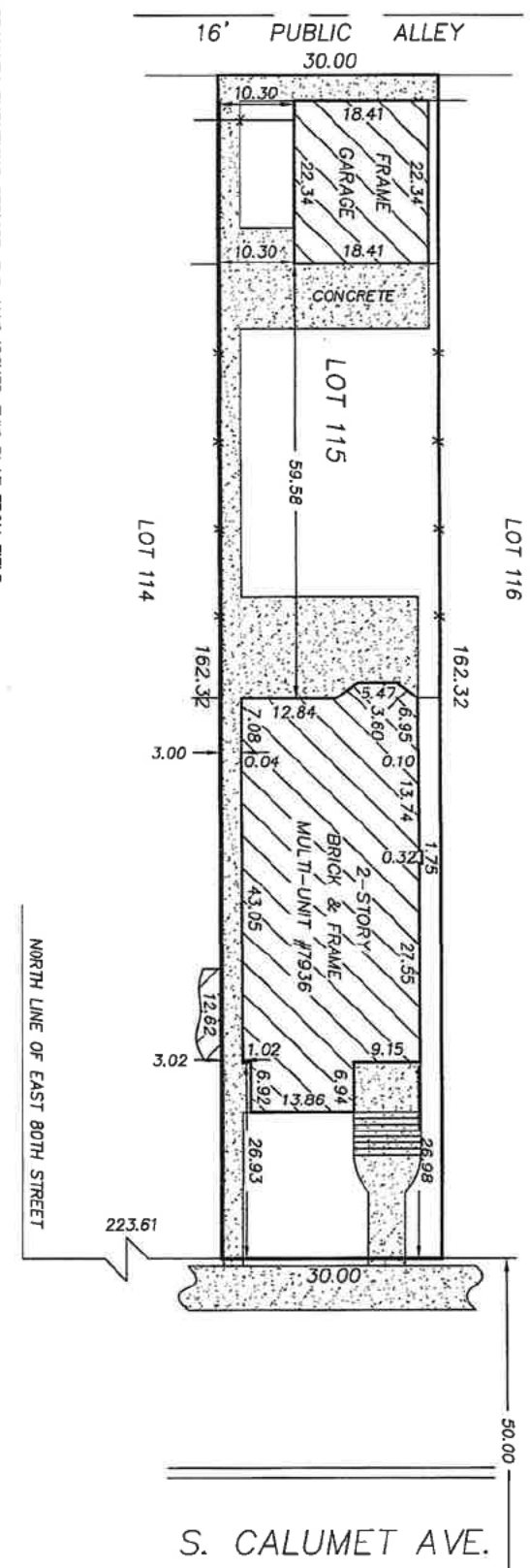
# PLAT OF SURVEY

of

LOT 115, IN WILLIAM H. BRITTIGAN'S SOUTH PARK BOULEVARD AND 83RD STREET SUBDIVISION OF BLOCKS 2, 11 AND 24, IN SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE 1"=20'



STATE OF ILLINOIS }  
COUNTY OF COOK } SS  
THIS IS TO CERTIFY THAT R.H. GRANATH SURVEYING SERVICE, P.C. HAS ISSUED THIS PLAT FROM FIELD SURVEY DATA OBTAINED AT THE PROPERTY INDICATED IN THE CAPTION LEGAL DESCRIPTION AND PUBLIC RECORDS, AND THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. THIS PLAT OF SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR A BOUNDARY SURVEY PER TITLE 68 CHAPTER VII, SUBCHAPTER B; SECTION 1270.56 IN THE RULES FOR THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT. NO BOUNDARY CORNERS WERE SET DURING THIS FIELD SURVEY OF THE SUBJECT PROPERTY BY CLIENT AGREEMENT (ITEM 3D OF SAID RULES). ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

Digitally signed by Steven Granath  
DN: cn=Steven Granath, o=RH Granath Surveying  
Service, ou=emrl1631189@com, c=US  
Date: 2023.10.04 11:35:45 -0500

STEVEN R. GRANATH I.P.L.S. No. 3169  
VALID ONLY IF EMBOSSED SEAL IS AFFIXED

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT  
ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

DATE: SEPTEMBER 28, 2023  
CLIENT: LAW OFFICE OF DENISE BREY  
R.H.G. ORDER NO. MS 2023-09-081

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

February 13, 2024

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

The undersigned, Denise Brewer, being first duly sworn on oath deposes and states the following:

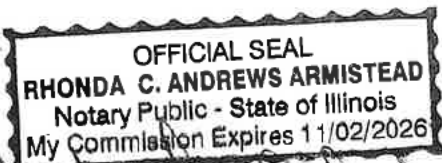
The undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, all ways 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 **February 16, 2024**.

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.

Signature

Subscribed and sworn to before me this  
13<sup>th</sup> day of February, 2024

Notary Public



*Rhonda C. Andrews Armistead*  
2/13/24



**ZONING LETTER TO SURROUNDING PROPERTY OWNERS**

February 16, 2024

RE: 7936 South Calumet, Chicago, Illinois 60619

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 February 16, 2024, the undersigned will file an application for a change in zoning from RS-3 to RT-3.5 on behalf of the Applicant, William D. Payne, for the property located at 7936 South Calumet, Chicago, Illinois 60619.

The Applicant intends to use the subject property to convert from the original two (2) dwelling units brick building to a three (3) dwelling units building by adding one additional dwelling unit to the basement within the existing 2 story brick building with two (2) dwelling units and an existing two (2) car garage. No commercial use. No changes to the existing exterior of the building.

The Applicant and Owner, William D. Payne, is located at 7936 S. Calumet, Chicago, Illinois 60619. The contact person for this application is Denise Brewer, The Brewer Law Group, LLC, 5044 West Madison, Chicago, Illinois 60644, 773 988-1776, dbreweresq@aol.com.

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,

THE BREWER LAW GROUP, LLC

Denise Brewer