

#22380
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:
3787-89 S. Archer Avenue

2. Ward Number that property is located in: 12

3. APPLICANT Ernesto Perez Real Estate LLC
ADDRESS 3779 S. Archer Avenue
CITY Chicago STATE Illinois ZIP CODE 60632
PHONE 312-345-9200 CONTACT PERSON Homero Tristan

4. Is the applicant the owner of the property? YES X 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 _____
ADDRESS _____
CITY _____ STATE _____ ZIP CODE _____
PHONE _____ 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 Tristan + Cervantes
ADDRESS 150 N. Wacker Drive CITY Chicago
STATE Illinois ZIP CODE 60606
PHONE 312-345-9200 FAX N/A EMAIL htristan@tristancervantes.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.

Ernesto Perez

7. On what date did the owner acquire legal title to the subject property? 2006

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

9. Present Zoning District C1-2 Proposed Zoning District C2-2

10. Lot size in square feet (or dimensions) 48.00'x125.00' = 6,000.00s.f.

11. Current Use of the Property 2-story mixed-use building w/ ground floor dog grooming activities.

12. Reason for rezoning the property to allow for the establishment of accessory outdoor activities within existing dog groomers / Animal Service use, existing building with open yard on zoning lot.

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)


Applicant seeks to use lot for accessory outdoor activities for the existing animal service use on the zoning lot. The existing commercial space contains 3500 sq. ft., Existing 4 of on-site parking spaces: non residential. No changes to the existing building will result from the proposed zoning change.

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

Ernesto Perez 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

28th day of February, 2024



Notary Public



For Office Use Only

Date of Introduction:

File Number:

Ward:

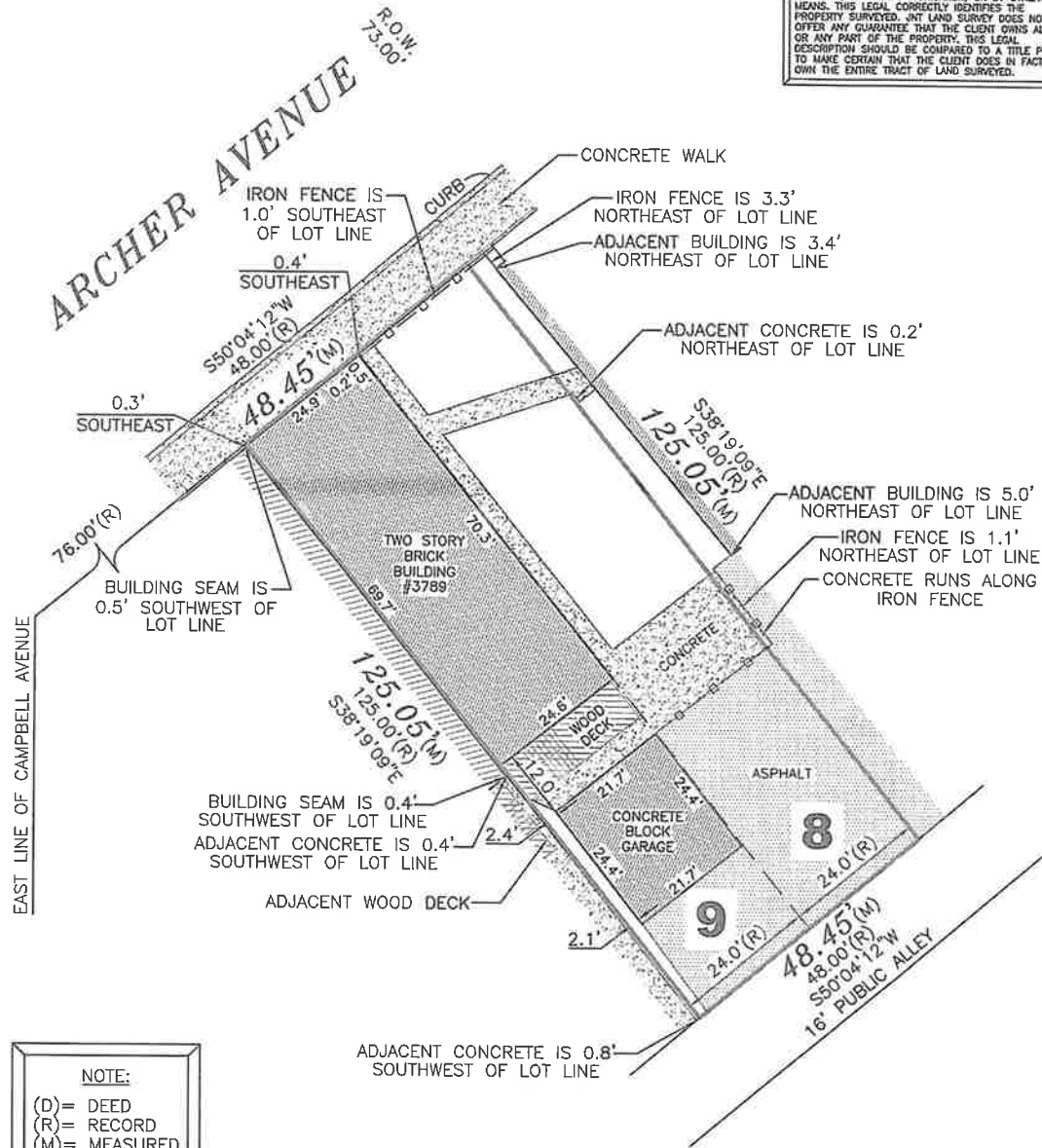
PLAT OF SURVEY

OF

LOTS 8 AND 9 IN BLOCK 3 IN BAKER'S SUBDIVISION OF LOTS 65 TO 72 AND LOTS 75 TO 80 IN THE TOWN OF BRIGHTON, IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 3787-3789 SOUTH ARCHER AVENUE

NOTE:
JNT LAND SURVEY WAS ASKED TO WRITE A LEGAL DESCRIPTION FOR THIS SURVEY, BASED UPON TAX ID NUMBERS, VERBAL COMMUNICATION, OR BY OTHER MEANS. THIS LEGAL CORRECTLY IDENTIFIES THE PROPERTY SURVEYED. JNT LAND SURVEY DOES NOT OFFER ANY GUARANTEE THAT THE CLIENT OWNS ALL OR ANY PART OF THE PROPERTY. THIS LEGAL DESCRIPTION SHOULD BE COMPARED TO A TITLE POLICY TO MAKE CERTAIN THAT THE CLIENT DOES IN FACT OWN THE ENTIRE TRACT OF LAND SURVEYED.



NOTE:
(D) = DEED
(R) = RECORD
(M) = MEASURED

CLIENT: ERNESTO PEREZ

AREA OF SURVEY = 6,056 SQ.FT.
BASIS OF BEARINGS: ASSUMED



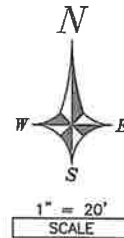
15935 S. BELL ROAD (708) 645-1136
HOMER GLEN, IL. 60491 FAX (708) 645-1138
WWW.JNTLANDSURVEY.COM

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.



PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO. 184.004450
EXPIRES 4/30/25

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. LICENSE EXPIRES 11/30/24



STATE OF ILLINOIS } S. S.
COUNTY OF WILL }

FIELD WORK COMPLETED ON 25th DAY OF AUGUST, 2023.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 30th Day of AUGUST, 2023.

Steven Nagel

IPLS No. 3354

WRITTEN NOTICE FORM OF AFFIDAVIT

February 28, 2024

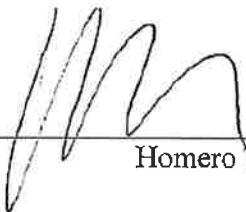
Chair, Committee on Zoning
121 N. LaSalle St. – Room 304
Chicago, Illinois 60602

The undersigned, Homero Tristan, 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, located at 3787-89 S. Archer Avenue, 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 rezoning on approximately March 20, 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.



Homero Tristan

Subscribed and Sworn to before me

This 4th Day of October 2023



Notary Public



TRISTAN & CERVANTES
ATTORNEYS AT LAW

150 N. Wacker Drive
Suite 1550
Chicago, Illinois 60606
T. 312.345.9200
F. 312.345.1533
www.tristancervantes.com

February 28, 2024

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 March 20, 2024, this Firm will file an application for a change in zoning from a C1-2 Neighborhood Commercial District to a C2-2 Motor Vehicle-Related Commercial District on behalf of the applicant Ernesto Perez Real Estate LLC for the property located at 3787-89 S. Archer Avenue. The rezoning is sought in order to allow for the establishment of accessory outdoor dog daycare activities within existing dog groomers/animal service use in existing building with open yard on zoning lot. No changes to the existing building will result from the proposed rezoning.

The applicant and property owner is Ernesto Perez Real Estate LLC, whose principal is Ernesto Perez, 6932 Riverside Dr., Berwyn, IL 60402. I am the contact person for the applicant. My address and phone number are set forth in this letter.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY, BUT ONLY TO LEGALIZE THE USE OF ITS OWN PROPERTY FOR THE PROPOSED PURPOSE. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU ARE LISTED AS THE TAXPAYER OF RECORD OF PROPERTY LOCATED WITHIN 250 FEET OF THE EXISTING PROJECT. *NO ACTION IS REQUIRED ON YOUR PART.*

Sincerely,



Homero Tristan, Esq.
TRISTAN & CERVANTES
150 N. Wacker Drive, Suite 1550
Chicago, IL 60606
(t) 312.345.9200
(f) 312.345.1533
htristan@tristancervantes.com

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

To Whom It May Concern:

I, Ernesto Perez, state that I have authorized Tristan & Cervantes to file an application identifying Ernesto Perez Real Estate LLC as the entity holding interest in the land subject to the application for an amendment to the Chicago Zoning Ordinance for the property commonly known as 3787-89 S. Archer Avenue, Chicago, Illinois 60632

I depose and say that I hold such interest for itself and no other person, association, or shareholder.




Signature

Ernesto Perez
Print Name

October 4, 2023

Date

Subscribed and Sworn to Before Me
This 4th Day of October, 2023



Notary Public

