

#22388  
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:  
2847-53 South Hillock Avenue, Chicago, IL 60608

2. Ward Number that property is located in: 11th

3. APPLICANT Jeff Ng  
ADDRESS 2847 S. Hillock Avenue CITY Chicago  
STATE IL ZIP CODE 60608 PHONE 312.521.7003  
EMAIL jpikarski@gordonpikarski.com CONTACT PERSON John Pikarski, Jr. or Tom Pikarski

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 \_\_\_\_\_  
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 Gordon and Pikarski Chartered  
ADDRESS 55 West Monroe St., Suite 940  
CITY Chicago STATE IL ZIP CODE 60603  
PHONE 312.782.9351 FAX 312.521.7000 EMAIL jpikarski@gordonpikarski.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? 1996
8. Has the present owner previously rezoned this property? If yes, when? No.
9. Present Zoning District: RS-3 Proposed Zoning District: RT-4
10. Lot size in square feet (or dimensions): 68.7' x 100' = 6,870 square feet
11. Current Use of the Property: Single family home
12. Reason for rezoning the property: Applicant seeks to subdivide the existing improved zoning lot into two (2) lots. The resulting northern lot will maintain the existing single family home.
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): Applicant seeks to subdivide the existing improved zoning lot into two (2) lots. The resulting northern lot will be 37.70 feet in width and maintain the existing single family home, without alteration. The resulting southern lot will be 30.76 feet in width and be improved with a three (3) dwelling unit residential building that is 30 feet in height and provides three (3) parking spaces. No commercial is proposed.
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. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES  NO

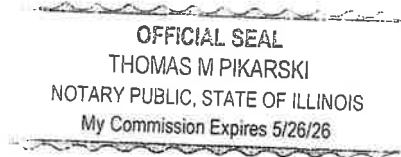
COUNTY OF COOK  
STATE OF ILLINOIS

Jeff Ng, 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.

Jeff Ng  
Signature of Applicant

Subscribed and Sworn to before me this  
7 day of February, 2024.

Thomas M. Pikarski  
Notary Public



**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

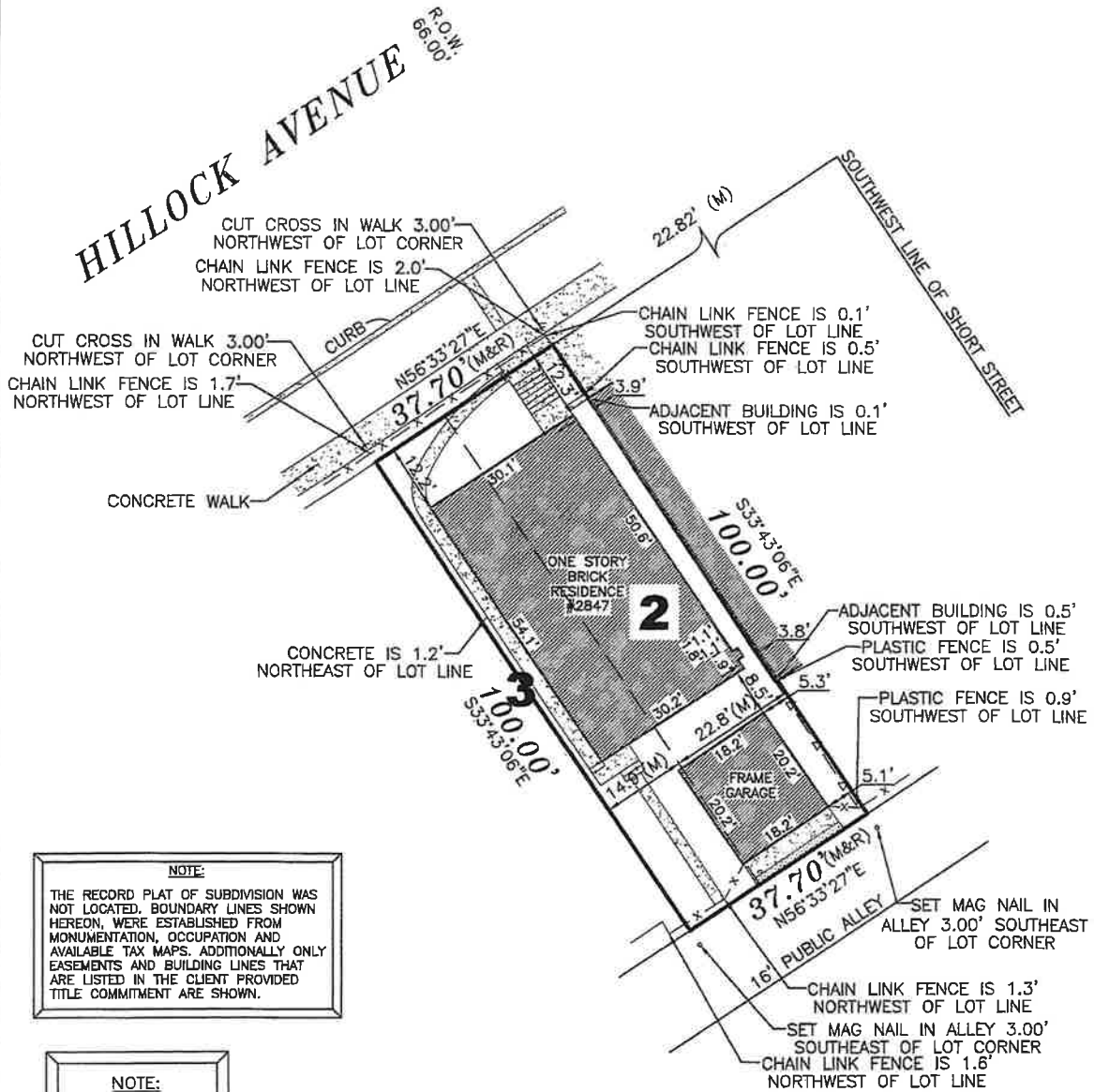
Ward: \_\_\_\_\_

# PLAT OF SURVEY

OF

THE NORTHEAST 37.70 FEET OF LOTS 2, 3 AND 4 IN TAKEN AS A TRACT JACOBS AND OTHERS SUBDIVISION OF LOT 2 (EXCEPT RAILROAD) IN BLOCK 19 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL SECTION 29 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2847 SOUTH HILLOCK AVENUE



**NOTE:**  
THE RECORD PLAT OF SUBDIVISION WAS NOT LOCATED. BOUNDARY LINES SHOWN HEREON, WERE ESTABLISHED FROM MONUMENTATION, OCCUPATION AND AVAILABLE TAX MAPS. ADDITIONALLY ONLY EASEMENTS AND BUILDING LINES THAT ARE LISTED IN THE CLIENT PROVIDED TITLE COMMITMENT ARE SHOWN.

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

CLIENT: JEFF NG

AREA OF SURVEY = 3770 SQ.FT.  
BASIS OF BEARINGS: ASSUMED



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

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

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 6th Day of SEPTEMBER, 2023.

*Steven Nagel*  
IPLS No. 3354

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.

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

# PLAT OF SURVEY

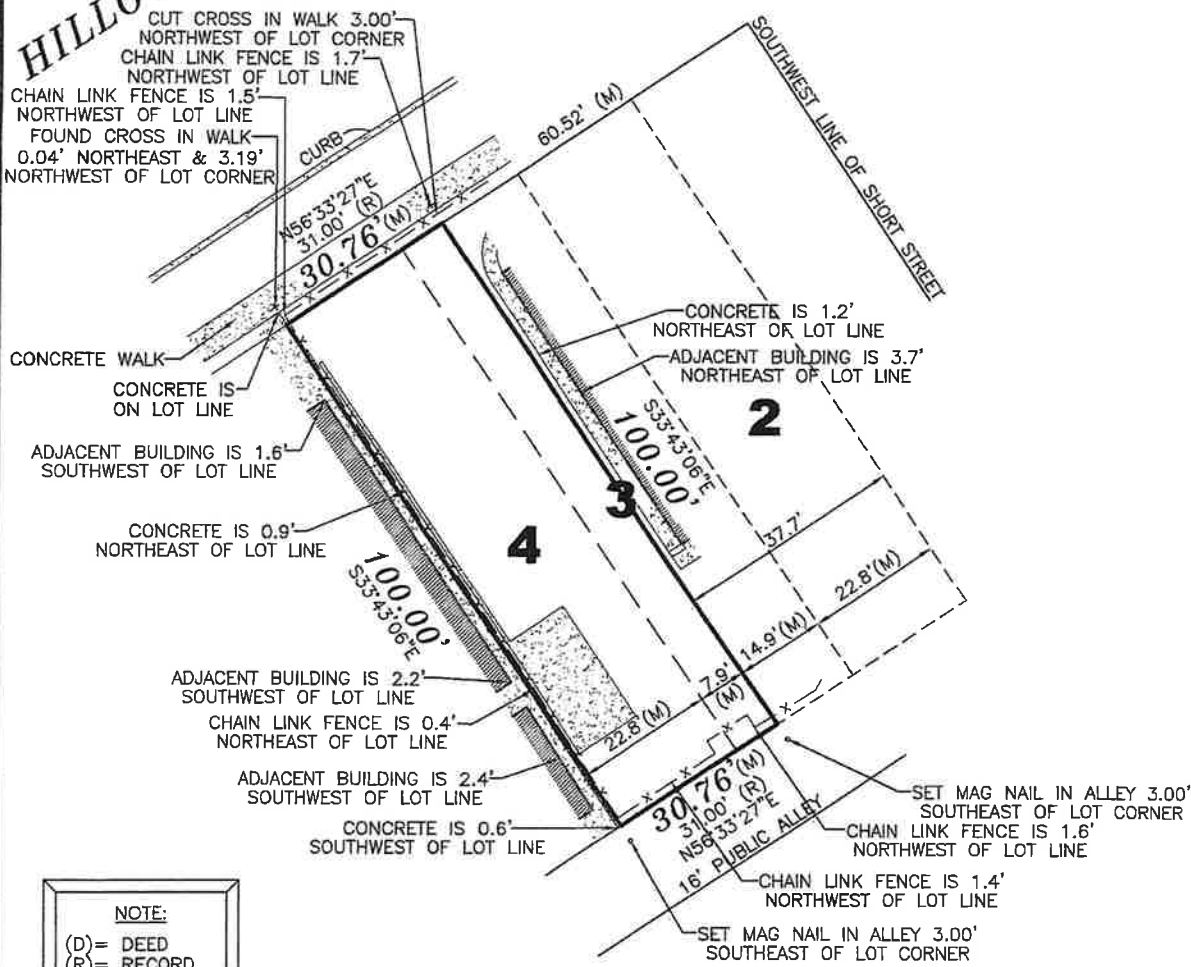
OF

LOTS 2, 3 AND 4 (EXCEPT THE NORTHEAST 37.70 FEET THEREOF) TAKEN AS A TRACT IN JACOBS AND OTHERS SUBDIVISION OF LOT 2 (EXCEPT RAILROAD) IN BLOCK 19 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL SECTION 29 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2847 SOUTH HILLOCK AVENUE

HILLOCK AVENUE  
R.O.W.  
66.00'

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CLIENT: JEFF NG

AREA OF SURVEY = 3076 SQ.FT.  
BASIS OF BEARINGS: ASSUMED



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COUNTY OF WILL }

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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 8th Day of SEPTEMBER, 2023.

*Steven Nagel*  
IPLS No. 3354

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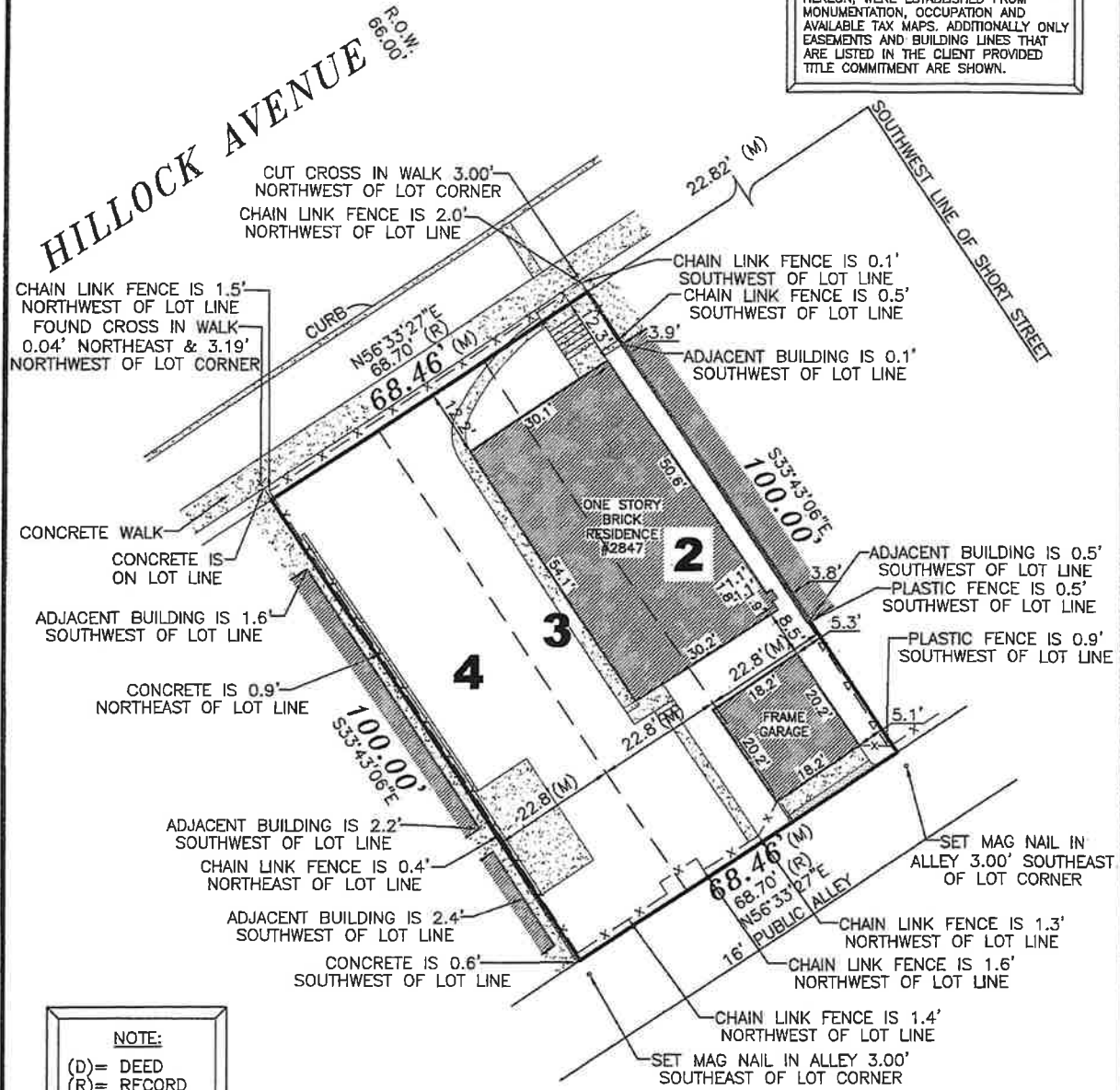
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**NOTE:**  
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(M)= MEASURED

CLIENT: JEFF NG

AREA OF SURVEY = 6,846 SQ.FT.  
BASIS OF BEARINGS: ASSUMED



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EXPIRES 4/30/25

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 6th Day of SEPTEMBER, 2023.

*Steven Nagel*

IPLS No. 3354

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.

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

**FORM OF AFFIDAVIT**

March 7, 2024

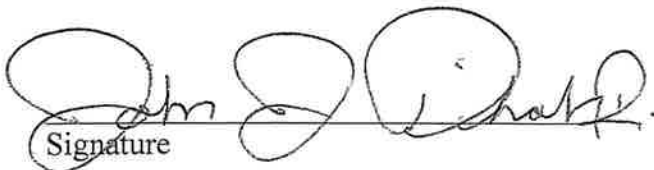
Honorable Bennett Lawson  
Vice Chair, Committee on Zoning  
City Hall - Room 905  
121 N. LaSalle St.  
Chicago IL 60602

The undersigned, John J. Pikarski, Jr. being first duly sworn under oath, deposes and states the following:

That the undersigned certifies they have complied with the requirements of Section 17-13-0107A of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, by sending written notice to such property owners who appear to be 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 filing the application.

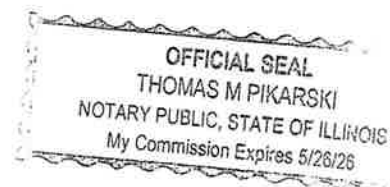
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change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

  
Signature

Subscribed and sworn to before me this 7<sup>th</sup> day of March, 2024.

  
Notary Public



# GORDON AND PIKARSKI

CHARTERED

ATTORNEYS AT LAW

SUITE 940

55 WEST MONROE STREET

CHICAGO, ILLINOIS 60603

JOHN J. PIKARSKI, JR.  
MAUREEN C. PIKARSKI  
THOMAS M. PIKARSKI

DANIEL G. PIKARSKI  
KRIS R. MURPHY  
WILLIAM T. GROSSI  
MORTON A. GORDON (1928-2012)

March 7, 2024

Dear Property Owner:

I am writing to notify you that on behalf of my client, the Applicant, Jeff Ng, I will file on or about March 20, 2024, an application for the change in Zoning designation from the RS-3 Residential Single-Unit District to a RT-4 Residential Two-Flat, Townhome and Multi-Unit District under the Zoning Ordinance, specifically Section 17-13-0107 for the property commonly known as 2847-53 South Hillock Avenue and more specifically described as:

South Hillock Avenue, a line 22.82 feet south of and parallel to South Short Street; the public alley next south of South Hillock Avenue, and, a line 91.28 south of and parallel to South Short Street

The Zoning Amendment is sought to divide the improved zoning lot into two (2) zoning lots. The resulting northern lot will maintain the existing single family home, without alteration. The resulting southern lot will be improved with a three (3) dwelling unit residential building with three (3) on-site parking spaces.

Please note that the applicant is not seeking to purchase or amend the zoning of your property. The applicant is required by law to send this notice because you own property within 250 feet of the subject site.

Legal Title to the property is held by the Applicant and owner Jeff Ng of 2847 South Hillock Avenue, Chicago, Illinois.

Very truly yours,



Thomas M. Pikarski

TMP/lr