



City of Chicago



O2017-907

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/22/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-J at 3754-3756 N Central Park Ave - App No. 19131T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

1913171
INTRO DATE
02-22-2017

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the RS-3, Residential Single Family Homes and Two Flats designation as shown on Map Number 9-J in the area bounded by:

North Central Park Avenue; a line located 48.91 feet south of the south right-of-way of West Grace Street; the first alley west of North Central Park Avenue; West Grace Street.

to those of a B2-2, Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3754-3756 North Central Park, Chicago, Illinois 60618

17-13-0303-C (1) Narrative Zoning Analysis – 3754-3756 North Central Park Avenue

Proposed Zoning: B2-2 Neighborhood Mixed-Use District

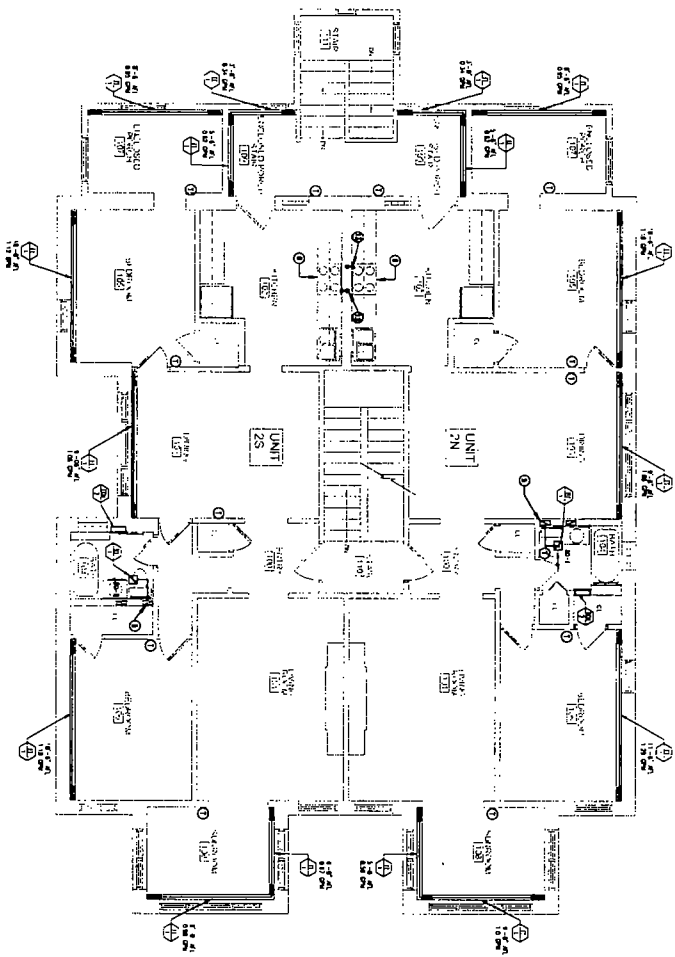
Lot Area: 6,153 square feet

Proposed Land Use: The Applicant is proposing to add two (2) garden apartments to the existing two-story building, creating a total of six (6) residential units, located at the subject property.

- (A) The amount of off-street parking: 0 (existing conditions, no change)
- (B) Setbacks:
 - a. Front Setback: 21.75 (existing condition, no change)
 - b. Rear Setbacks: (existing condition; no change)
 - c. Side Setbacks: West side: 0.63 North (existing condition; no change)
East side: (existing condition; no change)
 - d. Rear Yard Open Space: (Existing condition, no change)
- (C) Building Height: 30.50 feet



Item	Date
1	12/21/12
2	02/27/13
3	06/20/13
4	04/14/14



2
 2ND FLOOR NEW WORK PLAN
 REVISED 04/14/14

- REVISIONS:**
- 1. REVISION 1: ADDITION OF NEW WORK PLAN TO THE 2ND FLOOR. THIS REVISION INCLUDES THE ADDITION OF NEW WORK PLAN TO THE 2ND FLOOR. THIS REVISION INCLUDES THE ADDITION OF NEW WORK PLAN TO THE 2ND FLOOR.
 - 2. REVISION 2: CORRECT THE CONSTRUCTION OF THE 2ND FLOOR. THIS REVISION INCLUDES THE CORRECTION OF THE CONSTRUCTION OF THE 2ND FLOOR. THIS REVISION INCLUDES THE CORRECTION OF THE CONSTRUCTION OF THE 2ND FLOOR.
 - 3. REVISION 3: CORRECT THE CONSTRUCTION OF THE 2ND FLOOR. THIS REVISION INCLUDES THE CORRECTION OF THE CONSTRUCTION OF THE 2ND FLOOR. THIS REVISION INCLUDES THE CORRECTION OF THE CONSTRUCTION OF THE 2ND FLOOR.
 - 4. REVISION 4: CORRECT THE CONSTRUCTION OF THE 2ND FLOOR. THIS REVISION INCLUDES THE CORRECTION OF THE CONSTRUCTION OF THE 2ND FLOOR. THIS REVISION INCLUDES THE CORRECTION OF THE CONSTRUCTION OF THE 2ND FLOOR.

STATEMENT OF WORK
 1. ADDITION OF NEW WORK PLAN TO THE 2ND FLOOR.
 2. CORRECTION OF THE CONSTRUCTION OF THE 2ND FLOOR.
 3. CORRECTION OF THE CONSTRUCTION OF THE 2ND FLOOR.
 4. CORRECTION OF THE CONSTRUCTION OF THE 2ND FLOOR.

Project:
 Location:
 Architect:
 Designer:
 Date:
 Copyright © 2013

CHA
 199, 200, Grand Ave.
 Chicago, IL 60618
 312.744.1400
 312.744.1400
 312.744.1400
 312.744.1400

MM SURVEYING CO., INC.

5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

PROFESSIONAL DESIGN FIRM No. 184-003233

PHONE: (773) 282-5900
FAX: (773) 282-9424
mmsurvey1285@sbcglobal.net

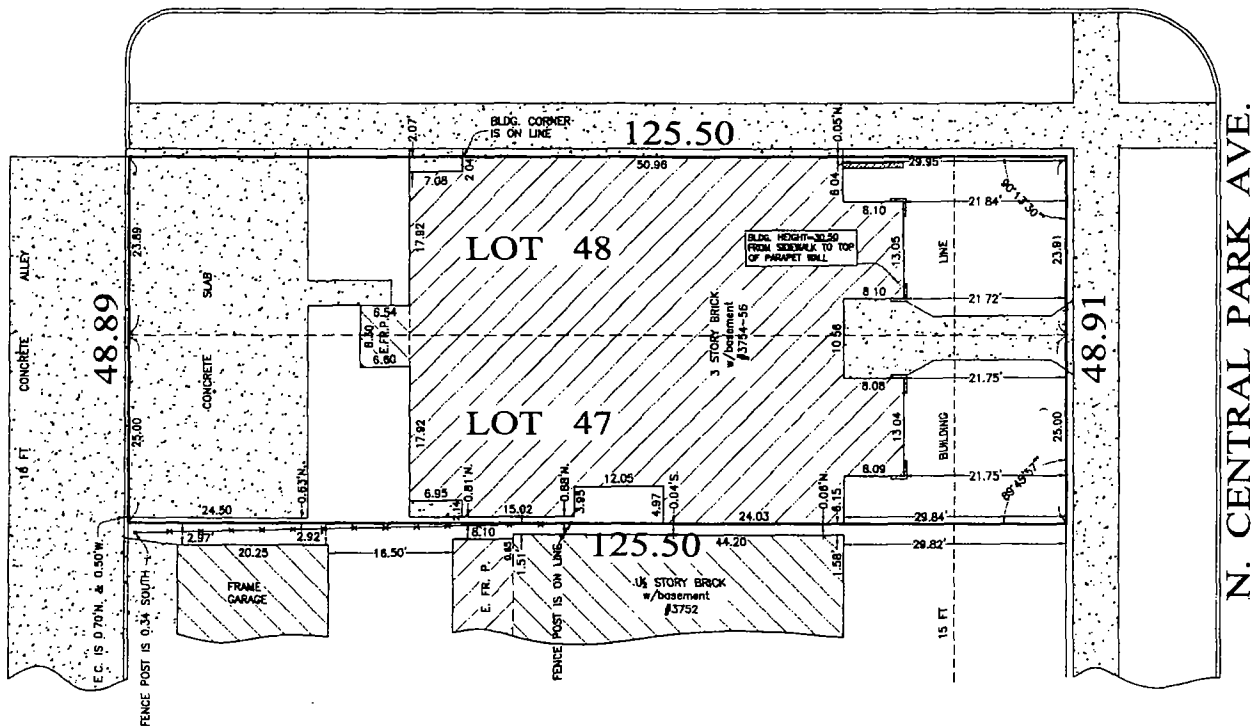
PLAT OF SURVEY OF



LOTS 47 AND 48 IN BLOCK 10 IN MASON'S SUBDIVISIONS OF THE EAST 1/2 OF THE NORTH WEST 1/4 (EXCEPT RAILROAD) OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 6,137 sq.ft.

W. GRACE ST.



LEGEND :

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E.F.R.P. - ENCLOSED FRAME PORCH
- O.F.R.P. - OPEN FRAME PORCH
- O.B.R.P. - OPEN BRICK PORCH
- O.C.P. - OPEN CONC. PORCH
- E.C. - EDGE OF CONCRETE
- E.B.R. - EDGE OF BRICK

ORDER NO. 88081
SCALE: 1 INCH = 16 FEET
FIELDWORK COMPLETION DATE: FEBRUARY 08, 2017
ORDERED BY: REYES KURSON

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.
LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. NO CORNERS WERE MONUMENTED PER CUSTOMER REQUEST.

State of Illinois ss
County of Cook

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature: [Handwritten Signature]

DATE: FEBRUARY 10, 2017

Date: _____

REG. ILL. Land Surveyor No 35-3758
LIC. EXP. NOVEMBER 30, 2018

FORM OF AFFIDAVIT
(Section 17-13-0107)

February 13, 2017

Honorable Daniel S. Solis
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

Re: 3754-3756 North Central Park Avenue, Chicago, Illinois

The undersigned, Amy Kurson, 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, 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 February 14, 2017.

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.

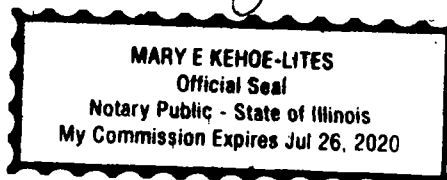
Amy Kurson

Signature

Subscribed and Sworn to before me this 13th day of February, 2017.

Mary E. Kehoe-Lites

Notary Public





REYESKURSON

February 15, 2017

Re: 3754-3756 North Central Park, Chicago, Illinois, 60618

Dear Neighbor:

You are receiving this letter because you are the taxpayer of record ("Owner") of property within 250 feet of the captioned property ("Property"), and this letter is part of the legal notice requirements of Chicago Zoning Ordinance Section 17-13-0107.

Please be informed that on or about February 14, 2017, the Chicago Housing Authority ("Applicant"), will file an application with the City of Chicago for a change in zoning (also known as "Zoning Map Amendment") for the Property. The application will request a change from RS-3, Residential Single Family Homes and Two Flats, to B2-2, Neighborhood Mixed-Use District.

The proposed zoning change will allow the Applicant to have two garden apartments added to the existing building.

The Applicant is not asking to purchase or change the zoning of your property.

If you have any questions, please do not hesitate to contact me at 312.332.0055, or send an email to akurson@rkchicago.com.

Sincerely,

A handwritten signature in black ink that reads 'Amy Kurson'.

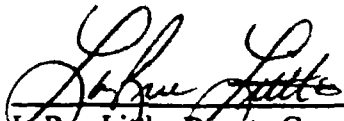
Amy Kurson

AK/mel

cc: Alderman John Arena

To Whom it may concern:

I, LaRue Little, as Deputy General Counsel for Chicago Housing Authority, the applicant with regard to the property located at 3754-3756 North Central Park Avenue, Chicago, Illinois, ("Property") authorize Reyes Kurson, Ltd. To file a zoning amendment application before the City of Chicago for that Property.



LaRue Little, Deputy General Counsel
Chicago Housing Authority

Dated: February 13, 2017

1913171
INTRO DATE
02-22-2017

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

3754-3756 North Central Park

2. Ward Number that property is located in: 45th

3. APPLICANT Chicago Housing Authority

ADDRESS 60 East Van Buren, 12th Floor CITY Chicago

STATE Illinois ZIP CODE 60605 PHONE 312-913-7134

EMAIL llittle@thecha.org CONTACT PERSON LaRue Little

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 N/A

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 Reyes Kurson, Ltd. - Amy Kurson

ADDRESS 328 South Jefferson, Suite 909

CITY Chicago STATE Illinois ZIP CODE 60661

PHONE (312) 332-0055 FAX (312) 332-0419 EMAIL akurson@rkchicago.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.

Chicago Housing Authority

*EDS NOT REQUIRED BECAUSE APPLICANT IS A GOVERNMENTAL UNIT

(See attached EDS Rules Attached)

7. On what date did the owner acquire legal title to the subject property? May 24, 2007

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

No

9. Present Zoning District RS-3 Proposed Zoning District B2-2

10. Lot size in square feet (or dimensions) 6,153 square feet

11. Current Use of the property Residential Units

12. Reason for rezoning the property Adding 2 more units to the existing 4 units for a total of 6 units

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)

Residential use - 6 units, 0 commercial space, There is parking on North Central Park

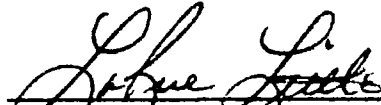
Avenue, Building Height is 30.50 feet.

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

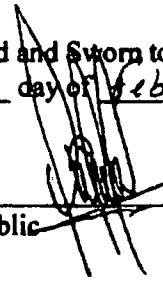
COUNTY OF COOK
STATE OF ILLINOIS

LaRue Little, Deputy General Counsel for Chicago Housing Authority, 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
18th day of February, 2017.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____