#22448-TI
INTRO DATE
MAY 22, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2018 - 20 North Halsted Street

2. Ward Number that property is located in: 43

3. APPLICANT 2020 N Halsted LLC

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE 312-636-6937

EMAIL rolando@acostaezgur.com CONTACT PERSON Rolando R. Acosta

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 Rolando R. Acosta

ADDRESS 1030 West Chicago Ave., 3rd FL

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-636-6937 FAX EMAIL rolando@acostaezgur.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: Anan Abu-Taleb, Margaret Taleb, John Abu-Taleb, Paul Abu-Taleb and John Burns

7. On what date did the owner acquire legal title to the subject property? 2/2024

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

9. Present Zoning District: B3-2 Proposed Zoning District: B3-3

10. Lot size in square feet (or dimensions): 6,242 sq. ft.

11. Current Use of the Property: three-story mixed-use building with ground floor commercial, 4 residential units on the upper floors and no parking spaces

12. Reason for rezoning the property: ~~To authorize construction of a rear second floor addition to convert the~~ second floor to commercial use.

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 property is improved with a three-story mixed-use building with ground floor commercial space, four residential units on the upper floors and no parking. The Applicant seeks to rezone the property to allow a rear addition to the second floor with a retractable roof to convert its use to commercial space. After construction of the proposed addition, the building will contain commercial space in the basement, first and second floor for a total of 14,677 sq. ft. and two residential dwelling units on the third floor. No parking will be added. The height of the building is and will remain at 44.83 feet.

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:** Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D an Administrative Adjustment reducing the required off-street parking spaces from 12 spaces to zero as authorized for transit-served locations under Section 17-13-1003-EE.

☐ **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 for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Paul Abu-Taleb, 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
Paul Abu-Taleb, Manager

Subscribed and Sworn to before me this
6th day of May, 2024.

Official Seal
Estela Richards
Notary Public State of Illinois
My Commission Expires 04/06/2025

Notary Public

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: ps@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED SURVEY, INC.
PROFESSIONAL DESIGN FIRM NO. 184-003023
7100 N. TRIPP AVE., LINCOLNWOOD, ILLINOIS 60712
TEL. (847) 675-3000 FAX (847) 675-2167
e-mail: ps@professionalsassociated.com
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MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

ALTA/ACSM LAND TITLE SURVEY

OF

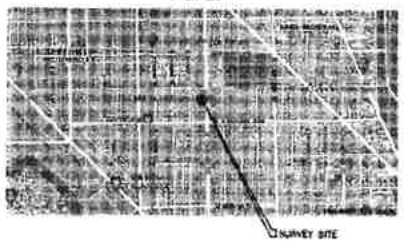
LOTS 16 AND 17 IN BLOCK 8 IN CUSHMAN'S SUBDIVISION OF BLOCK 4 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 6,242 SQ.FT. = 0.143 ACRE.

COMMONLY KNOWN AS: 2018-2020 NORTH HALSTED STREET, CHICAGO, ILLINOIS.

PERMANENT INDEX NUMBER: 14-32-228-038-0000

VICINITY MAP

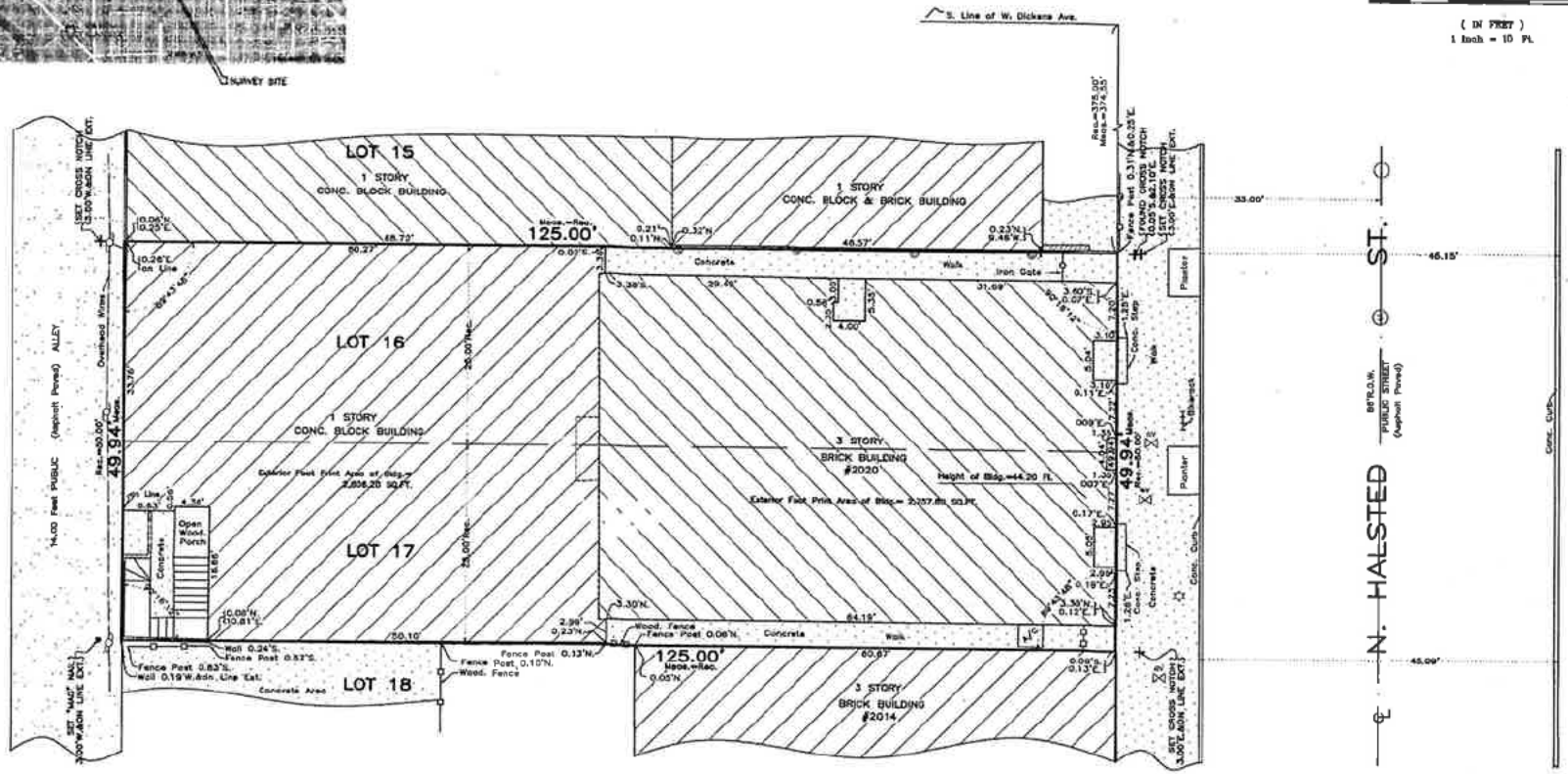


NORTH

GRAPHIC SCALE

10 5 0 10 20

(IN FEET)
1 Inch = 10 Ft.



NOTES REFERENCED TO TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:

ITEM 9 -THERE ARE NO OUTSIDE DESIGNATED OR STRIPED PARKING SPACES ON SITE.

ITEM 11 -LOCATIONS OF UTILITIES SHOWN HEREON ARE FROM VISIBLE OBSERVATIONS ONLY.

ITEM 16 -BY OUR OBSERVATION THERE ARE NO VISIBLE SIGNS OF ANY CURRENT BUILDING CONSTRUCTION OR EARTH MOVEMENT ON THIS PROPERTY.

ITEM 19 - PROFESSIONAL LIABILITY INSURANCE POLICY HAS BEEN OBTAINED BY THE SURVEYOR IN THE AMOUNT OF $2,000,000.00

LEGEND:
- MH - MANHOLE
- WV - WATER VALVE
- GV - GAS VALVE
- UP - UTILITY POLE
- DS - DOWNSPOUT
- LP - LIGHT POLE

PAUL T. JAROS 036-003837 CHICAGO, ILLINOIS
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

BASIS:
ATA NATIONAL TITLE GROUP
FILE NO.: 23885225-IL
COMMITMENT DATE: NOVEMBER 13, 2023.

ORDER NO.: 108048
SCALE: 1 INCH = 10 FEET.
DATE OF FIELD WORK: December 18, 2023.
ORDERED BY: HARRY MISSIRLIAN & ASSOCIATES, LTD Attorneys at Law

FLOOD CERTIFICATE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP OF City of Chicago ILLINOIS DATED September 26, 2007
MAP NUMBER 17031C0617K THIS PROPERTY IS IN A MINIMUM FLOOD AREA AND IS DESIGNATED AS ZONE"X"
NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

TO:
-2020 N HALSTED, LLC.
-LIBERTYVILLE BANK & TRUST COMPANY, N.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)1, 7(c), 8, 9, 10, 11, 14, 16 and 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON December 18, 2023.

DATE OF PLAT January 8, 2024

Paul Jaros

IL PROF. LAND SURVEYOR NUMBER 036-003837
MY LICENSE EXPIRES NOVEMBER 30, 2024.
Drawn by: J.V.

ACOSTA EZGUR, LLC
1030 West Chicago Avenue Third Floor ■ Chicago Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

May 22, 2024

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

The undersigned, Rolando R. Acosta, being first duly sworn on oath, deposes and say the following:

That 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, pursuant to the tax records of the Cook County Assessor, of the property within the subject property not solely owned by the applicant, and those of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, alleys and other public ways, for 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 subject property is bounded by:

> A line 375.00 feet south of and parallel to West Dickens Avenue; North Halsted Street; a line 425.00 feet south of and parallel to West Dickens Avenue; and the public alley next west of and parallel to North Halsted Street

and has the address of 2018 – 2020 North Halsted Street, Chicago, Illinois.

The undersigned certifies that the notice contained the address and description 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 May 22, 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 property is a complete list containing the names and addresses of the people required to be served.

By: Rolando R. Acosta

Subscribed and sworn to before me this 22nd day of May 2024.

Notary Public

Official Seal
Estela Richards
Notary Public State of Illinois
My Commission Expires 04/06/2025

ACOSTA EZGUR, LLC
1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

May 22, 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 May 22, 2024, the undersigned will file an application for a change in zoning from a B3-2 Community Shopping District to a B3-3 Community Shopping District as a voluntary Type 1 Map Amendment on behalf of 2020 N Halsted LLC (the "Applicant") for the property located at 2018 – 20 North Halsted Street, Chicago, IL. The property is bounded by:

> A line 375.00 feet south of and parallel to West Dickens Avenue; North Halsted Street; a line 425.00 feet south of and parallel to West Dickens Avenue; and the public alley next west of and parallel to North Halsted Street

The property is improved with a three-story mixed-use building with ground floor commercial space, four residential units on the upper floors and no parking. The Applicant seeks to rezone the property to allow a rear addition to the second floor with a retractable roof to convert its use to commercial space. After construction of the proposed addition, the building will contain commercial space in the basement, first and second floor for a total of 14,677 sq. ft. and two residential dwelling units on the third floor. No parking will be added. The height of the building is and will remain at 45.33 feet. The Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D an Administrative Adjustment reducing the required off-street parking spaces from 12 spaces to zero as authorized for transit-served locations under Section 17-13-1003-EE.

The Applicant is located at [redacted]. The contact person for this application is Rolando Acosta, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Rolando Acosta at 312-636-6937 or at rolando@acostaezgur.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.

Sincerely,

Rolando R. Acosta, Attorney for the Applicant