#22345-T1
INTRO DATE
JAN. 24, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   2308 West 18th Place

2. Ward Number that property is located in: 25

3. APPLICANT 2308 BUYERS LLC

   ADDRESS 2308 West 18th Place CITY Chicago

   STATE Illinois ZIP CODE 60608 PHONE 872-215-2076

   EMAIL ximena@acostaezgur.com CONTACT PERSON Ximena Castro

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

   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 Acosta Ezgur, LLC- Ximena Castro

   ADDRESS 1030 West Chicago Avenue, 3rd Floor

   CITY Chicago STATE Illinois ZIP CODE 60642

   PHONE 872-215-2076 FAX EMAIL ximena@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: Cloud Property Management LLC

7. On what date did the owner acquire legal title to the subject property? 06/29/2023

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

9. Present Zoning District: RT-4 Proposed Zoning District: B2-5

10. Lot size in square feet (or dimensions): 3,125 square feet

11. Current Use of the Property: A front building with two units and a rear building with four units; no parking

12. Reason for rezoning the property: to add two units to the property for a total of eight units on the property and see variation parking reduction and variation setback relief for front, combined side, and rear yard setbacks

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 subject property is improved with a two-story front residential building (28'-4" in height) that includes two residential units and a rear two story residential building (23'-3" in height) that includes four residential units. There is no parking. The Applicant seeks to rezone the property to convert both buildings into one building by constructing a middle addition and a third floor that will connect both buildings. The new building height will be 42'-0". The Applicant also will add two new residential units to the single combined building for a total of eight dwelling units on the property. The Applicant will provide two bicycle spaces. No parking 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.** The subject rezoning application also seeks Type-1 relief to reduce required parking from two spaces to zero as the property qualifies for ETOD parking reduction under section 17-13-0303-D and 17-10-0102-B and also seeks variation relief under section 17-13-1101-B to reduce the required side yard setbacks from a combined 5.0' to 0.27' (existing) to be provided only on the west side, reduce the front yard setback from 3.68' to 2.89' (existing), and reduce the rear yard setback from 30.0' to 15.58' (existing).

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

2308 BUYERS LLC, 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
By: Teofil Scorte
Manager of Manager

Subscribed and Sworn to before me this
29th day of November, 2023.

Estela Richards
Notary Public

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

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- VINYL FENCE
- EASEMENT LINE
- SETBACK LINE
- INTERIOR LOT LINE

PLAT OF SURVEY

OF

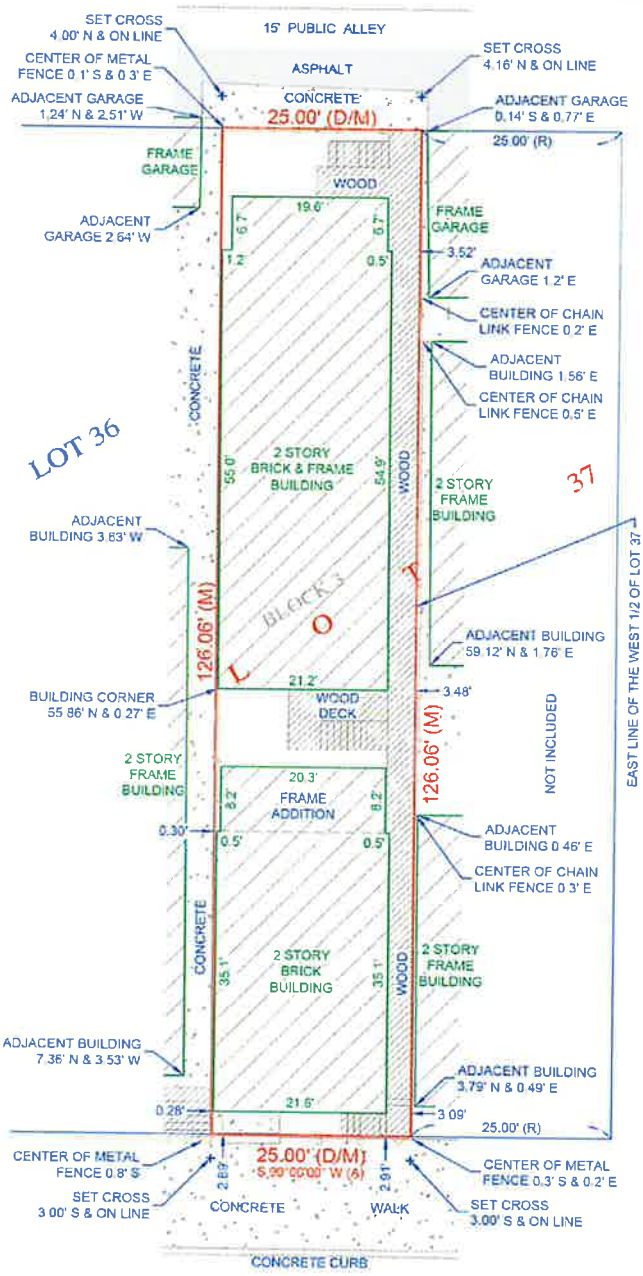
THE WEST 1/2 OF LOT 37 IN BLOCK 3 IN WILLIAM F. JOHNSTON'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

CONTAINING 3,151 SQ. FT. OR 0.07 ACRES MORE OR LESS

15' 7.5' 0 15'

BASIS OF BEARING:
NORTH LINE OF W. 18TH PLACE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
S 90°00'00" W (A)



(66' R.O.W.)

W. 18TH PLACE

Morris Engineering, Inc
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS)SS
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 15TH DAY OF JUNE, A.D., 2023, AT LISLE, ILLINOIS.

JAMES LEE MORRISON 2317 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 2308 W. 18TH PLACE
CHICAGO, ILLINOIS

CLIENT JASON W HAMMER LAW OFFICE

FIELDWORK DATE (CREW) 06/12/2023 (AT/AT)

DRAWN BY: BE.S. REVISED:01/03/2024 JOB NO. 23-06-0047

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

January 24, 2024

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

The undersigned, Ximena Castro, being first duly sworn on oath, deposes and say the following:

That 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, 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:

> The public alley next north of and parallel to West 18th Place; a line 75.0 feet west of and parallel to South Oakley Avenue; West 18th Place; and a line 100.0 feet west of and parallel to South Oakley Avenue

and has the address of 2308 West 18th Place, Chicago, Illinois 60608.

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 January 24, 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: Ximena Castro

Subscribed and sworn to before me this 24th day of January 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

January 24, 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 January 24, 2024, the undersigned will file an application for a change in zoning from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-5 Neighborhood Mixed-Use District on behalf of 2308 BUYERS LLC (the "Applicant") for the property located at 2308 West 18th Place, Chicago, Illinois 60608. The property is bounded by:

> The public alley next north of and parallel to West 18th Place; a line 75.0 feet west of and parallel to South Oakley Avenue; West 18th Place; and a line 100.0 feet west of and parallel to South Oakley Avenue.

The subject property is improved with a two-story front residential building (28'-4" in height) that includes two residential units and a rear two story residential building (23'-3" in height) that includes four residential units. There is no parking. The Applicant seeks to rezone the property to convert both buildings into one building by constructing a middle addition and a third floor that will connect both buildings. The new building will include a new height of 42'-0". The Applicant also will add two new residential units to the single combined building for a total of eight dwelling units on the property. The Applicant will provide two bicycle spaces. No parking is proposed. The subject rezoning application also seeks Type-1 relief to reduce parking from two spaces to zero as the property qualifies for ETOD parking reduction under section 17-13-0303-D and 17-10-0102-B and also seeks variation relief under section 17-13-1101-B to reduce the required side yard setbacks from a combined 5.0' to 0.27' (existing) to be provided only on the west side, reduce the front yard setback from 3.68' to 2.89' (existing), and reduce the rear yard setback from 30.0' to 15.58' (existing).

The Applicant is located at 2308 West 18th Place, Chicago, Illinois 60608. The Applicant is the Owner of the property. The contact person for this application is Ximena Castro, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Ximena Castro at 872-215-2076 or at ximena@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.

Ximena Castro
Attorney for the Applicant