CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2119-29 W. Grand Avenue, Chicago, IL

2. Ward Number that property is located in: 27

3. APPLICANT 2121 W Grand LLC

ADDRESS [redacted] CITY Chicago

STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

EMAIL dan@panopticgroup.com CONTACT PERSON Dan Popovych

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 2119 Grand LLC

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

EMAIL pjkulas@kulas-law.com CONTACT PERSON Walter Boitchouk

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Law Offices of Sam Banks, Frederick E. Agustin

ADDRESS 221 N. LaSalle St., 38th Floor

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-782-1983 FAX 312-782-2433 EMAIL fred@sambankslaw.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: Dan Popovych and Bill Gold

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

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

9. Present Zoning District: C3-2 Proposed Zoning District: B3-5

10. Lot size in square feet (or dimensions): Approximately 13,125 sq. ft. (125' x 105')

11. Current Use of the Property: The subject property is currently vacant.

12. Reason for rezoning the property: To permit the development of the subject property into a 5-story mixed-use building.

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 proposed building will be a mixed-use building containing two (2) commercial retail spaces on the 1st floor; 1st space will contain around 3,500 sq. ft. and the 2nd space will contain 2,400 sq. ft. The proposed building will contain forty-eight (48) dwelling units above and off-street parking for thirty-four (34) cars. The proposed height of the building will be around 58'-6".

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:** (17-13-1003-EE) The Applicant seeks to increase the number of residential off-street parking spaces required for a Transit Served Location from 50% (24 parking spaces) to 70.83% (34 parking spaces) and (17-13-1003-P, Q, and R) to not comply with the TSL design guidelines on the subject lot's West Ferdinand Street frontage.

☒ **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.** (17-13-1101-B) The Applicant seeks to reduce the front setback on the subject lot's West Ferdinand Street frontage for floors containing residential uses from the required 30 ft. to 2 ft. 2 in. for the proposed building and is seeking all relief, as allowed by the code, for the attached plans.

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

Dan Popowych, 2121 Grand, 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

Subscribed and Sworn to before me this
10th day of September, 2025.

Official Seal
Frederick E Agustin
Notary Public State of Illinois
My Commission Expires 7/1/2026

Notary Public

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

To whom it may concern:

I, Walter Boitchouk, Manager of 2119 Grand LLC, an Illinois limited liability company, the owner of the subject property located at 2119-29 W. Grand Avenue, Chicago, IL ("Subject Property"), authorize 2121 W Grand LLC and its attorney, the Law Offices of Samuel V.P. Banks, to file a Zoning Amendment Application with the Committee on Zoning and the Department of Planning and Development, City of Chicago for the Subject Property.

2119 Grand, LLC, an Illinois limited liability company

By: _____

Walter Boitchouk, Manager

Written Notice, Form of Affidavit: Section 17-13-0107
September 25, 2025

Acting Chairman
Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Frederick E. Agustin**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, 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 on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **2119-29 West Grand Avenue, Chicago, IL**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **September 25, 2025.**

That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

Law Offices of Samuel V.P. Banks

By: _____
Frederick E. Agustin
Attorney for Applicant

Subscribed and Sworn to before me
this 25th day of September, 2025.

_____
Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

Via USPS First Class Mail
September 25, 2025

PUBLIC NOTICE

Dear Sir or Madam:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about September 25, 2025, I, the undersigned, intend to file an application for a change in zoning from the M1-2 Limited Manufacturing/Business Park District to the B3-5 Community Shopping District, on behalf of the Applicant, Landex-HS JV, LLC, for the property located at **2119-29 West Grand Avenue, Chicago, IL**.

The Applicant is proposing to develop the subject property with a new five-story mixed-use building containing two (2) commercial/retail spaces at grade and forty-eight (48) dwelling units above. The first commercial/retail space will contain approximately 3,500 sq. ft. of floor area and the second commercial/retail space will contain approximately 2,400 sq. ft. of floor area. The proposed building will measure approximately 58 ft.-6 in. in height. The subject property is a Transit Served Location and will be supported by thirty-four (34) off-street parking spaces. The subject lot is a through lot with two (2) street frontages (West Grand Avenue to the north and West Ferdinand Street to the south). Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1003-P, Q, and R, and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the residential off-street parking ratio from 50% (24 parking spaces) to 70.83% (34 parking spaces), to not comply with the TSL design guidelines on the lot's West Ferdinand Street frontage, reduce the front setback on the subject lot's West Ferdinand Street frontage for floors containing residential units from 30 feet to 2 ft.-2 in., and is seeking all relief necessary, as allowed by the code, for the attached plans.

The Applicant, 2121 W Grand LLC, maintains offices at [redacted]

I am the attorney for the Applicant and Property Owner, and I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,
Law Offices of Samuel V.P. Banks

Frederick E. Agustin
Attorney for the Applicant

***Please note the Applicant is NOT seeking to purchase or rezone your property.**
***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

R&R SurveyorS,LTD.

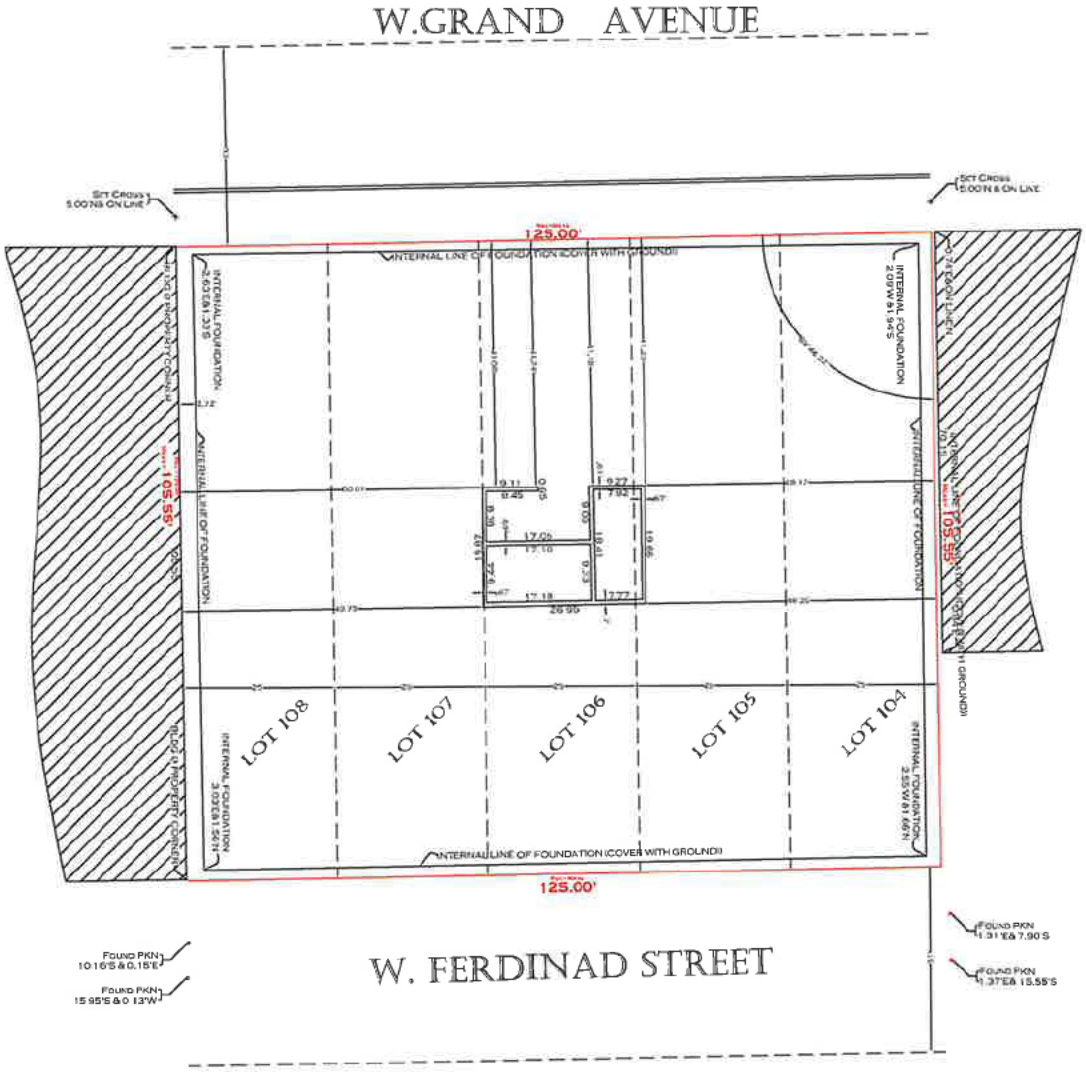
CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412 WAUCONDA, IL 60084
TEL: (773) 450-9321 ACCURATEA@ATT.NET

SCALE:
1" = 20'
1 10' 20'

PLAT OF SURVEY

LOT 104 THROUGH LOT 108 BOTH INCLUSIVE IN THE SUBDIVISION OF BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2119-29 WEST GRAND AVENUE , CHICAGO, ILLINOIS.



NOTE:
-DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FARENHEIT.
-THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER A FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED
-DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING
-COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES
-REFER TO DEED, TITLE POLICY, AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS

ORDER# 25-7635

DATE: 7/15/2025

ORDERED BY: DAN POPOVYCH

ROY G. LAWNICZAK
35-002290
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CHICAGO, IL

STATE OF ILLINOIS }ss
COUNTY OF McHENRY }
I, ROY G. LAWNICZAK,
DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CARY, ILLINOIS July 15, 2025
(DATE)

BY: Roy G. Lawniczak
ROY G. LAWNICZAK, REG. LAND SURVEYOR NO. 2290