CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   3116 N. Oakley Ave.

2. Ward Number that property is located in: 32

3. APPLICANT ZSD Oakdale LLC

   ADDRESS 3151 N. Halsted St. CITY Chicago

   STATE IL ZIP CODE 60657 PHONE 312-327-3350

   EMAIL michael@acostaezgur.com CONTACT PERSON Michael Ezgur

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 Sandra Gessler

   ADDRESS 3116 N. Oakley Ave. CITY Chicago

   STATE IL ZIP CODE 60618 PHONE 312-327-3350

   EMAIL michael@acostaezgur.com CONTACT PERSON Michael Ezgur

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 – Michael Ezgur

   ADDRESS 1030 W. Chicago Ave., 3rd Fl, Chicago, IL 60642

   CITY Chicago STATE IL ZIP CODE 60642

   PHONE 312-327-3350 FAX _____ EMAIL michael@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: See attached Economic Disclosure Statements.

7. On what date did the owner acquire legal title to the subject property? April 2019

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

9. Present Zoning District: C1-2 Proposed Zoning District: B2-2

10. Lot size in square feet (or dimensions): 2,936 sq. ft.

11. Current Use of the Property: The subject property is improved with residential building with two dwelling units and one automobile parking spot.

12. Reason for rezoning the property: To redevelop the property with a three-story, three-dwelling unit building, and three parking spaces

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 applicant seeks to rezone the property to construct a three-story, three-unit residential building with three automobile parking spaces and three bicycle spaces. The height of the building will be thirty-eight 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:** To increase the number of automobile parking spaces from the maximum required two spaces, as mandated by 17-10-0102-B, to three spaces under 17-13-1003-EE(2)

☒ **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.** A variation to increase the sufficient area of the lot by 2.14% to reduce minimum lot area standards and to allow for three dwelling units under 17-13-1101-R.

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.city ofchicago.org/ ARO for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Zev Salomon, 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
ZSD Oakdale LLC
By: Zev Salomon, Manager of Manager

Subscribed and Sworn to before me this
31 day of March, 2025

R. Russo
Notary Public

OFFICIAL SEAL
RUTH RAZ-RUSSO
Notary Public, State of Illinois
Commission No. 841280
My Commission Expires July 29, 2028

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

March 27, 2025

Patrick Murphey
Zoning Administrator
City of Chicago
City Hall – Room 905
121 N. LaSalle St.
Chicago, IL 60602

Re: Rezoning of 3116 North Oakley Avenue ("Property")

Dear Zoning Administrator Murphey:

Sandra Gessler is the owner ("Owner") of the above referenced Property. The Owner has authorized ZSD Oakdale LLC (the "Applicant") to file an application to rezone the Property and to take any necessary actions in connections with said application.

Sincerely,

as agent & Guardian of Sandra Gessler

Sandra Gessler

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

April 16, 2025

Honorable Walter Burnett
Chairman, Committee on Zoning
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Michael Ezgur, 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 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 122.70 feet northwest of North Oakley Avenue as measured along the northeast line of North Clybourn Avenue; a point on the previously described line running northeasterly 70.75 feet to a point 36.50 feet west of North Oakley Avenue; a line 137.00 feet north of North Clybourn Avenue as measured along the west line of North Oakley Avenue; North Oakley Avenue; a line 97.00 feet north of North Clybourn Avenue as measured along the west line of North Oakley Avenue; a line from a point on the previously described line 41.20 feet west of North Oakley Avenue running southwesterly 39.25 feet to the northeasterly line of North Clybourn Avenue; and North Clybourn Avenue

and has the address of 3116 North Oakley Avenue

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 April 16, 2025.

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: Michael Ezgur

Subscribed and sworn to before me this April 16, 2025.

Estela Richards
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

April 16, 2025

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 April 16, 2025, the undersigned will file an application for a change in zoning from a C1-2 Neighborhood Commercial District to a B2-2 Neighborhood Mixed-Use District on behalf of ZSD Oakdale LLC (the "Applicant") for the property located at 3116 N. Oakley Ave., Chicago, IL 60618.

The property is bounded by:

> A line 122.70 feet northwest of North Oakley Avenue as measured along the northeast line of North Clybourn Avenue; a point on the previously described line running northeasterly 70.75 feet to a point 36.50 feet west of North Oakley Avenue; a line 137.00 feet north of North Clybourn Avenue as measured along the west line of North Oakley Avenue; North Oakley Avenue; a line 97.00 feet north of North Clybourn Avenue as measured along the west line of North Oakley Avenue; a line from a point on the previously described line 41.20 feet west of North Oakley Avenue running southwesterly 39.25 feet to the northeasterly line of North Clybourn Avenue; and North Clybourn Avenue

The subject property is improved with a residential building with two dwelling units and one automobile parking space. The Applicant seeks to rezone the property to construct a three-story, three-unit residential building with three automobile parking spaces, and three bicycle parking spaces. The Applicant is also filing a Type 1 rezoning application to seek the following: 1) An administrative adjustment under 17-13-1003-EE(2) to increase the number of automobile parking spaces from the maximum required two spaces, as mandated by 17-10-0102-B, to three spaces; and 2) a variation under 17-13-1101-R to increase the sufficient area of the lot by 2.14% to reduce minimum lot area standards and to allow for three dwelling units.

The Property is owned by Sandra Gessler, located at 3116 N. Oakley Ave., Chicago, IL 60618. The Applicant is located at 3151 North Halsted Street, Chicago, IL 60657. The contact person for this application is Michael Ezgur, 1030 W. Chicago Ave., 3rd Floor, Chicago, IL 60642. Any questions regarding this notice may be directed to Michael Ezgur at 312-327-3350 or michael@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,

Michael Ezgur
Attorney for Applicant

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

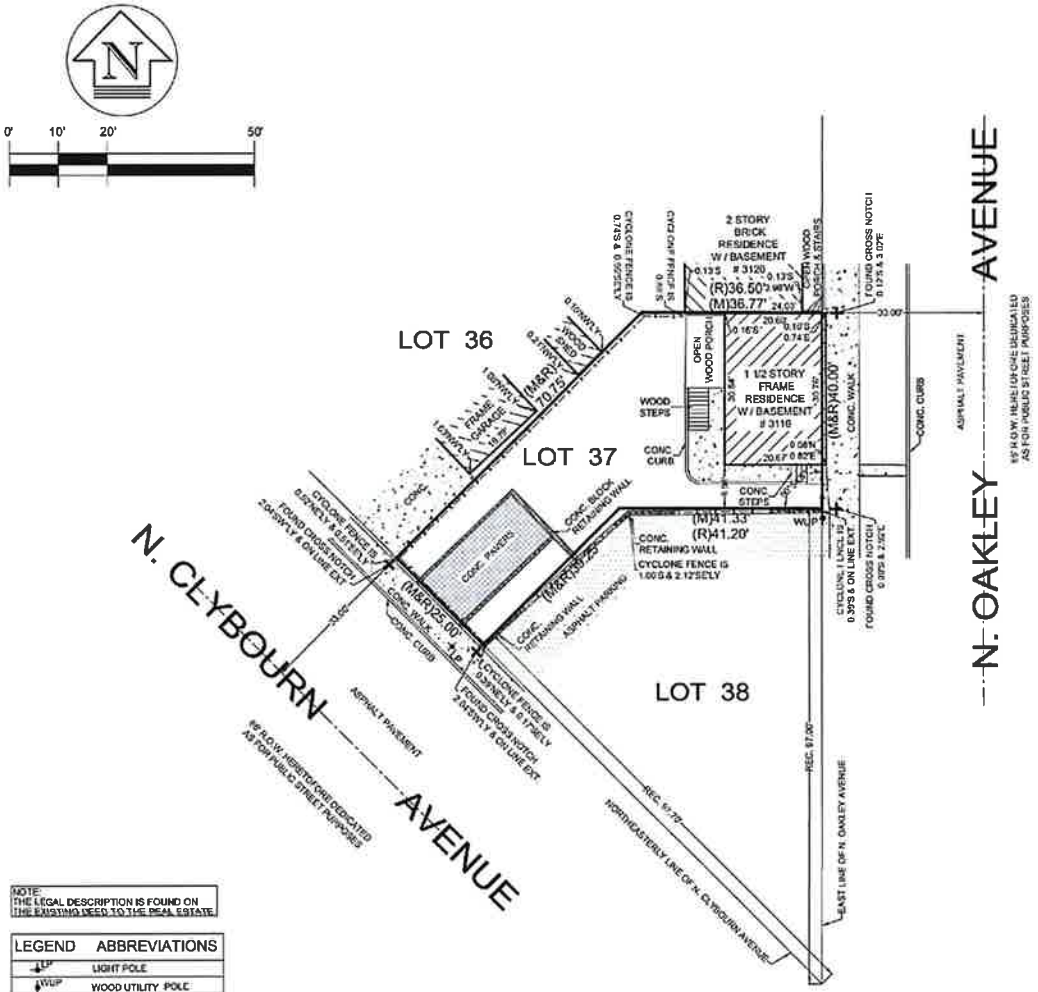
OF

LOT 37 IN BLOCK 13 IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO IN THE NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

KNOWN AS 3116 N. OAKLEY AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER: 14 - 30 - 100 - 035 - 0000

AREA= 2,938 SQ FT. OR 0.067 ACRE



NOTE:
THE LEGAL DESCRIPTION IS FOUND ON THE EXISTING DEED TO THE REAL ESTATE

LEGEND	ABBREVIATIONS
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
(R)	RECORD DATA
(M)	MEASURED DATA

ORDERED BY: Z.S.D. CORP.	
SCALE : 1" = 15'	
DATE :MARCH 13, 2025	
FILE No.: 2025 - 32020	DATE / REVISION

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, MARCH 13, A.D. 2025

BY: Roy G. Lawniczak

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

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