#22619-T1
INTRO DATE
DEC 2, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1239 North Wood Street

2. Ward Number that property is located in: 1

3. APPLICANT 1239 N. Wood Chicago 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 Yourgie, LLC and Michael Mertz

ADDRESS 111 East Wacker Drive, Suite 2600 CITY Chicago

STATE IL ZIP CODE 60601 PHONE 312-636-6937

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

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: Sam Kostic

7. On what date did the owner acquire legal title to the subject property? 2/2016 & 7/2016

8. Has the present owner previously rezoned this property? If yes, when? Yes, 5/2015

9. Present Zoning District: RS-3 Proposed Zoning District: RM-6

10. Lot size in square feet (or dimensions): 14,400 sq. ft.

11. Current Use of the Property: three-story residential building with a partially complete fourth floor addition containing 2 residential units and one partially complete residential unit.

12. Reason for rezoning the property: To authorize completion of the existing partially complete fourth floor addition and construction of a new addition east of the existing building for a total of 26 residential units and 11 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 property is improved with a three-story "L" shaped building with a partially completed fourth floor addition. The existing improvements contains two completed residential dwelling units and one partially completed residential unit. The Applicant seeks to rezone the property to allow rehabilitation of the existing building by completion of the fourth floor addition on top of the existing building and construction of a new four-story addition (the "New Addition") east and north of the existing building, both with roof-top decks. The building will contain a total of 26 residential dwelling units with 11 parking spaces. The building's height will be 68 feet 4.5 inches, as measured to the top of the elevator penthouse.

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.** Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D: 1) Variations under Section 17-13-1101-B to reduce the required front yard from 15.0 feet to 11.18 feet, the require rear setback from 30.0 feet to 1.75 feet and the required east side setback from 14.4 feet to 0.0 feet, with west side setback at 3 ft. 8.5 in.; 2) a Variation under 17-13-1003-EE to reduce the required parking from 26 spaces to 11 spaces; 3) a Variation under Section 17-13-1003-LL to reduce the required percentage of EVSE-ready and/or EVSE-installed spaces to 20%; and 4) a Variation under Section 17-13-1101-D to reduce the required loading berths from 1 to none.

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

Sam Kostic , 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
Sam Kostic, Manager

Subscribed and Sworn to before me this
2nd day of December , 20 24.

Notary Public

Official Seal
Melinda L Lawrence
Notary Public State of Illinois
My Commission Expires 3/9/2025

For Office Use Only

Date of Introduction:

File Number:

Ward:

PROFESSIONAL DESIGN FIRM LS/PE/SE REGISTRATION NO. 184-002111

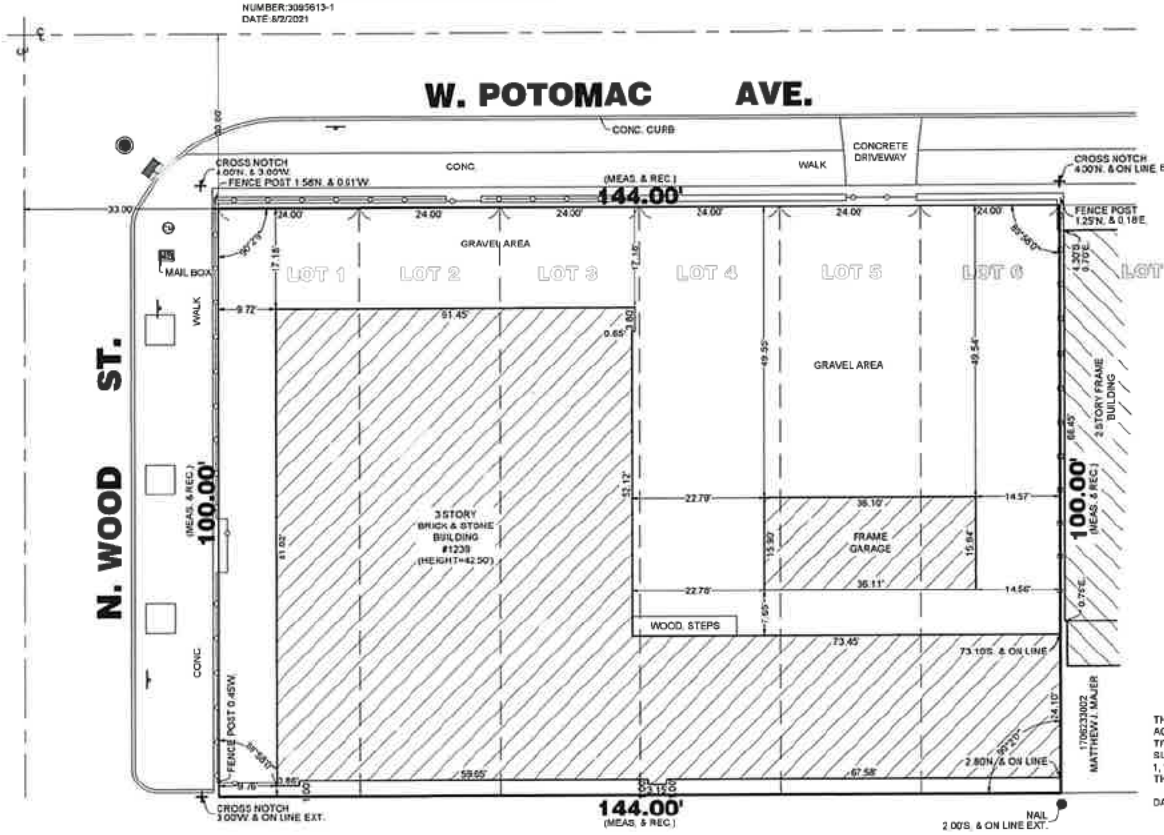
ALTA SURVEY

LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 IN SPEAR'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 8 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 14400 SQ. FT.
EXTERIOR FOOT PRINT AREA OF BUILDING: 7220 SQ.FT.

COMMONLY KNOWN AS: 1239 NORTH WOOD STREET, CHICAGO, ILLINOIS.

PIN: 1706233001
REFERENCED BY:FIRST AMERICAN TITLE INSURANCE COMPANY
NUMBER:3095613-1
DATE:8/2/2021



16.00 FEET PUBLIC (ASPHALT PAVED) ALLEY

0 10 20 30

SCALE: 1 INCH = 20 FEET



LEGEND

- CATCH BASIN
- INLET
- TRAFFIC SIGN

FLOOD CERTIFICATE:
ACCORDING TO FLOOD INSURANCE RATE MAP OF CITY OF CHICAGO, ILLINOIS, DATED AUGUST 19, 2008
COMMUNITY PANEL NUMBER 17031C0418 J THIS PROPERTY IS IN A MINIMUM FLOOD AREA AND IS DESIGNATED AS ZONE"X"

CERTIFY TO:
1 SELLER,
2 BUYER, AND ITS SUCCESSORS AND ASSIGNEES,
3 AND TITLE INSURER (THE"SURVEY")

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, 5, 7(a), 7(b1), 7c, 8, 9, 10, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 11 / 09 / 2021.

DATE OF PLAT OR MAP: 11 / 10 / 2021.

NAME: BEHROOZ MORADI

SIGNED:

REGISTRATION NO. 035 - 003349

PROFESSIONAL LAND SURVEYOR
BEHROOZ MORADI
035-003349
CHICAGO
ILLINOIS
STATE OF ILLINOIS
11/10/2021

Illinois Land Surveyor Number 035-003349
BEHROOZ MORADI, PhD, P.E., S.E., P.L.S.
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2022.

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASURMENTS UPON THE PLAT.
BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORDS AND/ OR DESCRIPTION PROVIDED.
FOR LEGENDS SEE OTHER SIDE OF THIS PAGE.

SURVEYOR COMPANY CARRIES $2 MIL. PROFESSIONAL LIABILITY INSURANCE.

MORADI MULTI DIMENSIONS CONSULTING ENGINEERS
5804 N. WESTERN AVE., SUITE R2, CHI., IL 60659
TEL: (773)478-6666, TEL: (773)478-6667

JOB # : 1263-21	DRAWN: HA	DATE:11/10/2021	CLIENT: LISA SAUL ATTORNEY AT LAW
SHEET : 1	CHECKED: BM	SCALE 1"=20'-0"	DATE OF FIELD WORK: 11/09/2021

THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/ OR TITLE POLICY. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THERE ARE SO RECORDED IN THE MAPS. OTHERWISE FOR BUILDING RESTRICTIONS AND/ OR EASEMENTS REFER TO YOUR DEED, CONTRACT, TITLE POLICY, AND/ OR ZONING REGULATIONS. THIS PLAT IS VALID ONLY IF IT CONTAINS THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR. IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT US.

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

December 2, 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:

> West Potomac Avenue; a line 144.00 feet east of and parallel to North Wood Street; the public alley next south of and parallel to West Potomac Avenue; and North Wood Street

and has the address of 1239 North Wood 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 December 2, 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 2nd day of December 2024.

Notary Public

Official Seal
Melinda L Lawrence
Notary Public State of Illinois
My Commission Expires 3/9/2025

ACOSTA EZGUR, LLC

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

December 2, 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 December 2, 2024, the undersigned will file an application for a change in zoning from an RS3 Residential Single-Unit (Detached House) District to an RM6 Residential Multi-Unit District as a mandatory Type 1 Map Amendment on behalf of 1239 N. Wood Chicago LLC (the "Applicant") for the property located at 1239 North Wood Street, Chicago, IL. The property is bounded by:

> West Potomac Avenue; a line 144.00 feet east of and parallel to North Wood Street; the public alley next south of and parallel to West Potomac Avenue; and North Wood Street

The property is improved with a three-story "L" shaped building with a partially completed fourth floor addition. The existing improvements contains two completed residential dwelling units and one partially completed residential unit. The Applicant seeks to rezone the property to allow rehabilitation of the existing building by completion of the fourth-floor addition on top of the existing building and construction of a new four-story addition (the "New Addition") east and north of the existing building. After completion of the fourth-floor addition on the existing building and the New Addition, the building will contain a total of twenty-six (26) residential dwelling units with eleven (11) parking spaces in the ground floor of the New Addition. Roof-top decks will be provided on top of the fourth-floor addition on the existing building and on top of the New Addition. The building's height, including the proposed additions, as measured to the main parapet will be 55 feet 2.5 inches, and to the parapet of the elevator penthouse 68 feet 4.5 inches. Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D: 1) Variations under Section 17-13-1101-B to reduce the required front yard from 15.0 feet to 11.18 feet, the require rear setback from 30.0 feet to 1.75 feet and the required east side setback from 14.4 feet to 0.0 feet, with the west side setback at 3 ft. 8.5 in.; 2) a Variation under 17-13-1003-EE to reduce the required parking from 26 spaces to 11 spaces; 3) a Variation under Section 17-13-1003-LL to reduce the required percentage of EVSE-ready and/or EVSE-installed spaces to 20%; and 4) a Variation under Section 17-13-1101-D to reduce the required loading berths from 1 to none.

The Applicant is located at [redacted] The owners of the property are Yourgie, LLC and Michael Mertz, 111 East Wacker Drive, Suite 2600, Chicago, IL 60601. 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