#22951
INTRO DATE
DEC 10, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2312 W. 21st Street

2. Ward Number that property is located in: 25

3. APPLICANT Smart Property Management LLC

ADDRESS 3640 W Fullerton Ave, Ste 1 CITY Chicago

STATE IL ZIP CODE 60647 PHONE 224-800-2993

EMAIL [redacted] CONTACT PERSON Adi Hileli

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 Same as Applicant

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 Tyler Manic

ADDRESS 70 W. Madison St., Suite 5400

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-345-5706 FAX _____ EMAIL tmanic@schainbanls.comebyarm@schainbanks.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: Adi Hileli

7. On what date did the owner acquire legal title to the subject property? October 30, 2025

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

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

10. Lot size in square feet (or dimensions): 3,000 SQ.FT.

11. Current Use of the Property: Multi-unit residential

12. Reason for rezoning the property: To legalize the existing density.

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 existing multi-unit residential use will remain unchanged. The two-story residential building will have 6 dwelling units and 2 parking spaces. The building height of 32 feet will remain unchanged and no commercial space will be provided.

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.**

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

API HILEL I, 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 28 day of November, 2023.

Notary Public

KRISTEN M REGNAS
Official Seal
Notary Public - State of Illinois
My Commission Expires May 19, 2026

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

SCHAIN||BANKS
SCHAIN BANKS KENNY & SCHWARTZ LTD

70 W. Madison Street
Suite 5400
Chicago, IL 60602
Main (312) 345-5700
Fax (312) 345-5701
www.schainbanks.com

December 10, 2025

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about December 10, 2025, the undersigned, will file an application on behalf of the Applicant, Smart Property Management LLC, for a change in zoning for the property located at 2312 W. 21st Street from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a RM-5 Residential Multi-Unit District.

The Applicant seeks to rezone the subject property to bring this building into a conforming zoning district. The subject property is improved with two-story residential building containing six dwelling units and two (2) parking spaces. No changes to the existing building is proposed. No commercial space will be provided.

The Applicant of the Zoning Amendment and the owner of the subject property is Smart Property Management LLC and whose contact information is as follows: Address: 3640 W. Fullerton Ave, Ste 1, Chicago, IL 60647 and phone number: 224-800-2993.

I am the duly authorized attorney for the applicant. My address is 70 West Madison, Suite 5400, Chicago, Illinois 60602. My telephone number is 312-345-5706.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

Very truly yours,

Tyler Manic
Attorney for Applicant
and Owner

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

November 26, 2025

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

The undersigned, Tyler Manic, being first duly sworn on oath deposes and states the following:

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 of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or 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 undersigned certifies that the notice contained the address 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 10, 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 site is a complete list containing the names and addresses of the people required to be served.

Signature

Subscribed and Sworn to before me this
26 day of November, 2025

Notary Public

Commission Expires: 8/1/28

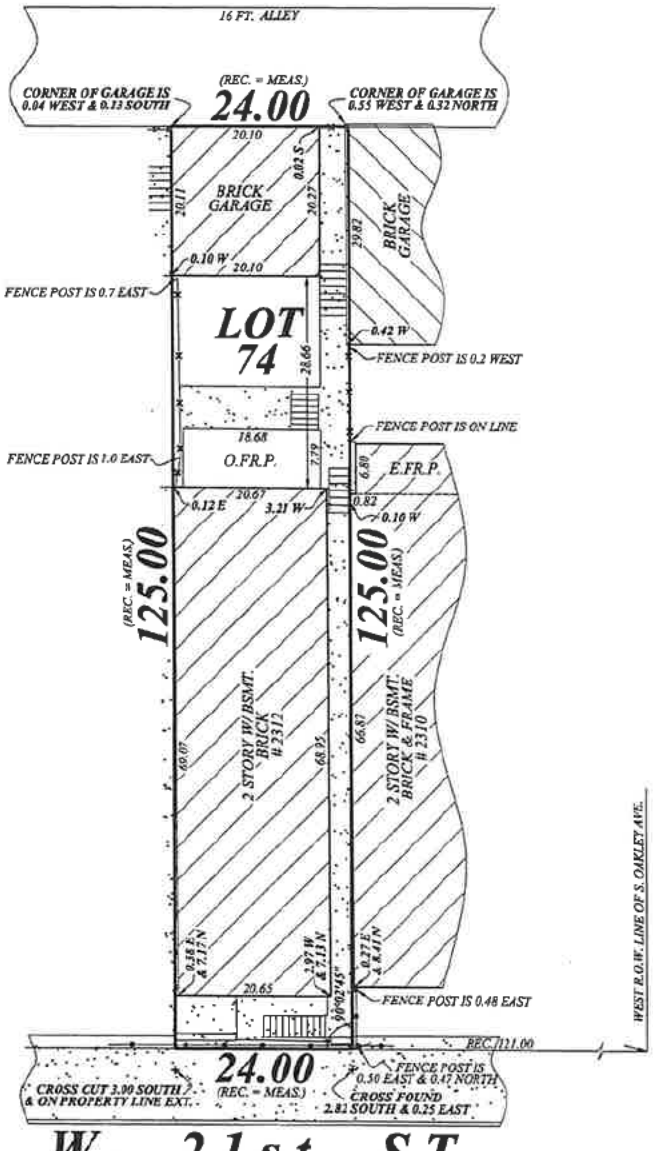
OFFICIAL SEAL
MARCIA METZEN
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 0994559
My Commission Expires August 01, 2028

PLAT OF SURVEY

DESCRIBED AS :

LOT 74 IN BOOTH'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCKS 55 AND 56 IN SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 3000.0 SQ. FT.



LEGEND

- *CHAIN LINK FENCE*
- *WOOD FENCE*
- *IRON FENCE*
- *CONCRETE PAVEMENT*
- E. FR. P. - *ENCLOSED FRAME PORCH*
- O. FR. P. - *OPEN FRAME PORCH*
- *SIDE BOUNDARY LINE*
- *EASEMENT LINE*
- *BLDG. SETBACK LINE*
- *CENTER LINE*

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE: 1" = 16'

ORDERED: ANTHONY N. PANZICA SR.

JOB NO : 250918P

FIELDWORK COMPLETION DATE : **SEPTEMBER 17, 2025**

MUNICIPALITY : **CHICAGO**

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

STATE OF ILLINOIS
COUNTY OF COOK SS

SIGNATURE DATE:
....SEPTEMBER 18, 2025...

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2026
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASURMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION

ANDRZEJ MURZANSKI 35-3258 REGISTERED LAND SURVEYOR STATE OF ILLINOIS ILLINOIS

ANDRZEJ MURZANSKI
LAND SURVEYORS, INC

240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE : 847-486-8731

amurzanski@outlook.com