#22580-T1
INTRO DATE
OCT 9, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2337 South Hoyne Avenue

2. Ward Number that property is located in: 25

3. APPLICANT PL 2337 HOYNE LLC

ADDRESS 2337 South Hoyne Avenue 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 Ximena Castro- Acosta Ezgur, LLC

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: PINK LINE PARTNERS LLC

7. On what date did the owner acquire legal title to the subject property? 6/19/2024

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

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

10. Lot size in square feet (or dimensions): Lot 36: 2,379 square feet (subject lot) / Lot 37: 2,421 square feet

11. Current Use of the Property: Lot 36: a two car garage / Lot 37: two story residential building with three units

12. Reason for rezoning the property: to divide the zoning lot into two zoning lots so the Applicant can demolish the existing garage on Lot 36 and build a new three story residential building with six dwelling units, and three surface parking spaces. The Applicant also seeks an elective Type 1 map amendment pursuant to Section 17-13-0300 to reduce parking and required 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 one zoning lot with two parcels (Lot 36 and Lot 37). The Applicant seeks to rezone the property to divide the zoning lot into two individual zoning lots and allow the Applicant to demolish the existing garage on Lot 36 and build a new three story residential building (33.5' height) with six dwelling units, and three surface parking spaces. The remaining residential building on Lot 37 is to remain and will include a third floor addition and two parking spaces at the rear of the lot and is subject to its own rezoning application. The Applicant also seeks Type-1 application for Lot 36 as follows: Administrative Adjustment relief to reduce 3 required parking spaces to 2 for properties located in an Equitable Transit Served Location, and optional Variation relief to reduce the front yard setback from 12.0' to 0.0', the north side setback from 3.35' to 0.7", the south side setback from 3.35' to 3'-1", the rear yard setback from 30.0' to 24'-8", and to reduce the rear yard open and on-site open space to zero.

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 to allow the ETOD residential parking reduction from the required 3 to 2 automobile parking spaces pursuant to section 17-10-0102-B.

☒ **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 variation relief to reduce the front yard setback from 12.0' to 0.0', the north side setback from 3.35' to 0.7", the south side setback from 3.35' to 3'-1", and the rear yard setback from 30.0' to 24'-8", and to reduce required rear yard open space and on-site open space to zero under sections 17-2-0307 and 17-2-0308 respectively.

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

PL 2337 HOYNE 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 23 day of September, 20 24.

Notary Public

Official Seal
Rahela Tap
Notary Public State of Illinois
My Commission Expires 2/3/2025

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

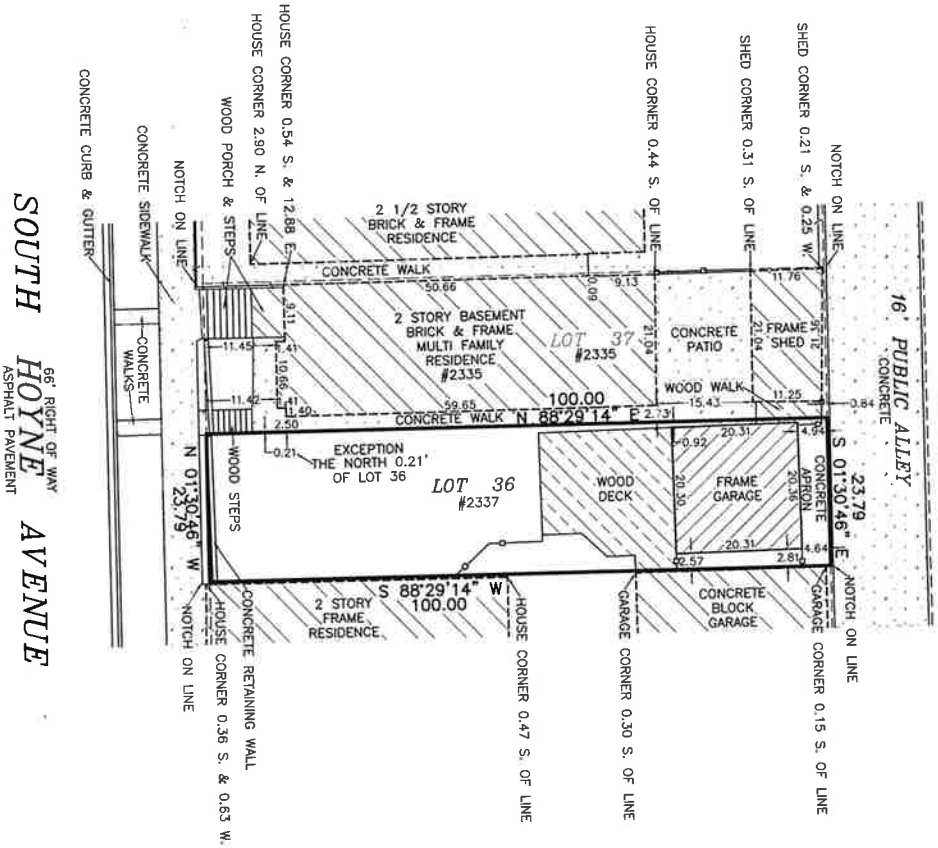
T.K.D. Land Surveyors, Inc.
P.O. Box 212, South Elgin, Illinois 60177
Phone: (847) 997-9292
tkdlandsurveyors@att.net

PLAT OF SURVEY

OF

LOT 36 (EXCEPT THE NORTH 0.21 FEET THEREOF) IN BLOCK 3 IN REAPER ADDITION TO CHICAGO, IN EAST HALF OF NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BASIS OF BEARING (ASSUMED)



LEGEND

WOOD FENCE

METAL FENCE

NOTE:
ALL SITE IMPROVEMENTS SHOWN HEREON WERE LOCATED ON AUGUST 7, 2023

MEASURED LOT AREA = 2,379 SQ. FT. (0.055 ACRES)

* All dimensions shown are given in feet & decimal parts thereof
* No angles or distances are to be assumed by scaling
* Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

Scale: 1"=20'
Order # 24-251
Address: 2337 S. Hoyne Ave. Chicago, IL 60609
P.I.N. 17-30-111-020-0000 (LOT 36)
Ordered by: Rahela Tap

KEITH E. DELANEY
035-003385
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
SOUTH ELGIN, ILLINOIS

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

STATE OF ILLINOIS) ss.
COUNTY OF KANE)

I, Keith E. DeLaney, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Lic. Exp. 11-30-24
Keith E. DeLaney Illinois P.L.S. #035-003385
Dated: August 7, 2023, September 24, 2024
Field work completed: August 7, 2023
Professional Design Firm Lic. No. 184.005204
This professional service conforms to the current Illinois minimum standards for a boundary survey.

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

October 9, 2024

Chairman, Committee on Zoning, Landmarks, and Building Standards
City Hall
121 North LaSalle Street
Chicago, Illinois 60602

The undersigned, Ximena Castro, being first duly sworn on oath, deposes and says 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:

> a line 356.21 feet south of and parallel to West 23rd Street; the public alley next east of and parallel to South Hoyne Avenue; a line 380.0 feet south of and parallel to West 23rd Street, and South Hoyne Avenue

and has the address of 2337 South Hoyne Avenue, 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 October 9, 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 October 9th, 2024.

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

October 9, 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 October 9, 2024, the undersigned will file an application for a change in zoning from an RS-3, Residential Single-Unit (Detached House) District to a RM-6, Residential Multi-Unit District on behalf of PL 2337 HOYNE LLC (the "Applicant") for the property located at 2337 South Hoyne Avenue, Chicago, Illinois 60608. The property is bounded by:

> a line 356.21 feet south of and parallel to West 23rd Street; the public alley next east of and parallel to South Hoyne Avenue; a line 380.0 feet south of and parallel to West 23rd Street, and South Hoyne Avenue.

The subject property is one zoning lot with two parcels Lot 36 and Lot 37.

Lot 37 includes a two story residential building with three units and Lot 36 includes a two car detached garage.

The subject rezoning application is for Lot 36.

The Applicant seeks to rezone the property to divide the zoning lot into two individual zoning lots and allow the Applicant to demolish the existing garage on Lot 36 and build a new three story residential building (33.5' height) with six dwelling units, and three surface parking spaces.

The Applicant also seeks Type-1 application relief for Lot 36: optional Administrative Adjustment relief under section 17-13-1003 to reduce 3 required parking spaces to 2 for properties located in an Equitable Transit Served Location, and Variation relief under section 17-13-1101 to reduce the front yard setback from 12.0' to 0.0', the north side setback from 3.35' to 0.7", the south side setback from 3.35' to 3'-1", and the rear yard setback from 30.0' to 24'-8", and to reduce required rear yard open space and on-site open space to zero under sections 17-2-0307 and 17-2-0308.

Lot 37 will include a third floor addition on the existing building and two surface parking spaces at the rear of Lot 37 and is subject to its own rezoning application.

The Applicant is located at 2337 South Hoyne Avenue, 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 and 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 250.00 feet of the property to be rezoned.

Sincerely,

Ximena Castro
Zoning Attorney for the Applicant