#22312-T1
INTRO DATE
DEC. 13, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   2820 W. Diversey Avenue

2. Ward Number that property is located in: 35

3. APPLICANT Belvedere Financial LLC

   ADDRESS 400 E. Randolph St., Suite 2507 CITY Chicago

   STATE IL ZIP CODE 60601 PHONE 312-636-6937

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

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 applicant 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 Rolando R. Acosta - Acosta Ezgur, LLC

   ADDRESS 1030 W. Chicago Ave – Third Floor

   CITY Chicago STATE IL ZIP CODE 60642

   PHONE 312-636-6937 FAX 312-327-3315 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 on the Economic Disclosure Statements.

William P. Tsourapas

7. On what date did the owner acquire legal title to the subject property? December 2022

8. Has the present owner previously rezoned this property? If Yes, when?

No.

9. Present Zoning District B3-1 Proposed Zoning District B2-3

10. Lot Size in square feet (or dimensions) 3,125 square feet

11. Current Use of the property The Property is improved with a two-story building with four residential dwelling units, one of which is compliant, and two parking spaces.

12. Reason for rezoning the property: to legalize the conversion from 1 dwelling unit to 4 dwelling units within the existing 2 story residential 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 the proposed building. (BE SPECIFIC) The Property is improved with a two-story building with four residential dwelling units, one of which is compliant, and two parking spaces. The Applicant seeks to rezone the Property to legalize the conversion from 1 dwelling unit to 4 dwelling units within the existing 2 story residential building. The Applicant will retain the existing two automobile parking spaces and add four bicycle parking spaces. No additions or exterior changes are proposed. The height of the building is and will remain at 24 feet.

14. 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 X

COUNTY OF COOK
STATE OF ILLINOIS

Belvedere Financial 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
William P. Tsourapas, Manager

Subscribed and Sworn to before me this
8th day of November, 2023.

Official Seal
Estela Richards
Notary Public State of Illinois
My Commission Expires 04/06/2025

Estela Richards
Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM NO. 184-003023

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

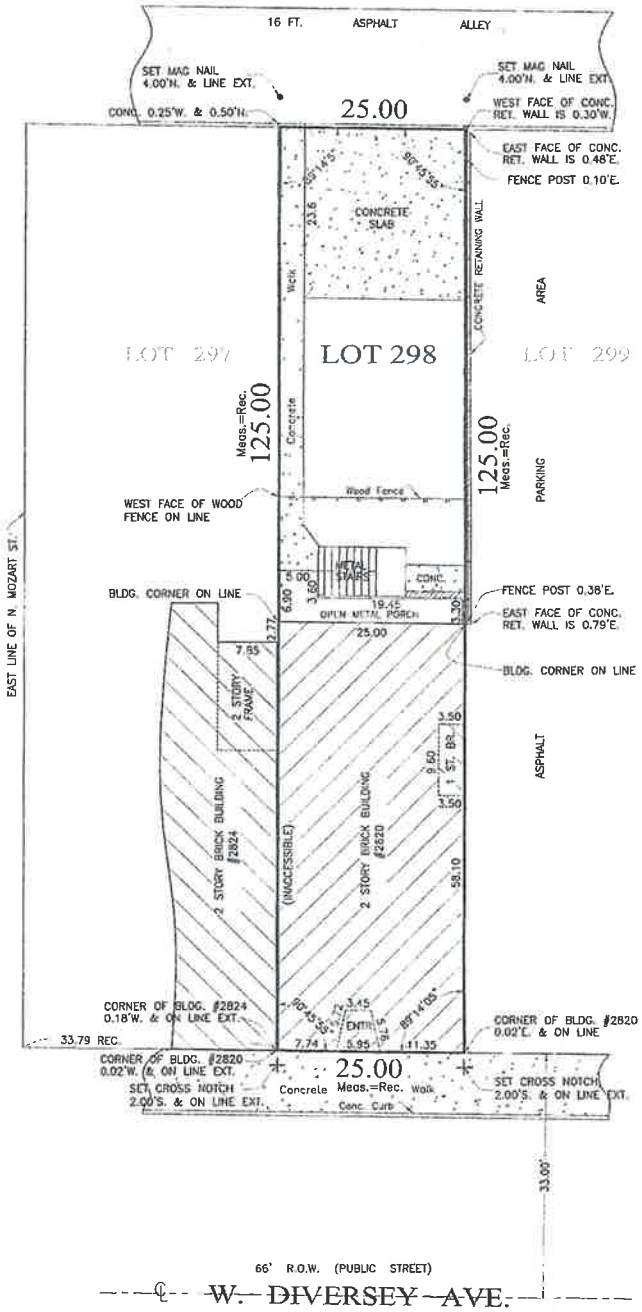
PLAT OF SURVEY

OF

LOT 298 IN GIVINS AND GILBERT'S SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2820 W. DIVERSEY AVE., CHICAGO, IL 60647
TOTAL LAND AREA = 3,125 sq.ft. (0.07 acres)

NORTH



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 107630

Scale: 1 inch = 16 feet.

Date of Field Work: SEPTEMBER 21, 2023

Ordered by: BELVEDERE FINANCIAL

RE: #101161

PROFESSIONAL LAND SURVEYOR PAUL T. JAROS 035-003937 CHICAGO ILLINOIS STATE OF ILLINOIS

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

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook S.S.

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO, do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: NOVEMBER 09, 2023

Paul Jaros

LIC. NO. 035-3937
IL PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024
DRAWN BY: A.B.

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

December 13, 2023

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 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:

> the alley next north of and parallel to West Diversey Avenue; a line 58.79 east of and parallel to North Mozart Street; West Diversey Avenue; and a line 33.79 east of and parallel to North Mozart Street

and has the address of 2820 West Diversey Avenue, 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 13, 2023.

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 16th day of November, 2023.

Notary Public

Official Seal
Michael H. Ezgur
Notary Public State of Illinois
My Commission Expires 11/16/2025

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

December 13, 2023

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 13, 2023, the undersigned will file an application for a change in zoning from a B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District on behalf of Belvedere Financial LLC (the "Applicant") for the property located at 2820 W. Diversey Avenue, Chicago, Illinois..

The property is bounded by:

> the alley next north of and parallel to West Diversey Avenue; a line 58.79 east of and parallel to North Mozart Street; West Diversey Avenue; and a line 33.79 east of and parallel to North Mozart Street.

The Property is improved with a two-story building with four residential dwelling units, one of which is compliant, and two parking spaces. The Applicant seeks to rezone the Property to legalize the conversion from 1 dwelling unit to 4 dwelling units within the existing 2 story building. The Applicant will retain the existing two automobile parking spaces and add four bicycle parking spaces. No additions or exterior changes are proposed. The height of the building is and will remain at 24 feet. The Applicant is located at 400 E. Randolph St., Suite 2507, Chicago, IL 60601. The Applicant is the Owner of the property. The contact person for this application is Rolando R. Acosta, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Rolando R. 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 Applicant