

#22542-T1
INTRO DATE
SEPT 18, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2052 W 21st Street

2. Ward Number that property is located in: 25

3. APPLICANT 2052 W 21st Street, LLC

ADDRESS 8028 N. Milwaukee Ave., Ste B CITY Niles

STATE IL ZIP CODE 60714 PHONE _____

EMAIL [REDACTED] CONTACT PERSON Vladimir Galiley

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 Timothy Barton -- Thomas R. Raines, Attorney at Law, LLC

ADDRESS 20 N. Wacker Dr. Suite 556

CITY Chicago STATE IL ZIP CODE 60606

PHONE 312/750-1166 FAX _____ EMAIL tbarton@traalaw.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: Vladimir Galiley

7. On what date did the owner acquire legal title to the subject property? 3/25/2024

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

9. Present Zoning District: B3-2 Proposed Zoning District: B2-3

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

11. Current Use of the Property: vacant lot.

12. Reason for rezoning the property: to meet the Minimum Lot Area per Unit (MLA) standard necessary to erect a four-unit 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 proposed building. (BE SPECIFIC): The Applicant seeks to rezone the property to reduce the MLA to allow the construction of a new four-story residential building with four dwelling units. The total building area will be 6,811 sq. ft. The building height will be 47'-0". The Applicant will seek an Administrative Adjustment to reduce the number of required parking spaces to 2, pursuant to the Equitable Transit Served Location guidelines of the Chicago Zoning Ordinance.

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 1.

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

2052 W 21st St 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

Subscribed and Sworn to before me this
4th day of September, 2024.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

R.H. GRANATH
SURVEYING SERVICE, P.C.
PH: (708) 371-4478
FAX (708) 371-3922

PLAT OF SURVEY

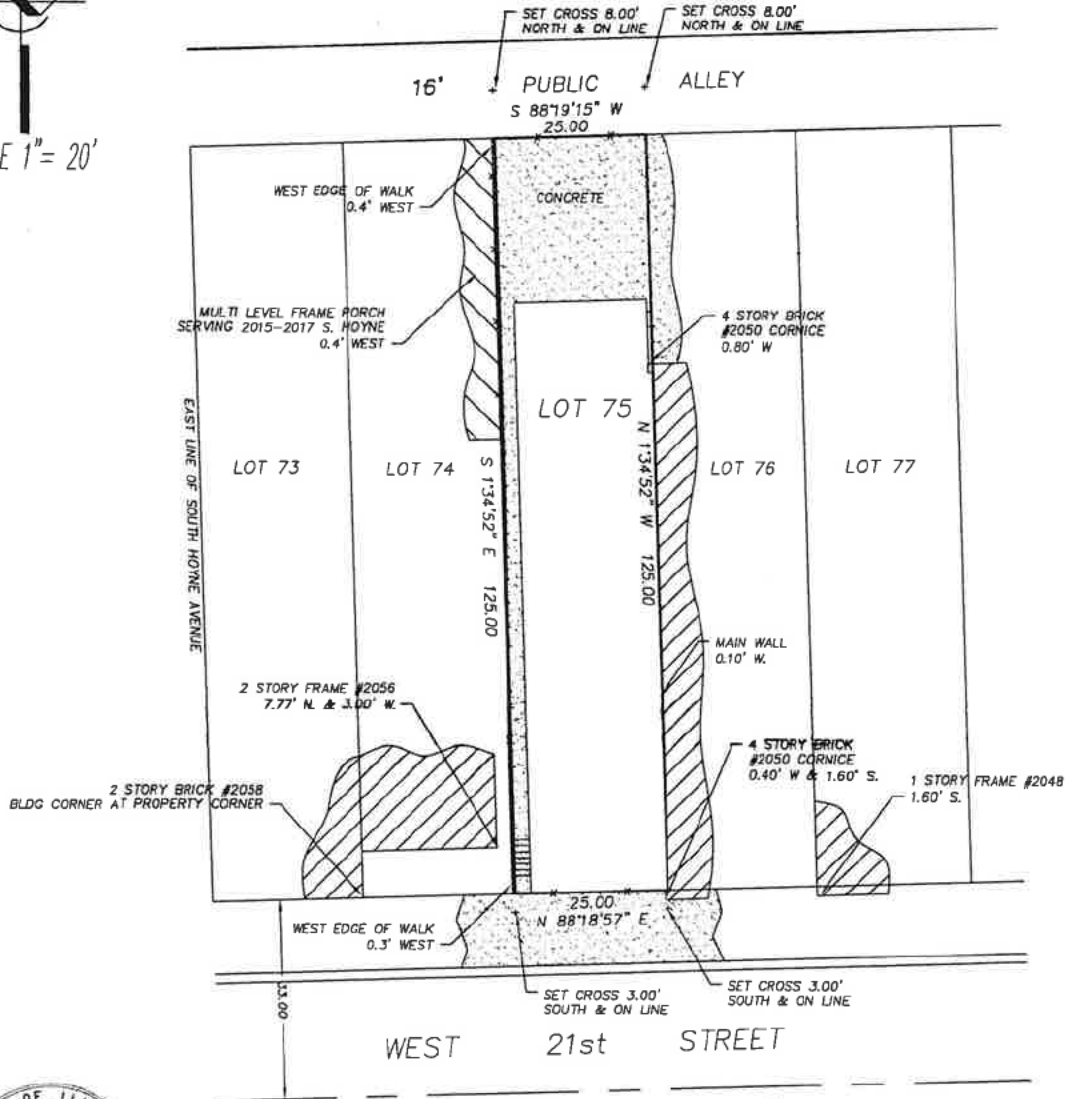
of

R.H. GRANATH
SURVEYING SERVICE, P.C.
6006 W. 159th. STREET BLDG. B
OAK FOREST, ILL. 60452

LOT 75 IN HYMAN AND PETER'S SUBDIVISION OF BLOCK 53 IN SECTION 19, TOWNSHIP 39 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE 1" = 20'



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT R.H. GRANATH SURVEYING SERVICE, P.C. HAS ISSUED THIS PLAT FROM FIELD SURVEY DATA OBTAINED AT THE PROPERTY INDICATED IN THE CAPTION LEGAL DESCRIPTION AND PUBLIC RECORDS, AND THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. THIS PLAT OF SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE PER TITLE 68 CHAPTER VII, SUBCHAPTER b; SECTION 1270.56 IN THE RULES FOR THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NOTE: BASIS OF BEARING SHOWN HEREON IS ILLINOIS EAST NAD83-12 BY GPS OBSERVATION.

DATE: APRIL 20, 2020
DWC. NO. CAD 0020-04-010
CLIENT: GALILEY DEVELOPMENT

STEVEN R. GRANATH I.P.L.S. No. 3169

VALID ONLY IF EMBOSSED SEAL IS AFFIXED

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE.

THOMAS R. RAINES

ATTORNEY AT LAW, LLC

20 N. WACKER DRIVE · SUITE 536

CHICAGO, ILLINOIS 60606

(312) 750-1166 · (312) 750-1164

**"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-3-107)**

September 4, 2024

Chair
Committee on Zoning
121 N. LaSalle St.
Room 300, City Hall
Chicago, IL 60602

The undersigned, Timothy Barton, 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 - 2135 W. Cermak Road - 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 September 18, 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 site is a complete list containing the names and addresses of the people required to be served.

Timothy Barton
Signature

Subscribed and Sworn to before me this

4th day of September, 2024

Monica Catherine Lund
Notary Public

THOMAS R. RAINES

ATTORNEY AT LAW, LLC

20 N. WACKER DRIVE · SUITE 556

CHICAGO, ILLINOIS 60606

(312) 750-1166 · (312) 750-1164

September 4, 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 September 18, 2024, the undersigned will file an application for a change in zoning from a B3-2 Neighborhood District to a B2-3 Neighborhood Mixed-Use District on behalf of 2135 Cermak LLC, the Applicant and owner, for the property located at 2052 W. 21st Street, Chicago, IL 60608.

The Applicant seeks to rezone the property to reduce the minimum lot area per unit to allow the construction of a new four-story residential building with four dwelling units. The total building area will be 6,811 sq. ft. The building height will be 47'-0". The Applicant will seek an Administrative Adjustment to reduce the number of required parking spaces from 4 spaces to 2, pursuant to the Equitable Transit Served Location guidelines of the Chicago Zoning Ordinance

The applicant and property owner is 2052 W. 21st St, LLC, which is located at 8028 N. Milwaukee Ave., Ste B, Niles, IL 60174. The contact person for this application is Timothy Barton. He can be reached at (312) 750-1166.

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.

Very truly yours,



Thomas R. Raines