#22676-T1
INTRO DATE
FEBRUARY 19, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1114 West Grand Avenue

2. Ward Number that property is located in: 27

3. APPLICANT 1114 W Grand L.L.C.

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE 312-327-3350

EMAIL michael@acostaezgur.com CONTACT PERSON Michael Ezgur

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 Michael Ezgur - Acosta Ezgur, LLC

ADDRESS 1030 W. Chciago Ave., 3rd FL

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-327-3350 FAX EMAIL michael@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: See attached Economic Disclosure Statements

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

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

9. Present Zoning District: M1-2 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 2,765 sq. ft.

11. Current Use of the Property: A two-story building in the front with ground floor commercial space and one residential dwelling unit on the second floor, and a rear two-story brick building containing two residential dwelling units.

12. Reason for rezoning the property: The Applicant seeks a rezoning to allow for interior remodeling and to convert the property from a non-conforming to a conforming use.

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): Applicant seeks to rezone the property to allow for interior remodeling and to convert the property from a non-conforming to a conforming use. There are three existing residential dwelling units, 1,374 square feet of vacant ground floor commercial space, and no automobile parking spaces. The height of the front and rear buildings will remain thirty-two feet and twenty-four feet, respectively.

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 variations under Section 17-13-0303-D: 1) to reduce the maximum required automobile parking spaces from 2 spaces to 0 spaces under Sections 17-13-1003-EE and 17-13-1101-A; 2) to allow a 25% reduction in the required amount of transparent window area under Sections 17-13-1003-Q and 17-13-1101-A; and 3) to reduce the rear-yard setback from the required 30 feet to zero feet under section 17-13-1101-B.

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.city ofchicago.org/ ARO for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Mitchell Schoeneman, 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
Manager of Applicant

Subscribed and Sworn to before me this
3rd day of February, 2025

Estela Richards
Notary Public

Official Seal
Estela Richards
Notary Public State of Illinois
My Commission Expires 6/15/2028

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

Scanned with CamScanner

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

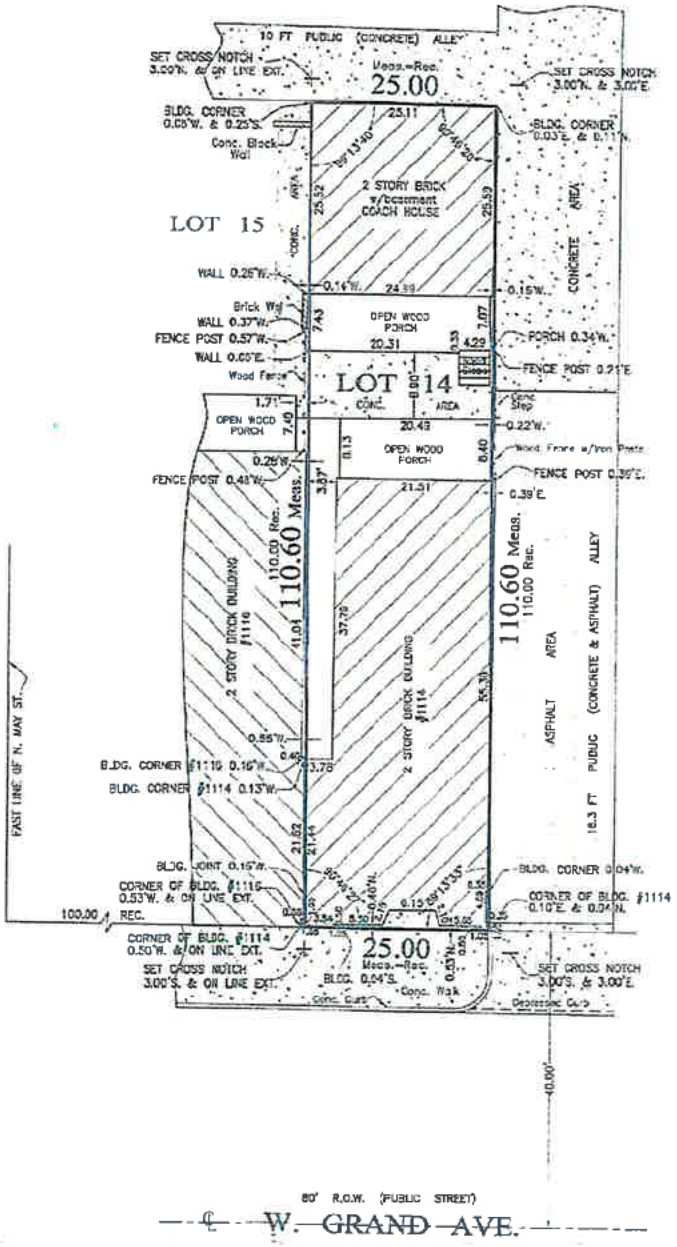
NORTH

PLAT OF SURVEY

OF

LOT 14 IN BLOCK 24 IN OGDEN'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 2,765 sq.ft. (0.06 acres)
COMMONLY KNOWN AS: 1114 W. GRAND AVE., CHICAGO, IL 60642



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. 108016
Scale: 1 inch = 16 feet
Date of Field Work: DECEMBER 12, 2023
Ordered by: ACOSTA EZGUR, LLC

PROFESSIONAL LAND SURVEYOR PAUL T. JAROS 035-013937 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: DECEMBER 15, 2023

Paul Jaros

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

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

February 19, 2025

Honorable Walter Burnett
Chairman, Committee on Zoning
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Michael Ezgur, being first duly sworn on oath, deposes and says 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:

> The public alley next north of and parallel to West Grand Avenue; a line 125.00 feet east of and parallel to North May Street; West Grand Avenue; and a line 100.00 feet east of and parallel to North May Street

and has the address of 1114 West Grand Avenue, Chicago, Illinois 60642.

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 February 19, 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 property is a complete list containing the names and addresses of the people required to be served.

By: Michael Ezgur

Subscribed and sworn to before me this February 19, 2025.

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

February 19, 2025

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 February 19, 2025, the undersigned will file an application for a change in zoning from a M1-2 Light Industry District to a B2-3 Neighborhood Mixed-Use District, on behalf of 1114 W Grand L.L.C. (the "Applicant") for the property located at 1114 West Grand Avenue, Chicago, Illinois, 60642 (the "Property"). The Property is bounded by:

> The public alley next north of and parallel to West Grand Avenue; a line 125.00 feet east of and parallel to North May Street; West Grand Avenue; and a line 100.00 feet east of and parallel to North May Street

The front of the property is improved with a two-story building that contains approximately 1,374 square feet of vacant ground floor commercial space and one residential dwelling unit on the second floor; and a two-story brick building containing two residential dwelling units in the rear. The Applicant seeks to rezone the property to allow for interior remodeling and to convert the property from a non-conforming to a conforming use. There are three existing residential dwelling units and no automobile parking spaces. The height of the front and rear buildings will remain thirty-two feet and twenty-four feet, respectively.

Applicant also seeks variations under Section 17-13-0303-D: 1) to reduce the maximum required automobile parking spaces from 2 spaces to 0 spaces under Sections 17-13-1003-EE and 17-13-1101-A; 2) to allow a 25% reduction in the required amount of transparent window area under Sections 17-13-1003-Q and 17-13-1101-A; and 3) to reduce the rear-yard setback from the required 30 feet to zero feet under section 17-13-1101-B.

The Applicant is located at [redacted] The Applicant is the Owner of the property. The contact person for this application is Michael Ezgur, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Michael Ezgur at 312-327-3350 and at michael@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,

Michael Ezgur
Attorney for Applicant