CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1855 West Grand Avenue

2. Ward Number that property is located in: 27

3. APPLICANT 1855 Grand One LLC

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 ☐ 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 Vu Trieu

ADDRESS [redacted] CITY [redacted]

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

EMAIL michael@acostaezgur.com CONTACT PERSON Michael Ezgur

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Acosta Ezgur, LLC - Michael Ezgur

ADDRESS 1030 W. Chicago 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: Vu Trieu, Ethan Trieu

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

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): 2,280 sq. ft.

11. Current Use of the Property: The subject property is a mixed-use building with ground floor commercial space and upper floor residential.

12. Reason for rezoning the property: To demolish the existing improvements and construct a 4-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 proposed building. (BE SPECIFIC): The Applicant proposes to demolish the existing improvements and construct a four-story residential building with 4 dwelling units, 2-car attached garage, and 4 bicycle parking spaces. No commercial space is proposed. The zoning height of the building will be 50.83 feet.

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.**

The Applicant is filing a Type 1 rezoning application and seeks all relief necessary and as allowed by the Chicago Zoning Code, for the attached plans, including: 1) a variation under section 17-13-1101-B to reduce the rear yard setback from the required 30 feet to 0 feet; 2) a variation under sections 17-13-1101-A and 17-13-1003-R to allow for a side building entrance; and 3) a variation under sections 17-13-1101-A and 17-13-1003-L to increase the maximum building height by 1.7% from 50 feet to 50.83 feet

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

1855 Grand One 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

Vu Trieu
Signature of Applicant
Manager of Applicant

Subscribed and Sworn to before me this
19th day of AUG , 2025

OFFICIAL SEAL
LYNDA YAN WU
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 890364
MY COMMISSION EXPIRES Jan 30 2029

Notary Public

For Office Use Only

Date of introduction _____

File Number _____

Ward _____

September 25, 2025

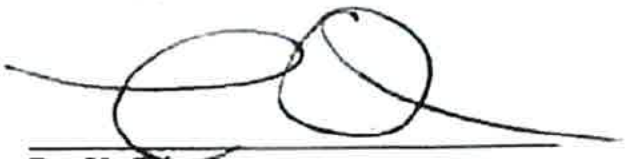
Patrick Murphey
Zoning Administrator
City of Chicago
City Hall – Room 905
121 N. LaSalle Street
Chicago, IL 60602

Re: Rezoning of 1855 West Grand Avenue ("Property"):

Dear Zoning Administrator Murphey:

Vu Trieu is the owner ("Owner") of the above referenced Property. Owner has authorized 1855 Grand One LLC ("Applicant") to file an application to rezone the Property and to take any necessary actions in connections with said application.

Sincerely,



By: Vu Trieu

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

September 25, 2025

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:

West Grand Avenue; a line 72.00 feet east of and parallel to North Wolcott Avenue; West Ferdinand Street; and a line 48.00 feet east of and parallel to North Wolcott Avenue

and has the address of 1855 West Grand Avenue.

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 September 25, 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 September 25, 2025.

Estela Richards
Notary Public

Notary Public, State of Illinois
Official Seal
Estela Richards
Commission # 849668
My Commission Expires 4/6/2029

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

September 25, 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 September 25, 2025, the undersigned will file an application for a change in zoning from a M1-2 Limited Manufacturing/Business Park District to a B2-3 Neighborhood Mixed-Use District as a Type 1 Map Amendment on behalf of 1855 Grand One LLC (the "Applicant") for the property located 1855 West Grand Avenue. The property is bounded by:

> West Grand Avenue; a line 72.00 feet east of and parallel to North Wolcott Avenue; West Ferdinand Street; and a line 48.00 feet east of and parallel to North Wolcott Avenue

The subject property is mixed-use building with ground floor commercial space and an upper floor unit. The Applicant proposes to demolish existing improvements and construct a four-story residential building with 4 dwelling units, 2-car attached garage, and 4 bicycle parking spaces. No commercial space is proposed. The zoning height of the building will be 50.83 feet. The Applicant is filing a Type 1 rezoning application and seeks all relief as needed as allowed by the Chicago Zoning Code, for the attached plans, including1) a variation under section 17-13-1101-B to reduce the rear yard setback from the required 30 feet to 0 feet; 2) a variation under sections 17-13-1101-A and 17-13-1003-R to allow for a side building entrance; and 3) a variation under sections 17-13-1101-A and 17-13-1003-L to increase the maximum building height by 1.7% from 50 feet to 50.83 feet.

The Property is owned by Vu Trieu, located at [redacted] The Applicant is located at [redacted] The contact person for this application is Michael Ezgur, 1030 W. Chicago Ave., 3rd Floor, Chicago, IL 60642. Any questions regarding this notice may be directed to Michael Ezgur at 312-327-3350 or 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

LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE

PLAT OF SURVEY

OF

LOT 103 IN HULLS SUBDIVISION OF BLOCK 19 IN THE CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

20' 10' 0 20'

BASIS OF BEARING:
SOUTH LINE OF WEST GRAND AVENUE AS FOUND MONUMENTED AND OCCUPIED.

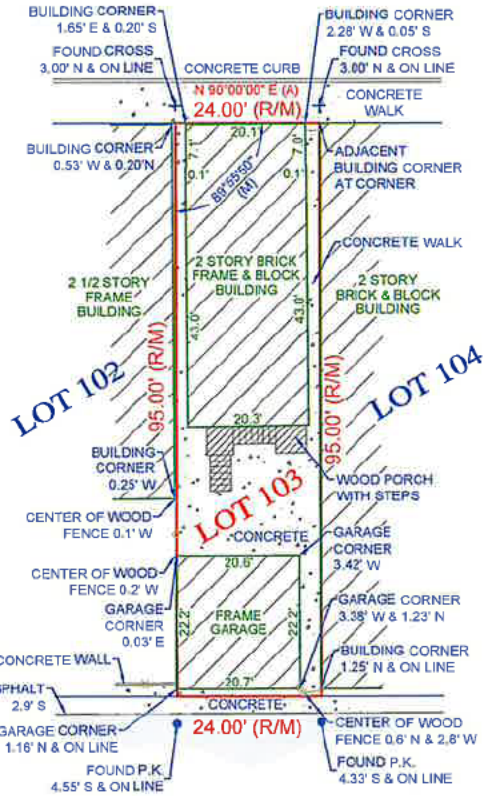
N 90°00'00" E (A)

AREA OF SURVEY:

"CONTAINING 2280 SQ. FT. OR 0.05 ACRES MORE OR LESS"

W. GRAND AVENUE

(66' R.O.W.)



FERDINAND STREET

(20' R.O.W.)

Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 15TH DAY OF APRIL, A.D., 2025, AT LISLE, ILLINOIS.

Ronald W. Zarat

RONALD W. ZARAT 3182 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3182
LICENSE EXPIRATION DATE NOVEMBER 30, 2026
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 1955 WEST GRAND AVENUE
CHICAGO, ILLINOIS

CLIENT MICHAEL FREEMAN, LTD

FIELDWORK DATE (CREW) 04/14/2025 (AT/AT)

DRAWN BY: DG REVISED: - JOB NO. 25-04-0144