#23080-T1
INTRO DATE
MAY 20, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2029 West 17th Street, Chicago, Illinois

2. Ward Number that property is located in: 25th

3. APPLICANT Elcee's Properties LLC

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

EMAIL Conrad@Lukaven.com CONTACT PERSON Conrad Sienkiewicz

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 Hector Escoffier

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

EMAIL hector@hectissimo.com CONTACT PERSON Hector Escoffier

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

ATTORNEY Law Offices of Samuel V.P. Banks, Frederick E. Agustin

ADDRESS 221 North LaSalle Street, 38th Floor

CITY Chicago STATE Illinois ZIP CODE 60601

PHONE 312-782-1983 FAX 312-782-2433 EMAIL fred@sambankslaw.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: Conrad Sienkiewicz and Larisa Marinescu

7. On what date did the owner acquire legal title to the subject property? Nov 2012

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

9. Present Zoning District: M1-2 Proposed Zoning District: RM-4.5

10. Lot size in square feet (or dimensions): Approximately 24 ft. by 124.8 ft. (2,995.2 sq. ft.)

11. Current Use of the Property: The subject property is vacant and unimproved.

12. Reason for rezoning the property: To permit the construction of a proposed three and a half-story residential building containing three (3) dwelling units. The building will be supported by three (3) off-street parking spaces at the rear.

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 is proposing to develop the subject property with a three and a half-story residential building containing three (3) dwelling units. The proposed building will measure 39 ft.-7.63 in. in height. The subject property is a Transit Served Location (TSL) and will be supported by three (3) off-street parking spaces at the rear.

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) increase the off-street parking ratio from 66.66% (2 parking spaces) to 100% (3 parking spaces).

☒ **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.** Seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

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

Conrad Sienkiewicz, 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
4 day of May, 20 26.

Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

To whom it may concern:

I, HECTOR ESCOFFIER, (Title), AN INDIVIDUAL the owner of the subject property located at 2029 W. 19TH ST., Chicago, IL ("Subject Property"), AUTHORIZES ELCEE'S PROPERTIES LLC and its attorney, the Law Offices of Samuel V.P. Banks, to file a Zoning Amendment Application with the Committee on Zoning, City Council, City of Chicago for the Subject Property.



Written Notice, Form of Affidavit: Section 17-13-0107
May 20, 2026

Chairman Gilbert Villegas
Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Frederick E. Agustin**, 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 Zoning Code of the City of Chicago, 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 on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **2029 West 17th Street, Chicago, IL**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **May 20, 2026.**

That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

Law Offices of Samuel V.P. Banks

By: _____
Frederick E. Agustin
Attorney for Applicant

Subscribed and Sworn to before me
this 4 day of MAY, 2026.

_____
Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

Via USPS First Class Mail

PUBLIC NOTICE

May 20, 2026

Dear Sir or Madam:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about May 20, 2026, I, the undersigned, intend to file an application for a change in zoning from the M1-2 Limited Manufacturing/Business Park District to the RM-4.5 Residential Multi-Unit District, on behalf of the Applicant, Elcee's Properties LLC, for the property located at **2029 West 17th Street, Chicago, IL**.

The Applicant is proposing to develop the subject property with a three and a half-story residential building containing three (3) dwelling units. The proposed building will measure 39 ft.-7.63 in. in height. The subject property is a Transit Served Location and will be supported by three (3) off-street parking spaces at the rear. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to increase the off-street parking ratio from 66.66% (2 parking spaces) to 100% (3 parking spaces) and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

The Applicant, Elcee's Properties LLC, LLC, maintains offices at [redacted]

I am the attorney for the Applicant, and I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,
Law Offices of Samuel V.P. Banks

Frederick E. Agustin
Attorney for the Applicant

***Please note the Applicant is NOT seeking to purchase or rezone your property.**

***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

NORTH

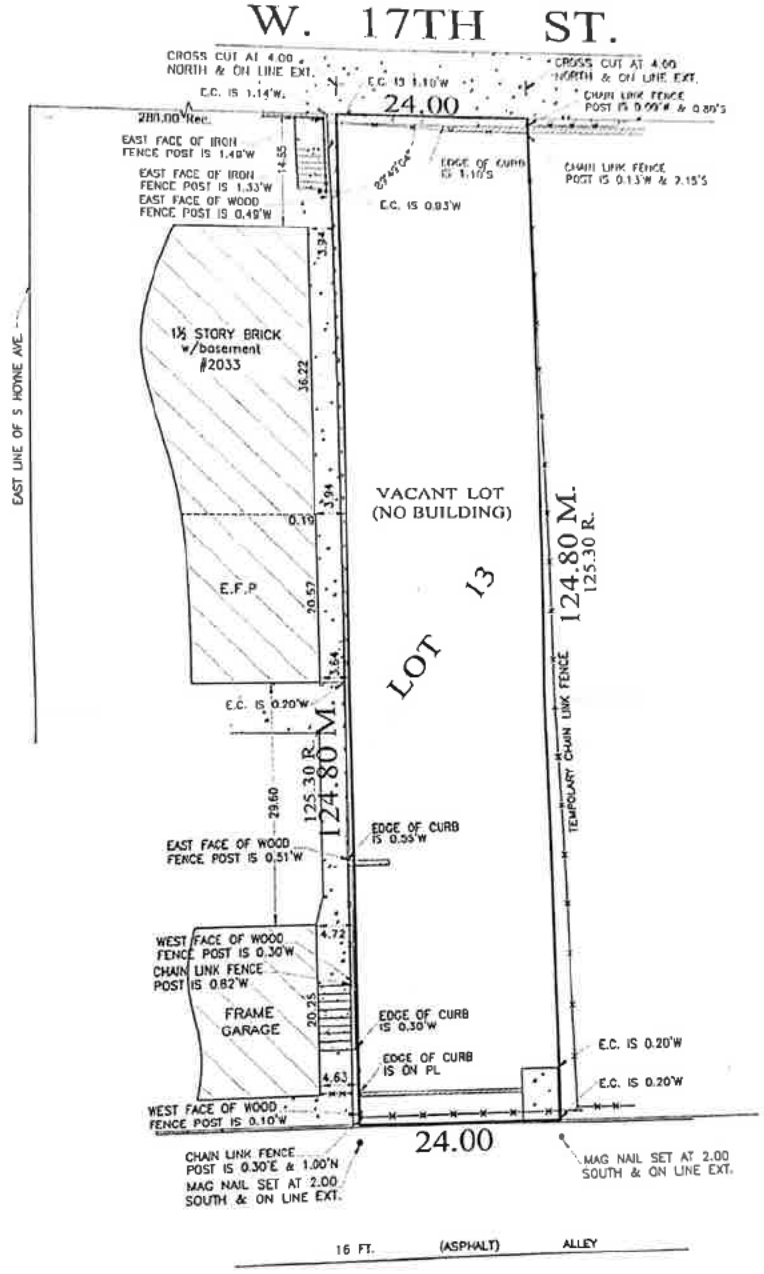
PLAT OF SURVEY

OF

LOTS 13 THE KOERITZ'S SUBDIVISION OF THE SOUTH ½ OF BLOCK 37 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 2,995 sq.ft.

COMMONLY KNOWN AS: #2029 W. 17th ST., CHICAGO, IL



L E G E N D :

- IRON FENCE
- CHAIN LINE FENCE
- CONCRETE PAVEMENT
- BRICK PAVEMENT
- C.R. WALL – CONCRETE RETAINING WALL
- O.C.P. – O.C.P.
- O.F.P. – OPEN FRAME PORCH
- E.F.P. – ENCLOSE FRAME PORCH
- E.C. – EDGE OF CONCRETE
- PL – PRAPERY LINE

MIRKO MIHAILOVIC ILLINOIS CHICAGO, ILLINOIS

STATE OF ILLINOIS } S
COUNTY OF COOK }

WE, M M SURVEYING CO. CERTIFY THAT WE HAVE SURV DESCRIBED PROPERTY AND TH DRAWN IS A CORRECT REPRES SURVEY.

80061

FIRST AMERICAN File #2818281