#22451-T1
INTRO DATE
MAY 22, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1415 West Morse Avenue

2. Ward Number that property is located in: 49

3. APPLICANT MF/CHG II, LLC 1415 W. Morse, LLC

ADDRESS 1415 West Morse Avenue CITY Chicago

STATE IL ZIP CODE 60626 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 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 Rolando R. Acosta

ADDRESS 1030 West Chicago Ave., 3rd FL

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-636-6937 FAX 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 in the Economic Disclosure statements: Mark Falanga

7. On what date did the owner acquire legal title to the subject property? 9-30-2020

8. Has the present owner previously rezoned this property? If yes, when? Yes, 5-26-2021

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

10. Lot size in square feet (or dimensions): 8,575 sq. ft.

11. Current Use of the Property: four-story building containing fourteen residential dwelling units and ten parking spaces.

12. Reason for rezoning the property: To secure variations as pert Type 1 section of 17-13-0303-D in connection with the proposed construction of a rear 5-story addition with new 16 DU's conversion from the existing 14 DU's for a total of 30 dwelling units.

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 Property is improved with a four story building containing 2,830 square feet of ground floor commercial space, fourteen residential dwelling units and ten parking spaces. The Applicant previously rezoned the Property to authorize construction of a five story rear addition containing sixteen residential dwelling units that when added to the fourteen existing units would result in a total of thirty residential dwelling units, and with a total of nine off-street parking spaces and no loading berth. The building height was proposed to be and will continue to be 59.5 ft.

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 seeks as part of the Type 1 rezoning per Section 17-13-0303-D Variations to: 1) under Section 17-13-1003-EE reduce the required parking from 15 spaces to 9 spaces; 2) under Section 17-13-1101-B reduce the required rear yard setback on residential floors from 30.00 feet to 10.00 feet; and 3) per Section 17-13-1101-D reduction of the one required loading berth to zero berths.

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 ☐

* ARO triggered under Sec. 2-44-070 by prior Type 1 rezoning

COUNTY OF COOK
STATE OF ILLINOIS

Mark Falanga, 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
Mark Falanga, Manager

Subscribed and Sworn to before me this
1st day of May, 2024.

Estela Richards
Notary Public

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

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONAL DESIGN FIRM LS/PE/SE REGISTRATION NO. 184-002111

PLAT OF SURVEY

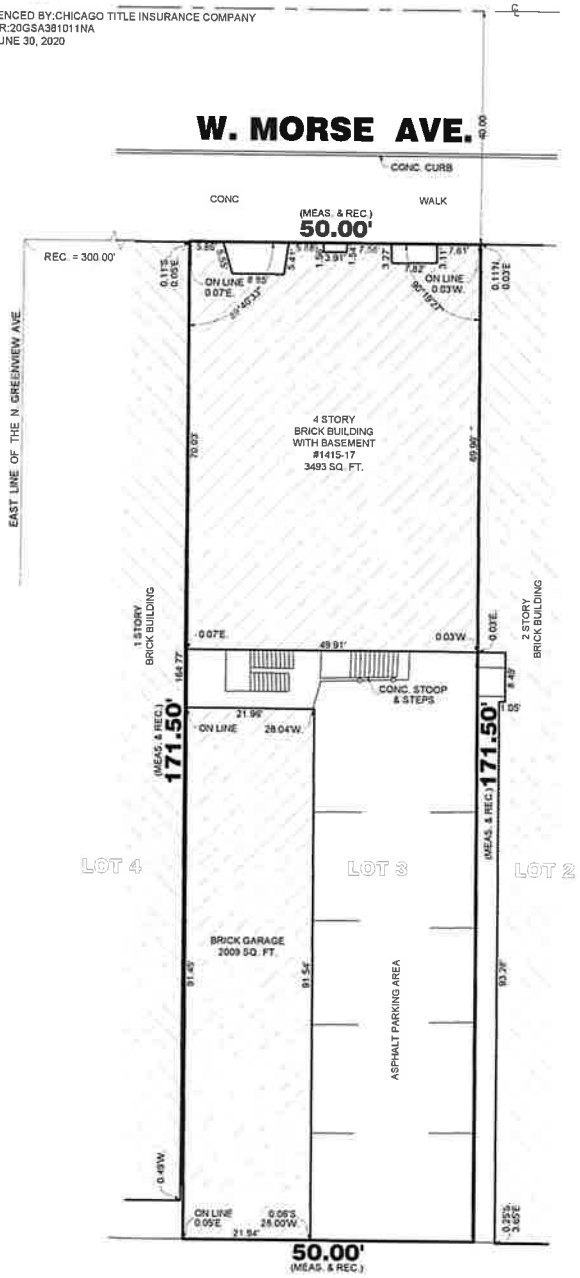
LOT 3 IN BLOCK 40 IN ROGERS PARK, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL NET AREA: 8575 SQ.FT.

COMMONLY KNOWN AS: 1415-1417 WEST MORSE AVENUE, CHICAGO, ILLINOIS.
PIN: 1132116006

REFERENCED BY:CHICAGO TITLE INSURANCE COMPANY
NUMBER:20GSA381011NA
DATE:JUNE 30, 2020

0 10 20 30
SCALE: 1 INCH = 20 FEET



20 00 FEET PUBLIC (ASPHALT PAVED) ALLEY

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

I, THE UNDERSIGNED, AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFY TO THE ABOVE NAMED PARTY THAT ON THE DATE SHOWN AN INSPECTION OF THE REAL ESTATE DESCRIBED HEREIN WAS MADE AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT REPRESENTS THE FACTS FOUND AT SAID TIME. PROPERTY CORNERS ARE SET OR NOT BY CLIENT AGREEMENT. SUBJECT PROPERTY HAS NOT BEEN STAKED AND THEREFORE FOR ANY CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINE SHALL BE STAKED BY A SURVEYOR BEFORE PERFORMING THE TASK.

PROFESSIONAL LAND SURVEYOR
BEHROOZ MORADI
035-003349
CHICAGO
ILLINOIS
STATE OF ILLINOIS
04/05/2021

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASURMENTS UPON THE PLAT.
BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORDS AND/ OR DESCRIPTION PROVIDED.
FOR LEGENDS SEE OTHER SIDE OF THIS PAGE.

Illinois Land Surveyor Number 035-003349
BEHROOZ MORADI, PhD, P.E., S.E., P.L.S.
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2022

MORADI MULTI DIMENSIONS CONSULTING ENGINEERS
5804 N. WESTERN AVE, CHICAGO, IL. 60618
TEL: (773)478-6666, TEL: (773)478-6667

JOB #: 664-21	DRAWN: HA	DATE:04/06/2021	CLIENT: MARK FALANGA
SHEET: 1	CHECKED: BM	SCALE: 1"=20'-0"	DATE OF FIELD WORK: 04/05/2021

THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/ OR TITLE POLICY. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THERE ARE SO RECORDED IN THE MAPS. OTHERWISE FOR BUILDING RESTRICTIONS AND/ OR EASEMENTS REFER TO YOUR DEED, CONTRACT, TITLE POLICY, AND/ OR ZONING REGULATIONS. THIS PLAT IS VALID ONLY IF IT CONTAINS THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR. IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT US.

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

May 22, 2024

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

The undersigned, Rolando R. Acosta, 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 Morse Avenue; a line 350.00 feet east of North Greenview Avenue; the public alley next south of and parallel to West Morse Avenue; and a line 300.00 feet east of North Greenview Avenue

and has an address of 1415 West Morse 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 May 22, 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 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 May 22, 2024.

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

May 22, 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 May 22, 2024, the undersigned will file an application for a change in zoning from a B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District on behalf MF/CHG II, LLC 1415 W. Morse, (the "Applicant") for the property located at 1415 West Morse Avenue, Chicago, IL (the "Property"). The Property is bounded by:

> West Morse Avenue; a line 350.00 feet east of North Greenview Avenue; the public alley next south of and parallel to West Morse Avenue; and a line 300.00 feet east of North Greenview Avenue

The Property is improved with a four story building containing ground floor commercial space, fourteen residential dwelling units and ten parking spaces. The Applicant previously rezoned the Property to authorize construction of a five-story rear addition containing sixteen residential dwelling units that when added to the fourteen existing units would result in a total of total of thirty residential dwelling units, and with a total of nine off-street parking spaces and no loading berth. The building height was proposed to be and will continue to be 59.5 ft. The Applicant also previously secured a Variation to reduce the rear yard setback on floors containing dwelling units from the required 30.0 feet to 10.0 feet. The Applicant now seeks to re-establish the Variation as part of the Type 1 rezoning per Section 17-13-0303-D to reduce the required rear yard setback on residential floors from 30.0 feet to 10.0 feet per Section 17-13-1101-B. It continues to allow nine parking spaces under Section 17-13-1003-EE instead of the required 15 spaces to serve the total of 30 residential units and the Applicant also seeks under Section 17-13-0303-D a reduction in the one required loading berth to zero loading berths as authorized under Section 17-13-1101-D. No aspect of the proposed development has changed. The rezoning now requested merely seeks to re-establish the previously granted Variation, which has expired.

The Applicant is located at 1415 West Morse Avenue, Chicago, Illinois 60626. The Applicant is the owner of the Property. The contact person for this application is Rolando Acosta, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Rolando Acosta at 312-636-6937 and 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.

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

Sincerely,

Rolando R. Acosta, Attorney for the Applicant