

#22554-TI
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:

2247-49 West Lawrence Avenue

2. Ward Number that property is located in: 47

3. APPLICANT 2247 West Lawrence LLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE 312-636-6937

EMAIL Rolando@acostaezgur.com CONTACT PERSON Rolando R. Acosta

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 _____

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 Avenue, 3rd Floor

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: GSI Lawrence Avenue LLC,
Evergreen Holdings 2 LLC, Lon H.H. Chow Revocable Trust, Dated 2-27-02, Forty-
Seven, LLC, Patrick K and Rania L Dempsey Revocable Trust of 2002

7. On what date did the owner acquire legal title to the subject property? 12/29/2016

8. Has the present owner previously rezoned this property? If yes, when? Yes; 05/24/2017

9. Present Zoning District: B2-3 Proposed Zoning District: B2-5

10. Lot size in square feet (or dimensions): 7,347.75 Sq. Ft.

11. Current Use of the Property: residential building with 24 residential dwelling units, a 2,244 sq. ft. basement level commercial space, and six surface automobile parking spaces

12. Reason for rezoning the property: To allow for the conversion of the basement into two residential 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 subject property is improved with a residential building (48.16' zoning height) that includes 24 residential units,

a vacant basement level commercial space (approx. 2,244 sq. ft.), 20 bicycle spaces, and six surface parking spaces at the rear of the property. The Applicant seeks to rezone the property to convert the basement into two residential units. Existing bicycle and automobile parking will remain and no additional parking of either will be provided. The existing building height will remain the same. The Applicant also seeks Administrative Adjustment relief under Section 17-13-0300 and Section 17-13-1003-EE to reduce parking from two additional parking spaces to zero for properties located in a Transit Served Location (Western Brown Line CTA Station) and to reduce bicycle spaces under Section 17-13-1003-GG to reduce parking from two additional bicycle spaces to zero.

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)

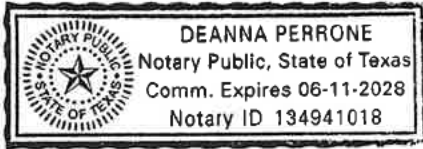
Administrative Adjustment 17-13-1003: Section 17-13-1003-EE: reduce two additional automobile parking spaces to zero for properties located in a Transit Served Location (Western Brown Line CTA Station); Section 17-13-1003-GG: to reduce bicycle parking from two additional bicycle spaces to zero.

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

2247 West Lawrence 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.



Drew Breneman

Signature of Applicant
Drew Breneman, Manager of Manager

Subscribed and Sworn to before me this
29 day of AUGUST, 20 24.

Deanna Perrone

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



ACOSTA EZGUR, LLC

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

September 18, 2024

Chairman, Committee on Zoning
121 North LaSalle Street, Room 304
Chicago, Illinois 60602

The undersigned, Rolando Acosta, being first duly sworn on oath, deposes and say 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 Lawrence Avenue; a line 150.0 feet east of and parallel to North Oakley Avenue;
the public alley next south of and parallel to West Lawrence Avenue; and a line 90.16
feet east of North Oakley Avenue

and has the address of 2247-2249 West Lawrence Avenue, Chicago, IL, 60625.

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 18, 2024.

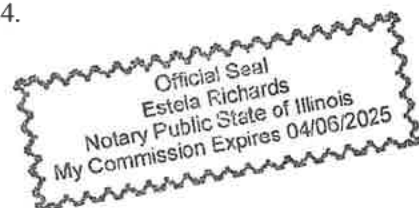
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject property is a complete list containing the names and addresses of the people required to be served.

Sincerely,


Rolando R. Acosta, Attorney for the Applicant

Subscribed and sworn to before me this 18th day of September 2024.


Notary Public





ACOSTA EZGUR, LLC

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

September 18, 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 the current B2-3 Neighborhood Mixed-Use District to a B2-5 Neighborhood Mixed-Use District on behalf of 2247 West Lawrence LLC (the "Applicant") for the property located at 2247-49 West Lawrence Avenue, Chicago, IL, 60625. The property is bounded by:

West Lawrence Avenue; a line 150.0 feet east of and parallel to North Oakley Avenue; the public alley next south of and parallel to West Lawrence Avenue; and a line 90.16 feet east of North Oakley Avenue.

The subject property is improved with a residential building (48.16' zoning height) that includes 24 residential units, a vacant basement level commercial space (approx. 2,244 sq. ft.), 20 bicycle spaces, and six surface parking spaces at the rear of the property. The Applicant seeks to rezone the property to convert the basement into two residential units. Existing bicycle and automobile parking will remain and no additional parking of either will be provided. The existing building height will remain the same. The Applicant also seeks Administrative Adjustment relief under Section 17-13-0300 and Section 17-13-1003-EE to reduce parking from two additional parking spaces to zero for properties located in a Transit Served Location and to reduce bicycle spaces under Section 17-13-1003-GG to reduce parking from two additional bicycle spaces to zero.

The Applicant is located at [REDACTED] The owner of the property is 2247 Lawrence LLC and is located at 448 North LaSalle Avenue, Chicago, IL 60654. The contact person for this application is Rolando R. Acosta, 1030 West Chicago Avenue, 3rd Floor, Chicago, IL 60642. Any questions regarding this notice may be directed to Rolando R. Acosta at 312-636-6937 or 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.

Sincerely,



Rolando R. Acosta, Attorney for the Applicant