#22554-TI INTRO DATE JEPT 18,2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

Ward Number 1	that property is located in: 47	
APPLICANT_	2247 West Lawrence LLC	
ADDRESS		CITY
STATE	ZIP CODE	PHONE 312-636-6937
EMAIL Roland	lo@acostaezgur.com CONTACT PERSON	Rolando R. Acosta
	is not the owner of the property, please pro- wner and attach written authorization from t	
•		
OWNER		
OWNER		CITY
OWNER ADDRESS STATE		CITYPHONE
OWNER ADDRESS STATE EMAIL If the Applicant	ZIP CODE	CITYPHONE
OWNER ADDRESS STATE EMAIL If the Applicant rezoning, please	ZIP CODECONTACT PERSON CONTACT PERSON	CITYPHONE
ADDRESSSTATEEMAILIf the Applicant rezoning, please	ZIP CODECONTACT PERSON CONTACT PERSON CONTACT PERSON CONTACT PERSON CONTACT PERSON CONTACT PERSON	CITYPHONEI

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: GSJ 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?
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
a vacant ba	building. (BF SPFCIFIC): The subject property is improved with a residential building (48.16* zoning height) that includes 24 residential units, sement 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 rezon
the property	y 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 Applicant also seeks Administrative Adjustment relief under Section 17-13-0300 and Section 17-13-1003-EE to reduce
parking fro	m two additional parking spaces to zero for properties located in a Transit Served Location (Western Brown Line CTA Station) and to reduce bicycle spaces und
14.	13-1003-GG to reduce parking from two additional bicycle spaces to zero. ITTIIING 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.
Plea	ase apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment
	tion(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
con	tribution for residential housing projects with ten or more units that receive a zoning change which, among
	er triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number
of u	units (see attached fact sheet or visit <u>www.cityofchicago.org/ARO</u> for more information). Is this project
	iect 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.			
DEANNA PERRONE Notary Public, State of Texas Comm. Expires 06-11-2028 Notary ID 134941018 Signature of Applicant			
Signature of Applicant			
Drew Breneman, Manager of Manager Subscribed and Sworn to before me this			
29 day of <u>AUGUS</u> +, 20 24.			
Deama Deven.			
Notary Public			
For Office Use Only			
Date of Introduction:			
File Number:			

Ward:_

PHONE (773) 736-1349 SERVICON BRA urveyorschicago_con

ALTA/NSPS LAND SURVEY

McTIGUE & ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYING SERVICES
6806 W. HIGGINS AVE., COUNTY OF COOK, CHICAGO, IL. 60630

MEMBES ARE SHOWN FOR ANGLESS RETURNED ONLY AND ARE NOT RELATED TO THE OR MIGHER HERIK

LOTS 18 AND 19 AND EAST 9,84 FEET OF LOT 20 IN THE PARTITION BY THE CIRCUIT COURT OF CONCE COUNTY, LILNOIS, OF THAT PART OF LOT 1. LYNG NORTHEAST OF LINCOLN AVENUE IN THE PARTITION BY THE SUPERIOR COURT OF CHICAGO, IN THE WEST 17.2 OF THE NORTHWEST 17.4 OF SECTION 18, TOWNISHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLNOIS.



CHANTS 25 HOURS A 1648

WARNING

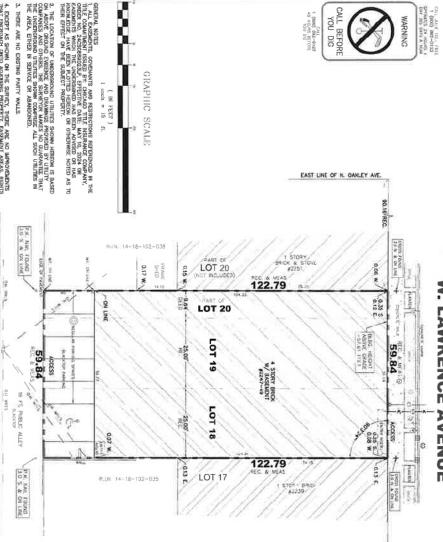


TABLE "A" ITEMS: 1. MONUMENTS SHOWN HEREON

2. COMMONLY KNOWN AS: 2247-2249 W. LAWRENCE AVE., CHICAGO, IL 80625

3. SAIO DESCRIED PROFETY IS LOCATED WITHIN AN AREA HAWNG A ROOM OWNE DESCRIATION OF TOREY, X.AEKS DETERMINED TO BE GUTTEE THE OZX MANUAL CHANCE FLOODPLAN AS PLOTTED BY SCALE ON FEDERAL ELERCACKY HAMAGERISH TABERTY FLOOD INSURANCE ARTE MAP AND, 170310448K, COMMUNT NO, 1703074, CITY OF CHICAGO, MAP REVISED SETPLIERS ID, 2021,

5. NOT REQUESTED BY CLIENT. 4. GROSS LAND AREA: 7,347 Sq.ft. or 0,1687 Acres (MORE OR LESS).

CALL BEFORE

1 (600) BEZ-0123 46 HOURS BEFORE YOU DIG

6(A). THE SUBJECT PROPERTY IS CURRENTLY ZONED 82-3 (NDGHBORH MIXED-USE DISTRICT) AND SUBJECT PROPERTY IS PERMITTED IN SUCH ZONE PER CITY OF CHICAGO ZONING DEPT. WEBSITE.

6(B), NOT REQUESTED BY CLIENT.

7(A). BUILDING DIMENSIONS SHOWN HEREON.

7(B)(2), NO SPECIAL AREA SPECIFIED BY CLIENT. 7(B)(1), SQUARE FOOTAGE OF BLDG AT GROUND = ±6,230 SQ

IL SUBSTANTIAL FEATURES SHOWN HEREON. 7(c), BUILDING DIMENSIONS, BUILDING SQUARE FOOTAGE AND BUILDING HDIGHT SHOWN HEREON.

5. 5 REGULAR PARKING SPACES ON SUBJECT PROPERTY.
 1 HANDICAPPED PARKING SPACE ON SUBJECT PROPERTY.

11(A), OBSERVED UTILITY EVIDENCE SHOWN HEREON

10, NOT REQUESTED BY CLIENT.

11(8), NOT REQUESTED BY CLIENT.

12. NOT REQUESTED BY CLIENT.

13, SHOWN HEREON,

14. PROPERTY HAS ACCESS TO W. LAWRENCE AVE, AND PUBLIC ALLEY

15, NOT REQUESTED BY CHENT.

 $16,\ \mbox{NO}$ EVIDENCE OF RECENT CONSTRUCTION OBSERVED AT THE TIME OF SURVEY.

17, NOT REQUESTED BY CLIENT.

16, NO PLOTTABLE OFFSITE EASEMENTS,

20. NOT REQUESTED BY CLIENT. 19, COPY OF INSURANCE PROVIDED TO CLIENT.

> ORDER NUMBER 24CSC869023LP TITLE ISSUED BY CHICAGO TITLE INSURANCE COMPANY

2247-2249 W. LAWRENCE AVE., CHICAGO, IL 60625

SOMEDILE A:

1. COMMITMENT DATE: MAY 10, 2024

2. PROPOSED POLICY MICHAET \$7,100,000

3. COMMITMENT IS FEE SUPPLE \$4,000

4. THE IS VESTED IN 227 LAMBENCE, LLC, AN ILLHOIS LIMITED LAMBENT COMMENT

5. LEGAL DESCRIPTION SHOWN ON FACE OF SURVEY,

SCHEDULE B-PART 1 REQUIREMENTS: ITEMS 1 THROUGH 11: AFFECTS SUBJECT PROPERTY (NOT PLOTTABLE),

ITEM 2: ANY ENCROACHMENT, IF ANY, ARE SHOWN HEREON, SCHEDULE B-PART 2 EXCEPTION: TEM 1: AFFECTS SUBJECT PROPERTY (NOT PLOTTABLE).

ITEM 3: EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

ITEMS 4 THROUGH 7: AFFECTS SUBJECT PROPERTY (NOT PLOTTABLE).

ITEMS 9 THROUGH 23: AFFECTS SUBJECT PROPERTY (NOT PLOTTABLE). ITEM 8: PROPERTY INDEX NUMBER 14-18-102-039-0000

ITEM 24: RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UITURIES IN THE LAND, AS DISCLOSED BY KERNIL MRE. LOCALID ON THE SUDMERN PORTION OF THE PROPERTY SECRETARY PREPARED BY GROULTY MAD BEILDERMANN, CORRES NO. 2004—2014—2014. THE PROPERTY OF PROPERT

ITEMS 25 THROUGH 26: AFFECTS SUBJECT PLOTTABLE),

Braneman Acquiattions LLC, on Minds limited flability company Chicago Title Insurance Company 2247 West Lawrence LLC, an illinate limited liability company LP, Morgan Chass Bank, N.A.

This is to carify that this map or jeld and the survey on which it is based were made in occordance with the "Minimum standard Dead Resignments for ALT/ALTSES (and Hills Surveys, "Dailty satisfailated and adopted by ALTA in 2021 hotoless optional times 1, 2, 3, 4, 65, 7a, 7b(1), 7b(2), 7c, 8, 9, 110 (hilber utilities only), 13, 14, 15, 18 and 15 failed to A Pursuant to the Accuracy Standards as adopted by ALTA/ALTS and in effects on the data of this certification, unless that A Pursuant to the Accuracy Standards as adopted by ALTA/ALTS and in effects on the data of this certification, unless should be accurated to the standard of the standard and the standard and the standard and the standards and the standards and the standards are standards and the standards and the standards are stand

John D. McTour Registration No.: 2230 License Expires 11/30/2024 The Sale





AVAN BY: PAM HED BY KRISTEN DUFFY

ECT No 24-096

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CALE THICH FOUNDS \$5 FEET

3. THERE ARE NO EXISTING PARTY WALLS.

mch = 15 Z 1334

4. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO MARROPELENTS THAT ENCROACH ONTO ADMINING PROPERTY, EASEMENT AREAS, RIGHTS OF WAY, SETBACK LINES, OR BOUNDARY LINES. LEGEND

OTAM DEL Cheese (D.C. Cheese)

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August 19, 2024 McTigue & Associates, LTD 5805 W. Higgins Rd., Chicago, IL, 60630 Phone: 773-736-1349 Carry Wall 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.

Zitale Wichord

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

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 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.

Relando R. Acosta, Attorney for the Applicant