#22586
INTRO DATE
OCT 9, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   3747 N. Leavitt Street/2157 W. Grace Street

2. Ward Number that property is located in: 47

3. APPLICANT Grace and Leavitt, LLC

   ADDRESS [redacted] CITY [redacted]

   STATE [redacted] ZIP CODE [redacted] PHONE 312-782-1983

   EMAIL fred@sambankslaw.com CONTACT PERSON Frederick E. Agustin

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 Same as Above

   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 Law Offices of Sam Banks, Frederick E. Agustin

   ADDRESS 221 N. LaSalle St., 38th Floor

   CITY Chicago STATE IL 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: John Leydon

7. On what date did the owner acquire legal title to the subject property? 4.29.13

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

9. Present Zoning District: RS3 District Proposed Zoning District: B1-1 District

10. Lot size in square feet (or dimensions): 3,399 sq. ft.

11. Current Use of the Property: The subject property is improved with a 2-story mixed-use building containing containing retail space at grade and 4 residential units above.

12. Reason for rezoning the property: To establish a second ground floor retail unit within the existing building to operate a limited restaurant.

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 existing 2-story mixed-use building will remain. The 2nd retail unit will contain approximately 320 sq. ft. The height of the existing building is around 28'-3". There is currently no off-street parking for the site.

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.**

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 ☒

DocuSign Envelope ID: B570C633-B4DD-4C43-8B4F-91284F3316AB

COUNTY OF COOK
STATE OF ILLINOIS

John Leyden

_____, 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.

DocuSigned by:
John Leyden
141FBF844F2B499...
Signature of Applicant

Subscribed and Sworn to before me this
24th day of September, 20_____.

Official Seal
Frederick E Agustin
Notary Public State of Illinois
My Commission Expires 7/1/2026

Notary Public

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM NO. 184-003023

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

VICINITY MAP



ALTA/NSPS LAND TITLE SURVEY

OF

LOT 10 IN BLOCK AND SCHROEDER'S RESUBDIVISION OF LOTS 1 TO 19 BOTH INCLUSIVE IN PETER BUSCHVAH SUBDIVISION OF THE NORTHWEST ¼ OF BLOCK 3 IN GEORGE SELLER'S SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

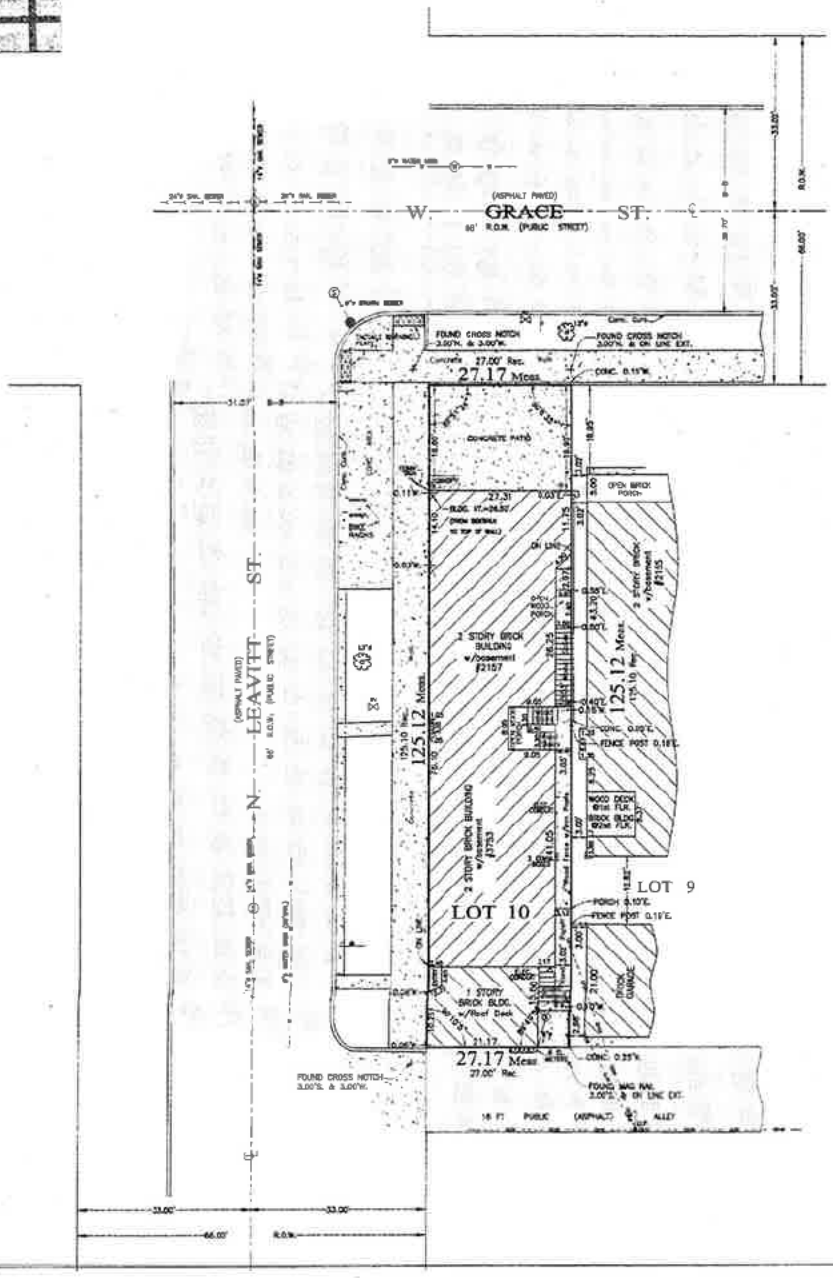
P.I.N. 14-19-120-001-0000
TOTAL LAND AREA = 3,399 sq/ft. (0.08 acres)
TOTAL BLDG. AREA (EXTERIOR FOOTPRINT AT GROUND LEVEL) = 2,462 sq/ft.
COMMONLY KNOWN AS: 2157 W. GRACE ST., AND 3753 N. LEAVITT ST., CHICAGO, IL 60618

NORTH

GRAPHIC SCALE

16 0 8 16 32

(IN FEET)



FLOOD CERTIFICATION (PER FIRM WEBSITE)

THE PROPERTY DESCRIBED ABOVE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
FLOODWAY MAPPED: N/A
FLOODWAY ON PROPERTY: NO
MAP USED: PANEL NOT PRINTED
COMMUNITY NAME: CHICAGO, CITY OF
COMMUNITY NUMBER: 170074
PANEL NUMBER: 0412
MAP NUMBER: 17031C0412 K
EFFECTIVE DATE: SEPTEMBER 10, 2021
FLOOD ZONE: X
BASE FLOOD ELEVATION FROM FIRM (±0.5FT): N/A NAVD 1988.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

ORDER NO.: 109302
SCALE: 1 INCH = 16 FEET.
DATE OF FIELD WORK: AUGUST 26, 2024
ORDERED BY: JOHN LEYDON
RE: # 80619

LEGEND:

- SANITARY LINE
- STORM LINE
- WATER LINE
- GAS LINE
- OVERHEAD WIRES
- CONCRETE PAVEMENT
- B-B — BACK OF CURB
- R.O.W. — RIGHT OF WAY
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- SECURITY CAMERA
- PARKING STALL COUNT
- HANDICAPPED SPACE
- M.B. — METAL GUARD
- D.C. — DEPRESSED CURB
- U.P. — UTILITY POLE
- SEWER MANHOLE
- CATCH BASIN
- WATER MANHOLE
- GAS MANHOLE
- ELECTRIC MANHOLE
- INLET
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- CENTER LINE
- DECIDUOUS TREE w/DIA.
- EVERGREEN TREE w/DIA.
- STREET SIGN
- POWER POLE
- LIGHT POST/WALL LIGHT

NOTES: ITEMS FROM TABLE "A"

9. NO STRIPING, NUMBER AND TYPE (E.G. HANDICAPPED, MOTORCYCLE, REGULAR, ETC.) OF PARKING SPACES IN PARKING AREAS, LOTS AND STRUCTURES.

10. NO OBSERVED DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS DESIGNATED BY THE CLIENT WITH RESPECT TO ADJOINING PROPERTIES.

11. UTILITIES SHOWN HEREON ARE ONLY THOSE VISIBLE ABOVE GROUND.

16. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. IF INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

18. THERE ARE NO PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY SURVEYOR.

19. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $1,000,000.00 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

20. THE SURVEYOR AND THE CLIENT AGREED TO SHOW ONLY UTILITIES THAT ARE VISIBLE ABOVE GROUND.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 26, 2024

DATE OF PLAT SEPTEMBER 04, 2024

Paul Jaros

ILL. PROF. LAND SURVEYOR NUMBER 035-3937
MY LICENSE EXPIRES NOVEMBER 30, 2024

DRAWN BY: A.B.

Written Notice, Form of Affidavit: Section 17-13-0107
October 9, 2024

Acting Chairperson
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 **3747 N. Leavitt Street / 2157 W. Grace 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 **October 9, 2024.**

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 3 day of OCTOBER, 2024.

_____
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
October 9, 2024

PUBLIC NOTICE

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 October 9, 2024, I, the undersigned, intend to file an application for a change in zoning from the RS3 Residential Single-Unit (Detached House) District to a B1-1 Neighborhood Shopping District, on behalf of the Applicant and Property Owner, Grace and Leavitt, LLC ("Applicant/Owner"), for the property located at **3747 N. Leavitt Street / 2157 W. Grace Street, Chicago, IL**.

The existing 2-story mixed-use building will remain. The change in zoning will allow the Applicant/Owner to establish a second retail space within the building for a limited restaurant.

The Applicant/Owner, Grace and Leavitt, LLC, is located at [redacted]

I am the attorney for the Applicant/Owner, 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.**