CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1416 North Maplewood Avenue

2. Ward Number that property is located in: 1

3. APPLICANT 1416 Maplewood LLC

ADDRESS 757 North Orleans Street, Ste. 907 CITY Chicago

STATE IL ZIP CODE 60654 PHONE 312-636-6937

EMAIL rolando@acostaezgur.com CONTACT PERSON Rolando 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 Acosta Ezgur, LLC - Rolando R. Acosta

ADDRESS 1030 W. 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: Gregory M. Fordon, Jr., Ben James

7. On what date did the owner acquire legal title to the subject property? 2021

8. Has the present owner previously rezoned this property? If yes, when? Yes, March 15, 2023

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

10. Lot size in square feet (or dimensions): 3,158 sq. ft.

11. Current Use of the Property: The property is currently improved with a vacant three-story building containing three dwelling units and no parking. .

12. Reason for rezoning the property: To redevelop the property by replacing the south wall and constructing a four story addition over the existing building and a rear four story addition. One dwelling unit to be added for a total of four dwelling units and three surface parking spaces will be added at the rear of the property.

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 vacant three-story residential building with three dwelling units and no parking. The existing zoning height of the building is 30 feet 4 inches. The Applicant seeks to add a 2-story addition over the front portion of the building, construct a rear 4-story addition all to contain a total of four units and provide three surface parking spaces at the rear of the property. The height of the building after the proposed improvement will be 44 feet 7 and 3/4 inches.

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.** Per 17-13-0303-D: 1) a Variation to reduce the front setback to 7.00 feet under Section 17-13-1101-B.

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.city ofchicago.org/ ARO for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Greg M. Fordon, Jr., 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
Greg M. Fordon Jr., Manager

Subscribed and Sworn to before me this

28 day of March, 20 25

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: _____

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

April 16, 2025

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

The undersigned, Rolando R. 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:

> a line 175.0 north of and parallel to West Hirsh Street; North Maplewood Avenue; a line 150.0 north of and parallel to West Hirsh Street; and the public alley next west of and parallel to North Maplewood Avenue

and has the address of 1416 North Maplewood Avenue, Chicago, IL.

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 April 16, 2025.

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 16th day of April 2025.

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

April 16, 2025

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 April 16, 2025, the undersigned will file an application for a change in zoning from the current B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District as a Mandatory Type 1 Map Amendment on behalf of 1416 Maplewood LLC. (the "Applicant") for the properties located at 1416 North Maplewood Avenue, Chicago, IL. The property is bounded by:

> a line 175.0 feet north of and parallel to West Hirsh Street; North Maplewood Avenue; a line 150.0 feet north of and parallel to West Hirsh Street; and the public alley next west of and parallel to North Maplewood Avenue

The subject property is improved with a vacant three-story residential building with three dwelling units and no parking. The Applicant previously rezone the property from an RS-3 to an B2-3 under a Type 1 rezoning to allow construction of a 2-story addition over the front portion of the existing building and 4-story rear addition and add one additional dwelling unit to the building for a total of four dwelling units on the property. Three rear surface parking spaces were to be added. The Applicant seeks to modify the previously approved Type 1 rezoning but continues to seek to add a 2-story addition over the front portion of the building, construct a rear 4-story addition all to contain a total of four units and provide three surface parking spaces at the rear of the property. The modifications to the project result from structural issues related to the building that will require reconstruction of the existing south wall and increasing its setback from the south property line from the existing 0.95 feet to 3.00 feet. The existing front and north walls will be retained. The proposed zoning height of the building will be 44 feet 7 and 3/4 inches.

In addition, as part of the new Type 1 rezoning the Applicant seeks the following under Section 17-13-0303-D: 1) a Variation to reduce the front setback to 7.00 feet due to the height of the existing front stair.

The Applicant is the owner of the property. The Applicant is located at 757 North Orleans Street, Ste. 907, Chicago, IL 60654. The contact person for this application is Rolando R. Acosta, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. He also may be contact 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

TOPOGRAPHIC SURVEY
BOUNDARY SURVEY
ALTA/NSPS LAND TITLE SURVEY
CONDOMINIUM SURVEY
MORTGAGE INSPECTION

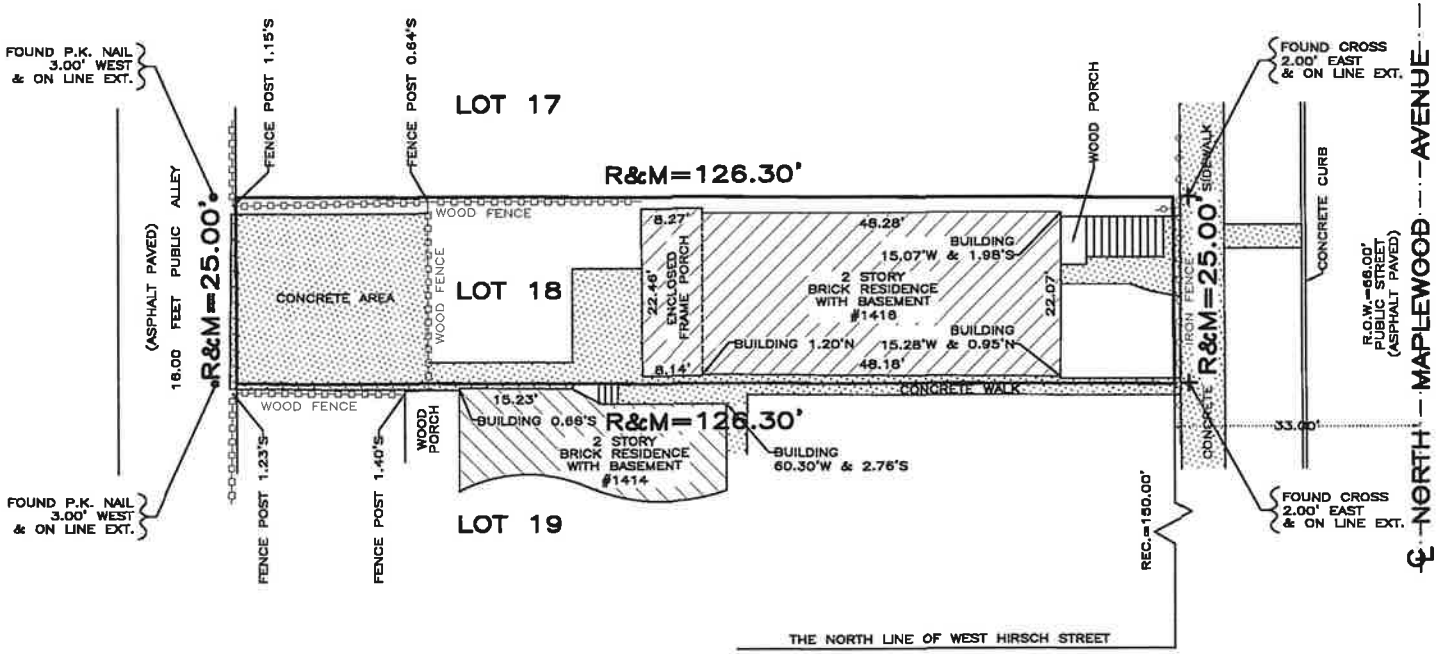
HYLTON E. DONALDSON
PROFESSIONAL LAND SURVEYOR
10848 SOUTH HALSTED STREET, CHICAGO, IL 60628
TEL:(773) 253-8539 OFFICE CELL:(708) 897-7796 WAYLSURVEY@YAHOO.COM

PLAT OF SURVEY

LOT 18 IN BLOCK 5 IN WINSLOW, JACOBSON AND TALLMAN'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 3158 SQ. FEET = 0.072 ACRE

COMMONLY KNOWN AS: 1416 NORTH MAPLEWOOD AVENUE, CHICAGO, ILLINOIS.



STATE OF ILLINOIS } ss.
COUNTY OF COOK }

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

I, HYLTON E. DONALDSON, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

HYLTON E. DONALDSON, PROFESSIONAL LAND SURVEYOR
NO. 035-002819, STATE OF ILLINOIS,

MY LICENSE EXPIRES NOVEMBER 30, 2022.

HYLTON E. DONALDSON PROFESSIONAL NO. 035-002819 STATE OF ILLINOIS LAND SURVEYOR CHICAGO, ILLINOIS

FIELD WORK WAS COMPLETED ON:
OCTOBER 21, 2022

CAD: JJ FIELD WORK: RA
CHECK BY: HD

ORDER NO. 2022-4310

SCALE: 1 INCH = 16 FEET

DATE: OCTOBER 26, 2022

ORDERED BY: VIRGINIA CHIU

NOTES:

-NO TITLE INSURANCE POLICY PROVIDED FOR SURVEYOR.

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

-DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

-FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

LEGEND:
M=MEASURED DISTANCE
R=RECORDED DISTANCE (DEED)
PROPERTY LINE
CHAIN LINK FENCE
WOOD FENCE
IRON FENCE
PLASTIC FENCE