#22564-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:

   1239 North Wood Street

2. Ward Number that property is located in: 1

3. APPLICANT 1239 N. Wood Chicago 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 Yourgie, LLC and Michael Mertz

   ADDRESS 111 East Wacker Drive, Suite 2600 CITY Chicago

   STATE IL ZIP CODE 60601 PHONE 312-636-6937

   EMAIL rolando@aocostaezgur.com CONTACT PERSON Rolando R. Acosta

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: Sam Kostic

7. On what date did the owner acquire legal title to the subject property? 2/2016 & 7/2016

8. Has the present owner previously rezoned this property? If yes, when? Yes, 5/2015

9. Present Zoning District: RM-5.5 Proposed Zoning District: RS-3

10. Lot size in square feet (or dimensions): 14,400 sq. ft.

11. Current Use of the Property: three-story residential building with a partially complete fourth floor addition containing 2 residential units and one partially complete residential unit.

12. Reason for rezoning the property: To return the zoning to the property's zoning prior to the 2015 rezoning.

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 three-story "L" shaped building with a partially completed fourth floor addition. The existing improvements contains two completed residential dwelling units and one partially completed residential unit with no parking. The Applicant seeks to rezone the property to return the zoning to the district in place prior to a 2015 amendment pursuant to an agreement with a local community organization. The height of the existing building is 51.5 feet.

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 ☒

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

ALTA SURVEY

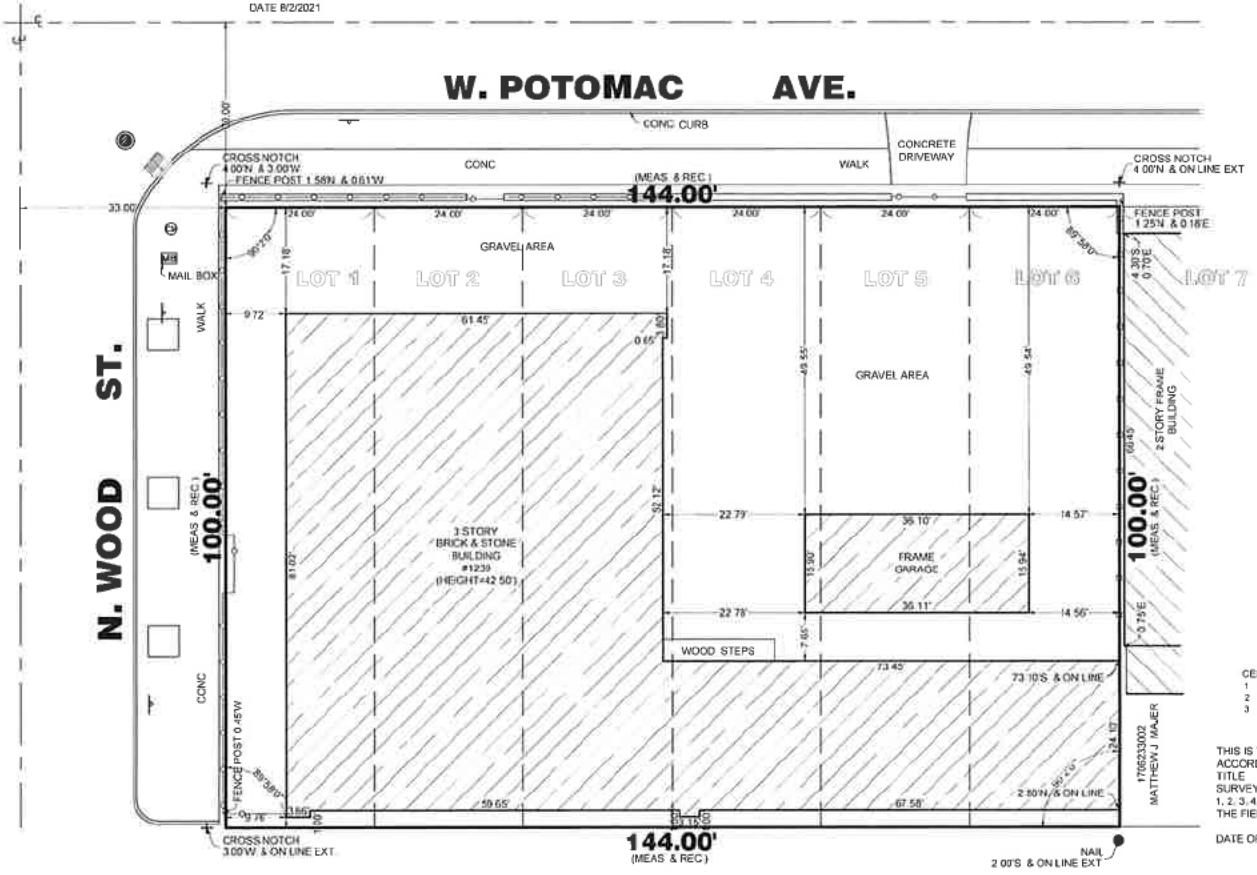
LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 IN SPEAR'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 6 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

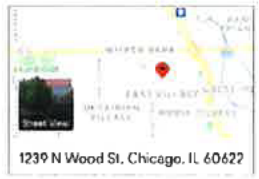
LAND TOTAL AREA 14400 SQ FT
EXTERIOR FOOT PRINT AREA OF BUILDING 7220 SQ FT

COMMONLY KNOWN AS 1239 NORTH WOOD STREET, CHICAGO, ILLINOIS

PIN 1706233001
REFERENCED BY FIRST AMERICAN TITLE INSURANCE COMPANY
NUMBER 3095613-1
DATE 8/2/2021

0 10 20 30
SCALE: 1 INCH = 20 FEET





LEGEND
- CATCH BASIN
- INLET
- TRAFFIC SIGN

FLOOD CERTIFICATE
ACCORDING TO FLOOD INSURANCE RATE MAP OF CITY OF CHICAGO, ILLINOIS, DATED AUGUST 19, 2008 COMMUNITY PANEL NUMBER 17031C0418 J THIS PROPERTY IS IN A MINIMUM FLOOD AREA AND IS DESIGNATED AS ZONE "X"

CERTIFY TO
1 SELLER
2 BUYER, AND ITS SUCCESSORS AND ASSIGNEES
3 AND TITLE INSURER (THE 'SURVEY')

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, 5, 7(a), 7(b1), 7c, 8, 9, 10, 12, 14, 16, 17, 18, 19 OF TABLE A THEREOF
THE FIELD WORK WAS COMPLETED ON 11/09/2021

DATE OF PLAT OR MAP: 11/10/2021

NAME: BEHROOZ MORADI

SIGNED

REGISTRATION NO 035-003349

PROFESSIONAL LAND SURVEYOR
BEHROOZ MORADI
035-003349
CHICAGO
ILLINOIS
STATE OF ILLINOIS
11/10/2021

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.

SURVEYOR COMPANY CARRIES $2 MIL. PROFESSIONAL LIABILITY INSURANCE

MORADI MULTI DIMENSIONS
CONSULTING ENGINEERS
5804 N. WESTERN AVE., SUITE R2, CHI., IL. 60659
TEL: (773)478-6666, TEL: (773)478-6667

JOB # : 1263-21	DRAWN: HA	DATE 11/10/2021	CLIENT: LISA SAUL ATTORNEY AT LAW
SHEET : 1	CHECKED: BM	SCALE : 1"=20'-0"	DATE OF FIELD WORK 11/09/2021

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.

Illinois Land Surveyor Number 035-003349
BEHROOZ MORADI, PhD, P.E., S.E., P.L.S.
ILLINOIS LAND SURVEYOR - LICENSE EXPIRATION DATE: NOVEMBER 30, 2022

COUNTY OF COOK
STATE OF ILLINOIS

Sam Kostic, 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

Subscribed and Sworn to before me this 2nd day of September, 2024.

Official Seal
Melinda L Lawrence
Notary Public State of Illinois
My Commission Expires 3/9/2025

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

ACOSTA EZGUR, LLC
1956 West Division Avenue, Third Floor • Chicago, Illinois 60642 • 312-527-3500 • 312-527-3515

September 18, 2024

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:

> West Potomac Avenue; a line 144.00 feet west of and parallel to North Wood Street, the public alley next south of and parallel to West Potomac Avenue; and North Wood Street

and has the address of 1239 North Wood Street, 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 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.

By: Rolando R. Acosta

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

Notary Public

Official Seal
Melinda L Lawrence
Notary Public State of Illinois
My Commission Expires 3/9/2025

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 an RM-5.5 Residential Multi-Unit District to an RS-3 Residential Single-Unit (Detached House) District on behalf of 1239 N. Wood Chicago LLC (the "Applicant") for the property located at 1239 North Wood Street, Chicago, IL. The property is bounded by:

> West Potomac Avenue; a line 144.00 feet east of and parallel to North Wood Street; the public alley next south of and parallel to West Potomac Avenue; and North Wood Street

The property is improved with a three-story "L" shaped building with a partially completed fourth floor addition. The existing improvements contains two completed residential dwelling units and one partially completed residential unit with no parking. The Applicant seeks to rezone the property to return the zoning to the district in place prior to a 2015 amendment pursuant to an agreement with a local community organization. The height of the existing building is 51.5 feet.

The Applicant is located at [redacted] The owners of the property are Yourgie, LLC and Michael Mertz, 111 East Wacker Drive, Suite 2600, Chicago, IL 60601. 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 or at rolando@acostaczgur.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