#22675-T1
INTRO DATE
FEBRUARY 19, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   2129 West 18th Place

2. Ward Number that property is located in: 25

3. APPLICANT Kurt Erdmann

   ADDRESS 2129 West 18th Place CITY Chicago

   STATE Illinois ZIP CODE 60608 PHONE 872-215-2076

   EMAIL ximena@acostaezgur.com CONTACT PERSON Ximena Castro

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 Ximena Castro

   ADDRESS 1030 West Chicago Avenue, 3rd Floor

   CITY Chicago STATE Illinois ZIP CODE 60642

   PHONE 872-215-2076 FAX EMAIL ximena@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: N/A

7. On what date did the owner acquire legal title to the subject property? 07-18-2024

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

9. Present Zoning District: RT-4 Proposed Zoning District: RM-4.5

10. Lot size in square feet (or dimensions): 2,977.68 square feet

11. Current Use of the Property: two-story residential building with three dwelling units and a detached two car garage

12. Reason for rezoning the property: to reduce MLA and allow for a fourth unit on the property and seek ETOD parking relief, and front yard and side yard setback relief.

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 Applicant seeks to rezone the property to allow a fourth unit on the property. The Applicant will increase the height of the existing attic to be a third floor. The proposed zoning height of the building will be 33'- 6 1/2". The two car garage will remain. No additional parking will be provided.

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:** 17-10-0102-B and 17-13-1003-EE : reduce two new required parking spaces for a 50% parking ratio for properties in an ETOD location.

☒ **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.** 17-2-0305 and 17-13-1101-B : reduce front yard setback from 14.89' to 2.0' (existing); 17-2-0309 and 17-13-1101-B: reduce the west side yard setback from 2.0' to 0.43 (existing) and the combined side yard setback from 4.8' to 3.21' (existing).

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~~ Florida
STATE OF ~~ILLINOIS~~ Saint Lucie

Kurt Erdmann, 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.

Kurt E Erdmann
Signature of Applicant Kurt E Erdmann

Subscribed and Sworn to before me this 31st day of January, 2025

Notarized remotely online using communication technology via Proof.

Echard bien-aime
Notary Public

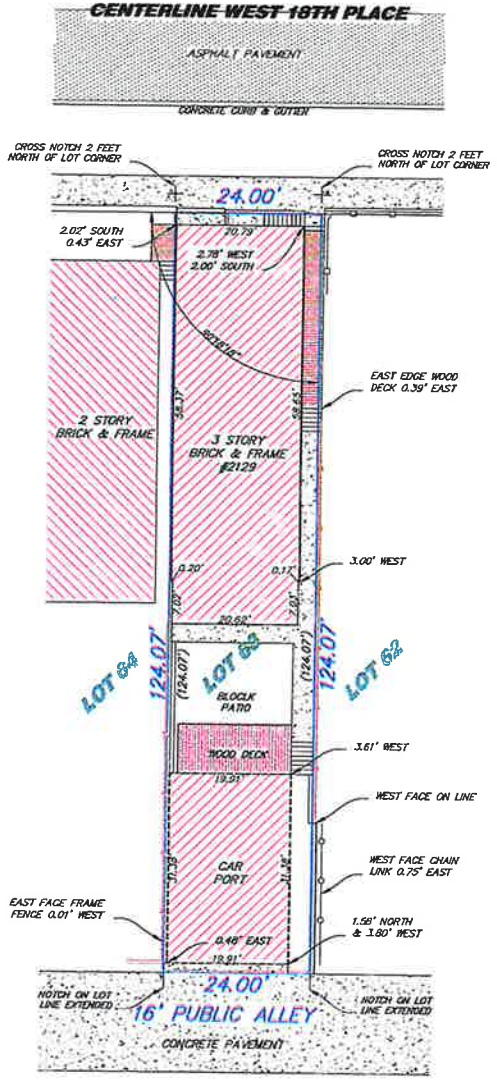
ECHARD BIEN-AIME
Notary Public - State of Florida
Commission # HH 153738
Expires on July 14, 2025

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____



BOUNDARY SURVEY

of

LOT 63 IN EVANS SUBDIVISION OF BLOCK 43 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRDPRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

±2,978 SQUARE FEET

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

DESIGN FIRM: #184-002898

LEGAL DESCRIPTION PROVIDED BY CLIENT
MEASURED DISTANCE
(RECORDED DISTANCE)

STATE OF ILLINOIS }
COUNTY OF COOK } C.C.

PYRAMID LAND SURVEYORS, INC. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY STATE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL Monday, September 16, 2024

Gene Scola

GENE SCOLA PLS #035-003364 EXPIRES 11-30-2024

ORDERED BY

VICINITY MAP



2129 WEST 18TH PLACE

GENE V. SCOLA 35-3364 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS SOUTH BARRINGTON, ILLINOIS

PIN# 17-19-308-013-0000

PYRAMID LAND SURVEYORS
Land Surveyors Illinois and Wisconsin
1255 CANNON DRIVE, UNIT 958605
HOFFMAN ESTATES ILLINOIS, 60169
PHONE 224-306-4489

FIELD WORK COMPLETED: JULY 17, 2024
DRAWN BY: G.V.S. | SCALE : 1"=20'
BOOK NUMBER: 2407-07
DRAWING NUMBER: 117-240743
pyramidpls@yahoo.com

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

February 19, 2025

Honorable Walter Burnett
Chairman, Committee on Zoning
City Hall
121 North LaSalle Street
Chicago, Illinois 60602

The undersigned, Ximena Castro, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she 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 18th Place; a line 312.0 feet east of and parallel to South Leavitt Street; the alley next south and parallel to West 18th Place; and a line 288.0 feet east of and parallel to South Leavitt Street

and has the address of 2129 West 18th Place, Chicago, Illinois 60608.

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 February 19, 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: Ximena Castro

Subscribed and sworn to before me this February 19, 2025.

Estela Richards
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

February 19, 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 February 19, 2025, the undersigned will file an application for a change in zoning from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a RM4.5 Residential Multi-Unit District on behalf of Kurt Erdmann (the "Applicant") for the property located at 2129 West 18th Place, Chicago, Illinois 60608. The property is bounded by:

> West 18th Place; a line 312.0 feet east of and parallel to South Leavitt Street; the alley next south and parallel to West 18th Place; and a line 288.0 feet east of and parallel to South Leavitt Street.

The subject property is improved with a two-story residential building with attic that includes three dwelling units and a detached two car garage. The Applicant seeks to add a fourth unit to the building for a total of four units on the property. The attic will be expanded to a third floor to include the new proposed fourth unit. The proposed height of the building will be 33'-6 ½". The existing garage will remain and no additional parking will be added.

The Applicant seeks to rezone the property to allow the proposed improvements and also is filing a Type 1 rezoning application pursuant to Section 17-13-0300 to 1) seek an administrative adjustment to reduce parking from two new required parking spaces to zero under section 17-10-0102-B and 17-13-1003-EE for properties located in Equitable Transit Served Locations; 2) to obtain a variation to reduce the front yard setback from 14.89' to 2.0' (existing) under section 17-2-0305 and 17-13-1101-B; 3) to reduce the west side yard setback from 2.0' to 0.43 (existing) and the combined side yard setback from 4.8' to 3.21' (existing) under section 17-2-0309 and 17-13-1101-B.

The Applicant is located at 5901 North Cicero Avenue, Suite 303, Chicago, Illinois 60646. The Applicant is the owner of the property. The contact person for this application is Ximena Castro, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Ximena Castro at 872-215-2076 and at ximena@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 250.00 feet of the property to be rezoned.

Sincerely,

Ximena Castro
Zoning Attorney for the Applicant