#22821-T1
Intro Date:
July 16, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2201-03 West Cermak Road / 2200-08 South Leavitt Street

2. Ward Number that property is located in: 25

3. APPLICANT PINK LINE LLC, a Delaware limited liability company

ADDRESS 806 North Peoria Street CITY Chicago

STATE Illinois ZIP CODE 60642 PHONE 872-215-2076

EMAIL ximena@acostaezgur.com CONTACT PERSON Ximena Castro

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 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: Pink Line Partners LLC, Pink Line Investor LLC

7. On what date did the owner acquire legal title to the subject property? 03-06-2024

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

9. Present Zoning District: B3-2 Proposed Zoning District: B2-5

10. Lot size in square feet (or dimensions): 9,450 square feet

11. Current Use of the Property: vacant two-story commercial building

12. Reason for rezoning the property: to build a five story residential building with 18 residential units and 4 indoor parking spaces and 22 bicycle spaces and to seek optional variation relief under section 17-13-0300(D) for parking and rear yard setback reduction and all other relief as needed, as allowed by the Chicago Zoning Code for the attached plans.

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 proposes to rezone the property to build a five story residential building (49'-6" height) with 18 residential units, and 4 indoor parking spaces. 22 bicycle spaces will be provided. The Applicant will also file a Type-1 application under 17-13-0300(D) to reduce parking and the rear yard setback.

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.** 1) an optional variation under section 17-13-1101-A for relief under section 17-13-1003-EE(1) to allow an decrease in parking for properties in a Transit Served Location to a qualifying train station from 9 required parking spaces (50%) under section 17-3-0308 to 4 spaces and 2) an optional variation under section 17-13-1101-B to reduce the required 30' rear yard setback required under section 17-3-0405-A to zero. The Applicant also seeks other relief as needed, as allowed by the Chicago Zoning Code for the attached plans.

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 [X] NO [ ]

COUNTY OF COOK
STATE OF ILLINOIS

PINK LINE LLC, a Delaware limited liability company, 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

By: Teofil Scorte
Manager of Manager of Manager

Subscribed and Sworn to before me this

30 day of June, 20 25

Estela Richards
Notary Public

Notary Public, State of Illinois
Official Seal
Estela Richards
Commission # 849668
My Commission Expires 4/6/2029

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

July 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 July 16, 2025, the undersigned will file an application for a change in zoning from a B3-2 Community Shopping District to a B2-5 Neighborhood Mixed-Use District on behalf of PINK LINE LLC (the "Applicant") for the property located at 2201-03 West Cermak Road / 2200-08 South Leavitt Street, Chicago, Illinois 60608. The property is bounded by:

> West Cermak Road; South Leavitt Street; the public alley next south of and parallel to West Cermak Road; and a line 50.0 feet west of and parallel to South Leavitt Street.

The subject property is a vacant parcel. The applicant proposes to build a five story residential building (49'-6" height) with 18 units and 4 indoor parking spaces. 22 bicycle spaces will be provided.

The Applicant also is seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) as follows: 1) an optional variation under section 17-13-1101-A for relief under section 17-13-1003-EE(1) to allow an decrease in parking for properties in a Transit Served Location to a qualifying train station from 9 required parking spaces (50%) under section 17-3-0308 to 4 spaces and 2) an optional variation under section 17-13-1101-B to reduce the required 30' rear yard setback required under section 17-3-0405-A to zero.

The Applicant is located at 806 North Peoria Street, Chicago, Illinois 60642. 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

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

July 16, 2025

Honorable Walter Burnett
Chairman, Committee on Zoning
City Hall
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 Cermak Road; South Leavitt Street; the public alley next south of and parallel to West Cermak Road; and a line 50.0 feet west of and parallel to South Leavitt Street

and has the address of 2201-03 West Cermak Road / 2200-08 South Leavitt Street, 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 July 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: Ximena Castro

Subscribed and sworn to before me this July 16, 2025.

Estela Richards
Notary Public

Notary Public, State of Illinois
Official Seal
Estela Richards
Commission # 849668
My Commission Expires 4/6/2029

SUBJECT SITE AREA:
5001.66 SQ. FT. = 0.1148 ACRES

PLAT OF SURVEY

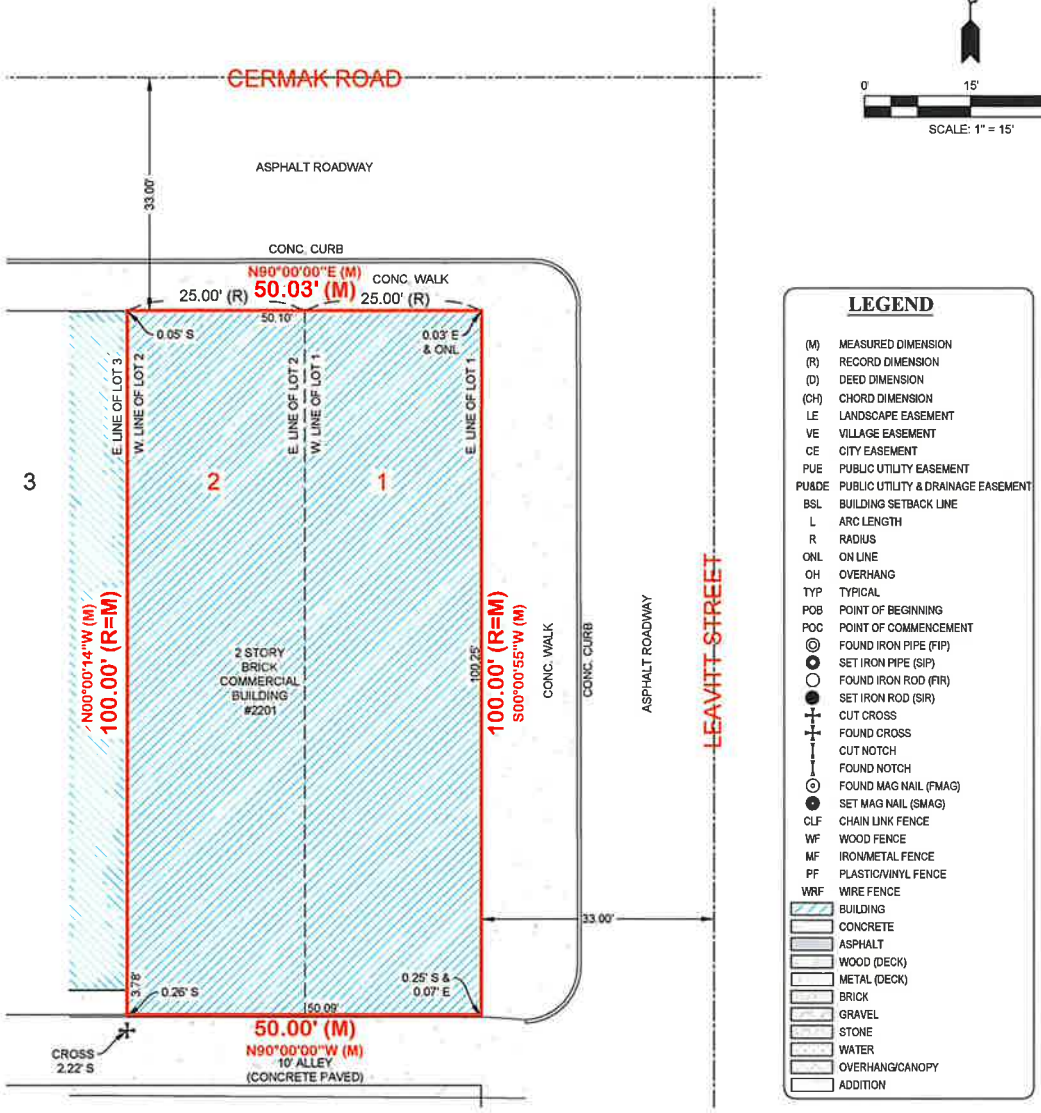
OF

PARCEL 1: LOTS 1 AND 2 IN MORGAN'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 1 IN LAUGHTON SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

N

0' 15' 30'

SCALE: 1" = 15'



LEGEND

(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
(D)	DEED DIMENSION
(CH)	CHORD DIMENSION
LE	LANDSCAPE EASEMENT
VE	VILLAGE EASEMENT
CE	CITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
BSL	BUILDING SETBACK LINE
L	ARC LENGTH
R	RADIUS
ONL	ON LINE
OH	OVERHANG
TYP	TYPICAL
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
	FOUND IRON PIPE (FIP)
	SET IRON PIPE (SIP)
	FOUND IRON ROD (FIR)
	SET IRON ROD (SIR)
	CUT CROSS
	FOUND CROSS
	CUT NOTCH
	FOUND NOTCH
	FOUND MAG NAIL (FMAG)
	SET MAG NAIL (SMAG)
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
MF	IRON/METAL FENCE
PF	PLASTIC/VINYL FENCE
WRF	WIRE FENCE
	BUILDING
	CONCRETE
	ASPHALT
	WOOD (DECK)
	METAL (DECK)
	BRICK
	GRAVEL
	STONE
	WATER
	OVERHANG/CANOPY
	ADDITION

SURVEY NOTES:

1. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON; REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE ETC.
2. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
3. REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE, BEFORE DAMAGE MAY OCCUR.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME.
5. WE DO NOT CERTIFY UTILITIES, THEREFORE, CONTACT UTILITIES COMPANIES BEFORE BUILDING.
6. BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
7. DATE OF FIELD WORK IS DATE SHOWN IN CERTIFICATION.
8. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
9. ANY COMMENTS, MODIFICATIONS, ALTERATIONS AND REVISIONS MUST BE BROUGHT TO OUR ATTENTION WITHIN 90 DAYS OF DATE OF COMPLETION OF THIS SURVEY.
10. TREES AND UTILITIES ARE NOT SHOWN HEREON.
11. CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
12. TO ENSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE SEAL OF THE PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.
13. ALL BUILDING DIMENSIONS AND TIES ARE TO CURRENT SIDING MATERIAL AND NOT TO FOUNDATION.
14. ARCHITECT, OWNER OR ENGINEER SHOULD VERIFY AND REMEASURE BUILDING FOR BUILDING ADDITION PURPOSES.
15. DUE TO SNOW COVERAGE, SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON.

© 2024 PI SURVEYING PLLC - ALL RIGHTS RESERVED

STATE OF ILLINOIS
COUNTY OF DUPAGE

WE, PI SURVEYING PLLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM DO HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER ITS SUPERVISION ON THE GROUND AND THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAME. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.

DATED AT OAK BROOK, ILLINOIS THIS 12th DAY OF FEBRUARY, 2024

BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003501
LICENSE EXPIRES 11/30/2024

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.008811-0008

PROFESSIONAL LAND SURVEYOR
WILLIAM A. WORKMAN
NO. 035.003501
OAK BROOK, ILLINOIS
STATE OF ILLINOIS

COPYRIGHT NOTICE
THIS DRAWING IS THE PROPERTY OF PI SURVEYING PLLC AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND SITE NAMED HEREIN AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION FROM PI SURVEYING PLLC

Pi Surveying PLLC
LAND SURVEYORS
903 COMMERCE DRIVE, SUITE 210, OAK BROOK, IL 60523
PHONE: (773) 444-0445 www.pisurveying.com

ADDRESS: 2201 W. CERMAK RD, CHICAGO, IL 60608		
FIELD BY: NS	DRAWN BY: AB	CHECKED BY: WAW
FILE NUMBER: L24-15600		
ORDERED BY: DADKHAH LAW GROUP, LLC		
CATEGORY: BOUNDARY		

NO.	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-