CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   1504 North Hudson Avenue

2. Ward Number that property is located in: 2

3. APPLICANT 1506 N HUDSON AVE LLC

   ADDRESS 1506 North Hudson Avenue CITY Chicago

   STATE Illinois ZIP CODE 60610 PHONE 815-215-2076

   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- Acosta Ezgur, LLC

   ADDRESS

   CITY Chicago STATE Illinois ZIP CODE 60642

   PHONE 815-215-2076 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: Samuel A. Garetano

7. On what date did the owner acquire legal title to the subject property? April 2025

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

9. Present Zoning District: RM-5 Proposed Zoning District: RM-5 Type 1

10. Lot size in square feet (or dimensions): 3,090 square feet

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

12. Reason for rezoning the property: To allow new three story building with seven units and three parking spaces

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 residential building with two residential units and a two car detached garage. The Applicant seeks to rezone the property to construct a new three story residential building (37.0' height) with seven residential units and three surface parking spaces.

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.** The Applicant is seeking an elective Type 1 map amendment pursuant to Section 17-13-0300-D to: 1) to reduce the minimum required front setback under section 17-2-0305-B from 8.0' to 5.0' and reduce the rear setback under section 17-2-0306-C from 37.08' to 22.0' under sections 17-13-1101-A and 17-13-1003-I(1); 2) to reduce the minimum required rear yard open space under section 17-2-0307 from 252 sq. ft. to 0 sq. ft. per section 17-13-1101-A and 17-13-1003-K; 3) to reduce the required number of off-street parking spaces under section 17-10-0207-C from seven to three for properties located in a Transit Served Location per section 17-10-0102-B, 17-13-1101-A, 17-13-1003-EE; and 4) to reduce the bicycle parking spaces under section 17-10-0207-C from seven spaces to one space for properties located in a Transit Served Location per section 17-10-0102-B(2), 17-10-0301-A, 17-13-1101-A and 17-13-1003-GG. Seeking all relief necessary, as allowed by the 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 ☐ NO ☑

COUNTY OF Florida
STATE OF Broward

1506 N HUDSON AVE LLC, 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.

Sam Garetano
Signature of Applicant

By: Samuel A. Garetano,
Manager of Applicant

Subscribed and Sworn to before me this

4th day of May, 2025

David Merkatz
Notary Public David Merkatz

David Merkatz
NOTARY PUBLIC
STATE OF FLORIDA
Appt. No. HH 367674
Expires February 28, 2027
Online Notary Center

Notarial Act performed by Audio-Video Communication.

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

May 21, 2025

Chairman Burnett
Committee on Zoning, Landmarks & Building Standards
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:

> a line 75.0 feet north of and parallel to West Blackhawk Street; North Hudson Avenue; a line 50.0 feet north of and parallel to West Blackhawk Street; and the public alley west of and parallel to North Hudson Avenue

and has the address of 1504 North Hudson Avenue, Chicago, Illinois 60610.

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 May 21, 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.

Sincerely,

Rolando R. Acosta, Attorney for the Applicant

Subscribed and sworn to before me this 21st day of May 2025.

Notary Public

MATTHEW CASTRO
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 28, 2027

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

May 21, 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 May 21, 2025, the undersigned will file an application for a change in zoning from a current RM-5, Residential Multi-Unit District to a RM-5, Residential Multi-Unit District on behalf of 1506 N HUDSON AVE LLC (the "Applicant") for the property located at 1504 North Hudson Avenue, Chicago, Illinois 60610. The property is bounded by:

> a line 75.0 feet north of and parallel to West Blackhawk Street; North Hudson Avenue; a line 50.0 feet north of and parallel to West Blackhawk Street; and the public alley west of and parallel to North Hudson Avenue.

The property is improved with a three-story residential building with two residential units and a two car detached garage. The Applicant seeks to rezone the property to construct a new three story residential building (37.0' height) with seven residential units and three surface parking spaces.

In addition, the Applicant is seeking an elective Type 1 map amendment pursuant to Section 17-13-0300-D to: 1) to reduce the minimum required front setback from 8.0' to 5.0'; reduce the rear setback from 37.08' to 22.0'; 2) to reduce the minimum required rear yard open space from 252 sq. ft. to 0 sq. ft.; 3) to reduce the required number of off-street parking spaces from seven to three for properties located in a Transit Served Location; and 4) to reduce the bicycle parking spaces from seven spaces to one space for properties located in a Transit Served Location.

The Applicant is the Owner of the property has a business address at 1506 North Hudson Avenue, Chicago, Illinois 60610. The contact person for this application is Ximena Castro, with a business address at 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Ximena Castro at 872-215-2076 or 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 feet of the property

Sincerely,

Ximena Castro
Zoning Attorney for the Applicant

House Number Certificate

City of Chicago Department of Transportation

Division of Maps and Plats

This certificate is valid only for the type listed below:

New Construction

Certificate Number: 72774 **Date of Issue:** 4/28/2025

This is to certify that the correct number of the building at:

LOT 3 IN BLOCK 2 IN MARK SKINNER'S SUBDIVISION OF BLOCKS 2 AND 3 AND THE WEST 33 FEET OF BLOCK 1 OF STATE BANK OF ILLINOIS SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

in the City of Chicago the number :

1504 N HUDSON AVE

In accordance with plats on file and approved by the Division of Maps and Plats of the City of Chicago. By order of the Commissioner of the Department of Transportation

Thomas Carney

Commissioner of Transportation

Any variation or changes made to the site plan will invalidate this certificate

Attention

Please be aware that the above legal address will be conveyed to the Office of Emergency Management and Communication. This is the address to which the CHICAGO POLICE and FIRE DEPARTMENTS will respond in the event of an EMERGENCY.

The main entrance of your building must be located at the above address and clearly labeled. This will also be the location of the fire alarm panels when a fire alarm system is required. The panels must be located within viewing distance of the entrance, as approved by the Fire Prevention Bureau during the Plan Review Process.

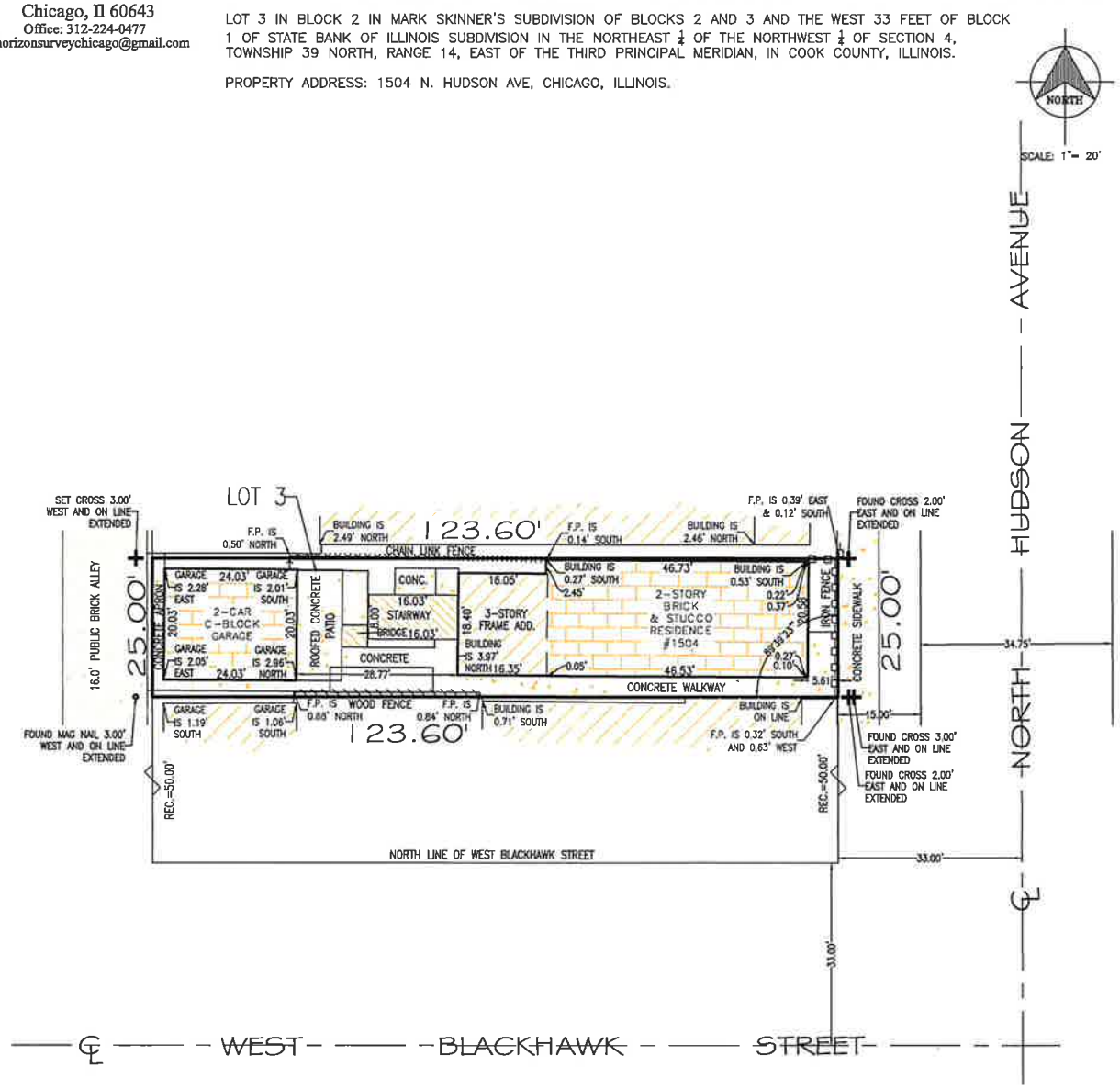
HORIZON SURVEY, LLC
P.O. BOX 438607
Chicago, Il 60643
Office: 312-224-0477
horizonsurveychicago@gmail.com

PLAT OF SURVEY

PLAT OF SURVEYS
ATLA/NSPS
LAND DEVELOPMENT

LOT 3 IN BLOCK 2 IN MARK SKINNER'S SUBDIVISION OF BLOCKS 2 AND 3 AND THE WEST 33 FEET OF BLOCK 1 OF STATE BANK OF ILLINOIS SUBDIVISION IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1504 N. HUDSON AVE, CHICAGO, ILLINOIS.



SURVEYOR NOTES:
GROUND WAS FROZEN DURING THE TIME OF THIS SURVEY
HEAVY SNOW COVERED GROUND DURING THE TIME OF THIS SURVEY

COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE.
CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.
PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON.
PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.
ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

JOB #: 1504NHUDSONAVE

DATE OF COMPLETION IN THE FIELD: FEBRUARY 20, 2025

PREPARED FOR: BLDG PROJECTS

P.I.N # 17-04-110-043-0000 COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1504 N. HUDSON AVE., CHICAGO, ILLINOIS

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

1"=20'
SCALE

This is to certify that HORIZON SURVEY, LLC., by it's managing agent George E. Stourton, P.L.S., Professional Land Surveyor #2058, whose licensure expires November 30, 2026, hereby certifies that the property described on this plat has been surveyed and that the results of the survey are shown on this plat. Dimensions are in U.S. Standard Feet and Decimals thereof, sexigisimal bearings based as assumed north. This Professional Service conforms to the current Illinois minimum standards for a boundary survey.

DATED THIS 21ST DAY OF FEBRUARY, 2025

PROFESSIONAL LAND SURVEYOR GEORGE E. STOURTON 035-002058 CHICAGO ILLINOIS STATE OF ILLINOIS

GEORGE E. STOURTON PLS No. 2058
LICENSE EXPIRATION DATE: NOVEMBER 30, 2026