File #22696-TI
Intro Date:
March 12, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2625 North Talman Avenue

2. Ward Number that property is located in: 1

3. APPLICANT 2625 - 27 N. Talman LLC

ADDRESS 516 N. Ogden Ave., #137 CITY Chicago

STATE IL ZIP CODE 60642 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 Bethel International Full Gospel Church of Chicago, NFP

ADDRESS 2625 N. Talman Avenue CITY Chicago

STATE IL ZIP CODE 60647 PHONE 312-636-6937

EMAIL rolando@acostaezgur.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 Avenue, Floor 3

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:
   Kenneth Motew and Michael Motew

7. On what date did the owner acquire legal title to the subject property? 4/2010
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RS-3 Proposed Zoning District: B2-3
10. Lot size in square feet (or dimensions): 9,438 sq. ft.
11. Current Use of the Property: two-story church building with no parking

12. Reason for rezoning the property: To redevelop the property by converting the existing building into sixteen residential dwelling units with no parking.

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 two-story church building and no parking. The Applicant seeks to redevelop the property by converting the existing two-story building into sixteen residential dwelling units with no parking and 16 bicycle parking spaces. The height of the building is and will remain at 47.0 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:**
The Applicant seeks an Administrative Adjustment under section 17-13-0303-D to reduce the required off-street parking from sixteen spaces to zero under Section 17-13-1000-EE.

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

COUNTY OF COOK
STATE OF ILLINOIS

Kenneth Motew, 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

Kenneth Motew, Manager of Manager

Subscribed and Sworn to before me this

21st day of February, 20 25

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: _____

Docusign Envelope ID: FEF0D5BB-0178-4F13-9F62-8AFF3F5ED6F9

February 17, 2025

Patrick Murphey
Zoning Administrator
City of Chicago
City Hall
121 North LaSalle Street, Room 905
Chicago, Illinois 60602

Re: Rezoning of the property located at 2625-27 N. Talman Ave., Chicago, IL (the "Property")

Dear Zoning Administrator Murphey:

Bethel International Full Gospel Church of Chicago, NFP, an Illinois not-for-profit corporation, is the owner of the above referenced property ("Owner"). Owner has authorized 2625 – 27 N. Talman LLC to file an application to rezone the Property and to take any necessary or desirable actions in connection with said application.

Sincerely,

DocuSigned by:
Soon Ja Kim
By: Soon Ja Kim
Title: 2/19/2025

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

March 12, 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 says 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 75.0 feet north of and parallel to the public alley next north of and parallel to West Logan Boulevard; the public alley next east of and parallel to North Talman Avenue; the public alley next north of and parallel to West Logan Boulevard; and North Talman Avenue

and has the address of 2625 North Talman Avenue, 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 March 12, 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 12th day of March 2025.

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

March 12, 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 March 12, 2025, the undersigned will file an application for a change in zoning from a current RS-3 Residential Single-Unit (Detached House) District to a B2-3 Neighborhood Mixed-Use District as a Mandatory Type 1 Map Amendment on behalf of 2625 – 27 N. Talman LLC (the "Applicant") for the property located at 2625 North Talman Avenue, Chicago, Illinois. The property is bounded by:

> A line 75.0 feet north of and parallel to the public alley next north of and parallel to West Logan Boulevard; the public alley next east of and parallel to North Talman Avenue; the public alley next north of and parallel to West Logan Boulevard; and North Talman Avenue

The subject property is improved with a two-story church building and no parking. The Applicant seeks to redevelop the property by converting the existing two-story building into sixteen residential dwelling units with no parking and 16 bicycle parking spaces. The height of the building is and will remain at 47.0 feet.

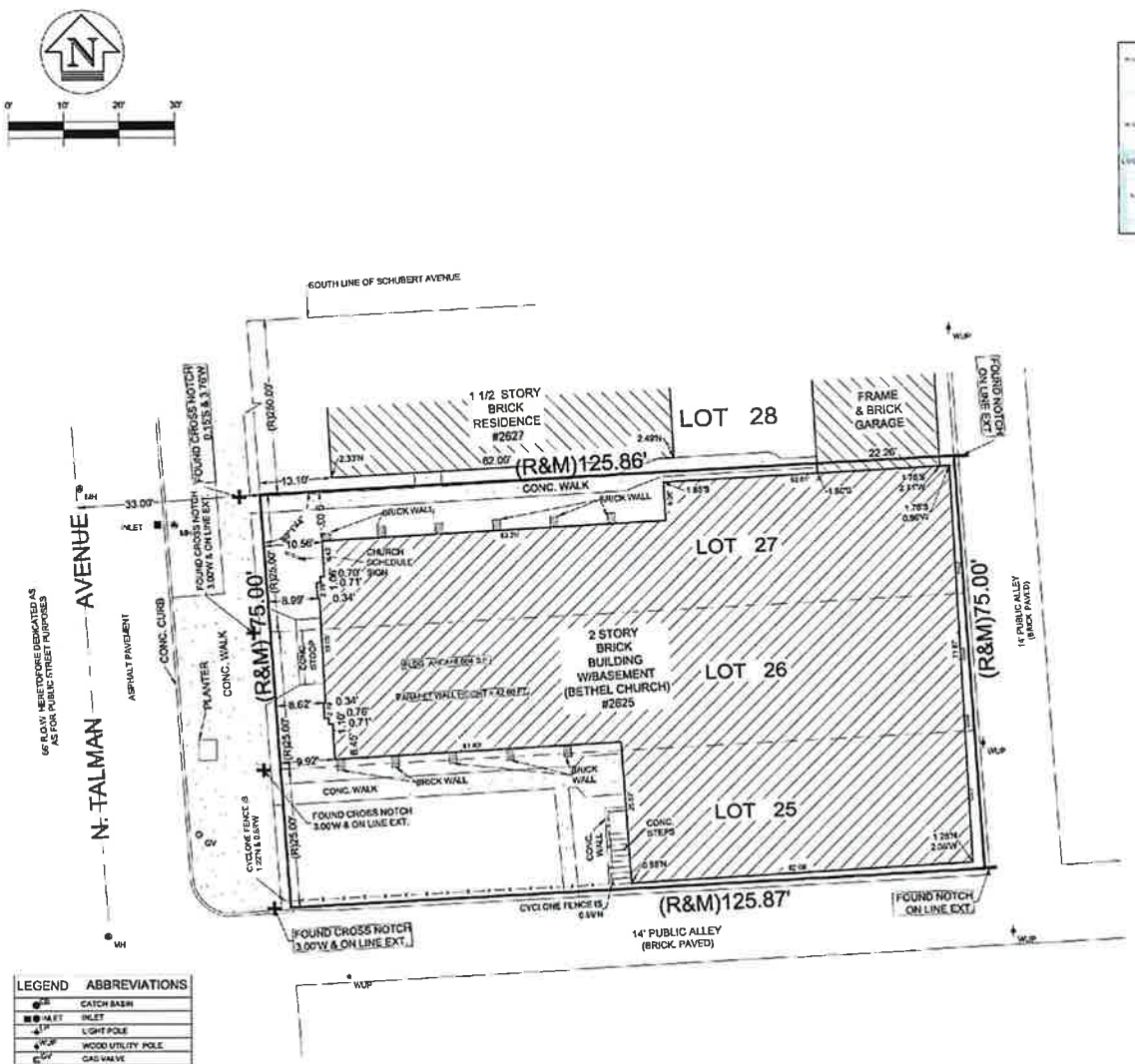
The change in zoning is sought to allow the proposed development. The Applicant also seeks as part of the Mandatory Type 1 rezoning under section 17-13-0303-D an Administrative Adjustment under section 17-13-0303-D to reduce the required off-street parking from sixteen spaces to zero under Section 17-13-1000-EE.

The Applicant is located at 516 N. Ogden Avenue, #137, Chicago, IL 60642. The Owner of the property is Bethel International Full Gospel Church of Chicago, NFP, 2625 N. Talman Avenue, Chicago, IL 60647. 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@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,

Rolando **R. Acosta,** Attorney for the Applicant



LEGEND	ABBREVIATIONS
● CB	CATCH BASIN
■ INLET	INLET
☼ LP	LIGHT POLE
◆ WUP	WOOD UTILITY POLE
GV	GAS VALVE
● MH	MANHOLE

ORDERED BY: EILEEN C. LALLY &ASSOCIATES		
SCALE : 1" = 10'		
DATE :OCTOBER 27, 2023		
FILE No : 2023-31252-3	12/20/24	ALTA/NSPS UPDATE
	DATE	REVISION

LOCATION MAP



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX.: (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

OF

LOTS 25, 26 AND 27 IN BLOCK 11 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST 3/4 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THAT PART THEREOF OCCUPIED BY THE CHICAGO AND NORTHWESTERN RAILROAD) AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS 2626 N. TALMAN AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER: 13 - 28 - 411 - 003 - 0000

AREA = 3,438 SQ. FT. OR 0.218 ACRE

NOTE:
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

NOTES:

- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS N. TALMAN AVENUE AND 16 FEET PUBLIC ALLEY.
- THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT.
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.
- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.
- **ITEM # 6 FROM TABLE A**
  ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED
- **ITEM # 9 FROM TABLE A**
  THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- **ITEM # 10 FROM TABLE A**
  THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).
- **ITEM # 11 FROM TABLE A**
  ALL VISIBLE UTILITIES ARE PLOTTED.
- **ITEM # 16 FROM TABLE A**
  AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.
- **ITEM # 17 FROM TABLE A**
  AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- **ITEM # 18 OF TABLE A**
  THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
- **ITEM # 19 FROM TABLE A**
  RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO : AP2314082
EFFECTIVE DATE: JUNE 24, 2024

ITEMS CORRESPONDING TO SCHEDULE B PART II:

ITEMS 1 - 7.
NOT SURVEY RELATED

ITEM 8.
ADVERSE ENCROACHMENT OF THE FRAME & BRICK GARAGE LOCATED MAINLY ON THE PROPERTY NORTH AND ADJOINING OVER AND UPON THE LAND, A DISTANCE OF 1.60 FEET MORE OR LESS, AS REFERENCED ON SURVEY PREPARED BY UNITED SURVEY SERVICE, LLC, DATED OCTOBER 27, 2023 AS ORDER NUMBER 2023-31252
PLOTTED ON THE DRAWING

ITEM 9.
GRANT OF EASEMENT DATED MAY 6, 1985 AND RECORDED JUNE 6, 1985 AS DOCUMENT NO 93272306 MADE BY AND BETWEEN FOURTH CONGREGATIONAL CHURCH OF CHICAGO AND JUDITH TOWERS, FOURTH CONGREGATIONAL CHURCH OF CHICAGO, AND SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED THEREIN.
NOT PLOTTABLE - DOCUMENT NOT AVAILABLE

ITEM 10.
ENCROACHMENT OF FENCE LOCATED MAINLY ON THE LAND OVER AND ONTO PUBLIC RIGHT OF WAY WEST AND ADJOINING BY A DISTANCE OF 0.89 FEET, AS REFERENCED ON SURVEY PREPARED BY UNITED SURVEY SERVICE, LLC, DATED OCTOBER 27, 2023 AS ORDER NUMBER 2023-31252.
PLOTTED ON THE DRAWING

ITEMS 11.
NOT SURVEY RELATED.

FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031C0415J, WITH A DATE OF IDENTIFICATION OF **AUGUST 19, 2008**, FOR COMMUNITY NUMBER 170074, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

I, ROY G. LAWNICZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- AMAZING CITY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
- CHICAGO TITLE INSURANCE COMPANY

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 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, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 14, 16, 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON DECEMBER 20, 2024

DATE OF PLAT: DECEMBER 24, 2024.

BY: _____

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025