#22529-TI
INTRO DATE
JULY 17, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   3316-18 W. Montrose Avenue, Chicago, IL

2. Ward Number that property is located in: 33

3. APPLICANT Montrose Estate, LLC

   ADDRESS [redacted] CITY [redacted]

   STATE [redacted] ZIP CODE [redacted] PHONE 312-782-1983

   EMAIL fred@sambankslaw.com CONTACT PERSON Frederick E. Agustin

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

   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 Law Offices of Sam Banks, Frederick E. Agustin

   ADDRESS 221 N. LaSalle St., 38th Floor

   CITY Chicago STATE IL ZIP CODE 60601

   PHONE 312-782-1983 FAX 312-782-2433 EMAIL fred@sambankslaw.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? 8/10/21

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

9. Present Zoning District: B3-1 District Proposed Zoning District: B2-3 District

10. Lot size in square feet (or dimensions): 13,593.75 sq. ft.

11. Current Use of the Property: The subject property is vacant.

12. Reason for rezoning the property: Redevelop the subject property with a new 4-story mixed-use building containing commercial space at grade, 25 dwelling units and off-street parking for 17 cars in order to meet the bulk and density of the B2-3 Zoning District.

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 proposed mixed-use building will contain 25 dwellling units and off-street parking for 17 cars since the property is a transportation service location (TSL). The commercial space will contain around 2,720 SF. The mixed-use building will have a height of 65'.

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:** (17-13-1003-EE) The Applicant seeks to increase the off-street parking from 13 to 17.

☒ **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.** (17-13-1101-B) The Applicant seeks to reduce the rear setback for floors containing residential uses from the required 30' to 4'. (17-13-1101-D) The Applicant also seeks to waive the required loading berth.

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 ☐

COUNTY OF COOK
STATE OF ILLINOIS

I, Yuriy Chvyrenko, in my capacity as Manager of Montrose Estate, LLC, being first duly sworn on oath, state that all the above statements and the statements contained in the documents submitted herewith are, to the best of my knowledge, true and correct.

Signature of Applicant

Subscribed and Sworn to before me this 8th day of May, 2024.

OFFICIAL SEAL
Nicholas Ftikas
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires September 28, 2024

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

To whom it may concern:

I, Yuriy Chvyrenko, as Manager and on behalf of Montrose Estate, LLC, the property owner and Applicant concerning the subject property located at 3316-28 W. Montrose, Chicago, IL, authorize the Law Offices of Samuel V.P. Banks to file a Zoning Amendment Application with the City of Chicago for that property.

5-8-24

Yuriy Chvyrenko
Montrose Estate, LLC

Date

FORM OF AFFIDAVIT

Chairman, Committee on Zoning
Room 304 - City Hall
Chicago, IL 60602

To Whom It May Concern:

I, Yuriy Chvyrenko, as Manager and on behalf of Montrose Estate, LLC, understand the Law Offices of Samuel V.P. Banks has filed a sworn affidavit identifying Montrose Estate, LLC, as the current owner and Applicant holding interest in land subject to the proposed zoning amendment for the property identified as 3316-28 W. Montrose, Chicago, IL.

I, Yuriy Chvyrenko, as Manager and on behalf of Montrose Estate, LLC, being first duly sworn under oath, depose and say that Montrose Estate, LLC, holds that interest for itself and no other person, association, or shareholder.

5-8-24

Yuriy Chvyrenko
Montrose Estate, LLC

Date

Subscribed and Sworn to before me
this 8th day of May, 2024.

Notary Public

OFFICIAL SEAL
Nicholas Ftikas
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires September 28, 2024

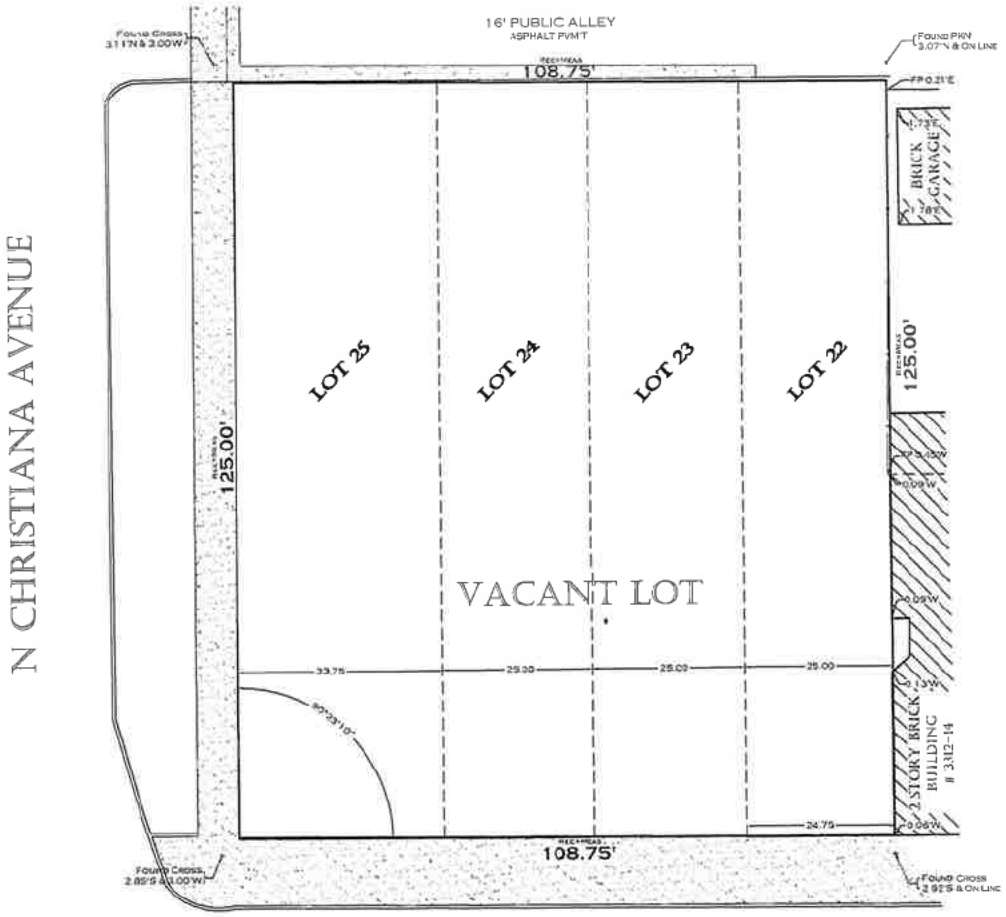
R&R SurveyorS, LTD.
CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412 MAUCH CHUNK, IL 60064
TEL: (773) 450-9321 FAX: 773) 456-2117
ACCURATEA@ATT.NET

PLAT OF SURVEY

SCALE: 1"= 20'

LOTS 22, 23, 24 AND 25 IN BLOCK 3 IN NORTHWEST LAND ASSOCATION SUBDIVISION OF SOUTH 665.6 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3316-3328 W MONTROSE AVENUE, CHICAGO, IL 60618.



NOTE:
-DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FARENHEIT.
-THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER A FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED
-DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING
-COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES
-REFER TO DEED, TITLE POLICY, AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS

ORDER#: 21-6561
DATE: 5/14/2024
ORDERED BY: YURIY SOFEGO,INC

ROY G. LAWNICZAK
35-002296
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CHICAGO, IL

STATE OF ILLINOIS }ss
COUNTY OF MCHENRY }
I, ROY S. LAWNICZAK,
DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CARY, ILLINOIS May/14/2024

BY: Roy S Lawniczak
ROY S. LAWNICZAK, ILLINOIS LAND SURVEYOR NO. 3356

Written Notice, Form of Affidavit: Section 17-13-0107
July 1, 2024

Acting Chairperson
Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Frederick E. Agustin**, 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 Zoning Code of the City of Chicago, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the Applicant, and on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **3316-18 W. Montrose Avenue, Chicago, IL**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **July 17, 2024.**

That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

Law Offices of Samuel V.P. Banks

By: _____
Frederick E. Agustin
Attorney for Applicant

Subscribed and Sworn to before me
this 1 day of July, 2024.

Francesca Puleo
Notary Public

OFFICIAL SEAL
Francesca Puleo
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Sept 23, 2024

Via USPS First Class Mail **PUBLIC NOTICE**
July 17, 2024

Dear Sir or Madam:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about July 17, 2024, I, the undersigned, intend to file an application for a change in zoning from the B3-1 Community Shopping District to the B2-3 Neighborhood Mixed-Use District, on behalf of the Applicant and Owner, Montrose Estate , LLC (the "Applicant/Owner") at **3316-18 W. Montrose Avenue, Chicago, IL**.

The Applicant/Owner is proposing to redevelop the property with a new 4-story mixed use building containing commercial space, twenty-five (25) units above and off-street parking for seventeen (17) cars. The proposed building will have a height measuring 65'. Pursuant to Section 17-13-0303-D, Optional Administrative Adjustment and Variation, as well as Sections 17-13-1101-B and 17-13-1101-D of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear setback from the required 30' to 4" and waive the required loading berth. Further, pursuant to section 17-13-0303-EE, the Applicant is seeking an Administrative Adjustment to increase the required off-street parking spaces from 13 to 17.

The Applicant/Owner is located at [redacted]

I am the attorney for the Applicant and Property Owner, and I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,

Law Offices of Samuel V.P. Banks

Frederick E. Agustin
Attorney for the Applicant

***Please note the Applicant is <u>NOT</u> seeking to purchase or rezone your property.**

***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**