CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   2743 North Greenview Avenue

2. Ward Number that property is located in: 32

3. APPLICANT Tzadik LLC - 2743 N. Greenview Series

   ADDRESS 161 E. Chicago Ave., Unit 36A CITY Chicago

   STATE IL ZIP CODE 60611 PHONE 312-327-3350

   EMAIL michael@acostaezgur.com CONTACT PERSON Michael Ezgur

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 Acosta Ezgur, LLC – Michael Ezgur

   ADDRESS 1030 W. Chicago Ave.

   CITY Chicago STATE IL ZIP CODE 60642

   PHONE 312-327-3350 FAX EMAIL michael@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: Brandon Edwards, Milan Rubenstein, and Mark Aistrope

7. On what date did the owner acquire legal title to the subject property? March 2022

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

9. Present Zoning District: M2-2 Proposed Zoning District: RT-4

10. Lot size in square feet (or dimensions): 3,079.25

11. Current Use of the Property: The property is a three-story single-family residence with a rear yard garage.

12. Reason for rezoning the property: To construct a new, three-story residential building with three dwelling units and three-car garage.

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 construct a three-story residential building with three units, three automobile parking spaces, and three bicycle parking spaces. The zoning height of the building will be 37' 9".

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.** Seeking all relief necessary, 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 ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Tzadik LLC - 2743 N. Greenview Series , 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: Milan Rubenstein, Manager of Applicant

Subscribed and Sworn to before me this
30 day of May , 2025

Notary Public

OFFICIAL SEAL
IRYNA BILYK
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 0974820
My Commission Expires July 07, 2027

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

June 18, 2025

Honorable Walter Burnett
Chairman, Committee on Zoning
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Michael Ezgur, 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 156.57 feet south of and parallel to West Diversey Parkway; the public alley next east of and parallel to North Greenview Avenue; a line 181.57 feet south of and parallel to West Diversey Parkway; and North Greenview Avenue

and has the address of 2743 North Greenview Avenue.

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 June 18, 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: Michael Ezgur

Subscribed and sworn to before me this June 18, 2025.

Estela Richards
Notary Public

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

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

June 18, 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 June 18, 2025, the undersigned will file an application for a change in zoning from a M2-2 Light Industry District to a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District as a mandatory Type 1 Map Amendment on behalf of Tzadik LLC - 2743 N. Greenview Series (the "Applicant"), for the property located 2743 North Greenview Avenue. The property is bounded by:

> a line 156.57 feet south of and parallel to West Diversey Parkway; the public alley next east of and parallel to North Greenview Avenue; a line 181.57 feet south of and parallel to West Diversey Parkway; and North Greenview Avenue

The subject property is improved with a three-story single-family residence, wood deck, and detached rear yard garage. The Applicant proposes to demolish the exiting improvements and construct a three-story residential building with three units, three automobile parking spaces, and three bicycle parking spaces. The zoning height of the building will be 37' 9". The Applicant is filing a Type 1 rezoning application and as part of that application also seeks all relief as needed, as allowed by the Chicago Zoning Code for the attached plans, including: 1) a variation under section 17-13-1101-B to reduce the rear yard setback from 39.05 feet to two feet to allow a three car garage over 480 square feet; 2) a variation to under section 17-13-1101-B to reduce the north side setback from three feet to zero feet; 3) a variation to reduce the south side setback from two feet to zero feet; 3) a variation under sections 17-13-1003-K and 17-13-1101-A to reduce the required rear-yard open space from 200.15 square feet to zero—224.70 square feet of rear-yard open space will still be provided.

The Property is owned by Tzadik LLC - 2743 N. Greenview Series, located at 161 E. Chicago Ave., Unit 36A, Chicago, IL 60611. The owner is also the Applicant. The contact person for this application is Michael Ezgur, 1030 W. Chicago Ave., 3rd Floor, Chicago, IL 60642. Any questions regarding this notice may be directed to Michael Ezgur at 312-327-3350 and at michael@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 to be rezoned.

Sincerely,



Michael Ezgur
Attorney for Applicant

7100 N. TRIPP AVENUE
LINCOLNWOOD, IL. 60712

NORTH

MM SURVEYING CO., INC.

PHONE:(773)282-5900
FAX: (773)282-9424
info@mmsurveyingchicago.com

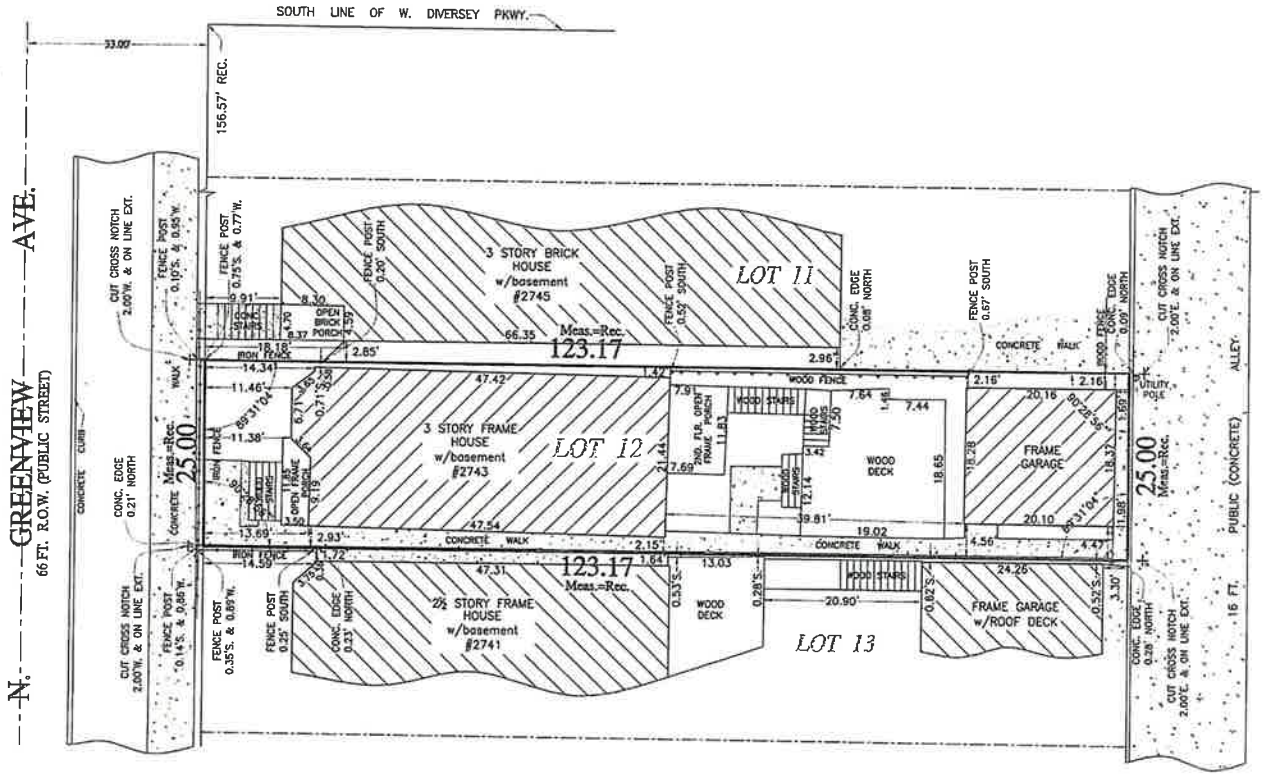
PROFESSIONAL DESIGN FIRM No. 184-003233

PLAT OF SURVEY

OF

LOT 12 IN THE SUBDIVISION OF LOT 1 IN LEMBEKE'S SUBDIVISION OF LOT 5 OF BLOCK 45 OF SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 3,079 sq. ft. = 0.071 acre, more or less
COMMONLY KNOWN AS: 2743 N. GREENVIEW AVE., CHICAGO, IL. 60614





ORDER NO. 104084
SCALE: 1 INCH= 16 FEET
FIELDWORK COMPLETION DATE: 09 FEBRUARY 2022
ORDERED BY: ROETZEL & ANDRESS
DRAWN BY: E.D.M.

NOTES:
*COPY OF CURRENT TITLE INSURANCE POLICY NOT PROVIDED TO SURVEYOR
*THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
*FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.
*LEGAL DESCRIPTIONS NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.
*ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

State of Illinois
ss
County of Cook

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature: Z. Domozych

Date: FEBRUARY 10, 2022

REG. ILL. Land Surveyor No. 35-3758
LIC. EXP. NOVEMBER 30, 2022