#22618-T1
INTRO DATE
DEC 2, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1858 West Grand Avenue

2. Ward Number that property is located in: 36

3. APPLICANT NCA Properties, LLC

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE 312-636-6937

EMAIL rolando@acostaezgur.com CONTACT PERSON Rolando R. Acosta

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 Rolando R. Acosta

ADDRESS 1030 West Chicago Ave., 3rd FL

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: Peter Nicholas

7. On what date did the owner acquire legal title to the subject property? 6/2010

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

9. Present Zoning District: M1-2 Proposed Zoning District: B3-2

10. Lot size in square feet (or dimensions): 2,373 sq. ft.

11. Current Use of the Property: two-story residential building with a partial one-story rear addition with a second floor office and a ground floor vacant commercial space, with no parking.

12. Reason for rezoning the property: To authorize use of the ground floor commercial space as a small venue

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 partial two-story and partial one-story building with a commercial space in the front of the ground floor containing 1,017 square feet and the balance of the building being used for an architectural office. The property has no parking and none is proposed. The Applicant seeks to rezone the property to allow the existing commercial space in the front of the ground floor to be used for an Indoor Event Venue with a capacity not to exceed 80 individuals. The venue will be used only for private events with no liquor sales, live music, or DJs permitted. The building's height is and will remain at 30.40 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:** To reduce the required parking from eight spaces to zero under Section 17-13-1003-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.cityofchicago.org/ARO for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Peter Nicholas, 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

Subscribed and Sworn to before me this 13th day of November, 2024.

Notary Public

CHRISTINA KRAWCZAK
Official Seal
Notary Public - State of Illinois
My Commission Expires May 24, 2026

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
PROFESSIONAL DESIGN FIRM NO. 184-003023

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PLAT OF SURVEY

OF

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

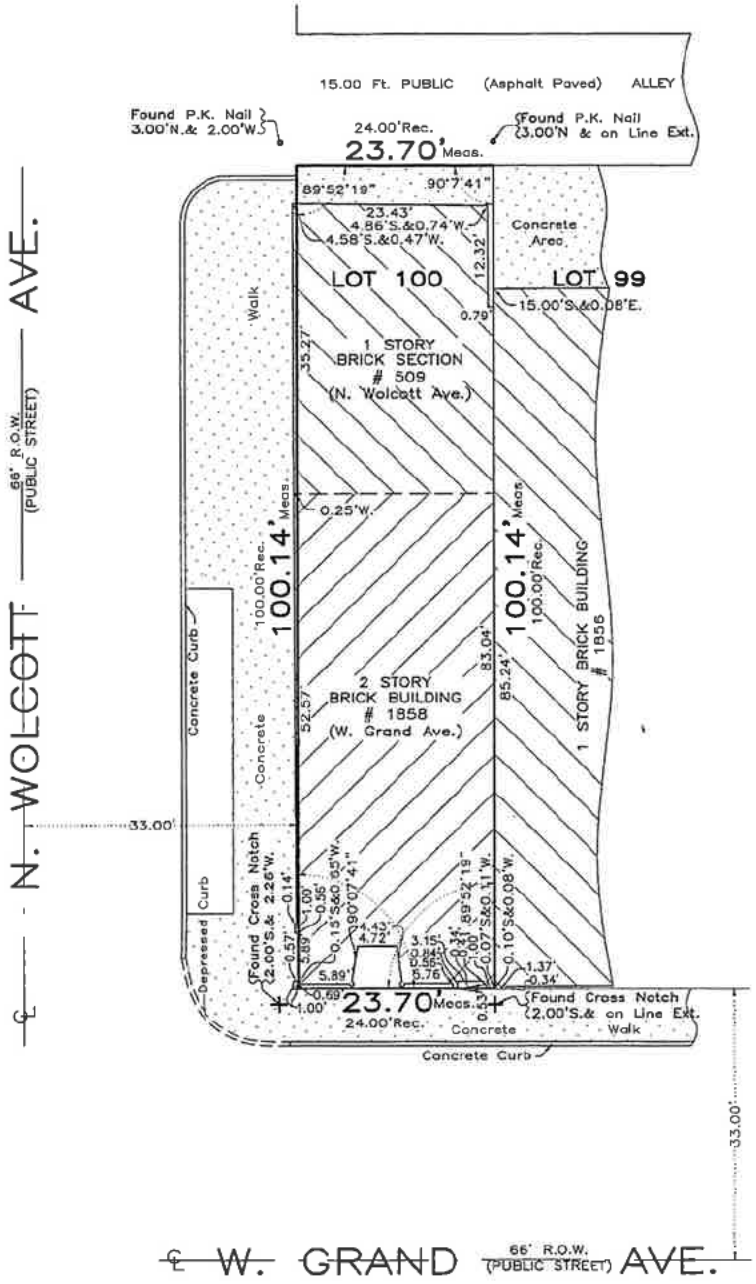
NORTH

GRAPHIC SCALE
0 15
(IN FEET)
1 inch = 15 ft.

LOT 100 IN C. J. HULLS SUBDIVISION OF BLOCK 19 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 2,373 SQ. FT. = 0.054 ACRE.

COMMONLY KNOWN AS: 1858 WEST GRAND AVENUE, CHICAGO, ILLINOIS.



NOTE:
COPY OF TITLE INSURANCE POLICY NOT PROVIDED TO SURVEYOR.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 24-103269
Scale: 1 inch = 15 feet.
Date of Field Work: October 4, 2024.
Ordered by: NICHOLAS DESIGN COLLABORATIVE

PROFESSIONAL LAND SURVEYOR
HYLTON E. DONALDSON
035-002819
LINCOLNWOOD ILLINOIS
STATE OF ILLINOIS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook S.S.

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: October 8, 2024.

Hylton E. Donaldson
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024.
Drawn by: JR

ACOSTA EZGUR, LLC
1030 West Chicago Avenue Third Floor ▪ Chicago Illinois 60642 ▪ 312-827-3350 o ▪ 312-327-3315 f

December 2, 2024

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 say 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:

> the public alley next north of and parallel to West Grand Avenue; a line 24.00 feet east of and parallel to North Wolcott Avenue; West Grand Avenue; and North Wolcott Avenue.

and has the address of 1858 West Grand 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 December 2, 2024.

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: Rolando R. Acosta

Subscribed and sworn to before me this 2nd day of December 2024.

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

December 2, 2024

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 December 2, 2024, the undersigned will file an application for a change in zoning from an M1-2 Limited Manufacturing/Business Park District to a B3-2 Community Shopping District on behalf of NCA Properties, LLC (the "Applicant") for the property located at 1858 West Grand Avenue, Chicago, IL. The property is bounded by:

> the public alley next north of and parallel to West Grand Avenue; a line 24.00 feet east of and parallel to North Wolcott Avenue; West Grand Avenue; and North Wolcott Avenue

The property is improved with a partial two-story and partial one-story building with a commercial space in the front of the ground floor containing 1,017 square feet and the balance of the building being used for an architectural office. The property has no parking, and none is proposed. The Applicant seeks to rezone the property to allow the existing commercial space in the front of the ground floor to be used for an Indoor Event Venue with a capacity not to exceed 80 individuals. The venue will be used only for private events with no liquor sales, live music, or DJs permitted. The building's height is and will remain at 30.40 feet. The B3-2 is sought as a Mandatory Type 1 Map Amendment to authorize the Applicant to seek a Special Use for the proposed Indoor Event Venue and the reduce, based on the Transit-Served Location provisions of the Zoning Ordinance, the required parking from the eight spaces to zero. The proposed Type 1 Map Amendment limits development on the property to that shown in the included drawings, which effectively limits it to the existing building. The height of the existing building is and will remain at 30.40 feet.

The Applicant is located at [redacted] The Applicant is the owner of the property. 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 to be rezoned.

Sincerely,

Rolando R. Acosta, Attorney for the Applicant