#22463-T1
INTRO DATE
MAY 22, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

7325 - 31 North Honore Street

2. Ward Number that property is located in: 49

3. APPLICANT Honore Homes 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: Mike Kaplun and Yuri Kaplun

7. On what date did the owner acquire legal title to the subject property? 8/2021

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

9. Present Zoning District: RT-4 Proposed Zoning District: RM-6

10. Lot size in square feet (or dimensions): 10,295.02 sq. ft.

11. Current Use of the Property: three-story residential building with 26 residential units and no parking spaces

12. Reason for rezoning the property: To authorize addition of 4 dwelling units in the existing building's lower level.

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 building containing 26 residential dwelling units and no parking. The Applicant seeks to rezone the property to allow addition of 4 residential dwelling units in the ~~lower level of the existing building for a total of 30 residential dwelling units. No exterior construction or additions are~~ proposed. No parking will be added. The height of the building is and will remain at 40.00 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:** Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D: 1) an Administrative Adjustment reducing the required off-street parking spaces from 4 spaces to zero as authorized for transit-served locations under Section 17-13-1003-EE; and 2) an Administrative Adjustment authorizing alternative compliance with the required on-site open space by allowing the existing courtyard containing 2,141.58 sq. ft. to serve as an alternative off-setting the required 144 sq. ft. of on-site open space as authorized under Section 17-13-1003-W

☐ **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

Mike Kaplun, 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
Mike Kaplun, Manager

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

Notary Public

OFFICIAL SEAL
AL KAPLUN
Notary Public, State of Illinois
Commission No. 0979161
My Commission Expires
October 05, 2027

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

ENGINEERING SURVEY
TOPOGRAPHY
BOUNDARY
ALTA & MORTGAGE
CONDOMINIUM

HYLTON E. DONALDSON
PROFESSIONAL LAND SURVEYOR
10848 SOUTH HALSTED STREET, CHICAGO, ILLINOIS 60628
TEL. 773 253-8539 CELL.: 708 785-1985 FAX: 773 253-8271
www.hyltondonaldson.com e-mail: hdonaldsonassoc@gmail.com

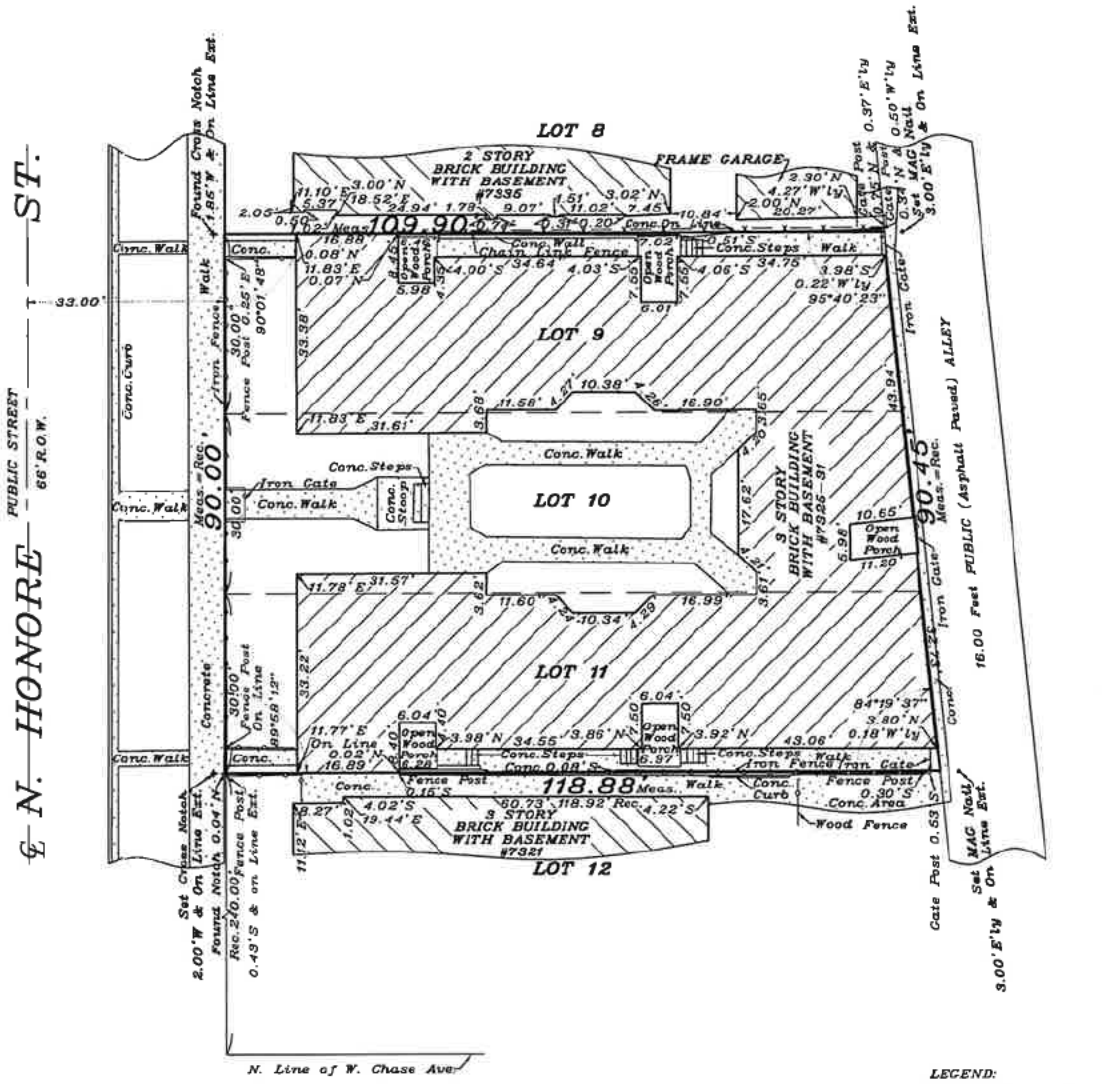
PLAT OF SURVEY

OF

LOTS 9, 10 AND 11 IN S. ROGERS TOUHY'S ROGERS AVENUE AND CLAYTON COURT SUBDIVISION OF PART OF BLOCK 1 AS LAID OUT IN TOUHY'S ADDITION TO ROGERS PARK IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 10,295.02 SQ.FT. = 0.2363 ACRE.

COMMONLY KNOWN AS: 7325-31 NORTH HONORE STREET, CHICAGO, ILLINOIS.



LEGEND:

Meas.- Measured
Rec.- Record
Utility Pole

NO TITLE INSURANCE POLICY PROVIDED FOR SURVEYOR.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 2024-4321

Scale: 1 inch = 20 feet.

Date of Completion of Field Work: April 25, 2024

Ordered by: Ridge Creek Partners LLC

HYLTON E. DONALDSON 035-002819 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GARY, INDIANA

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

STATE OF INDIANA)
COUNTY OF LAKE) S.S.

I, HYLTON E. DONALDSON, HEREBY CERTIFY THAT ON THE DATE SHOWN I MADE A SURVEY OF THE HEREIN DESCRIBED PROPERTY AND, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

Date: May 1, 2024

Hylton E. Donaldson

Hylton E. Donaldson, Professional Land Surveyor No. 035-002819, State of Illinois
My License Expires on November 30, 2024.

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

May 22, 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:

> A line 330.00 feet north of and parallel to West Chase Avenue; the public alley next east of North Honore Street; a line 240.00 feet north of and parallel to West Chase Avenue; and North Honore Street

and has the address of 7325 – 31 North Honore Street, 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 May 22, 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 22nd day of May 2024.

Notary Public

Official Seal
Estela Richards
Notary Public State of Illinois
My Commission Expires 04/06/2025

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

May 22, 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 May 22, 2024, the undersigned will file an application for a change in zoning from an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to an RM-6 Residential Multi-Unit District as a Mandatory Type 1 Map Amendment on behalf of Honore Homes LLC (the "Applicant") for the property located at 7325 – 31 North Honore Street, Chicago, IL. The property is bounded by:

> A line 330.00 feet north of and parallel to West Chase Avenue; the public alley next east of North Honore Street; a line 240.00 feet north of and parallel to West Chase Avenue; and North Honore Street

The property is improved with a three-story building containing 26 residential dwelling units and no parking. The Applicant seeks to rezone the property to allow addition of 4 residential dwelling units in the lower level of the existing building for a total of 30 residential dwelling units. No exterior construction or additions are proposed. No parking will be added. The height of the building is and will remain at 40.00 feet. The Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D: 1) an Administrative Adjustment reducing the required off-street parking spaces from 4 spaces to zero as authorized for transit-served locations under Section 17-13-1003-EE; and 2) a Administrative Adjustment authorizing alternative compliance with the required on-site open space by allowing the existing courtyard containing 2,141.58 sq. ft. to serve as an alternative off-setting the required 144 sq. ft. of on-site open space as authorized under Section 17-13-1003-W.

The Applicant is located at [redacted] 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