#22507
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:

   3800 South Kedzie Avenue

2. Ward Number that property is located in: 12

3. APPLICANT NICOLEBRO LLC

   ADDRESS [redacted] CITY [redacted]

   STATE [redacted] ZIP CODE [redacted] PHONE 872-215-2076

   EMAIL ximena@acostaezgur.com CONTACT PERSON Ximena Castro

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 Ximena Castro- Acosta Ezgur, LLC

   ADDRESS 1030 West Chicago Avenue, 3rd Floor

   CITY Chicago STATE Illinois ZIP CODE 60642

   PHONE 872-215-2076 FAX EMAIL ximena@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: Jaesung Lim

7. On what date did the owner acquire legal title to the subject property? 7/20/2022

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

9. Present Zoning District: B3-1 Proposed Zoning District: B3-2

10. Lot size in square feet (or dimensions): 3,000 square feet

11. Current Use of the Property: two-story mixed use building with ground floor commercial. above ground residential, and no parking.

12. Reason for rezoning the property: to meet the bulk and desnity standards of the B3 zoning district to allow four office spaces on the ground floor, and to convert from one to two residential units on the second-floor

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 mixed building with one commercial unit on the ground-floor that is approximately 2,940 square feet, one dwelling unit on the second floor, and no parking. The Applicant would like to renovate the existing building and build four office spaces on the ground-floor that will total 2,940 sqaure feet and add one additional dwelling unit on the second floor for a total of two dwelling units on the property. No parking is required and none will be provided.

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.**

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

Jaesung Lim, the manager of
NICOLEBRO LLC, 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.

X _____
Signature of Applicant
By: Jaesung Lim
Manager of NICOLEBRO LLC

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

_____
Notary Public

"OFFICIAL SEAL"
CAN CUI
Notary Public - State of Illinois
My Commission Expires October 05, 2026

For Office Use Only

Date of Introduction: _____

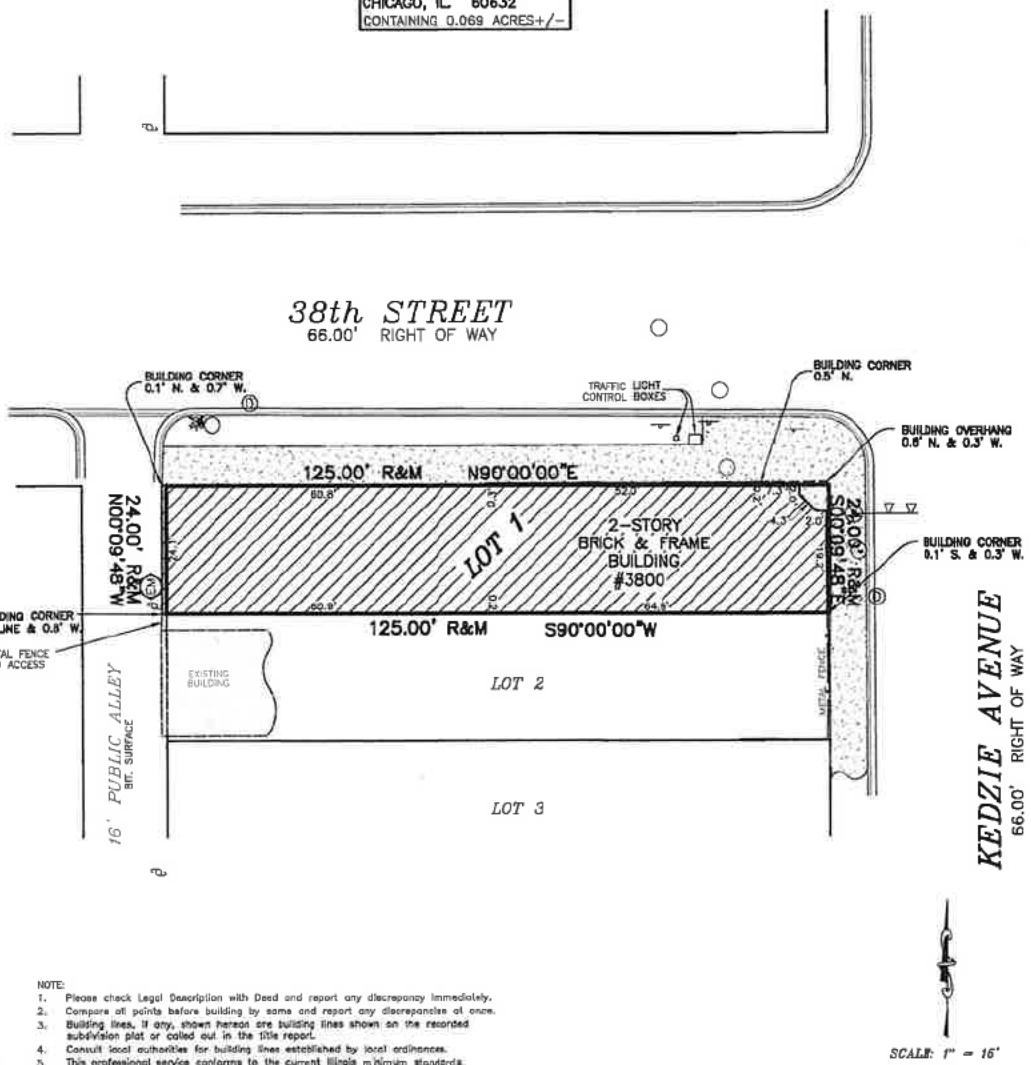
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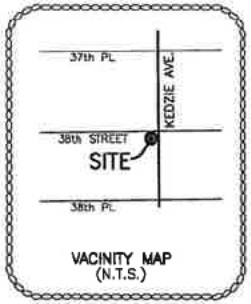
Ward: _____

ALTA/NSPS Land Title Survey

LOT ONE (1) IN SUB BLOCK ONE (1) IN ADAMS SMITHS SUBDIVISION OF BLOCK 10 IN J. H. REES SUBDIVISION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 36, AND THAT PART OF THE SOUTH EAST 1/4 OF SECTION 35 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 16-35-410-038
3800 SOUTH KEDZIE
CHICAGO, IL 60632
CONTAINING 0.069 ACRES+/-





VACINITY MAP
(N.T.S.)

SYMBOL LEGEND

- SIGN
- FIRE HYDRANT
- STORM STRUCTURE
- STRUCTURE (UNKNOWN)
- LIGHT POLE
- TRAFFIC SIGNAL
- CONCRETE SURFACE
- UTILITY POLE
- ELECTRIC METER

SURVEYORS NOTES:

1. THIS SURVEY WAS PERFORMED WITH REFERENCE TO COMMITMENT ORDER NO. 22GST281258LZ, WITH DATE OF KUNE 29, 2022.
2. UTILITIES SHOWN HEREON WERE LOCATED AT THE SURFACE.
3. MANHOLES, INLETS, AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATIONS OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH THE SITE. THE LABELING OF THESE UTILITIES IS BASED SOLELY ON THE STAMPED MARKINGS UPON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OF OR EXISTANCE OF UNDERGROUND UTILITIES.
4. ONLY THE IMPROVEMENTS, WHICH WERE VISIBLE FROM ABOVE THE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE, ARE SHOWN HEREON. UNDERGROUND VAULTS, IF ANY ARE NOT SHOWN HEREON. NO UNDERGROUND UTILITIES OR DRAIN TILES, IF ANY ARE SHOWN HEREON.
5. CALL J.U.L.I.E. AT (800) 892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.

STATE OF ILLINOIS
VYDAS Z. REKASIUS
035-003210
LAKE ZURICH
ILLINOIS
PROFESSIONAL LAND SURVEYOR

To: CHICAGO TITLE INSURANCE COMPANY
Nicolebro, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items: 2,4,7(a), and 8 of Table A thereof. The fieldwork was completed on July 21, 2022.

Date of Plat or Map: 7/22/2022

Vydas Z. Rekasius Registration No. 035-003210

License Renewal Date : 11/30/2022
TERRA TECHNOLOGY LAND SURVEYING, INC.
DESIGN FIRM NO. 184-004638 RENEWAL DATE: 4/30/23

NOTE:
1. Please check Legal Description with Deed and report any discrepancy immediately.
2. Compare all points before building by same and report any discrepancies at once.
3. Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat or called out in the title report.
4. Consult local authorities for building lines established by local ordinances.
5. This professional service conforms to the current Illinois minimum standards for a boundary survey.

SCALE: 1" = 16'

TERRA TECHNOLOGY LAND SURVEYING, INC.
24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
PHONE: (847) 540-8606 E-MAIL: TTLS.1@SBCGLOBAL.NET

JOB NO.: 22-0027 SURVEY DATE : 7/21/2022
DRAWING FILE : DATA/22/0027/SITE.DWG

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

July 17, 2024

Acting Chairman Lawson
Chairman, Committee on Zoning, Landmarks, and Building Standards
City Hall
Chicago, Illinois 60602

The undersigned, Ximena Castro, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she 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:

> West 38th Street; South Kedzie Avenue; a line 24.0 feet south of and parallel to West 38th Street; and the alley next west of and parallel to South Kedzie Avenue.

and has the address of 3800 South Kedzie Avenue, Chicago, Illinois 60632.

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 July 17th, 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: Ximena Castro

Subscribed and sworn to before me this July 17th, 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

July 17, 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 July 17, 2024, the undersigned will file an application for a change in zoning from an B3-1 Community Shopping District to a B3-2 Community Shopping District on behalf of NICOLEBRO LLC (the "Applicant") for the property located at 3800 South Kedzie Avenue, Chicago, Illinois 60632. The property is bounded by:

> West 38th Street; South Kedzie Avenue; a line 24.0 feet south of and parallel to West 38th Street; and the alley next west of and parallel to South Kedzie Avenue.

The subject property is improved with a two-story mixed building with one commercial unit on the ground-floor, one dwelling unit on the second-floor, and no parking. The Applicant would like to renovate the existing building and build four office spaces on the ground-floor and add one additional dwelling unit on the second-floor for a total of two dwelling units on the property. No parking is required, and none will be provided.

The Applicant is located at [redacted] The Applicant is the owner of the property. The contact person for this application is Ximena Castro, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Ximena Castro at 872-215-2076 and at ximena@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 250.00 feet of the property to be rezoned.

Sincerely,

Ximena Castro
Zoning Attorney for the Applicant