#22625-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:

   1900 West 17th Street

2. Ward Number that property is located in: 25

3. APPLICANT 1900 W 17TH STREET LLC

   ADDRESS 5901 North Cicero Avenue, Suite 303 CITY Chicago

   STATE Illinois ZIP CODE 60646 PHONE 872-215-2076

   EMAIL ximena@acostaezgur.com CONTACT PERSON Ximena Castro

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 Same as above

   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: Cloud Property Management LLC

7. On what date did the owner acquire legal title to the subject property? 8/8/2018

8. Has the present owner previously rezoned this property? If yes, when? Yes, 1/15/2020

9. Present Zoning District: B2-3 Proposed Zoning District: B2-5

10. Lot size in square feet (or dimensions): 3,277.62 square feet

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

12. Reason for rezoning the property: to add a fourth floor and three more units for a total of 14 units to the building, reduce required setbacks, and reduce ETOD required parking

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 rezone the property to add a fourth floor to the building to allow the addition of three more units to the building for a total of 14 units on the property. Three bicycle spaces will be provided. No parking will be added. The Applicant will also file a Type-1 application under 17-13-0300 to reduce parking and the rear yard setback.

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:** 17-10-0102-B and 17-13-1003-EE : reduce any required parking from two to zero under the Equitable Transit Served Location guidelines

☒ **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 and 17-3-0405-A: reduce the rear yard setback of the proposed fourth floor to the existing rear yard setback of 16'-4".

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

1900 W 17TH STREET 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.

Signature of Applicant
By: Teofil Scorte,
Manager

Subscribed and Sworn to before me this _____ day of _____, 20_____.

Notary Public

Official Seal
Rahela Tap
Notary Public State of Illinois
My Commission Expires 2/3/2025

For Office Use Only

Date of Introduction: _____

File Number: _____

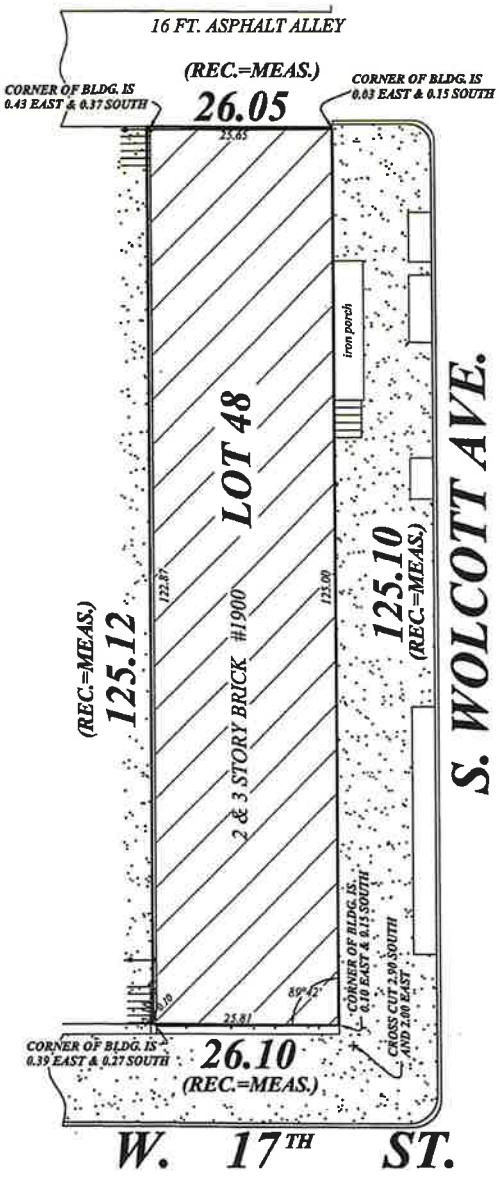
Ward: _____

PLAT OF SURVEY

DESCRIBED AS :

LOT 48 IN THE NEWBERRY ESTATE SUBDIVISION OF BLOCK 36 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTHH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 3262.2 SQ. FT.



LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E. FR. P. - ENCLOSED FRAME PORCH
- O. FR. P. - OPEN FRAME PORCH
- SIDE BOUNDARY LINE
- EASEMENT LINE
- BLDG. SETBACK LINE
- ℄ - CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE : 1" = 16'

ORDERED : RAHELA TAP

JOB NO : 241106T

FIELDWORK COMPLETION DATE : NOV. 5TH 2024

MUNICIPALITY : CHICAGO

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

STATE OF ILLINOIS
COUNTY OF COOK SS

SIGNATURE DATE: NOVEMBER 6TH 2024

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2024
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASURMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS.

ANDRZEJ MURZANSKI 35-3258 REGISTERED LAND SURVEYOR STATE OF ILLINOIS ILLINOIS

ANDRZEJ MURZANSKI
LAND SURVEYORS, INC

240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE : 847-486-8731

amurzanski@outlook.com

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

December 2, 2024

Honorable Walter Burnett
Chairman, Committee on Zoning
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:

> the public alley north of and parallel to West 17th Street; South Wolcott Avenue; West 17th Street; and a line 26.2 feet west of and parallel to South Wolcott Avenue.

and has the address of 1900 West 17th Street, Chicago, IL 60608.

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: Ximena Castro

Subscribed and sworn to before me this December 2, 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

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 a B2-3 Neighborhood Mixed-Use District to a B2-5 Neighborhood Mixed-Use District on behalf of 1900 W 17TH STREET LLC (the "Applicant") for the property located at 1900 West 17th Street, Chicago, Illinois 60608. The property is bounded by:

> the public alley north of and parallel to West 17th Street; South Wolcott Avenue; West 17th Street; and a line 26.2 feet west of and parallel to South Wolcott Avenue.

The subject property is improved with a three-story building that virtually sits on all property lines and includes 11 dwelling units and zero parking. The third floor has a rear yard setback of 16'-4". The Applicant proposes to add a fourth floor and three additional units for a total of 14 dwelling units on the property. The fourth floor will follow the wall lines of the third floor and have the same rear yard setback of 16'-4". The height of the building will be 44'-6". Three bicycle spaces are proposed. No parking will be added.

The Applicant seeks to rezone the property to allow the proposed improvements and also is filing a Type 1 rezoning application pursuant to Section 17-13-0300 to 1) seek an administrative adjustment reduce parking from two to zero under section 17-10-0102-B and 17-13-1003-EE for properties located in Equitable Transit Served Locations and 2) to obtain a variation under section 17-13-1101-B to reduce the rear yard setback under section 17-3-0405-A for the proposed fourth floor from 30.0' to the existing 16'-4".

The Applicant is located at 5901 North Cicero Avenue, Suite 303, Chicago, Illinois 60646. 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