#22574
INTRO DATE
OCT 9, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   1220 West Jackson Boulevard

2. Ward Number that property is located in: 27

3. APPLICANT MZ West Loop, LLC

   ADDRESS 400 Skokie Blvd., Suite 580 CITY Northbrook

   STATE IL ZIP CODE 60062 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 Michael Ezgur - Acosta Ezgur, LLC

   ADDRESS 1030 W. Chicago Ave., 3rd FL

   CITY Chicago STATE IL ZIP CODE 60642

   PHONE 312-327-3350 FAX 312-327-3315 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: See attached Economic Disclosure Statements

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

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

9. Present Zoning District: RBPD 1408 Proposed Zoning District: RBPD 1408, as Amended

10. Lot size in square feet (or dimensions): 21,640 square feet

11. Current Use of the Property: residential apartment building

12. Reason for rezoning the property: to add 10 residential units to the property

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): Applicant proposes an interior remodeling to convert the existing, vacant, ground-floor commercial space into 10 additional residential dwelling units. Applicant will also add 10 additional bicycle parking spaces. There are no other changes proposed to the existing building, which currently contains 28 automobile parking spaces, 166 bicycle parking spaces, and a maximum height of 125 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:** _____

☐ **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

Brad Zaransky, 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: Brad Zaransky, Manager of Manager
MZ West Loop, LLC

Subscribed and Sworn to before me this
20TH day of SEPT, 2024.

Notary Public

KATHLEEN M. WALSH
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
June 16, 2025

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

P I N 17-17-113-040
17-17-113-047
17-17-113-049

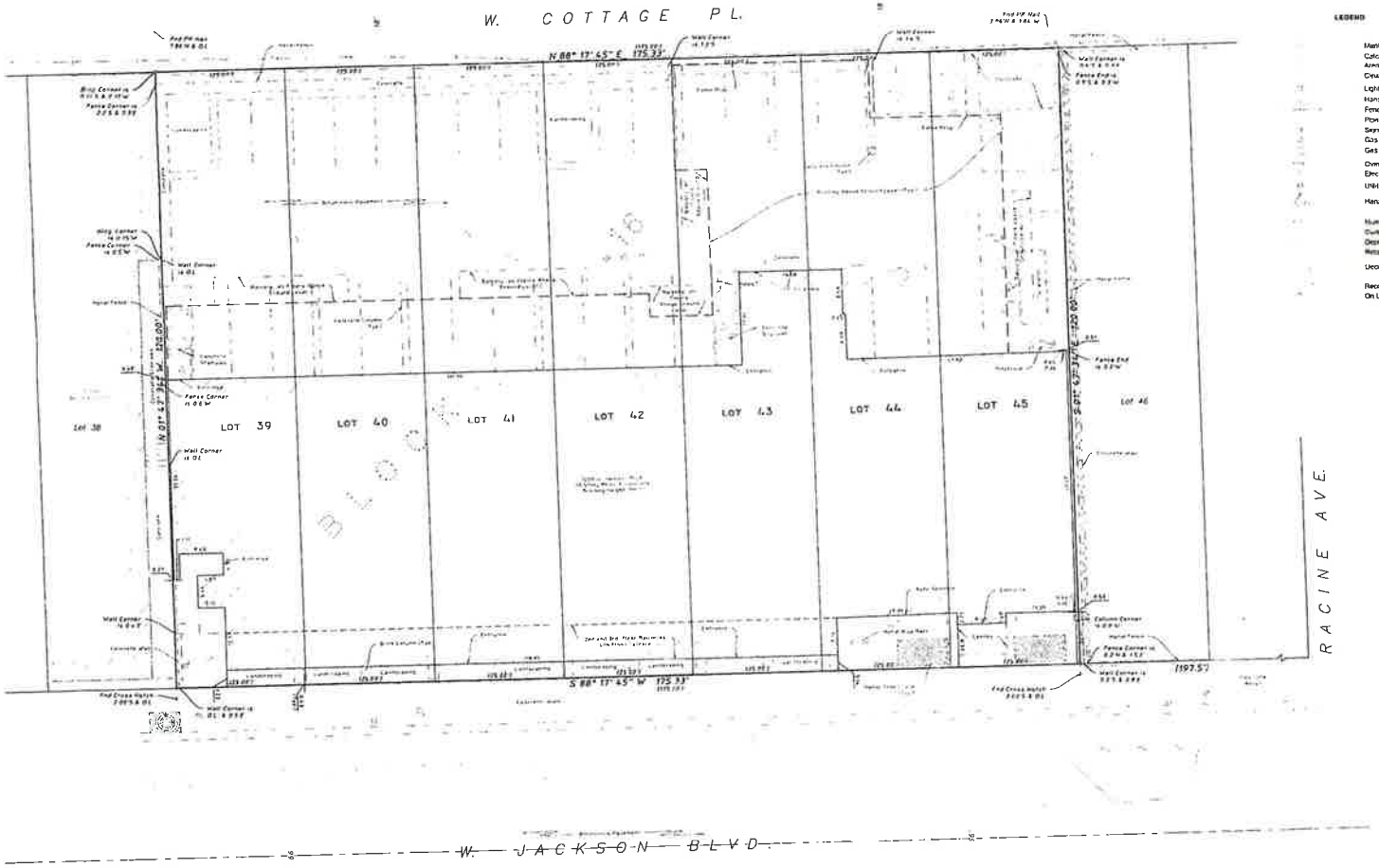
ALTA / NSPS LAND TITLE SURVEY

OF

LOTS 39, 40, 41, 42, 43, 44 AND 45 IN BLOCK 16 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

JUNGE'S SUBDIVISION OF LOT 60 IN BLOCK 16 IN CANAL TRUSTEE'S SUBDIVISION

SCALE: 1" = 10'



LEGEND

Manhole
Catch Basin
Area Drain
Clean Out
Light Pole
Hand Hole
Fence
Post Bollard
Sign
Gas Valve
Gas Meter
Overhead Utility Line
Electric Manhole
Utility Pole
Handicapped Parking Stall
Number of Parking Stalls
Curb & Gutter
Depressed Curb
Retaining Wall
Deciduous Tree
Record
On Line

LOCATION MAP
NOT TO SCALE



AREA SUMMARY

TOTAL 21,646 S.F. 0.4939 AC.

Surveyor's notes:

1 The basis of bearing shown hereon is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from TopCon Company's RTK Network
2 The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12a) as referenced from TopCon Company's RTK Network
3 Underground utilities are not shown hereon
4 Based on information provided on the Flood Insurance Rate Map Community – Panel No 17031C0418J dated August 19, 2008, produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as those determined to be outside the 0.2% annual chance floodplain
5 In regard to Table A Item 6(a) – According to Partner Engineering and Science, Inc. Zoning Report for 1200 West Jackson Boulevard, Chicago, Illinois (Report Number: 24-451101.2, Date: June 3, 2024, Received: June 13, 2024) The subject property is Zoned DPD 1478 (Planned Development #1408). We note the following stand-on-said Report:
Building Setback Lines
a. Front/Street: West Jackson Boulevard: Building on Property Line
b. Side: East Lot Line: Building on Property Line
West Lot Line: Building on property Line
c. Rear: North Lot Line: Building Above is located on Property Line
Maximum Building Height: 125 Feet
Maximum Floor Area Ratio: 6.00
Parking Requirements: 29 total Spaces
6 In regards to Table A, Item 16 – No Observed evidence of current earth moving work, building construction was observed in the process of conducting the survey
7 In the preparation of this survey reference was made to Stewart Title (Guaranty Company Commitment for Title Insurance Order No. 24000016190 with a Commitment Date of May 23, 2024

With respect to Schedule B of said commitment:

Exception 4 – Boundaries of Enterprise Zone 4 – Doc. No. 1511910114 - The subject property is located within the land described therein, however there are no other items to plot.
Exception 5 – Party Wall & Party Wall Rights – Doc No. 5240855 - The subject property is the land described therein, however due to new construction there are no party walls.
Exception 6 – Party Wall & Party Wall Rights – Doc. No. 7438569 - The subject property is the land described therein, however due to new construction there are no party walls.
Exception 7 – Affordable Housing Covenant & Agreement – Doc. No. 1831344023 & 1832510069 - The subject property is located within the land described therein, however there are no other items to plot.
Exception 8 – Terms, Provisions & Conditions of the Further Remediation Letter – Doc. No. 2111322091 – No Plottable Items.

State of Illinois)
) SS
County of Cook)

To: MZ West Loop, LLC, a Delaware limited liability company
Wintrust Bank, N.A., its successors and assigns (w)
Stewart Title Guaranty Company, its successors and/or assigns

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 1, 2, 3, 4, 7a, 7b(1), 7c, 8, 16, 18 and 19 of Table A thereof. The field work was completed on June 6, 2024.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois, September 3, 2024

By: _____

Steven R. Haeger, Illinois Land Surveyor No. 3505

Prepared For: MZ CAPITAL LLC Project No. 24108

EXPIRES 11-30-24

HAEGER ENGINEERING
consulting engineers + land surveyors
1500 East State Parkway, Schaumburg, IL 60173
Tel. 847.394.8700 Fax. 847.394.8707
Illinois Professional Design Firm License No. 184.003933
www.haegerengineering.com

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

October 9, 2024

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:

West Cottage Place; a line 197.50 feet west of and parallel to South Racine Avenue; West Jackson Boulevard; and a line 372.50 feet west of and parallel to South Racine Avenue

and has the address of 1220 West Jackson Boulevard, Chicago, Illinois 60607.

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 October 9, 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: Michael Ezgur

Subscribed and sworn to before me this October 9, 2024.

Estela Richards
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

October 9, 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 October 9, 2024, the undersigned will file an application for a change in zoning from a Residential Business Planned Development Number 1408 District to those of a Residential Business Planned Development Number 1408, as amended, on behalf of MZ West Loop, LLC (the "Applicant") for the property located at 1220 West Jackson Boulevard, Chicago, Illinois, 60607 (the "Property"). The Property is bounded by:

> West Cottage Place; a line 197.50 feet west of and parallel to South Racine Avenue; West Jackson Boulevard; and a line 372.50 feet west of and parallel to South Racine Avenue

The Applicant seeks to amend the previously approved development, and proposes an interior remodeling to convert the existing, vacant, ground-floor commercial space into 10 additional residential units, for a total of 176 residential units contained in the building. Applicant will also add 10 additional bicycle parking spaces to the building. There are no other changes proposed to the existing building, which currently contains 28 automobile parking spaces, and a maximum height of 125 feet.

The Applicant owns the Property and is located at 400 Skokie Blvd., Suite 580, Northbrook, IL 60062. The contact person for this application is Michael Ezgur, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 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