#22683-T1
Intro Date:
February 19, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

966 West 18th Street

2. Ward Number that property is located in: 25

3. APPLICANT PL 966 BUYERS 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

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: PINK LINE LLC

7. On what date did the owner acquire legal title to the subject property? 10-24-2024

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

9. Present Zoning District: C1-2 Proposed Zoning District: B2-5

10. Lot size in square feet (or dimensions): 7,128 square feet

11. Current Use of the Property: vacant parcel

12. Reason for rezoning the property: to build a five story mixed use building with ground floor commecial space, 24 residential units above the ground floor, and seven indoor parking spaces

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 build a five story mixed use building (57'-2" height) with 1,420 square feet of ground floor commercial space, 24 units above the ground floor, and seven indoor parking spaces. 24 bicycle spaces will be provided. The Applicant will also file a Type-1 application under 17-13-0300-D for optional Administrative Adjustment to reduce parking and optional Variation to reduce the rear yard setback and eliminate a required loading berth.

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 17-13-1003-EE : reduce 12 required parking spaces to seven 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 building from 30.0' to 5.0'; to seek a variation to reduce one loading berth under section 17-10-1101 to zero.

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.city ofchicago.org/ ARO for more information). Is this project subject to the ARO? YES ☐ NO ☑

COUNTY OF COOK
STATE OF ILLINOIS

PL 966 BUYERS 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 of Manager of Manager of Manager

Subscribed and Sworn to before me this
31 day of January, 2025

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

Notary Public

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887 FAX: (224) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

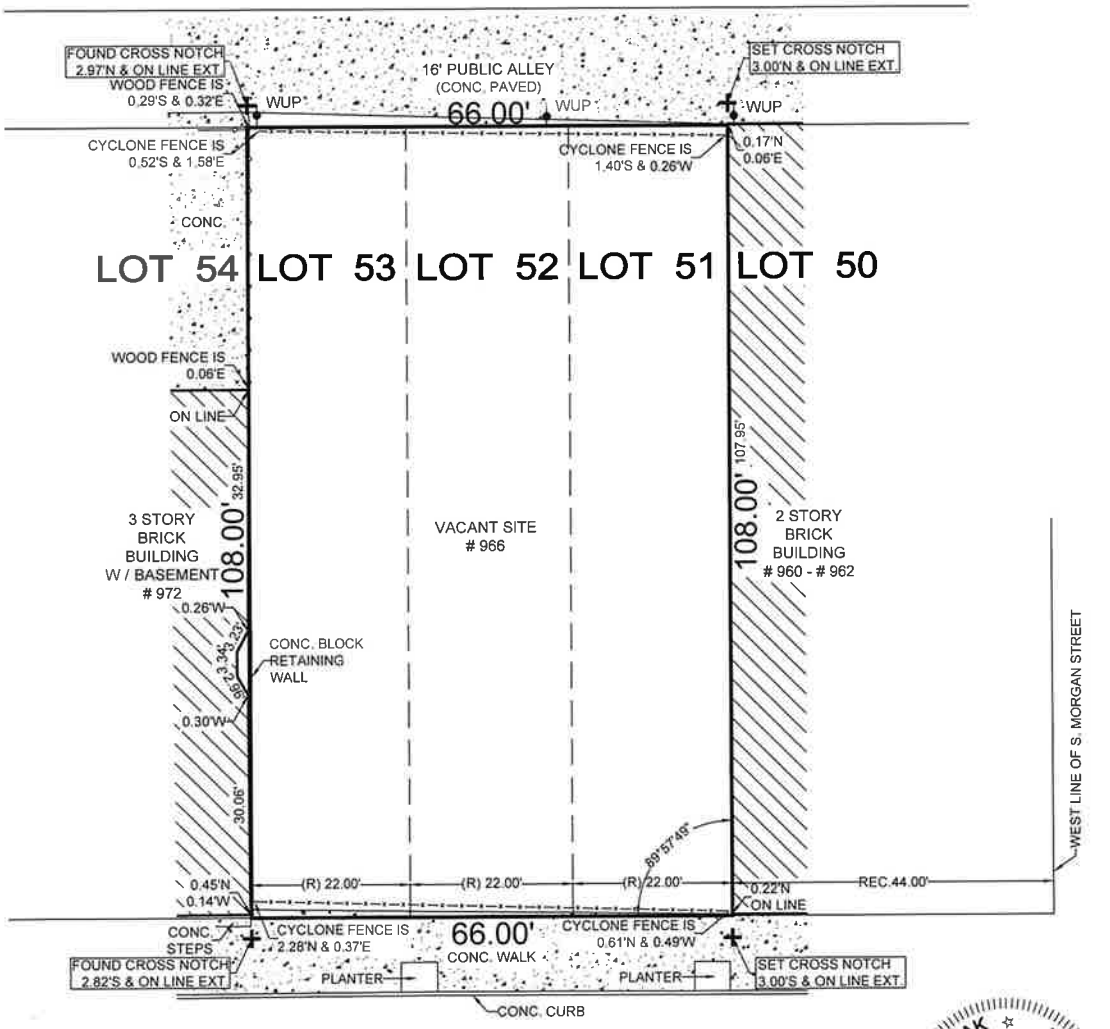
PLAT OF SURVEY

OF

LOTS 51, 52 AND 53 IN M.L. DALLAM'S SUBDIVISION OF BLOCK 4 IN ASSESSOR'S DIVISION OF THE NORTH QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **966 W. 18TH STREET, CHICAGO, ILLINOIS**

PERMANENT INDEX NUMBER: 17 - 20 - 403 - 050 - 0000



W. 18TH STREET

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

LEGEND	ABBREVIATIONS
WUP	WOOD UTILITY POLE
(R)	RECORD DATA

☐ CHECK ☑ IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION

ORDERED BY:
MITCHELL M. ISEBERG, ESQ.
DATE : OCTOBER 22, 2024
SCALE : 1" = 15'
ORDER No.: 2024 - 31827

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE

STATE OF ILLINOIS)
COUNTY OF COOK)

I, ROY G. LAWNICZAK DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO : 184-004576
LICENSE EXPIRES: APRIL 30, 2025

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

February 19, 2025

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 18th Street; a line 44.0 feet west of and parallel to South Morgan Street; West 18th Street; and a line 110.0 feet west of and parallel to South Morgan Street

and has the address of 966 West 18th Street, Chicago, Illinois 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 February 19, 2025.

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 February 19, 2025.

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

February 19, 2025

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 February 19, 2025, the undersigned will file an application for a change in zoning from a C1-2, Neighborhood Commercial District to a B2-5 Neighborhood Mixed-Use District on behalf of PL 966 BUYERS 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 18th Street; a line 44.0 feet west of and parallel to South Morgan Street; West 18th Street; and a line 110.0 feet west of and parallel to South Morgan Street.

The subject property is a vacant parcel. The applicant proposes to build a five story mixed use building (57'-2" height) with 1,420 square feet of ground floor commercial space, 24 units above the ground floor, and seven indoor parking spaces. 24 bicycle spaces will be provided.

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 to reduce 12 required parking spaces to seven under sections 17-10-0102-B and 17-13-1003-EE for properties located in Equitable Transit Served Locations and 2) to reduce the rear yard setback under section 17-13-1101-B from 30.0' to 5.0' as per section 17-3-0405-A; and 3) to seek a variation to reduce one loading berth under section 17-10-1101 to zero.

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