#22810-T1
INTRO DATE
JULY 16, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2144 West Potomac Avenue

2. Ward Number that property is located in: 1

3. APPLICANT DSK Potomac 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 Acosta Ezgur, LLC – Rolando R. Acosta

ADDRESS 1030 W. Chicago Ave.

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: David Kamish

7. On what date did the owner acquire legal title to the subject property? April 2025

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

9. Present Zoning District: RT-4 Proposed Zoning District: RM-5

10. Lot size in square feet (or dimensions): 3,300 square feet

11. Current Use of the Property: The property is improved with two separate buildings, a front building containing three dwellling units two of which are legal and a rear two-story building with basement containing two legal units the lower one being duplexed into the basement, and no parking.

12. Reason for rezoning the property: To legalize the third unit in the front building and allow the duplexed unit in the rear building to be divided into two separate units for a total of six residential dwelling units.

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 legally establish the third residential unit in the front building and to divide the duplexed unit in the rear building into two separate units resulting in three residential units in each building and a total of six residential units on the property. No additions or other expansions to either building are proposed. No parking exists or will be added. The existing height of the buildings is and will remain at 37.1 feet for the front building and 29.0 feet for the rear building.

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.**

Applicant seeks all relief as needed, as allowed by the Chicago Zoning Code, for the attached plans, including: 1) parking reduction under the TSL provisions from six spaces to zero per 17-13-1003-EE; 2) reduction in setbacks with front setback from 15.0 feet to zero, side setbacks from 2.0/3.0 feet individually and 5.0 feet combined to 0 individual and 3 ft. 7 in combined and rear setback from 39.6 feet to zero per 17-13-1101-B; and 3) reduction in the rear yard open space from 216 square feet to zero per 17-13-1003-K and 17-13-1101-A.

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

David Kamish, 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: David Kamish, Manager

Subscribed and Sworn to before me this

4 day of June, 2025

Estela Richards
Notary Public

Notary Public, State of Illinois
Official Seal
Estela Richards
Commission # 849668
My Commission Expires 4/6/2029

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

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

July 16, 2025

Honorable Walter Burnett
Chairman, Committee on Zoning
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Rolando Acosta, 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:

> a line 56.50 feet north of and parallel to West Dickens Avenue; the public alley next east of and parallel to North Cleveland Avenue; West Dickens Avenue; and North Cleveland Avenue

and has the address of [redacted]

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 16, 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.

Rolando R. Acosta
Attorney for Applicant

Subscribed and sworn to before me this July 16, 2025.

Estela Richards
Notary Public

Notary Public, State of Illinois
Official Seal
Estela Richards
Commission # 849668
My Commission Expires 4/6/2029

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

July 16, 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 July 16, 2025, the undersigned will file an application for a change in zoning from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to an RM-5 Residential Multi-Unit District as a mandatory Type 1 Map Amendment on behalf of DSK Potomac LLC (the "Applicant"), for the property located 2144 West Potomac Avenue, Chicago, IL. The property is bounded by:

> the public alley next north of and parallel to West Potomac Avenue; a line 156.00 feet east of and parallel to North Leavitt Street; West Potomac Avenue; and a line 131.00 feet east of and parallel to North Leavitt Street

The property is improved with two separate buildings, a front building containing three dwelling units and a rear two-story building with basement containing two units the lower one being duplexed into the basement, and no parking. The ground floor residential unit in the front building was formerly a commercial space. The Applicant seeks to legalize the conversion of the former commercial space in the front building into a residential dwelling unit and to divide the duplexed unit in the rear building to two separate units. After the proposed work, there will be three residential dwelling units in each building for a total of six residential dwelling units on the property. No additions or other expansions to either building is proposed. No parking exists or will be added. The existing height of the buildings is and will remain at 37.1 feet for the front building and 29.0 feet for the rear building. with a three-story frame house, wood deck, and detached rear yard garage. In addition, as part of the proposed Type 1 rezoning, the Applicant seeks all relief as needed, as allowed by the Chicago Zoning Code, for the plans attached to the application, including: 1) parking reduction under the TSL provisions from six spaces to zero per 17-13-1003-EE; 2) reduction in setbacks with front setback from 15.0 feet to zero, side setbacks from 2.0/3.0 feet individually and 5.0 feet combined to 0 individual and 3 ft. 7 in combined and rear setback from 39.6 feet to zero per 17-13-1101-B; and 3) reduction in the rear yard open space 216 square feet to zero per 17-13-1003-K and 17-13-1101-A.

The Property is owned by the Applicant, which is located at [redacted]. The contact person for this application is Rolando R. Acosta, 1030 W. Chicago Ave., 3rd Floor, Chicago, IL 60642. Any questions regarding this notice may be directed to Rolando R. Acosta at 312-636-6937 and 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 Applicant

Field, Fox & Goldberg, LLC



PROPERTY ADDRESS:
-

SURVEY NUMBER(S):

CONTRACTED TO:
-

BILL TO:

LENDER:

TITLE COMPANY:

COMMITMENT DATE: | CLIENT FILE NO:

LEGAL DESCRIPTION:

LOT 6 IN BLOCK 1 IN WATERMAN'S SUBDIVISION OF THE WEST 5 ACRES OF THE SOUTH 25 ACRES OF

THE EAST 1/2 OF THE E NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE

THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

JOB SPECIFIC SURVEYOR NOTES:

DATE SIGNED: 1 | FIELD WORK DATE: 2

REVISION DATE(S):
1

POINTS OF INTEREST:
1
2

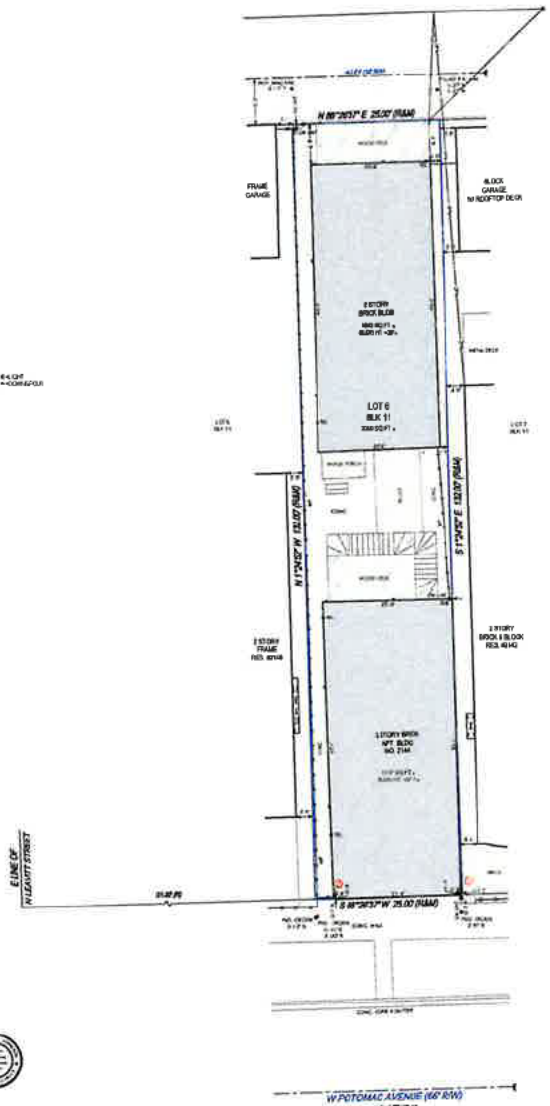
EXACTA Land Surveyors, LLC

Exacta Land Surveyors, LLC
Ph #
F: (773) 530-4512
1150 East Lake Cook Road | Wheeling, IL 60090

SurveySTARS

2503 0511
ALTA SURVEY
COOK COUNTY, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE (IN FEET)

GENERAL SURVEYORS NOTES:

1. This legal description used to perform this survey was supplied by others. This survey does not guarantee nor imply ownership of the lands or any boxes shown hereon. Utilizing the Title Commitment Number and Date referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting the property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements and encroachments pertaining to the subject lands. Underground footings, utilities, or other service lines, including roof overhangs, were not located as a part of this survey. Unless specifically stated otherwise, it is not the purpose and intent of this survey to note any construction activities or future planning.
3. If there is a visible fence or brick shown on this survey, the location depicted hereon was taken to be the surveyor (at a third party, or a mutually agreed upon) and/or grade-level ground inspection. No measurements were performed to determine its location.
4. This survey is not valid for a pending financial transaction and only to the entities, the parties to whom it is certified.
5. Alterations to this survey map and report by others than the signing surveyor are prohibited.
6. Dimensions are in FEET and decimals thereof.
7. Any Field Measured data contained on this survey is for informational purposes only. Research to obtain said data is not performed at the time this survey and may not reflect the most recent information.
8. Unless otherwise noted "SR" indicates an iron rebar, 5/8 inch in diameter and 24 inches long.
9. The symbols reflected on the original land survey may have been altered, enlarged or reduced for clarity. The symbols have been placed at the approximate center of the field measured and may not represent the size of shape or size of the fixture.
10. Points of bearing (POB's) are street centerline monuments, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POB's may not represent all points of intersection on the survey. There may be additional POB's which are not shown or called out, at POB's, on which are otherwise established for the survey.
11. Utilities shown on the subject property may or may not indicate the existence of all recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Do not scale dimensions from survey. Building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related to or represent true or magnetic north. Bearings are (normally) surveyor bearings, and when shown on matching those on the subdivision plat on which the survey is based, they are to be (deemed) to have an axis or as the predetermined all orientation relation made on and for those original subdivision plat's north (R) degrees East is assumed unless otherwise noted on this plat; the measuring/drawing between found points as shown on this survey, at the base of said surveyor bearings as defined and required to be met by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph b, Item i.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHOM IT IS CERTIFIED.

SURVEYOR'S LEGEND:

LINETYPES

Boundary Line
Center Line
Chain Link or Wire Fence
Easement
Edge of Water
Iron Fence
Overhead Lines
Structure
Survey Tie Line
Wire Fence
Wall or Retaining Wall
Wood Fence

SURFACE TYPES

Asphalt
Brick or Tile
Concrete
Gravel or Crushed Stone
Water
Wood

SYMBOLS

Benchmark
Centre Line
Centreline Bridge or Culvert
Concrete Downspout
Control Point
Catch Basin
Elevation
Fire Hydrant
Found or Set Monument
Gaslight or Marker
Manhole
Tree
Utility or Light Pole
Well

ABBREVIATIONS

(A) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BSL - Building Restriction Line
BT MT - Basement
C - Culvert
CH - Centre Line
CP - Concrete Pad
CATV - Cable TV Box
CB - Concrete Block
CH - Chord Bearing
CHSN - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS W - Concrete Sidewalk
CUE - Cable Utility Easement
CVD - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUE - Electric Utility Box
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FNAD - Found Nail & Disc
FRBLPK - Found Railroad Spike
GAR - Garage
GM - Gas Meter
ID - Identification
ILRSS - Improved Lights Easement
IVE - Irregular
INVT - Instrument
INT - Intersection
IRRE - Irrigation Easement
L & W - Light
LAE - Limited Access Easement
LBW - Lattice Bay Window
LDE - Land Drainage Easement
LE - Landscape Easement
LMS - Land Maintenance Maintenance Easement
LSM - Landscaping Easement
MB - Mail Box
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
MR - Rim Relief
MTS - Mast Arm Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
O/G - On Ground
OBR - Official Record Book
OHW - Official House of Assume
O/S - Offset
O/S - Offset
OTF - Owner's Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OWML - Ordinary High Water Line
OR - Public Subject Property
PVE - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Road Overhang Easement
RP - Radial Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Control Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SHD - Shed
SMC - Section Rod & Cap
SWME - Storm Water Management Easement
SNAD - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
TBM - Temporary Benchmark
TEL - Telephone Location
TOB - Top of Bank
TUE - Telephone Cable Utility Easement
TWP - Township
TYP - Typical
UE - Utility Easement
U/G - Underground
U/P - Utility Pole
UR - Utility Riser
W - Water Line
W/C - Witness Corner
W/F - Wood Fence
WF - Wood Fence
WM - Water Meter Valve Box
WP - Water Pipe

FLOOD ZONE INFORMATION: