#22444-TT
INTRO DATE
MAY 22, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1528 North LaSalle Drive

2. Ward Number that property is located in: 2

3. APPLICANT 2527 Argyle Holding 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 Rolando R. Acosta

ADDRESS 1030 West Chicago Ave., 3rd FL

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: Edward J. Serra and Elyse M. Serra

7. On what date did the owner acquire legal title to the subject property? 1/2024

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

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

10. Lot size in square feet (or dimensions): 3,724 sq. ft.

11. Current Use of the Property: four-story residential building with 4 residential units and no parking spaces

12. Reason for rezoning the property: To authorize additions to the existing building to allow increase in units from 4 to 8 and parking from zero to 3 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 property is improved with a four-story residential building with 4 residential dwelling units and no parking spaces. The Applicant seeks to rezone the property to allow rehabilitation of the existing building with a fifth floor addition on the existing four-story building and a five-story addition to the rear of the existing building. The additions will allow for an increase in the number of units from four to a total of eight units. Three parking spaces will be added. The height of the building as rehabilitated will be 47.25 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.** Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D: 1) Variations under Section 17-13-1101-B to reduce the require front setback from 7.50 feet to 5.55 feet, the rear setback from 30.00 feet to 21.67 feet, and the north side and south side setbacks from 4.73 feet each to zero; and 2) a Variation 17-13-1003-EE to reduce the required parking from 4 spaces to 3 spaces.

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

Nicholas E. Serra, 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
Nicholas E. Serra, Manager

Subscribed and Sworn to before me this
29th day of April, 2024.

Notary Public

Official Seal
Estela Richards
Notary Public State of Illinois
My Commission Expires 04/06/2025

**For Office Use Only**

Date of Introduction: _____

File Number: _____

Ward: _____

# PLAT OF SURVEY

OF

THE NORTH 25 FEET OF THE SOUTH 62 FEET OF THE NORTH 74 FEET OF THAT PART OF LOT 112 LYING EAST OF THE NORTH-SOUTH ALLEY AS MONUMENTED AND OCCUPIED AND WEST OF LASALLE DRIVE AS MONUMENTED AND OCCUPIED IN BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 3,724 SQ. FT. OR 0.09 ACRES MORE OR LESS"

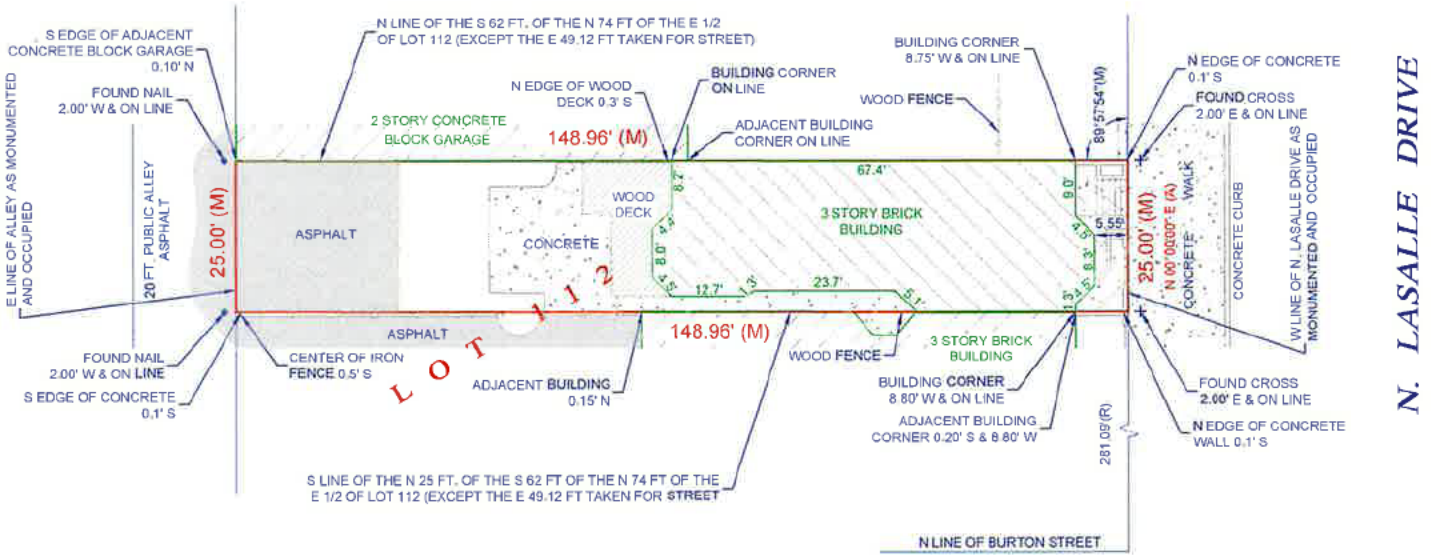
LEGEND

| | |
|---|---|
| A = ASSUMED | NW = NORTHWEST |
| C = CALCULATED | P.O.B. = POINT OF BEGINNING |
| CH = CHORD | P.O.C. = POINT OF COMMENCEMENT |
| CL = CENTERLINE | R = RECORD |
| D = DEED | RAD = RADIUS |
| E = EAST | R.O.W. = RIGHT OF WAY |
| F.I.P. = FOUND IRON PIPE | S = SOUTH |
| F.I.R. = FOUND IRON ROD | S.I.P.= SET IRON PIPE |
| FT. = FEET/FOOT | S.I.R.= SET IRON ROD |
| L = ARC LENGTH | SE = SOUTHEAST |
| M = MEASURED | SW = SOUTHWEST |
| N = NORTH | W = WEST |
| NE = NORTHEAST | |

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE




BASIS OF BEARING:
WEST LINE OF N. LASALLE DRIVE AS FOUND MONUMENTED AND OCCUPIED.
N 00°00'00" E (A)





Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM


STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 12TH DAY OF FEBRUARY, A.D., 2024, AT LISLE, ILLINOIS.

J. L. Morrison

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

JAMES LEE MORRISON 2317 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 1528 N. LASALLE DRIVE
CHICAGO, ILLINOIS
CLIENT BLDG PROJECTS INC
FIELDWORK DATE (CREW) 02/09/2024 (AT/AT)
DRAWN BY: RT REVISED: JOB NO. 24-02-0057

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

May 22, 2024

Chairman, Committee on Zoning
121 North LaSalle Street, Room 304
Chicago, Illinois 60602

The undersigned, Rolando R. Acosta, being first duly sworn on oath, deposes and say 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 306.09 feet north of and parallel to West Burton Street; North LaSalle Drive; a line 281.09 feet north of and parallel to West Burton Street; and the public alley next west of and parallel to North LaSalle Drive

and has the address of 1528 North LaSalle Drive, Chicago, Illinois.

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 May 22, 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: Rolando R. Acosta

Subscribed and sworn to before me this 22nd day of May 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

May 22, 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 May 22, 2024, the undersigned will file an application for a change in zoning from an RM-5 Residential Multi-Unit District to a B2-5 Neighborhood Mixed-Use District as a mandatory Type 1 Map Amendment on behalf of 2527 Argyle Holding LLC (the "Applicant") for the property located at 1528 North LaSalle Drive, Chicago, IL. The property is bounded by:

> A line 306.09 feet north of and parallel to West Burton Street; North LaSalle Drive; a line 281.09 feet north of and parallel to West Burton Street; and the public alley next west of and parallel to North LaSalle Drive

The property is improved with a four-story residential building with 4 residential dwelling units and no parking spaces. The Applicant seeks to rezone the property to allow rehabilitation of the existing building with a fifth-floor addition on the existing four-story building and a five-story addition to the rear of the existing building. The additions will allow for an increase in the number of units from four to a total of eight units. Three parking spaces will be added. The height of the building as rehabilitated will be 47.25 feet. The Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D: 1) Variations under Section 17-13-1101-B to reduce the require front setback from 7.50 feet to 5.55 feet, the rear setback from 30.00 feet to 21.67 feet, and the north side and south side setbacks from 4.73 feet each to zero; and 2) a Variation 17-13-1003-EE to reduce the required parking from 8 spaces to 3 spaces.

The Applicant is located at [redacted] The contact person for this application is Rolando Acosta, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Rolando Acosta at 312-636-6937 or 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 the Applicant