#23109-T1
INTRO DATE
JUNE 17, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2700-04 North Laramie Avenue, Chicago, IL

2. Ward Number that property is located in: 31

3. APPLICANT 2700 N Laramie LLC

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

EMAIL brian@delsolproperties.net CONTACT PERSON Brian Mond

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 Law Offices of Samuel V.P. Banks, Frederick E. Agustin

ADDRESS 221 North LaSalle Street, 38th Floor

CITY Chicago STATE Illinois ZIP CODE 60601

PHONE 312-782-1983 FAX 312-782-2433 EMAIL fred@sambankslaw.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: Brian Mond

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

8. Has the present owner previously rezoned this property? If yes, when? N/A

9. Present Zoning District: B3-1 Proposed Zoning District: B2-5

10. Lot size in square feet (or dimensions): 125 ft. by 57.1 ft. (approx. 7,137.5 sq. ft.)

11. Current Use of the Property: The subject property is improved with a three-story building containing three (3) commercial spaces and two (2) dwelling units at grade and twelve (12) dwelling units above (14 residential units total).

12. Reason for rezoning the property: to convert the first floor commercial spaces into three (3) residential units for a total of seventeen (17) dwelling units. The resulting building will be fully residential and its height and footprint will remain without change.

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 is proposing to convert the three (3) commercial spaces on the building's first floor into three (3) residential units. The resulting building will be fully residential and contain seventeen (17) dwelling units total. The height and footprint of the existing three-story building will remain without change. The subject property is a Transit Served Location and will not provide off-street parking.

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:** (17-13-1003-EE) reduce the off-street parking ratio for a Transit Served Location from 17.65% (3 parking spaces) to zero parking spaces.

☒ **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.** Seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

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

BRIAN MOND, 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

Subscribed and Sworn to before me this
28 day of APRIL, 2026.

Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Written Notice, Form of Affidavit: Section 17-13-0107
June 17, 2026

Chairman Gilbert Villegas
Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Frederick E. Agustin**, 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 Zoning Code of the City of Chicago, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the Applicant, and on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **2700-04 North Laramie Avenue, Chicago, IL**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **June 17, 2026.**

That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

Law Offices of Samuel V.P. Banks

By: _____
Frederick E. Agustin
Attorney for Applicant

Subscribed and Sworn to before me
this 2 day of JUNE, 2026.

_____
Notary Public

OFFICIAL SEAL
NICOLE ITA LOPATINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979370
MY COMMISSION EXPIRES OCTOBER 11, 2027

Via USPS First Class Mail
June 17, 2026

PUBLIC NOTICE

Dear Property Owner:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about June 17, 2026, I, the undersigned, intend to file an application for a change in zoning from the B3-1 Community Shopping District to the B2-5 Neighborhood Mixed-Use District, on behalf of the Applicant and Property Owner, 2700 N Laramie LLC, for the property located at **2700-04 North Laramie Avenue, Chicago, IL**.

The Applicant is proposing to convert the three (3) commercial spaces on the building's first floor into three (3) residential units. The resulting building will be fully residential and contain seventeen (17) dwelling units total. The height and footprint of the existing three-story building will remain without change. The subject property is a Transit Served Location and will not provide off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the residential off-street parking ratio from 17.65% (3 parking spaces) to zero and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

The Applicant and Property Owner, 2700 N Laramie LLC, maintains offices at [redacted]

I am the attorney for the Applicant and Property Owner, and I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,
Law Offices of Samuel V.P. Banks

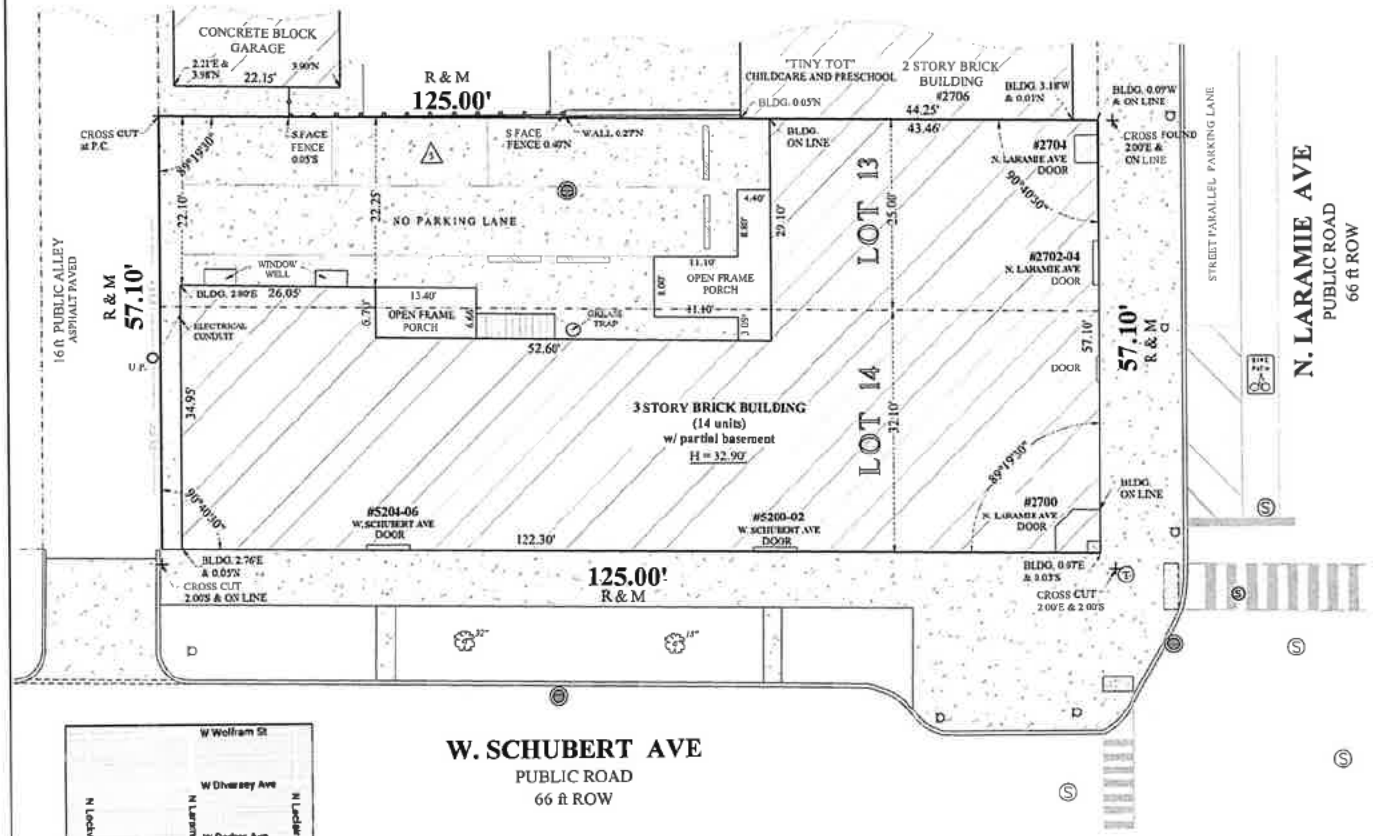
Frederick E. Agustin
Attorney for the Applicant

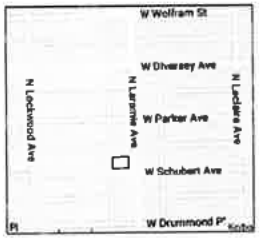
***Please note the Applicant is NOT seeking to purchase or rezone your property.**

***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

ALTA/NSPS Land Title Survey

ZBIGNIEW DOMOZYCH SERVICES
PHONE:(773)656-4630
(872)210-9473
ziggylandsurveyor@gmail.com
ziggylandsurveyor.us





VICINITY MAP

N
W E
S

SCALE 1" = 16'

LEGAL DESCRIPTION:

LOTS 13 AND 14 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NO. 20, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 7,137 sq.ft. / 0.1638 acres
Commonly known as: 2700-04 N. Laramie Avenue and 5200-06 W. Schuber Ave, Chicago, IL 60639
PERMANENT INDEX NUMBER: 13-28-307-043-(from 1001- to 1014)

BUILDINGS FOOTPRINT AREA = 4,868 sq.ft.

LEGEND:

	- CHAIN LINK FENCE		- ASPHALT AREA
	- WOOD FENCE		- CONCRETE PAVEMENT
	- IRON FENCE		- BRICK AREA
U.P.	- UTILITY POLE	E.FR.P.	- ENCLOSED FRAME PORCH
E.C.	- EDGE OF CONCRETE	O.FR.P.	- OPEN FRAME PORCH
E.BR.	- EDGE OF BRICK	I.P. at P.C.	- IRON PIPE AT PROPERTY CORNER
N,S,E,W	- NORTH, SOUTH, EAST, WEST	12"	- DECIDOUS w/DIAMETER
+/•	- CROSS / MAG NAIL		- CATCH BASIN
3	- COUNT OF PARKING SPACES	S	- SEWER MANHOLE
H = 32.90'	- BUILDING HEIGHT		- TRAFFIC SIGN
T	- TELECOM. MANHOLE		

CERTIFIED TO:
i) Buyer - Mond Properties LLC, an Illinois limited liability company
ii) FIDELITY NATIONAL INSURANCE COMPANY.

TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL INSURANCE COMPANY
(Issuing Agent: Proper Title, LLC)
COMMITMENT NUMBER: CPT24-101386- (from -1 to -14)
EFFECTIVE DATE: JUNE 24, 2024

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,8,9,10,13,14,16,17,19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 16, 2024.

Signature: Zb Domozych

Date: AUGUST 19, 2024

REG. ILL. Land Surveyor No. 35-3758

LIC. EXP. NOVEMBER 30, 2024

ZBIGNIEW DOMOZYCH PROFESSIONAL LAND SURVEYOR 035-003758 CHICAGO ILLINOIS STATE OF ILLINOIS

ORDER NO. 240812-B
SCALE: 1 INCH = 16 FEET
FIELDWORK COMPLETION DATE: AUGUST 16, 2024
ORDERED BY: Jonathan J. Crowell - Attorney

FEMA CERTIFICATION (*per FEMA website*)

THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
FLOODWAY MAPPED: N/A
FLOODWAY ON PROPERTY: NO
MAP USED: RATE MAP
COMMUNITY NAME: CHICAGO, CITY OF
COMMUNITY NUMBER: not printed
PANEL NUMBER: not printed
MAP NUMBER: 17031C0395J
EFFECTIVE DATE: AUGUST 19, 2008
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A NAVD 1988

NOTES: SELECTED ITEMS FROM TABLE "A" ALTA MIN.STANDARD.

9. THERE ARE 3 STRIPED PARKING SPACES ON THE PROPERTY.
10. THE BUILDING STANDING ON PROPERTY HAS NO PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
11. UTILITIES SHOWN HEREON ARE ONLY THOSE VISIBLE ABOVE THE GROUND.
16. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
19. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE AMOUNT OF $1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.