#23115-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:

2119-29 W. Grand Avenue, Chicago, IL

2. Ward Number that property is located in: 27

3. APPLICANT 2121 W Grand LLC

ADDRESS [redacted] CITY [redacted]

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

EMAIL dan@panopticgroup.com CONTACT PERSON Dan Popovych

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

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 Sam Banks, Frederick E. Agustin

ADDRESS 221 N. LaSalle St., 38th Floor

CITY Chicago STATE IL 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: Dan Popovych and Bill Gold

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

8. Has the present owner previously rezoned this property? If yes, when? Yes - 10/14/2025

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

10. Lot size in square feet (or dimensions): Approximately 13,125 sq. ft. (125' x 105')

11. Current Use of the Property: The subject property is currently vacant.

12. Reason for rezoning the property: To permit the development of the subject property with a new five-story mixed-use building.

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 proposed mixed-use building will contain two (2) retail spaces on the first floor containing approximately 2,640 sq. ft. and 2,775 sq. ft., respectively. The proposed building will contain forty-eight (48) dwelling units on the floors above and off-street parking for thirty-four (34) cars. The proposed building will measure approximately 57 ft.-5 in. in height (67 ft.-8 in. measured to the roof access room).

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) The Applicant seeks to increase the number of residential off-street parking spaces required for a Transit Served Location from 50% (24 parking spaces) to 70.83% (34 parking spaces) and (17-13-1003-P, Q, and R) to not comply with the TSL design guidelines on the subject lot's West Ferdinand Street frontage.

☒ **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) The Applicant seeks to reduce the front setback on the subject lot's West Ferdinand Street frontage for floors containing residential uses from the required 30 ft. to 2 ft.-2 in., and is 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

Dan Popovych, 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
2 day of June, 20 26.

Francesca Puleo
Notary Public

OFFICIAL SEAL
FRANCESCA A PULEO
Notary Public, State of Illinois
Commission No. 997924
My Commission Expires October 03, 2028

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 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 **2119-29 West Grand 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 Agustin
Attorney for Applicant

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

Francesca Puleo
Notary Public

OFFICIAL SEAL
FRANCESCA A PULEO
Notary Public, State of Illinois
Commission No. 997924
My Commission Expires October 03, 2028

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 B3-5 Community Shopping District to the B3-5 Community Shopping District, on behalf of the Applicant 2121 W Grand LLC, for the property located at **2119-29 West Grand Avenue, Chicago, IL**.

The Applicant is proposing to develop the subject property with a new five-story mixed-use building containing two (2) retail spaces at grade and forty-eight (48) dwelling units above. One of the retail units will contain approximately 2,640 sq. ft. of floor area and the second retail unit will contain approximately 2,775 sq. ft. of floor area. The proposed building will measure approximately 57 ft.-5 in. in height (67 ft.-8 in. measured to the roof access room). The subject property is a Transit Served Location and will be supported by thirty-four (34) off-street parking spaces. The subject lot is a through lot with two (2) street frontages (West Grand Avenue to the north and West Ferdinand Street to the south). Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1003-P, Q, and R, and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the residential off-street parking ratio from 50% (24 parking spaces) to 70.83% (34 parking spaces), to not comply with the TSL design guidelines on the lot's West Ferdinand Street frontage, reduce the front setback on the subject lot's West Ferdinand Street frontage for floors containing residential units from 30 feet to 2 ft.-2 in., and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

The Applicant, 2121 W Grand 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 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.**

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

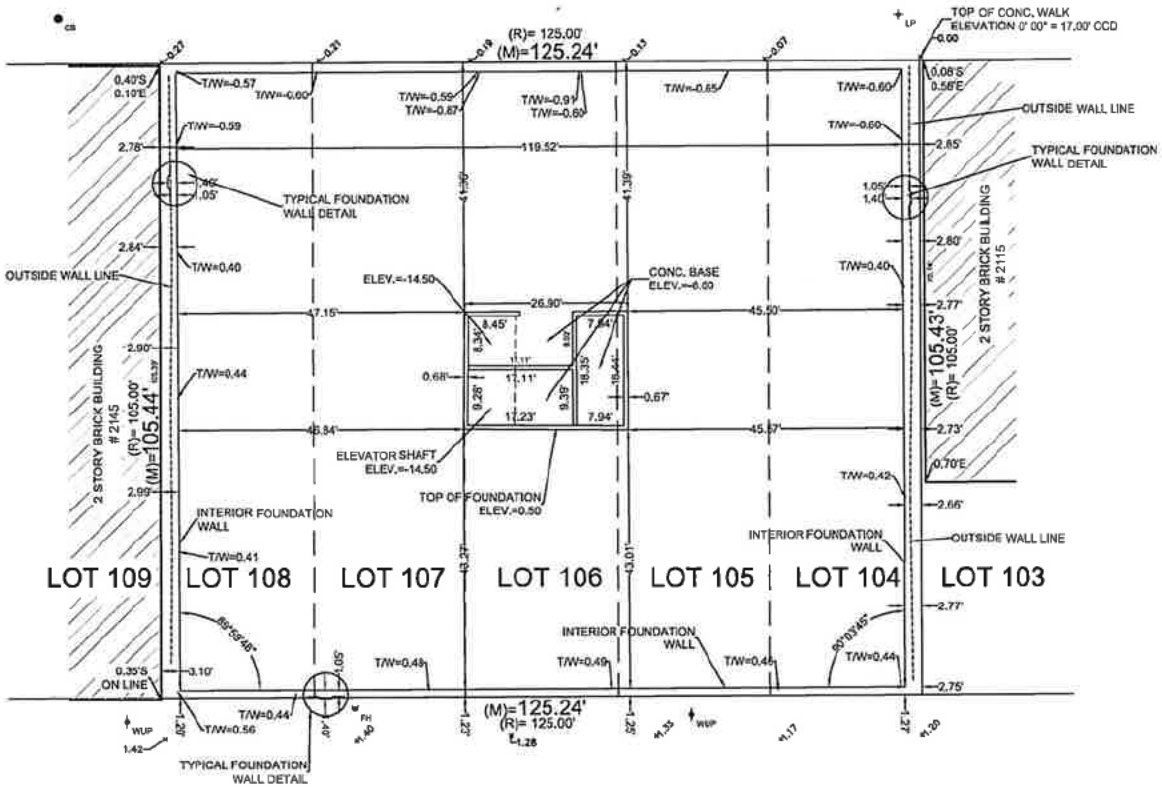
OF

LOTS 104 TO 108, INCLUSIVE, IN THE SUBDIVISION OF BLOCK 22 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 2119-29 W. GRAND AVENUE, CHICAGO, ILLINOIS.

PERMANENT INDEX NUMBERS:
17 - 07 - 127 - 002 - 0000
17 - 07 - 127 - 003 - 0000
17 - 07 - 127 - 004 - 0000
17 - 07 - 127 - 005 - 0000
17 - 07 - 127 - 006 - 0000

W. GRAND AVENUE



W. FERDINAND STREET

DATE : UPDATED 1/7/25

ORDERED BY: DAN POPOVYCH
DATE : DECEMBER 29, 2025
SCALE : 1" = 20'
ORDER No.: 2025 - 17636