CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   2006 South Allport Street

2. Ward Number that property is located in: 25

3. APPLICANT Teh H. Chan

   ADDRESS [redacted] CITY [redacted]

   STATE [redacted] ZIP CODE [redacted] PHONE 872-215-2076

   EMAIL ximena@acostaezgur.com CONTACT PERSON Ximena Castro

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 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- Acosta Ezgur, LLC

   ADDRESS 1030 West Chicago Avenue, 3rd Floor

   CITY Chicago STATE Illinois ZIP CODE 60304

   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: N/A

7. On what date did the owner acquire legal title to the subject property? 08/2024

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

9. Present Zoning District: RT-4 Proposed Zoning District: RM-5.5

10. Lot size in square feet (or dimensions): 3,012 square feet

11. Current Use of the Property: vacant lot.

12. Reason for rezoning the property: to lower MLA and increase FAR to allow for a six unit building and seek optional variation relief for setbacks.

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 a vacant lot. The Applicant proposes to construct a three-story residential building (36'-6" height) with six residential units and three required parking spaces. Six bicycle spaces will be provided. Required 216.0 square feet of open space will be located on a proposed roof deck of the 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.** The Applicant seeks Type-1 application Variation relief under section 17-13-0300(D) as follows: 1) an optional variation to reduce the required front yard setback from 15.0 feet to 6.0 feet per section 17-2-0305-B as allowed under section 17-13-1101-B; 2) an optional variation to reduce the north side setback from 2.0 feet to 1.0 foot per section 17-2-0309-A as allowed under section 17-13-1101-B; 3) an optional variation to reduce the combined side yard from the required 4.8 feet to 4.0 feet per section 17-2-0309-A as allowed under section 17-13-1101-B; 4) an optional variation to reduce the required rear yard setback from 37.6 feet to 8.0 feet per section 17-2-0306-C as allowed under section 17-13-1101-B.

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 [illegible] for more information). Is this project subject to the ARO? YES ☐ NO ☑

COUNTY OF COOK
STATE OF ILLINOIS

Teh H. Chan, 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

31 day of March, 20 25

Notary Public

KRISTOPHER D LEWIS
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 4, 2025

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

April 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 April 16, 2025, the undersigned will file an application for a change in zoning from an RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to an RM-5.5, Residential Multi-Unit District on behalf of Teh H. Chan (the "Applicant") for the property located at 2006 South Allport Street, Chicago, Illinois 60608. The property is bounded by:

> the public alley north of and parallel to West 21st Street; South Allport Street; a line 168.15 feet north of and parallel to West 21st Street; and the public alley west of and parallel to South Allport Street.

The property is a vacant lot. The Applicant proposes to construct a three-story residential building (36'-6" height) with six residential units and three required parking spaces. Six bicycle spaces will be provided. Required 216.0 square feet of open space will be located on a proposed roof deck of the building.

The Applicant also seeks Type-1 application Variation relief under section 17-13-0300(D) as follows: 1) an optional variation to reduce the required front yard setback from 15.0 feet to 6.0 feet per section 17-2-0305-B as allowed under section 17-13-1101-B; 2) an optional variation to reduce the north side setback from 2.0 feet to 1.0 foot per section 17-2-0309-A as allowed under section 17-13-1101-B; 3) an optional variation to reduce the combined side yard from the required 4.8 feet to 4.0 feet per section 17-2-0309-A as allowed under section 17-13-1101-B; 4) an optional variation to reduce the required rear yard setback from 37.6 feet to 8.0 feet per section 17-2-0306-C as allowed under section 17-13-1101-B.

The Applicant is located at [redacted] 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

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

April 16, 2025

Chairman Burnett
Committee on Zoning, Landmarks, and Building Standards
City Hall
121 North LaSalle Street
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 21st Street; South Allport Street; a line 168.15 feet north of and parallel to West 21st Street; and the public alley west of and parallel to South Allport Street

and has the address of 2006 South Allport 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 April 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.

By: Ximena Castro

Subscribed and sworn to before me this 16th of April 2025.

Estela Richards
Notary Public

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

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

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey

LOT 68 IN STEWART'S SUBDIVISION OF BLOCK 7 IN JOHNSTON AND LEE'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

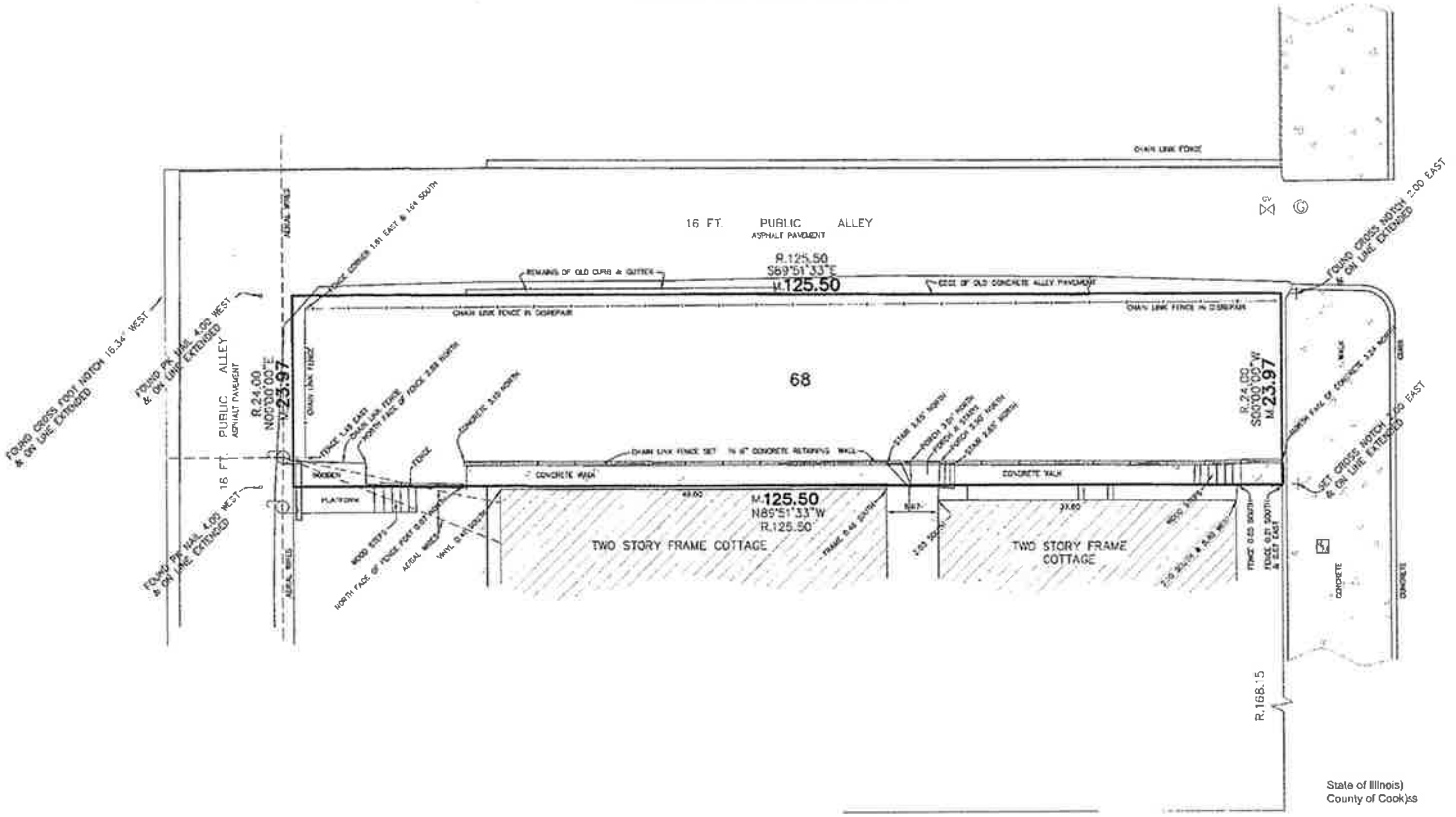
CONTAINING: 3,008 SQUARE FEET OR 0.069 ACRES MORE OR LESS.

Legend:

- WM Water Meter
- UP Utility Pole
- GV Gas Valve
- GMH Gas MH

GRAPHIC SCALE

10 0 5 10
(IN FEET)
1" = 10'



ORDERED BY: THE RESURRECTION PROJECT		CHECKED:	DRAWN: RL
ADDRESS: 2005 SOUTH ALLPORT STREET			
GREMLEY & BIEDERMANN, A Division of PLCS, CORPORATION, License No. 184-005332, Professional Land Surveyors, 4505 North Elston Avenue, Chicago, IL 60630, Telephone: (773) 685-5102 Email: INFO@PLCS-Survey.com			
ORDER NO. 2018-26263-001	DATE: DECEMBER 18, 2018		PAGE NO. 1 OF 1
	SCALE: 1 INCH = 10 FEET		

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SURVEY NOTES

SURVEYOR'S LICENSE EXPIRES November 30, 2020

Note R. & M. denotes Record and Measured distances respectively

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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State of Illinois)
County of Cook)ss

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

Field measurements completed on December 18, 2018.

Signed on Dec. 27, 2018

By: Robert G. Biedermann

ROBERT G. BIEDERMANN 2802 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, ILLINOIS

Professional Illinois Land Surveyor No. 2802

This professional service conforms to the current Illinois minimum standards for a boundary survey.