

#22508
INTRO DATE
July 17, 2024

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
935 West Webster Avenue

2. Ward Number that property is located in 43

3. APPLICANT Webster Bissell LLC

ADDRESS 2211 N. Elston Ave., Suite 306 CITY Chicago

STATE IL ZIP CODE 60614 PHONE 312-636-6937

EMAIL rolando@acostaezgur.com CONTACT PERSON Rolando R. Acosta

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 applicant 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 - Acosta Ezgur, LLC

ADDRESS 1030 W. Chicago Ave – Third Floor

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-636-6937 FAX 312-327-3315 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: Adam Friedberg, Peter Koch, Anthony Hrusovsky, Ryan Anetsberger, Kyle Glascott, Mitchell Goltz, and Shai Wolkowicki
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7. On what date did the owner acquire legal title to the subject property? January 2023
8. Has the present owner previously rezoned this property? If yes, when? no
9. Present Zoning District: B1-2 Proposed Zoning District: C1-2
10. Lot size in square feet (or dimensions): 9,427 square feet
11. Current Use of the Property: The Property is currently improved with a three-story, mixed-use building with ground floor commercial space and four residential units on the upper floors.
12. Reason for rezoning the property: To comply with the use table and standards and bulk and density requirements of the C1-2 Neighborhood Commercial District to allow for a veterinary clinic, including shelter/boarding kennel and grooming uses.
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 three-story, mixed-use building with approximately 8,000 sq. ft. of ground floor commercial space, four residential units on the upper floors, and three parking spaces. The Applicant seeks to rezone the Property to allow a Veterinary Clinic, including Shelter/Boarding Kennel and Grooming uses in approximately 3,750 sq. ft. of the existing ground floor commercial space. No additions or exterior changes are proposed. The height of the building is and will remain at 43 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. _____

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

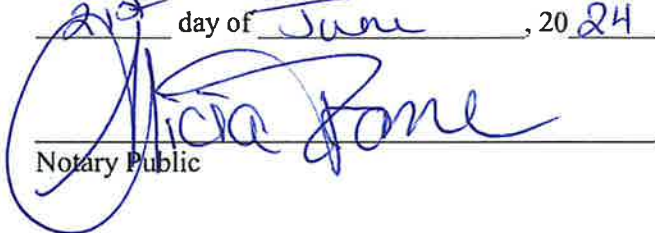
COUNTY OF COOK
STATE OF ILLINOIS

Adam Friedberg, 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
Adam Friedberg, Manager of Manager of Manager

Subscribed and Sworn to before me this
21st day of June, 2024.



Notary Public



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 17, 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 July 17, 2024, the undersigned will file an application for a change in zoning from a B1-2 Neighborhood Shopping District to a C1-2 Neighborhood Commercial District on behalf of Webster Bissell LLC (the "Applicant") for the property located at 935 West Webster Avenue, Chicago, Illinois 60614 (the "Property").

The Property is bounded by:

West Webster Avenue; North Bissell Street; the public alley next south of and parallel to West Webster Avenue; a line 67.70 feet west of and parallel to North Bissell Street; a line 116 feet south of and parallel to West Webster Avenue; and a line 75.85 feet west of and parallel to North Bissell Street

The Property is improved with a three-story, mixed-use building with approximately 8,000 square feet of ground floor commercial space, four residential units on the upper floors, and three parking spaces. The Applicant seeks to rezone the Property to allow a Veterinary Clinic, including Shelter/Boarding Kennel and Grooming uses in approximately 3,750 square feet of the existing ground commercial space. No additions or exterior changes are proposed. The height of the building is and will remain at 43 feet.

The Applicant is located at 2211 North Elston Avenue, Suite 306, Chicago, IL 60614. The Applicant is the Owner of the Property. The contact person for this application is Rolando R. Acosta, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Rolando R. 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



ACOSTA EZGUR, LLC

1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

July 17, 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 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:

West Webster Avenue; North Bissell Street; the alley next south of and parallel to West Webster Avenue; a line 67.70 feet west of and parallel to North Bissell Street; a line 116 feet south of and parallel to West Webster Avenue; and a line 75.85 feet west of and parallel to North Bissell Street

and has the address of 935 West Webster, 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 July 17, 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.

Sincerely,


Rolando R. Acosta, Attorney for the Applicant

Subscribed and sworn to before me this 17th day of July, 2024.


Notary Public

