CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1059 North Laramie Avenue

2. Ward Number that property is located in: 37

3. APPLICANT David Johnson

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE 312-636-6937

EMAIL rolando@acostaezgur.com CONTACT PERSON Rolando 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 Acosta

ADDRESS 1030 W. 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:

7. On what date did the owner acquire legal title to the subject property? 2004

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

9. Present Zoning District: RS-3 Proposed Zoning District: B2-1

10. Lot size in square feet (or dimensions): 3,290 sq. ft.

11. Current Use of the Property: 2-story building with ground floor commercial space and a dwelling unit and two dwelling units on the second floor with no parking.

12. Reason for rezoning the property: To authorize an personal service (dance studio) in the existing ground floor commercial space.

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 2-story building containing an 1,100 sq. ft. ground floor commercial space currently used as an office and a ground floor residential dwelling unit and two residential dwelling units on the upper floor. There is no parking. The Applicant seeks to rezone the property to allow the ground floor commercial space to be used as a dance studio. No additions or expansion of the building are proposed. No parking will be added. The building height is and will remain at 24.00 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.city ofchicago.org/ ARO for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

David Johnson, 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

6th day of May, 2025

Notary Public

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

Notary Public, State of Illinois
Official Seal
Melinda Lee Lawrence
Commission # 1007396
My Commission Expires 3/27/2029

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

May 21, 2025

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:

> West Thomas Street; the public alley next east of and parallel to North Laramie Avenue; a line 26.16 feet south of and parallel to West Thomas Street; and North Laramie Avenue.

and has the address 1059 North Laramie Avenue, 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 21, 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: Rolando R. Acosta

Subscribed and sworn to before me this 21st day of May 2025.

Notary Public

Notary Public, State of Illinois
Official Seal
Melinda Lee Lawrence
Commission # 1007396
My Commission Expires 3/27/2029

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

May 21, 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 May 21, 2025, the undersigned will file an application for a change in zoning from an RS-3 Residential Single-Unit (Detached House) **District** to a B2-1 Neighborhood Mixed-Use District on behalf of David Johnson (the "Applicant") for the property located at 1059 North Laramie Avenue, Chicago, Illinois 60651 (the "Property"). The Property is bounded by:

> West Thomas Street; the public alley next east of and parallel to North Laramie Avenue; a line 26.16 feet south of and parallel to West Thomas Street; and North Laramie Avenue.

The property is improved with a 2-story building containing an 1,100 sq. ft. ground floor commercial space currently used as an office and a ground floor residential dwelling unit and two residential dwelling units on the upper floor. There is no parking. The Applicant seeks to rezone the property to allow the ground floor commercial space to be used as a dance studio. No additions or expansion of the building are proposed. No parking will be added. The building height is and will remain at 24.00 feet.

The Applicant is located at [redacted]. The Applicant is the owner of the Property. 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

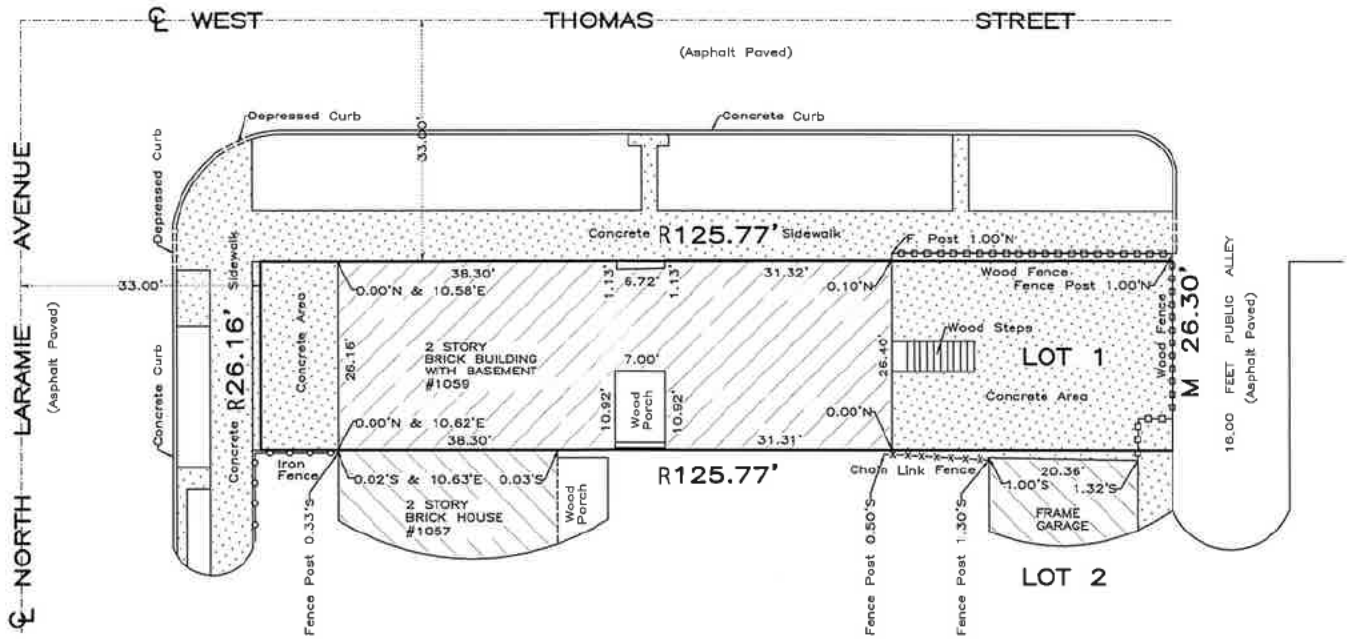
ENGINEERING SURVEY
TOPOGRAPHY
BOUNDARY
ALTA & MORTGAGE
CONDOMINIUM

WAYLS SURVEY. LTD.
PLAT OF SURVEY
OF

8012 SOUTH ASHLAND AVENUE
CHICAGO,IL 60620
TEL: (773) 633-2448
CELL: (708) 785-1985
FAX: (773) 633-2362

LOT 1 IN CUMMINGS AND FARGO'S NORTH 52ND AVENUE ADDITION, A SUBDIVISION OF THE WEST 3/8 AND THE 8 FEET EAST OF AND ADJACENT THE SAID WEST 3/8 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1059 NORTH LARAMIE AVENUE, CHICAGO, ILLINOIS.



THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY IT SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

STATE OF ILLINOIS } ss.
COUNTY OF COOK. }

WE, WAYLS SURVEY, LTD, do hereby certify that We have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

SIGNATURE:	Hylton E. Jonathon	REVISED

PROFESSIONAL LAND SURVEYOR NO. 0035-002819
LICENSE EXPIRES 11/30/2012.

FIELDWORK: JA & OO
CAD: JJ

ORDER NO. 2012-11-9099
SCALE: 1 INCH = 16 FEET
DATE: NOVEMBER 20, 2012
ORDERED BY: DAVE