

#22287-T1
INTRO DATE
NOV 1, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2156 West 21st Street

2. Ward Number that property is located in: 25

3. APPLICANT 3527 S DAMEN LLC

ADDRESS 3926 West Touhy Avenue, Unit 212 CITY Lincolnwood

STATE Illinois ZIP CODE 60712 PHONE 872-215-2076

EMAIL ximena@acostaezgur.com CONTACT PERSON Ximena Castro

4. Is the applicant the owner of the property? YES X NO 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 Ximena Castro- Acosta Ezgur, LLC

ADDRESS 1030 West Chicago Avenue, 3rd Floor

CITY Chicago STATE Illinois ZIP CODE 60642

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 on the Economic Disclosure Statements.

Florin Pavel, Claudia Pavel

7. On what date did the owner acquire legal title to the subject property? 09/23/2022

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

Yes, on 07/19/2023 the Applicant rezoned the property to a B2-3 zoning district.

9. Present Zoning District B2-3 Proposed Zoning District B2-5

10. Lot size in square feet (or dimensions) 2,995.2 square feet

11. Current Use of the property residential building with 10 dwelling units and two car garage

12. Reason for rezoning the property The subject application is being filed to correct a clerical error of previous map amendment Application 22221-T1 passed by City Council on 07/19/2023 that rezoned the property from a B3-2 to a B2-3.

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 the proposed building. (BE SPECIFIC)

The subject property is improved with a four story residential building basement (42'9" tall) with 10 dwelling units and a two car garage. The Applicant seeks to rezone the property to convert the existing building from 10 to 12 dwelling units. The Applicant will demolish the existing garage and will provide surface parking for 1 parking space and 11 bicycle spaces and will subsequently seek parking relief pursuant to the Equitable Transit Served Location section 17-10-0102-B of the Chicago Zoning Ordinance. The height of the existing building will remain the same.

14. 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 X

COUNTY OF COOK
STATE OF ILLINOIS

3527 S DAMEN LLC, 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
By: Florin Pavel, Manager of Applicant

Subscribed and Sworn to before me this
9th day of October, 20 23.


Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

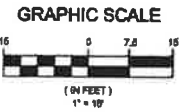
Ward: _____

LEGEND

- Storm CB
- Water Buffalo Box
- Water Hand Hole
- Telephone MH
- Utility Pole
- Electric Light Pole
- Gas Hand Hole
- Tree - Deciduous
- Tree - Evergreen
- Sign Post
- Cut Cross

GREMLEY & BIEDERMANN

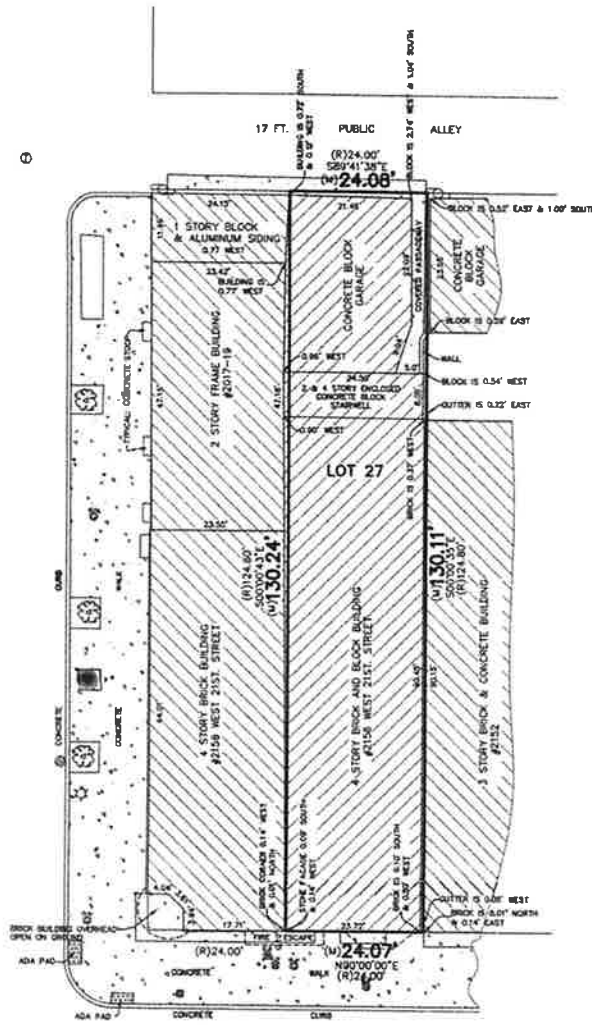
A Division of
PLCS Corporation
 License No. 04-066332
PROFESSIONAL LAND SURVEYORS
 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE: (773) 685-6102 EMAIL: INFO@PLCS-SURVEY.COM



Plat of Survey

LOT 27 IN THE SUBDIVISION OF THE SOUTH HALF OF BLOCK 64 IN THE
 SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF
 THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 CONTAINING 3,070 SQUARE FEET OR 0.070 ACRES MORE OR LESS.

S. LEAVITT STREET
 (RECORD 66 FT. PUBLIC R.O.W.)



(RECORD 66 FT. PUBLIC R.O.W.)
W. 21st STREET

ORDERED BY: BASE 3 DEVELOPMENT	CHECKED: [initials]	DRAWN: [initials]
ADDRESS: 205 WEST 21ST STREET	NO:	PL:
GREMLEY & BIEDERMANN		
A Division of PLCS CORPORATION License No. 04-066332 PROFESSIONAL LAND SURVEYORS		
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-6102 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2023-30663-00	DATE: MAY 22, 2023	PAGE NO. 1 OF 1
SCALE: 1 INCH = 15 FEET		

SURVEY NOTES:
 SURVEYOR'S LICENSE EXPIRES November 30, 2026.
 Note (RAM) denote 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.
 Monumentation or witness points were not set at the client's request.
 Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.
 COPYRIGHT GREMLEY & BIEDERMANN, INC. 2022. "All Rights Reserved"

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 MAY 22, 2023.
 SIGNED ON MAY 29, 2023.
 BY: *R.W.S. Bish*
 PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.





ACOSTA EZGUR, LLC

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

October 26, 2023

Chairman, Committee on Zoning
121 North LaSalle Street, Room 304
Chicago, Illinois 60602

Chairman,

The undersigned, Ximena Castro, 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:

The public alley next north of and parallel to West 21st Street; a line 48.0 feet east of and parallel to South Leavitt Street; West 21st Street; and a line 24.0 feet east of and parallel to South Leavitt Street

and has the address of 2156 West 21st 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 November 1, 2023.

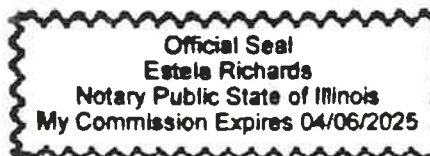
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject 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 26th day of October 2023.

Estela Richards

Notary Public





ACOSTA EZGUR, LLC

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

October 12, 2023

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 November 1, 2023, the undersigned will file an application for a change in zoning from a B2-3 Neighborhood Mixed-Use District to a B2-5 Neighborhood Mixed-Use District on behalf of 3527 S DAMEN LLC (the "Applicant") for the property located at 2156 West 21st Street, Chicago, Illinois 60608. **The subject application is being filed to correct a clerical error of previous map amendment Application 22221-T1 passed by City Council on 07/19/2023 that rezoned the property from a B3-2 to a B2-3.**

The property is bounded by:

The public alley next north of and parallel to West 21st Street; a line 48.0 feet east of and parallel to South Leavitt Street; West 21st Street; and a line 24.0 feet east of and parallel to South Leavitt Street.

The subject property is improved with a four story residential building basement (42'9" tall) with 10 dwelling units and a two car garage. The Applicant seeks to rezone the property to convert the existing building from 10 to 12 dwelling units. The Applicant will demolish the existing garage and will provide surface parking for 1 parking space and 11 bicycle spaces and will subsequently seek parking relief pursuant to the Equitable Transit Served Location section 17-10-0102-B of the Chicago Zoning Ordinance. The height of the existing building will remain the same.

The address for the Applicant is 3926 West Touhy Avenue, Unit 212, Lincolnwood, Illinois 60712. The Applicant is the Owner of the subject 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 or 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 feet of the property to be rezoned.

A handwritten signature in black ink, appearing to read 'Ximena Castro', is written over a horizontal line.

Ximena Castro

Attorney for the Applicant