

#22340-T1
INTRO DATE
JAN. 24, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
2103 West Race Avenue

2. Ward Number that property is located in: 36

3. APPLICANT Hagey Mineral Trust dated 12-11-2012
ADDRESS [REDACTED] CITY [REDACTED]
STATE [REDACTED] ZIP CODE [REDACTED] PHONE 312-636-6937
EMAIL rolando@acostaegur.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 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 R. Acosta
ADDRESS 1030 West Chicago Ave., 3rd FL
CITY Chicago STATE IL ZIP CODE 60642
PHONE 312-636-6937 FAX _____ EMAIL rolando@acostaegur.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: _____
Joseph Verne Hagey

7. On what date did the owner acquire legal title to the subject property? 7-8-2021

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

9. Present Zoning District: RS-3 Proposed Zoning District: RM-5

10. Lot size in square feet (or dimensions): 2,250 square feet

11. Current Use of the Property: 3 story residential building with three dwelling units and no parking

12. Reason for rezoning the property: ~~To meet the bulk and density of the RM-5 requirements to construct new rear addition with roof access and new roof deck, accessory to the existing 3 story, 3 dwelling unit residential 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 property is improved with a three story residential building that includes three dwelling units and no parking. The Applicant seeks to rezone the property to construct a 4 story rear addition that also will provide access to a new roof deck and three parking spaces. The residential building will continue to contain three dwelling units. The height of the building with the proposed addition will be 37.00 feet. In addition to the proposed rezoning, the Applicant seeks as part of a Type 1 rezoning, under Section 13-13-0303-D, a variation to reduce the required rear yard setback from 27.00 feet to 19.66 feet and to reduce the required rear yard open space from 150 sq. ft. to zero. Open space of approximately 150 square feet will be provided in the new roof deck.

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. Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D, Variations to reduce the required rear yard setback from 27.00 feet to 19.66 feet under Section 17-13-1101-B and to reduce the required rear yard open space from 150 feet to zero under Section 17-13-1101-A and Section 17-13-1003-K.

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

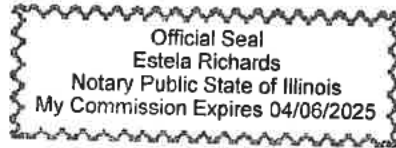
COUNTY OF COOK
STATE OF ILLINOIS

Joseph Verne Hagey, 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
7 day of January, 2024.

Estela Richards
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



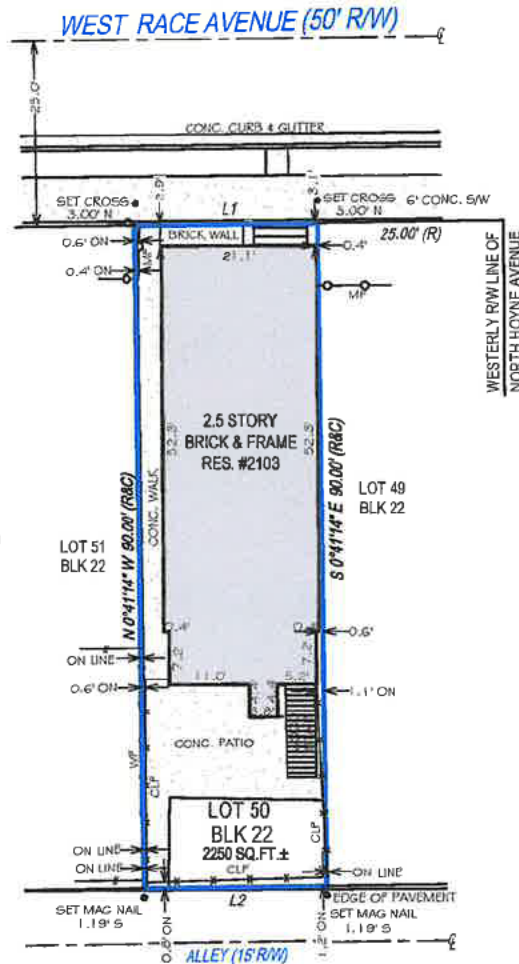
www.exactaland.com | office: 773.305.4011



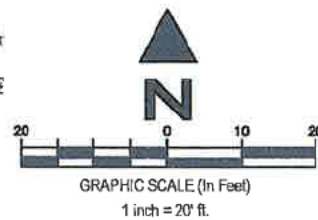
PROPERTY ADDRESS: 2103 W RACE AVENUE, CHICAGO, ILLINOIS 60612

SURVEY NUMBER: 2401.0003

2401.0003
BOUNDARY SURVEY
COOK COUNTY



LINE TABLE:
L1 N 89°09'07" E 25.00' (R&C)
L2 S 89°09'07" W 25.00' (R&C)



STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 01/03/24
FIELD WORK DATE: 1/2/2024
REVISION DATE(S): (REV.0 1/3/2024)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:

LOT 50 IN MELVILLE'S SUBDIVISION OF BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POIs) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POIs may not represent all items of interest to the viewer. There may be additional POIs which are not shown or called-out as POIs, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
- Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or oriented to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph 8, Sub-Paragraph 6, Item k.
- THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYOR'S LEGEND

<p>LINETYPES</p> <ul style="list-style-type: none"> Boundary Line Center Line Chain Link or Wire Fence Easement Edge of Water Iron Fence OHL - Overhead Lines Structure Survey Tie Line Vinyl Fence Wall or Party Wall Wood Fence <p>SURFACE TYPES</p> <ul style="list-style-type: none"> Asphalt Brick or Tile Concrete Covered Area Water Wood <p>SYMBOLS</p> <ul style="list-style-type: none"> Benchmark Center Line Central Angle or Delta Common Ownership Control Point Catch Basin 	<p>Elevation</p> <ul style="list-style-type: none"> Fire Hydrant Find or Set Monument Guywire or Anchor Manhole Tree Utility or Light Pole Well <p>ABBREVIATIONS</p> <ul style="list-style-type: none"> (C) - Calculated (D) - Deed (F) - Field (M) - Measured (P) - Plat (R) - Record (S) - Survey A/C - Air Conditioning AE - Access Easement ANE - Anchor Easement ASBL - Accessory Setback Line B/W - Bay/Box Window BC - Block Corner BFP - Backflow Preventer BLDG - Building BLK - Block BM - Benchmark BR - Bearing Reference BRL - Building Restriction Line BSMT - Basement C - Curve C/L - Center Line 	<ul style="list-style-type: none"> C/P - Covered Porch C/S - Concrete Slab CATV - Cable TV Riser CB - Concrete Block CH - Chord Bearing CHIM - Chimney CLF - Chain Link Fence CME - Canal Maintenance Easement CO - Clean Out CONC - Concrete COR - Corner CS/W - Concrete Sidewalk CUE - Control Utility Easement CVG - Concrete Valley Gutter D/W - Driveway DE - Drainage Easement DF - Drain Field DH - Drill Hole DUE - Drainage & Utility Easement ELEV - Elevation EM - Electric Meter ENCL - Enclosure ENT - Entrance EOP - Edge of Pavement EDW - Edge of Water ESMT - Easement EUB - Electric Utility Box F/DH - Found Drill Hole FCM - Found Concrete Monument FF - Finished Floor FIP - Found Iron Pipe FIPC - Found Iron Pipe & Cap 	<ul style="list-style-type: none"> FIR - Found Iron Rod FIRC - Found Iron Rod & Cap FN - Found Nail FN&D - Found Nail & Disc FRRSPPK - Found Rail Road Spike GAR - Garage GM - Gas Meter ID - Identification IE/EE - Ingress/Egress Easement ILL - Illegible INST - Instrument INT - Intersection IRRE - Irrigation Easement L - Length LAE - Limited Access Easement LBE - License No. (Business) LLE - Limited Buffer Easement LE - Landscape Easement LME - Lake/Landscape Maintenance Easement LS# - License No. (Surveyor) MB - Map Book ME - Maintenance Easement MES - Mitered End Section MF - Metal Fence MH - Manhole MHWL - Mean High Water Line NR - Non-Radial NTS - Not to Scale NAVD88 - North American Vertical Datum 1988 NGVD29 - National Geodetic Vertical Datum 1929 OG - On Ground 	<ul style="list-style-type: none"> ORB - Official Records Book ORV - Official Record Volume O/A - Overall O/S - Offset OFF - Outside Subject Property OH - Overhang OHL - Overhead Utility Lines OHWL - Ordinary High Water Line ON - Inside Subject Property P/E - Pool Equipment PB - Plat Book PC - Point of Curvature PCC - Point of Compound Curvature PCP - Permanent Control Point PI - Point of Intersection PLS - Professional Land Surveyor PLT - Planter POB - Point of Beginning POC - Point of Commencement PRC - Point of Reverse Curvature PRM - Permanent Reference Monument PSM - Professional Surveyor & Mapper PT - Point of Tangency PUE - Public Utility Easement R - Radius or Radial R/W - Right of Way RES - Residential RCE - Range ROE - Roof Overhang Easement RP - Radius Point 	<ul style="list-style-type: none"> S/W - Sidewalk SBL - Setback Line SCL - Survey Closure Line SCR - Screen SEC - Section SEP - Septic Tank SEW - Sewer SIR - Set Iron Rod & Cap SMWE - Storm Water Management Easement SN&D - Set Nail and Disc SQFT - Square Feet STL - Survey Tie Line STY - Story SV - Sewer Valve SWE - Sidewalk Easement TBI - Temporary Bench Mark TEL - Telephone Facilities TOP - Top of Bank TUE - Technological Utility Easement TWP - Township TX - Transformer TYP - Typical UE - Utility Easement UG - Underground UP - Utility Pole UR - Utility Riser VUE - Vinyl Fence W/C - Witness Corner W/F - Water Filter W/F - Wood Fence WM - Water Meter/Valve Box WV - Water Valve
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CERTIFIED TO:
KATHERYN HAGEY,

FLOOD ZONE INFORMATION:

DATE SIGNED: 01/03/24

BUYER: KATHERYN HAGEY

LENDER:

TITLE COMPANY:

COMMITMENT DATE: **CLIENT FILE NO.:**

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



ACOSTA EZGUR, LLC

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

January 24, 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 Race Avenue; a line 25.00 feet west of and parallel to North Hoyne Avenue; the public alley next south of and parallel to West Race Avenue; and a line 50.00 feet west of and parallel to North Hoyne Avenue


and has the address of 2103 West Race Avenue, Chicago, Illinois 60612.

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 January 24, 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.


By: Rolando R. Acosta

Subscribed and sworn to before me this 24th day of January 2024.


Notary Public





ACOSTA EZGUR, LLC

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

January 24, 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 January 24, 2024, the undersigned will file an application for a change in zoning from a RS-3 Residential Single-Unit (Detached House) District to an RM-5 Residential Multi-Unit District on behalf of Hagey Mineral Trust dated 12-11-2012 (the "Applicant") for the property located at 2103 West Race Avenue, Chicago, Illinois 60612.

The property is bounded by:

West Race Avenue; a line 25.00 feet west of and parallel to North Hoyne Avenue; the public alley next south of and parallel to West Race Avenue; and a line 50.00 feet west of and parallel to North Hoyne Avenue

The property is improved with a three story residential building that includes three dwelling units and no parking. The Applicant seeks to rezone the property to construct a four story rear addition that also will provide access to a new roof deck and three parking spaces. The residential building will continue to contain three dwelling units. The height of the building with the proposed addition will be 37.00 feet. In addition to the proposed rezoning, the Applicant seeks as part of the rezoning, under Section 17-13-0303-D Optional Administrative Adjustment and Variations, a Variation to reduce the required rear yard setback from 27.00 feet to 19.66 feet under Section 17-13-1101-B and a Variation to reduce the required rear yard open space from 150 sq. ft. to zero under Section 17-13-1101-A and Section 17-13-1003-K. Open space of approximately 150 square feet will be provided in the new roof deck.

The Applicant is located at [REDACTED] 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