

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: _____

Edin Begic

7. On what date did the owner acquire legal title to the subject property? _____ 2020

8. Has the present owner previously rezoned this property? If yes, when? _____ Yes, 10-14-2021

9. Present Zoning District: _____ B2-3 Proposed Zoning District: _____ B2-3

10. Lot size in square feet (or dimensions): _____ 12,537 square feet

11. Current Use of the Property: _____ Three story mixed-use building with thirteen residential dwelling units, 5,097.7 square feet of commercial space and thirteen parking spaces

12. Reason for rezoning the property: _____ Mandatory Type 1 filing to modify plans to convert 1,962.2 square feet of commercial space to two dwelling units for a total of 15 dwelling units instead of the originally approved 13 dwelling units within an existing 3-story 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 3-story mixed-use building containing 5,097.7 sq. ft. of ground floor commercial space, 1 ground floor residential dwelling unit, 12 residential dwelling units on the upper floors and 13 parking spaces. The Applicant proposes to convert 1,962.2 square feet of the commercial space to 2 ADA residential dwelling units for a total of fifteen dwelling units and 3,136.50 square feet of ground floor commercial space. Parking spaces will remain at 13 spaces. The existing building will not be expanded and the building height will remain at 37.75 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

MIDWEST KITCHEN AND BATH 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: Edin Begic, Manager of the Applicant

Subscribed and Sworn to before me this
26th day of November, 20 23.


Notary Public

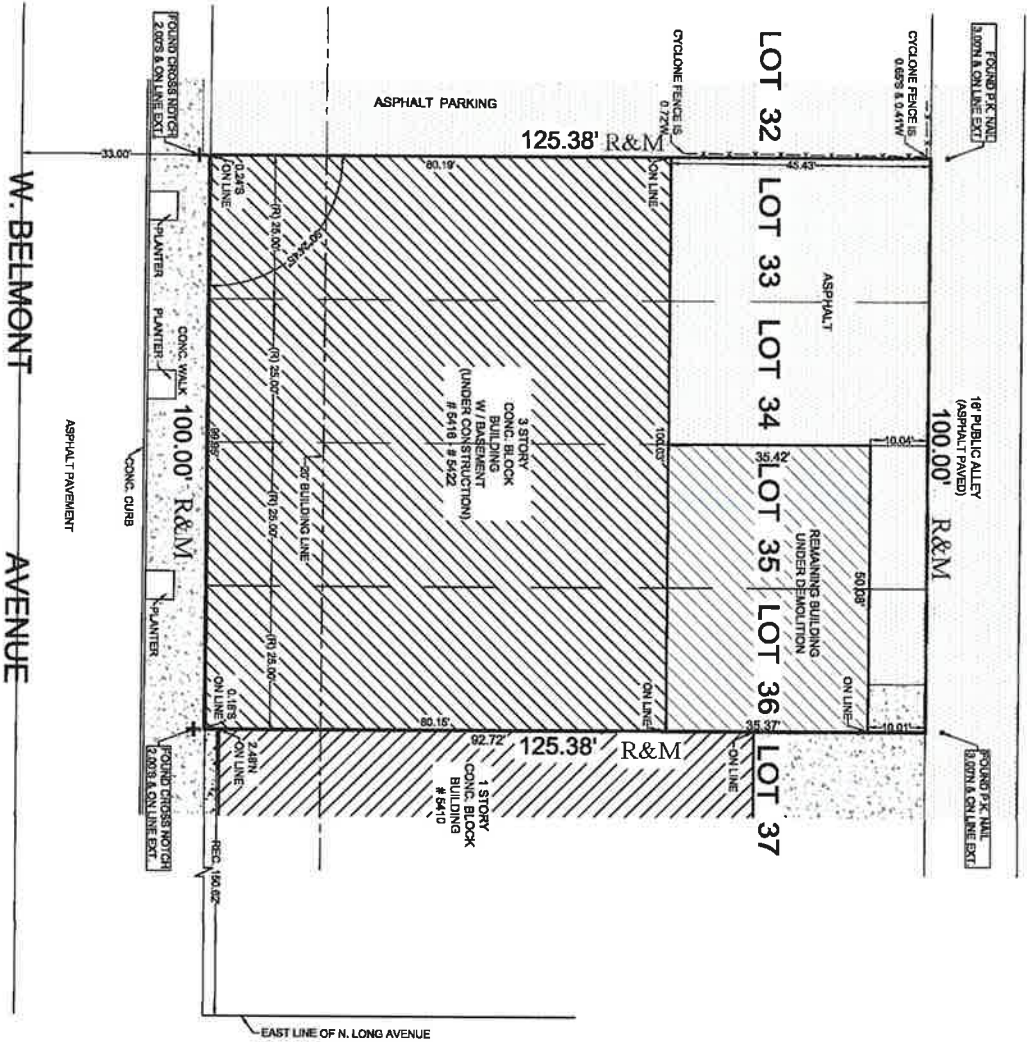


For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



ORDERED BY:	KANTER, LLC
SCALE:	1" = 15'
DATE:	MAY 27, 2020
FILE No.:	2020 - 27563

DATE:	10/27/23	UPDATED
DATE:	06/21/21	UPDATED
DATE:		REVISION

BE F.O.W. HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

W. BELMONT AVENUE



BY: *Roy G. Laminiczak*
 ROY G. LAMINICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2280
 LICENSE EXPIRES: NOVEMBER 30, 2024
 PROFESSIONAL DESIGN FIRMA LICENSE NO.: 104-004578
 LICENSE EXPIRES: APRIL 30, 2025

LOTS 33, 34, 35, 36 IN BLOCK TEN (10) IN FRED BUCKS PORTAGE PARK SUBDIVISION IN THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 KNOWN AS: 3418 - 3422 W. BELMONT AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS:
 13-21-328-082-0000
 13-21-328-083-0000
 13-21-328-084-0000
 13-21-328-085-0000

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60505
 TEL.: (647) 298-1010 FAX: (647) 298-5987
 E-MAIL: USURVEY@USANDS.COM

PLAT OF SURVEY
 OF

STATE OF ILLINOIS)
 COUNTY OF COOK) S.S.
 I, ROY G. LAMINICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR

RIVER FOREST, ILLINOIS, OCTOBER 27, A.D. 2023.



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 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:

the public alley next north of a parallel to West Belmont Avenue; a line 150.62 feet west of and parallel to North Long Avenue; West Belmont Avenue; and a line 250.62 feet west of and parallel to North Long Avenue

and has the address of 5416-24 West Belmont 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 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 B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District as a mandatory Type 1 to change plans on behalf of MIDWEST KITCHEN AND BATH LLC (the "Applicant") for the property located at 5416-24 West Belmont Avenue, Chicago, Illinois 60641. The property is bounded by:

the public alley next north of and parallel to West Belmont Avenue; a line 150.62 feet west of and parallel to North Long Avenue; West Belmont Avenue; and a line 250.62 feet west of and parallel to North Long Avenue.

The subject property is improved with a three-story mixed-use building containing 5,097.7 square feet of ground floor commercial space, one residential dwelling unit on the ground floor, twelve residential dwelling units on the upper floors and thirteen parking spaces. The Applicant proposes to convert 1,961.2 square feet of the ground floor commercial spaces into two ADA residential dwelling units for a total of fifteen residential dwelling units and 3,136.50 square feet of ground floor commercial spaces. As no parking spaces will be added the total number of parking spaces will remain at thirteen. The height of the building will remain at 37.75 feet.

The Applicant is located at 4700 West Montrose Avenue, Chicago, Illinois 60641. 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