

#22406-T1
Intro Date
April 17, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2315 West 24th Place

2. Ward Number that property is located in: 25

3. APPLICANT CLOUD PROPERTY MANAGEMENT LLC, Series 2315

ADDRESS 5901 North Cicero Avenue, Suite 303 CITY Chicago

STATE Illinois ZIP CODE 60646 PHONE 872-215-2076

EMAIL ximena@acostaezgur.com CONTACT PERSON Ximena Castro

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 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 in the Economic Disclosure statements: Teofil Scorte, Esther Scorte

7. On what date did the owner acquire legal title to the subject property? 06-05-2017

8. Has the present owner previously rezoned this property? If yes, when? Yes, 05-25-2022

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

10. Lot size in square feet (or dimensions): 5,952 square feet

11. Current Use of the Property: two-story residential building with nine units and three indoor parking spaces

12. Reason for rezoning the property: to amend the previously approved Type-1 Application passed by City Council on 05-25-2022 to convert the building from nine to 12 units and to seek an elective Administrative Adjustment for parking reduction and elective Variations to reduce front, side, and rear setbacks.

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 subject property is improved with a two-story residential building with nine units and three indoor parking spaces. The Applicant seeks a rezoning to amend the previously approved Type-1 Application passed by City Council on 05-25-2022 to convert the building from nine to 12 units. The Applicant also will be constructing a third floor addition to accommodate the three new proposed units. The proposed zoning height will be 43'-3". There will two new bicycle spaces added for a total of eleven bicycle spaces on the property. There will be no additional parking.

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: 17-13-1003-EE to allow 100% residential parking reduction for two new required parking spaces to zero for properties located in a Equitable Transit Served Location

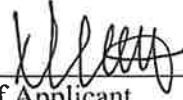
Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. 17-13-1101-B variation relief to reduce the front yard setback from 4.28' to 3.25' (existing) , reduce the combined side yard setback from 9.6' to zero (existing), and to reduce the rear yard setback from 30.0' to zero.

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

CLOUD PROPERTY MANAGEMENT
LLC, Series 2315

_____ , 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: Teofil Scorte
Manager

Subscribed and Sworn to before me this
01 _____ day of _____ April _____, 20 24 _____.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

LEGEND

- ⊗ Storm CB
- ⊙ Son Storm Combo MH
- Water Hand Hole
- Utility Pole
- ⊛ Electric Light Pole
- ⊙ Gas Meter
- ⊙ Gas Valve
- ⊙ Fire Alarm
- ⊙ Flag Pole
- ⊙ Cut Cross

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation

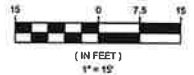
LICENSE No. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

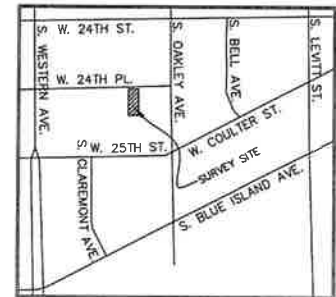
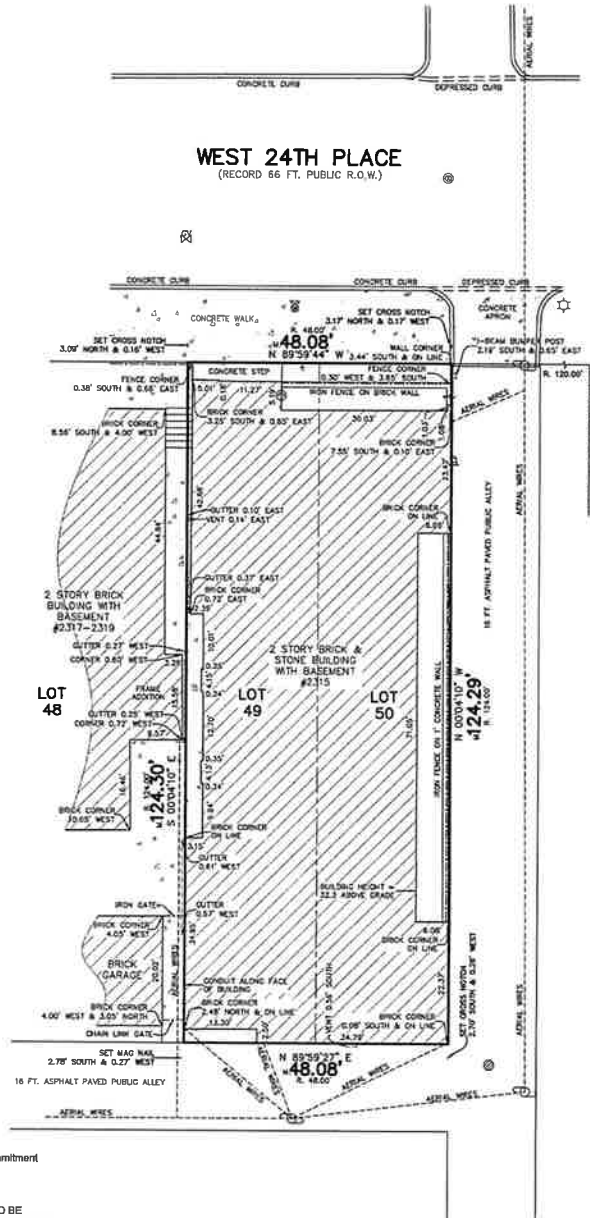
GRAPHIC SCALE



ALTA / NSPS Land Title Survey

LOTS 49 AND 50 IN P.M. THOMPSON'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 6 IN LAUGHTON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 5,976 SQUARE FEET OR 0.14 ACRES MORE OR LESS.



VICINITY MAP (NOT TO SCALE)

SURVEY NOTES:

This Survey was prepared based on Chicago Title Insurance Company Title Commitment 00884006 Effective Date: January 24, 2017 as to matters of record.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C 0506J, EFFECTIVE DATE AUGUST 19, 2006.

ORDERED BY: ARCHDIOCESE OF CHICAGO	CHECKED: RL	DRAWN: JH
ADDRESS: 2315 WEST 24TH PLACE		
GREMLEY & BIEDERMANN		
A DIVISION OF PLCS CORPORATION		
LICENSE NO. 184-005332 EXPIRES 11-30-2018 PROFESSIONAL LAND SURVEYORS		
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2017-23639-001	DATE: FEBRUARY 21, 2017	PAGES: 1 of 1
SCALE 1 inch = 15 FEET		

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES NOVEMBER 30, 2018

Note R & M denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and in 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.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2017 "All Rights Reserved"

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 14 and 20 of Table A thereof.

The field work was completed on FEBRUARY 21, 2017.

Date of Plat Feb. 27, 2017

By: Robert G. Biedermann

Robert G. Biedermann
Professional Illinois Land Surveyor No. 2802





ACOSTA EZGUR, LLC

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

April 17, 2024

Acting Chairman Lawson
Chairman, Committee on Zoning, Landmarks, and Building Standards
City Hall
Chicago, Illinois 60602

The undersigned, Ximena Castro, being first duly sworn on oath, deposes and says 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 24th Place; the public alley next west of and parallel to South Oakley Avenue; the public alley next south of and parallel to West 24th Place; and a line 168.0 feet west of and parallel to South Oakley Avenue


and has the address of 2315 West 24th Place, 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 April 17th, 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: Ximena Castro

Subscribed and sworn to before me this April 17th, 2024.


Notary Public





ACOSTA EZGUR, LLC

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

April 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 April 17, 2024, the undersigned will file an application for a change in zoning from an B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District on behalf of Cloud Property Management LLC, 2315 Series (the "Applicant") for the property located at 2315 West 24th Place, Chicago, Illinois 60608. The property is bounded by:

West 24th Place; the public alley next west of and parallel to South Oakley Avenue; the public alley next south of and parallel to West 24th Place; and a line 168.0 feet west of and parallel to South Oakley Avenue.

The subject property is improved with a two-story residential building with nine units and three indoor parking spaces. The Applicant seeks a rezoning to amend the previously approved Type-1 Application passed by City Council on 05-25-2022 to convert the building from nine to 12 units. The Applicant also will be constructing a third-floor addition to accommodate the three new proposed units. There will be no additional parking. The proposed zoning building height will be 43'-3". There will two new bicycle spaces added for a total of eleven bicycle spaces on the property. There will be no additional parking.

The Applicant also seeks Type-1 application relief pursuant to section 17-13-0300 of the Chicago Zoning Ordinance for an Administrative Adjustment under section 17-13-1003-EE to reduce 2 required parking spaces to zero for properties located in an Equitable Transit Served Location, and Variations under section 17-13-1101-B to reduce the front yard setback from 4.28' to 3.25' (existing) , reduce the combined side yards from 9.6' to zero (existing), and reduce the rear yard setback from 30.0' to zero.

The Applicant is located at 5901 North Cicero Avenue, Suite 303, Chicago, Illinois 60646. The Applicant is the owner of the 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 and 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 250.00 feet of the property to be rezoned.

Sincerely,

A handwritten signature in blue ink that reads "Ximena Castro".

Ximena Castro
Attorney for the Applicant