

#22417-TI
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:

2127 South Marshall Boulevard / 2866-80 West 21st Place

2. Ward Number that property is located in: 25

3. APPLICANT 2127 S. Marshall LLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE 872-215-2076

EMAIL ximena@acostaegzur.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@acostaegzur.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: Florin Pavel, Claudia Pavel

7. On what date did the owner acquire legal title to the subject property? 04-26-2017

8. Has the present owner previously rezoned this property? If yes, when? Yes, 12/14/2022

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

10. Lot size in square feet (or dimensions): 4,495.65 square feet

11. Current Use of the Property: one zoning lot with a front two-story building with basement containing six units and a rear two-story building with basement containing two units. There is no parking on the property.

12. Reason for rezoning the property: to amend the previous Type-1 application approved by City Council on 12-14-2022 to increase density on the property and convert the property from eight to 16 units and to seek an elective Type 1 map amendment pursuant to Section 17-13-0300 to reduce ETOD parking and required 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 property contains one zoning lot with a front two-story building with basement (34'-7" tall) containing six dwelling units and a rear two-story building with basement (28'-8" tall) containing two dwelling units. The Applicant proposes to rezone the property to convert the front building from six to 12 units and convert the rear building from two to four units for a total of 16 units on the property. The Applicant also proposes to construct a third-floor addition on the front and on the rear building to accommodate the new proposed units. The proposed zoning height of the front building will be 36'-3" and the rear building will be 37'-8". There will be six bicycle spaces. There is no parking, and none will be provided.

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 reduce eight required parking spaces to under section for properties located in an Equitable Transit Served Location per the Chicago Zoning Ordinance

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

50.0' to 0.0' (existing), a combined side setback reduction from 5.16' to 0.0' (existing) (the north and south side setbacks are and will remain at 0.0'), and a reduction of the rear setback from 30.0' on floors containing dwelling units to 0.0' (existing).

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

2127 S. Marshall 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
1st day of April, 2024.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

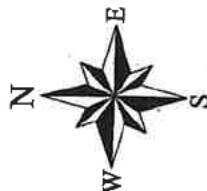
Ward: _____

PLAT OF SURVEY

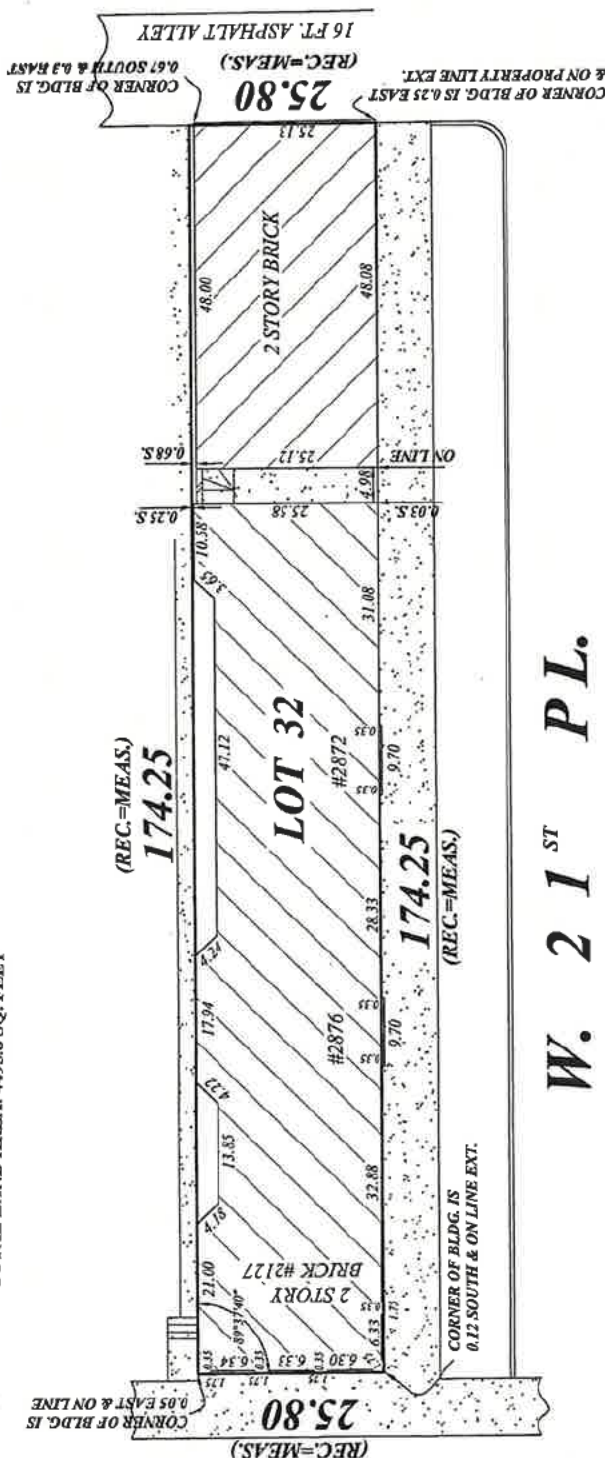
DESCRIBED AS:

LOT 32 IN BLOCK 4 IN LEVI P. MORTON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD) IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 4495.6 SQ. FEET



S. MARSHALL BLVD.



W. 21ST PL.

- LEGEND**
- CHAIN LINK FENCE
 - WOOD FENCE
 - IRON FENCE
 - CONCRETE PAVEMENT
 - F. FR. P. ENCLOSURE FRAME PORCH
 - O. FR. P. OPEN FRAME PORCH
 - SIDE BOUNDARY LINE
 - BASEMENT LINE
 - BLDG. SETBACK LINE
 - CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE: 1" = 16'
 ORDERED: BLDG. PROJECTS
 JOB NO : 220829A
 FIELDWORK
 COMPLETION
 DATE: AUGUST 26, 2022
 MUNICIPALITY: CHICAGO

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

STATE OF ILLINOIS
 COUNTY OF COOK SS

SIGNATURE DATE: ...AUGUST 29, 2022...
 ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS REPRESENTATION IS A CORRECT REPRESENTATION OF SAID SURVEY.

Andrzej Murzanski
 ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2022
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.
 FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS.

NO CORNERS WERE MONUMENTED PER CUSTOMER REQUEST.

ANDRZEJ MURZANSKI
 LAND SURVEYORS, INC
 PROFESSIONAL DESIGN FIRM
 NO. 184-004748

240 COUNTRY LANE
 GLENVIEW, IL 60025
 PHONE: 847-486-8731

amarzanski@outlook.com





ACOSTA EZGUR, LLC

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

April 17th, 2024

Acting Chairman Lawson
Chairman, Committee on Zoning, Landmarks, and Building Standards
City Hall
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:

A line 25.80 feet north of and parallel to West 21st Place; the public alley next east of and parallel to South Marshall Boulevard; West 21st Place; and South Marshall Boulevard


and has the address of 2127 South Marshall Boulevard / 2866-80 West 21st Place, Chicago, Illinois 60623.

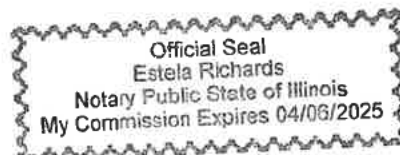
The undersigned certifies that the notice contained the address and description of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application 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 17th day of April 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 a B2-5 Neighborhood Mixed-Use District to a B2-5 Neighborhood Mixed-Use District on behalf of 2127 S. Marshall LLC (the "Applicant") for the property located at 2127 South Marshall Boulevard / 2866-80 West 21st Place, Chicago, Illinois 60623. The property is bounded by:

A line 25.80 feet north of and parallel to West 21st Place; the public alley next east of and parallel to South Marshall Boulevard; West 21st Place; and South Marshall Boulevard.

The property contains one zoning lot with a front two-story building with basement (34'-7" tall) containing six dwelling units and a rear lot improved with a two-story building with basement (28'-8" tall) containing two dwelling units. The Applicant proposes to rezone the property to amend the previous Type-1 application approved by City Council on 12-14-2022 to convert the front building from six to 12 units and convert the rear building from two to four units for a total of 16 units on the property. The Applicant also proposes to construct a third-floor addition on the front and on the rear building to accommodate the new proposed units. The proposed zoning height of the front building will be 36'-3" and the rear building will be 37'-8". There will be six bicycle spaces. There is no parking, and none will be provided.

The rezoning application also seeks Type-1 application relief under section 17-13-0303-D through an optional administrative adjustment to reduce eight required parking spaces to under section 17-13-1003-EE for properties located in an Equitable Transit Served Location per the Chicago Zoning Ordinance and an optional variation under section 17-13-1101-B to reduce the required front yard setback from 50.0' to 0.0' (existing), a combined side setback reduction of 5.16' to 0.0' (existing) (the north and south side setbacks are and will remain at 0.0'), and a reduction of the rear setback from 30.0' on floors containing dwelling units to 0.0' (existing).

The address for the Applicant is [REDACTED] 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 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.

Ximena Castro
Attorney for the Applicant