

#22223
INTRO DATE
JUNE 21, 2023

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2714 W. St. Helen Street

2. Ward Number that property is located in: 1

3. APPLICANT 2714 St Helen LLC

ADDRESS 3151 North Halsted Street CITY Chicago

STATE IL ZIP CODE 60657 PHONE 312-636-6937

EMAIL rolando@acostaezgur.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 Avenue, 3rd Fl

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-636-6937 FAX _____ EMAIL rolando@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.

Michal Raz-Russo Trust and Evan Michaels Group LLC

7. On what date did the owner acquire legal title to the subject property? 6/8/2021

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

No

9. Present Zoning District RS-3 Proposed Zoning District RM-4.5

10. Lot size in square feet (or dimensions) 2,650 sq. ft.

11. Current Use of the property three story residential building containing three residential dwelling units and no parking for a total of four dwelling units at the site

12. Reason for rezoning the property Expansion of the expansion of the existing building by raising the roof to allow for enlargement of existing units and addition of a ADU unit above a new two-car garage.

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)

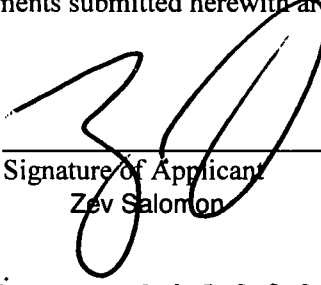
The subject property is improved with a three-story residential building containing three residential dwelling units and no parking. The Applicant seeks to raise the height of the existing roof to allow for expansion of the existing residential dwelling units resulting in three residential dwelling units and also to construct a two-car garage with an ADU unit above. The height of the existing principal building is 26 feet 8 inches and after the proposed expansion will be 34 ft. 5 inches. The height of the new coach house and garage accessory building will be 22.00 feet.

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

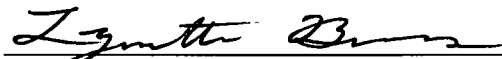
COUNTY OF COOK
STATE OF ILLINOIS

Zev Salomon, 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.

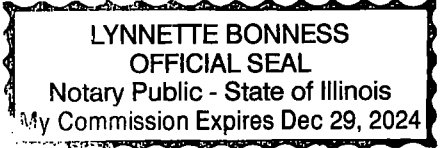


Signature of Applicant
Zev Salomon

Subscribed and Sworn to before me this
9th day of May, 2023.



Notary Public



For Office Use Only

Date of Introduction: _____
File Number: _____
Ward: _____

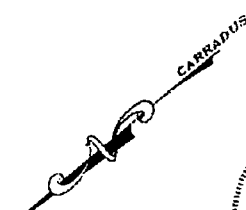
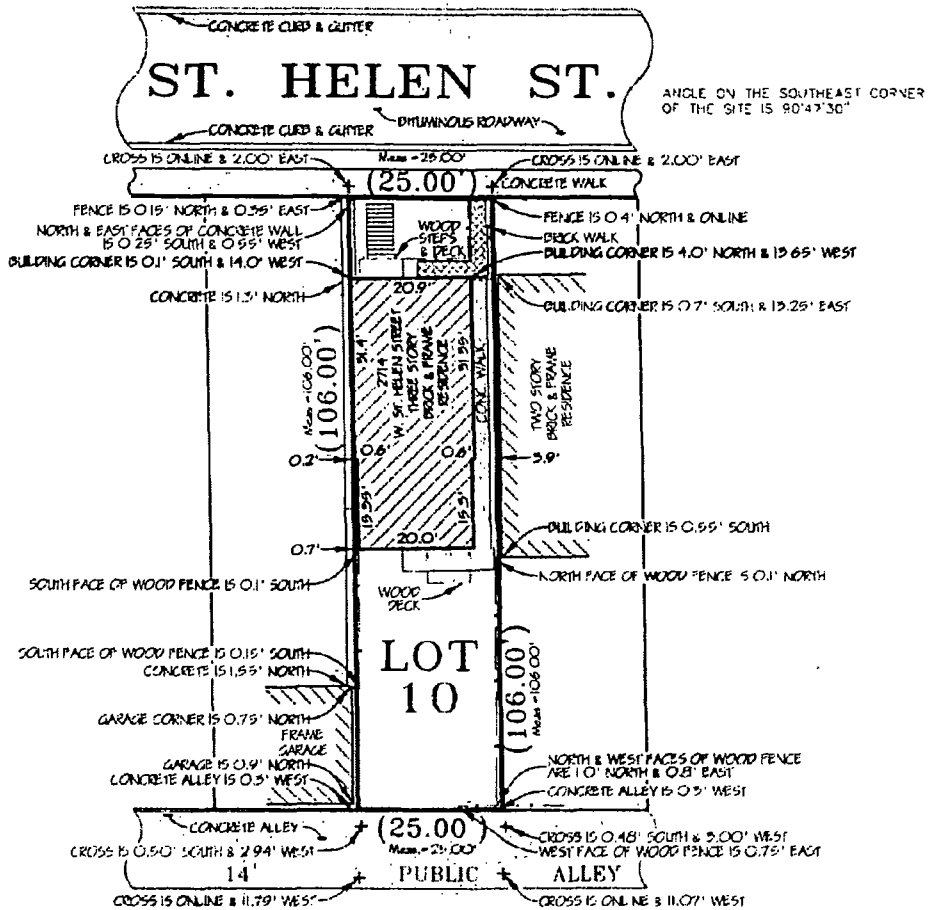
SURVEY LEGEND

- Monumentation Found
- Monumentation Set (PLS 35-2551)
- (SW) Record Dimension
- - - Fence Line

PLAT OF SURVEY

LOT 10 IN BLOCK 4 IN ATTRILL'S SUBDIVISION OF PART OF BLOCKS 2, 3 AND 5 IN STAVE'S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SITE = 2,650 SQ.FT.



STATE OF ILLINOIS)
 COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 2nd DAY OF May, A.D. 2022
 BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
 MY LICENSE EXPIRES NOVEMBER 30, 2024.

NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 58°
2. Distances shown along curved lines are Arc Measurements unless otherwise noted
3. Compare the legal Description, Building Lines, and Easements as shown hereon with your Deeds, Title Insurance Policy or Title Commitment
4. Consult local authorities for additional setbacks and restrictions not shown hereon
5. Compare all survey points and repeat any discrepancies immediately
6. Consult utility companies and municipalities prior to the start of any construction
7. Dimensions to one along buildings are exterior or foundation measurements
8. Do Not Assume distances from staking measurements made hereon

CARRADUS LAND SURVEY, INC.

Residential & Commercial Land Surveying Services
 191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188
 (630) 588-0416 (Fax) 653-7682 carradus_survey@yahoo.com

Prepared for: DYLAN HEISER	
DATE BY: JW	DATE TO FIELD: 05/03/23
SCALE: 1" = 20'	PLAT NO.: 48-00
PAGE: 3826	



ACOSTA EZGUR, LLC

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

June 21, 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 June 21, 2023, the undersigned will file an application for a change in zoning from a RS-3 Residential Single-Unit (Detached House) District to an RM-4.5 Residential Multi-Unit District on behalf of 2714 St Helen LLC (the "Applicant") for the property located at 2714 West St. Helen Street, Chicago, Illinois (the "Property"). The Property is bounded by:

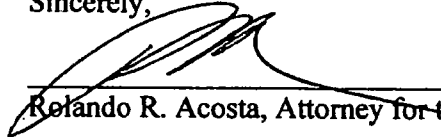
The public alley next northwest of and parallel to West St. Helen Street; a line 25.00 feet southwest of and parallel to the alley next southwest of North Stave Street; West St. Helen Street; and a line 50.00 feet southwest of and parallel to the alley next southwest of North Stave Street

The subject property is improved with a three-story residential building containing three residential dwelling units and no parking. The Applicant seeks to raise the height of the existing roof on the principal building to allow for expansion of the existing residential dwelling units resulting in three residential dwelling units and also to construct a two-car garage with an ADU unit above. The height of the accessory garage with ADU building will be 22.0 feet. The height of the principal building will be 34 feet 5 inches.

The Applicant is located at 3151 North Halsted Street, Chicago, Illinois 60657. 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 and 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