

#22314-T1
INTRO DATE
DEC. 13, 2023

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

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

2009 South Loomis Avenue

2. Ward Number that property is located in: 25

3. APPLICANT Antonio Vargas

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] 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 Acosta Ezgur, LLC- Ximena Castro

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 on the Economic Disclosure Statements.

N/A

7. On what date did the owner acquire legal title to the subject property? 06/13/2022

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

No.

9. Present Zoning District RM-4.5 Proposed Zoning District RM-5

10. Lot size in square feet (or dimensions) 2,725 square feet

11. Current Use of the property The subject property is improved with a residential building that includes four dwelling units.

12. Reason for rezoning the property to construct a new four-story residential building with four dwelling units, four bicycle spaces, and three surface parking spaces.

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 two-story single-family home and two car garage. The height of the existing building is approximately 23.0'. The Applicant seeks to rezone the subject property to construct a new four-story residential building with four dwelling units, four bicycle spaces, and three surface parking spaces. The zoning height of the proposed building will be 31'-5.5". The Applicant will seek to reduce one parking space under the Equitable Transit Served Location guidelines of the Chicago Zoning Ordinance.

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

Antonio Vargas, 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
20th day of November, 2023.

Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PLAT OF SURVEY

of

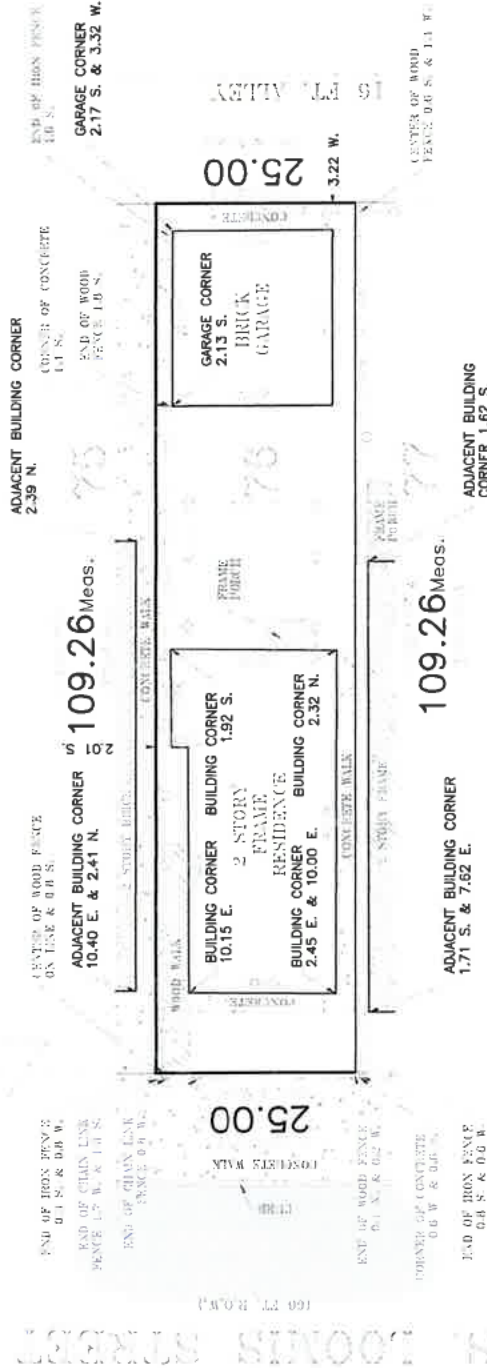
LOT 70 IN WILLIAMS SUBDIVISION OF BLOCK 10 IN JOHNSON AND LEE'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 2000 S. LOOMIS STREET, CHICAGO, ILLINOIS.
 PLAN: 17-20-321-001



SCALE: 1"=15'

S. LINE OF W. CULLERTON STREET



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING CORNERS AND DIMENSIONS AS DECLARED BY THE CLIENT. THIS PLAT DOES NOT SHOW ANY DIMENSIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS NOTICED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) MEASUREMENTS WERE NOT SET FOR THE CLIENT'S BENEFIT.
- 5) LOCATION OF SOME FEATURES MAY BE AMBIGUOUS FOR CLARITY. NO INVESTIGATIONS WERE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY CORNERS WITH AN ORIGINAL SURVEY AND BEARING OR ORIGINAL MEASUREMENTS AND SURVEY ARE IDENTIFIED. UNIDENTIFIED CORNERS ARE IDENTIFIED HEREON.

Plate issued by: 2017-07-20, Station #111-007205

Preferred
 SURVEY, INC.

7815 W. 79TH STREET, HEDGECOCK, IL 60155
 Phone: 708-258-7805 / Fax: 708-258-7855
 www.preferredsv.com

Field Book, Computerized,
 Land Area Surveyed,
 Inching, Rev. 04



SURVEY ORDERED BY:
 MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PROFESSIONAL SURVEY, INC., DO hereby state that this PROFESSIONAL SERVICE conforms to the highest standards of the profession and that I am duly licensed with the State of Illinois. I have provided this service to the client in accordance with the provisions of the Illinois Professional Land Surveyors Act, which is hereby incorporated by reference into this agreement and which is hereby agreed to by the client and the surveyor.

DATE: 07/20/17
 TIME: 10:00 AM
 BY: [Signature]
 FOR: [Signature]
 FILE NO. 111-007205





ACOSTA EZGUR, LLC

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

December 13, 2023

Chairman
Committee on Zoning
121 North LaSalle Street, Room 304
Chicago, Illinois 60602

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 75.0 feet south of and parallel to West Cullerton Street; the public alley east of and parallel to South Loomis Street; a line 100.0 feet south of and parallel to West Cullerton Street; and South Loomis Street

and has the address of 2009 South Loomis Street, Chicago, Illinois 60608.

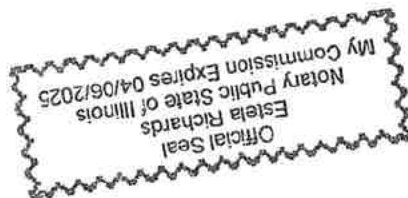
The undersigned certifies that the notice contained the address and description of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately December 13, 2023.

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.

Castro
By: Ximena Castro

Subscribed and sworn to before me this 20th day of November 2023.

Estela Richards
Notary Public





ACOSTA EZGUR, LLC

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

December 13, 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 December 13, 2023, the undersigned will file an application for a change in zoning from an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to an RM-5 Residential Multi-Unit District on behalf of Antonio Vargas (the "Applicant") for the property located at 2009 South Loomis Street, Chicago, Illinois 60608. The property is bounded by:

A line 75.0 feet south of and parallel to West Cullerton Street; the public alley east of and parallel to South Loomis Street; a line 100.0 feet south of and parallel to West Cullerton Street; and South Loomis Street.

The subject property is improved with a two-story single-family home and two car garage. The height of the existing building is approximately 23.0'. The Applicant seeks to rezone the subject property to construct a new four-story residential building with four dwelling units, four bicycle spaces, and three surface parking spaces. The zoning height of the proposed building will be 31'-5.5". The Applicant will seek to reduce one parking space under the Equitable Transit Served Location guidelines of the Chicago Zoning Ordinance.

The Applicant is located at [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.

A handwritten signature in black ink that reads "Castro".

Ximena Castro
Attorney for the Applicant