

#22405
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:

2421 West Lexington Street

2. Ward Number that property is located in: 28

3. APPLICANT MOCO GROUP LLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]

EMAIL ximena@acostaegur.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@acostaegur.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: Rostyslav Yatskovskiy

7. On what date did the owner acquire legal title to the subject property? 03-02-2018

8. Has the present owner previously rezoned this property? If yes, when? No.

9. Present Zoning District: RT-3.5 Proposed Zoning District: RM-4.5

10. Lot size in square feet (or dimensions): 3,116.5 square feet

11. Current Use of the Property: two-story residential building with three dwelling units and three rear surface parking spaces

12. Reason for rezoning the property: To reduce the MLA of the property to allow a proposed conversion from three to four units

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 three dwelling units and three rear surface parking spaces. The existing height of the building is approximately 33.0' tall. The Applicant seeks to rezone the property to reduce the MLA of the property to convert from three to four units to allow a proposed garden unit on the property. Existing parking will remain and no additional parking will be added. The existing height of the building also will remain.

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

MOCO GROUP 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.

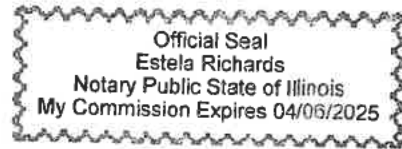


Signature of Applicant
By: Rostyslav Yatskovskiy
Manager of the Applicant

Subscribed and Sworn to before me this
19 _____ day of March, 20 24 .



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

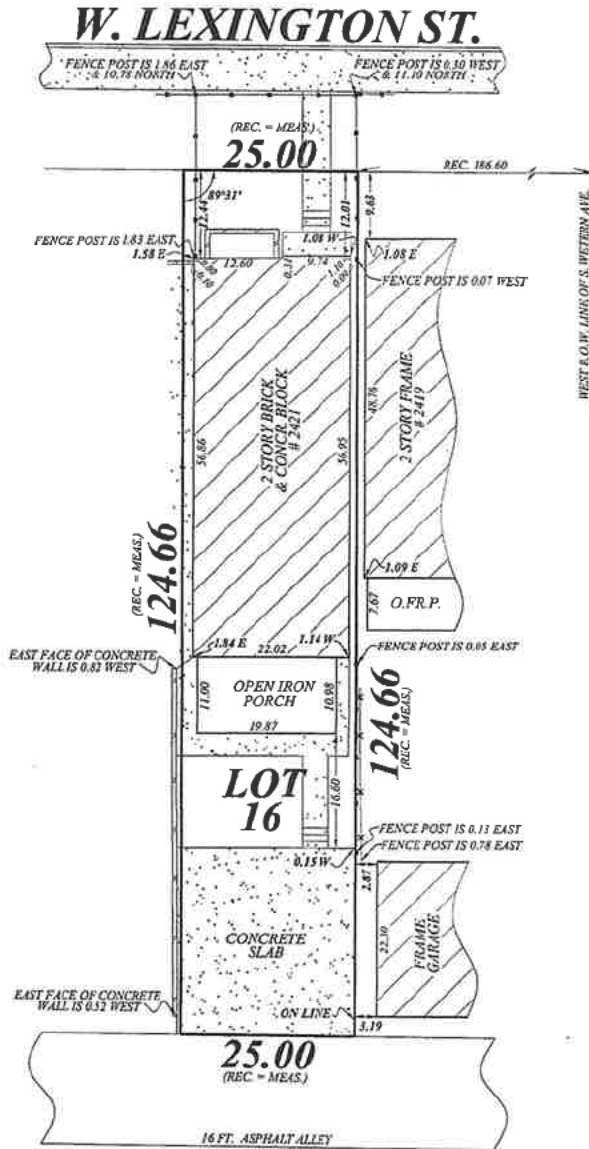


PLAT OF SURVEY

DESCRIBED AS :

LOT 16 IN S. W. RAWSON'S SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 3116.4 SQ. FEET



LEGEND

- - - CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- ▭ CONCRETE PAVEMENT
- E. F.R.P. - ENCLOSED FRAME PORCH
- O. F.R.P. - OPEN FRAME PORCH
- - - SIDE BOUNDARY LINE
- - - EASEMENT LINE
- - - BLDG. SETBACK LINE
- CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE: 1" = 16'
 ORDERED: MOOD GROUP, LLC
 JOB NO: 240314M
 FIELDWORK COMPLETION: MARCH 13TH 2024
 DATE: CHICAGO
 MUNICIPALITY: CHICAGO

STATE OF ILLINOIS
 COUNTY OF COOK SS

SIGNATURE DATE:
 MARCH 14TH 2024

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2024
 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.

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



ANDRZEJ MURZANSKI
 LAND SURVEYORS, INC

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

anurzanski@outlook.com



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 Lexington Street; a line 186.60 feet west of and parallel to South Western Avenue; the public alley next south of and parallel to West Lexington Street; and a line 211.60 feet west of and parallel to South Western Avenue

and has the address of 2421 West Lexington Street, Chicago, Illinois 60612.

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 17, 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.

Estela Richards

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 RT-3.5, Residential Two-Flat, Townhouse and Multi-Unit District to a RM-4.5, Residential Multi-Unit District on behalf of MOCO GROUP LLC (the "Applicant") for the property located at 2421 West Lexington Street, Chicago, Illinois 60612. The property is bounded by:

West Lexington Street; a line 186.60 feet west of and parallel to South Western Avenue; the public alley next south of and parallel to West Lexington Street; and a line 211.60 feet west of and parallel to South Western Avenue

The subject property is improved with a two-story residential building with three dwelling units and three rear surface parking spaces. The existing height of the building is approximately 33.0' tall. The Applicant seeks to rezone the property to reduce the Minimum Lot Area of the property to allow a conversion from three to four units for a proposed garden unit on the property. The existing height of the building also will remain. Existing parking will remain, and no additional parking will be added.

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 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 black ink, appearing to read 'Ximena Castro', is written over a horizontal line.

Ximena Castro
Attorney for the Applicant