

22319
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:

2917 - 35 West Lawrence Avenue

2. Ward Number that property is located in: 40

3. APPLICANT North Branch River Properties LLC

ADDRESS 2901 West Lawrence Avenue CITY Chicago

STATE Illinois ZIP CODE 60625 PHONE 312-636-6937

EMAIL rolando@acostaezgur.com CONTACT PERSON Rolando 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 Acosta Ezgur, LLC- Rolando Acosta

ADDRESS 1030 West Chicago Avenue, 3rd Floor

CITY Chicago STATE Illinois 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.

Mark Aistrope

7. On what date did the owner acquire legal title to the subject property? 2019

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

No

9. Present Zoning District C1-2 Proposed Zoning District B2-3

10. Lot size in square feet (or dimensions) 28,338 square feet

11. Current Use of the property One story commercial building and parking lot.

12. Reason for rezoning the property redevelop the property with a new five-story mixed-use building with ground floor commercial space and residential dwelling units above.

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 one-story commercial building and surface parking. The Applicant proposes to demolish the existing improvements and construct a five-story mixed-use building with 9,528 square feet of ground floor commercial space and a total of forty residential dwelling units on the upper floors. Nineteen off-street parking spaces will be provided. The height of the building will be 60.50 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 _____ X _____ NO _____

COUNTY OF COOK
STATE OF ILLINOIS

Mark Aistrope, 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
Mark Aistrope, Manager

Subscribed and Sworn to before me this
28 day of November, 20 23.


Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



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, Rolando R. Acosta, being first duly sworn on oath, deposes and say the following:

That the undersigned certifies that he 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.

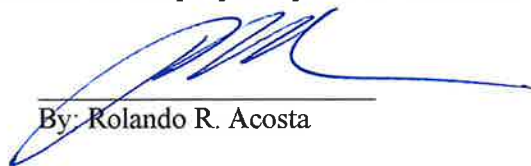
The subject property is bounded by:

West Lawrence Avenue; the public alley next east of North Manor Avenue; the public alley next south and parallel to West Lawrence Avenue; and a line 50.00 feet east of and parallel to North Manor Avenue

and has the address of 2917 – 35 West Lawrence Avenue, Chicago, Illinois.

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.


By: Rolando R. Acosta

Subscribed and sworn to before me this 13th day of December 2023.


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 a C1-2 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District on behalf of North Branch River Properties LLC (the "Applicant") for the property located at 2917 – 35 West Lawrence Avenue, Chicago, Illinois 60641. The property is bounded by:

West Lawrence Avenue; the public alley next east of North Manor Avenue; the public alley next south and parallel to West Lawrence Avenue; and a line 50.00 feet east of and parallel to North Manor Avenue

The subject property is improved with a one-story commercial building and surface parking. The Applicant proposes demolish the existing improvements and construct a five-story mixed-use building with 9,528 square feet of ground floor commercial space and a total of forty residential dwelling units on the upper floors. Nineteen off-street parking spaces will be provided. The height of the building will be 60.50 feet.

The Applicant is located at 2901 West Lawrence Avenue, Chicago, Illinois 60625. 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 or 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