22207
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:

   2450 West Chicago Avenue, Chicago, IL

2. Ward Number that property is located in: 36th Ward

3. APPLICANT 2450 W Chicago LLC and Grabow's Mink LLC

   ADDRESS 2050 West Irving Park Road, STR

   CITY Chicago STATE IL ZIP CODE 60618

   PHONE (262) 337-0246 EMAIL gabe@base3co.com

   CONTACT PERSON Gabriel Horstick

4. Is the applicant the owner of the property? YES X 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 Same as above

   ADDRESS _____

   CITY _____ STATE ___ ZIP CODE _____

   PHONE _____ EMAIL _____

   CONTACT PERSON _____

1. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

   ATTORNEY Liz Butler and Braeden Lord – Taft Stettinius & Hollister LLP

   ADDRESS 111 East Wacker Drive, Suite 2600

   CITY Chicago STATE IL ZIP CODE 60601

   PHONE (312) 836-4121 / (312) 836-4165 FAX _____

   EMAIL LButler@taftlaw.com / BLord@taftlaw.com

2. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the namesof all owners as disclosed on the Economic Disclosure Statements.

   See attached Economic Disclosure Statements

3. On what date did the owner acquire legal title to the subject property? 2018

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

5. Present Zoning District B1-2 Neighborhood Shopping District

   Proposed Zoning District B2-3 Neighborhood Mixed-Use District

6. Lot size in square feet (or dimensions) 2,916 sf

7. Current Use of the property: Existing mixed-use residential and commercial

8. Reason for rezoning the property To convert the ground floor space to a dwelling unit

9. 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 Applicant requests a rezoning of the subject property from the B1-2 Neighborhood Shopping District to the B2-3 Neighborhood Mixed-Use District in order to convert the ground floor commercial space in the existing three-story building for residential uses. The existing building is approximately 33'7" in height and will contain six dwelling units (5 existing, 1 new), no commercial space, and 2 parking spaces. No new structures or improvements are proposed.

10. 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 zoningchange 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

Gabriel Horstick, authorized signatory of 2450 W Chicago 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

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

Notary Public

OFFICIAL SEAL
ALEC GREENBERG
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 7/15/25

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

COUNTY OF COOK
STATE OF ILLINOIS

Theodore Horstick, authorized signatory of GRABOW'S MINK 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.

Theodore Horstick

Signature of Applicant

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

Notary Public

OFFICIAL SEAL
ALEC GREENBERG
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 7/15/25

For Office Use Only

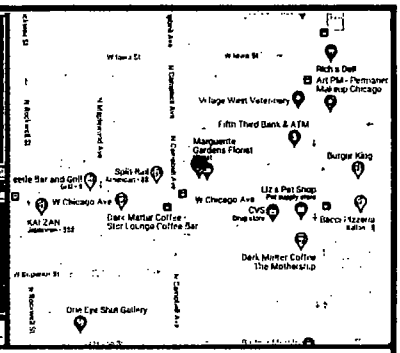
Date of Introduction:_____

File Number:_____

Ward:_____

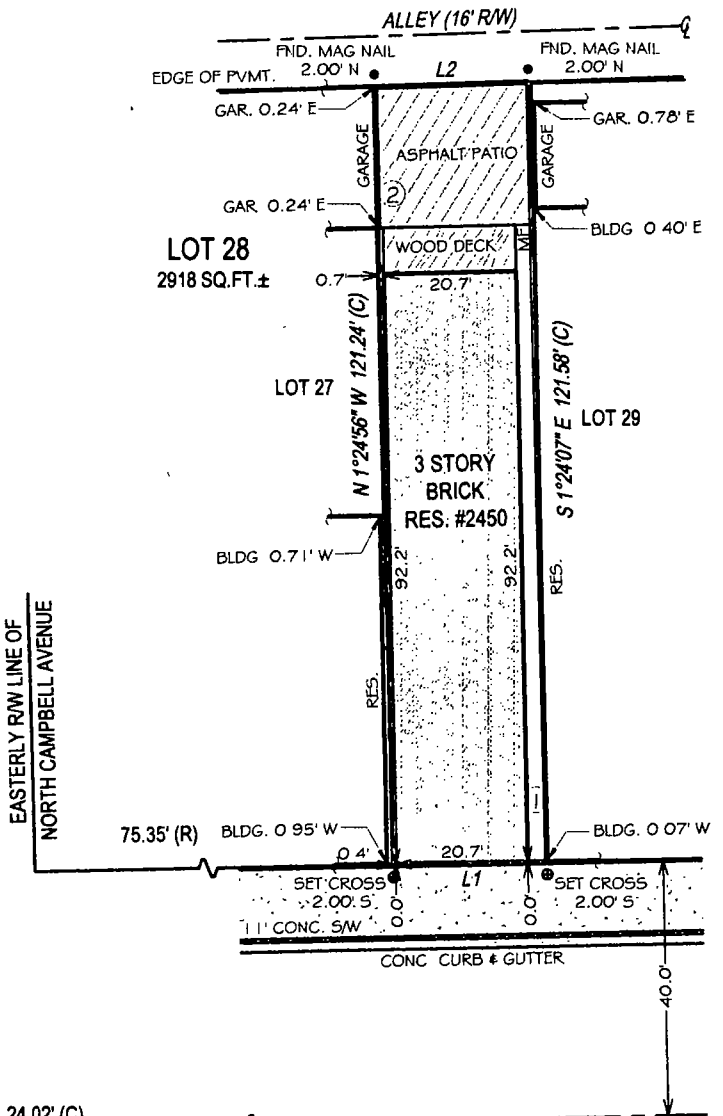
EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 773.305.4011

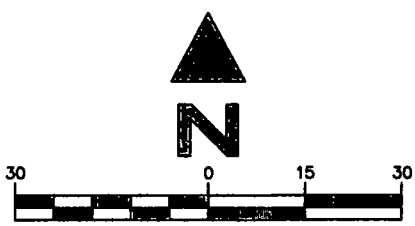


PROPERTY ADDRESS: 2450 W CHICAGO AVENUE, CHICAGO, ILLINOIS 60622 **SURVEY NUMBER:** 2305.1801

2305.1801
BOUNDARY SURVEY
COOK COUNTY



LINE TABLE:
L1 S 88°52'35" W 24.02' (C)
24.00' (R)
L2 N 88°03'02" E 24.05' (M)
24.00' (R)



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

PROPERTY ADDRESS: 2450 W CHICAGO AVENUE, CHICAGO, ILLINOIS 60622 **SURVEY NUMBER:** 2305.1801

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:

LOT 28 IN READ'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH EAST OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 1. TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

STATE OF ILLINOIS
COUNTY OF LASALLE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

WARREN D. JOHNSON
035-002971
PROFESSIONAL LAND SURVEYOR
SANDWICH, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
1. NEIGHBOR'S RESIDENCE OVER PROPERTY LINE 2. GARAGE OVER PROPERTY LINE

EXACTA Land Surveyors, LLC

Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305 4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS

DATE OF SURVEY: 05/11/23
FIELD WORK DATE: 5/10/2023
REVISION DATE(S): (REV.1 5/11/2023)

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY

Taft/

111 East Wacker, Suite 2600
Chicago, IL 60601
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Braeden Lord
312.836.4165
BLord@taftlaw.com

June 21, 2023

The Honorable Carlos Ramirez-Rosa
Chairman, City Council Committee on Zoning, Landmarks, and Building Standards
121 North LaSalle Street, Room 200, Office 9
Chicago, IL 60602

Re: Application to Amend the Chicago Zoning Ordinance
2450 West Chicago Avenue, Chicago, Illinois

The undersigned, Braeden Lord, an attorney with the law firm of Taft Stettinius & Hollister LLP, which firm represents 2450 W Chicago LLC and Grabow's Mink LLC, the applicant for a proposal to rezone the subject property located at 2450 West Chicago Avenue from the B1-2 Neighborhood Shopping District to the B2-3 Neighborhood Mixed-Use District , being first duly sworn on oath deposes and states the following:

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 of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or 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 undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the names and address of the owners; and a statement that the applicant intends to file the application for a change in zoning on approximately June 21, 2023; and a source for additional information on the application.

The undersigned certifies that he 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 site is a complete list containing the names and addresses of the people required to be served.

Sincerely yours,

Taft Stettinius & Hollister LLP

Braeden E. Lord

Subscribed and Sworn to before me this
21 day of June, 2023.

Notary Public

"OFFICIAL SEAL"
CALEB C MINNIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/15/2027

Taft/

111 East Wacker, Suite 2600
Chicago, IL 60601
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Liz Butler
312.836 4121
LButler@taftlaw.com

June 21, 2023

FIRST CLASS MAIL

To Whom it May Concern:

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, on behalf of 2450 W Chicago LLC and Grabow's Mink LLC (the "Applicant") intends to file an application to rezone the property located at 2450 West Chicago Avenue (the "Property") from the B1-2 Neighborhood Shopping District to the B2-3 Neighborhood Mixed-Use District. A map indicating the location of the Property is printed on the reverse side of this letter.

The Property is currently improved with a three-story mixed-use residential building. The Applicant requests a rezoning of the Property to authorize the conversion of the ground floor commercial space in the existing building to a dwelling unit. The existing building is approximately 33'7" in height and will contain six dwelling units (5 existing, 1 new), no commercial space, and 2 parking spaces. No new structures or improvements are proposed.

Please note that the Applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send you this notice because you own property located within 250 feet of the proposed development.

I am an authorized representative of the Applicant and my address is 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601. The Applicant is the owner of the subject property and its business address is 2050 West Irving Park Road, STR, Chicago, Illinois 60618.

Please feel free to contact me at (312) 836-4121 with questions or to obtain additional information.

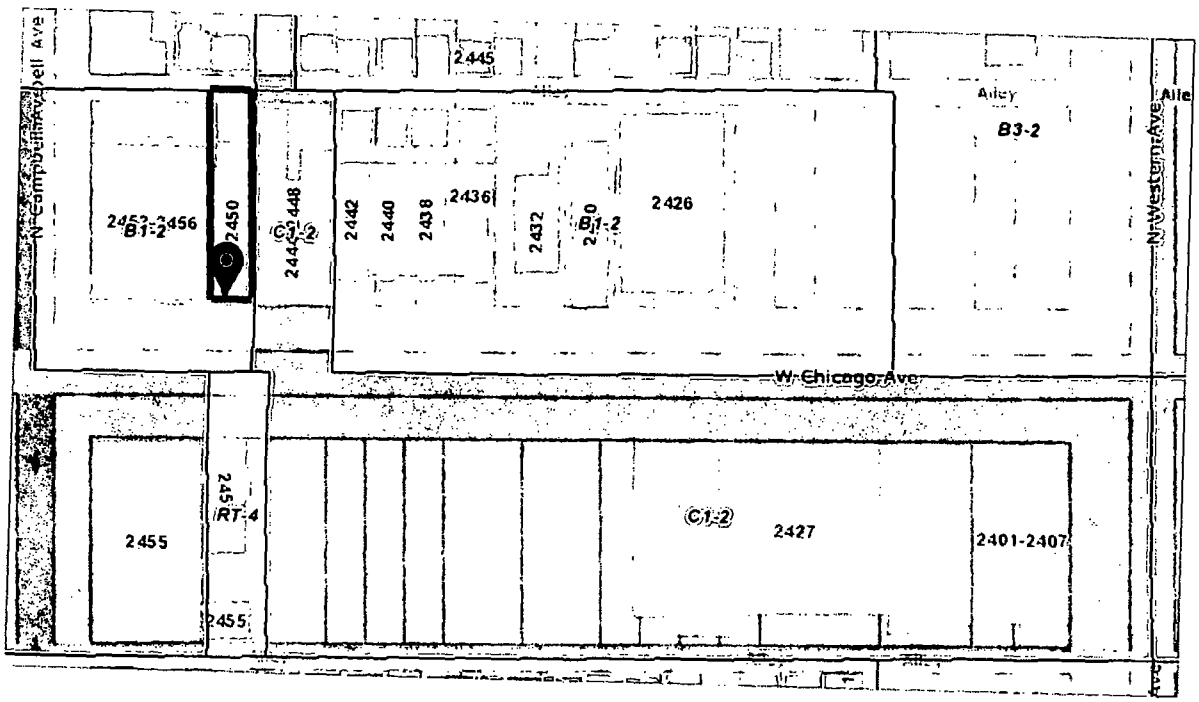
Sincerely,

Taft Stettinius & Hollister LLP

Liz Butler

Liz Butler

Property Location Map



PIN: 16-01-431-020-0000

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