

#22413-T1  
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:  
2863 West 21st Street
2. Ward Number that property is located in: 25
3. APPLICANT 2863 BUYERS GROUP LLC  
ADDRESS 2863 West 21st Street CITY Chicago  
STATE Illinois ZIP CODE 60623 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 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@acostaezgur.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: CLOUD PROPERTY MANAGEMENT LLC

7. On what date did the owner acquire legal title to the subject property? 01-23-2024

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

9. Present Zoning District: RT-4 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 3,778.7 square feet

11. Current Use of the Property: vacant lot

12. Reason for rezoning the property: to decrease the MLA to allow the construction of a residential building with nine units and to seek an elective Type 1 map amendment pursuant to Section 17-13-0300 to reduce parking and required setbacks.

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 a vacant lot. The Applicant seeks to rezone the property to decrease the Minimum Lot Area per Unit to allow the construction of a residential building (zoning height 35'-1") with nine units. The Applicant also seeks Type-1 application relief pursuant to section 17-13-0300 of the Chicago Zoning Ordinance for an Administrative Adjustment to reduce five required parking spaces to zero for properties located in an Equitable Transit Served Location, and Variations to reduce the front yard setback from 4.54' to 0.5', reduce the combined side yard setback from 5.0' to 3.50', and to reduce the rear yard setback from 30.0' to zero.

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)

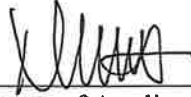
**Administrative Adjustment 17-13-1003:** 17-13-1003-EE to allow 100% residential parking reduction from the required 50% for properties located in a Equitable Transit Served Location

**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. 17-13-1101-B variation relief to reduce the front yard setback from 4.54' to 0.5', reduce the combined side yard setback from 5.0' to 3.50' (east side setback to be 3.50' and west side setback to be 0.0'), and to reduce the rear yard setback from 30.0' to zero.

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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES  NO

COUNTY OF COOK  
STATE OF ILLINOIS

2863 BUYERS 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: Teofil Scorte  
Manager of Manager

Subscribed and Sworn to before me this  
01 day of April, 20 24.



Notary Public



**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

6415 N. Caldwell Ave.  
Chicago, IL 60646

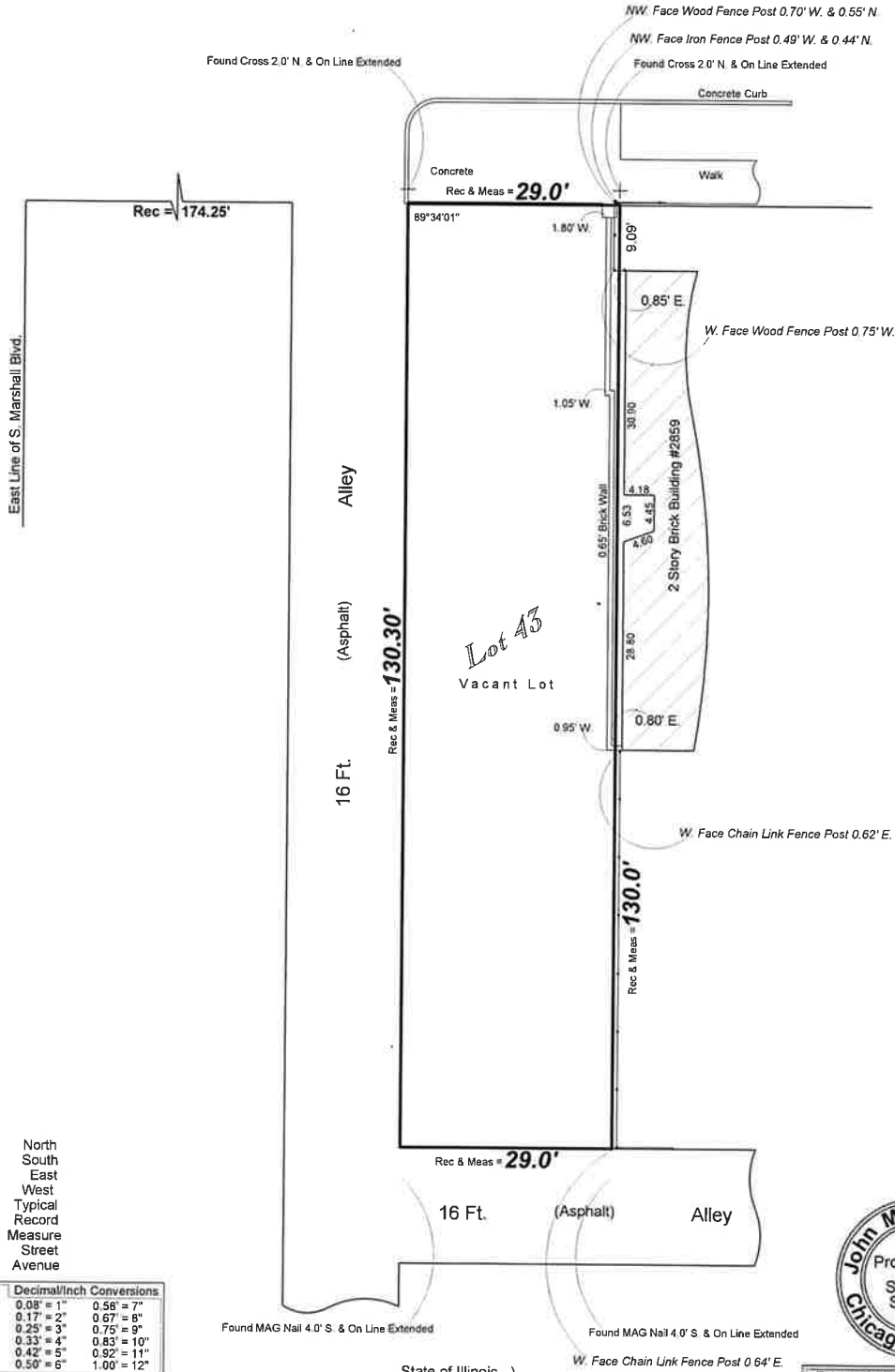
# Plat of Survey *by* Central Survey PLLC

Phone (773) 631-5285  
Fax (773) 775-2071  
www.Centralsurvey.com



Legal Description  
Lot 43 in Block 4 in Levi P. Morton's Subdivision of the Southeast 1/4 of the Southwest 1/4 of Section 24,  
Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois  
Commonly Known as: 2863 W. 21st Street, Chicago, Illinois  
Area of Land Described: 3,778 Sq. Ft.

## W. 21st Street



### Legend

N. = North  
S. = South  
E. = East  
W. = West  
(TYP) = Typical  
Rec = Record  
Meas = Measure  
St = Street  
Ave. = Avenue

Decimal/Inch Conversions		
0.01" = 1/8"	0.05" = 1"	0.58" = 7"
0.02" = 1/4"	0.17" = 2"	0.67" = 8"
0.03" = 3/8"	0.25" = 3"	0.75" = 9"
0.04" = 1/2"	0.33" = 4"	0.83" = 10"
0.05" = 5/8"	0.42" = 5"	0.92" = 11"
0.06" = 3/4"	0.50" = 6"	1.00" = 12"

NOTES: \*Property corners were NOT staked per customer.  
\*AutoCad file will not be provided under this contract. \*For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. \*Assume no dimension from scaling upon this plat. \*Compare all points before building and report any difference at once.

Scale: 1 Inch equals 15 Feet.

Ordered By: Mike Murdock  
Order Number: 2863B

State of Illinois )  
County of Cook ) S.S.



This professional service conforms to current Illinois minimum standards for a boundary survey.

Central Survey PLLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on Jan. 10, 2024 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 10th day of January 2024

John M. Henriksen P.L.S. #2668 (exp. 11/30/2024) Professional Design Firm Land Surveying LLC (#184.005417)



**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 21<sup>st</sup> Street; a line 219.25 feet east of and parallel to South Marshall Boulevard; the public alley next south of and parallel to West 21<sup>st</sup> Street; and a line 190.25 east of and parallel to South Marshall Boulevard

and has the address of 2863 West 21st Street, Chicago, Illinois 60623.

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 17th, 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.

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 an RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District on behalf of 2863 BUYERS GROUP LLC (the "Applicant") for the property located at 2863 West 21st Street, Chicago, Illinois 60623. The property is bounded by:

West 21<sup>st</sup> Street; a line 219.25 feet east of and parallel to South Marshall Boulevard; the public alley next south of and parallel to West 21<sup>st</sup> Street; and a line 190.25 east of and parallel to South Marshall Boulevard.

The subject property is a vacant lot. The Applicant seeks to rezone the property to decrease the Minimum Lot Area per Unit to allow the construction of a residential building (zoning height 35'-1") with nine units. The Applicant also seeks Type-1 application relief pursuant to section 17-13-0300 of the Chicago Zoning Ordinance for an Administrative Adjustment under section 17-13-1003-EE to reduce five required parking spaces to zero for properties located in an Equitable Transit Served Location and Variations under section 17-13-1101-B to reduce the front yard setback from 4.54' to 0.5' , reduce the combined side yard setback from 5.0' to 3.50' (east side setback to be 3.50' and west side setback to be 0.0'), and to reduce the rear yard setback from 30.0' to zero.

The Applicant is located at 2863 West 21st Street, Chicago, Illinois 60623. The Applicant is the owner of the property. The contact person for this application is Ximena Castro, 1030 West Chicago Avenue, 3<sup>rd</sup> Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Ximena Castro at 872-215-2076 and at [ximena@acostaezgur.com](mailto: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 blue ink that reads "Castro".

Ximena Castro  
Attorney for the Applicant