

#22347-TI
INTRO DATE
JAN. 24, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
6540 North Glenwood Avenue

2. Ward Number that property is located in: 36

3. APPLICANT DSK Glenwood, LLC
ADDRESS 3401 N. Lawrence Avenue CITY Chicago
STATE IL ZIP CODE 60642 PHONE 312-636-6937
EMAIL rolando@acostaegur.com CONTACT PERSON Rolando R. 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 Rolando R. Acosta
ADDRESS 1030 West Chicago Ave., 3rd FL
CITY Chicago STATE IL ZIP CODE 60642
PHONE 312-636-6937 FAX EMAIL rolando@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: _____

 David Kamish

7. On what date did the owner acquire legal title to the subject property? _____ 1-2007
8. Has the present owner previously rezoned this property? If yes, when? _____ No
9. Present Zoning District: _____ RS-3 _____ Proposed Zoning District: _____ RM-6.5
10. Lot size in square feet (or dimensions): _____ 6,140 sq. ft.
11. Current Use of the Property: _____ four story residential building with 33 residential units and no parking
12. Reason for rezoning the property: _____ To add five units within the existing building
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 property is improved with a four story residential building with 33 dwelling units and no parking.
 The Applicant seeks to rezone the property to allow the addition of five residential units within the existing ground floor for a total of 38 residential units. No parking will be added. No additions to the building are proposed and the building height is and will remain at 37.00 feet.
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: _____

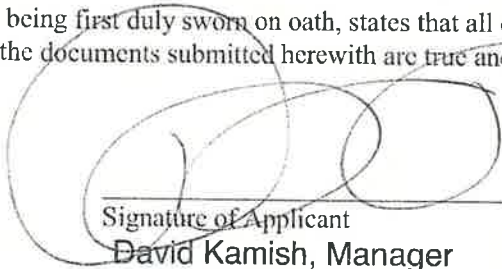
Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D, Variations under Section 17-13-1003-EE to reduce the required parking from five spaces to zero and under Section 17-13-1101-A and Section 17-13-1003-K to reduce the required rear yard open space from 180 sq. ft. 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 for more information). Is this project subject to the ARO? YES NO

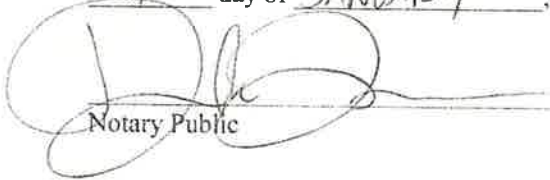
COUNTY OF COOK
STATE OF ILLINOIS

David Kamish, 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
David Kamish, Manager

Subscribed and Sworn to before me this
^{4th} day of JANUARY, 2024.


Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887 FAX: (224) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

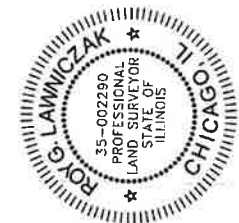
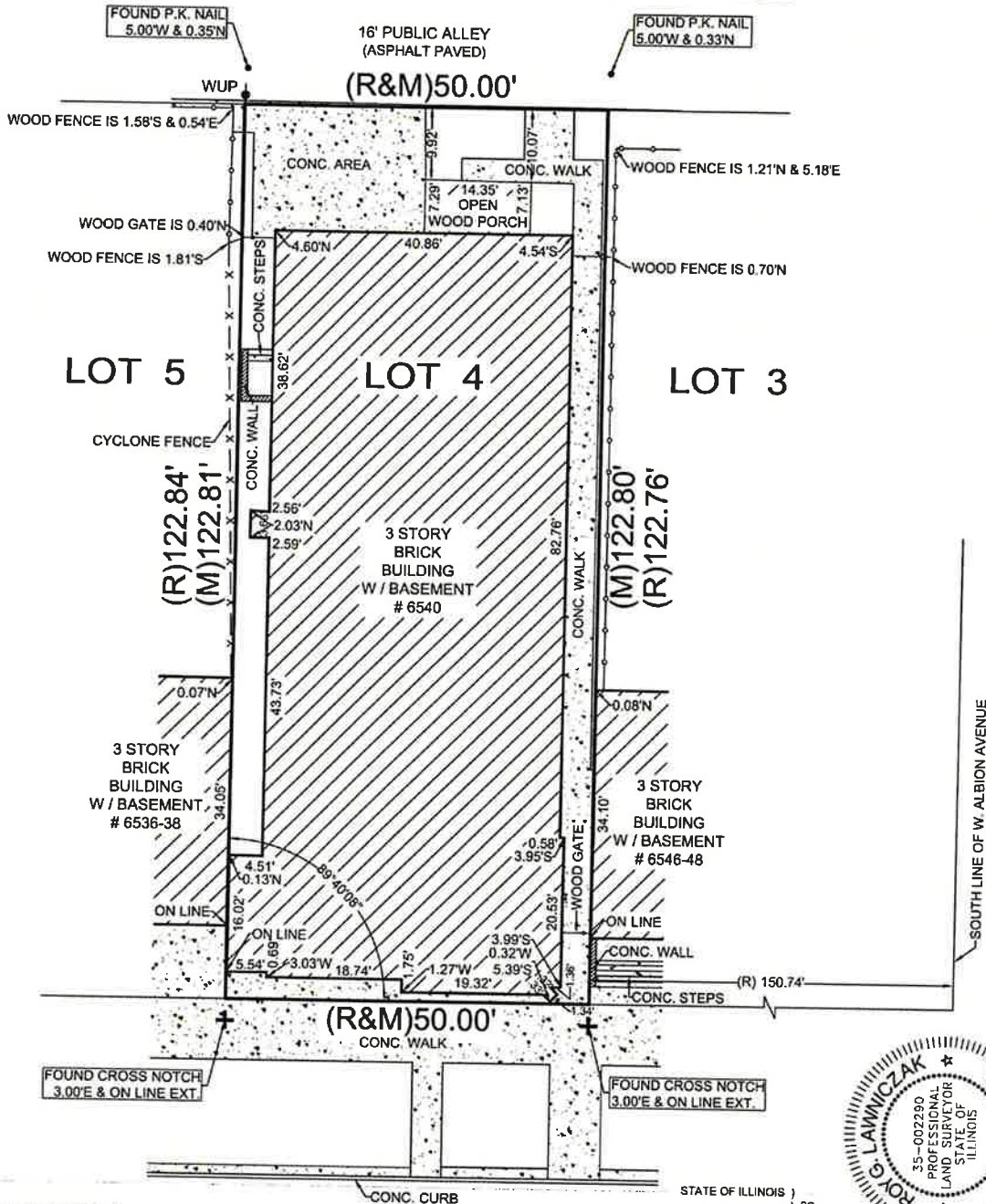
PLAT OF SURVEY

OF

LOT 4 IN BARTELEME'S SUBDIVISION OF LOT 5 IN THE SUBDIVISION OF L. C. PAINE
FREER (RECEIVER) OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

KNOWN AS: 6540 N. GLENWOOD AVE., CHICAGO, ILLINOIS 60626

PERMANENT INDEX NUMBER: 11 - 32 - 317 - 019 - 0000



REVISED: JANUARY 8, 2024

(R) RECORDED DATA
(M) MEASURED DATA

☐ CHECK IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

ORDERED BY:
DAVID KAMISH
DATE: JANUARY 3, 2024
SCALE: 1" = 15'
ORDER No.: 2024 - 31341

N. GLENWOOD AVENUE

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS)
COUNTY OF COOK)

I, ROY G. LAWNICZAK DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

Roy G. Lawniczak
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

STATE OF ILLINOIS)
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

Roy G. Lawniczak
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004578
LICENSE EXPIRES: APRIL 30, 2025



ACOSTA EZGUR, LLC

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

January 24, 2024

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:

a line 150.74 feet south of and parallel to West Albion Avenue; North Glenwood Avenue; a line 200.74 feet south of and parallel to West Albion Avenue; and the public alley next west of and parallel to North Glenwood Avenue


and has the address of 6540 North Glenwood 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 January 24, 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: Rolando R. Acosta

Subscribed and sworn to before me this 24th day of January 2024.


Notary Public





ACOSTA EZGUR, LLC

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

January 24, 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 January 24, 2024, the undersigned will file an application for a change in zoning from an RS-3 Residential Single-Unit (Detached House) District to an RM-6.5 Residential Multi-Unit District as a mandatory Type 1 on behalf of DSK Glenwood, LLC (the "Applicant") for the property located at 6540 North Glenwood Avenue, Chicago, IL. The property is bounded by:

a line 150.74 feet south of and parallel to West Albion Avenue; North Glenwood Avenue; a line 200.74 feet south of and parallel to West Albion Avenue; and the public alley next west of and parallel to North Glenwood Avenue

The subject property is improved with a four-story residential building containing 33 residential dwelling units and no parking. The Applicant proposes to add five residential dwelling units within the building's first floor for a total of 38 residential dwelling units. No parking will be added to the property. The height of the building is and will remain at 37.00 feet. As the property is a Transit Served Location being located approximately 1,293 from the CTA Loyola Red Line Station the Applicant will seek as part of the Type 1 rezoning under Section 17-13-0303-D Optional Administrative Adjustment and Variation, Variations under Section 17-13-1003-EE to reduce the required parking for the five units to be added from five parking spaces to zero and a Variation under Sections 17-13-1101-A and 17-13-1003-K to reduce the required rear yard open space for the five units to be added from 180 square feet to zero.

The Applicant is located at 3401 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