

#22485-T1
INTRO DATE
JUNE 12, 2024

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
5305-5309 N Winthrop Ave

2. Ward Number that property is located in: 48

3. APPLICANT Building #1 Property Management LLC

ADDRESS 429 W. Ohio St., Ste 165 CITY Chicago

STATE IL ZIP CODE 60654 PHONE 224-522-8376

EMAIL dan@acostaegur.com CONTACT PERSON Dan Egan

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 Daniel Egan

ADDRESS 1030 W. Chicago Ave, Fl 3

CITY Chicago STATE IL ZIP CODE 60647

PHONE 224-522-8376 FAX EMAIL dan@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: _____
Robert Braga

7. On what date did the owner acquire legal title to the subject property? June 15, 2023

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

9. Present Zoning District: RM-5 Proposed Zoning District: B2-5

10. Lot size in square feet (or dimensions): 6,134.62 square feet

11. Current Use of the Property: 4-story building with 3 residential units and a vacant 1,655 sf commercial space on the ground floor and 27 residential units on the upper floors for a total of 30 units with no parking.

12. Reason for rezoning the property: To allow conversion of vacant 1,655 sf commercial space to a grocery store with accessory packaged liquor sales; no work to be done on the upper levels or in the balance of the ground floor not devoted to the proposed grocery

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 building containing 3 residential units and a vacant 1,655 square foot commercial space on the ground floor and 27 residential units on the upper floors for a total of 30 residential units and no parking. Applicant seeks to rezone the property to allow conversion of the 1,655 square foot commercial space into a grocery store with accessory packaged liquor sales. No other additions or other changes are proposed. The height of the building is and will remain at 44.00 feet.

14. If filing a required or an elective Type I 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

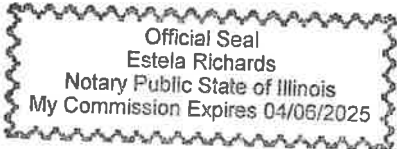
COUNTY OF COOK
STATE OF ILLINOIS

Robert Braga, 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
Robert Braga, Manager

Subscribed and Sworn to before me this
22nd day of May, 2024.


Notary Public



For Office Use Only

Date of Introduction: _____
File Number: _____
Ward: _____



ACOSTA EZGUR, LLC

1930 West Chicago Avenue Third Floor • Chicago, Illinois 60642 • 312-327-3350 • 312-327-3315

June 12, 2024

Chairman, Committee on Zoning
121 North LaSalle Street, Room 304
Chicago, Illinois 60602

The undersigned, Daniel Egan, 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 99.75 feet north of and parallel to West Berwyn Avenue; a line 61.50 feet east of and parallel to North Winthrop Avenue; West Berwyn Avenue; and North Winthrop Avenue.

and has the address of 5305-5309 N Winthrop, Chicago, IL.

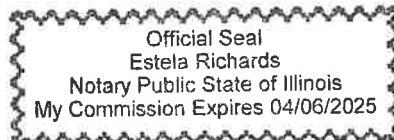
The undersigned certifies that the notice contained the address and description of the property sought to be rezoned: a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately June 12, 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: Daniel Egan

Subscribed and sworn to before me this 12th day of June 2024.


Notary Public





ACOSTA EZGUR, LLC

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

June 12, 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 June 12, 2024, the undersigned will file an application for a change in zoning from the current RM-5 Residential Multi-Unit District to a B2-5 Neighborhood Mixed-Use District as a Mandatory Type 1 Map Amendment on behalf of Building #1 Property Management LLC (the “Applicant”) for the properties located at 5305-5309 N Winthrop, Chicago, IL. The property is bounded by:

A line 99.75 feet north of and parallel to West Berwyn Avenue; a line 61.50 feet east of and parallel to North Winthrop Avenue; West Berwyn Avenue; and North Winthrop Avenue.

The property is improved with a four-story building containing 3 residential units and a vacant 1,655 square foot commercial space on the ground floor and 27 residential units on the upper floors for a total of 30 residential units and no parking. Applicant seeks to rezone the property to allow conversion of the 1,655 square foot commercial space into a grocery store with accessory packaged liquor sales. No other additions or other changes are proposed. The height of the building is and will remain at 44.00 feet.

The Applicant is the owner of the property. The Applicant is located at 429 W. Ohio St., Ste 165, Chicago, IL 60654. The contact person for this application is Dan Egan, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Daniel Egan at 224-522-8376 or at dan@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


Daniel Egan, Attorney for Applicant