

#22422-TI
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:

2434 South Albany Avenue

2. Ward Number that property is located in: 25

3. APPLICANT 2434 S ALBANY LLC

ADDRESS 5901 North Cicero Avenue, Suite 303 CITY Chicago

STATE Illinois ZIP CODE 60646 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: Teofil Scorte
-
7. On what date did the owner acquire legal title to the subject property? 03-21-2019
8. Has the present owner previously rezoned this property? If yes, when? Yes, 09-18-2019
9. Present Zoning District: RM-4.5 Proposed Zoning District: B2-5
10. Lot size in square feet (or dimensions): 3,000 square feet
11. Current Use of the Property: two-story residential building with five units and no parking

12. Reason for rezoning the property: to reduce the Minimum Lot Area per Unit to convert the building from five to eight units and to seek an elective Administrative Adjustment for parking reduction and elective Variations to reduce front, side, and rear 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 improved with a two-story residential building with five units and no parking.
The Applicant seeks to rezone the property to decrease the Minimum Lot Area per Unit to convert the building from five to eight units. The Applicant also seeks to construct a third floor addition to accommodate the three new proposed units. The proposed zoning building height will be 36'-4". The Applicant will provide eight bicycle spaces and there will be no parking.
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 for two new required parking spaces to zero 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 3.7' to 0.0' (existing), reduce the north side setback from 2.8' to 0.83', reduce the south side setback from 2.0' to zero (existing), reduce the combined side yard setback from 4.8' to 0.83' (existing), 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 for more information). Is this project subject to the ARO? YES NO

COUNTY OF COOK
STATE OF ILLINOIS

2434 S ALBANY 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 Score
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: _____

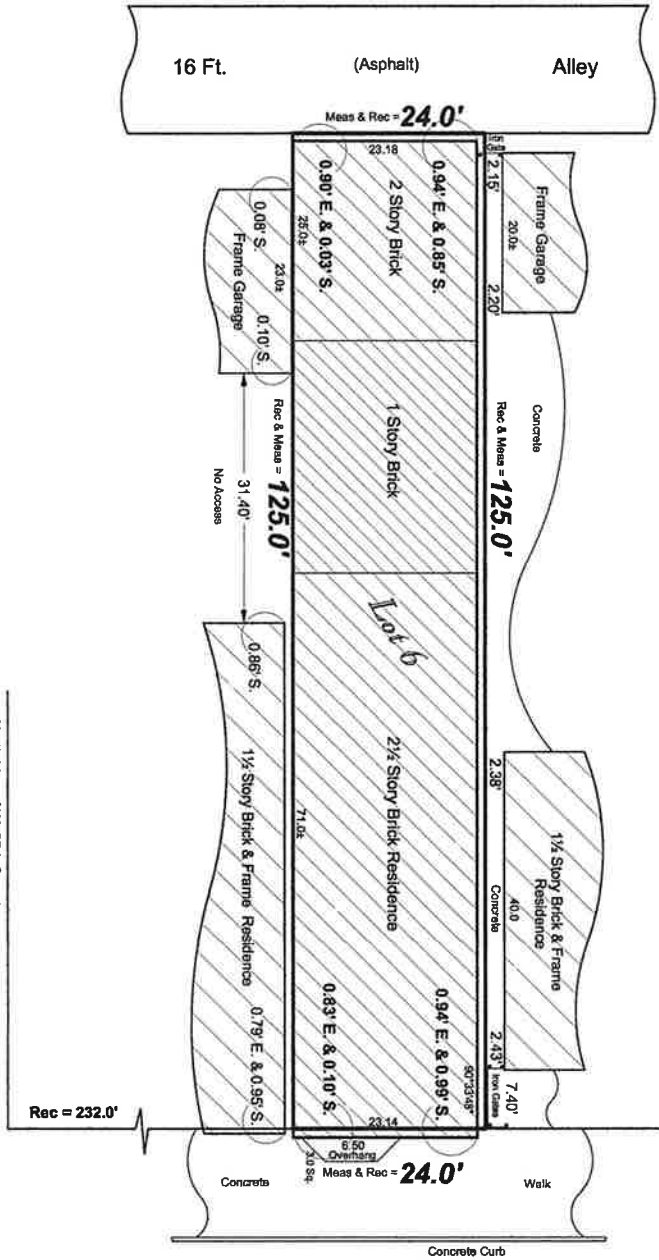
Ward: _____

6415 N. Caldwell Ave.
Chicago, IL 60646

Plat of Survey by Central Survey LLC

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

Legal Description
Lot 6 in Subdivision of the East 6 acres of the West 16 acres of the South 64 acres of the Northwest 1/4 of Section 25, Township 39 North, Range 13 East of the Third Principal Meridian, (except the South 83 feet thereof), in Cook County, Illinois
Commonly Known as: 2434 S. Albany Ave, Chicago, Illinois
Area of Land Described: 2,999 Sq. Ft.



S. Albany Ave.

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"	0.58' = 7"
0.02' = 1/4"	0.67' = 8"
0.03' = 3/8"	0.75' = 9"
0.04' = 1/2"	0.83' = 10"
0.05' = 5/8"	0.92' = 11"
0.06' = 3/4"	1.00' = 12"
0.07' = 7/8"	

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: Sam Staphan
Order Number: 2434/D

State of Illinois }
County of Cook } S.S.

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on Oct 25, 2019 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 25th day of October 2019
William R. Webb P.L.S. #2190 (exp. 11/30/2020) Professional Design Firm Land Surveying LLC (#194.005417)





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:

a line 256.00 feet north of and parallel to West 25th Street; South Albany Avenue; a line 232.00 feet north of and parallel to West 25th Street; the public alley next west of and parallel to South Albany Avenue

and has the address of 2434 South Albany Avenue, 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.

Ximena Castro
By: Ximena Castro

Subscribed and sworn to before me this April 17th, 2024.

Estela Richards
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 RM-4.5 Residential Multi-Unit District to a B2-5 Neighborhood Mixed-Use District on behalf of 2434 S Albany LLC (the "Applicant") for the property located at 2434 South Albany Avenue, Chicago, Illinois 60623. The property is bounded by:

a line 256.00 feet north of and parallel to West 25th Street; South Albany Avenue; a line 232.00 feet north of and parallel to West 25th Street; the public alley next west of and parallel to South Albany Avenue.

The subject property is improved with a two-story residential building with five units and no parking. The Applicant seeks to rezone the property to decrease the Minimum Lot Area per Unit to convert the building from five to eight units. The Applicant also seeks to construct a third-floor addition to accommodate the three new proposed units. The proposed zoning building height will be 36'-4". The Applicant will provide eight bicycle spaces and there will be no parking.

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 two new 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 3.7' to 0.0' (existing), reduce the north side setback from 2.8' to 0.83', reduce the south side setback from 2.0' to zero (existing), reduce the combined side yard setback from 4.8' to 0.83' (existing), and to reduce the rear yard setback from 30.0' to zero.

The Applicant is located at 5901 North Cicero Avenue, Suite 303, Chicago, Illinois 60646. The Applicant is the owner of the property. The contact person for this application is Ximena Castro, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Ximena Castro at 872-215-2076 and at 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 black ink, appearing to read 'Ximena Castro', written over a horizontal line.

Ximena Castro
Attorney for the Applicant