

#22236-T1
INTRO DATE
July 19, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1342 West Ohio Street

2. Ward Number that property is located in: 1

3. APPLICANT West Town Gamma Sub LLC

ADDRESS [REDACTED] CITY Chicago

STATE IL ZIP CODE 60607 PHONE 312-636-6937

EMAIL rolando@acostaezgur.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 Acosta

ADDRESS 1030 West Chicago Avenue, 3rd Fl

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-636-6937 FAX _____ EMAIL rolando@acostaezgur.com

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

Cherry Equities LLC, Rodney Quasny Living Trust, Frank Lin

7. On what date did the owner acquire legal title to the subject property? 1-5-2022

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

9. Present Zoning District RS-3 Proposed Zoning District B2-3

10. Lot size in square feet (or dimensions) 3,048.12 Sq. Ft

11. Current Use of the property Vacant

12. Reason for rezoning the property construction of a three-story residential building with six residential dwelling units and three parking spaces.

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 the proposed building. (BE SPECIFIC)

The subject property is currently vacant. The Applicant seeks to develop the property with a three-story building containing six residential dwelling units and three parking spaces. The height of the building will be 44 feet 10 inches.

14. 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 X

COUNTY OF COOK
STATE OF ILLINOIS

KEITH POZNER 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
5th day of July, 20 23.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005262 EXPIRES 04/30/2023

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEYS@GMAIL.COM

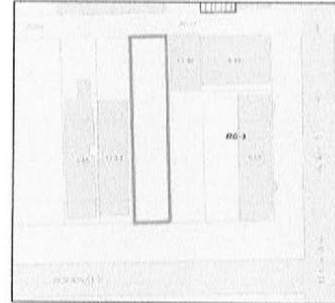
ALTA/NSPS LAND TITLE SURVEY

OF

LOT 40 IN THE SUBDIVISION OF PART OF BLOCK 2, SOUTH OF ERIE STREET IN ASSESSOR'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

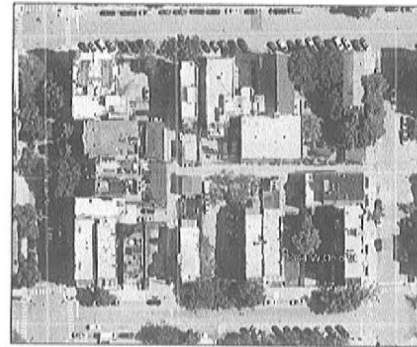
PROPERTY KNOWN AS: 1342 WEST OHIO STREET, CHICAGO, ILLINOIS

P.I.N. 17-08-118-021-0000



ZONING:

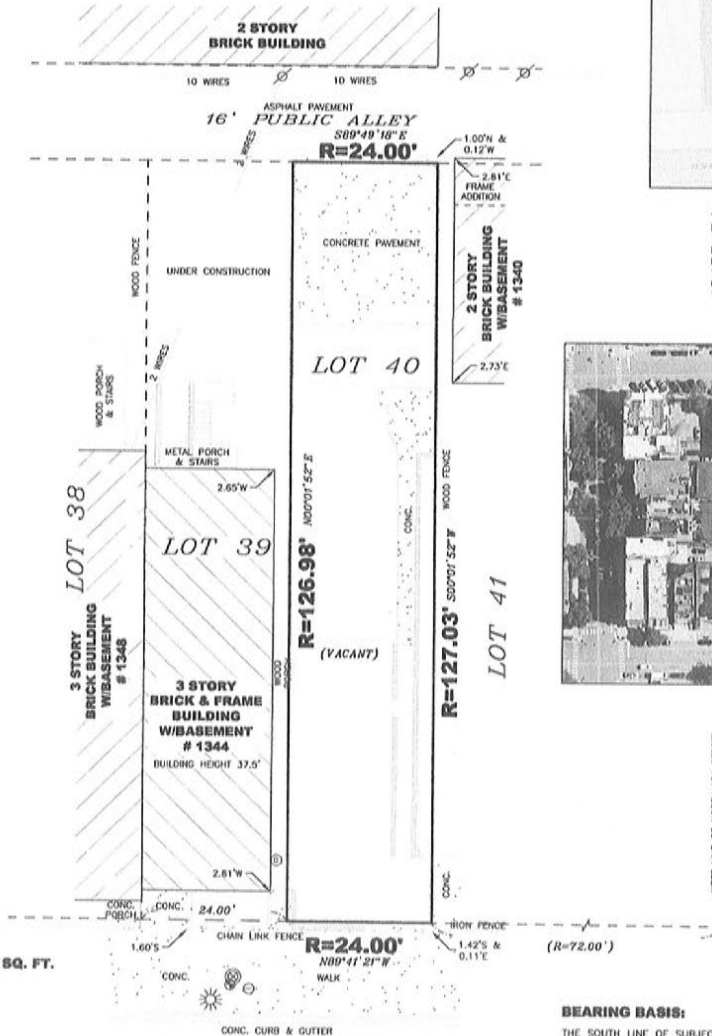
RS-3: RESIDENTIAL DISTRICT
FOR BULK RESTRICTION REFER TO PLANNING AND ZONING DIVISION
121 N. LASALLE STREET ROOM 107
CHICAGO, ILLINOIS 60602
TEL. (312) 744-5777



VICINITY MAP
NOT TO SCALE

LEGEND:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- O.L. ON LINE
- MANHOLE
- CATCH BASIN
- POWER POLE
- LIGHT POLE
- GAS VALVE
- WATER B. BOX
- WATER MANHOLE
- TELEPHONE BOX
- WOOD FENCE
- CHAIN LINK FENCE
- IRON FENCE
- PROPERTY LINE
- LOT LINE
- GAS METER



PROPERTY AREA= 3,048 SQ. FT.

WEST OHIO STREET

78' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC ROAD PURPOSES
ASPHALT PAVEMENT

BEARING BASIS:

THE SOUTH LINE OF SUBJECT PROPERTY IS ASSUMED TO BE NORTH 89 DEGREES 41 MINUTES 21 SECONDS WEST.

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 17031 C 0418 J, EFFECTIVE DATE: AUGUST 19, 2008.

NOTE:

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, AND LOCAL BUILDING REGULATIONS.

UTILITY DATA, OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND, IS SHOWN AS PROVIDED BY THE PRIVATE AND PUBLIC SOURCES AND SHOULD BE ASSUMED TO BE APPROXIMATE.

THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

CLIENT DID NOT REQUEST MONUMENTS TO BE SET AT PROPERTY CORNERS.

NOTE:

NO TITLE COMMITMENT PROVIDED.
THE UNDERSIGNED HEREBY CERTIFIES, AS OF APRIL 28, 2023, TO:

CHICAGO TITLE INSURANCE COMPANY
WEST TOWN GAMMA SUB LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
INLAND BANK & TRUST ISACA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2.3.4.6(a), 7(a), 7(b), 7(c), 8.9, 10, 11, 14, 16, 17, 18, 19, 20 OF TABLE A THEREOF.

DATED THIS 28 TH. DAY OF APRIL 2023.

BY: *Roger P. Jacob*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384



ORDERED BY: JORDAN MULTACK
FILE NO.: 142-02/B

UPDATED 04/26/2023
UPDATED (CERTIFICATE) 01/19/2022
UPDATED (LEGAL) 11/03/2021
FIELD WORK COMPLETED 05/05/2021



LICENSE EXPIRES
11/30/2024



ACOSTA EZGUR, LLC

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

July 19, 2023

Chairman, Committee on Zoning
City Hall
121 North LaSalle Avenue, Room 304
Chicago, Illinois 60602

The undersigned, Rolando Acosta, being first duly sworn on oath, deposes and says 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.

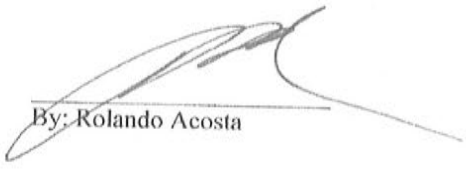
The subject property is bounded by:

the public alley next north of and parallel to West Ohio Street; a line 72.00 feet west of and parallel to North Ada Street; West Ohio Street and a line 96.00 feet west of and parallel to North Ada Street

and has the address of 1342 West Ohio Street, Chicago, Illinois, 60642.

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 July 19, 2023.

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 Acosta

Subscribed and sworn to before me this July 19, 2023.


Notary Public





ACOSTA EZGUR, LLC

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

July 19, 2023

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 July 19, 2023, the undersigned will file an application for a change in zoning from an RS-3 Residential Single-Unit (Detached House) District to a B2-3 Neighborhood Mixed-Use District on behalf of West Town Gamma Sub LLC (the "Applicant") for the property located at 1342 West Ohio Street, Chicago, Illinois 60642. The property is bounded by:

the public alley next north of and parallel to West Ohio Street; a line 72.00 feet west of and parallel to North Ada Street; West Ohio Street and a line 96.00 feet west of and parallel to North Ada Street.

The subject property is currently vacant. The Applicant seeks to develop the property with a three-story building containing six residential dwelling units and three parking spaces. The height of the building will be 44 feet 10 inches.

The Applicant is located at [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]. The Applicant is the Owner of the property. The contact person for this application is Rolando Acosta, 1030 West Chicago Avenue, 3rdFloor, 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