

#22365
INTRO DATE
FEB 16, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
4225-29 West Madison Street

2. Ward Number that property is located in: 28

3. APPLICANT John Gardner
ADDRESS [REDACTED] CITY [REDACTED]
STATE [REDACTED] ZIP CODE [REDACTED] PHONE 872-215-2076
EMAIL ximena@acostaegzur.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, Third Floor
CITY Chicago STATE Illinois ZIP CODE 60642
PHONE 872-215-2076 FAX _____ EMAIL ximena@acostaegzur.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: N/A

7. On what date did the owner acquire legal title to the subject property? 10/20/2020

8. Has the present owner previously rezoned this property? If yes, when? Yes. 01/18/2023

9. Present Zoning District: B3-3 Proposed Zoning District: C2-3

10. Lot size in square feet (or dimensions): 6,171.18 square feet

11. Current Use of the Property: vacant lot

12. Reason for rezoning the property: To construct a three-story mixed-use building with dog grooming and retail and shelter/boarding kennel ground floor use for a dog grooming and day care business with outdoor operations at the rear of the property to allow an outdoor fenced dog play area and outdoor dog relief area.

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 construct a three-story mixed-use building with approximately a total of 1,974.65 square feet of ground floor commercial space, of which approximately 529.58 square feet will be designated as public area, to be used for a dog grooming and day care business that will include shelter/boarding kennel use and related retail use and will also include eight dwelling units above the ground floor. The Applicant will provide four surface parking spaces for residential use and four bicycle parking spaces for residential use per the Transit Served Location guidelines of the Chicago Zoning Ordinance. There will be one surface parking space for the proposed business. The rear of the building will include outdoor operations for the proposed business to allow an outdoor fenced dog play area and for an outdoor dog relief area. The proposed zoning height of the building will be approximately 37'-9".

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: _____

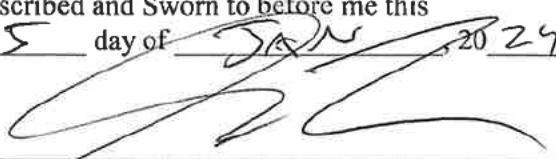
Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. _____

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

John Gardner, 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
5 day of JAN, 2029.

Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

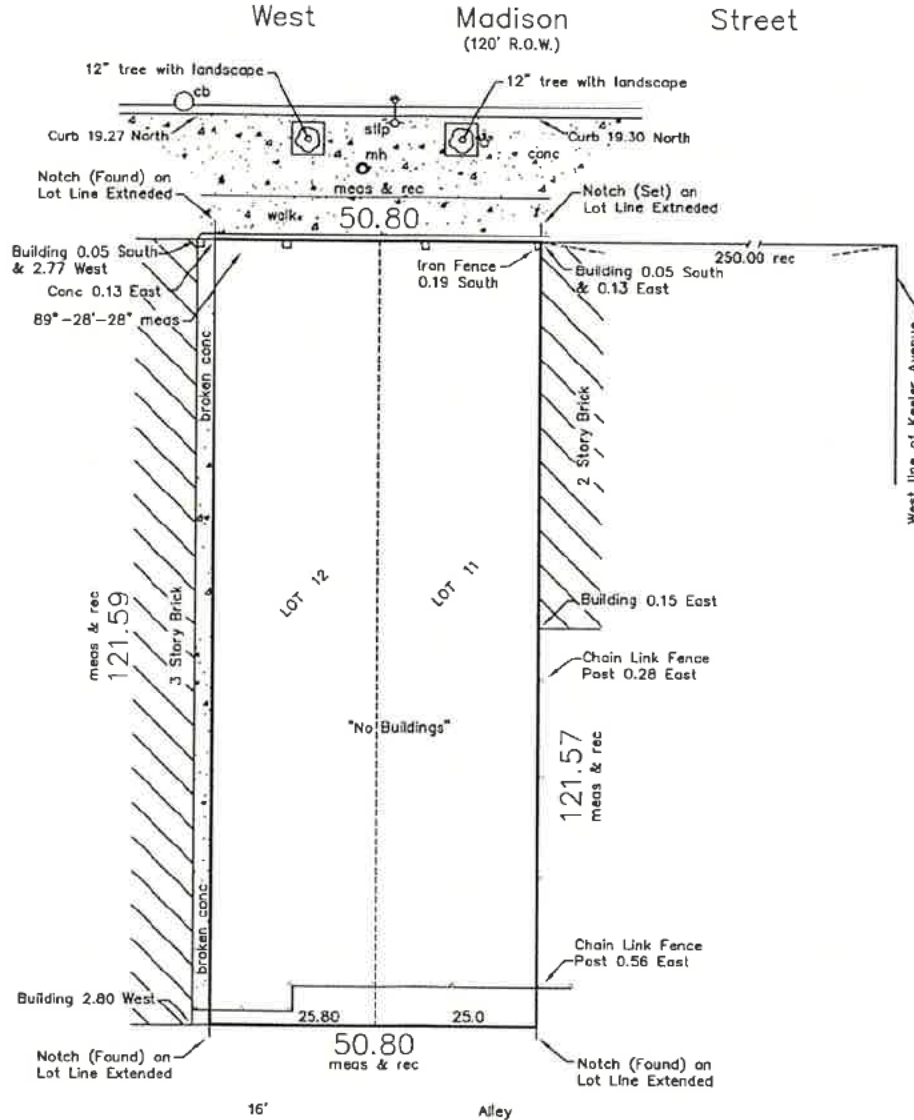


KABAL SURVEYING COMPANY
Land Surveying Services
Plat of Survey

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2852
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Lots 11 and 12 in Block 1 in D.S. Place's Subdivision of the East half of the East half of the Northwest quarter of the Northeast quarter of Section 15, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4225-4229 West Madison Street, Chicago



LEGEND

R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, rad = radius
prc = point of reverse curve
conc = concrete, pc = point of curve
mh = manhole, wso = water shut off
cb = catch basin, stlp = street light pole

Area of property is approximately 6,176 square feet

"X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed April 7, 2005

Scale: 1 inch =	20	ft.
Order No.	050583	
Ordered By:	Owner	

SURVEY UPDATED: OCTOBER 5, 2020

SURVEY UPDATED: APRIL 25, 2022

SURVEY UPDATED: NOVEMBER 17, 2022

SURVEY UPDATED: AUGUST 8, 2023



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

STATE OF ILLINOIS }
COUNTY OF COOK } **

I, MITCHELL P. BALEX, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balex

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2024

ORIGINAL SEAL IN RED



ACOSTA EZGUR, LLC

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

February 16, 2024

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

The undersigned, Ximena Castro, being first duly sworn on oath, deposes and say 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 Madison Street; a line 250.0 feet west of and parallel to South Keeler Avenue; the public alley next south of and parallel to West Madison Street; a line 300.8 feet west of and parallel to South Keeler Avenue

and has the address of 4225 West Madison Avenue, Chicago, Illinois 60624.

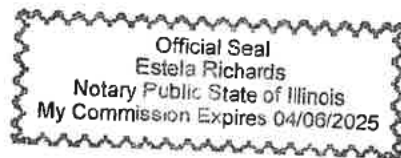
The undersigned certifies that the notice contained the address and description of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately February 16, 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 16th day of February 2024.


Notary Public





ACOSTA EZGUR, LLC

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

February 16, 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 February 16, 2024, the undersigned will file an application for a change in zoning from a B3-3, Community Shopping District to a C2-3, Motor Vehicle-Related Commercial District on behalf of John Gardner (the "Applicant") for the property located at 4225 West Madison Avenue, Chicago, Illinois 60624. The property is bounded by:

West Madison Street; a line 250.0 feet west of and parallel to South Keeler Avenue; the public alley next south of and parallel to West Madison Street; a line 300.8 feet west of and parallel to South Keeler Avenue.

The subject property is a vacant lot. The Applicant seeks to rezone the property to construct a three-story mixed-use building with approximately a total of 1,974.65 square feet of ground floor commercial space, of which approximately 529.58 square feet will be designated as public area, to be used for a dog grooming and day care business that will include shelter/boarding kennel use and related retail use and will also include eight dwelling units above the ground floor. The Applicant will provide four surface parking spaces for residential use and four bicycle parking spaces for residential use per the Transit Served Location guidelines of the Chicago Zoning Ordinance. There will be one surface parking space for the proposed business. The rear of the building will include outdoor operations for the proposed business to allow an outdoor fenced dog play area and for an outdoor dog relief area. The proposed zoning height of the building will be approximately 37'-9".

The Applicant is located at [REDACTED] 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 or 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 feet of the property to be rezoned.

A handwritten signature in black ink that reads "Castro".

Ximena Castro
Attorney for the Applicant