

# 22400  
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:

201-09 North Racine Avenue/1132-56 West Lake Street/200-08 North May Street

2. Ward Number that property is located in: 27

3. APPLICANT Fulton Grounds Owner LLC

ADDRESS 2 Seaport Ln. 15th FL CITY Boston

STATE MA ZIP CODE 02210 PHONE 312-327-3350

EMAIL michael@acostaezgur.com CONTACT PERSON Michael Ezgur

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 Michael Ezgur - Acosta Ezgur, LLC

ADDRESS 1030 W. Chicago Ave., 3rd FL

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-327-3350 FAX 312-327-3315 EMAIL michael@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: See attached Economic Disclosure Statements

7. On what date did the owner acquire legal title to the subject property? August, 2021

8. Has the present owner previously rezoned this property? If yes, when? Yes. 7/21/21

9. Present Zoning District: RBPD1512 Proposed Zoning District: RBPD1512, as amended

10. Lot size in square feet (or dimensions): 25,027 square feet

11. Current Use of the Property: vacant land

12. Reason for rezoning the property: to reduce the Planned Development Boundary

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): Applicant proposes to eliminate the portion of property south of Lake Street (former Subarea A) of the Planned Development, thereby reducing the boundary. There are no other changes proposed to the previously approved

RBPD 1512. The previously approved residential building with approximately 5,000 sq. ft. of ground floor commercial space, 179 residential units, and 29 parking spaces will remain, and the maximum height of 222 feet, 6 inches will also remain unchanged.

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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES  NO

COUNTY OF COOK  
STATE OF ILLINOIS

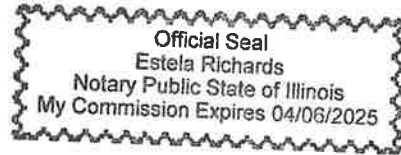
Brian Goldberg, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

  
\_\_\_\_\_  
Signature of Applicant

By: Brian Goldberg, Authorized Signatory  
Fulton Grounds Owner LLC

Subscribed and Sworn to before me this  
1<sup>st</sup> day of April, 2024.

  
\_\_\_\_\_  
Notary Public



\_\_\_\_\_  
**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

# LEGEND

- ☉ Storm CB
- ☉ San Storm
- ☉ Sewer
- ☉ Water MH
- ☉ Water Burial Box
- ☉ Water Hand Hole
- ☉ Water Fire Hydrant
- ☉ Telephone MH
- ☉ Utility Pole
- ☉ Electric MH
- ☉ Electric Light Pole
- ☉ Electric Mounted Wall Light
- ☉ Gas Hand Hole
- ☉ Sign
- ☉ Sign Post
- ☉ Undersized Manhole
- ☉ Fire Alarm
- ☉ Cut Grass

# GREMLEY & BIEDERMANN

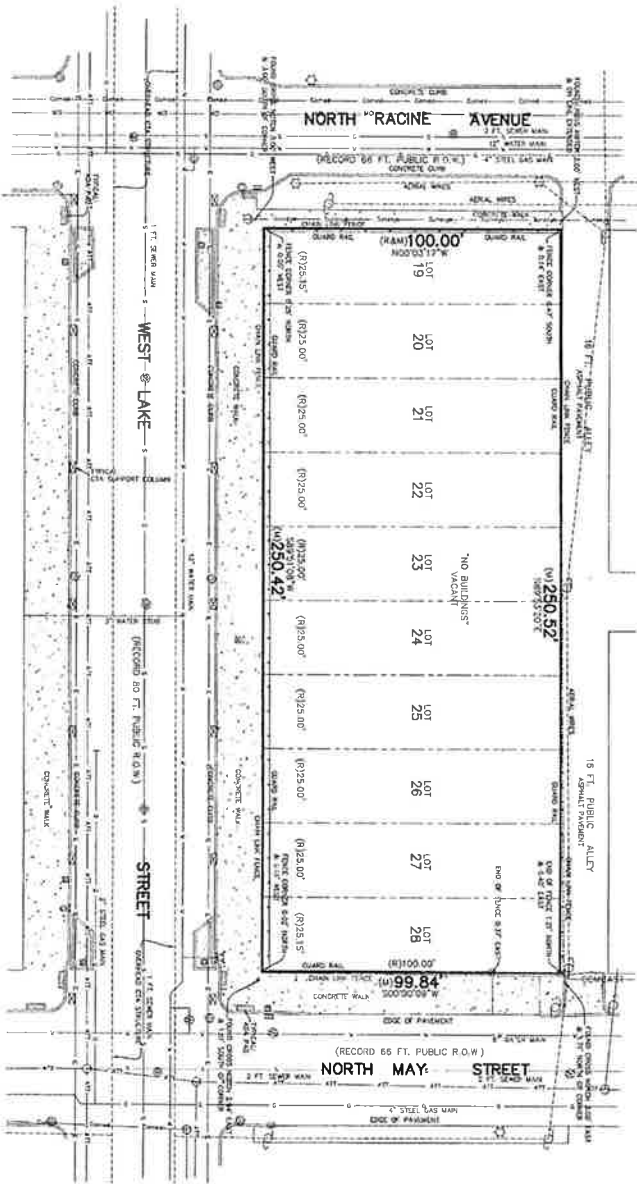
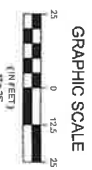
A Division of  
**PLCS Corporation**

PROFESSIONAL LAND SURVEYORS  
License No. 04-00332

455 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
TELEPHONE: (773) 685-8102 EMAIL: INFO@PLCS-SURV.COM

## Plat of Survey

LOTS 18 THROUGH 28, BOTH IN CURVE, IN S.E. QUARTER RESURVEYING OF BLOCK 28 IN CARPENTERS' ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
CONTAINING 25,027 SQUARE FEET OR 0.574 ACRES MORE OR LESS



THE CITY OF CHICAGO BOARD OF SUPERVISORS HAS REVIEWED AND APPROVED THIS SURVEY AND PLAT OF SURVEY FOR THE CITY OF CHICAGO. THE CITY OF CHICAGO BOARD OF SUPERVISORS HAS REVIEWED AND APPROVED THIS SURVEY AND PLAT OF SURVEY FOR THE CITY OF CHICAGO. THE CITY OF CHICAGO BOARD OF SUPERVISORS HAS REVIEWED AND APPROVED THIS SURVEY AND PLAT OF SURVEY FOR THE CITY OF CHICAGO.

**ORDER OF SURVEY**  
**NO. 2024-31865-001**  
**DATE: FEBRUARY 27, 2024**  
**SCALE: 1" = 1'**

**GREMLEY & BIEDERMANN**  
 P.L.C.S. CORPORATION  
 455 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
 LICENSE NO. 04-00332

**SURVEY NOTES:**  
 SURVEYOR LICENSE EXPIRES NOVEMBER 30, 2024.  
 Note: (P) indicates features not measured in-place, respectively.  
 Obstructions on ground, field and aerial photographs compared to plan before cutting of drawings. The surveyor makes and guarantees that all measurements were taken from a true and correct point of reference. The surveyor does not warrant the accuracy of the survey data or the accuracy of the surveyor's calculations. The surveyor does not warrant the accuracy of the surveyor's calculations. The surveyor does not warrant the accuracy of the surveyor's calculations.

**SURVEY NOTES:**  
 UNDERGROUND UTILITY DATA SHOWN HEREON IS AS OF NOVEMBER 19, 2019.  
 UTILITY WARNING  
 The underground utility lines have been located from field survey information and existing drawings. The surveyor makes and guarantees that all measurements were taken from a true and correct point of reference. The surveyor does not warrant the accuracy of the survey data or the accuracy of the surveyor's calculations. The surveyor does not warrant the accuracy of the surveyor's calculations.

STATE OF ILLINOIS  
 COUNTY OF COOK  
 WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREOF DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 82° FAHRENHEIT.  
 FIELD MEASUREMENTS COMPLETED ON FEBRUARY 27, 2024.  
 SIGNED ON MARCH 7, 2024.  
 PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2892  
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.





## ACOSTA EZGUR, LLC

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

April 17, 2024

Chairman  
Committee on Zoning  
Room 304, City Hall  
Chicago, Illinois 60602

The undersigned, Michael Ezgur, 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 West Lake Street; North May Street; West Lake Street; and North Racine Avenue

and has the address of 201-09 North Racine Avenue/1132-56 West Lake Street/200-08 North May Street, Chicago, Illinois 60607.

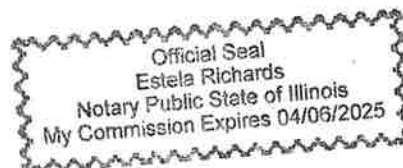
The undersigned certifies that the notice contained the address and description of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately April 17, 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: Michael Ezgur

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

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 a Residential Business Planned Development Number 1512 District to those of a Residential Business Planned Development Number 1512, as amended, on behalf of Fulton Grounds Owner LLC (the “Applicant”) for the property located at 201-09 North Racine Avenue/1132-56 West Lake Street/200-08 North May Street, Chicago, Illinois, 60607 (the “Property”). The Property is bounded by:

the public alley next north of West Lake Street; North May Street; West Lake Street; and North Racine Avenue

The Applicant proposes to eliminate the portion of the property south of Lake Street, the former Subarea A of the previously approved Planned Development Number 1512 (“PD”), thereby reducing the boundary of the PD. There are no proposed changes to the previously approved building on the Property, and it will remain as a 20-story mixed-use building with approximately 5,000 square feet of ground floor commercial uses and 179 dwelling units on the floors above, and 29 automobile parking spaces. The maximum height will remain at 222 feet, 6 inches.

The Applicant owns the Property and is located at 2 Seaport Ln. 15<sup>th</sup> FL, Boston, MA 02210. The contact person for this application is Michael Ezgur, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Michael Ezgur at 312-327-3350 and at [michael@acostaezgur.com](mailto:michael@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,

A handwritten signature in blue ink, appearing to read 'Michael Ezgur'.

Michael Ezgur  
Attorney for Applicant