

#22424-T1
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:
1145 West 17th Street

2. Ward Number that property is located in: 25

3. APPLICANT CAROLINA & EVAN'S DREAM HOUSE, LLC

ADDRESS 1 North Bishop Avenue, #12 CITY Chicago

STATE Illinois ZIP CODE 60607 PHONE 872-215-2076

EMAIL ximena@acostaegur.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@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: Evan Klein and Caroline Klein
-
7. On what date did the owner acquire legal title to the subject property? 02-11-2024
8. Has the present owner previously rezoned this property? If yes, when? No.
9. Present Zoning District: RT-4 Proposed Zoning District: RM-4.5
10. Lot size in square feet (or dimensions): 2,976 square feet
11. Current Use of the Property: two-story residential building with two units and two surface parking spaces
-
12. Reason for rezoning the property: To reduce the MLA on a substandard lot less than 3,000 square feet and allow for a new residential building with three units and a detached two car garage
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 substandard sized lot improved with a two-story residential building two dwelling units and two surface parking spaces. The Applicants seek to rezone the property to reduce the MLA and allow for the construction of a new four-story residential building with three dwelling units and a detached two car garage. The proposed zoning height of the building will be 44'-11".
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-I, to reduce the side yard setbacks; east 3.0' west 1.0' and combined side setbacks 4.0'.

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

CAROLINA & EVAN'S DREAM HOUSE, 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: Evan Klein
A Manager of the Applicant

Subscribed and Sworn to before me this
26th day of March, 2024.



Notary Public



For Office Use Only

Date of Introduction: _____

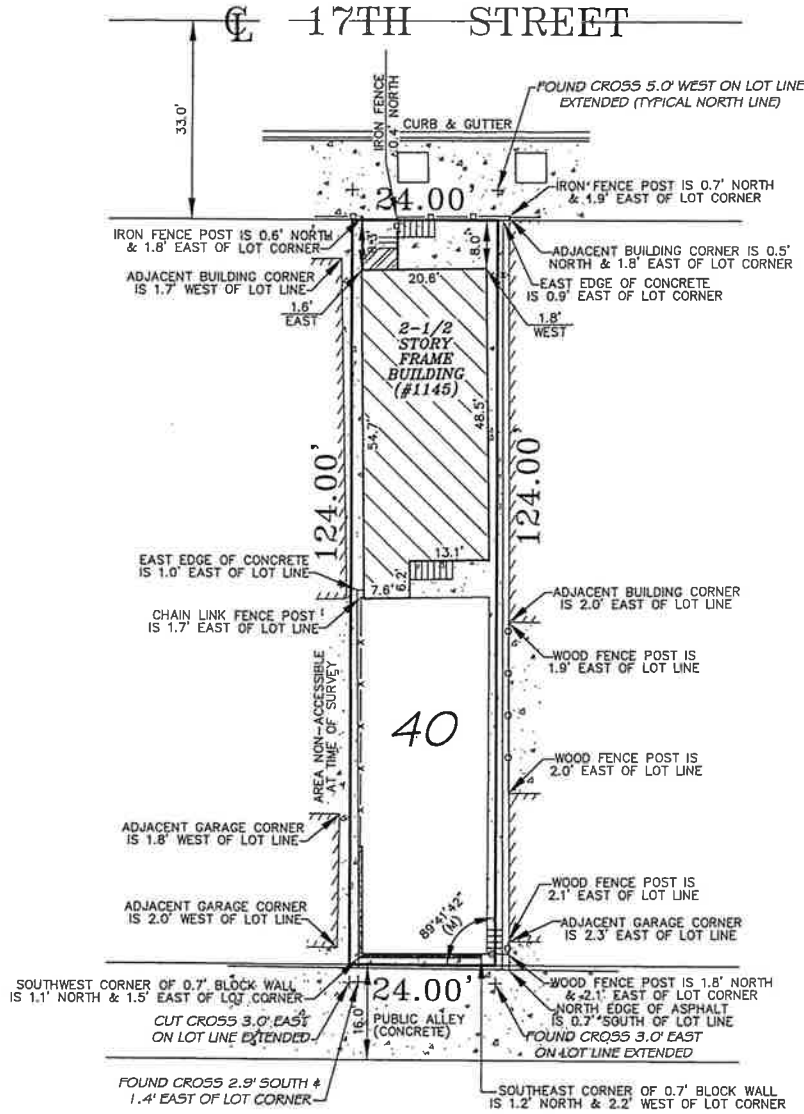
File Number: _____

Ward: _____

PLAT OF SURVEY

OF

LOT 40 IN SCHOENBERGERS SUBDIVISION OF BLOCK 1 IN THE ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

- (R/M) - RECORD / MEASURED
- L - ARC LENGTH
- R - RADIUS
- CH - CHORD

AREA = 2,976 SQ. FT.
MORE OR LESS

PREPARED FOR: JUAN CARMONA
 JOB ADDRESS: 1145 W. 17TH ST., CHICAGO, IL
 JOB NO.: 23-02-0011

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
 WWW.NEKOLASURVEY.COM
 400 N. SCHMIDT RD., STE. 203
 BOLINGBROOK, ILLINOIS 60440
 (630) 226-1530 PHONE (630) 226-1430 FAX
 DESIGN FIRM NO. 184.005564

- "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES. FENCE LOCATIONS ARE MADE TO CENTER OF POSTS UNLESS OTHERWISE NOTED.



FIELD WORK COMPLETED ON THE 13TH DAY OF FEBRUARY, 2023.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 13TH DAY OF FEBRUARY, 2023

Wayne W. Nekola

IPLS No. 2923
 LICENSE RENEWAL DATE: 30 NOVEMBER 2024.

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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:

West 17th Street; a line 331.0 feet east of and parallel to South Racine Avenue; the alley next south of and parallel to West 17th Street; and a line 307.0 feet east of and parallel to South Racine Avenue

and has the address of 1145 West 17th Street, Chicago, Illinois 60608.

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.

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 RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to an RM-4.5, Residential Multi-Unit District on behalf of CAROLINA & EVAN'S DREAM HOUSE, LLC (the "Applicant") for the property located at 1145 West 17th Street, Chicago, Illinois 60608. The property is bounded by:

West 17th Street; a line 331.0 feet east of and parallel to South Racine Avenue; the alley next south of and parallel to West 17th Street; and a line 307.0 feet east of and parallel to South Racine Avenue.

The subject property is a substandard sized lot improved with a two-story residential building with two dwelling units and two surface parking spaces. The Applicants seek to rezone the property to reduce the Minimum Lot Area per Unit standards and allow for the construction of a new four-story residential building with three dwelling units and a detached two car garage. The proposed zoning height of the building will be 44'-11".

In addition, the subject rezoning seeks Type 1 administrative relief pursuant to section 17-13-0303-D and 17-13-1003-I as follows: 1) to reduce the west side yard setback from 2.0' to 1.0' (east side yard setback to be 3.0') and 2) and to reduce the combined side yard setback from 4.8' to 4.0'.

The Applicant is located at 1 North Bishop Avenue, #12, Chicago, Illinois 60607. 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 blue ink that reads "Castro".

Ximena Castro
Attorney for the Applicant