

#22489-TI

INTRO DATE

JUNE 12, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

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

2338-58 N Seeley Ave

2. Ward Number that property is located in: 32

3. APPLICANT Wilmot Construction, Inc

ADDRESS 1801 N Humboldt Blvd CITY Chicago

STATE IL ZIP CODE 60647 PHONE 224-522-8376

EMAIL dan@acostaegur.com CONTACT PERSON Daniel Egan

4. Is the applicant the owner of the property? YES [checked] NO [checked]
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.

2338 - 46 N. Seeley: Applicant is Owner

OWNER 2348 - 58 N. Seeley: Marco Holding Company

ADDRESS 2358 N. Seeley Ave. CITY Chicago

STATE IL ZIP CODE 60647 PHONE 224-522-8376

EMAIL dan@acostaegur.com CONTACT PERSON Daniel Egan

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Daniel Egan

ADDRESS 1030 W. Chicago Ave, 3rd Fl

CITY Chicago STATE IL ZIP CODE 60642

PHONE 224-522-8376 FAX EMAIL dan@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: _____

Stanislaw Pluta

7. On what date did the owner acquire legal title to the subject property? 2348-58 N Seeley Ave - August 25,, 1997
2338-46 N Seeley Ave - January 14, 2016

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

9. Present Zoning District: M3-3 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 23,644 Sq. Ft.

11. Current Use of the Property: The property is currently improved with one-story manufacturing building.

12. Reason for rezoning the property: To authorize construction of a five-story building with 56 residential units, no commercial space and 46 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 proposed building. (BE SPECIFIC): The property is currently improved with a one-story manufacturing building. The applicant seeks to rezone the property to allow construction of a five-story building containing 56 residential dwelling units, no commercial space and 46 parking spaces. The height of the building will be 53.83'.

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. Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D: 1) a Variation under Section 17-13-1101-B to reduce the require rear yard setback from 30.00 feet to 6.00 feet; and 2) a Variation under Section 17-13-1101-D to reduce the one required loading berth 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

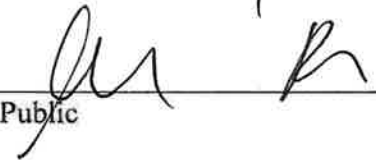
COUNTY OF COOK
STATE OF ILLINOIS

Stanislaw Pluta _____, 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
Stanislaw Pluta, President

Subscribed and Sworn to before me this
28th day of May, 2024.



Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PLAT OF SURVEY



SCALE: 1"=20'

LEGAL DESCRIPTION:

PARCEL 1: LOTS 13, 14, 15, 16, 17 AND 18 AND THE EAST 13 FEET OF THE VACATED ALLEY LYING ALONG THE WEST LINE OF SAID LOTS, IN BLOCK 2 IN VINCENT, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 (EXCEPT RAILROAD) OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

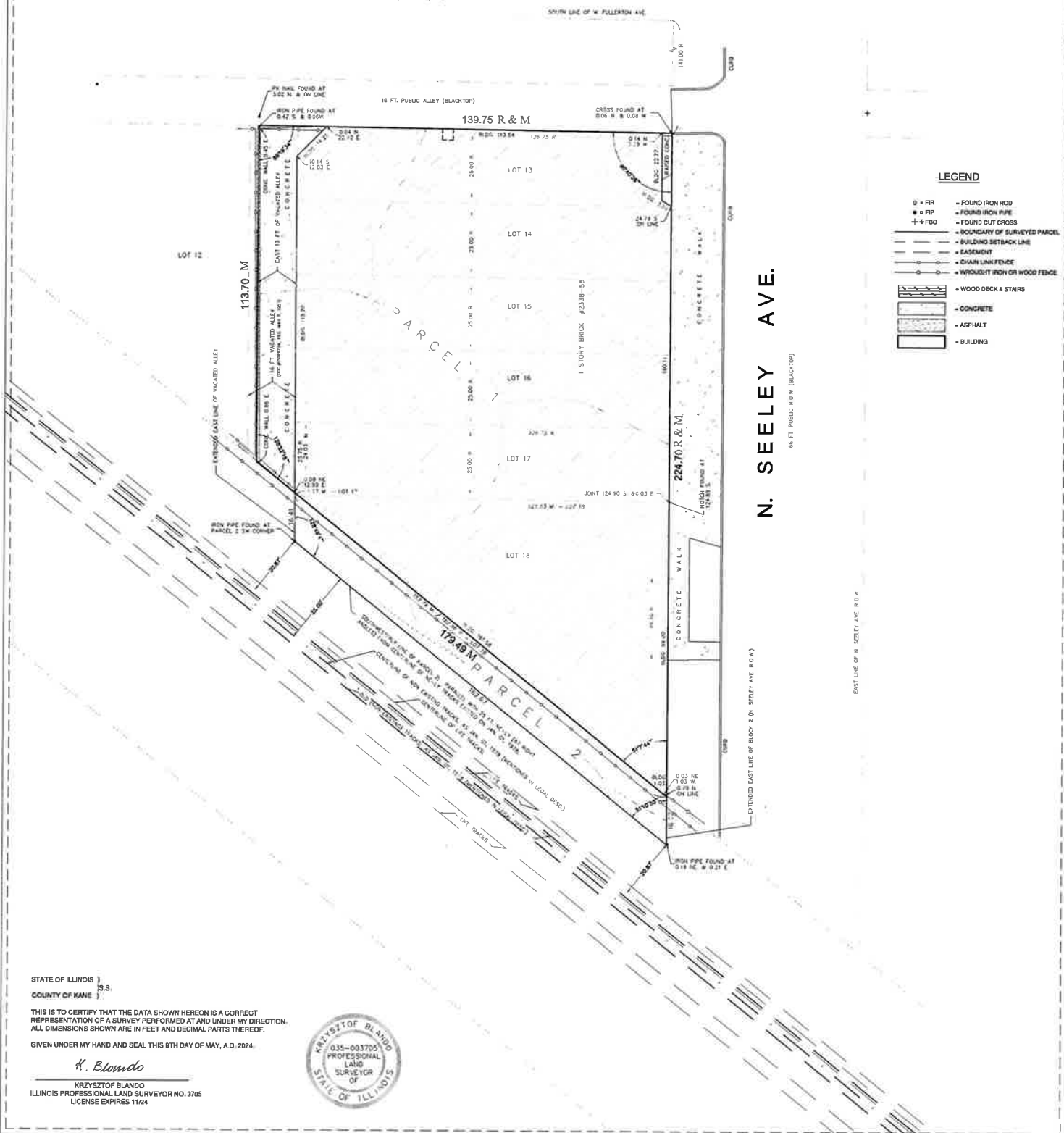
PARCEL 2: THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ADJACENT TO THE SOUTHWESTERLY LINE OF LOT 18 IN BLOCK 2 IN VINCENT SUBDIVISION, BOUNDED AND DESCRIBED AS FOLLOWS:
ON THE NORTHEASTERLY SIDE BY THE NORTHEASTERLY LINE OF THE ORIGINAL 6 ROD (89 FOOT) RIGHT OF WAY OF THE ILLINOIS AND WISCONSIN RAILROAD COMPANY (LATER THE CHICAGO, SAINT PAUL AND FOND DU LAC RAILROAD COMPANY, THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY) SAID NORTHEASTERLY LINE BEING ALSO THE SOUTHWESTERLY LINE OF AFORESAID BLOCK 2, BEING ALSO THE WEST LINE OF NORTH SEELEY AVENUE, ON THE SOUTHWESTERLY SIDE BY A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST NORTHEASTERLY OR EAST BOUND MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS SAID MAIN TRACK IS NOW LOCATED, ON JANUARY 1, 1978; AND ON THE NORTHWESTERLY SIDE BY THE SOUTHERLY EXTENSION OF THE EAST LANE OF THE ALLEY IN AFORESAID BLOCK 2.

COMMONLY KNOW AS: 2338-58 N. SEELEY AVE., CHICAGO, IL 60647;

PIN: 14-31-109-031 &-048 &-050
LAND AREA:
PARCEL 1: ± 23,844 SF; ±0.543 ACRES
PARCEL 2: ± 2,068 SF; ±0.047 ACRES

ACORN CONSULTANTS LTD.
1340 GIESE ROAD
BATAVIA, ILLINOIS 60510
TEL: (630) 608-9933
kblando@comcast.net

ORDER NO: 2024J17
DRAWN BY: PJS
CHECKED: KB
APPROVED: KB
FIELD DATE: 05/10/24
SCALE: 1"=20'



LEGEND

- • FIR - FOUND IRON ROD
- • FIR - FOUND IRON PIPE
- + • FCC - FOUND CUT CROSS
- - BOUNDARY OF SURVEYED PARCEL
- - BUILDING SETBACK LINE
- - EASEMENT
- - CHAIN LINK FENCE
- - WROUGHT IRON OR WOOD FENCE
- - WOOD DECK & STAIRS
- - CONCRETE
- - ASPHALT
- - BUILDING

STATE OF ILLINOIS }
COUNTY OF KANE }

THIS IS TO CERTIFY THAT THE DATA SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF MAY, A.D. 2024.

K. Blando
KRZYSZTOF BLANDO
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3705
LICENSE EXPIRES 11/24



May 28, 2024

Patrick Murphey
Zoning Administrator
City of Chicago
City Hall
121 North LaSalle Street, Room 905
Chicago, Illinois 60602

Re: Rezoning of 2348 – 58 North Seeley Avenue, Chicago, IL (the “Property”)

Dear Zoning Administrator Murphey:

Marco Holding Company is the owner (“Owner”) of the Property. The Owner has authorized Wilmot Construction, Inc. to file an application for rezoning of the Property to take effect on the pending sale of the property and to take any necessary or desirable actions in connection with said application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark D. Friefeld', with a stylized flourish at the end.

Mark D. Friefeld, President



ACOSTA EZGUR, LLC

1111 North Dearborn Street, Suite 1000 • Chicago, Illinois 60610 • Phone: 312.329.1350 • Fax: 312.329.1351

June 12, 2024

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

The undersigned, Daniel Egan, being first duly sworn on oath, deposes and say 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 south of and parallel to West Fullerton Avenue; North Seely Ave; the Chicago and Northwestern Railway Right of Way; and a line 139.75 feet west of and parallel to North Seeley Avenue.

and has the address of 2338-58 N Seeley Avenue, Chicago, IL.

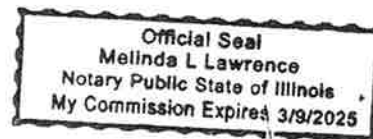
The undersigned certifies that the notice contained the address and description of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately June 12, 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 Daniel Egan

Subscribed and sworn to before me this 12th day of June 2024.


Notary Public





ACOSTA EZGUR, LLC

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

June 12, 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 June 12, 2024, the undersigned will file an application for a change in zoning from a current M3-3 Heavy Industry District to a B2-3 Neighborhood Mixed-Use District as a Mandatory Type 1 Map Amendment on behalf of Wilmot Construction, Inc. (the "Applicant") for the properties located at 2338- 58 N Seeley Ave, Chicago, IL. The property is bounded by:

The public alley next south of and parallel to West Fullerton Avenue; North Seely Avenue; the Chicago and Northwestern Railway Right of Way; and a line 139.75 feet west of and parallel to North Seeley Avenue.

The property is currently improved with a one-story manufacturing building. The Applicant seeks to rezone the properties to allow construction of a five-story building containing 56 residential dwelling units and 46 parking spaces. The height of the building will be 53.83'. Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D: 1) a Variation under Section 17-13-1101-B to reduce the require rear yard setback from 30.00 feet to 6.00 feet; and 2) a Variation under Section 17-13-1101-D to reduce the one required loading berth to zero. Also, the Type 1 seeks to increase the Floor Area Ratio by providing 100% of the Affordable Dwelling Units as per Section 17-3-0403-B

The Applicant is the owner of 2338-46 N Seeley Avenue. The Applicant is located at 1801 N Humboldt Blvd, Chicago, IL 60647. The owner of 2348-58 N Seeley Ave is Marco Holding Company located at 2358 N. Seeley Avenue, Chicago, IL 60647. The contact person for this application is Daniel Egan, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Daniel Egan at 224-522-8376 or at dan@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


Daniel Egan, Attorney for Applicant