

#22375

INTRO DATE

MARCH 20, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone: 1000-24 West Jackson Blvd./230-38 South Morgan St./1015-27 West Adams St.

2. Ward Number that property is located in: 34

3. APPLICANT 1016 W Jackson LLC ADDRESS 2211 N. Elston Ave., Suite 306 CITY Chicago STATE IL ZIP CODE 60614 PHONE 312-327-3350 EMAIL michael@acostaezgur.com CONTACT PERSON Michael Ezgur

4. Is the applicant the owner of the property? YES [X] NO [X] 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 PR Adams LLC is an additional owner ADDRESS 1021 W. Adams St., LL#2 CITY Chicago STATE IL ZIP CODE 60607 PHONE 312-327-3350 EMAIL michael@acostaezgur.com CONTACT PERSON Michael Ezgur

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
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7. On what date did the owner acquire legal title to the subject property? June 2022 and January 2024
8. Has the present owner previously rezoned this property? If yes, when? Yes. 3/15/23
9. Present Zoning District: RBPD1562 & DS-3 Proposed Zoning District: DX-5, then to RBPD 1562, as Amended
10. Lot size in square feet (or dimensions): 65,763 square feet
11. Current Use of the Property: Commercial office buildings and parking
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12. Reason for rezoning the property: to increase the boundary area of the current planned development, to allow for an increase to the square footage of the commercial space in Subarea A, increase overall residential units, and to establish zoning parameters, subject to future site plan review for Subarea B of the approved planned development.
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 increase the Subarea A boundary area of the current PD to accommodate an increase in commercial space to approximately 23,000 square feet, an increase from 370 to 380 dwelling units, and an increase in automobile parking spaces from 125 to to 162. The maximum height will remain at 295 feet.
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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)

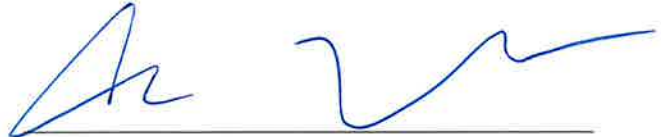
Administrative Adjustment 17-13-1003: _____

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

1016 W Jackson 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
1016 W Jackson LLC
By: Anthony Hrusovsky, Manager

Subscribed and Sworn to before me this
21st day of February, 2024.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

February 21, 2024

Patrick Murphey
Zoning Administrator
City of Chicago
City Hall – Room 905
121 N. LaSalle Street
Chicago, IL 60602

Re: 1000-24 West Jackson Boulevard/230-38 South Morgan Street/1015-27 West Adams Street (“Property”)

Dear Zoning Administrator Murphey:

PR Adams, LLC is an owner (“Owner”) of the above referenced Property. Owner has authorized 1016 W Jackson LLC (“Applicant”) to file an application for planned development and to rezone the Property and to take any necessary actions in connections with said application.

Sincerely,



PR Adams LLC

By: Paul Reaumont, Manager



ACOSTA EZGUR, LLC

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

March 20, 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:

West Adams Street; a line 149.47 feet west of South Morgan Street; West Quincy Street; a line 118.60 feet west of South Morgan Street; a line 79.61 feet south of West Quincy Street; a line 70.00 feet west of South Morgan Street; a line 89.61 feet south of West Quincy Street; South Morgan Street; West Jackson Boulevard; a line 256.32 feet west of South Morgan Street; West Quincy Street; and a line 293.60 feet west of South Morgan Street

and has the address of 1000-24 West Jackson Boulevard/230-38 South Morgan Street/1015-27 West Adams 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 March 20, 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 March 20, 2024.


Notary Public





ACOSTA EZGUR, LLC

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

March 20, 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 March 20, 2024, the undersigned will file an application for a change in zoning from the Residential Business Planned Development Number 1562 District, and the DS-3 Downtown Service District to those of a DX-5 Downtown Mixed-Use District and then to a Residential Business Planned Development Number 1562, as amended, on behalf of 1016 W Jackson LLC (the "Applicant") for the property located at 1000-24 West Jackson Boulevard/230-38 South Morgan Street/1015-27 West Adams Street, Chicago, Illinois, 60607 (the "Property"). The Property is bounded by:

West Adams Street; a line 149.47 feet west of South Morgan Street; West Quincy Street; a line 118.60 feet west of South Morgan Street; a line 79.61 feet south of West Quincy Street; a line 70.00 feet west of South Morgan Street; a line 89.61 feet south of West Quincy Street; South Morgan Street; West Jackson Boulevard; a line 256.32 feet west of South Morgan Street; West Quincy Street; and a line 293.60 feet west of South Morgan Street

The Applicant is seeking to amend the currently approved development to increase the boundary area of the south portion of the Property located on Jackson Boulevard. This increase will allow for: 1) expansion of the ground floor commercial space to approximately 23,000 square feet; 2) an increase in the number of residential units from 370 to 380; and 3) and an increase in automobile parking from 125 to 162 spaces. The maximum height of the currently approved building will remain at 295 feet. The north portion of the Property located on Adams Street consists of a four-story commercial building and is occupied by a medical office user. No changes are currently proposed for this portion of the Property.

The Applicant is located at 2211 N. Elston Avenue, Chicago, Illinois 60614. The Applicant owns the south portion of the Property, and the north portion of the Property is owned by PR Adams LLC, 1021 W. Adams St., LL#2, Chicago, Illinois 60607.

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.

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,

Michael Ezgur
Attorney for Applicant