

#22311-TI
INTRO DATE
DEC. 13, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
723 North Willard Court
2. Ward Number that property is located in: 27
3. APPLICANT Blenheim Place, LLC
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, 3rd 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 on the Economic Disclosure Statements.

Irene Logis, Eric Logis

7. On what date did the owner acquire legal title to the subject property? September, 2023

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

9. Present Zoning District RS-3 Proposed Zoning District B2-3

10. Lot size in square feet (or dimensions) 2,200.50 square feet

11. Current Use of the property Existing 2 story residential building with two dwelling units and one parking

12. Reason for rezoning the property To convert the building from two dwelling units into a four dwelling unit building and a new roof-top dormer addition.

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 the proposed building. (BE SPECIFIC)
The property is improved with a two-story residential building that includes two dwelling units and one rear surface parking space. The Applicant seeks to rezone the property to construct a dormer addition and add two dwelling units for a total of four dwelling units on the property and add one parking spaces for a total of two parking spaces. The height of the building with the dormer addition will be 29 ft. 3/4 inches.

14. 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 X _____

COUNTY OF COOK
STATE OF ILLINOIS

Irene Logis, 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
Irene Logis, Chief Executive Member

Subscribed and Sworn to before me this
23rd day of October, 2023.


Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONALS ASSOCIATED, LLC
 PHONE: (477) 674-5000
 FAX: (477) 674-5167
 E-MAIL: info@professionalsassociated.com
 www.professionalsassociated.com

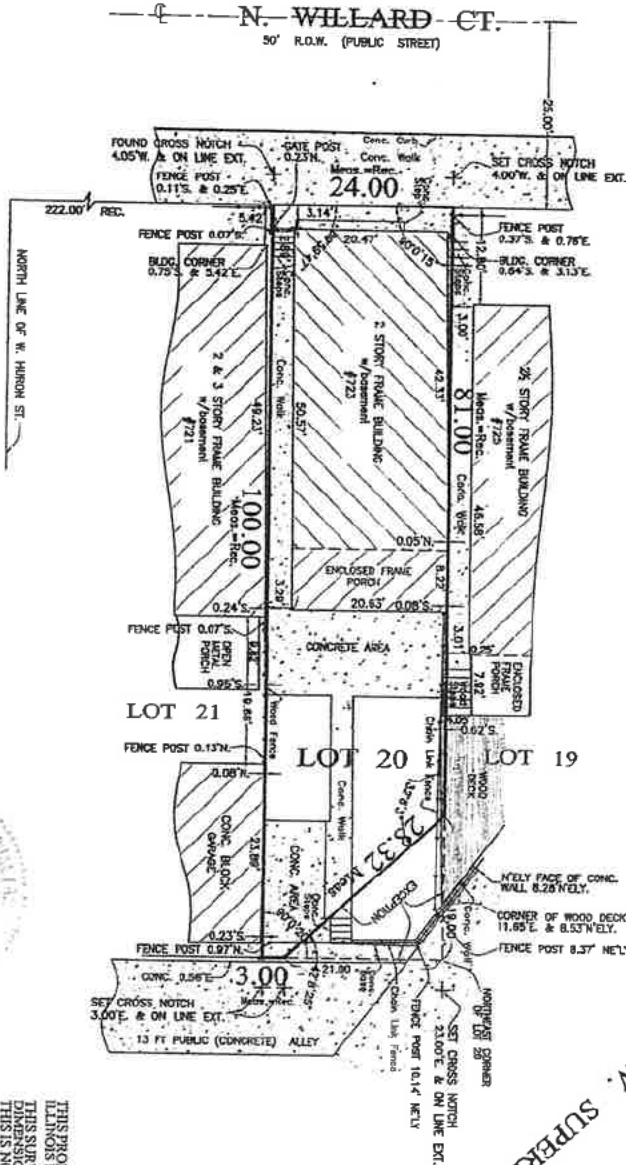


PROFESSIONALS ASSOCIATED - MM SURVEY CO.
 BOUNDARY - ALTA - TOPOGRAPHIC - CONDOMINIUM SURVEYS
 7100 NORTH TRUMP AVENUE, LINCOLNWOOD, ILLINOIS
 PROFESSIONAL DESIGN FIRM NO. 184-008023

PLAT OF SURVEY

OF

LOT 20 (EXCEPTING THEREFROM THAT PART THEREOF LYING EAST OF A LINE WHICH INTERSECTS ITS NORTH LINE 19 FEET FROM THE NORTHEAST CORNER AND ITS EAST LINE 21 FEET FROM THE NORTHEAST CORNER), IN BLOCK 1, IN TAYLOR'S SUBDIVISION OF BLOCK 1, IN THE ASSESSOR'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST QUARTER 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 TOTAL LAND AREA = 2.201 ac. (0.05 acres)
 COMMONLY KNOWN AS: 723 N. WILLARD CT., CHICAGO, IL 60642



W. SUPERIOR ST.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREOF DRAWN IS A COPY OF THE ORDER AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND ELEVATIONS ARE SHOWN ON THESE PLATS AND ARE TO BE ASSUMED UNLESS OTHERWISE NOTED IN THE MAPS, ORDINANCES REFER TO YOUR DEED OR ABSTRACT.

Order No. 107416

Scale 1 inch = 16 feet

Date of Field Work: AUGUST 14, 2023

Ordered by: LAW OFFICE OF MAURICE A. SOINE



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
 County of Cook
 W. PROFESSIONALS ASSOCIATED - MM SURVEY CO. do hereby certify that we have surveyed the above described property and that to the best of our knowledge, the plat herein drawn is an accurate representation of said survey.

Date: AUGUST 16, 2023

Maurice A. Soine
 MAURICE A. SOINE, LICENSE NO. 123456789
 SURVEYOR
 DECAUVENAY, ILL.

LIC. NO. 055-2697
 www.ansurveyingchicago.com



ACOSTA EZGUR, LLC

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

December 13, 2023

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

The undersigned, Rolando R. Acosta, 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:

A line 246.00 feet north of and parallel to West Huron Street; a line from a point on the previously described line and 81.00 feet east of North Willard Court running southeasterly for a distance of 28.32 feet to a point on a line 225.00 feet north of and parallel to West Huron Street and 100 feet east of North Willard Court; the alley next east of North Willard Court; and a line 222.00 feet north of and parallel to West Huron Street; and North Willard Court

and has the address of 723 North Willard Court, Chicago, Illinois 60642.

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 December 13, 2023.

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: Rolando R. Acosta

Subscribed and sworn to before me this 13th day of December 2023.


Notary Public





ACOSTA EZGUR, LLC

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

December 13, 2023

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 December 13, 2023, the undersigned will file an application for a change in zoning from a RS-3 Residential Single-Unit (Detached House) District to a B2-3 Neighborhood Mixed-Use District on behalf of Blenheim Place, LLC (the "Applicant") for the property located at 723 North Willard Court, Chicago, Illinois 60642.

The property is bounded by:

A line 246.00 feet north of and parallel to West Huron Street; a line from a point on the previously described line and 81.00 feet east of North Willard Court running southeasterly for a distance of 28.32 feet to a point on a line 225.00 feet north of and parallel to West Huron Street and 100 feet east of North Willard Court; the alley next east of North Willard Court; and a line 222.00 feet north of and parallel to West Huron Street; and North Willard Court

The property is improved with a two-story residential building that includes two dwelling units and one rear surface parking space. The Applicant seeks to rezone the property to construct a dormer addition and add two dwelling units for a total of four dwelling units on the property and add one parking spaces for a total of two parking spaces. The height of the building with the dormer addition will be 29 ft. 3/4 inches.

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.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ximena Castro', is written over a horizontal line.

Ximena Castro, Attorney for the Applicant