

#22298-T1  
INTRO DATE  
NOV 1, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

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

1701-09 West Grand Ave., Chicago

2. Ward Number that property is located in: 27th Ward

3. APPLICANT GRAND DEVELOPMENT VENTURES LLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]

EMAIL \_\_\_\_\_ CONTACT PERSON Roman Popovych

4. Is the Applicant the owner of the property? YES \_\_\_\_\_ 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 applicant to proceed.

OWNER ZOOMIE ENTERPRISES, LLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] 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 Agnes Plecka / Jaffe & Berlin

ADDRESS 111 West Washington St., Ste. 900

CITY Chicago STATE Illinois ZIP CODE 60602

PHONE 312-878-7470 FAX 312-372-2615 EMAIL aplecka@jaffeberlin.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners disclosed on the Economic Disclosure Statements.

\_\_\_\_\_  
Roman Popovych 50%  
\_\_\_\_\_  
Roman Popovych II 50%  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. On what date did the owner acquire legal title to the subject property? 05/06/2020

8. Has the present owner previously rezoned this property? If yes, when?  
NO  
\_\_\_\_\_  
\_\_\_\_\_

9. Present Zoning District C2-1 Proposed Zoning District B2-3

10. Lot size in square feet (or dimensions) 96' x 85' = 8,160 SF

11. Current Use of the property Vacant lot

12. Reason for rezoning the property To comply with the use table and standards and the bulk and density requirements of the B2-3 District, to build a new mixed-use building with a commercial unit on the ground floor and 9 dwelling units on the upper floors.

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)

To comply with the use table and the standards and the bulk and density requirements of the B2-3 District to demolish the existing commercial building and redevelop this property with a 4-story mixed-use building with a commercial unit on the ground floor (approximately 1,650 SF of commercial space) and parking garage for 9 cars; and 9 dwelling units on the upper floors; proposed height of 47'-10".

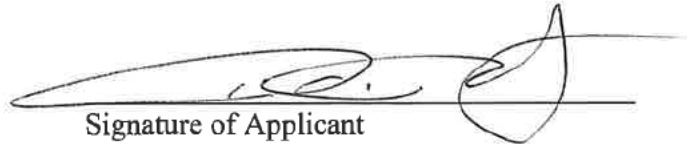
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES \_\_\_\_\_ NO X \_\_\_\_\_

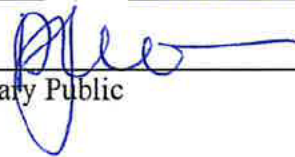
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COUNTY OF COOK  
STATE OF ILLINOIS

Roman Popovych II, 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

Subscribed and Sworn to before me this  
17th day of October, 2023.

  
Notary Public



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**For Office Use Only**

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

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

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



R&R Surveyors, LTD.

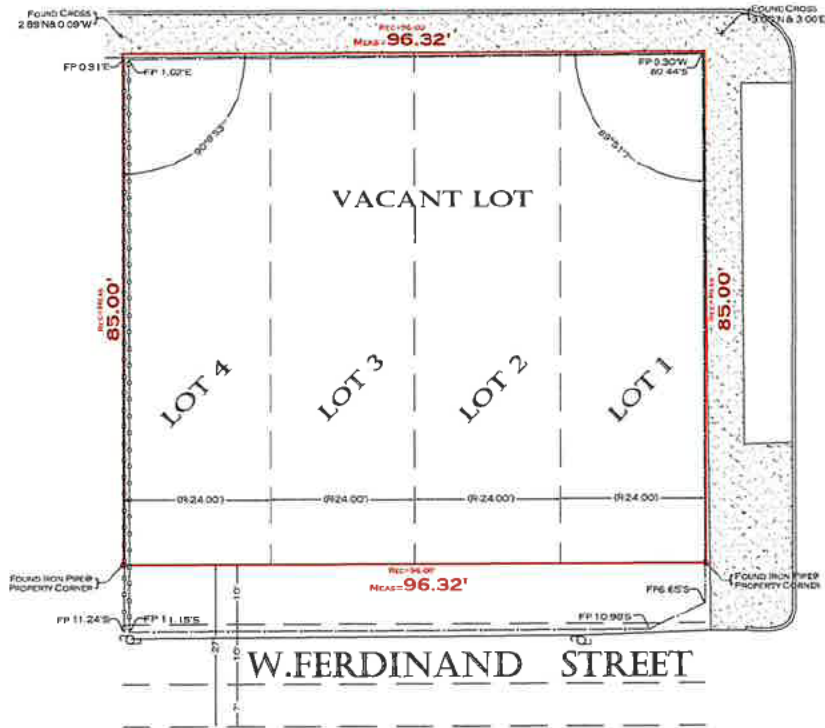
CONSTRUCTION AND LAND SURVEYORS  
P.O. BOX 412 WAUCONDA, IL 60084  
TEL: (773) 450-9321 ACCURATEA@ATT.NET

# PLAT OF SURVEY

LOTS 1, 2, 3 AND 4 IN SUB. BLOCK 6 IN J.W. COCHRAN'S SUBDIVISION OF PART OF BLOCK 18 IN CHANALTRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1701 WEST GRAND AVENUE, CHICAGO, ILLINOIS.

## W.GRAND AVENUE



## N. PAULINA STREET

## W. FERDINAND STREET

□ UTILITY POLE

NOTE:  
 -DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 69 DEGREES FAHRENHEIT.  
 -THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.  
 -DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING.  
 -COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES.  
 -REFER TO DEED, TITLE POLICY, AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS.

ORDER# 23-727  
 DATE: 10/17/2023  
 ORDERED BY: ROMAN POPOVYCH



STATE OF ILLINOIS )  
 COUNTY OF MCHENRY )  
 I, ROY G. LAWNICZAK,  
 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CARY, ILLINOIS  
 BY: Roy G. Lawniczak  
 ROY G. LAWNICZAK, ILL. REG. LAND SURVEYOR 350

**AFFIDAVIT**  
**(Section 17-13-0107)**

Date: October 17th, 2023

Honorable Carlos Ramirez-Rosa  
Chairman, Committee on Zoning  
121 North LaSalle Street  
Room 304, City Hall  
Chicago, Illinois 60602

The undersigned, Roman Popovych II, being first duly sworn on oath, deposes and states the following:

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 of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys, and other public ways, or a total distance limited to 400 feet. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filling the application

The undersigned certifies that the notice contained the address 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 November 1, 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 site is a complete list containing the names and addresses of the people required to be served.

  
Roman Popovych II

Subscribed and Sworn to before  
me this 17th day of  
October, 2023.

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



**JAFFE & BERLIN, L.L.C.**

**ATTORNEYS AT LAW**

**111 WEST WASHINGTON STREET**

**SUITE 900**

**CHICAGO, ILLINOIS 60602**

**OFFICE: (312) 236-5443 OR**

**(312) 372-1550**

**FAX: (312) 372-2615**

**WWW.JAFFEBERLIN.COM**

**SAMUEL G. JAFFE (1928 - 1992)**

**FRANK W. JAFFE**

**JAY S. BERLIN\***

**AGNES PLECKA**

**RAIN MONTERO**

**\*ALSO ADMITTED IN MICHIGAN**

**OF COUNSEL**

**MARK S. LITNER**

**ELIZABETH M. SHEA**

**DENISE J. KING\*\***

**\*\*ALSO ADMITTED IN FLORIDA**

October 17, 2023,

Re: 1701-09 West Grand Ave., Chicago

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 November 1, 2023, the undersigned will file an Application for a change in zoning on behalf of GRAND DEVELOPMENT VENTURES LLC, from a C2-1 Motor Vehicle-Related Commercial District to a B2-3 Neighborhood Mixed-Use District for the property located at 1701-09 West Grand Ave., Chicago, IL.

The subject property is currently a vacant lot. The Applicant needs a zoning change to comply with the use table and the standards and the bulk and density requirements of the B2-3 District to redevelop this property with a 4-story mixed-use building with a commercial unit on the ground floor (approximately 1,650 SF of commercial space) and parking garage for 9 cars; and 9 dwelling units on the upper floors.

The Applicant's business address is [REDACTED]. The owner of the property is ZOOMIE ENTERPRISES, LLC, and its business address is [REDACTED]. [REDACTED] I am the Attorney for the Applicant and the contact person for this Application. My address is 111 West Washington Street, Suite 900 Chicago, Illinois, and my telephone number is 312-878-7470.

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,

Agnes Plecka

