



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.

Florin Pavel, Claudia Pavel

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. On what date did the owner acquire legal title to the subject property? 10/06/2022

8. Has the present owner previously rezoned this property? If yes, when?

No.

\_\_\_\_\_  
\_\_\_\_\_

9. Present Zoning District B3-2 Proposed Zoning District B2-5

10. Lot size in square feet (or dimensions) 2,995.2 square feet (24x124.80)  
mixed-use building with one vacant ground floor

11. Current Use of the property commercial unit and nine dwelling units

12. Reason for rezoning the property to convert from nine to 12 dwelling units by adding three new dwelling units to meet the bulk and density MLA to accommodate 12 total dwelling units

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 subject property is improved with a four-story and a two-story mixed-use building with basement (43'-2.5" tall) with one vacant ground floor commercial unit (approx. 603.0 square feet) and nine dwelling units and no parking. The Applicant seeks to rezone the property to convert the building from nine dwelling units to twelve dwelling units. The Applicant will convert the commercial unit to residential use. Twelve bicycle parking spaces will be provided. There will be no vehicle parking. The Applicant will seek any required parking relief pursuant to the Equitable Transit Served Location guidelines of the Chicago Zoning Ordinance. The height of the existing building will remain the same.

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

COUNTY OF COOK  
STATE OF ILLINOIS

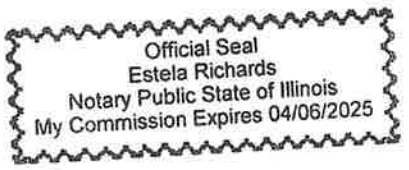
3527 S DAMEN LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant  
By: Florin Pavel, Manager of Applicant

Subscribed and Sworn to before me this  
8<sup>th</sup> day of November, 2023.

Estela Richards  
Notary Public



**For Office Use Only**

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

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

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

LEGEND

- Storm CB
- Water Buffalo Box
- Water Hand Hole
- Telephone MII
- Utility Pole
- Electric Light Pole
- Gas Hand Hole
- Tree - Deciduous
- Tree - Evergreen
- Sign Post
- Cut Cross

# GREMLEY & BIEDERMANN

A DIVISION OF  
PLCS Corporation

License No. 06-005332

PROFESSIONAL LAND SURVEYORS

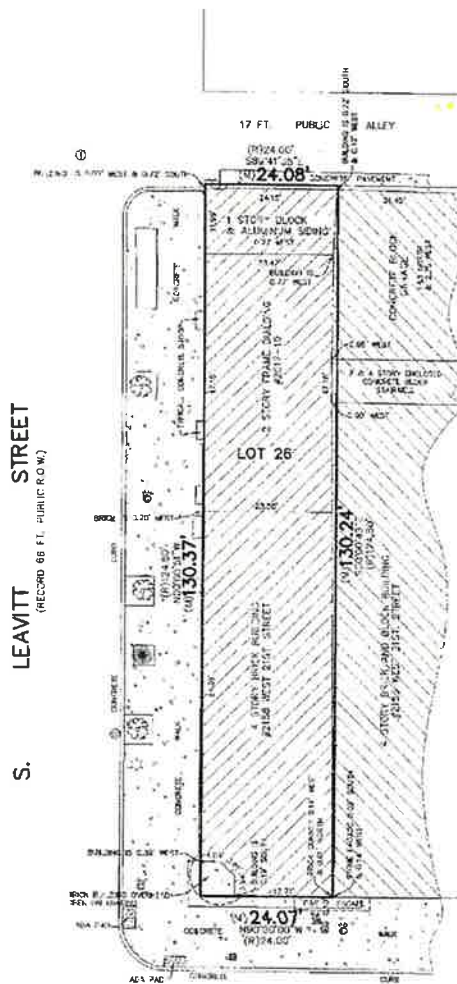
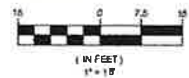
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

## Plat of Survey

LOT 26 IN THE SUBDIVISION OF THE SOUTH HALF OF BLOCK 54 IN THE  
SUBDIVISION OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 3,072 SQUARE FEET OR 0.070 ACRES MORE OR LESS.

GRAPHIC SCALE



(RECORD 66 FT PUBLIC R.O.W.)  
W. 21st STREET

SURVEY NOTES.

SURVEYOR'S LICENSE EXPIRES November 30, 2024

Note (RAM) denotes Ranged and Measured Distances, respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, city policy and local building fire regulations.

No dimensions shall be assumed by scale measurements upon this plat.

Monumentation or witness points were not set at the client's request.

Unless otherwise noted hereon the Bearing Error, Elevation Datum and Coordinate Datum if used is ASSUMED

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STATE OF ILLINOIS  
COUNTY OF COOK

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON MAY 22, 2023.

SIGNED ON MAY 29, 2023.

BY: *Robert G. Biedermann*



PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ORDERED BY: EASE 3 DEVELOPMENT	DESIGNED: DRW
ADDRESS: 218 WEST 21ST STREET	NO. 18
<b>GREMLEY &amp; BIEDERMANN</b>	
PLCS CORPORATION	
LICENSE NO. 06-005332	
PROFESSIONAL LAND SURVEYORS	
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630	
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM	
ORDER NO. <b>2023-30663-001</b>	PAGE NO. 1 OF 1
DATE: MAY 22, 2023	SCALE: 1" = 15 FEET



**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

Chairman,

The undersigned, Ximena Castro, 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:

The public alley next north of and parallel to West 21<sup>st</sup> Street; a line 24.0 feet east of and parallel to South Leavitt Street; West 21<sup>st</sup> Street; and South Leavitt Street

and has the address of 2015-2025 South Leavitt Street / 2158 West 21st 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 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: Ximena Castro

Subscribed and sworn to before me this 6th day of November 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 B3-2 Community Shopping District to a B2-5 Neighborhood Mixed-Use District on behalf of 3527 S DAMEN LLC (the "Applicant") for the property located at 2015-2025 South Leavitt Street / 2158 West 21st Street, Chicago, Illinois 60608. The property is bounded by:

The public alley next north of and parallel to West 21<sup>st</sup> Street; a line 24.0 feet east of and parallel to South Leavitt Street; West 21<sup>st</sup> Street; and South Leavitt Street.

The subject property is improved with a four-story and a two-story mixed-use building with basement (43'-2.5" tall) with one vacant ground floor commercial unit (approx. 603.0 square feet) and nine dwelling units and no parking. The Applicant seeks to rezone the property to convert the building from nine dwelling units to twelve dwelling units. The Applicant will convert the commercial unit to residential use. Twelve bicycle parking spaces will be provided. There will be no vehicle parking. The Applicant will seek any required parking relief pursuant to the Equitable Transit Served Location guidelines of the Chicago Zoning Ordinance. The height of the existing building will remain the same.

The address for the Applicant is 3926 West Touhy Avenue, Unit 212, Lincolnwood, Illinois 60712. The Applicant is the Owner of the subject 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](mailto: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.

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

Ximena Castro

Attorney for the Applicant