



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.

Joseph A. Rodriguez

7. On what date did the owner acquire legal title to the subject property? \_\_\_\_\_

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

No.

9. Present Zoning District RS-3 Proposed Zoning District RT3.5

10. Lot Size in square feet (or dimensions) 8,246 square feet

11. Current Use of the property The Property currently consists of an existing five unit apartment building, with six parking spaces.

12. Reason for rezoning the property: to allow for the addition of one residential dwelling unit.

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 Applicant seeks to complete an interior remodeling of existing first floor space into a sixth residential unit, and for this purpose requests a zoning change from the current RS-3 to a RT3.5. This will result in 6 residential units, 6 parking spaces, and no expansion of the building. The building height will remain at 30 feet.


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

6724 N Rockwell 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  
6724 N Rockwell LLC  
By: Joseph A. Rodriguez

Subscribed and Sworn to before me this  
22 day of August, 2023.

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



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**For Office Use Only**

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

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

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



# UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
TEL.: (847) 299-1010 FAX: (847) 299-5887 FAX: (224) 633-5048  
E-MAIL: USURVEY@USANDCS.COM

## PLAT OF SURVEY

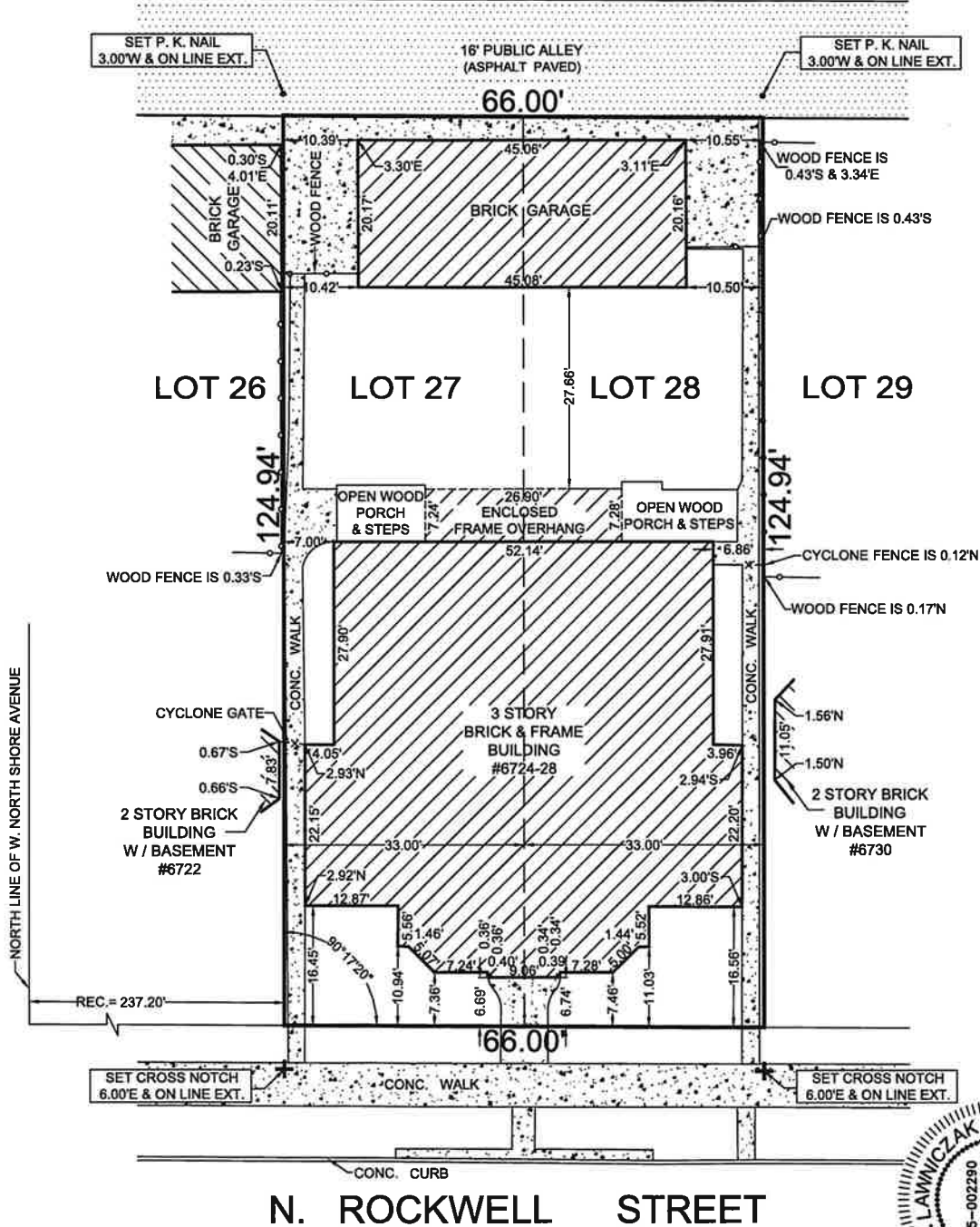
OF

LOTS 27 AND 28 IN BLOCK 8 IN ASHWOOD THIRD ADDITION TO ROGERS PARK A SUBDIVISION OF NORTH FRACTIONAL 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **6724-28 N. ROCKWELL STREET, CHICAGO, ILLINOIS 60645**

PERMANENT INDEX NUMBER: 10 - 36 - 403 - 024 - 0000

AREA= 8,246 SQ FT OR 0.189 ACRES



### N. ROCKWELL STREET



☐ CHECK (✓) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

ORDERED BY:
ACOSTA EZGUR, LLC
DATE : AUGUST 10, 2023
SCALE : 1" = 15'
ORDER No.: 2023 - 31119

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, ROY G. LAWNICZAK DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

*Roy G. Lawniczak*  
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

STATE OF ILLINOIS ) SS  
COUNTY OF COOK )

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

*Roy G. Lawniczak*  
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290  
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004578



# ACOSTA EZGUR, LLC

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

September 13, 2023

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

The undersigned, Michael Ezgur, on behalf of map amendment Applicant 6724 N Rockwell LLC, being first duly sworn on oath, deposes and says 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 237.20 feet north of and parallel to West North Shore Avenue; the public alley next west of North Rockwell Street; a line 303.20 feet north of and parallel to West North Shore Avenue; and North Rockwell Street

and has the address of 6724-28 North Rockwell Street, Chicago, Illinois 60645.

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 September 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: Michael Ezgur

Subscribed and sworn to before me this September 13, 2023.

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



**ACOSTA EZGUR, LLC**

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

September 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 September 13, 2023, the undersigned will file an application for a change in zoning from the current RS-3 Residential Single-Unit (Detached House) District to a RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District, on behalf of 6724 N Rockwell LLC (the "Applicant") for the property located at 6724-28 North Rockwell Street, Chicago, Illinois, 60645 (the "Property"). The Property is bounded by:

a line 237.20 feet north of and parallel to West North Shore Avenue; the public alley next west of North Rockwell Street; a line 303.20 feet north of and parallel to West North Shore Avenue; and North Rockwell Street

The Property currently consists of an existing five unit apartment building, with 6 parking spaces. The Applicant seeks to complete an interior remodeling of existing first floor space into a sixth residential unit, and for this purpose requests a zoning change from the current RS-3 to a RT3.5. This will result in 6 residential units, 6 parking spaces, and no expansion of the building. The building height will remain at 30 feet.

The Applicant owns the Property, and is located at 9715 Woods Drive, Suite 1501, Skokie, IL 60077.

The contact person for this application is Michael Ezgur, 1030 West Chicago Avenue, 3<sup>rd</sup> Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Michael Ezgur at 312-327-3350 and at [michael@acostaezgur.com](mailto: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,

A handwritten signature in blue ink, appearing to read 'Michael Ezgur', is written over a light blue circular stamp.

Michael Ezgur  
Attorney for Applicant