

#22219-T1
INTRO DATE
JUNE 21, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1030 West 21st Street

2. Ward Number that property is located in: 25

3. APPLICANT Oki Re LLC

ADDRESS 2121 S. Racine Avenue CITY Chicago

STATE IL ZIP CODE 60608 PHONE 312-636-6937

EMAIL Rolando@acostaegzur.com CONTACT PERSON Rolando R. Acosta

4. Is the applicant the owner of the property? YES X 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 Rolando Acosta

ADDRESS 1030 West Chicago Avenue, 3rd Fl

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-636-6937 FAX EMAIL rolando@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.

Anthony Fiore and Michael Magee

7. On what date did the owner acquire legal title to the subject property? 04-05-22

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

No

9. Present Zoning District M1-2 Proposed Zoning District C3-2

10. Lot size in square feet (or dimensions) 17,558 Sq. Ft

11. Current Use of the property One-story vacant commercial building

12. Reason for rezoning the property _____

Convert existing building to a restaurant and distillery with 13 parking spaces.

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)

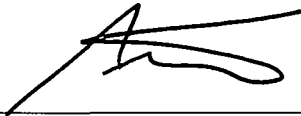
The subject property is improved with a one-story building and thirteen parking spaces. The applicant seeks to convert the western portion of the building to a 6,010 sq. ft. restaurant and demolish the eastern portion and construct in its place a 4,046 sq. ft. distillery. Thirteen parking spaces and no loading berth will be provided. The height of the western portion of the building will be 18 feet 9 inches and the eastern new construction portion will be 20 feet 8 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

Anthony Fiore, 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
Anthony Fiore, Manager

Subscribed and Sworn to before me this
6th day of June, 2023.

Herlinda Padilla
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONALS ASSOCIATED
 PHONE: (708) 211-3900
 FAX: (708) 211-3924
 E-MAIL: info@professionalsassociated.com
 www.professionalsassociated.com

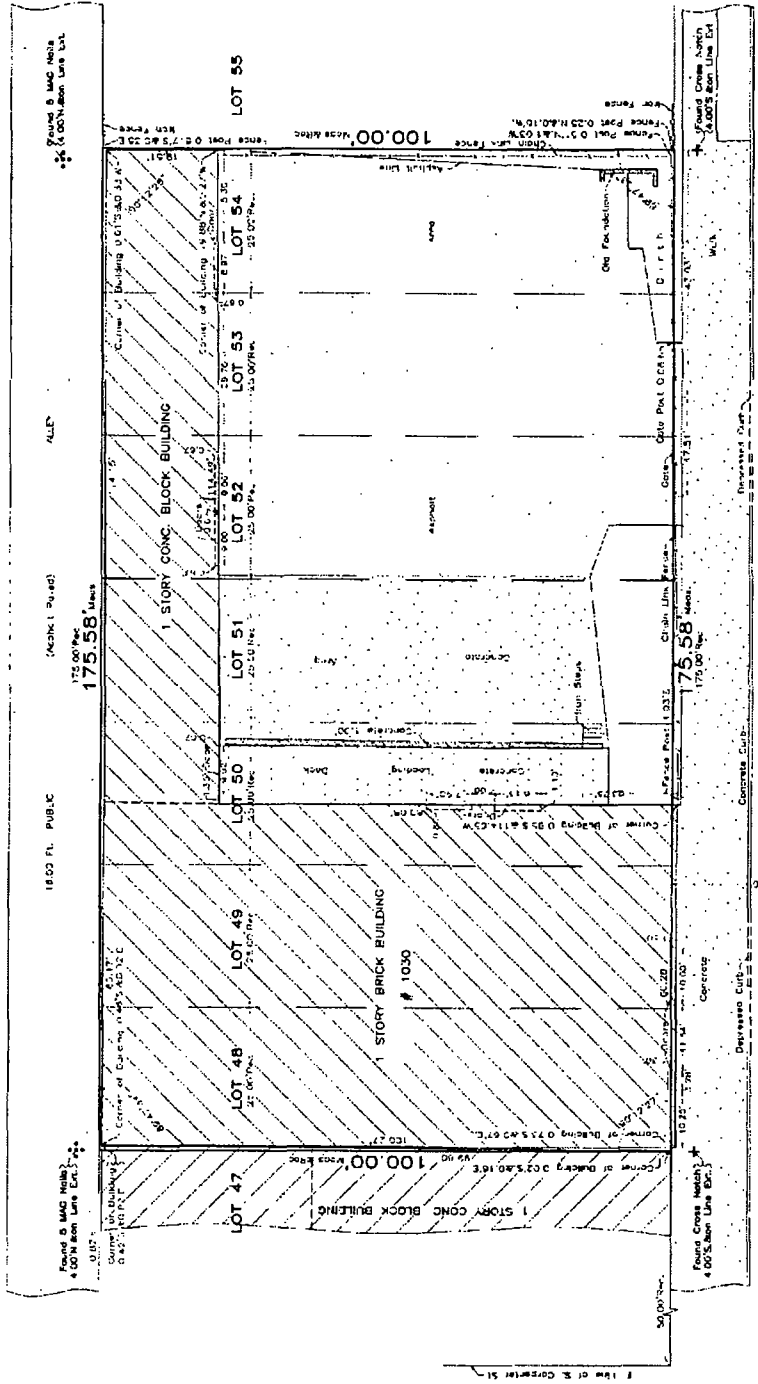


GRAPHIC SCALE
 0 10 20
 (IN FEET)
 1 inch = 15 ft.

PROFESSIONALS ASSOCIATED - MM SURVEY CO.
 BY JUDY A. ALTA, SURVEYOR - CONDOMINIUM SURVEYS
 7100 NORTH LINCOLN AVENUE, LINCOLNWOOD, ILLINOIS 60712
 PROFESSIONAL DESIGN FIRM, P.O. 1476582

PLAT OF SURVEY

OF
 LOTS 48 TO 54 IN SUBDIVISION OF BLOCK 19 IN WALSH AND McMULLIN'S SUBDIVISION OF THE SOUTH 3/4 OF
 THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
 MERIDIAN, IN COOK COUNTY, ILLINOIS
 LAND: TOTAL AREA, 17,558 S² FT. = 0.403 ACRE
 COMMONLY KNOWN AS: 1030 WEST 21ST STREET, CHICAGO, ILLINOIS



W - 21ST

ST.

THE LEGAL DESCRIPTION SHOWN ON THIS PLAT
 HEREOF, DRAWN IS A COPY OF THE ORDER, AND
 FOR ACCURACY SHOULD BE COMPARED WITH
 THE FILE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM
 SCALING
 BUILDING LINES AND EASEMENTS ARE SHOWN
 HEREON, DRAWN AS A COPY OF THE ORDER, AND
 MAPS, OTHERWISE REFER TO YOUR FIELD OR
 ABSTRACTS
 ORDER NO.: 18-9555E
 SCALE: 1 inch = 15 FEET
 DATE OF FIELD WORK: June 2, 2023
 ORDERED BY: Sneaky Fox Spirits, LLC.

NOIL COPY OF CURRENT TITLE INSURANCE POLIC - NOT PROVIDED TO SURVEYOR.



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

State of Illinois
 County of Cook
 I, JUDY A. ALTA, SURVEYOR, MM SURVEY CO., DO HEREBY
 CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR AND AM
 TO THE BEST OF MY KNOWLEDGE, THE ABOVE SHOWN PROPERTY AND MAP
 REPRESENTATION OF SAID SURVEY
 DATE: 6/2/2023
 J. Alta
 IL PROF. LAND SURVEYOR - LICENSE EXP. DATE, NOV. 30, 2024.
 DRAWN BY: JM - SZ - AT.



ACOSTA EZGUR, LLC

1030 West Chicago Avenue, Third Floor □ Chicago, Illinois 60642 □ 312-327-3350 □ 312-327-3351

June 21, 2023

Chairman, Committee on Zoning
City Hall
121 North LaSalle Avenue, Room 304
Chicago, Illinois 60602

The undersigned, Rolando Acosta, 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.

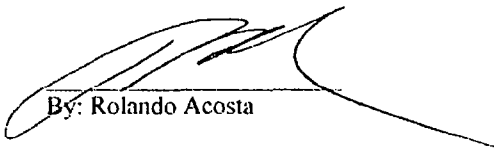
The subject property is bounded by:

The public alley next north of and parallel to West 21st Street; a line 225.00 feet east of and parallel to South Carpenter Street; West 21st Street; and a line 50.00 feet east of and parallel to South Carpenter Street

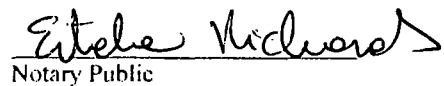
and has the address of 1030 West 21st Street, Chicago, Illinois, 60608.

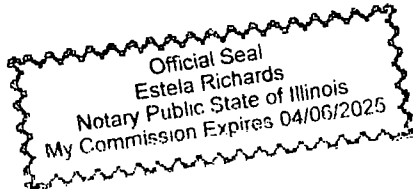
The undersigned certifies that the notice contained the address and description of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately June 21, 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 Acosta

Subscribed and sworn to before me this June 21, 2023.


Notary Public





ACOSTA EZGUR, LLC

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

June 21, 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 June 21, 2023, the undersigned will file an application for a change in zoning from an M1-2 Limited Manufacturing/Business Park District to a C3-2 Commercial, Manufacturing and Employment District on behalf of OKI Re LLC (the "Applicants") for the property located at 1030 West 21st Street, Chicago, Illinois 60608. The property is bounded by:

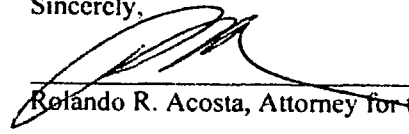
The public alley next north of and parallel to West 21st Street; a line 225.00 feet east of and parallel to South Carpenter Street; West 21st Street; and a line 50.00 feet east of and parallel to South Carpenter Street.

The subject property is improved with a one-story building and thirteen parking spaces. The applicant seeks to convert the western portion of the building to a 6,010 sq. ft. restaurant and demolish the eastern portion and construct in its place a 4,046 sq. ft. distillery. Thirteen parking spaces and no loading berth will be provided. The height of the existing western portion of the building will remain at 18 feet 9 inches and the eastern new construction portion will be 20 feet 8 inches.

The Applicant is located at 2121 South Racine Avenue, Chicago, Illinois 60608. The Applicant is the Owner of the property. The contact person for this application is Rolando Acosta, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Rolando Acosta at 312-636-6937 or at rolando@acostaczgur.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,


Rolando R. Acosta, Attorney for the Applicant