

22320-T1
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:

2542 South Albany Avenue

2. Ward Number that property is located in: 25

3. APPLICANT 2542 S ALBANY LLC

ADDRESS 5901 North Cicero Avenue, Suite 303 CITY Chicago

STATE Illinois ZIP CODE 60646 PHONE 872-215-2076

EMAIL ximena@acostaezgur.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 Acosta Ezgur, LLC- Ximena Castro

ADDRESS 1030 West Chicago Avenue, 3rd Floor

CITY Chicago STATE Illinois ZIP CODE 60642

PHONE 872-215-2076 FAX _____ EMAIL ximena@acostaezgur.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.

Teofil Scorte

7. On what date did the owner acquire legal title to the subject property? 03-15-2019

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

Yes, 10-26-2022.

9. Present Zoning District RM-4.5 Proposed Zoning District RM-6

10. Lot size in square feet (or dimensions) 3,000 square feet

11. Current Use of the property The subject property is improved with a residential building that includes four dwelling units.

12. Reason for rezoning the property to add four additional dwelling units for a total of eight dwelling units on the subject property.

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 two-story residential building that includes four dwelling units. The height of the existing building is approximately 30.0'. The property includes three surface parking spaces. The Applicant seeks to rezone the subject property to add a third floor addition to the existing building to accommodate four additional dwelling units for a total of eight dwelling units on the property. The zoning height of the building will be 33'-0". The Applicant will provide four bicycle spaces. No additional parking spaces will be added, and the Applicant will seek parking relief under the Equitable Transit Served Location guidelines of the Chicago Zoning Ordinance.

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

2542 S ALBANY 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: Teofil Scorte
Manager

Subscribed and Sworn to before me this
20th day of November, 2023.

Rahela Tap
Notary Public



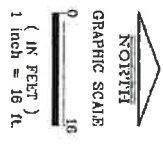
For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONALS ASSOCIATED
 PHONE: (647) 675-3000
 FAX: (647) 675-2167
 E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com



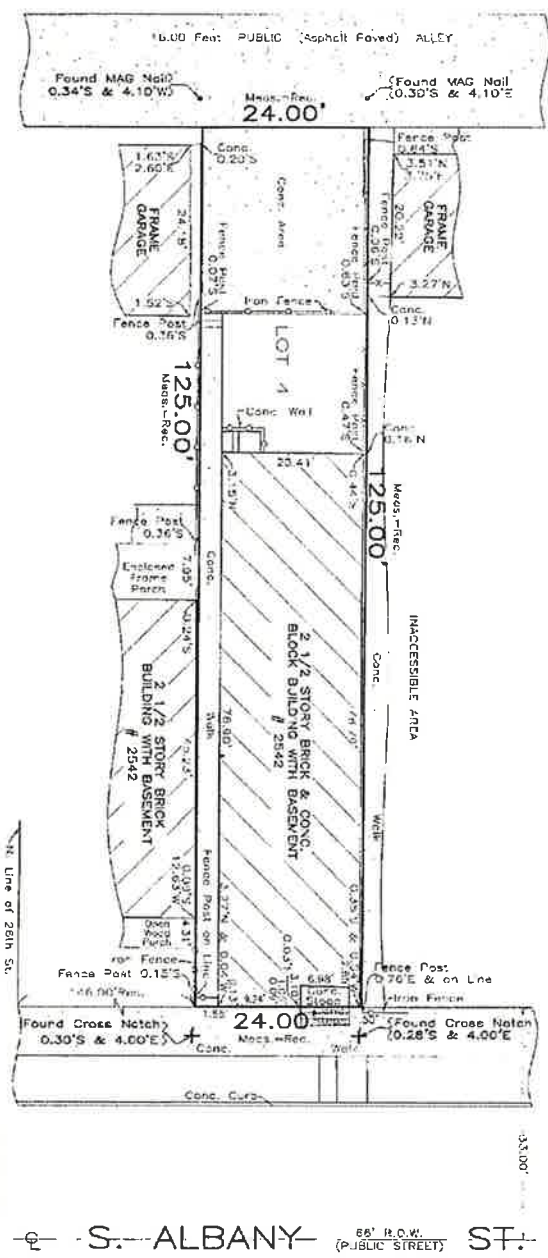
PROFESSIONALS ASSOCIATED - MM SURVEY CO.

ROJINDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
 7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
 PROFESSIONAL DESIGN FIRM NO. 184-000023

PLAT OF SURVEY

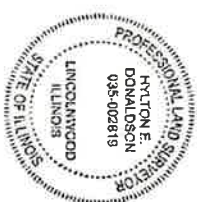
OF

LOT 41 IN THE SUBDIVISION OF THE EAST 6 ACRES OF THE WEST 16 ACRES OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 LAND TOTAL AREA: 3,000 SQ. FT. = 0.069 ACRE.
 COMMONLY KNOWN AS: 2542 SOUTH ALBANY STREET, CHICAGO, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON 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 PLACEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 24-102023
 Scale: 1 inch = 18 feet
 Date of Field Work: November 27, 2023
 Ordered by: Green Street Property Management



THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN CONDUCTED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. COMPARE ALL POINTS BEFORE BUILDING IN SAME AND AT ONCE REPORT ANY DIFFERENCE.
 State of Illinois: IL
 County of Cook: IL
 We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have prepared the above described plat and that it is a true and correct representation of our field work.
 Date: November 29, 2023
 Drawn by: AS

MM SURVEY
 PHONE: (773) 382-5900
 FAX: (773) 382-9424
 E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.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, 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:

A line 170.0 feet north of and parallel to West 26th Street; South Albany Avenue; a line 146.0 feet north of and parallel to West 26th Street; and the public alley next west of and parallel to South Albany Avenue


and has the address of 2542 South Albany Avenue, Chicago, Illinois 60623.

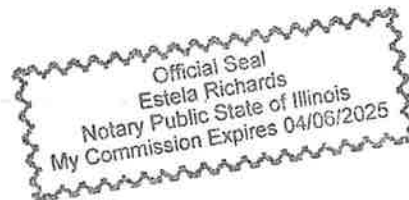
The undersigned certifies that the notice contained the address and description of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application 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 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 an RM-4.5 Residential Multi-Unit District to a RM-6 Residential Multi-Unit District on behalf of 2542 S ALBANY LLC (the "Applicant") for the property located at 2542 South Albany Avenue, Chicago, Illinois 60623. The property is bounded by:

A line 170.0 feet north of and parallel to West 26th Street; South Albany Avenue; a line 146.0 feet north of and parallel to West 26th Street; and the public alley next west of and parallel to South Albany Avenue.

The subject property is improved with a two-story residential building that includes four dwelling units. The height of the existing building is approximately 30.0'. The property includes three surface parking spaces. The Applicant seeks to rezone the subject property to add a third floor addition to the existing building to accommodate four additional dwelling units for a total of eight dwelling units on the property. The zoning height of the building will be 33'-0". The Applicant will provide four bicycle spaces. No additional parking spaces will be added, and the Applicant will seek parking relief under the Equitable Transit Served Location guidelines of the Chicago Zoning Ordinance.

The Applicant is located at 5901 North Cicero Avenue, Suite 303, Chicago, Illinois 60646. 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.

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

Ximena Castro
Attorney for the Applicant