

#22352-T1
Intro Date

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2818-2830 North Elston Avenue

2. Ward Number that property is located in: 35

3. APPLICANT 2820 N. Elston Ave., LLC

ADDRESS [REDACTED] CITY [REDACTED]

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

EMAIL [REDACTED] CONTACT PERSON George Tychalski

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 Scott R. Borstein c/o Neal and Leroy, LLC

ADDRESS 20 S. Clark St., Ste. 2050

CITY Chicago STATE IL ZIP CODE 60647

PHONE (312) 641-7144 FAX (312) 628-7075 EMAIL sborstein@nealandleroy.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: N/A

7. On what date did the owner acquire legal title to the subject property? 12/4/2023

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: C1-3 Proposed Zoning District: C1-2

10. Lot size in square feet (or dimensions): 18,750 sf.

11. Current Use of the Property: Vacant 1-story brick, commercial building

12. Reason for rezoning the property: To allow construction of a proposed 2 and 3 story masonry commercial building to be used as a daycare facility.

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 proposed building. (BE SPECIFIC): The proposed use will be a day care facility. The existing building will be demolished and replaced with a new, approximately 14,835 square foot building with approximately 10 classrooms for pre-kindergarten children. In addition, the new facility will have multiple play areas, laundry and break rooms and a parking lot with 23 parking spaces including 2 ADA. All parking and loading will take place within the parking area. The height of the building will be approximately 43 feet.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)


Administrative Adjustment 17-13-1003: _____

Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. _____

15. 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

COUNTY OF COOK
STATE OF ILLINOIS

GEORGE TYCHALSKI, 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
9 day of January, 2024.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

January 24, 2024

Chairperson
Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Application for Rezoning
Affidavit of Notice**

Dear Chairperson:

The undersigned, Scott R. Borstein, an attorney with the law firm of Neal & Leroy, LLC, which firm represents the 2820 N. Elston Ave., LLC, the applicant for an amendment to the Chicago Zoning Ordinance with respect to property generally located at 2818-2830 North Elston Avenue, certifies that he has complied with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago by sending the attached letter by United States Postal Service First Class Mail to the owners of all property within 250 feet in each direction of the subject property, as determined by the most recent Cook County tax records of Cook County, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet.

The undersigned certifies that the notice contains the common street address of the subject property, a description of the nature, scope and purpose of the application; the name and address of the Applicant; the name and address of the owner; the date the Applicant intends to file the applications on or about January 24, 2024.

The undersigned certifies that he has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property, is a complete list containing the names and last known addresses of the owners of the property required to be served.

Very truly yours,



Scott R. Borstein

Subscribed and sworn to before me
This 24th day of January, 2024


Notary Public

NOTICE OF FILING OF REZONING APPLICATION

January 24, 2024

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about January 24, 2024 , the undersigned will file an application for a change in zoning from C1 -3, Neighborhood Commercial District designation to a C1 -2, Neighborhood Commercial District on behalf of 2820 N. Elston Ave., LLC (the " Applicant") for the property generally located at 2818-2830 North Elston Avenue.

The Applicant is proposing to construct a day care facility. The existing building will be demolished and replaced with a new, approximately 14,835 square foot 2 to 3 story building with approximately 10 classrooms for pre-kindergarten children. In addition, the new facility will have multiple play areas, laundry and break rooms and a parking lot with 23 parking spaces including 2 ADA. All parking and loading will take place within the parking area. The height of the building will be approximately 43 feet.

2820 N. Elston Ave. , LLC is the Owner. 2820 N. Elston Ave., LLC office is located at [REDACTED] [REDACTED] Questions regarding the proposed Project or the Application may be addressed to Scott R. Borstein, attention Neal & Leroy, LLC , 20 S. Clark Street, Suite 2050, Chicago, IL 60603, 312-641-7144.

PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE OR PURCHASE YOUR PROPERTY. YOU ARE RECEIVING THIS NOTICE AS REQUIRED BY THE CHICAGO MUNICIPAL CODE BECAUSE COOK COUNTY TAX RECORDS INDICATE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE SUBJECT PROPERTY.

Very truly yours,



Scott R. Borstein
Neal & Leroy, LLC