

#22321-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:

5023 - 35 North Lincoln Avenue/2441 - 53 West Winnemac Avenue

2. Ward Number that property is located in: 40

3. APPLICANT THNS LLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE 312-636-6937

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

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 Rolando Acosta

ADDRESS 1030 West Chicago Avenue, 3rd Fl

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-636-6937 FAX _____ EMAIL rolando@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.

1181 Rahimi LLC, Nguyen Properties & Holdings LLC, Spark Projects LLC, Vu Trieu

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

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

9. Present Zoning District B2-3 Proposed Zoning District B2-3

10. Lot size in square feet (or dimensions) 14,793.75 Sq. Ft

11. Current Use of the property Vacant

12. Reason for rezoning the property Seeking a mandatory Type 1 to modify plans to develop the property with a five-story mixed-use building containing three 1,200 sq. ft. of commercial space, 47 residential dwelling units and 15 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 vacant. The applicant seeks to develop the property with a five-story mixed-use building containing 1,200 square feet of commercial space, 47 residential dwelling units (including three work-live units) and fifteen parking spaces. In addition to rezoning the property, the Applicant also seeks a rear yard variation reducing the required rear yard from 30.0 feet to 5.0 feet. The height of the proposed building will be 57 feet 2 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 X NO

COUNTY OF COOK
STATE OF ILLINOIS

Vu Trieu, 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
Vu Trieu, Manager

Subscribed and Sworn to before me this
26th day of November, 20 23.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

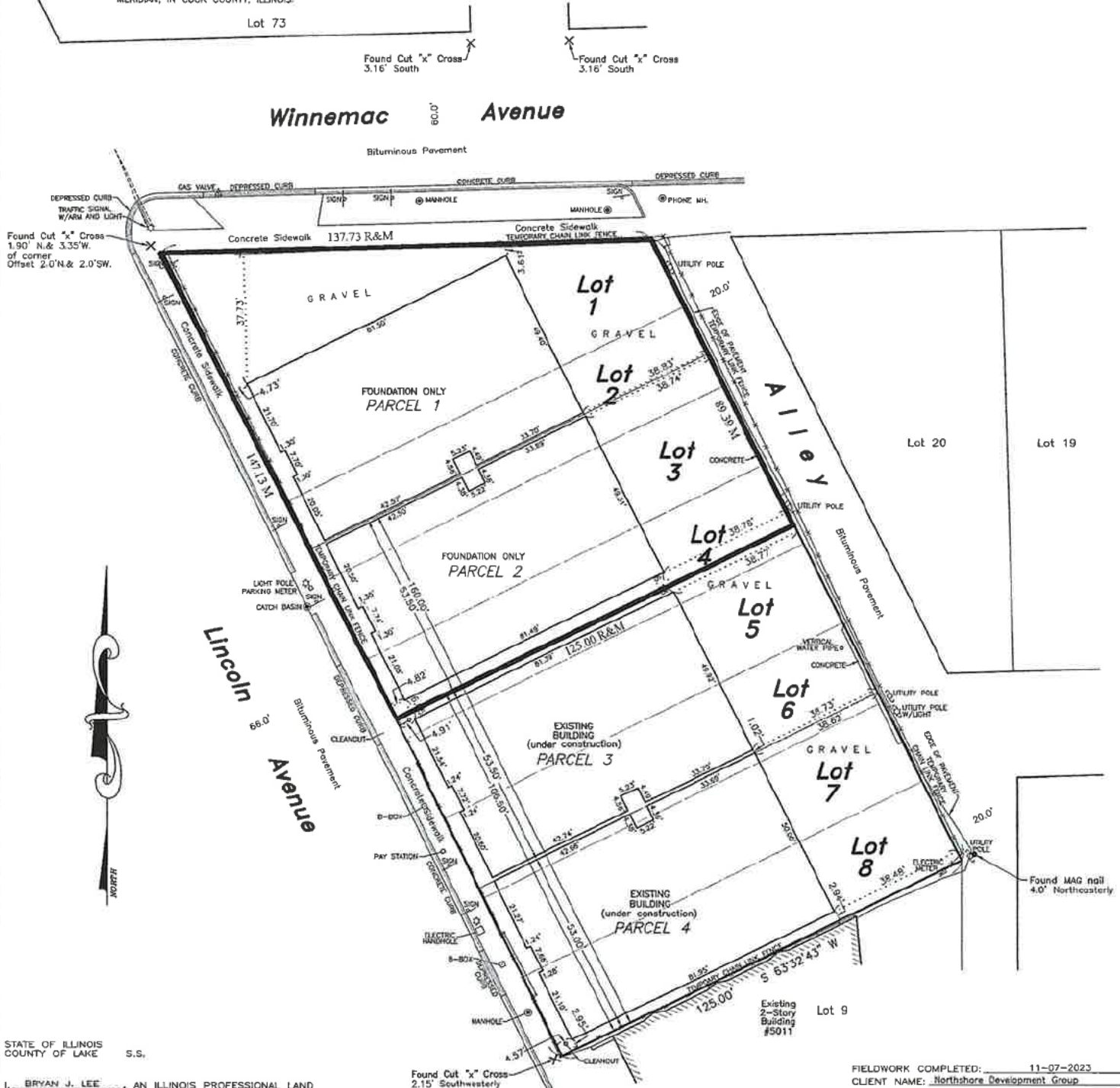
Ward: _____

PLAT OF SURVEY

OF

PARCEL 1:
 LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, (EXCEPT THE SOUTHEASTERLY 160 FEET THEREOF) IN SCHUPP'S SUBDIVISION OF LOTS 20 AND 21 (EXCEPT THE SOUTH 103 FEET OF SAID LOT 21) IN BOWMANVILLE'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 THE NORTHWESTERLY 53.50 FEET OF THE SOUTHEASTERLY 160.00 FEET OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN SCHUPP'S SUBDIVISION OF LOTS 20 AND 21 (EXCEPT THE SOUTH 103 FEET OF SAID LOT 21) IN BOWMANVILLE'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) AND ALL OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS
 COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 9TH DAY OF NOVEMBER, A.D. 2023

Bryan J. Lee
 ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
 MY LICENSE EXPIRES 11-30-24
 PROFESSIONAL DESIGN FIRM NO. 184-002732



FIELDWORK COMPLETED: 11-07-2023
 CLIENT NAME: Northshore Development Group
 ADDRESS: 1863 Pine Street
Northfield, IL 60093

NOTES:
 PLAT IS VOID if the Impressed Surveyors Seal does not appear.
 Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
 PROFESSIONAL LAND SURVEYORS
 1015 N. CORPORATE CIRCLE, SUITE C
 GRAYSLAKE, ILLINOIS 60030
 PHONE: 847-223-0914 FAX: 847-223-0980

Scale: 1" = 20'
 FILE NO. 149-23
F14923.DWG



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, Rolando R. Acosta, being first duly sworn on oath, deposes and say 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:

West Winnemac Avenue; the public alley next northeast of North Lincoln Avenue; a line 147.13 feet south of West Winnemac Avenue as measured along the northeasterly line of North Lincoln Avenue; and North Lincoln Avenue

and has the address of 5023 – 35 North Lincoln Avenue/2441 – 53 West Winnemac Avenue, Chicago, Illinois.

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: Rolando R. Acosta

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 a B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District on behalf of THNS LLC (the "Applicant") for the property located at 5023 – 35 North Lincoln Avenue/2441 – 53 West Winnemac Avenue, Chicago, Illinois. The property is bounded by:

West Winnemac Avenue; the public alley next northeast of North Lincoln Avenue; a line 147.13 feet south of West Winnemac Avenue as measured along the northeasterly line of North Lincoln Avenue; and North Lincoln Avenue.

The subject property is vacant. The applicant seeks to develop the property with a five-story mixed-use building containing 1,200 square feet of commercial space, 47 residential dwelling units (including three work-live units) and fifteen parking spaces. In addition to rezoning the property, the Applicant also seeks a rear yard variation reducing the required rear yard from 30.0 feet to 5.0 feet. The height of the proposed building will be 57 feet 2 inches.

The Applicant is located at [REDACTED] 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@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,



Rolando R. Acosta, Attorney for the Applicant