

#22392-T1
INTRO DATE
MARCH 20, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
3244 - 50 West Bryn Mawr Avenue

2. Ward Number that property is located in: 39

3. APPLICANT 3244 - 50 West Bryn Mawr LLC

ADDRESS 5 East College Drive, Suite 203 CITY Arlington Heights

STATE Illinois ZIP CODE 60004 PHONE 872-215-2076

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

ADDRESS 1030 West Chicago Avenue, 3rd Floor

CITY Chicago STATE Illinois ZIP CODE 60642

PHONE 872-215-2076 FAX _____ EMAIL ximena@acostaegzur.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: Igor Michin, Gil Shcolyar

7. On what date did the owner acquire legal title to the subject property? 05-14-2020

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): _____

11. Current Use of the Property: one-story commercial building

12. Reason for rezoning the property: To allow a three-story addition above the existing building containing ground floor commercial space and to permit 30 dwelling units and to seek an elective Type 1 map amendment pursuant to Section 17-13-0300.

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 subject property is improved with a vacant one-story commercial building with approximately 7,000 square feet of commercial space. The height of the existing building is approximately 20.0'. There is no parking. The Applicant seeks to rezone the subject property to add a three-story addition to the existing building to accommodate 30 dwelling units. The property will include approximately 1,413 square feet of ground floor commercial space. The overall height of the building will be 66'-0". The Applicant will provide 30 parking spaces and 15 bicycle spaces.

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: 17-13-1003-EE to allow 100% residential parking from the required 50% so that the applicant may increase parking from 15 spaces to 30 spaces; 17-13-1003-L to increase the building height from not more than 10% increase from 65.0' to 66.0'.

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. 17-13-1101-B variation relief to reduce the rear yard setback from 30.0 to 10.0' on floors that contain dwelling units; 17-13-1101-D variation relief to reduce the required loading berth from one to zero under sections 17-10-1100 and 17-13-1101-D.

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

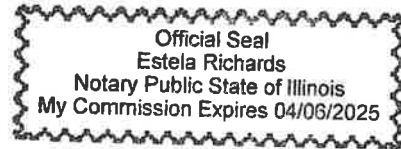
3244 - 50 West Bryn Mawr LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant
By: Igor Michin
Manager of the Applicant

Subscribed and Sworn to before me this
4 day of March, 2024.

Estela Richards
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-020223
 9100 N. TRAPP AVE., LINCOLNWOOD, ILLINOIS 60712
 TEL. (847) 878-3000 FAX (847) 878-3187
 e-mail: info@paassoc.com
 www.professionalsurvey.com

ALTA/NSPS LAND TITLE SURVEY

OF

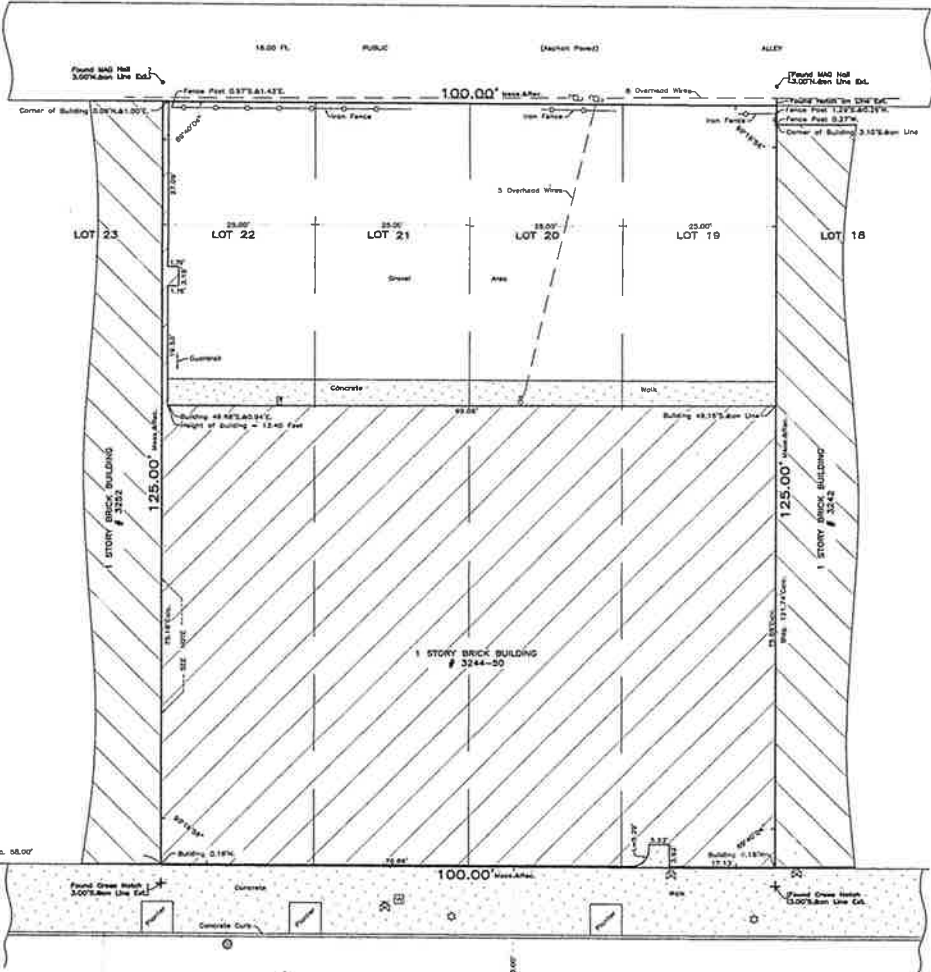
LOTS 19, 20, 21 AND 22 IN BLOCK 88 IN W.F. KAISER AND O'D'S BRYN MAWR ADDITION TO ARCADE TERRACE, BEING A SUBDIVISION OF THE PART OF THE SOUTHWEST 1/4 OF SECTION 3 AND OF THE SOUTHWEST 1/2 OF SECTION 2, LYING WEST OF THE WESTERN LINE OF ROAD OR WAY OF THE NORTH LANE CHANNEL OF THE SANITARY DISTRICT IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 12,459.80 SQ. FT. = 0.2870 ACRE.
 EXTERIOR FOOTPRINT AREA OF BUILDING: 7,528 SQ. FT.
 COMMONLY KNOWN AS: 3244-20 WEST BRYN MAWR AVENUE, CHICAGO, ILLINOIS.
 PERMANENT INDEX NUMBER: 13-02-433-014-0000.

NORTH
 GRAPHIC SCALE



(IN FEET)
 1 inch = 10 ft.



- LEGEND:
- ☐ - WATER MANHOLE
 - ⊕ - EXTERIOR BASH
 - - LIGHT POLE
 - ⊗ - GAS VALVE
 - ⊙ - WATER VALVE
 - ⊕ - UTILITY POLE
 - ⊖ - ELECTRIC METEY
 - ⊕ - ELECTRIC PIPE

NOTE:
 BY OVERSEERMAN WE ARE UNABLE TO DETERMINE IF THE WALL OF THE BUILDING WESTERLY ADJACENT TO THE SUBJECT PROPERTY IS OR WAS INTENDED TO BE A PARTY WALL OR WHETHER ITS CONSTRUCTION BEING TO MAKE IT BEING THE BUILDING ON THE SUBJECT PROPERTY IS OR WAS INTENDED TO BE A PARTY WALL.

NOTE:
 THERE ARE NO DESIGNATED OR STRIPPED PARKING SPACES ON THIS PROPERTY.

DIVIDORS ARE NOT TO BE ASSIGNED FROM SCALING
 ORDER NO: 87-08103
 SCALE: 1 INCH = 10 FEET
 DATE OF FIELD WORK: January 8, 2020
 ORDERED BY: ROOR MICHN

FLOOD CERTIFICATE:
 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP OF CHICAGO, ILLINOIS, THIS PROPERTY IS IN A FLOOD AREA AND IS DESIGNATED AS "ZONE X" (AREA DETERMINED TO BE OUTSIDE THE 500 ANNUAL CHANCE FLOODPLAIN). NO FIELD SURVEYING WAS PERFORMED BY UNDERSEIGNED SURVEYOR TO DETERMINE THIS ZONE.



TO:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 ILLINOIS STANDARD OF PRACTICE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, 10, 11, 12, 13, 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 8, 2020.
 DATE OF PLAT: FEBRUARY 3, 2020
 Robert E. Dancalich
 LICENSED SURVEYOR NUMBER 035-000418 MY LICENSE EXPIRES NOVEMBER 30, 2023.
 Drawn by: JK, NM



ACOSTA EZGUR, LLC

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

March 20, 2024

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 March 20, 2024, 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 3244 – 50 Bryn Mawr LLC (the “Applicant”) for the property located at 3244-52 West Bryn Mawr Avenue, Chicago, Illinois 60659. The property is bounded by:

the public alley next north of and parallel to West Bryn Mawr Avenue; a line 158.00 feet east of and parallel to North Spaulding Avenue; West Bryn Mawr Avenue; and a line 58.00 feet east of and parallel to North Spaulding Avenue.

The subject property is improved with a vacant one-story commercial building with approximately 7,000 square feet of commercial space. The height of the existing building is approximately 20.0’. There is no parking. The Applicant seeks to rezone the subject property to add a three-story addition to the existing building to accommodate 30 dwelling units. The property will include approximately 1,413 square feet of ground floor commercial space. The overall height of the building will be 66’-0”. The Applicant will provide 30 parking spaces and 15 bicycle spaces.

In addition, the subject rezoning seeks Type 1 administrative adjustment or variation relief pursuant to section 17-13-0303-D as follows: 1) administrative adjustment relief under section 17-13-1003-EE for increase in parking spaces under sections 17-10-0102-B to provide a total of 30 parking spaces than the required 15 spaces under the Equitable Transit Served Location guidelines of the Chicago Zoning Ordinance; 2) variation relief to reduce the rear yard setback under section 17-13-1101-B from 30.0 to 10.0’ on floors that contain dwelling units; 3) administrative adjustment relief under section 17-13-1003-L for allowable building height under sections 17-13-1003-L to increase height from 65.0’ to 66.0’; and 4) variation relief to reduce the required loading berth from one to zero under sections 17-10-1100 and 17-13-1101-D.

The Applicant is located at 5 East College Drive, Suite 203, Arlington Heights, Illinois 60004. 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 and 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 250.00 feet of the property to be rezoned.

Sincerely,

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

Ximena Castro
Attorney for the Applicant