

#22294-T1
INTRO DATE
NOV 1, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1235 West Grand Ave

2. Ward Number that property is located in: 27

3. APPLICANT 1235 W Grand LLC

ADDRESS 1235 W Grand Ave CITY Chicago

STATE IL ZIP CODE 60642 PHONE 858-967-0198

EMAIL stephen@suenoschi.com CONTACT PERSON Stephen Sandoval

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 1235 W Grande Corp.

ADDRESS 16309 S. Crawford Ave CITY Markham

STATE IL ZIP CODE 60426 PHONE 708-333-1300

EMAIL tony@sanchezpaving.net CONTACT PERSON Otoniel Sanchez

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Tyler Manic

ADDRESS 70 W. Madison St., Suite 5400

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-345-5700 FAX _____ EMAIL tmanic@schainbanks.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.

Stephen Sandoval; Oscar Sotelo; Tony Sanchez; Rick Bayless; Cosme Fagundo

7. On what date did the owner acquire legal title to the subject property? 09/16/2011

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

No

9. Present Zoning District M2-2 Proposed Zoning District B3-3

10. Lot size in square feet (or dimensions) 2,499.75 square feet

11. Current Use of the property A mixed-use building with one dwelling unit on the third floor and two floors of nonresidential space

12. Reason for rezoning the property The applicant seeks to rezone the property to a conforming zone district to re-establish a general restaurant use with no square feet limitations

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)

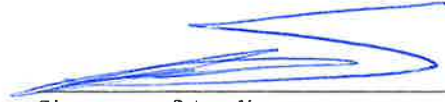
The proposes use will be a restaurant at the basement, first floor, and second floor levels. There is no parking provided on the property because it is transit served location. There is 1 dwelling unit. The restaurant's use will have 6931 square footage of commercial gross floor area. The height of the building is 37 feet, 6 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

COUNTY OF COOK
STATE OF ILLINOIS

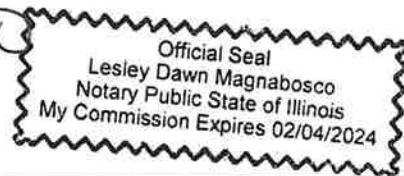
Stephen Sandoval, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and Sworn to before me this
5th day of October, 2023.

Lesley Dawn Magnabosco
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

LEGEND

- ⊗ Storm CB
- ⊙ San Clean Out
- ⊗ Water MH
- ⊗ Water Hand Hole
- ⊗ Water Fire Hydrant
- ⊗ Telephone MH
- ⊗ Electric MH
- ⊗ Electric Vault
- ⊗ Electric Light Pole with Traffic Signal
- ⊗ Electric Traffic Control Box
- ⊗ Electric Mounted Wall Light
- ⊗ Gas Hand Hole
- ⊗ Tree - Deciduous
- ⊗ Sign Post
- ⊗ Unclassified Manhole

GRAPHIC SCALE

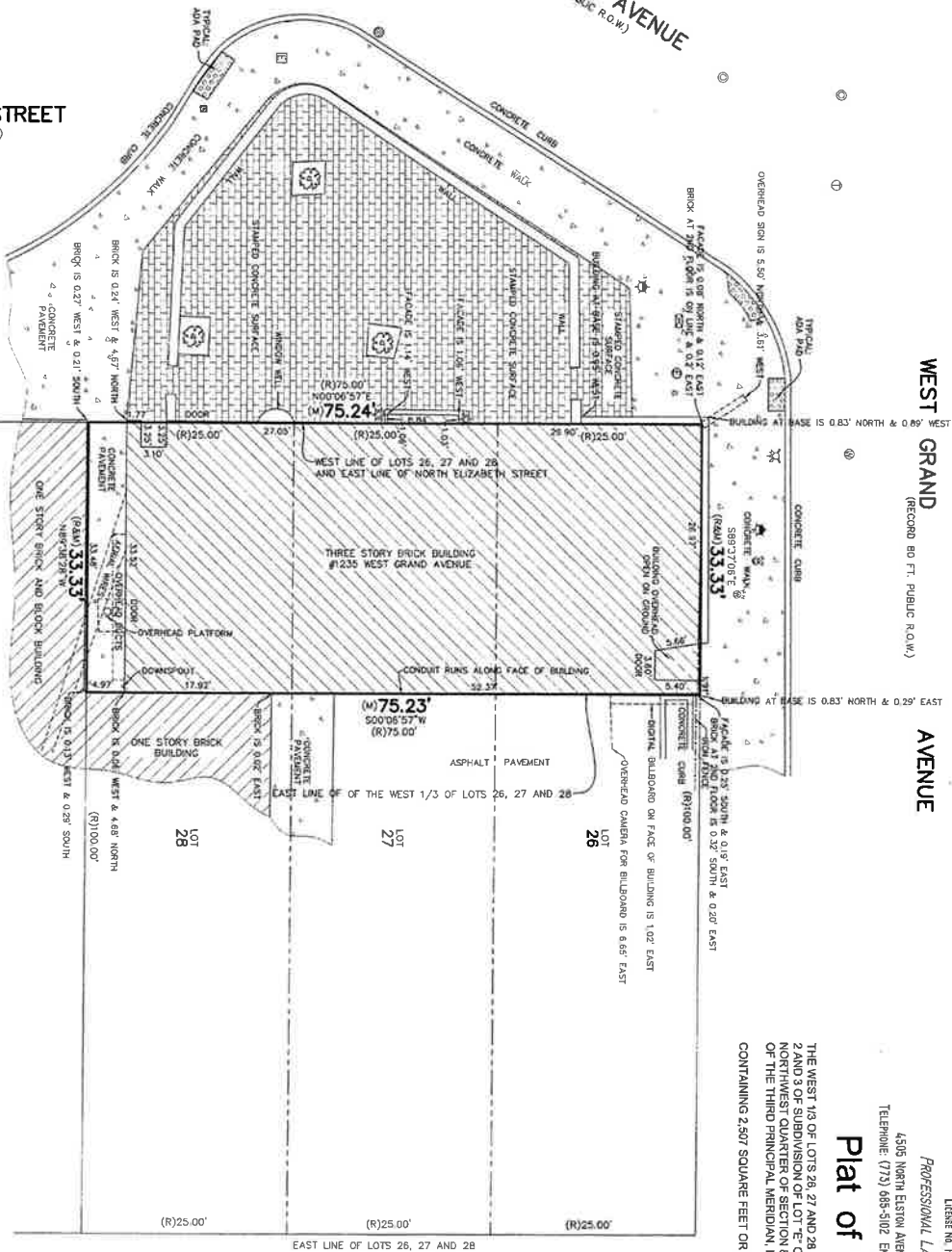


NORTH OGDEN AVENUE
(RECORD 110 FT. PUBLIC R.O.W.)

NORTH ELIZABETH STREET
(RECORD 66 FT. PUBLIC R.O.W.)

WEST GRAND AVENUE
(RECORD 80 FT. PUBLIC R.O.W.)

AVENUE



REVISED OCTOBER 4, 2023 PER EMAIL DATED OCTOBER 3, 2023

ORDER NO. **2023-31517-001**
DATE **SEP 28, 2023**
SHEET **1 OF 1**

ORDERED BY: **REC'D CONRAD ON 09/24/2023**
ADDRESS: **623 WEST GRAND AVENUE**
PROJECT: **CONV**
SHEET NO. **1 OF 1**

GREMLEY & BIEDERMANN
PLS. CORPORATION
4605 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

SURVEY NOTES

SURVEYOR'S LICENSE EXPIRES November 30, 2024
New (M&M) Special Report and Massed/Adjacent owners respectively.
Distances are marked in feet and decimal parts thereof. Compare all angles BEFORE building by owner and at once report any differences BEFORE damage is done.
For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building law regulations.
NO dimensions shall be assumed by scale measurement upon this plat.
Monumentation or witness points were not set at the corner hereat.
Unless otherwise noted herein the Bearing, Elevation Datum and Coordinate Datum it used is ASSUMED
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GREMLEY & BIEDERMANN
A Division of
PLCS Corporation
License No. 04-065332
PROFESSIONAL LAND SURVEYORS
4505 North Elston Avenue, Chicago, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey
THE WEST 1/3 OF LOTS 26, 27 AND 28 IN BLOCK 2 IN SUBDIVISION OF BLOCKS 2 AND 3 OF SUBDIVISION OF LOT "E" OF CIRCUIT COURT PARTITION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONTAINING 2,507 SQUARE FEET OR 0.057 ACRES MORE OR LESS.

STATE OF ILLINOIS
COUNTY OF COOK

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON SEPTEMBER 28, 2023
SIGNED ON OCTOBER 4, 2023

BY: *[Signature]*



PROFESSIONAL ILLINOIS LAND SURVEYORS NO. 2892
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

October 12, 2023

Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Tyler Maric, being first duly sworn on oath deposes and states the following:

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 of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or 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 undersigned certifies that the notice contained the address 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 November 1, 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 site is a complete list containing the names and addresses of the people required to be served.



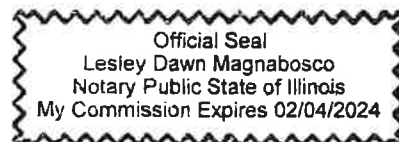
Signature

Subscribed and Sworn to before me this

12th day of October, 2023
Lesley Dawn Magnabosco

Notary Public

Commission Expires: 2/4/24



November 1, 2023

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about November 1, 2023, the undersigned, will file an application on behalf of the applicant 1235 W Grand LLC for a change in zoning for the property located at 1235 W Grand Avenue from M2-2 Light Industry District to a B3-3 Community Shopping District.

The applicant of the Zoning Amendment is 1235 W Grand LLC located at 1235 W Grand Avenue, Chicago, IL 60642.

The owner of the subject property is 1235 W Grande Corp. located at 16309 S. Crawford Avenue, Markham, IL 60426.

The property is currently zoned manufacturing, which prevents the Applicant from re-establishing a general restaurant exceeding the maximum gross floor area of 4,000 square feet at the basement, first floor and second floor levels. The Applicant seeks a rezoning to bring the property into a business district to re-establish a restaurant. There is one existing dwelling unit on the third floor of the building that will remain. The size of the restaurant is 6,931 square feet; building will remain the same, including the height of the building at 37'6". The rezoning is only sought to permit a restaurant use at the property.

I am the duly authorized attorney for the applicant. My address is 70 West Madison, Suite 5400, Chicago, Illinois 60602. My telephone number is (312) 345-5700.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

Very truly yours,



Tyler Manic
Attorney for Applicant