

#22304
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:

2149-59 South Paulina Street / 1658 West Cermak Road

2. Ward Number that property is located in: 25

3. APPLICANT Romauldo Camarena

2149-59 South Paulina Street /
ADDRESS 1658 West Cermak Road CITY Chicago

STATE Illinois ZIP CODE 60608 PHONE 872-215-2076

EMAIL ximena@acostaezgur.com CONTACT PERSON Ximena Castro

4. Is the applicant the owner of the property? YES X 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@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.

N/A

7. On what date did the owner acquire legal title to the subject property? 02/15/2005

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

No.

9. Present Zoning District RT-4 Proposed Zoning District C1-2

10. Lot size in square feet (or dimensions) 3,125 square feet

11. Current Use of the property Restaurant use with expired license

12. Reason for rezoning the property To establish a general restaurant use in a C1-2 zoning district.

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 one-story commercial building (approx. 15.0' height) that includes a previously permitted general restaurant use comprised of around 950.0 square feet and four surface parking spaces. The Applicant seeks to rezone the property to authorize a general restaurant use. The building, parking, and existing height will remain.

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

Romauldo Camarena, 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.

R.C.
Signature of Applicant

Subscribed and Sworn to before me this
24th day of October, 2023.

M. D. Castillo
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO. 164-002262 EXPIRES 04/30/2023

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEYS@GMAIL.COM

PLAT OF SURVEY OF

LOT 72 IN B.P. HINMAN'S SUBDIVISION OF BLOCK 64 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

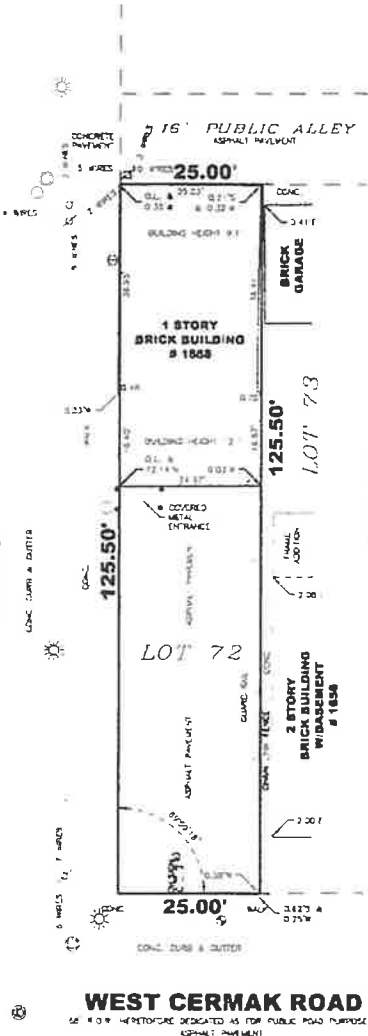
PROPERTY KNOWN AS: 1658 WEST CERMAK ROAD, CHICAGO, ILLINOIS

P.I.N. 17-19-429-015-0000

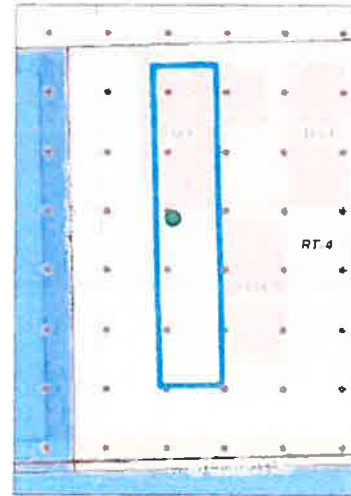
LEGEND:

- NORTH
- SOUTH
- EAST
- WEST
- ON LINE
- WOOD FENCE
- CHAIN LINK FENCE
- CHAIN LINK FENCE
- CONCRETE PAVEMENT
- PROPERTY LINE
- LOT LINE
- STRIPING
- MANHOLE
- CATCH BASIN
- POWER POLE
- LIGHT POLE
- SIGN POLE
- GAS VALVE
- GAS POST
- GAS METER
- WATER METER
- ELECTRIC METER
- WATER S. VALV
- WATER MANHOLE
- ELECTRIC MANHOLE

SOUTH PAULINA STREET
16' WIDE (USE FOR PUBLIC ROAD PURPOSES)



VICINITY MAP
NOT TO SCALE



ZONING:

RT-4 RESIDENTIAL TWO-FAMILY,
TOWNHOUSE & MULTI-UNIT DISTRICT
FOR DULY RESTRICTION REFER TO
PLANNING AND ZONING DEPARTMENT
121 N. CASALLE STREET ROOM 107
CHICAGO, ILLINOIS 60642
TEL (312) 744-5777

PROPERTY AREA = 3,137.3 SQ. FT.

FIELD WORK COMPLETED 09/08/2023

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS
NOT SHOWN ON THE ORIGINAL SUBDIVISION PLAT REFER TO YOUR
TITLE INSURANCE POLICY DEED, AND LOCAL BUILDING REGULATIONS

CLIENT DO NOT REQUEST MONUMENTS TO BE SET AT PROPERTY CORNERS



ORDERED BY: ROMUALDO CAMARENA
FILE NO.: 148-30



LICENSE EXPIRES
11/30/2024

STATE OF ILLINOIS }
COUNTY OF COOK } 55

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE BY ME OR BY PERSONS UNDER MY DIRECT SUPERVISION AND
CONTROL. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 12TH DAY OF SEPTEMBER 2023

By: Ronald P. Jacob
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1284



ACOSTA EZGUR, LLC

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

December 13, 2023

Honorable Carlos Rosa
Chairman, Committee on Zoning
121 North LaSalle Street
Chicago, Illinois 60602

The undersigned, Ximena Castro, on behalf of map amendment Applicant Romauldo Camarena, 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:

the public alley next north of and parallel to West Cermak Road; a line 25.0 feet east of and parallel to South Paulina Street; West Cermak Road; and South Paulina Street

and has the address of 2149-59 South Paulina Street / 1658 West Cermak Road, Chicago, Illinois 60608.

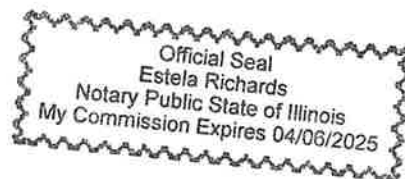
The undersigned certifies that the notice contained the address and description of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application 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 21st day of November 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 RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a C1-2 Neighborhood Commercial District on behalf of Romauldo Camarena (the "Applicant") for the property located at 2149-59 South Paulina Street / 1658 West Cermak Road, Chicago, Illinois 60608. The property is bounded by:

the public alley next north of and parallel to West Cermak Road; a line 25.0 feet east of and parallel to South Paulina Street; West Cermak Road; and South Paulina Street

The subject property is improved with a one-story commercial building (approx. 15.0' height) that includes a previously permitted general restaurant use comprised of around 950.0 square feet and four surface parking spaces. The Applicant seeks to rezone the property to allow a general restaurant use. The building, on-site parking, and existing height will remain.

The Applicant is located at 1658 West Cermak Road, Chicago, Illinois 60608. 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 Applicants are not seeking to rezone or purchase your property. The Applicants are required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Sincerely,

Ximena Castro
Attorney for the Applicant