

#22353

INTRO DATE
FEB 14, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
1759 W. 19th Street Chicago, IL 60608

2. Ward Number that property is located in: 25th Ward

3. APPLICANT Novel Pizza LLC

ADDRESS 1759 W. 19th Street CITY Chicago

STATE IL ZIP CODE 60608 PHONE [REDACTED]

EMAIL novel.chicago@gmail.com CONTACT PERSON Francis Almeda

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 Esther Corpuz, Benito Corpuz, Andrea Gaytan, Sergio Gaytan

ADDRESS [REDACTED] CITY [REDACTED]

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

EMAIL ecorpuz@aliviomedicalcenter.org CONTACT PERSON Esther Corpuz

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

ATTORNEY N/A

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PHONE _____ FAX _____ EMAIL _____

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.

Novel Pizza LLC:

Francis Almeda

Enrique Huizar

Ryan Catolico

7. On what date did the owner acquire legal title to the subject property? 2016

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

No

9. Present Zoning District RT-4 Proposed Zoning District B3-1

10. Lot size in square feet (or dimensions) 24.10' x 125' = 3,012.5 sq. ft.

11. Current Use of the property The front building is a two-story mixed use building with vacant ground floor storefront and two residential units above. The rear 2 story residential building is used as a residence for a married couple.

12. Reason for rezoning the property Would like to rezone for a restaurant to be a permitted use.

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 proposed use of the 1st floor storefront in the front building (approximately 1,500 square feet-interior and exterior) is a general restaurant serving food.

There are 2 dwelling units above that combine to another 1,500 square feet. The rear 2 story building will remain as 2 dwelling units and unchanged-- For a total of 4 dwelling units.

There are no parking spots. The height of the building is 38ft.

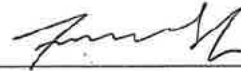
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, 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

Novel Pizza, LLC / Francis Almeda, 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.

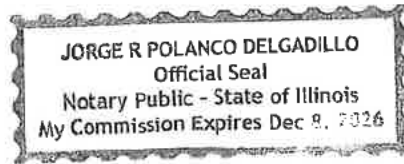


Signature of Applicant

Subscribed and Sworn to before me this
6th day of December, 2023.



Notary Public



For Office Use Only

Date of Introduction: _____

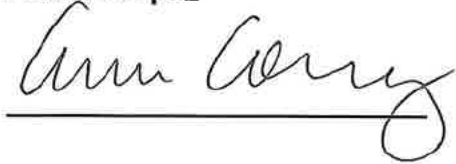
File Number: _____

Ward: _____

WRITTEN AUTHORIZATION FROM PROPERTY OWNERS

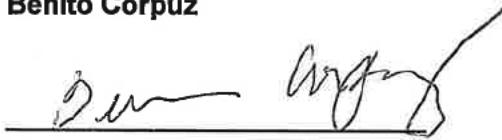
Esther Corpuz, Benito Corpuz, Andrea Gaytan, Sergio Gaytan as the owners of the property located at 1759 W. 19th Street, Chicago, IL 60608, hereby authorizes Novel Pizza, LLC to file an application for a zoning amendment from a RT-4 to a B2-3 Zoning District.

Esther Corpuz



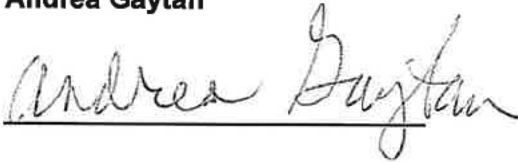
Esther Corpuz

Benito Corpuz



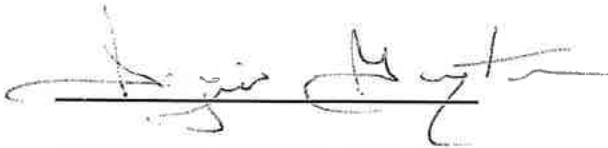
Benito Corpuz

Andrea Gaytan



Andrea Gaytan

Sergio Gaytan



Sergio Gaytan

Dated December 5th, 2023

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

Date: February 8, 2024

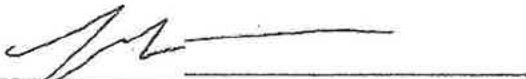
Chairman, Committee on Zoning
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

The undersigned, Novel Pizza LLC / Francis Almeda, 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 February 16, 2024.

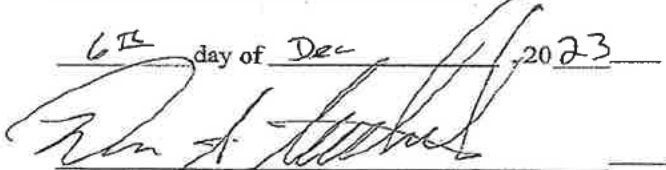
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.



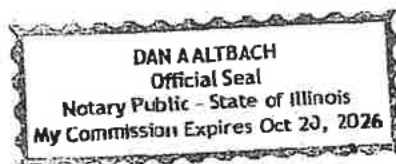
Signature

Subscribed and Sworn to before me this

6th day of Dec, 2023



Notary Public



February 8, 2024

Dear Property Owner:

In accordance with Section 17-13-0107-A of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, please be informed that on or about February 16, 2024, the undersigned will file application for a change in zoning from RT-4 to B3-1 on behalf of the applicant Novel Pizza LLC, for the property located at 1759 W 19th Street Chicago, IL 60608.

THE APPLICANT SEEKS A ZONING MAP AMENDMENT TO ESTABLISH A GENERAL RESTAURANT THAT WILL SERVE PIZZA AND COFFEE WITHIN THE EXISTING 2 STORY FRONT MIX-USE BUILDING. THE EXISTING TWO STORY REAR BUILDING IS TO REMAIN UNCHANGED.

I, Francis Almeda doing business as Novel Pizza LLC, am the applicant seeking this map amendment to establish a retail general restaurant use. My contact information is as follows: Address: 1759 W. 19th Street Chicago, IL 60608 Phone Number:

The owners of the property are:

Esther Corpuz, Benjamin Corpuz, Angrea Gaytan, Sergio Gaytan. Their contact info is

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,

A handwritten signature in black ink, appearing to read 'Francis Almeda', with a stylized flourish at the end.

Francis Almeda / Co-Manager
novel.chicago@gmail.com