#22353 INTRO DATE FEB 14,2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1.	ADDRESS of	of the property Applicant is seeking to rea	zone:
	1759 W.	19th Street Chicago, IL 606	608
2.	Ward Number	er that property is located in: 25th W	ard
3.	APPLICANT	T Novel Pizza LLC	
	ADDRESS_	1759 W. 19th Street	CITY_ Chicago
	STATE_IL	ZIP CODE_ 60608	PHONE_
	EMAIL nove	el.chicago@gmail.com_CONTACT PER	RSON_ Francis Almeda
4.	If the applica	ant the owner of the property? YES	
	OWNER	Esther Corpuz, Benito Corpuz,	Andrea Gaytan, Sergio Gaytan
	ADDRESS_		CITY
	STATE_	ZIP CODE	PHONE
	EMAIL ecor	puz@aliviomedicalcenter.org CONTACT PER	SON_Esther Corpuz
5.		ant/Owner of the property has obtained a asc provide the following information:	lawyer as their representative for the
	ATTORNEY	N/A	
	CITY	STATE	ZIP CODE
	PHONE	FAX	EMAIL

Novel Pizza LLC: Francis Almeda Enrique Huizar					
				7	Ryan Catolico
					On what date did the owner acquire legal title to the subject property? 2016
	Has the present owner previously rezoned this property? If yes, when? No				
1	Present Zoning District RT-4 Proposed Zoning District B3-1				
	Lot size in square feet (or dimensions) 24.10' x 125' = 3,012.5 sq. ft. The front building is a two-story mixed use building with vacant ground floor storefront and two residentia. The rear 2 story residential building is used as a residence for a married couple.				
]	Reason for rezoning the property Would like to rezone for a restaurant to be a permitted use.
	:				
	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 neight of the proposed building. (BE SPECIFIC) The proposed use of the 1st floor storefront i 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.				
7	There are no parking spots. The height of the building is 38ft.				
	The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or financial contribution for residential housing projects with ten or more units that receive a zon hange 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?				

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.

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

Benito Corpuz

Andrea Gaytan

Sergio Gaytan

Dated December 5th, 2023

PLAT OF SURVEY

LOT 25 IN LOMBARD'S SUDDIVISION OF BLOCK 50 IN THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, BANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUSBIVISION RECORDED DECEMBER 2, 1860 IN BOOK 188 OF MAPS PAGE 26, IN COOK COUNTY, BLEINOIS.

ADDRESS: 1759 W. 19TH STREET, CHICAGO, ILLINOIS, P.J.N. 17-19-410-961



(66 FT. R.O.W.) FINCE 00 S. & 02 E. CONCRETE WALK ANNING TO N / 24.10 FENCE GO E N 04 S FENCE OF SHAIN LINK CONCRETE ASSUNG CORNER OF BUILDING 0.05 N. CORNER OF BUILDING CORNER OF ADJACENT BUILDING 15.31 S. & 2.07 E. 2 1/2 STORY BRICK & FRAME BUILDING CONCRETE WALK N. PACE OF VENT 2.5 M. VENT-... N STORY ADMING-S . . . WAYNER TO WE CORNER OF ADJACENT BUILDING 2.17 E. CORNER OF BUILDING 1.30 W. 25.00 (60 FT. R.O.W.) 22 93 END OF CHAIN 22 13 CORNER OF BUILDING 0,35 W. CORNER OF BUILDING 0,40 W. BRICK & FRAME BUILDING CORNER OF ADJACENT GARAGE 1.55 E. CORNER OF BUILDING 0.51 W. CORNER OF BUILDING 8.09 N. & 0.48 W. CORNER OF ADJACENT GARAGE 2.02 N. & 1.67 E. FRAME ADDITION 23 40 24.10 O.16 W. & O.10 N. 0.03 BLOCK

GENERAL NOTES: 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.

2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAY DUES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.

- 3) BASIS OF DEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) MONUMENTS: WERE NOT SET, AT THE CLIENTS REQUEST.
- 5) LOCATION OF SOME FEATURES MAY BE ENAGGERATED FOR CLARITY, NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON,

6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND HEAL ARE OFFICIAL LEGAL BOCOMENTS. ALL SCRIVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.



Land Area Surveyed

17 FT. ALLEY

STATE OF ILLINOIS) COUNTY OF COOK)

SURVEY ORDERED BY SINCE CORPUT

I. MICHAEL J. LOPEZ, AS AN EMPLOYER OF PREFERRED SURVEY INC., DO HEREDY STATE THAT THIS PROPESSIONAL SERVICE CONFORMS TO THE CURRENT HAINOIS MINIMUM STANDARD FOR A HOLINDARY SURVEY. PROPERTY CORNERS MAYE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT DIMENSIONS ARE SHOWN IN FEIT AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF OUR DECREES FAHRENHEIT.

MICHAEL J.

MED SUR PROFESSIONAL ASSESSAL THIS AND SURVEYOR
CORPORATION
NO. 116
STATE OF
HEINORS A D 2023 day NY LIKETSE KYRKES ON 11/30/24 P.S.1. NO. 232121

"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.

Cimahan

Subscribed and Sworn to before me this

Notary Public

DAN A ALTBACH
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 20, 2026

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,

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