

#22153-T1
INTRO DATE
APRIL 19, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
2754-56 S. Sacramento, Chicago, IL

2. Ward Number that property is located in: 12

3. APPLICANT Israel Cardona
ADDRESS _____ CITY _____
STATE _____ ZIP CODE _____ PHONE _____
EMAIL _____ CONTACT PERSON Israel Cardona

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 Patrick Turner
ADDRESS 33 N. LaSalle, Suite 1910
CITY Chicago STATE IL ZIP CODE 60601
PHONE 312/332-6500 FAX 312/332-5666 EMAIL pturner@maurides.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? August 2021

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

No

9. Present Zoning District M2-3 Proposed Zoning District C2-3

10. Lot size in square feet (or dimensions) 125.83' x 48.00' = 6,039.84 sq. ft.

11. Current Use of the property Vacant Lot

12. Reason for rezoning the property To meet the use table and standards of the C2-3 as per Section 17-3-0207 to allow a 1st floor restaurant with shared kitchen use and 2 dwelling units on the second floor within new 2-story building.

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)
To establish a mixed-use building with two (2) dwelling units; four (4) parking spaces; approximately 3,000 square foot commercial space of restaurant and shared kitchen use in a new 2-story building with a height of 30'-11-1/8' at the tallest point.

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

Israel Cardona, 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
4th day of April, 2023.

Alma R Meza
Notary Public 

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

HORIZON SURVEY, LLC

P.O. BOX 438607

Chicago, IL 60643

Office 312-972-7185

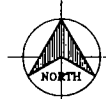
horizonsurveychicago@gmail.com

PLAT OF SURVEY

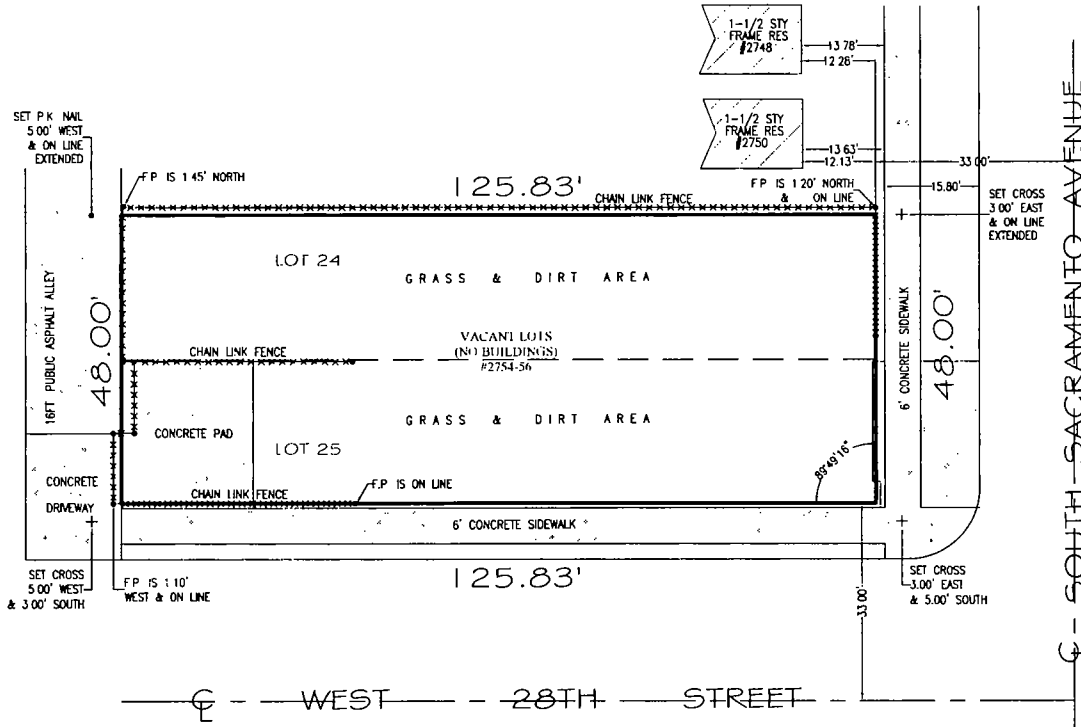
LOTS 24 AND 25 IN A.S.B MILL'S SUBDIVISION OF BLOCK 14 OF SUPERIOR COURT COMMISSIONER'S PARTITION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: 2754-56 S SACRAMENTO AVE., CHICAGO, ILLINOIS

PLAT OF SURVEYS
ATTAINSPS
CONDOMINIUMS
LAND DEVELOPMENT



SCALE 1" = 20'



LAND DEVELOPMENT CONSULTANTS
CIVIL, MINING, ENVIRONMENTAL, FORENSIC
AND UTILITY ENGINEERING, LAND SURVEYING
REAL ESTATE AND CORPORATION AGENTS

COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE
CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION
PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON
PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION
ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT

JOB # 27454SSACRAMENTOAVE

DATE OF COMPLETION IN THE FIELD APRIL 4, 2023

PREPARED FOR EDWIN MUNOZ

P.I.N # 16-25-305-049 & 050-0000 COOK COUNTY

COMMONLY KNOWN AS 2754-56 S. SACRAMENTO AVE., CHICAGO, ILLINOIS

STATE OF ILLINOIS } S S
COUNTY OF COOK }

1"=20'
SCALE

This is to certify that HORIZON SURVEY, LLC, by its managing agent George E. Stourton, P.L.S., Professional Land Surveyor #2058, whose licensure expires November 30, 2024, hereby certifies that the property described on this plat has been surveyed and that the results of the survey are shown on this plat. Dimensions are in U.S. Standard Feet and Decimals thereof, azimuthal bearings based on assumed north. This Professional Service conforms to the current Illinois minimum standards for a boundary survey.

DATED THIS 4TH DAY OF APRIL, 2023



George E. Stourton
GEORGE E. STOURTON PLS No 2058

LICENSE EXPIRATION DATE NOVEMBER 30, 2024

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

March 23, 2023

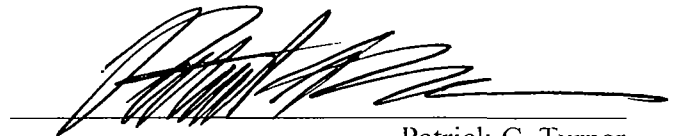
Honorable Thomas M. Tunney
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Patrick C. Turner, 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.

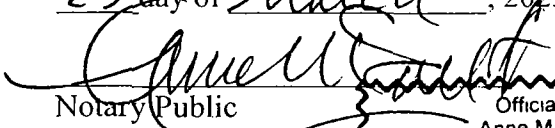
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately April 19, 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.



Patrick C. Turner
Maurides Foley Tabangay
& Turner, LLC
33 North LaSalle, Suite 1910
Chicago, IL 60602

Subscribed and sworn to before me this
23 day of March, 2023.


Notary Public

Official Seal
Anne M Barnett
Notary Public State of Illinois
My Commission Expires 10/02/2023

March 23, 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 April 19, 2023, the undersigned will file an application for a change in zoning from M2-3 to C2-3 on behalf of Israel Cardona (the "Applicant") for the property located at 2754-56 South Sacramento Avenue, Chicago, IL (the "Subject Property").


The Applicant plans to construct a 2-story mixed-use building with a 1st floor restaurant and shared kitchen, two 2nd floor dwelling units and four on-site parking spaces.

The Applicant is the owner of the Subject Property and resides at
..... The contact person and attorney for the Applicant is Patrick C. Turner of Maurides Foley Tabangay & Turner LLC, 33 N. LaSalle, Suite 1910, Chicago, IL 60602 (312) 332-6500.

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 Subject Property.

Very truly yours,

MAURIDES FOLEY
TABANGAY & TURNER LLC



Patrick C. Turner