

#22486-T1

INTRO DATE
JUNE 12, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
2835 WEST CULLERTON STREET, CHICAGO, IL 60623

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

3. APPLICANT Guadalupe Castaneda
ADDRESS [REDACTED] CITY [REDACTED]
STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]
EMAIL [REDACTED] CONTACT PERSON Guadalupe Castaneda

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 same as above
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 _____
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 in the Economic Disclosure statements: Sole Owner
-
7. On what date did the owner acquire legal title to the subject property? 9/27/2019
8. Has the present owner previously rezoned this property? If yes, when? NO
9. Present Zoning District: M1-2 Proposed Zoning District: RT-4
10. Lot size in square feet (or dimensions): 25' X 90' = 2,250 sq. ft.
11. Current Use of the Property: Existing 1 1/2 story single-family home
-
12. Reason for rezoning the property: To meet the uses table and standards of the RT-4 and to meet the bulk and density, to convert from single-family residence to 2 dwelling units.
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 proposed building. (BE SPECIFIC): to increase living space. Convert from SFH to 2 residential dwelling units, with 2 parking spaces, New 2 story upper floor addition proposed building height at the peak 35.0 ft. as per plans.
14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

Administrative Adjustment 17-13-1003: _____

Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. 17-13-1101-B; to reduce front and side setbacks;
17-13-1101-A; 17-13-1003-K; to allow the reduction to minimum required rear yard open space to zero.

15. 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

Guadalupe Castaneda, 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.

Guadalupe Castaneda
Signature of Applicant

Subscribed and Sworn to before me this
3rd day of May, 2024.

Sonya A. Saddler
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

Plat of Surveys
Topography
Mortgage
Inspection
Condominiums
Land Development
Legal Descriptions

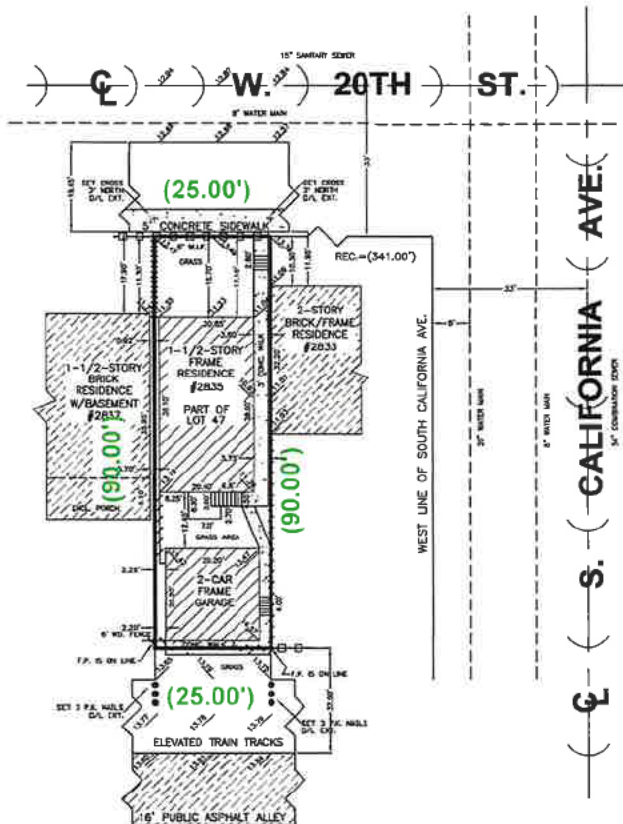
LOT 47 (EXCEPT THE SOUTH 37 FEET THEREOF) IN BLOCK 5 IN LEVI P. MORTON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN. (EXCEPT THE RIGHT OF WAY TO THE CHICAGO, BURLINGTON AND QUINCY RAILROAD) SITUATED IN THE CITY OF CHICAGO IN COOK COUNTY, ILLINOIS.



SCALE: 1"=20'

(COMMONLY KNOWN AS: 2835 W. CULLERTON ST. CHICAGO, IL. 60523)

AREA= 2,425.00 SQ. FT. (MORE OR LESS)
PERIMETER= 244.00 FT. (MORE OR LESS)
ACREAGE= 0.072800 (MORE OR LESS)
BLDG. SQFT.= 777.24 SQ. FT. (MORE OR LESS)



ELEV. 13.79 + 4.90
B.S. = 18.69 = H.I.
B.T.H.I. = HEIGHT OF INSTRUMENT

BENCH MARK # 287
LOCATION DESCRIPTION
ELEV = 12.463
CITY OF CHICAGO DATUM

TBM "A" EAST FLANGE OF FIRE HYDRANT LOCATED 4.50 FEET EAST OF BACK OF CURB @ 28.27 FEET WEST OF CULLERTON STREET USED FOR THIS SURVEY ELEV. = 13.79

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.

P.O. Box 43559 Chicago, Illinois 60743 TEL: (773) 779-1700 Fax: (773) 779-8143 E-mail: lrpassassoc@yahoo.com	
GUADALUPE CASTANEDA	
P.I.N.#	16-24-308-013-0000
CHECKED BY: L.R.P.	REVISION: 04-19-24 FIELD DATE: 02-27-2023
BOOK NO.: C.P.	SURVEYOR: D.S.
PROJECT NO.: 2302-122	SCALE: 1"=20'

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.



LEGEND	
	METAL FENCE
	PLASTIC FENCE
	FENCE POST (F.P.)
	"MAG" NAIL SET
	SET IRON PIPE
	IRON PIPE FOUND
	CUT CROSS- FOUND OR SET
	PROPERTY LINE
	(140.45) RECORDED DATA
	(10.45) MEASURED DIMENSION
	(1) NOTCH
	WOOD & METAL FENCE (W.M.F.)
	WOOD FENCE (W.F.)
	CHAIN LINK FENCE (C.L.F.)
	WROUGHT IRON FENCE (W.I.F.)
	5 NAILS (SET)

WE, L.R. PASS & ASSOCIATES, P.C. DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF FEBRUARY 2023
LICENSE EXPIRATION DATE: 11/30/24

LunaRushSurveyors LLC © 2023
L.R. PASS & ASSOCIATES P.C.
ALL RIGHTS RESERVED.

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

Date: June 6, 2024

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

The undersigned, Guadalupe Castaneda, 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 June 12, 2024.

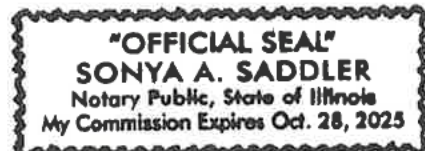
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject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

Guadalupe Castaneda
Signature

Subscribed and Sworn to before me this

6th day of June, 20 24

Sonya A. Saddler
Notary Public



June 6, 2024

«Property_pin»

«Title»

«Address_Line_1»

«City», «State» «ZIP_Code»

Dear «Greeting»:

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 June 12, 2024, the undersigned will file an application for a change in zoning from M1-2 to RT4, on behalf of the applicant, Guadalupe Castaneda for the property located at 2835 W. Cullerton, Chicago, IL 60623.

The applicant intends to use the subject property to convert the small single family, into a 2 - dwelling unit residence and to construct a new second floor addition, for total square footage of 2610.

The applicant is the owner, Guadalupe Castaneda, [REDACTED] phone [REDACTED] if you have questions or concerns.

Please be advised, I'm not interested in rezoning or purchasing your property. I'm required by law to send this notice, because you own property within 250 feet of my property, located at 2835 W. Cullerton, which is being rezoned, so I can complete the rehab.

Sincerely,


Guadalupe Castaneda,

Neighbor at 2835 W. Cullerton