

#22483-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:

1721 W. 18th Place

2. Ward Number that property is located in: 25

3. APPLICANT [REDACTED]

ADDRESS [REDACTED] CITY [REDACTED]

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

EMAIL htristan@tristancervantes.com CONTACT PERSON Homero Tristan

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 Tristan & Cervantes

ADDRESS 150 N. Wacker Drive

CITY Chicago STATE IL ZIP CODE 60606

PHONE 312-345-9200 FAX \_\_\_\_\_ EMAIL htristan@tristancervantes.com

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: N/A
- 
7. On what date did the owner acquire legal title to the subject property? 2006
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RT-4 Proposed Zoning District: RM5
10. Lot size in square feet (or dimensions): 3000sf
11. Current Use of the Property: 2-story frame residence
- 
12. Reason for rezoning the property: To allow for the establishment of a 3-story, 4 dwelling unit residential 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 proposed building. (BE SPECIFIC): 3-story, 38' tall, 4 D.U. building with 2 off-street parking spaces, the project will be TOD-compliant allowing for the reduction in provided off-street parking spaces.
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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:** 17-13-1003-EE, applicant seeks a 50% required parking deduction from 4 parking spaces to 2 parking spaces.

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**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. \_\_\_\_\_

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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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES  NO

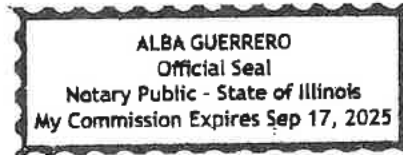
COUNTY OF COOK  
STATE OF ILLINOIS

Elva Cordova, 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  
2<sup>nd</sup> day of May, 2024.

  
Notary Public



**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

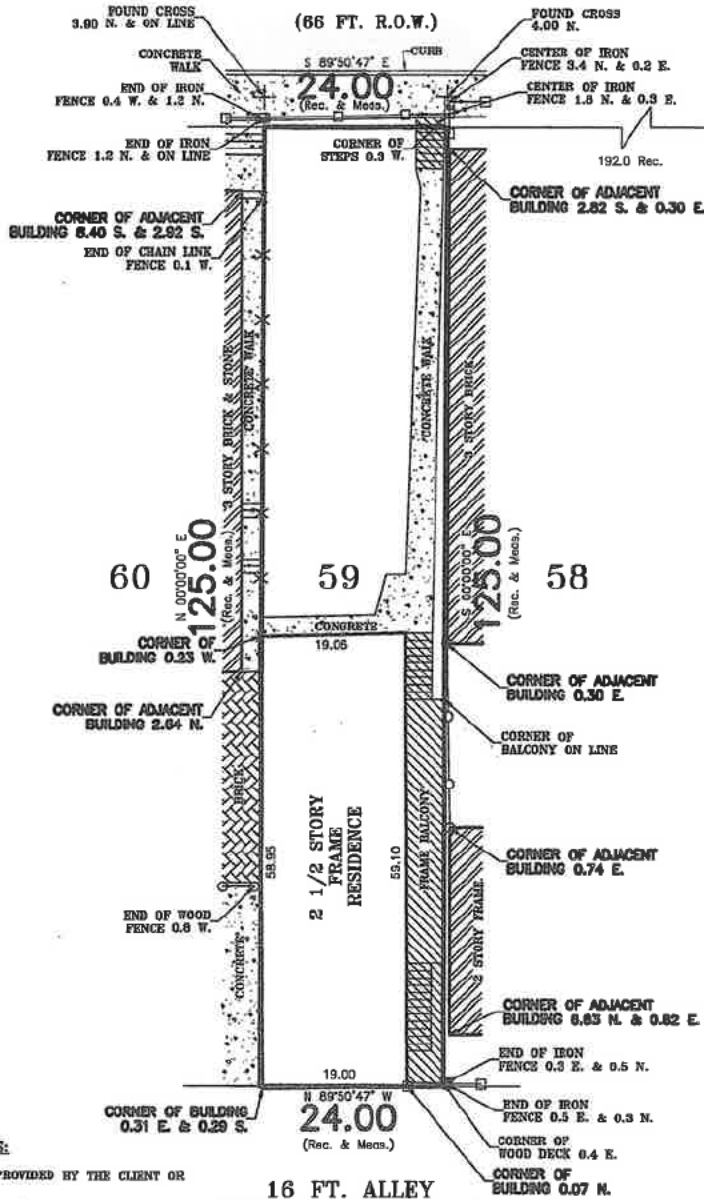
# PLAT OF SURVEY of

LOT 59 IN BLOCK 47 OF HENRY H. WALKER'S SUBDIVISION OF BLOCKS 33, 34, 47 AND PART OF BLOCK 48,  
OF THE DIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS.

ADDRESS: 1721 W. 18TH PLACE, CHICAGO, ILLINOIS  
P.L.N. 17-19-412-018



## W. 18TH PLACE



**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 PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) MONUMENTS WERE NOT SET, AT THE CLIENT'S REQUEST.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

Professional Design Registration #184-062795



**Preferred  
SURVEY, INC**

10091 W. LINCOLN HWY. FRANKFORT, IL. 60423  
Phone 708-456-7845 / Fax 708-476-4975  
www.psiurvey.com

Field Work Completed	10/11/2023	FLD CREW	JC/MAL/JP
Land Area Surveyed	3,000.0 Sq. Ft.	CAD.	MD
Drawing Revised			



STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

SURVEY ORDERED BY: 1721 PROPERTIES LLC

I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS  
12TH DAY OF OCTOBER, A.D. 2023

BY LICENSE EXPIRES ON 11/30/24

P.S.I. NO. 231983

**AFFIDAVIT OF COMPLIANCE**

June 12, 2024

Chairman, Committee on Zoning  
121 N. LaSalle St. – Room 304  
Chicago, Illinois 60602

The undersigned, Alba Guerrero, 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, located at 1721 W. 18<sup>th</sup> Place, 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 rezoning on approximately June 12, 2024.

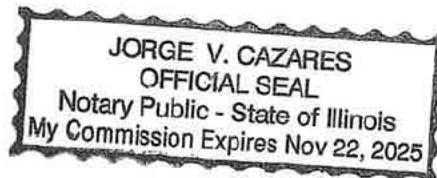
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject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

  
\_\_\_\_\_  
Alba Guerrero

Subscribed and Sworn to before me

This 5<sup>th</sup> Day of June, 2024

  
\_\_\_\_\_  
Notary Public



**TRISTAN & CERVANTES**  
ATTORNEYS AT LAW

150 N. Wacker Drive  
Suite 1550  
Chicago, Illinois 60606  
T. 312.345.9200  
F. 312.345.1533  
[www.tristancervantes.com](http://www.tristancervantes.com)

June 12, 2024

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 June 12, 2024, this Firm will file an application for a change in zoning from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a RM5 Residential Multi-Unit District on behalf of the applicant Elva Cordova for the property located at 1721 W. 18<sup>th</sup> Place.

The rezoning is sought in order to allow for the establishment of 3-story, 38' tall building consisting of 4 dwelling units and 2 off-street parking spaces.

The applicant and property owner is Elva Cordova, [REDACTED] I am the contact person for the applicant. My address and phone number are set forth in this letter.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY, BUT ONLY TO LEGALIZE THE USE OF ITS OWN PROPERTY FOR THE PROPOSED PURPOSE. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU ARE LISTED AS THE TAXPAYER OF RECORD OF PROPERTY LOCATED WITHIN 250 FEET OF THE EXISTING PROJECT. *NO ACTION IS REQUIRED ON YOUR PART.*

Sincerely,



Homero Tristan, Esq.  
**TRISTAN & CERVANTES**  
150 N. Wacker Drive, Suite 1550  
Chicago, IL 60606  
(t) 312.345.9200  
(f) 312.345.1533  
[htristan@tristancervantes.com](mailto:htristan@tristancervantes.com)

Chairman, Committee on Zoning  
Room 905 - City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

To Whom It May Concern:

I, Elva Cordova, state that I have authorized Tristan & Cervantes to file an application identifying me as the individual holding interest in the land subject to the application for an amendment to the Chicago Zoning Ordinance and for an administrative adjustment for the property commonly known as 1721 W. 18<sup>th</sup> Place, Chicago, Illinois 60608.

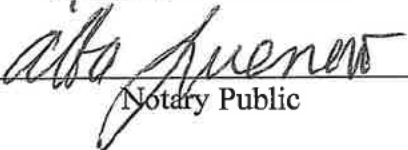
I depose and say that I hold such interest for myself and no other person, association, or shareholder.

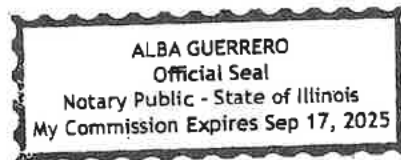
  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Elva Cordova  
Print Name

\_\_\_\_\_  
06-04-2024  
Date

Subscribed and Sworn to Before Me  
This 4<sup>th</sup> Day of June 2024

  
\_\_\_\_\_  
Notary Public



Mr. Patrick Murphey  
Zoning Administrator  
Room 905 - City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

To Whom It May Concern:

I, Elva Cordova, state that I have authorized Tristan & Cervantes to file an application identifying me as the individual holding interest in the land subject to the application for an amendment to the Chicago Zoning Ordinance and for an administrative adjustment for the property commonly known as 1721 W. 18<sup>th</sup> Place, Chicago, Illinois 60608.

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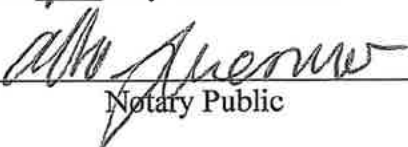
  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Elva Cordova  
Print Name

\_\_\_\_\_  
06-04-2024  
Date

Subscribed and Sworn to Before Me

This 4<sup>th</sup> Day of June 2024

  
\_\_\_\_\_  
Notary Public