

#22367-T1
INTRO DATE
FEB 16, 2024

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1441 West Cortez Street

2. Ward Number that property is located in: 1

3. APPLICANT QMR Cortez LLC

ADDRESS 2 Northfield Plaza, STE 315 CITY Northfield

STATE IL ZIP CODE 60093 PHONE 312-636-6937

EMAIL rolando@acostaezgur.com CONTACT PERSON Rolando R. Acosta

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 Rolando R. Acosta

ADDRESS 1030 West Chicago Ave., 3rd FL

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-636-6937 FAX EMAIL rolando@acostaezgur.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: _____

 QMR Partners, LLC

7. On what date did the owner acquire legal title to the subject property? _____ 2021 _____
8. Has the present owner previously rezoned this property? If yes, when? _____ No _____
9. Present Zoning District: _____ RS-3 _____ Proposed Zoning District: _____ B2-3 _____
10. Lot size in square feet (or dimensions): _____ 2,990 sq. ft. _____
11. Current Use of the Property: _____ four-story residential building with 8 residential units and 3 parking spaces _____

12. Reason for rezoning the property: _____ To legalize 2 of the existing 8 units currently in the 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): The property is improved with a four-story residential building with 8 residential dwelling units and 3 parking spaces. The Applicant seeks to rezone the property to legalize 2 of the existing 8 units in the building for a total of 8 units. No parking will be added and the on-site parking will remain at 3 spaces. No exterior additions to the building are proposed and the building height is and will remain at 42.5 feet.
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. Applicant also seeks as part of the Type 1 rezoning per Section 17-13-0303-D, a Variation is sought under Section 17-13-1003-EE to reduce the required parking from eight spaces to three spaces and a Variation is sought under Section 17-13-1101-R to reduce the required minimum lot area per dwelling unit for the eight residential units from 3,200 square feet to 2,990 square feet, which is 93.44% of the otherwise required minimum lot area per dwelling unit.

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

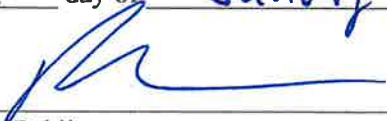
COUNTY OF COOK
STATE OF ILLINOIS

Peter Couri, 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.

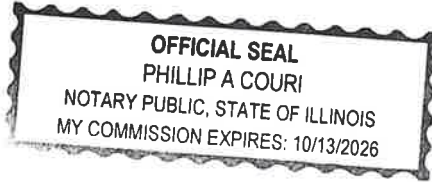


Signature of Applicant
Peter Couri, Manager of Manager

Subscribed and Sworn to before me this
9 day of January, 2024.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

SUBJECT SITE AREA:
2,990.17 SQ. FT. = 0.0688 ACRES

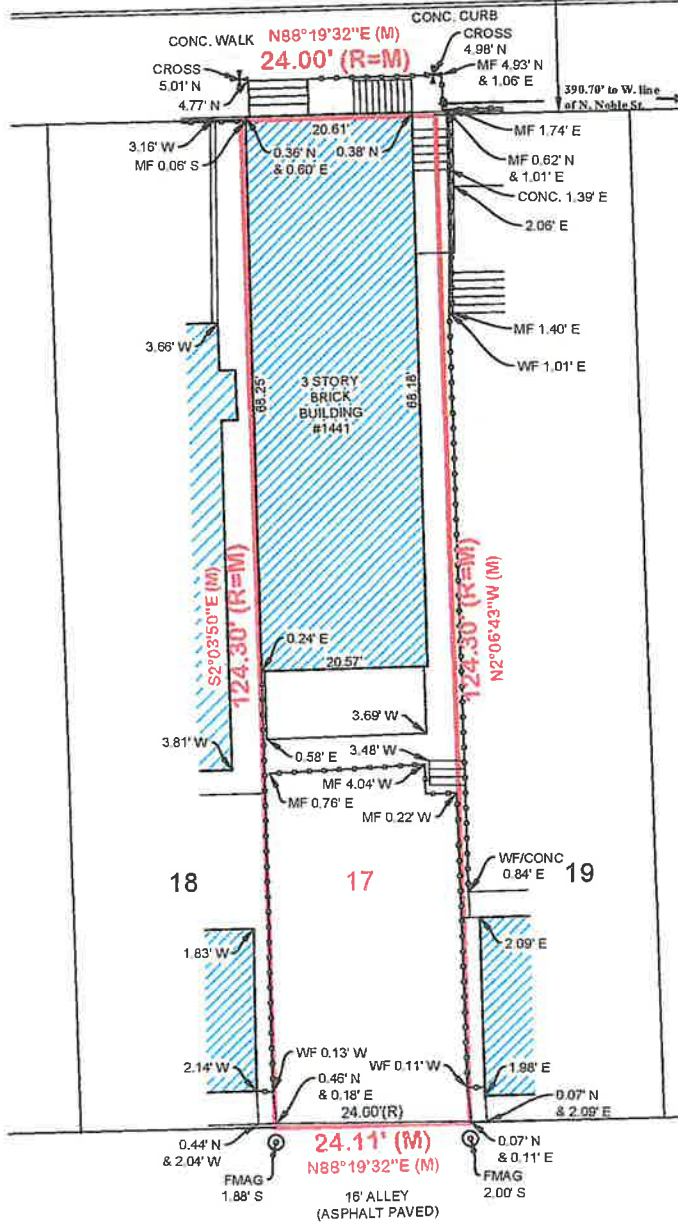
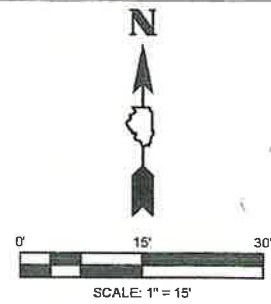
PLAT OF SURVEY

W. CORTEZ STREET

ASPHALT ROADWAY

LEGAL DESCRIPTION:

LOT 17 IN BLOCK 2 IN MCCAGG'S SUBDIVISION OF OUTLOT 19 IN THE CANAL TRUSTEES SUBDIVISION OF THE WEST PART OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- (D) DEED DIMENSION
- (CH) CHORD DIMENSION
- LE LANDSCAPE EASEMENT
- VE VILLAGE EASEMENT
- CE CITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
- BSL BUILDING SETBACK LINE
- L ARC LENGTH
- R RADIUS
- ONL ON LINE
- OH OVERHANG
- TYP TYPICAL
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ⊙ FOUND IRON PIPE (FIP)
- ⊙ SET IRON PIPE (SIP)
- ⊙ FOUND IRON ROD (FIR)
- ⊙ SET IRON ROD (SIR)
- ⊕ CUT CROSS
- ⊕ FOUND CROSS
- ⊕ CUT NOTCH
- ⊕ FOUND NOTCH
- ⊙ FOUND MAG NAIL (FMAG)
- ⊙ SET MAG NAIL (SMAG)
- CLF CHAIN LINK FENCE
- WF WOOD FENCE
- MF IRON/METAL FENCE
- PF PLASTIC/VINYL FENCE
- WRF WIRE FENCE
- [Hatched Box] BUILDING
- [Solid Box] CONCRETE
- [Dotted Box] ASPHALT
- [Horizontal Lines] WOOD
- [Vertical Lines] BRICK
- [Diagonal Lines] GRAVEL
- [Stippled Box] STONE
- [Overhang Box] OVERHANG
- [Empty Box] ADDITION

SURVEY NOTES:

1. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON; REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE ETC.
2. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
3. REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE, BEFORE DAMAGE MAY OCCUR.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME.
5. WE DO NOT CERTIFY UTILITIES, THEREFORE, CONTACT UTILITIES COMPANIES BEFORE BUILDING.
6. BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
7. DATE OF FIELD WORK IS DATE SHOWN IN CERTIFICATION.
8. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
9. ANY COMMENTS, MODIFICATIONS, ALTERATIONS AND REVISIONS MUST BE BROUGHT TO OUR ATTENTION WITHIN 90 DAYS OF DATE OF COMPLETION OF THIS SURVEY.
10. TREES AND UTILITIES ARE NOT SHOWN HEREON.
11. CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
12. TO ENSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE SEAL OF THE PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.
13. ALL BUILDING DIMENSIONS AND TIES ARE TO CURRENT SIDING MATERIAL AND NOT TO FOUNDATION.
14. ARCHITECT, OWNER OR ENGINEER SHOULD VERIFY AND REMEASURE BUILDING FOR BUILDING ADDITION PURPOSES.

STATE OF ILLINOIS
COUNTY OF DUPAGE

WE, PI SURVEYING PLLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM DO HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER ITS SUPERVISION ON THE GROUND AND THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAME. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.

DATED AT OAK BROOK, ILLINOIS THIS 5th DAY OF JANUARY, 2024.

BY: 
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003501
LICENSE EXPIRES 11/30/2024

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.008811-0008



COPYING NOTICE
THIS DRAWING IS THE PROPERTY OF PI SURVEYING PLLC AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND THE NAME OF THE SURVEYOR AND THE PROFESSIONAL DESIGN FIRM SHOULD BE REPRODUCED IN ANY REVISIONS TO THIS DRAWING. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY PI SURVEYING PLLC.



Pi Surveying PLLC
LAND SURVEYORS
903 COMMERCE DRIVE, SUITE 210, OAK BROOK, IL 60523
PHONE: (773) 444-0445 www.pisurveying.com

ADDRESS: 1441 WEST CORTEZ STREET, CHICAGO, IL 60642
FIELD BY: NS.HM | DRAWN BY: JCW | CHECKED BY: WAW
FILE NUMBER: L23-15268
ORDERED BY: QMR PARTNERS, LLC
CATEGORY: BOUNDARY

NO.	DATE	DESCRIPTION



ACOSTA EZGUR, LLC

1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

February 21, 2024

Chairman, Committee on Zoning
121 North LaSalle Street, Room 304
Chicago, Illinois 60602

The undersigned, Rolando R. Acosta, being first duly sworn on oath, deposes and say the following:

That 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, pursuant to the tax records of the Cook County Assessor, of the property within the subject property not solely owned by the applicant, and those of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, alleys and other public ways, for 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 subject property is bounded by:

West Cortez Street; a line 390.70 feet west of North Noble Street; the public alley next south of and parallel to West Cortez Street; and a line 414.70 feet west of a North Noble Street

and has the address of 1441 West Cortez Street, Chicago, Illinois.

The undersigned certifies that the notice contained the address and description 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 21, 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 property is a complete list containing the names and addresses of the people required to be served.


By: Rolando R. Acosta

Subscribed and sworn to before me this 21st day of February 2024.


Notary Public





ACOSTA EZGUR, LLC

1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 ■ 312-327-3315 f

February 21, 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 February 21, 2024, the undersigned will file an application for a change in zoning from an RS-3 Residential Single-Unit (Detached House) District to a B2-3 Neighborhood Mixed-Use District as a mandatory Type 1 Map Amendment on behalf of QMR Cortez LLC (the "Applicant") for the property located at 1441 West Cortez Street, Chicago, IL. The property is bounded by:

West Cortez Street; a line 390.70 feet west of North Noble Street; the public alley next south of and parallel to West Cortez Street; and a line 414.70 feet west of a North Noble Street

The subject property is improved with a four-story residential building containing eight residential dwelling units and three parking spaces. The Applicant proposes to rezone the property to legalize two of the existing eight residential dwelling units currently existing in the building. No parking will be added to the property and on-site parking will remain at three spaces. No exterior additions are proposed. The height of the building is and will remain at 42.5 feet. The Applicant also seeks, under Section 17-13-0303-D Optional Administrative Adjustment and Variation, as part of the Mandatory Type 1 rezoning, a Variation under Section 17-13-1003-EE to reduce the required parking for the eight residential units from eight parking spaces to three parking spaces because the property is a Transit Served Location being located approximately 311.00 feet from Milwaukee Avenue, a designated CTA bus line corridor roadway segment in Table 17-17-0400-B, and a Variation under Section 17-13-1101-R to reduce the required minimum lot area per dwelling unit for the eight residential dwelling units from 3,200 square feet to 2,990 square feet, which is 93.44% of the otherwise required minimum lot area per dwelling unit.

The Applicant is located at 2 Northfield Plaza, STE 315, Northfield, IL 60093. The Applicant is the Owner of the property. The contact person for this application is Rolando Acosta, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Rolando Acosta at 312-636-6937 or at rolando@acostaezgur.com.

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,



Rolando R. Acosta, Attorney for the Applicant