

#22369-TI  
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:

2844 West 26th Street

2. Ward Number that property is located in: 24

3. APPLICANT 2812-2850 W. 26th Street, LLC

ADDRESS 16309 S. Crawford Ave. CITY Markham

STATE IL ZIP CODE 60426 PHONE 630-624-8881

EMAIL tony@sanchezpaving.net CONTACT PERSON Otoniel Sanchez

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 Applicant

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 Tyler Manic

ADDRESS 70 W. Madison St., Suite 5400

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-345-5700 FAX \_\_\_\_\_ EMAIL tmanic@schainbanks.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: Otoniel Sanchez
7. On what date did the owner acquire legal title to the subject property? 06/28/2010
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: M1-2 Proposed Zoning District: B3-1
10. Lot size in square feet (or dimensions): 54,960 Square feet
11. Current Use of the Property: The subject property is currently a vacant lot used as parking lot.
12. Reason for rezoning the property: Applicant seeks to meet the use table and standards of the B3-1 zoning district to establish commercial uses (retail, retail with a drive thru, and restaurant) which are prohibited in its current zoning district.
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 three separate structures: (1) multi-tenant retail with a drive thru will be about 6,300 sq/ft, (2) a retail store will be about 8,250 sq/ft and (3) a restaurant with about 7,500 sq/ft for a total of 22,050 square feet of commercial space. There will be 61 vehicle parking spaces and 12 bike parking spaces provided. The tallest building height is 27 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. \_\_\_\_\_

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

OTONIEL SANCHEZ, 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  
16th day of January, 20 24.

  
Notary Public



**For Office Use Only**

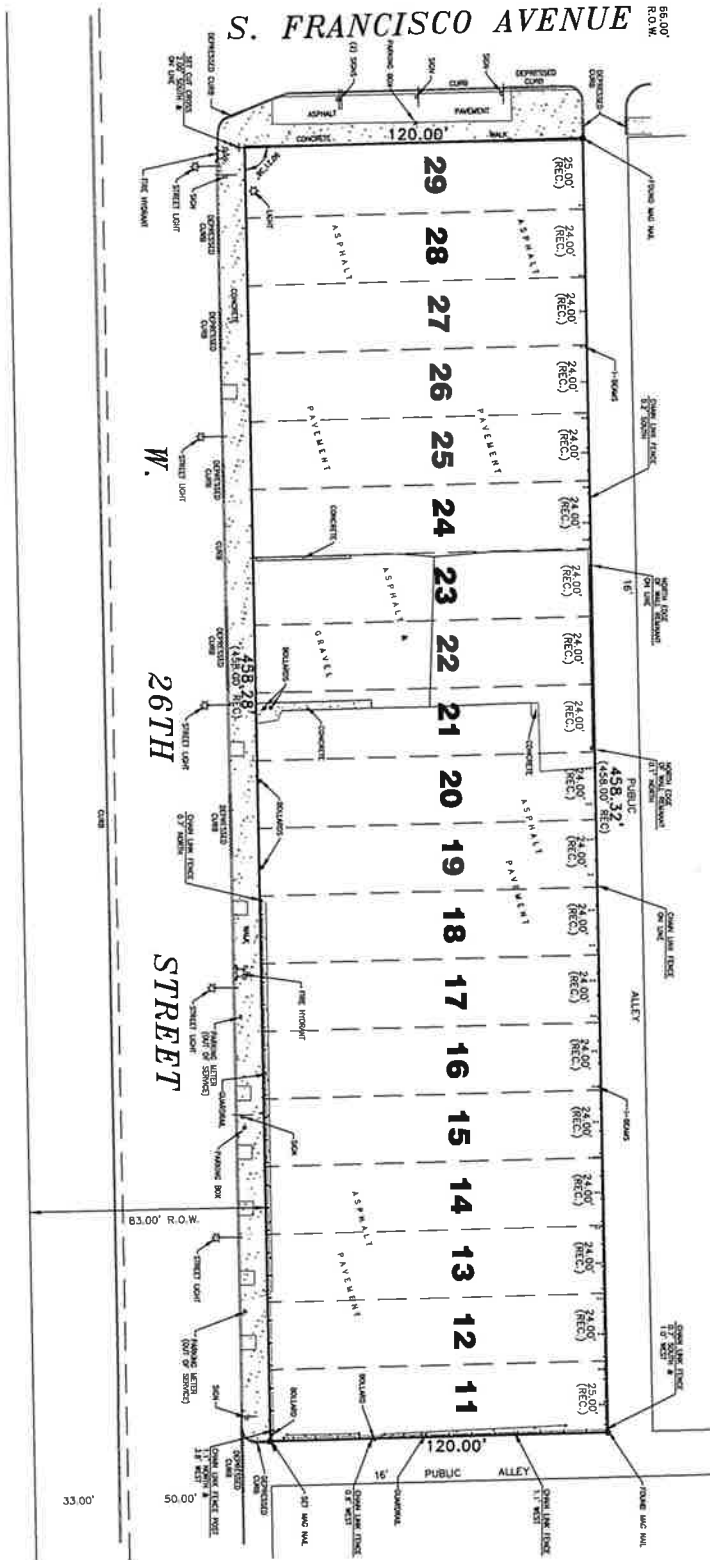
Date of Introduction: \_\_\_\_\_

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

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

LOTS 11 THROUGH 29, BOTH INCLUDING, IN BLOCK 6 IN CASE SUPERVISOR OF THE EAST 30 ACRES OF THE SOUTH 64 ACRES OF THE NORTHWEST QUARTER OF SECTION 25 TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PLAT OF SURVEY**



SUBJECT PROPERTY AREA
54,995 SQ. FT. (more or less)
1.263 AC. (more or less)

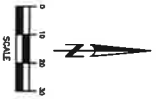
**LANDMARK**

ENGINEERING LLC  
 1500 W. 111TH STREET  
 PALM HILLS, ILLINOIS 60465-1528  
 PHONE: (708) 594-5173

PREPARED FOR:  
**SANCHEZ GROUP**  
 PREPARED BY:

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT OR ANY OTHER INSTRUMENT OF SURVEY UNLESS THE SURVEYOR'S FIELD NOTES AND FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICES, SEARCHES OR COMMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



FIELD WORK COMPLETED: 1/2/2024  
 THIS PROJECT WAS SUBMITTED FOR REVIEW TO THE  
 CURRENT ILLINOIS SURVEYING BOARD AND APPROVED FOR  
 DATED: 1/4/2024

*Richard P. Upphell*

RICHARD P. UPPHELL, I.P.L.S. No. 3183  
 LICENSE RENEWAL DATE: NOVEMBER 30, 2024  
 SURVEY No. 24-01-001

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

January 30, 2024

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

The undersigned, Tyler Manic, 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.



\_\_\_\_\_  
Signature

Subscribed and Sworn to before me this

30 day of JANUARY, 2024



Notary Public

Commission Expires: 02/17/2027





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Signature

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30 day of JANUARY, 2024



Notary Public

Commission Expires: 02/17/2027



February 16, 2024

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about February 16, 2024, the undersigned, will file an application on behalf of the Applicant, 2812-2850 W. 26th Street, LLC, for a change in zoning for the property located at 2844 West 26th Street from a M1-2 Limited Manufacturing/Business Park District to a B3-1 Community Shopping District.

The Applicant of the Zoning Amendment and the owner of the subject property is 2812-2850 W. 26th Street, LLC, located at 16309 South Crawford Avenue, Markham, Illinois 60426.

The Applicant seeks a re-zoning to construct three (3) separate commercial buildings at the subject property. The Applicant looks to establish the following: (1) a multi-tenant retail building with drive-thru, (2) a single tenant retail building, and (3) a restaurant. All three structures will share a parking lot with a total of 61 parking spaces. The lot is currently vacant and being used as a parking lot. The rezoning is solely to allow the Applicant to establish the three (3) commercial uses at the subject property.

I am the duly authorized attorney for the applicant and owner. My address is 70 West Madison, Suite 5400, Chicago, Illinois 60602. My telephone number is (312) 345-5700.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

Very truly yours,



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Tyler Manic  
Attorney for Applicant  
and Owner