

#22116
INTRO DATE
MARCH 15, 2023

CITY OF CHICAGO

AMENDED APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1703 W. Chicago Ave., Chicago, Illinois

2. Ward Number that property is located in: 1

3. APPLICANT Chicago Empanada Mama, LLC

ADDRESS 1703 W. Chicago Ave., 1st Floor CITY Chicago

STATE IL ZIP CODE 60622 PHONE 773-332-3333

EMAIL _____ CONTACT PERSON Inez M. Melendez

4. Is the applicant the owner of the property? YES _____ NO x

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 1703 W Chicago LLC

ADDRESS 2848 W. Chicago Ave., Ste. A CITY Chicago

STATE IL ZIP CODE 60622 PHONE (773) 252-9665

EMAIL _____ CONTACT PERSON Aleksi Nakonechny

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Richard A. Toth
Georges & Synowiecki, Ltd.

ADDRESS 20 S. Clark St., Suite 400

CITY Chicago STATE IL ZIP CODE 60603

PHONE 312 726-8797 FAX 312 726-8819 EMAIL rtoth@daleygeorges.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.

Inez M. Melendez

7. On what date did the owner acquire legal title to the subject property? January 2021

8. Has the present owner previously rezoned this property? If yes, when?
No.

9. Present Zoning District B1-2 Proposed Zoning District B3-2

10. Lot size in square feet (or dimensions) 28.25' x 120.5' / 3,404.125 s.f.

11. Current Use of the property Existing one-story retail building.

12. Reason for rezoning the property The applicant proposes to establish and operate a general restaurant use (full service restaurant) in an existing mixed-use 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)
The applicant proposes to establish and operate a general restaurant use (full service restaurant) in an existing mixed-use building.

- 3 dwelling units (existing).
- Approximately 3 parking spaces (existing).
- Approximately 1,506 sf commercial/restaurant space (existing).
- Building height approximately 36 feet (existing).

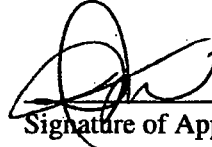
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, 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

(Three existing dwelling units; no changes)

COUNTY OF COOK
STATE OF ILLINOIS

Inez M. Melendez, 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

Chicago Empanada Mama, LLC

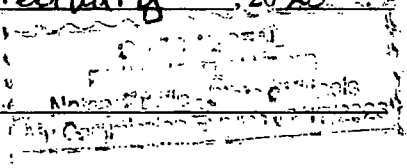
By: Inez M. Melendez

Subscribed and Sworn to before me this

6 day of February, 2023



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PLAT OF SURVEY

OF

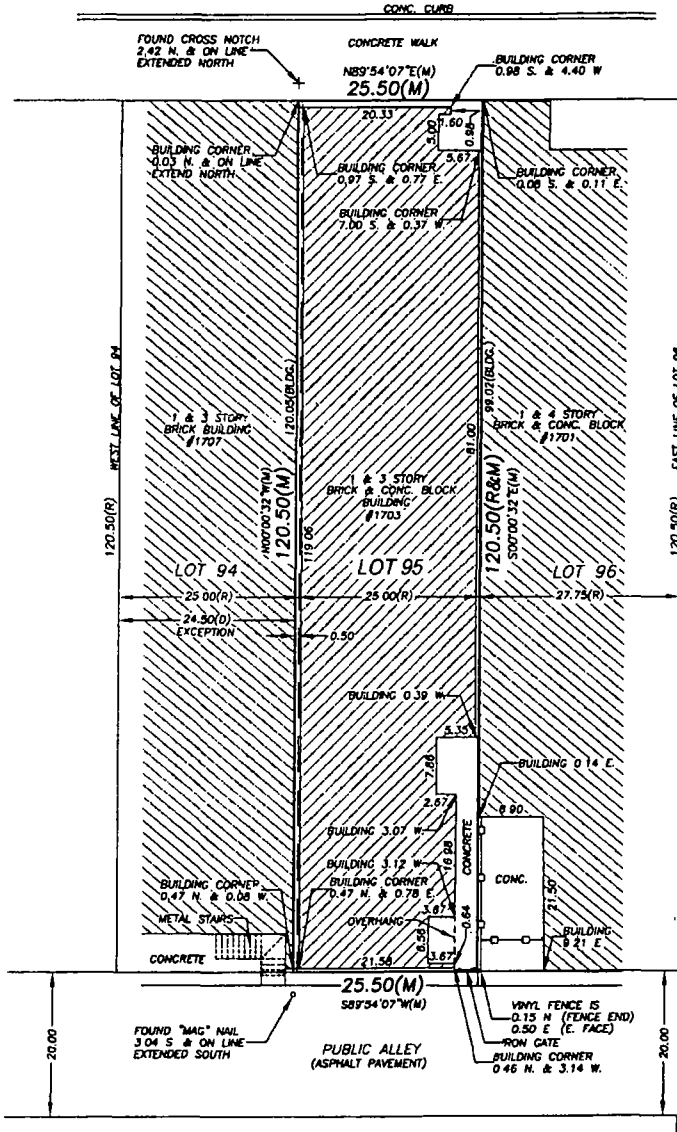
LOT 94 (EXCEPT THE WEST 24.5 FEET THEREOF) AND LOT 95 IN BULLOCK AND BARNES SUBDIVISION OF THE NORTH 1/2 OF BLOCK 2 IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-07-202-018-0000 & PIN: 17-07-202-045-0000 TOTAL LAND AREA: 3,073 SQ.FT.

COMMONLY KNOWN AS: 1703 W. CHICAGO AVENUE, CHICAGO, ILLINOIS 60622

SCALE: 1 INCH = 16 FEET

W. CHICAGO AVENUE (60' R.O.W.) ASPHALT PAVEMENT



N. PAULINA STREET (60' R.O.W.)

LEGEND:

- (R) = Subdivision Record
- (M) = Measured
- (D) = Dead
- N. = North
- S. = South
- W. = West
- E. = East
- Conc. = Concrete
- Vinyl Fence = □

ORDER NO.: 15-032-2
 ORDERED BY: INEZ MELENDEZ

PREPARED BY:
GEODETIC SURVEY, LTD.
 PROFESSIONAL DESIGN FIRM NO. 184-004394
 CONSTRUCTION & LAND SURVEYORS
 1121 DEPOT STREET, GLENVIEW, IL 60025
 TEL. (847) 904-7690; FAX (847) 904-7691

GENERAL NOTES:

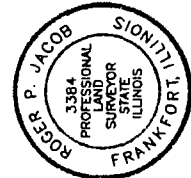
- PROPERTY CORNERS ARE NOT PER CLIENT REQUEST.
- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE POLICY.
- BUILDING LINE RESTRICTIONS AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE SUBDIVISION PLAT OR ARE FURNISHED WITH THE ORDERED DESCRIPTION REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND/OR LOCAL ORDINANCE
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE.

STATE OF ILLINOIS
 COUNTY OF COOK SS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: JANUARY 31, 2023
 DATED THIS 1st DAY OF FEBRUARY, 2023.

By: *Roger P. Jacob*
 PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3384
 LICENSE EXPIRES 11/30/2024





GEORGES &
SYNOWIECKI
LAW OFFICES

March 15, 2023

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

Re: 1703 W. Chicago Ave., Chicago, Illinois
Application for Zoning Map Amendment

The undersigned, Richard A. Toth, being first duly sworn on oath, deposes and states the following:


The undersigned certifies that he has complied with the requirements of § 17-13-0107 of the Chicago Zoning Ordinance by sending the attached letter 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 lines of the subject property, exclusive of public roads, streets, alleys and other public ways. The attached letter was sent by USPS first class mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained: the addresses and boundaries of the property that is the subject of the application; 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 an application for a change in zoning on approximately March 15, 2023.

The undersigned certifies that he has made a bona fide effort to determine the names and last known addresses of the persons to be notified under § 17-13-0107 of the Chicago Zoning Ordinance by obtaining ownership information from the most recent authentic tax records of Cook County, 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.


Richard A. Toth

Subscribed and sworn to
before me this March 15, 2023.



Notary Public





GEORGES &
SYNOWIECKI

LAW OFFICES

March 15, 2023

Re: 1703 W. Chicago Ave., Chicago, Illinois
Application for Zoning Map Amendment

Dear Property Owner:

In accordance with the requirements of the Chicago Zoning Ordinance for a Zoning Map Amendment, specifically Section 17-13-0107, please be informed that on or about March 15, 2023, I, the undersigned attorney, will file an application on behalf of the Applicant, Chicago Empanada Mama, LLC, for a change in zoning from B1-2 Neighborhood Shopping District to B3-2 Community Shopping District, for the property generally located at 1703 W. Chicago Ave., and generally bounded by:

West Chicago Avenue;
a line 27.75 feet west of and parallel to North Paulina Street;
the alley next south of and parallel to West Chicago Avenue; and
a line 53.25 feet west of and parallel to North Paulina Street;

The applicant proposes to establish and operate a general restaurant use (full service restaurant) in an existing mixed-use building.

The Applicant is Chicago Empanada Mama, LLC, 1703 W. Chicago Ave., 1st Floor, Chicago, Illinois 60622.

The Property Owner is 1703 W Chicago LLC, 2848 W. Chicago Ave., Ste. A, Chicago, Illinois 60622.

I am an attorney for the Applicant and can provide additional information on the application. My address is 20 S. Clark St., Suite 400, Chicago, Illinois 60603.

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.

Sincerely,

Richard A. Toth

4130.0000

(312) 726-8797 • ppl (312) 861-0808

20 S. Clark St., Ste. 400

Chicago, IL 60603-1835

gs-law.com