

#22185
Intro Date
May 15, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

3742 W. 59th Street

2. Ward Number that property is located in: 23

3. APPLICANT Javier Garcia

ADDRESS 3742 W. 59th Street CITY Chicago

STATE IL ZIP CODE 60629 PHONE

EMAIL CONTACT PERSON Javier Garcia

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 Javier Garcia

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 Mark Kupiec

ADDRESS 77 W. Washington Suite 1801

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-541-1878 FAX EMAIL mkupiec@kupieclaw.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.

N/A

7. On what date did the owner acquire legal title to the subject property? 11-3-2020

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District B1-1 Proposed Zoning District B3-1

10. Lot size in square feet (or dimensions) 3,125

11. Current Use of the property One story commercial building

12. Reason for rezoning the property To meet the use table and standards of the B3-1 District to allow a motor vehicle repair shop as a permitted use.

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)

Zero dwelling units; 2 parking spaces; 1,875 Feet of commercial space;

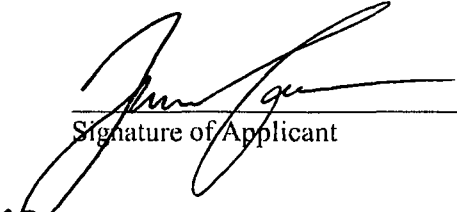
Height of the building - 20 feet existing

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

COUNTY OF COOK
STATE OF ILLINOIS

Javier Garcia, 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
5th day of April, 2023.


Notary Public

OFFICIAL SEAL
FIDEL MORALES
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 2/19/2028

For Office Use Only

Date of Introduction: _____

File Number: _____

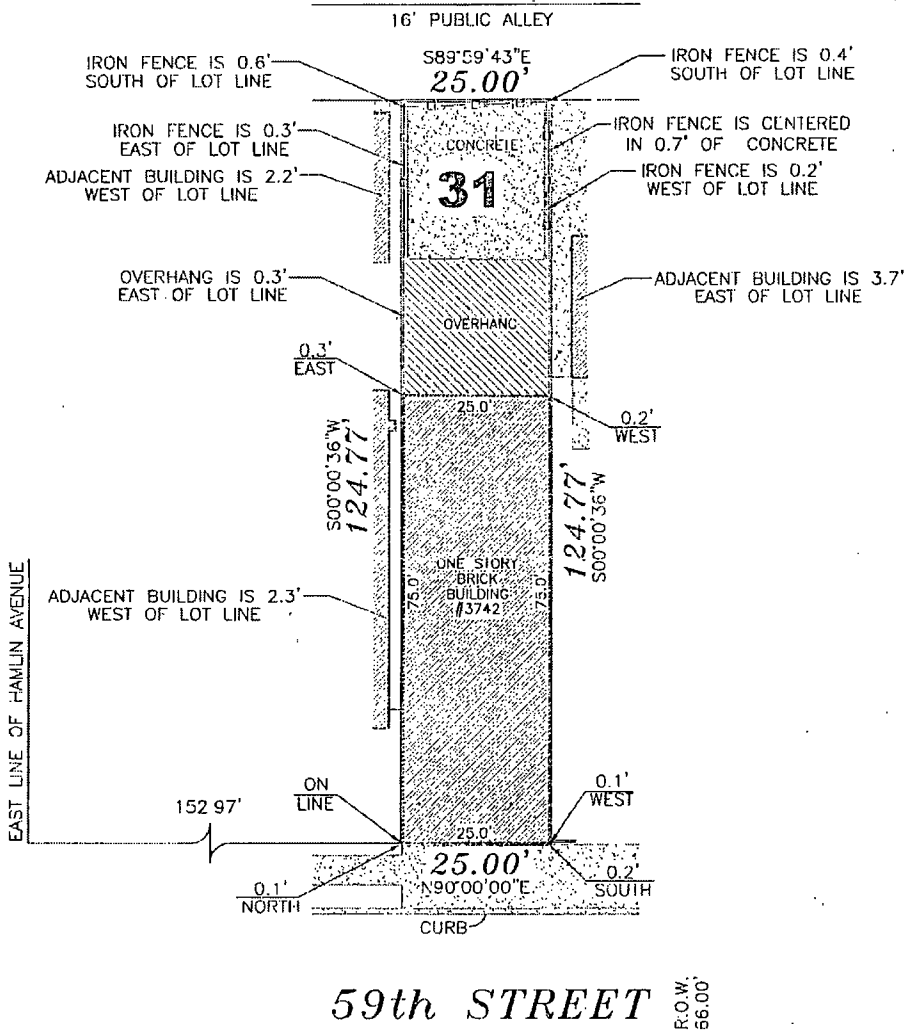
Ward: _____

PLAT OF SURVEY

OF

LOT 31 IN BLOCK 31 IN JAMES H. CAMPBELL'S ADDITION TO CHICAGO. SAID ADDITION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT THE EAST 50 FEET THEREOF) OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 3742 WEST 59TH STREET



CLIENT: JESSE ELIZONDO

AREA OF SURVEY = 3119 SQ.FT.
BASIS OF BEARINGS: ASSUMED



STATE OF ILLINOIS } S. S.
COUNTY OF WILL }

FIELD WORK COMPLETED ON 6th DAY OF APRIL, 2023.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 12th Day of APRIL, 2023.

15935 S. BELL ROAD (708) 645-1136
HOMER GLEN, IL 60491 FAX (708) 645-1138
WWW.JNTLANDSURVEY.COM

PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO.
184.004450
EXPIRES 4/30/23

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. LICENSE EXPIRES 11/30/24

Steven Nagel
IPLS No. 3354

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

Date **May 5, 2023**

Honorable Thomas M. Tunney
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Mark Kupiec, 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 **May 15, 2023**

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

5th day of May, 2023

Notary Public



LAW OFFICES
MARK J. KUPIEC & ASSOCIATES
SUITE 1801
77 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602

TELEPHONE (312) 520-1878
Email: Mkupiec@kupieclaw.com

FACSIMILE

May 5, 2023

Re: 3742 West 59th Street, Chicago, IL

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 May 15, 2023, the undersigned will file an Application for a change in zoning from B1-1 Neighborhood Shopping District to a B3-1 Community Shopping District, on behalf of the Applicant, Javier Garcia, for the property located at 3742 West 59th Street, Chicago, Illinois.

The subject property is currently improved with a one story brick building. The applicant needs a zoning change to meet the use table and standards of the B3-1 district to allow the adaptive re-use of the existing building as an auto repair shop.

The Applicant is the owner of the subject property. Its business address is 3742 West 59th Street, Chicago, IL. I am the Attorney for the Applicant and the contact person for this Application. My address is 77 West Washington Street, Chicago, Illinois, and my telephone number is (312) 520-1878.

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,



Mark J. Kupiec

MJK/