

#22266
INTRO DATE
SEPT 13, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

6058 W. 63rd STREET, CHICAGO IL 60638

2. Ward Number that property is located in: 13

3. APPLICANT ALMA TORRES and BEATRIZ SAHAGUN

ADDRESS [REDACTED] CITY [REDACTED]

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

EMAIL _____ CONTACT PERSON ALMA TORRES

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 CHRISTOPHER KOCZWARA

ADDRESS 5838 S. ARCHER AVE.

CITY CHICAGO STATE IL ZIP CODE 60638

PHONE 773-767-5422 FAX 773-767-5423 EMAIL INFO@KOCZWARALAW.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.

NA

7. On what date did the owner acquire legal title to the subject property? 10/18/2017

8. Has the present owner previously rezoned this property? If yes, when?
NO The property was rezoned from B3-1 to RS-2 in 2018 by Alderman Quinn.

9. Present Zoning District RS-2 Proposed Zoning District B3-1

10. Lot size in square feet (or dimensions) 4,203

11. Current Use of the property Commercial retail use on the first floor, residential use on the 2nd floor

12. Reason for rezoning the property To Comply with the required Use Table and Standards and the bulk and density requirements of the B3-1 in order to allow for the use of the first floor as retail use as an ice cream parlor and one dwelling unit (one apartment) on the 2nd floor as residential 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)

To Comply with the required Use Table and Standards and the bulk and density requirements of the B3-1 in order to allow the use of the first floor as retail use as an ice cream parlor and the second floor as a one dwelling use (one three bedroom apartment). The property is improved with a two story building and a two car garage. There will be no exterior changes to the building.

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

ALMA TORRES and BEATRIZ SAHAGUN, 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
24~~th~~ day of AUGUST, 2023.


Notary Public

For Office Use Only

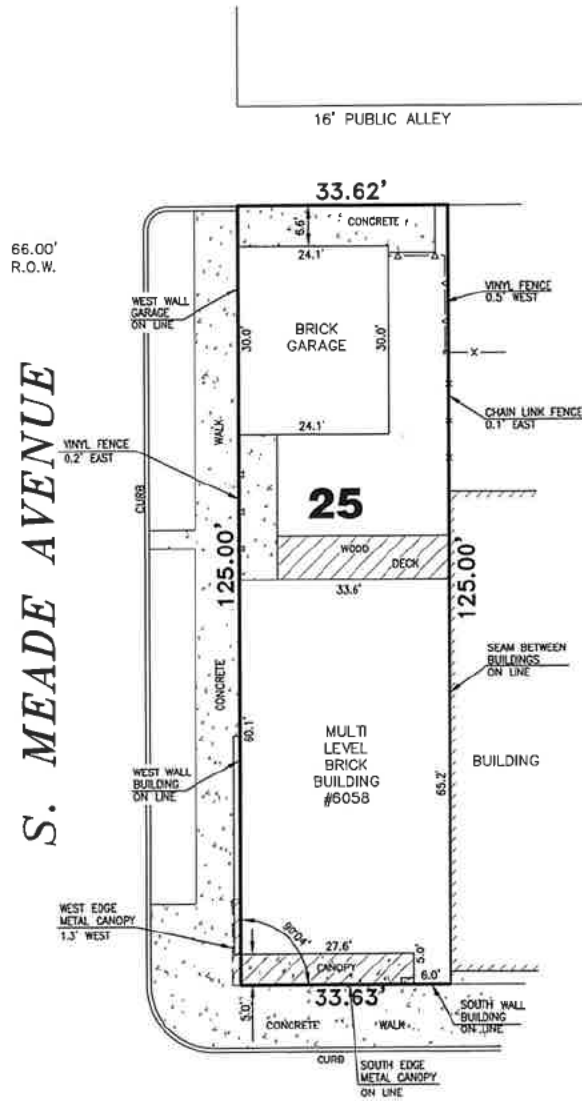
Date of Introduction: _____

File Number: _____

Ward: _____

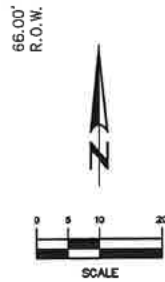
PLAT OF SURVEY

LOT 25 IN BLOCK 10 IN CENTRAL ADDITION TO CLEARING, A SUBDIVISION OF THE SOUTH THREE QUARTERS OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



W. 63RD STREET

SUBJECT PROPERTY AREA
4,203 SQ. FT. (more or less)



PREPARED FOR: LAW OFFICE OF CHRISTOPHER KOCZWARA

LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577-0010
7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

FIELD WORK COMPLETED: 7/20/2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

DATED: 7/28/2023

BEARINGS SHOWN HEREON (IF ANY) ARE BASED ON IL S.P.C. EAST ZONE, NAD83. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. 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 POLICIES, SEARCHES OR COMMITMENTS, DOCUMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

RICHARD P. URCHELL I.P.L.S. No. 3183
LICENSE RENEWAL DATE: NOVEMBER 30, 2024
SURVEY No. 23-07-043-R

August 14, 2023

Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

Dear Chairman Ramirez-Rosa:

The undersigned, Alma Torres and Beatriz Sahagun, being first duly sworn on oath, deposes and says 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 September 13, 2023.

The undersigned certifies that the application 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 containing the names and addresses of the people required to be served.



Alma Torres

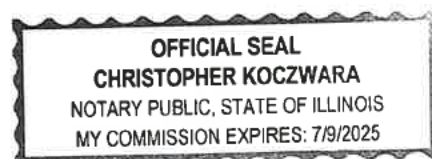


Beatriz Sahagun

Subscribed and Sworn to before me
This 24th day of August, 2023



Notary Public



LAW OFFICE OF
CHRISTOPHER KOCZWARA, P.C.
5838 SOUTH ARCHER AVENUE
CHICAGO, ILLINOIS 60638
EMAIL: INFO@KOCZWARALAW.COM
WWW.KOCZWARALAW.COM
TEL 773.767.5422 • FAX 773.767.5423

August 23, 2023

Dear Property Owner:

In accordance with the requirements of an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about September 13, 2023, I, the undersigned, will file an application for a change in zoning from RS-2 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District on behalf of Alma Torres and Beatriz Sahagun for the property located at 6058 W. 63rd Street, Chicago, Illinois 60638.

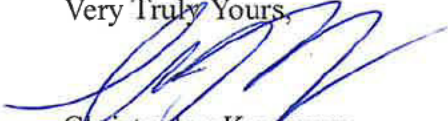
The property measuring approximately 33.63 feet width by 125 feet depth will be used for commercial purposes on the first floor, retail store to be used as an ice cream parlor, and residential purposes on the second floor, with one three-bedroom dwelling unit apartment.

The applicant and the owner of the property is Alma Torres, [REDACTED]
[REDACTED] and Beatriz Sahagun, [REDACTED]

The contact person for this application is Christopher Koczwar, Attorney at Law, 5838 S. Archer Avenue, Chicago, Illinois 60638, 773-767-5422, chris@koczwaralaw.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.

Very Truly Yours,


Christopher Koczwar