

#22335  
INTRO DATE  
JAN. 24, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
1052-58 N. Central Park, Chicago, IL

2. Ward Number that property is located in: 27th Ward

3. APPLICANT Yanga Development LLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE 312-782-1983

EMAIL fred@sambankslaw.com CONTACT PERSON Frederick E. Agustin

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 Above

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 Frederick E. Agustin, Law Offices of Samuel VP Banks

ADDRESS 221 N. LaSalle St., 38th Floor

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-782-1983 FAX 312-782-2433 EMAIL fred@sambankslaw.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: Alejandro Sotelo
- 
7. On what date did the owner acquire legal title to the subject property? July 2021
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RS3 District Proposed Zoning District: RT4 District
10. Lot size in square feet (or dimensions): 73.77' x 124.84
11. Current Use of the Property: Vacant Lot
- 
12. Reason for rezoning the property: Redevelop the property with three (3) residential buildings with each building containing three (3) dwelling units and off-street parking for three (3) cars.
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 will be redeveloped with three (3) new residential buildings with each building containing three (3) dwelling units and off-street parking for three (3) cars. Each building will have a height of around 38'.
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:** \_\_\_\_\_

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**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. \_\_\_\_\_

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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

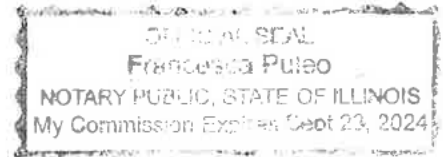
I, ALEJANDRO SOTELO, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

  
[Signature]

Subscribed and sworn to before me this

9<sup>th</sup> day of December, 2023.

Francesca Puleo  
Notary Public



**For Office Use Only**


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

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

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

To Whom It May Concern:

I, ALEJANDRO SOTELO, on behalf of *Yanga Development LLC* – the Applicant and Owner, with regard to the property generally located at 1052-1058 N. Central Park Avenue, Chicago, Illinois, authorize the *Law Offices of Samuel V.P. Banks* to file an application for a *Zoning Map Amendment*, before the *City of Chicago – City Council*, for and affecting the above-identified property.



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Alejandro Sotelo  
A Managing Member – *Western Front LLC*



# UNITED SURVEY SERVICE, LLC

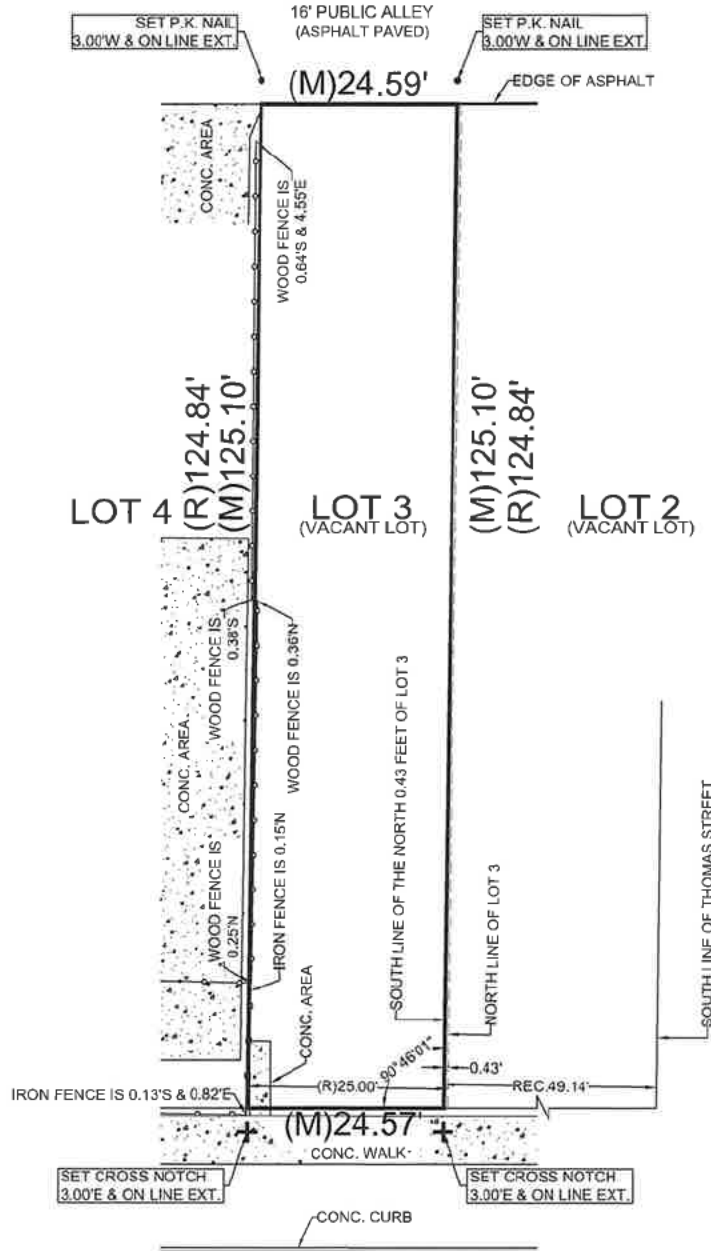
CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887  
E-MAIL: USURVEY@USANDCS.COM

## PLAT OF SURVEY

LOT 3 (EXCEPT THE NORTH 0.43 FEET THEREOF) IN BLOCK 8 IN TREAT'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1052 N. CENTRAL PARK AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER: 16 - 05 - 415 - 020 - 0000 (PART OF)



NOTE:  
LEGAL DESCRIPTION PREPARED BY  
UNITED SURVEY SERVICE, LLC

(R)= RECORDED DATA  
(M)= MEASURED DATA

CHECK ( ) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

ORDERED BY:
SEAN MCGREW
DATE : AUGUST 15, 2023
SCALE : 1" = 15'
ORDER No.: 1994-1807

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY

STATE OF ILLINOIS )  
COUNTY OF COOK )  
DO HEREBY CERTIFY THAT I HAVE  
I, ROY G. LAWNICZAK  
LOCATED THE BUILDING ON THE ABOVE PROPERTY.

*Roy G. Lawniczak*  
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

*Roy G. Lawniczak*  
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290  
LICENSE EXPIRES: NOVEMBER 30, 2024  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2025



# UNITED SURVEY SERVICE, LLC

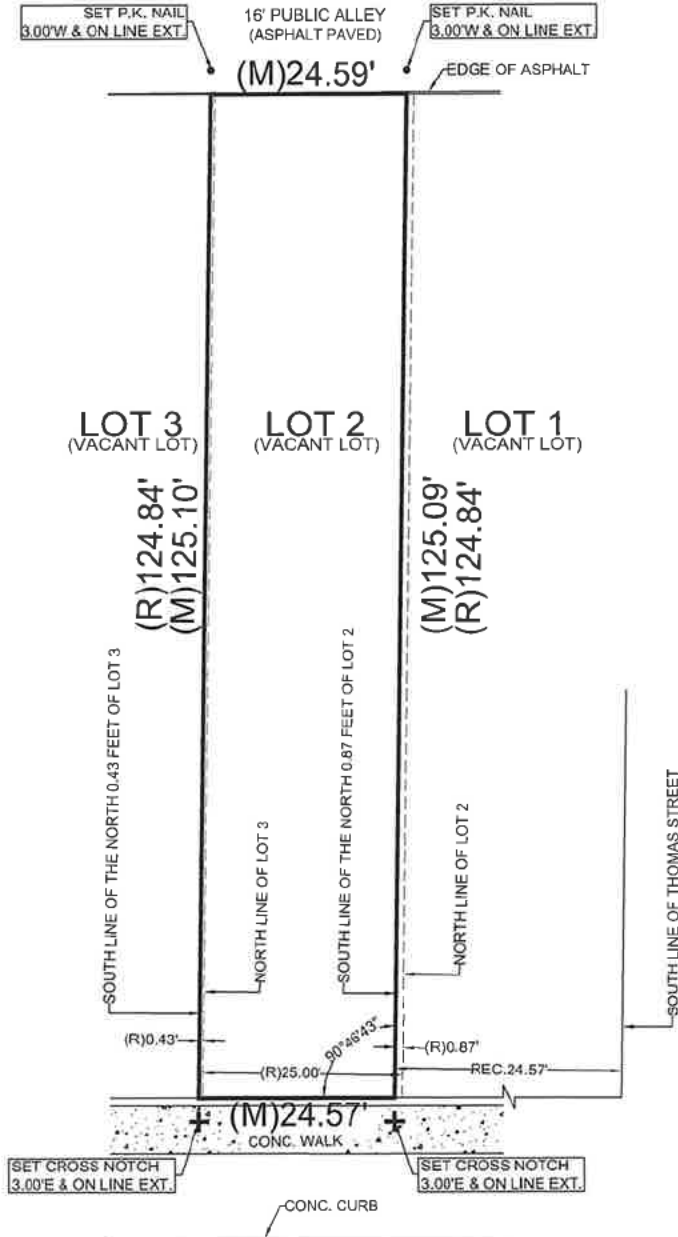
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TEL.: (847) 299-1010 FAX: (847) 299-5887  
E-MAIL: USURVEY@USANDCS.COM

## PLAT OF SURVEY

LOT 2 ( EXCEPT THE NORTH 0.87 FEET THEREOF) AND THE NORTH 0.43 FEET OF LOT 3 IN BLOCK 8 IN TREAT'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1056-58 N. CENTRAL PARK AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER:  
16 - 05 - 415 - 019 - 0000 (PART OF)  
16 - 05 - 415 - 020 - 0000 (PART OF)



### N. CENTRAL PARK AVENUE

NOTE:  
LEGAL DESCRIPTION PREPARED BY  
UNITED SURVEY SERVICE, LLC

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ORDERED BY:	SEAN MCGREW
DATE :	AUGUST 15, 2023
SCALE :	1" = 15'
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COUNTY OF COOK )

DO HEREBY CERTIFY THAT I HAVE  
I, ROY G. LAWNICZAK  
LOCATED THE BUILDING ON THE ABOVE PROPERTY.

*Roy G. Lawniczak*  
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

STATE OF ILLINOIS )  
COUNTY OF COOK )

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*Roy G. Lawniczak*  
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290  
LICENSE EXPIRES: NOVEMBER 30, 2024  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2025



January 9, 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 January 24, 2024, the undersigned will file an application for a change in zoning from RS3 Residential Single-Unit (Detached House) District to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District on behalf of Yanga Development LLC ("Applicant/Owner") for the property located at 1052-58 N. Central Park Avenue, Chicago, IL 60651 (the "Subject Property").

The Subject Property will be redeveloped with three (3), three-story residential buildings with each building containing three (3) dwelling units and off-street parking for three (3) cars.

Applicant/Owner is located at [REDACTED] The contact person for this application is Frederick E. Agustin located at 221 N. LaSalle Street, 38<sup>th</sup> Floor, Chicago, IL 60601, (312) 782-1983.

***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,

  
Frederick E. Agustin



January 9, 2024

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

The undersigned, Frederick Agustin, being first duly sworn on oath 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 January 24, 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.



Frederick Agustin

Subscribed and Sworn to before me this  
18 day of JANUARY, 20 24 .



Notary Public

