

#22129
INTRO DATE
MARCH 15, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
1938-42 w 63rd st Chicago IL 60636

2. Ward Number that property is located in: 15th

3. APPLICANT Reynoso Properties LLC

ADDRESS _____ CITY _____
STATE _____ ZIP CODE _____ PHONE _____
EMAIL _____ CONTACT PERSON Manuel A Cardenas

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 N/a
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 Manuel A Cardenas & Associates
ADDRESS 3440 west 26th st
CITY Chicago STATE IL ZIP CODE 60623
PHONE 312-579-0606 FAX 773-227-6088 EMAIL manuel@manuelcardenas.law

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.

JOSE C REYNOSO DE ANDA

7. On what date did the owner acquire legal title to the subject property? JUNE 08,2020

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

9. Present Zoning District RS3 Proposed Zoning District C2-1

10. Lot size in square feet (or dimensions) 9000 SQ FT

11. Current Use of the property Vacant one story commercial brick building.

12. Reason for rezoning the property To meet the use table standards of the c2-1 zoning district to establish an office use with accessory outdoors storage yard and contractors' office.

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 establish a office use containing total 9000 sq ft. and an existing building containing 4371sq ft

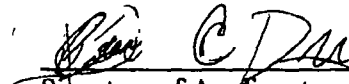
I will provide 7 onsite parking spaces, no residential use, existing building to remain unchanged

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

Jose C reynosa De Anda, 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.

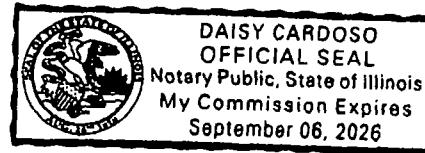


Signature of Applicant

Subscribed and Sworn to before me this
06 day of Febuary, 2023.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PLAT OF SURVEY

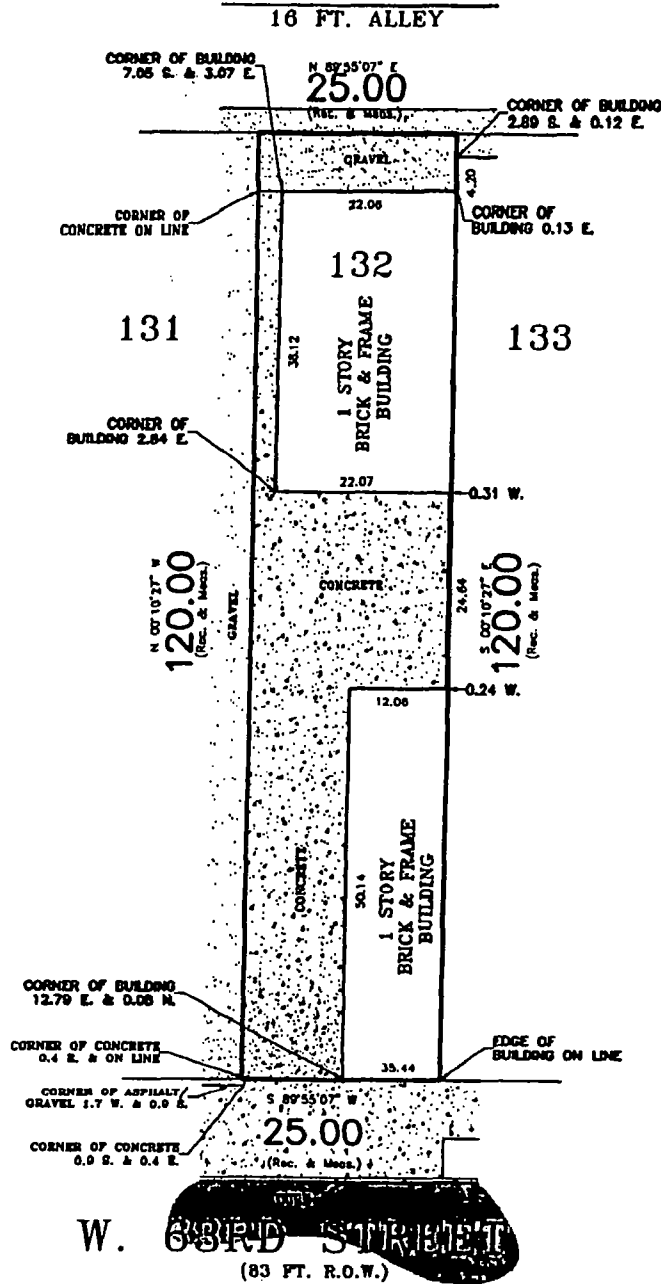
of

LOT 132 IN E. A. CUMMINGS AND COMPANY'S 63RD STREET SUBDIVISION OF THE WEST HALF AND THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1938 W. 63RD STREET, CHICAGO, ILLINOIS.
P.I.N. 20-18-424-034



SCALE: 1"=15'



W. 63RD STREET
(83 FT. R.O.W.)

GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) MONUMENTS WERE NOT SET, AT THE CLIENTS REQUEST.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.




STATE OF ILLINOIS)
S.E.
COUNTY OF COOK)

SURVEY ORDERED BY: SILVA HURTADO
I, GARY HOLT, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE COMPLIES TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL FIFTH THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
8TH DAY OF JUNE A.D. 2022

GARY HOLT - LIC# 020-002080 - EXPIRES ON 11/30/22

Professional Design Registration #184-002760



Preferred SURVEY, INC
7845 W. 79TH STREET, BRIDGEVIEW, IL 60446
Phone 708-458-7845 / Fax 708-458-7856
www.paisurvey.com

Field Work Completed	06/03/22	FLD CREW:	CD/CR
Land Area Surveyed	3,000.0 Sq. Ft.	CAD:	EM
Drawing Revised			



PLAT OF SURVEY

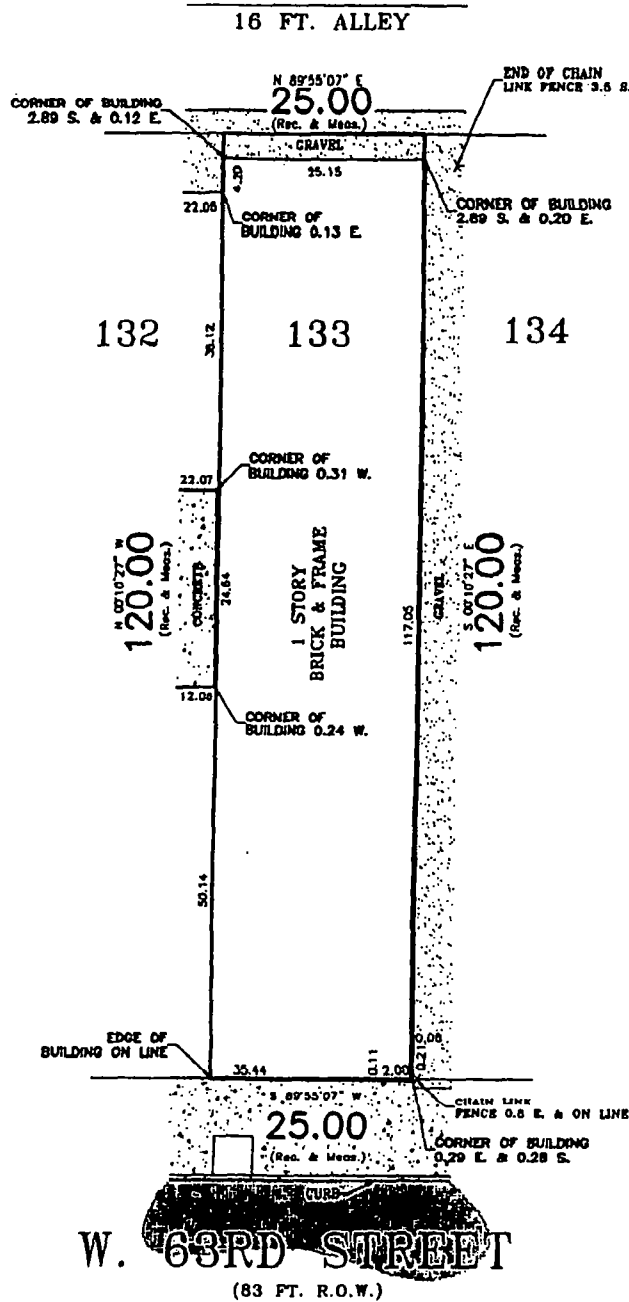
of

LOT 133 IN E. A. CUMMINGS AND COMPANY'S 63RD STREET SUBDIVISION OF THE WEST HALF AND THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1940 W. 63RD STREET, CHICAGO, ILLINOIS.
P.I.N. 20-10-424-035



SCALE: 1"=15'



GENERAL NOTES:

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(83 FT. R.O.W.)

STATE OF ILLINOIS)
COUNTY OF COOK)



SURVEY ORDERED BY: SILVIA HURTADO

I, GARY HOLT, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS

8TH DAY OF JUNE A.D. 2022

Gary Holt

GARY HOLT - LIC# 035-069280 - EXPIRES ON 11/30/22

Professional Design Registration #184-002700

Preferred SURVEY, INC
7845 W. 70TH STREET, BRIDGEVIEW, IL 60455
Phone 708-458-7845 / Fax 708-458-7855
www.palsurvey.com



Field Work Completed	06/03/22	FLD CREW:	CD/CR
Land Area Surveyed	3,000.0 Sq. Ft.	CAD:	RM
Drawing Revised			

P.S.I. NO. 221435

PLAT OF SURVEY

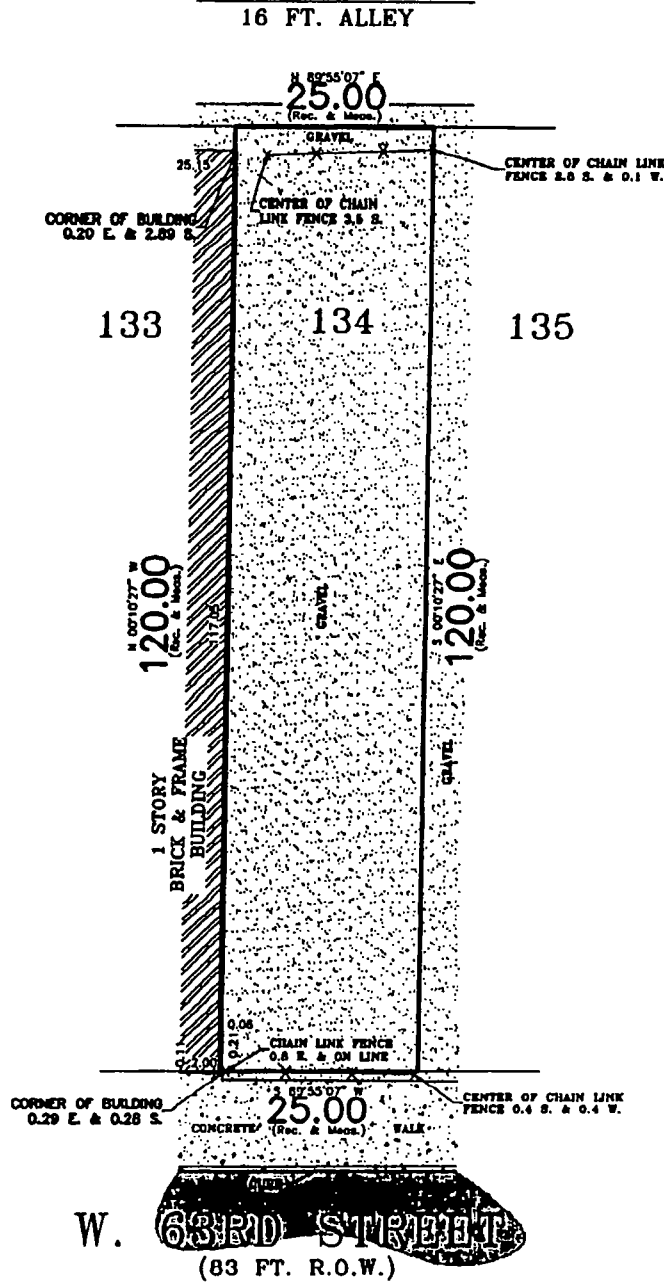
of

LOT 134 IN E. A. CUMMINGS AND COMPANY'S 63RD STREET SUBDIVISION OF THE WEST HALF AND THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1042 W. 63RD STREET, CHICAGO, ILLINOIS.
P.I.N. 20-18-424-036



SCALE: 1"=15'



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
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STATE OF ILLINOIS)
) S.E.
COUNTY OF COOK)

SURVEY ORDERED BY: SILVA HURTADO

I, GARY HOLT, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. FEES/PROPERTY CONDITIONS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS

8TH DAY OF JUNE A.D. 2022

Gary Holt
GARY HOLT - LIC# 038-002080 - EXPIRES ON 11/30/28

Professional Design Registration #104-002796

Preferred
SURVEY, INC

7046 W. 79TH STREET, BRIDGEVIEW, IL, 60466
Phone 708-468-7845 / Fax 708-468-7856
www.psisurvey.com



Field Work Completed	05/03/22	FLD CREW:	CO/CR
Lead Area Surveyed	3,000.0 Sq. Ft.	CAD:	RW
Drawing Revised			

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

February 15, 2023

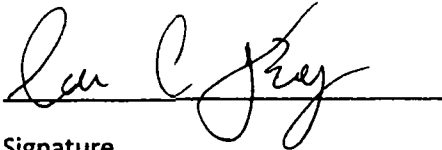
Honorable Thomas M. Tunney
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned JOSE C REYNOSA DE ANDA, 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 March 15, 2023

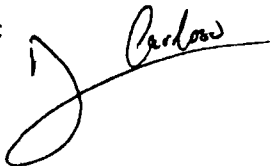
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

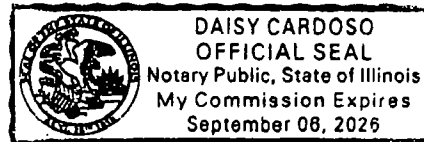

Signature

Subscribed and sworn to before me this

06 day of February, 2022

Notary Public





February 06,2023

RE:1938-42 W 63RD ST, CHICAGO IL 60636

PROPOSED ZONING CHANGE

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 March 15, 2023 the undersigned will file an application for a change in zoning from RS3 to C2-1 on behalf of the applicant REYNOSOS INSULATION LLC for the property located at 1938-42 w 63rd street, Chicago Illinois 60636

The applicant intends to use the subject property for contractors' office and storage yard at the subject site within existing 1 story building.

Applicant and Owner Jose C Reynosa is located at 1938-42 w 63rd street, Chicago ILLINOIS 60629. The contact person for this application is Jose c Reynosa.

I am the representing attorney. I can be reached at

Manuel A Cardenas & Associates,
3430 west 26th street
Chicago, Il 60623
312-579-0606

The owner of the property is JOSE C REYNOSA DE ANDA, Who resides at

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,

