

#22339
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:
5123 West Montrose Avenue

2. Ward Number that property is located in: 45

3. APPLICANT Ruth Alvarado
ADDRESS 5123 West Montrose Avenue CITY Chicago
STATE Illinois ZIP CODE 60641 PHONE 872-215-2076
EMAIL ximena@acostaegur.com CONTACT PERSON Ximena Castro

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 Ximena Castro- Acosta Ezgur, LLC
ADDRESS 1030 West Chicago Avenue, Third Floor
CITY Chicago STATE Illinois ZIP CODE 60642
PHONE 872-215-2076 FAX _____ EMAIL ximena@acostaegur.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: N/A
-
7. On what date did the owner acquire legal title to the subject property? 05/14/2019
8. Has the present owner previously rezoned this property? If yes, when? No.
9. Present Zoning District: RS-3 Proposed Zoning District: B2-1
10. Lot size in square feet (or dimensions): 4,387.95 square feet
11. Current Use of the Property: mixed use building with two vacant ground floor commercial units and one residential unit at the rear of the building.
12. Reason for rezoning the property: to permit ground floor commercial use. The existing commercial units have remained vacant and their legal non-conforming commercial status has lapsed.
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): Rezoning to legalize vacant commercial units in existing mixed-use building (approximately at or around 22.0' in height). The commercial units are each approximately at or around 360.0 square feet in dimension. There is one existing residential unit at rear building and it will remain. The property includes a detached two-car garage and it will remain. No additional parking will be added.
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: _____

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. _____

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 for more information). Is this project subject to the ARO? YES NO

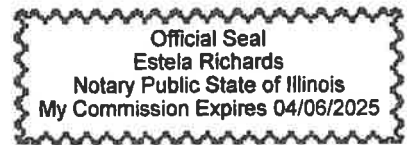
COUNTY OF COOK
STATE OF ILLINOIS

Ruth Alvarado, 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.

Ruth Alvarado
Signature of Applicant

Subscribed and Sworn to before me this
04 day of January, 2024.

Estela Richards
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PLAT OF SURVEY

2317426

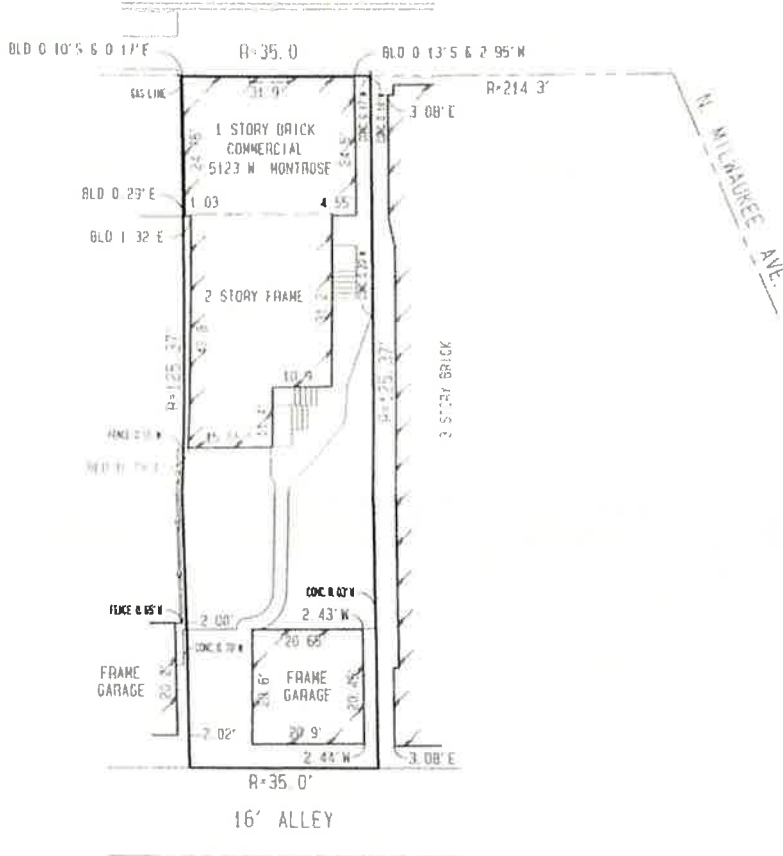
Order No. 8045433

LOT FORTY-FIVE (45) IN BOSHELL'S SUBDIVISION OF BLOCK FOUR (4) (EXCEPT STREET(S) OF H. L. LEWIS' ADDITION TO MONTROSE, A SUBDIVISION OF THE NORTH ONE-EIGHTH OF THE SOUTHEAST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE 1" = 20'

W. MONTROSE AVE.



- LEGEND
- LIMITS of BUILDING - [Symbol]
 - R - RECORD
 - M - MEASURED
 - D - DEED
 - - FOUND IRON PIPE
 - - SET IRON PIPE
 - - HYDRANT
 - - LIGHT
 - CONCRETE - [Symbol]
 - PAVERS - [Symbol]
 - ASPHALT - [Symbol]

STATE OF ILLINOIS
COUNTY OF KANE

WE, LAND DIVISIONS, INC., CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND. THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE REPRESENTS A BESTED OPINION OF THE SURVEYOR OF THE ABOVE CAPTIONED PROPERTY.
DATE OF SURVEY: OCTOBER 13, 2022

Surveyor License No. 2703 EXPIRES ON NOVEMBER 30, 2024

THIS PLAT CONFORMS WITH THE CURRENT ILLINOIS PROFESSIONAL LAND SURVEYING ASSOCIATION MINIMUM STANDARDS FOR A BOUNDARY SURVEY. BUILDING FOOTPRINTS, RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED ON THE RECORD SUBDIVISION PLAT, UNLESS OTHERWISE NOTED. REFER TO TITLE, INSTRUMENT, POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED FOR ALYBARD.

LDI LAND DIVISIONS, Inc.
Professional Surveying Services
P O Box 835
West Dundee, Illinois 60118
(847) 841-8305 (847) 551-9171
Fax (847) 551-9193
EMAIL LANDDIVISIONS@AOL.COM



ACOSTA EZGUR, LLC

1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

January 24, 2024

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

The undersigned, Ximena Castro, being first duly sworn on oath, deposes and say the following:

That the undersigned certifies that she 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, pursuant to the tax records of the Cook County Assessor, of the property within the subject property not solely owned by the applicant, and those of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, alleys and other public ways, for 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 subject property is bounded by:

West Montrose Avenue; a line 214.3 feet west of North Milwaukee Avenue as measured along the south right-of-way line of West Montrose Avenue; the public alley next south of and parallel to West Montrose Avenue; a line 249.3 feet west of North Milwaukee Avenue as measured along the south right-of-way line of West Montrose Avenue

and has the address of 5123 West Montrose Avenue, Chicago, Illinois 60641.

The undersigned certifies that the notice contained the address and description 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.

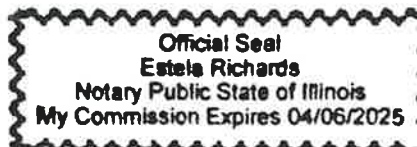
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject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

By: Ximena Castro

Subscribed and sworn to before me this 24th day of January 2024.

Estela Richards

Notary Public





ACOSTA EZGUR, LLC

1030 West Chicago Avenue, Third Floor ■ Chicago, Illinois 60642 ■ 312-327-3350 o ■ 312-327-3315 f

January 24, 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 a RS-3 Residential Single-Unit (Detached House) District to a B2-1 Neighborhood Mixed-Use District on behalf of Ruth Alvarado (the "Applicant") for the property located at 5123 West Montrose Avenue, Chicago, Illinois 60641. The property is bounded by:

West Montrose Avenue; a line 214.3 feet west of North Milwaukee Avenue as measured along the south right-of-way line of West Montrose Avenue; the public alley next south of and parallel to West Montrose Avenue; a line 249.3 feet west of North Milwaukee Avenue as measured along the south right-of-way line of West Montrose Avenue

The subject property is improved with a mixed-use building (approximately at or around 22.0' in height) that includes two ground floor vacant commercial units (each approximately at or around 360.0 square feet in dimension) located in the front of the building and residential use at the rear of the building. The property includes a detached two-car garage. The Applicant seeks to rezone the property to legalize commercial use in the building. No additional parking will be added.

The Applicant is located at 5123 West Montrose Avenue, Chicago, Illinois 60641. The Applicant is the Owner of the property. The contact person for this application is Ximena Castro, 1030 West Chicago Avenue, 3rd Floor, Chicago, Illinois 60642. Any questions regarding this notice may be directed to Ximena Castro at 872-215-2076 or at ximena@acostaezgur.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.

A handwritten signature in black ink, appearing to read 'Ximena Castro', is written over a horizontal line.

Ximena Castro

Attorney for the Applicant