

#22276-T1

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:

713-715 West 19th Place

2. Ward Number that property is located in: 25

3. APPLICANT Moises Cervantes and Francisca Cervantes

ADDRESS 715 West 19th Place CITY Chicago

STATE Illinois ZIP CODE 60616 PHONE 872-215-2076

EMAIL ximena@acostaegzur.com CONTACT PERSON Ximena Castro

4. Is the applicant the owner of the property? YES X 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, 3rd Floor

CITY Chicago STATE Illinois ZIP CODE 60642

PHONE 872-215-2076 FAX EMAIL ximena@acostaegzur.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? 11-05-1987

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

No.

9. Present Zoning District RT-4 Proposed Zoning District B2-3

10. Lot size in square feet (or dimensions) Lot 54: 1923.72 square feet / Lot 55: 2,130.35 square feet

11. Current Use of the property one combined zoning lot with a two story residential building with five dwelling units (Lot 55) and an illegal accessory parking garage (Lot 54)

12. Reason for rezoning the property To subdivide one zoning lot into two individual zoning lots to allow the Applicant to construct a two story building with two units and two surface parking spaces on Lot 54 and to allow five dwelling unit density on Lot 55.

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)

The subject property is comprised of one zoning lot that includes a lot with an illegal accessory parking garage (Lot 54) and a two-story residential building (26'-5" height) with five dwelling units (Lot 55). The Applicants seek to rezone the property to subdivide the zoning lot into two individual zoning lots to allow the Applicants to construct a two story building with two units and two surface parking spaces on Lot 54 and to allow five dwelling unit density on Lot 55. The height of the new building will be 29'-1". The height of the existing building on Lot 55 will remain. The Applicants will seek any required parking relief under the Equitable Transit Location guidelines of the Chicago Zoning Ordinance as well as any required setback relief.

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

Francisca Cervantes, 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.

Francisca Cervantes
Signature of Applicant

Subscribed and Sworn to before me this
29th day of August, 2023.

Estela Richards
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

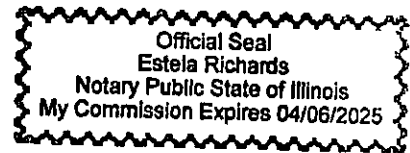
COUNTY OF COOK
STATE OF ILLINOIS

Moises Cervantes, 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.

Moises Cervantes
Signature of Applicant

Subscribed and Sworn to before me this
29th day of August, 2023.

Estela Richards
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



SCALE:
1" = 15'

7.5' 10'

R&R Surveyors, LTD.

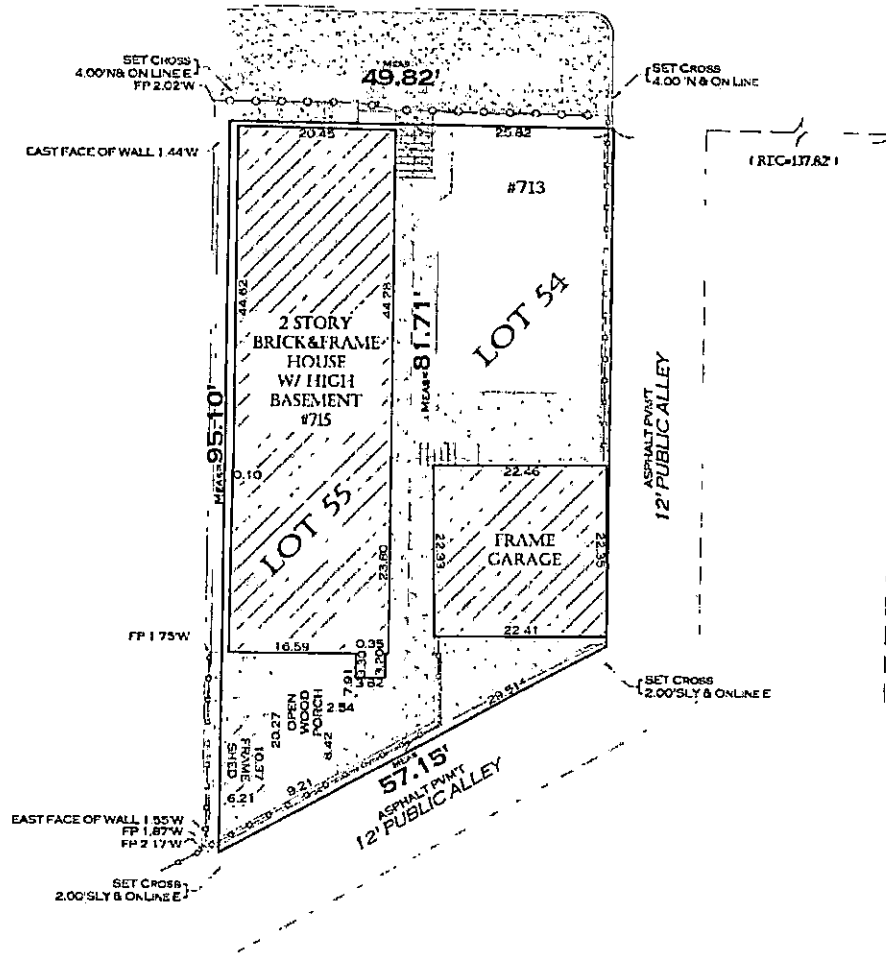
PLAT OF SURVEY

CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412 WAUWATONA, IL 60084
TEL: (773) 450-9321 FAX: 773-8567217
ACCURATE@ATT.NET

LOTS 54 AND 55 IN WEBSTER'S SUBDIVISION OF LOT 2 IN BLOCK 40 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 SECTION 21 AND SO MUCH OF THE SOUTHEAST 1/4 AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 713-15 WEST 19TH PLACE, CHICAGO, ILLINOIS.

WEST 19TH PLACE



NOTE:
 -DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT
 -THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORIGINAL OF ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED
 -DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING
 -COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE TO AVOID ANY DIFFERENCES
 -REFER TO DEED, TITLE POLICY, AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS

ORDER# 21-6744A
 DATE: 8/16/2023
 ORDERED BY: IR DESIGNE



STATE OF ILLINOIS
 COUNTY OF COCKERBURN
 I, ROY G. GLAWNCZAK
 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS PROFESSIONAL SURVEYING BOARD'S STANDARDS FOR A BOUNDARY SURVEY.

CARY, ILLINOIS
 August 21, 2023
 (04/21)
 Roy A. Glawnczak
 NOT A LICENSED ILL. REG. LAND SURV. FOR NO. 2280



R&R Surveyors, LTD.

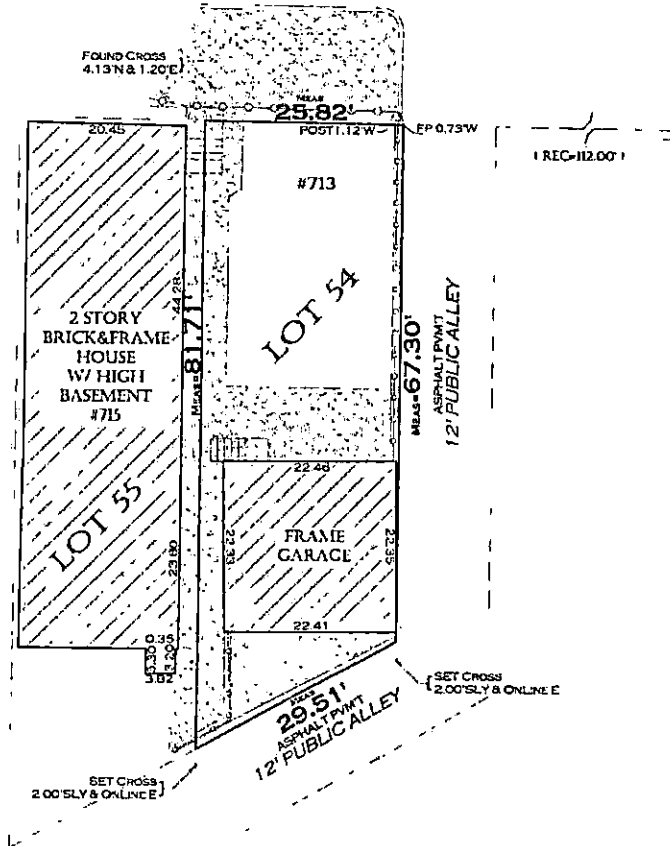
CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412 WAUCONDA, IL 60084
TEL: (773) 450-9321 FAX: 773-9567217
ACCURATE@ATT.NET

PLAT OF SURVEY

LOT 54 IN WEBSTER'S SUBDIVISION OF LOT 2 IN BLOCK 40 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 SECTION 21 AND SO MUCH OF THE SOUTHEAST 1/4 AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 713 WEST 19TH PLACE, CHICAGO, ILLINOIS.

WEST 19TH PLACE



NOTE:
 - DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT
 - THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORIGINAL FROM ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED
 - DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING
 - COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES
 - REFER TO DEED TITLE POLICY, AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS

ORDER# 216745
 DATE: 6/18/2023
 ORDERED BY: JR DESIGNE



STATE OF ILLINOIS
 COUNTY OF COCHISE
 I, ROY G. GLAWNCZAK,
 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN. MY PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A DOMESTIC SURVEY.
 CHICAGO, ILLINOIS
 August 21, 2023
 BY: Roy G. Glawnczak
 ROY G. GLAWNCZAK, ILL. REG. LAND SURV. NO. 35-002290



SCALE:
1" = 15'

75' 15'

R&R Surveyors, LTD.

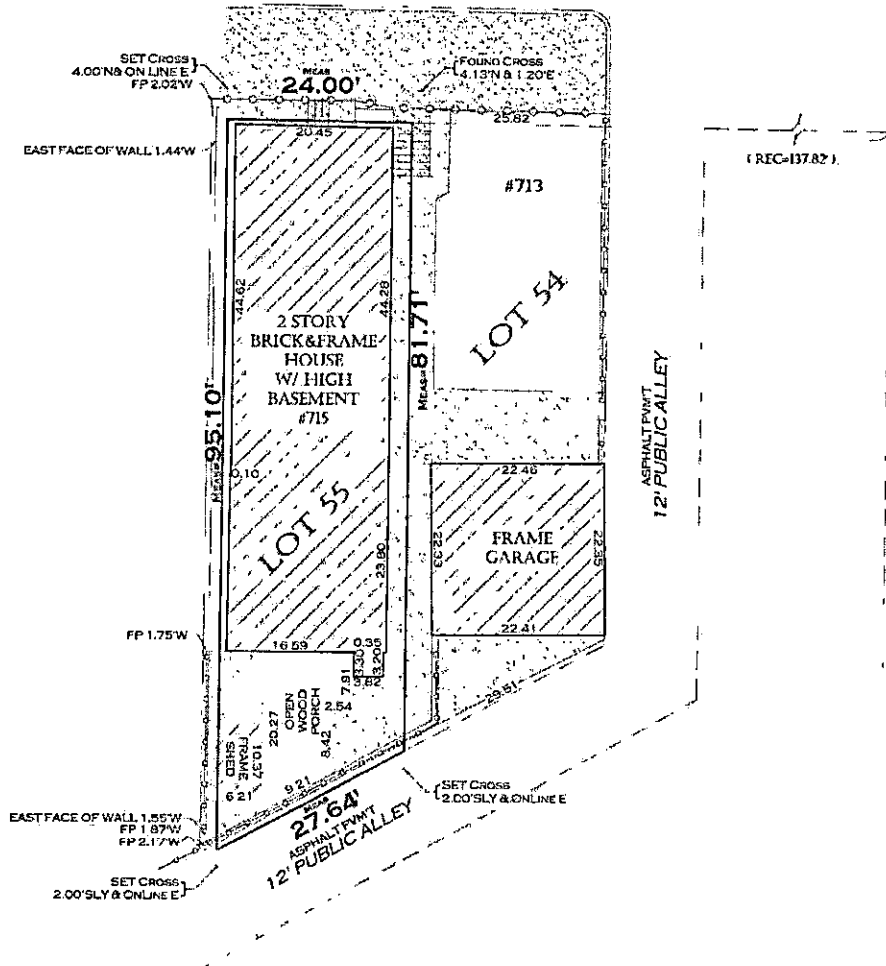
PLAT OF SURVEY

CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412 WAUCONDA, IL 60064
TEL: (773) 450-9321 FAX: 773-9567217
ACCURATE@ATT.NET

LOT 55 IN WEBSTER'S SUBDIVISION OF LOT 2 IN BLOCK 40 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 SECTION 21 AND SO MUCH OF THE SOUTHEAST 1/4 AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 715 WEST 19TH PLACE, CHICAGO, ILLINOIS.

WEST 19TH PLACE



NOTE:
 *DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 60 DEGREES FAHRENHEIT.
 *THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORIGINAL AND ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.
 *DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING.
 *COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES.
 *REFER TO DEED, TITLE POLICY, AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS.

ORDER# 214744
 DATE 8/19/2023
 ORDERED BY: J.R. DESIGNE



STATE OF ILLINOIS)
 COUNTY OF MCHENRY)
 I, ROY G. LAWNCZAK,
 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SECONDARY SURVEY.
 CHICAGO, ILLINOIS August 21, 2023 (DATE)
 BY: Roy G. Lawnczak
 ROY G. LAWNCZAK, ILL. REG. LAND SURVEYOR NO. 002290



ACOSTA EZGUR, LLC

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

September 13, 2023

Honorable Carlos Rosa
Chairman, Committee on Zoning
121 North LaSalle Street
Chicago, Illinois 60602

The undersigned, Ximena Castro, on behalf of map amendment Applicants Moises and Francisca Cervantes, 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 19th Place; the alley next west of and parallel to South Union Avenue; the alley next south of West 19th Place; and a line 160.6 feet west of and parallel to South Union Avenue.

and has the address of 713-715 West 19th Place, Chicago, Illinois 60616.

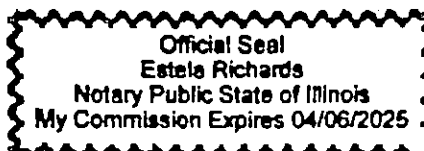
The undersigned certifies that the notice contained the address and description of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately September 13, 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 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 13th day of September 2023.

Estela Richards
Notary Public





ACOSTA EZGUR, LLC

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

September 13, 2023

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 September 13, 2023, the undersigned will file an application for a change in zoning from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District on behalf of Moises and Francisca Cervantes (the "Applicants") for the property located at 713-715 West 19th Place, Chicago, Illinois 60616. The property is bounded by:

West 19th Place; the alley next west of and parallel to South Union Avenue; the alley next south of West 19th Place; and a line 160.6 feet west of and parallel to South Union Avenue.

The subject property is comprised of one zoning lot that includes a lot with an illegal accessory parking garage (Lot 54) and a two-story residential building (26'-5" height) with five dwelling units (Lot 55). The Applicants seek to rezone the property to subdivide the zoning lot into two individual zoning lots to allow the Applicants to construct a two story building with two units and two surface parking spaces on Lot 54 and to allow five dwelling unit density on Lot 55. The height of the new building will be 29'-1". The height of the existing building on Lot 55 will remain. The Applicants will seek any required parking relief under the Equitable Transit Location guidelines of the Chicago Zoning Ordinance as well as any required setback relief.

The Applicants are located at 715 West 19th Place, Chicago, Illinois 60616. The Applicants are the Owners 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 Applicants are not seeking to rezone or purchase your property. The Applicants are required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Sincerely,

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

Ximena Castro

Attorney for the Applicants