

#22383-TI
INTRO DATE
MARCH 20, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
1946-48 W. 63rd Street

2. Ward Number that property is located in: 16

3. APPLICANT Reynoso Insulation LLC
ADDRESS 1940-44 W. 63rd Street CITY Chicago
STATE IL ZIP CODE 60636 PHONE _____
EMAIL [REDACTED] CONTACT PERSON Silvia Hurtado

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 Applicant
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 Tyler Manic
ADDRESS 70 West Madison, Suite 5400
CITY Chicago STATE IL ZIP CODE 60602
PHONE 312-345-5776 FAX _____ EMAIL tmanic@schainbanks.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: _____
 Jose C. Reynoso De Anda

 Silvia Hurtado

7. On what date did the owner acquire legal title to the subject property? 06/8/2020
8. Has the present owner previously rezoned this property? If yes, when? no
9. Present Zoning District: RS-3 Proposed Zoning District: C2-1
10. Lot size in square feet (or dimensions): 6,000 SF
11. Current Use of the Property: unimproved vacant lot
- _____
12. Reason for rezoning the property: To meet the use table standards of the C2-1 Zoning District to permit off-site accessory parking.
- _____
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 applicant will utilize the lot to establish 7 off-site accessory parking spaces to serve an existing office building with indoor material storage at 1940-1944 W.63rd Street. No buildings will be constructed.
- _____
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: Pursuant to Section 17-13-0303-D, Applicant seeks an Administrative Adjustment, as per Section 17-13-1003-II Landscaping, for the screening of vehicular use areas from the street under Section 17-11-0602.

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

Jose C. Reynoso 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
day of February, 2021.

Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

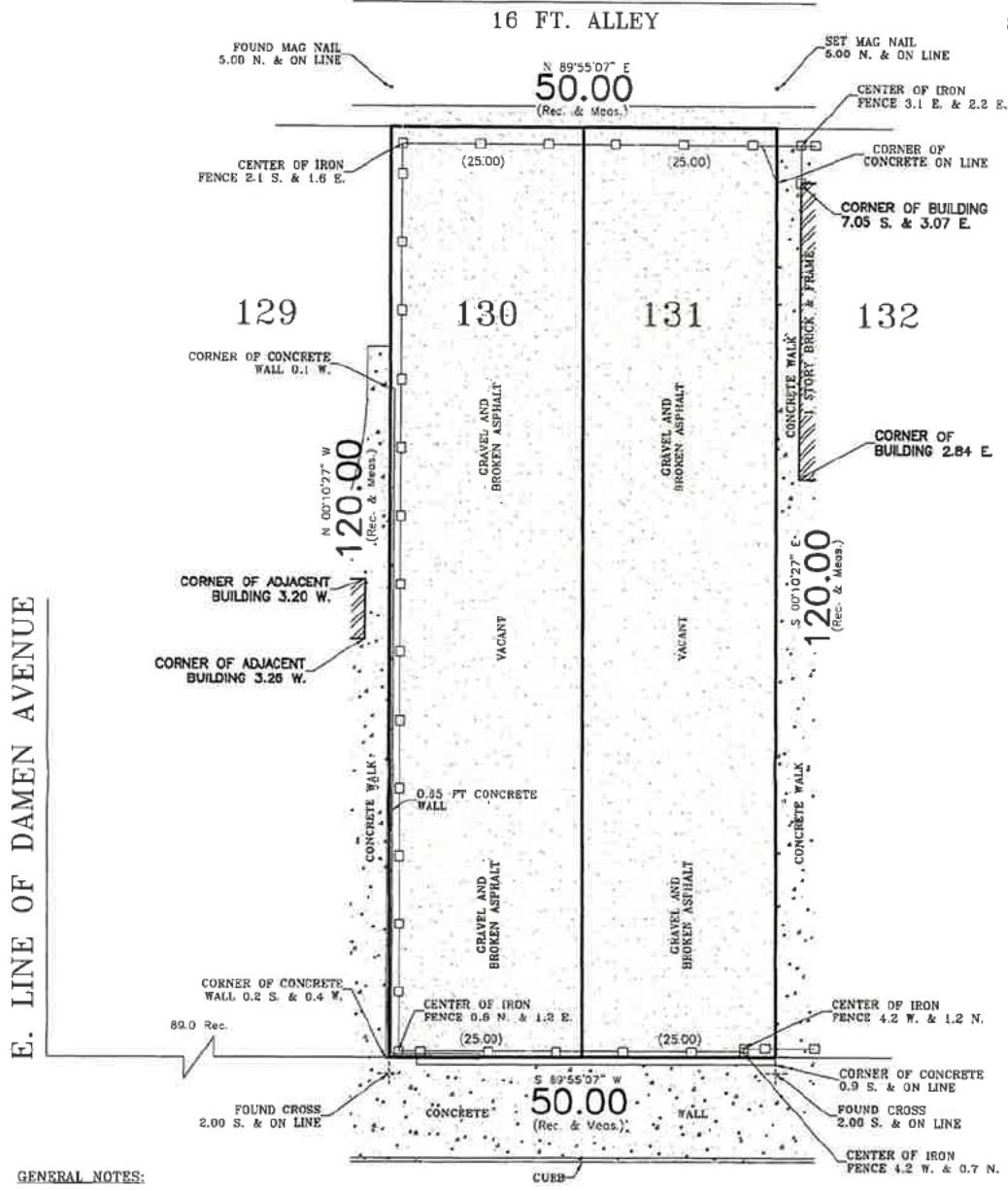
PLAT OF SURVEY of

LOTS 130 AND 131 IN E. A. CUMMINGS AND COMPANY'S 63RD STREET SUBDIVISION OF THE WEST HALF AND THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1046 - 1048 W. 63RD STREET, CHICAGO, ILLINOIS
P.I.N. 20-18-424-032 AND 20-18-424-033



SCALE: 1"=15'



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 FOUND OR SET, PER CLIENT'S REQUEST.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREBON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

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

Professional Design Registration #184-002705



Preferred SURVEY, INC
7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com



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

20-18-424-032: 3,000.0 SQ. FT.
20-18-424-033: 3,000.0 SQ. FT.

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 SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 66 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
5TH DAY OF FEBRUARY A.D. 2024

GARY HOLT - LIC# 035-002980 - EXPIRES ON 11/30/24

Field Work Completed	02/02/24	FLD CREW: JC/JP/MAL
Land Area Surveyed	6,000.0 SQ. FT.	CAD: RM
Drawing Revised		

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

March 1, 2024

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

The undersigned, Tyler Maric, 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 20, 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.



Signature

Subscribed and Sworn to before me this

1st day of March, 2024
Pamela Faye Walker

Notary Public

Commission Expires: 03/25/2027



March 20, 2024

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about March 20, 2024, the undersigned, will file an application on behalf of the Applicant, Reynoso Insulation LLC, for a change in zoning for the property located at 1946-1948 W. 63rd Street from a RS-3 Residential Single-Unit (Detached House) District to a C2-1 Motor Vehicle-Related Commercial District.

The Applicant of the Zoning Amendment and the owner of the subject property is Reynoso Insulation LLC, located at 1938-1942 W. 63rd Street, Chicago, IL 60636.

The Applicant seeks a re-zoning to meet the use table standards of the C2-1 zoning district to establish seven (7) off-site accessory parking spaces for the adjacent contractor's office. The existing building will remain and contains 4,371 square feet of commercial space. No residential use.

I am the duly authorized attorney for the applicant and owner. My address is 70 West Madison, Suite 5400, Chicago, Illinois 60602. My telephone number is (312) 345-5700.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

Very truly yours,

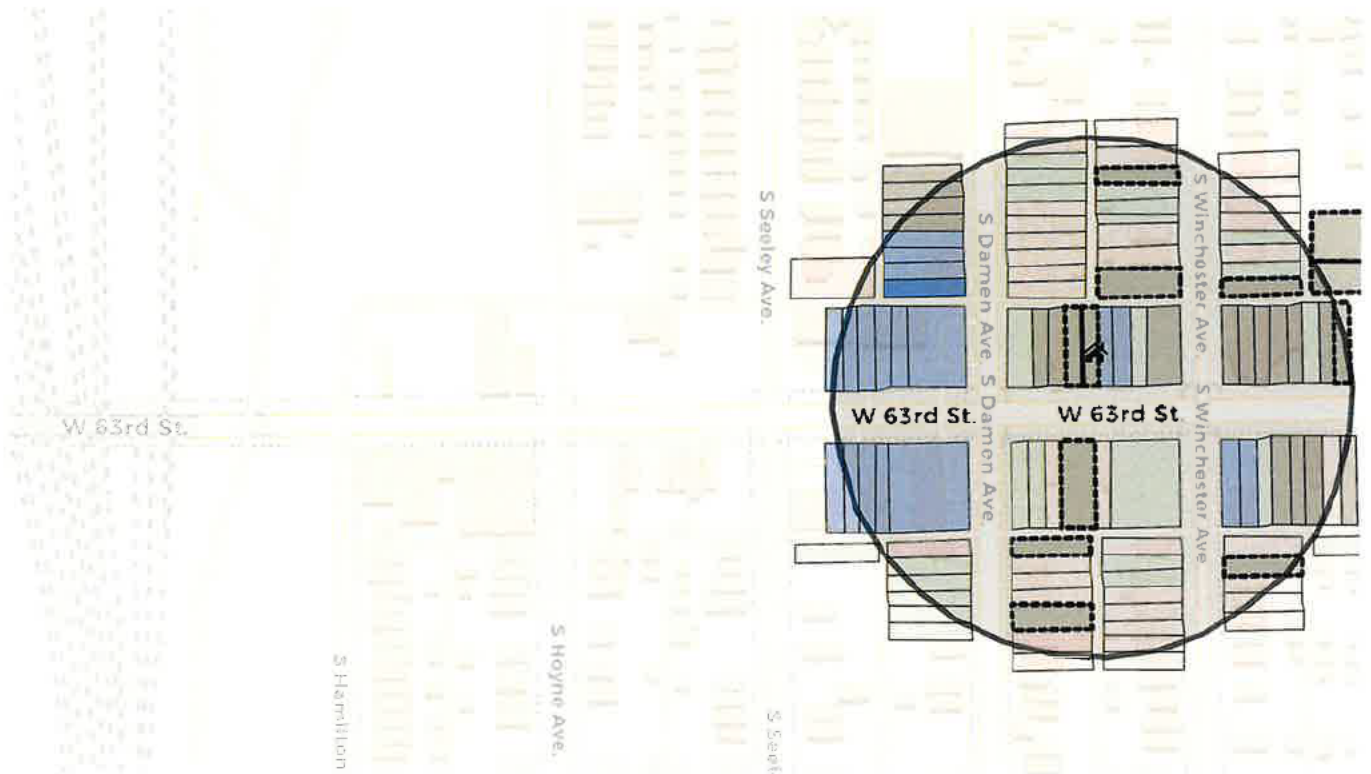


Tyler Manic
Attorney for Applicant
and Owner

Properties

Property Finder filter for specific properties, show tax sales, and get tax comps

Parcels & properties within 400 feet of 1946 W 63rd St



Super Parcel

Instructions: Select two or more checkboxes in the "Super Parcel" column to reveal a Super Parcel link.

PIN	Address	City	Property Info	Tax Bill Hist
20-18-424-033-0000 (/address.php?pin=20184240330000) zoom to	1946 W 63rd St	Chicago	<input type="checkbox"/> UnClassified (0-00) CHICAGO CITY OF / City of Chicago Tax exempt Chicago-owned (currently) ChiBlockBuilder CBB 2022-2023 not offered due to:	3,001
20-18-424-033-0000 (/address.php?pin=20184240330000) zoom to	1946 W 63rd St	Chicago	<input type="checkbox"/> UnClassified (0-00) CHICAGO CITY OF / City of Chicago Tax exempt Chicago-owned (currently) ChiBlockBuilder CBB 2022-2023 not offered due to:	3,001