#22726-T1
Intro Date:
April 16, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

2959 North Pulaski Road / 3451-61 West Wellington Avenue

2. Ward Number that property is located in: 31

3. APPLICANT Centro San Bonifacio

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE 872-215-2076

EMAIL ximena@acostaezgur.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

ADDRESS 1030 West Chicago Avenue, 3rd Floor

CITY Chicago STATE Illinois ZIP CODE 60642

PHONE 872-215-2076 FAX EMAIL ximena@acostaezgur.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: NOT-FOR-PROFIT

7. On what date did the owner acquire legal title to the subject property? 07/2024

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

9. Present Zoning District: M1-1 Proposed Zoning District: C2-3

10. Lot size in square feet (or dimensions): 3,051.08 square feet

11. Current Use of the Property: Two-story mixed use building with ground floor restaurant use and above ground residential use with two surface parking spaces

12. Reason for rezoning the property: To legalize legal non-conforming residential use and to add a rear deck and seek an optional variation to eliminate one parking space.

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 seeks to rezone the subject property to legalize the residential use and construct a one story rear deck. The existing ground floor commercial use, building height, and parking will remain. No additional parking will be provided. Two bicycle spaces for the residential use will be provided.

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.**

The Applicant also seeks a Type 1 rezoning application to seek an optional variation under section 17-13-0300(D) to increase 100% residential parking for a property located in a TSL location to allow two total spaces on the property per sections 17-10-0102-B and 17-13-1003-EE; an optional variation to permit the existing building entrance along Wellington Avenue to remain per the relief under section 17-13-1003-R; and an optional variation to allow existing curb cut vehicle access from the side street of Wellington Avenue instead of the alley per the relief under section 17-13-1003-S.

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.city ofchicago.org/ ARO for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Centro San Bonifacio , 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
By: Alejandra Menedez, Executive Director

Subscribed and Sworn to before me this
31st day of March , 2025

Notary Public

JOSE AARON CARRILLO
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 23, 2025

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

ACOSTA EZGUR, LLC
1030 West Chicago Avenue, Third Floor ▪ Chicago, Illinois 60642 ▪ 312-327-3350 o ▪ 312-327-3315 f

April 16, 2025

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 April 16, 2025, the undersigned will file an application for a change in zoning from a current M1-1 Limited Manufacturing/Business Park District to a C2-3 Motor Vehicle-Related Commercial District as a Mandatory Type 1 Map Amendment on behalf of Centro San Bonifacio (the "Applicant") for the property located at 2959 North Pulaski Road / 3451-61 West Wellington Avenue, Chicago, Illinois 60641. The property is bounded by:

> West Wellington Avenue; the alley next east of and parallel to North Pulaski Road; a line 24.85 feet south of and parallel to West Wellington Avenue; and North Pulaski Road.

The property is improved with a two story mixed use building (approx. 23'-10" height) with ground floor commercial use (approx. 1,328 square feet) for an existing coffee shop, two legal non-conforming residential units above the ground floor, and one surface parking space for residential use one space for commercial use. The Applicant seeks to rezone the subject property to legalize the residential use and construct a one story rear deck. The existing ground floor commercial use, building height, and parking will remain. No additional parking will be provided. Two bicycle spaces for the residential use will be provided.

The Applicant also seeks a Type 1 rezoning application to seek an optional variation under section 17-13-0300(D) to increase 100% residential parking for a property located in a TSL location to allow two total spaces on the property per sections 17-10-0102-B and 17-13-1003-EE; an optional variation to permit the existing building entrance along Wellington Avenue to remain per the relief under section 17-13-1003-R; and an optional variation to allow existing curb cut vehicle access from the side street of Wellington Avenue instead of the alley per the relief under section 17-13-1003-S.

The Applicant is located at [redacted] The Applicant is the Owner of the property. The contact person for this application is Rolando Acosta, 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

Ximena Castro
Zoning Attorney for the Applicant

ACOSTA EZGUR, LLC
1030 West Chicago Avenue, Third Floor ▪ Chicago, Illinois 60642 ▪ 312-327-3350 o ▪ 312-327-3315 f

April 16, 2025

Chairman Burnett
Committee on Zoning, Landmarks & Building Standards
121 North LaSalle Street
Chicago, Illinois 60602

The undersigned, Ximena Castro, being first duly sworn on oath, deposes and says 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 Wellington Avenue; the alley next east of and parallel to North Pulaski Road; a line 24.85 feet south of and parallel to West Wellington Avenue; and North Pulaski Road

and has the address of 2959 North Pulaski Road / 3451-61 West Wellington 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 April 16, 2025.

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.

Ximena Castro

Subscribed and sworn to before me this 16, day of April 2025.

Estela Richards
Notary Public

Official Seal
Estela Richards
Notary Public State of Illinois
My Commission Expires 04/06/2025

PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

Plat of Surveys
Topography
Mortgage
Inspection
Condominiums
Land Development
Legal Descriptions

LOT 1 IN THE SUBDIVISION OF THE NORTH HALF OF THE NORTH HALF OF LOT 15 OF DAVLIN, KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 2959 N PULASKI RD, CHICAGO, IL 60641.)

AREA= 3,061.08 SQ. FT. (MORE OR LESS)
PERIMETER= 295.26 FT. (MORE OR LESS)
ACREAGE= 0.070043 (MORE OR LESS)

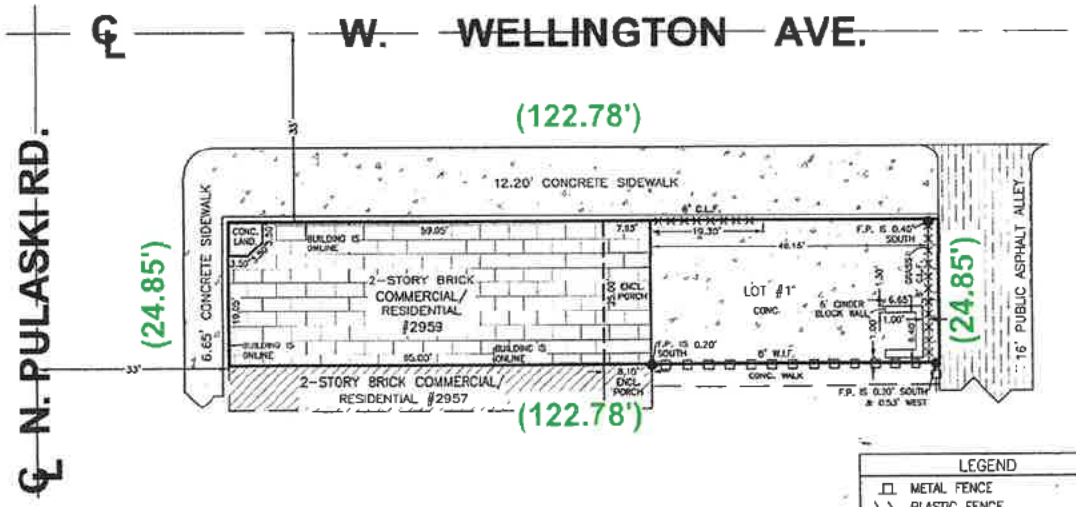
SCALE: 1"=20'



VICINITY MAP



FRONT VIEW



LEGEND	
	METAL FENCE
	PLASTIC FENCE
●	FENCE POST (F.P.)
O	"MAG" NAIL SET
O	SET IRON PIPE
•	IRON PIPE FOUND
+	CUT CROSS- FOUND OR SET
	PROPERTY LINE
(140.45)	RECORDED DATA
140.45	MEASURED DIMENSION
	NOTCH
	WOOD & METAL FENCE (W.M.F.)
	WOOD FENCE (W.F.)
	CHAIN LINK FENCE (C.L.F.)
	WROUGHT IRON FENCE (W.I.F.)
●●●	5 NAILS (SET)

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.

PROFESSIONAL LAND SURVEYOR
LEON R PASS
035-003083
CHICAGO
ILLINOIS
STATE OF ILLINOIS

P.O. Box 43559
Chicago, Illinois 60643
TEL.: (773) 779-1700 Fax: (773) 779-9143
E-mail: lrpassassoc@yahoo.com

CSB STAFF

P.I.N.#	13-26-118-001-0000
CHECKED BY: L.R.P.	FIELD DATE: 08-29-2024
BOOK NO.: C.P.	SURVEYOR: D.S.
PROJECT NO.: 2408-0179	SCALE: 1"=20'

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COMPARE ALL POINTS BEFORE BUILDING, AND IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

STATE OF ILLINOIS
COUNTY OF COOK

WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF SEPTEMBER 20 24 .

LICENSE EXPIRATION DATE: 11/30/24