#22581
INTRO DATE
OCT 9, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   1614 S. Carpenter Street

2. Ward Number that property is located in: 25

3. APPLICANT Chicago Pilsen, LLC.

   ADDRESS [redacted] CITY [redacted]

   STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

   EMAIL ximena@acostaezgur.com
   geraldgarciazoninghelp2020@gmail.com CONTACT PERSON Janis Kanter

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 Same

   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 W Chicago Ave, 3rd Fl

   CITY Chicago STATE IL ZIP CODE 60645

   PHONE 312.905.3548 FAX _____ EMAIL ximena@acostaezgur.com
   geraldgarciazoninghelp2020@gmail.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: Chicago Pilsen LLC.
Janis Kanter managing member

7. On what date did the owner acquire legal title to the subject property? 05/15/2024

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

9. Present Zoning District: RT-4 Proposed Zoning District: B2-1

10. Lot size in square feet (or dimensions): 24'-0" x 123'-0"= 2,952 sq. ft.

11. Current Use of the Property: Two story residential building with two residential units and no parking.

12. Reason for rezoning the property: to deconvert the existing two unit building into a single family residence and to construct a two story rear addition.

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 proposes to rezone the property to deconvert the existing two unit building into a single family residence and will include a two story rear addition. The building will not exceed the 30.0' height limit. The Applicant will also provide a detached two car garage at the rear of the property.

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

Chicago Pilsen LLC, 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.

Official Seal
MARY ELIZABETH BEYER
Notary Public, State of Illinois
Commission No. 979656
My Commission Expires October 18, 2027

Janis Kanter
Signature of Applicant

Janis Kanter
Managing member

Subscribed and Sworn to before me this
23 day of September, 20 24.

Mary Elizabeth Beyer
Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
PROFESSIONAL DESIGN FIRM NO. 184-003023

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

PLAT OF SURVEY

OF

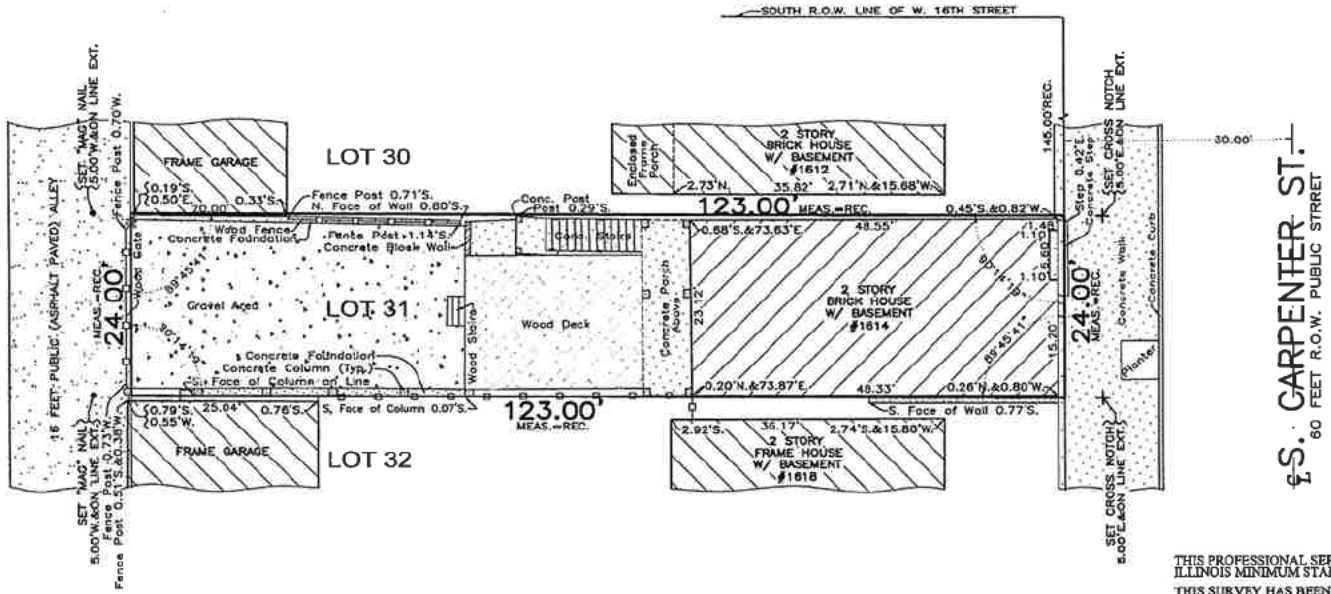
LOT 31 IN SHIELD'S SUBDIVISION OF LOT 3 IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 2,952 SQ. FT. = 0.068 ACRE.

COMMONLY KNOWN AS: 1614 SOUTH CARPENTER STREET, CHICAGO, ILLINOIS.

NORTH

GRAPHIC SCALE
0 15
(IN FEET)
1 inch = 15 ft.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 24-102483
Scale: 1 inch = 15 feet.
Date of Field Work: APRIL 17, 2024
Ordered by: JOHN E. LOVESTRAND
ATTORNEY AT LAW

PROFESSIONAL LAND SURVEYOR
HYLTON E. DONALDSON
035-002819
LINCOLNWOOD ILLINOIS
STATE OF ILLINOIS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois } s.s.
County of Cook }

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: APRIL 25, 2024

Hylton E. Donaldson

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024.

DRAWN BY: S.Z.

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

October 9, 2024

Chairman
Chairman, Committee on Zoning, Landmarks, and Building Standards
City Hall
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:

A line 145.0' south of and parallel to West 16th Street; South Carpenter Street;
A line 169.0' south of and parallel to West 16th Street; and the public alley next west of and parallel to South Carpenter Street

and has the address of 1614 South Carpenter Street, Chicago, Illinois 60608.

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 October 9, 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.

Castro

By: Ximena Castro

Subscribed and sworn to before me this October 9th, 2024.

Estela Richards

Notary Public

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

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

October 9, 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 October 9, 2024, the undersigned will file an application for a change in zoning from an RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to a B2-1, Neighborhood Mixed-Use District on behalf of Chicago Pilsen, LLC (the "Applicant") for the property located at 1614 South Carpenter Street, Chicago, Illinois 60608. The property is bounded by:

> A line 145.0' south of and parallel to West 16th Street; South Carpenter Street;
> A line 169.0' south of and parallel to West 16th Street; and the public alley next west of and parallel to South Carpenter Street.

The property is improved with a two-story residential building with two residential units and no parking. The Applicant seeks to rezone the property to allow a deconversion of the building into a single-family residence. The Applicant will also construct a two-story rear addition. The building will not exceed the 30.0' height limit. A detached two-car garage at the rear of the property is also proposed.

The Applicant is located at [redacted] 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 312-905-3548 and at ximena@acostaezgur.com and geraldgarciazoninghelp2020@gmail.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 250.00 feet of the property to be rezoned.

Sincerely,

Ximena Castro
Zoning Attorney for the Applicant