#22218
INTRO DATE
JUNE 21, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1828 South Racine Avenue

2. Ward Number that property is located in: 25

3. APPLICANT Buckley Electric, Inc.

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE 312-636-6937

EMAIL Rolando@acostaezgur.com CONTACT PERSON Rolando R. Acosta

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 Rolando Acosta

ADDRESS 1030 West Chicago Avenue, 3rd Fl

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-636-6937 FAX _____ EMAIL rolando@acostaezgur.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.

Padraic J. Buckley

7. On what date did the owner acquire legal title to the subject property? 04-24-22

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

No

9. Present Zoning District B3-2 Proposed Zoning District B2-2

10. Lot size in square feet (or dimensions) 3,047.5 Sq. Ft

11. Current Use of the property Vacant

12. Reason for rezoning the property Develop the property with a three-story building containing three residential dwelling units, including residential dwelling units below the second floor, and three parking spaces..

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 vacant. The applicant seeks to develop the property with a three-story building containing three residential dwelling units, including one unit below the second floor, and three surface parking spaces. The height of the building will be 27.5 feet.

14. The Affordable Requrements 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

Padraic J. Buckley, 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
Padraic J. Buckley, President

Subscribed and Sworn to before me this
31st day of May, 2023.

Notary Public

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

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

HORIZON SURVEY, LLC
P.O. BOX 438607
Chicago, Il 60643
Office 312-972-7185
horizonsurveychicago@gmail.com

PLAT OF SURVEY

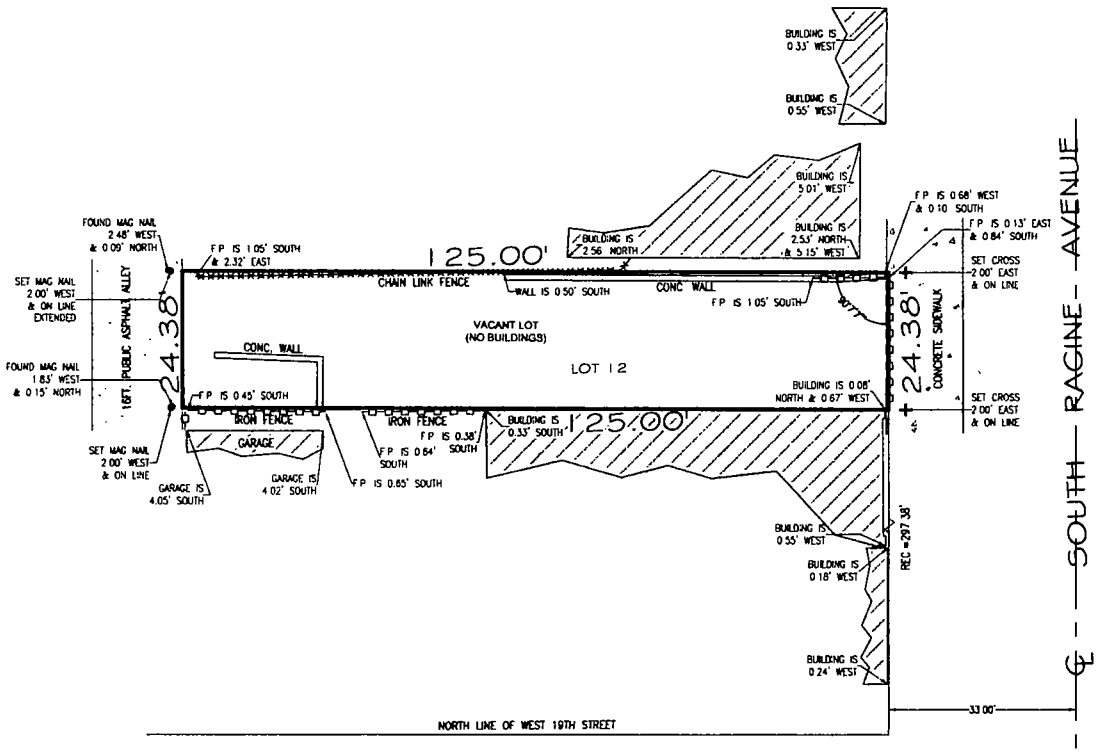
PLAT OF SURVEYS
ATLA/NSPS
CONDOMINIUMS
LAND DEVELOPMENT

LOT 12 IN S.S. WHITES SUBDIVISION OF BLOCK 8, OF JOHNSTON AND LEE'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1828 S RACINE AVE, CHICAGO, ILLINOIS.

NORTH

SCALE 1"= 20'



LAND DEVELOPMENT CONSULTANTS
CIVIL, MINING, ENVIRONMENTAL, FORENSIC
AND UTILITY ENGINEERING, LAND SURVEYING
REAL ESTATE AND CORPORATION AGENTS

COMPARE ALL POINTS BEFORE BUILDING, NO 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

JOB #: 1828SRACINEAVE

DATE OF COMPLETION IN THE FIELD: APRIL 20, 2023

PREPARED FOR: ATTORNEY JAMES. P ANTONOPOULOS

PIN # 17-20-316-032-0000 COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1828 S. RACINE AVE., CHICAGO, ILLINOIS

STATE OF ILLINOIS } S S.
COUNTY OF COOK }

1"=20'
SCALE

This is to certify that HORIZON SURVEY, LLC., by it's managing agent George E. Stourton, P.L.S., Professional Land Surveyor #2058, whose licensure expires November 30, 2024, hereby certifies that the property described on this plat has been surveyed and that the results of the survey are shown on this plat. Dimensions are in U.S. Standard Feet and Decimals thereof, sexigisimal bearings based as assumed north. This Professional Service conforms to the current Illinois minimum standards for a boundary survey

DATED THIS 21ST DAY OF APRIL, 2023

PROFESSIONAL LAND SURVEYOR GEORGE E. STOURTON 035-002058 JOLIET, ILLINOIS STATE OF ILLINOIS

GEORGE E. STOURTON PLS No 2058
LICENSE EXPIRATION DATE: NOVEMBER 30, 2024

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

June 21, 2023

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

The undersigned, Rolando Acosta, being first duly sworn on oath, deposes and says the following:

That 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, 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 321.76 feet north of and parallel to West 19th Street; South Racine Avenue; a line 297.38 feet north of and parallel to West 19th Street; and the public alley next west of and parallel to South Racine Avenue.

and has the address of 1828 West 19th 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 June 21, 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: Rolando Acosta

Subscribed and sworn to before me this June 21, 2023.

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

June 21, 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 June 21 ,2023, the undersigned will file an application for a change in zoning from a B3-2 Community Shopping District to a B2-2 Neighborhood Mixed-Use District on behalf of Buckley Electric, Inc. (the "Applicant") for the property located at 1828 South Racine Avenue, Chicago, Illinois 60608. The property is bounded by:

> A line 321.76 feet north of and parallel to West 19th Street; South Racine Avenue; a line 297.38 feet north of and parallel to West 19th Street; and the public alley next west of and parallel to South Racine Avenue.

The subject property is vacant. The applicant seeks to develop the property with a three-story building containing three residential dwelling units, including one unit below the second floor, and three surface parking spaces. The height of the building will be 27.5 feet.

The Applicant is located at _____. 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 Rolando Acosta at 312-636-6937 or at rolando@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.

Sincerely,

Rolando R. Acosta, Attorney for the Applicant