

#22480-T1

INTRO DATE

JUNE 12, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone: 8235-8237 W. Irving Park Road, Chicago, IL 60634

2. Ward Number that property is located in: 38th Ward

3. APPLICANT 8235 W. Irving Park RD LLC

ADDRESS 8235 W. Irving Park Rd. CITY Chicago

STATE IL ZIP CODE 60634 PHONE [REDACTED]

EMAIL [REDACTED] CONTACT PERSON Francis Ostian, Esq.

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 _____

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 Francis Ostian, Esq.

ADDRESS 8770 W. Bryn Mawr Ave., Suite 1300

CITY Chicago STATE IL ZIP CODE 60631

PHONE 312-498-4878 FAX 312-264-0387 EMAIL FrancisOstian@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: Ewelina J. Olbrycht, sole member with 100% membership interest.
-
7. On what date did the owner acquire legal title to the subject property? January 9, 2024
8. Has the present owner previously rezoned this property? If yes, when? No.
9. Present Zoning District: B3-1 Proposed Zoning District: C1-2
10. Lot size in square feet (or dimensions): 6,250 sq. ft.
11. Current Use of the Property: Existing 1 and 2-story building.
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12. Reason for rezoning the property: To meet the use table and standards for the C1-2 to allow a general restaurant with incidental liquor sales as per 17-13-0207 and to establish food and beverage retail sales.
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 8235 unit will be a restaurant with rooftop patio-applicant will apply for a special use; The 8237 unit will be a retail liquor store that has zero parking spaces. The applicant is located within 1,320 feet of a CTA bus line corridor roadway segment that is serviced by CTA or PACE routes 9, 80, 135, 148. Table 17-17-0400-B
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: 100% parking relief-- 17-13-1003-EE

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

Francis Ostian, Attorney for 8235 W. Irving Park RD 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.



Signature of Applicant

Subscribed and Sworn to before me this
3RD day of June, 2024.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

SPIEWAK CONSULTING

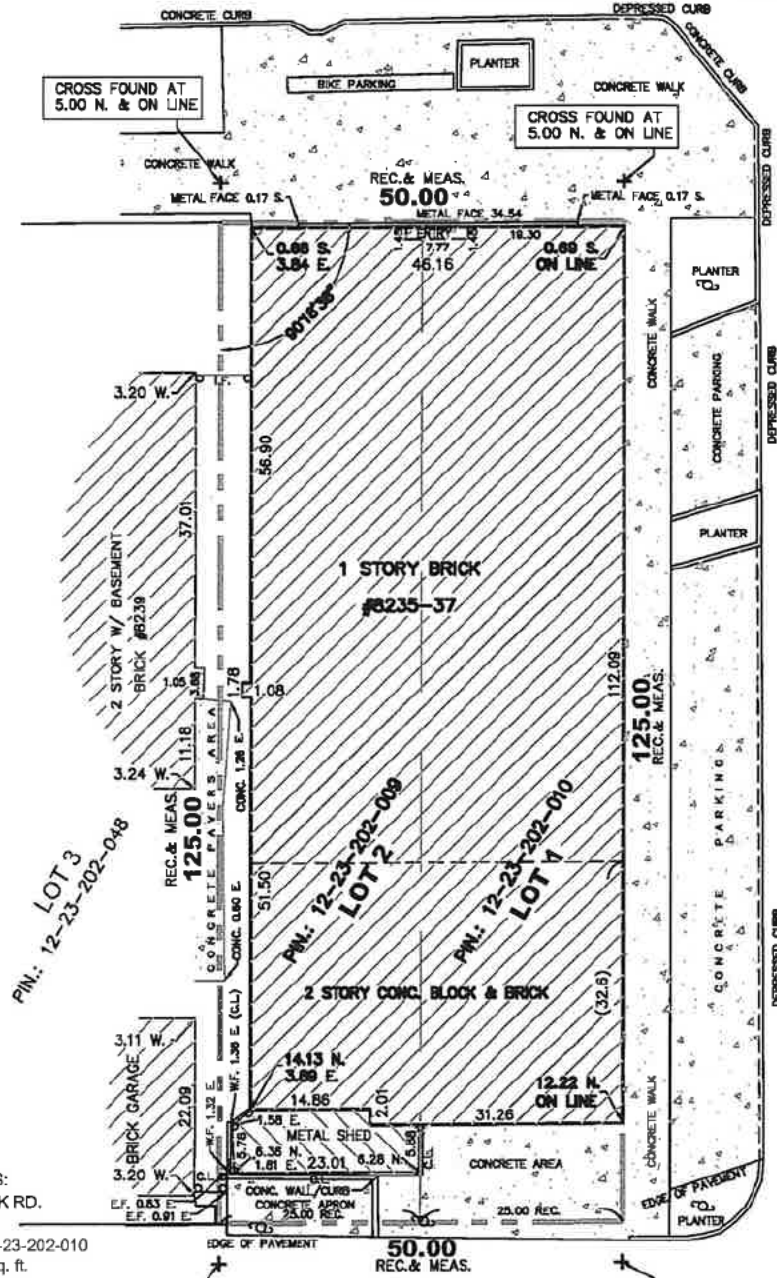
PROFESSIONAL DESIGN FIRM
LICENSE NO.: 184.006518
1030 W. HIGGINS RD., STE 218
PARK RIDGE, IL 60068
phone: (773) 853-2672 (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

PLAT OF SURVEY

by
ANDREW SPIEWAK LAND SURVEYOR, INC.
of

LOTS 1 AND 2 IN BLOCK 2 FEUERBORN AND KLODE'S IRVINGWOOD, BEING A
SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP
40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

W. IRVING PARK RD.



COMMONLY KNOWN AS:
8235-37 W. IRVING PARK RD.
CHICAGO, IL 60634
P.I.N. 12-23-202-009, 12-23-202-010
LAND AREA ± 6,250 sq. ft.

- LEGEND**
- FENCE
 - C.L. = CHAIN LINK FENCE, I.F. = IRON FENCE
 - V.F. = VINYL FENCE, W.D. = WOOD FENCE
 - E.F. = EAST FACE, N.F. = NORTH FACE
 - S.F. = SOUTH FACE, W.F. = WEST FACE
 - (M) = MEASURED (R) = RECORD
 - CROSS FOUND & SET (C) UTILITY POLE
 - IRON ROD FOUND (R) IRON ROD SET
 - IRON PIPE FOUND (R) IRON PIPE SET
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - PROPERTY LINE

SCALE: 1 INCH EQUALS 15 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL
PARTS THEREOF.

ORDERED BY: EWELINA OLBRYCHT
ORGANIZATION: _____
SURVEYED BY: AES
DRAWN BY: MK
CHECKED BY: AES
PROJECT No: 341-23 UD 24



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

ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE No. 184.006518 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

THE FIELD WORK WAS COMPLETED ON 15th DAY OF MARCH A.D. 2024.
DATE OF PLAT: 18th DAY OF MARCH A.D. 2024.

BY: Andrew F. Spiewak
ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE No. 035 003178 LAND SURVEYING CORPORATION, No.: 184.006518
LICENSE EXPIRES 11/30/2024

PROFESSIONAL DESIGN FIRM
LICENSE EXPIRES 04/30/2025

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL.

N. PITTSBURGH AVE.

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

Date: June 10, 2024

Chairman, Committee on Zoning
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

The undersigned, Francis Ostian, Attorney for 8235 W. Irving Park RD LLC, 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 June 12, 2024 [INSERT DATE].

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.

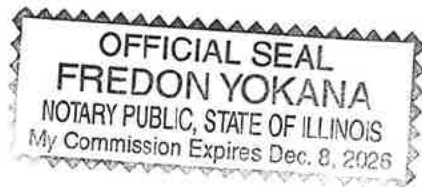


Signature

Subscribed and Sworn to before me this

3RD day of June, 2024

Notary Public



DATED: June 10, 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 June 12, 2024, the undersigned will file an application for a change in zoning from B3-1 to C1-2 on behalf of 8235 W. Irving Park RD LLC for the property located at 8235-8237 W. Irving Park Road, Chicago, Illinois 60634.

The applicant intends to establish two spaces: a general restaurant with a rooftop outdoor patio and a retail liquor store operating a package goods use within the existing 1 and 2 story building with no parking. The applicant is also seeking a Type 1, as per Section 17-13-0303-D, optional administrative adjustment for 100% parking relief for the overall use.

The applicant, 8235 W. Irving Park RD LLC, is located at 8235 W. Irving Park Road, Chicago, Illinois 60634.

The contact person for this application is attorney Francis Ostian at 8770 W. Bryn Mawr Ave., Suite 1300, Chicago, IL 60631 with a phone number of 312-498-4878.

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.

Very truly yours,



Francis Ostian, Attorney for Applicant: 8235 W. Irving Park RD LLC
Law Office of Francis Ostian
8770 W. Bryn Mawr Ave., Ste. 1300
Chicago, IL 60631