

#22420-T1
INTRO DATE
APRIL 17, 2024

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
4801-4837 West Peterson Avenue / 5950 North Caldwell Avenue, Chicago, IL 60646

2. Ward Number that property is located in: 39th Ward

3. APPLICANT Klairmont Enterprises, Inc.

ADDRESS 4747 W. Peterson Avenue CITY Chicago

STATE IL ZIP CODE 60646 PHONE 773-736-4100

EMAIL aklairmont@imperialrealtyco.com CONTACT PERSON Alfred M. Klairmont

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 The Applicant is the Property 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 Graham Grady/Sylvia Michas/Braeden Lord – Taft

ADDRESS 111 East Wacker Drive, Suite 2600

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-836-4036/-4030/-4165 FAX _____

EMAIL ggrady@taftlaw.com / smichas@taftlaw.com / blord@taftlaw.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: See attached Economic Disclosure Statements
-
7. On what date did the owner acquire legal title to the subject property? 2004
8. Has the present owner previously rezoned this property? If yes, when? Yes, 2018
9. Present Zoning District: B3-3 District Proposed Zoning District: B3-5 District
10. Lot size in square feet (or dimensions): 71,087.64 sf
11. Current Use of the Property: Commercial (office and medical)
-
12. Reason for rezoning the property: To construct a ground floor commercial and retail addition to the existing 6-story office and medical building. The Applicant seeks a mandatory Type 1 submission to modify the Type 1 plans passed by City Council on 7/25/2018.
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 Applicant proposes to construct: (i) a ground floor commercial addition (measuring approximately 17'8" in height and containing approximately 8,208 square feet) to the existing building; and (ii) improvements to (a) the existing parking lot, which upon completion will contain 151 automobile parking spaces and (b) an adjacent area, which will contain 5 bicycle parking spaces.
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. Landscape Administrative Adjustments per Sec. 17-11-0604-A (which are collectively treated as variations per 17-13-1002): 17-11-0103-A (parkway trees); 17-11-0202-A (perimeter screening); 17-11-0203-A (interior landscaping); 17-11-0203-B.4 (interior trees); 17-11-0303-C (trash enclosure screening). Additional and alternative landscape treatment is proposed as indicated in the attached Landscape Plan.

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

Alfred M. Klairmont, authorized signatory of Klairmont Enterprises, Inc., 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.

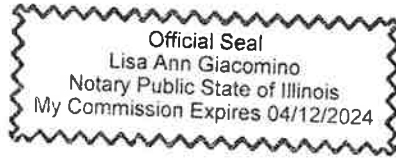
Alfred M. Klairmont

Signature of Applicant

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

Lisa Ann Giacomino

Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



Braeden Lord
312.836.4165
BLord@taftlaw.com

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

April 17, 2024

Chairman
City Council Committee on Zoning, Landmarks, and Building Standards
121 North LaSalle Street, Room 200, Office 9
Chicago, IL 60602

**Re: Application for Amendment to the Chicago Zoning Ordinance
4801-4837 West Peterson Avenue / 5950 North Caldwell Avenue, Chicago, IL 60646**

The undersigned, Braeden Lord, an attorney with the law firm of Taft Stettinius & Hollister LLP, which firm represents Klairmont Enterprises, Inc., the applicant for a proposal to rezone the subject property located at 4801-4837 West Peterson Avenue / 5950 North Caldwell Avenue, Chicago, IL 60646 from the B3-3 Community Shopping District to the B3-5 Community Shopping District, 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 the filing 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 names and address of the owners; and a statement that the applicant intends to file the application for a change in zoning on approximately April 17, 2024; and a source for additional information on the application.

The undersigned certifies that he 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.

Sincerely,

Taft Stettinius & Hollister LLP

Braeden Lord

Subscribed and Sworn to before me this

3rd day of April, 2024

Vanessa R. Montano
Notary Public





111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Braeden E. Lord
312.836.4165
BLord@taftlaw.com

April 17, 2024

FIRST CLASS MAIL

To Whom It May Concern:

As required by Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about April 17, 2024, the undersigned, on behalf of Klairmont Enterprises, Inc. (the "Applicant") intends to file an application for a change in zoning from the B3-3 Community Shopping District to the B3-5 Community Shopping District for the property located at 4801-4837 West Peterson Avenue / 5950 North Caldwell Avenue, Chicago, IL 60646 (the "Property") including the following variations per Section 17-13-0303-D of the Chicago Zoning Ordinance: (1) to reduce the required number of parkway trees from 37 to 12; (2) to reduce the required perimeter screening along Cicero Avenue from 7'0" to 5'5"; (3) to reduce the required interior landscaping from 4,075 square feet to 1,769 square feet; (4) to reduce the required number of interior trees from 32 to 10; (5) to waive the ivy screening requirement for trash storage areas.

A map indicating the location of the Property is printed on the reverse side of this letter. The Property is currently improved with a six-story commercial (office and medical) building (the "Existing Building") and a surface parking lot. The Applicant requests the zoning approvals to authorize construction of (i) a ground floor commercial addition (measuring approximately 17'8" in height and containing approximately 8,208 square feet of floor area) to the Existing Building; and (ii) improvements to (a) the existing parking lot, which upon completion will contain 151 automobile parking spaces and (b) an adjacent area, which will contain 5 bicycle parking spaces.

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.

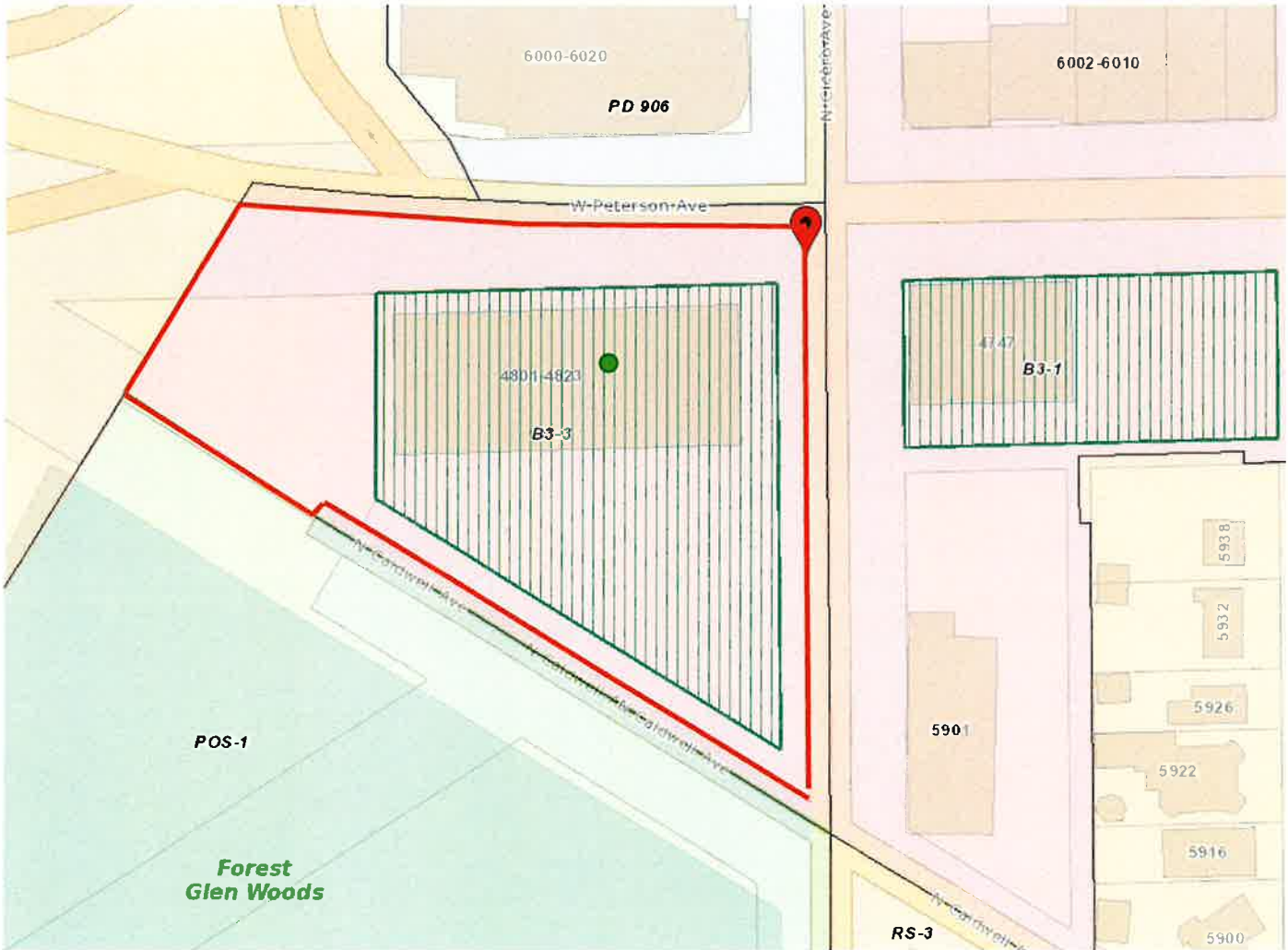
I am an authorized representative of the Applicant and my address is 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601. The Applicant and Property owner is Klairmont Enterprises, Inc. and its business address is 4747 West Peterson Avenue, Chicago, Illinois 60646. Please feel free to contact me at (312) 836-4165 or BLord@TaftLaw.com with questions or to obtain additional information.

Sincerely,

Taft Stettinius & Hollister LLP

Braeden E. Lord

Property Location Map



Property Address:

4801-4837 West Peterson Avenue / 5950 North Caldwell Avenue, Chicago, IL 60646

PINs:

13-04-402-005-0000

13-04-402-004-0000