

#22202-T1  
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:  
4632 to 4644 North Western Avenue  
\_\_\_\_\_  
\_\_\_\_\_
  
2. Ward Number that property is located in: 47  
\_\_\_\_\_
  
3. APPLICANT 4640 N Western LLC  
\_\_\_\_\_  
ADDRESS 3401 North California Avenue  
\_\_\_\_\_  
CITY Chicago STATE Illinois ZIP CODE 60618  
\_\_\_\_\_  
PHONE \_\_\_\_\_ CONTACT PERSON Ralph DeAngelis  
\_\_\_\_\_
  
4. Is the applicant the owner of the property? YES  (Partial Owner – See Exhibit A) 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 BGD Western LLC  
\_\_\_\_\_  
ADDRESS 849 South Linden Avenue  
\_\_\_\_\_  
CITY Elmhurst STATE IL ZIP CODE 60126  
\_\_\_\_\_  
PHONE \_\_\_\_\_ CONTACT PERSON Peter Graham  
\_\_\_\_\_
  
5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:  
  
ATTORNEY Andrew Scott, Esq., Dykema Gossett, P.L.L.C.  
\_\_\_\_\_  
ADDRESS 10 South Wacker Drive, Suite 2300  
\_\_\_\_\_  
CITY Chicago STATE Illinois ZIP CODE 60606  
\_\_\_\_\_  
PHONE (312) 627-8325 FAX (866) 950-3678 EMAIL APScott@Dykema.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 Exhibit A

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On what date did the owner acquire legal title to the subject property? 3/18/2022 (4640 N Western LLC); 1/13/2020 (BDG Western LLC)

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

No.

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8. Present Zoning District B3-2 Community Shopping District; B3-3 Community Shopping District  
Proposed Zoning District B3-5 Community Shopping District
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9. Lot size in square feet (or dimensions) 14,688 sq. ft.
- 

10. Current Use of the property The property is improved with three buildings, two of which are vacant.
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Reason for rezoning the property To allow for the Applicant to redevelop the subject property into a 74-unit, mixed-use, transit oriented development.

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11. 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)

Following the rezoning, the property will be redeveloped into a 79 foot, 73,440 square foot mixed-use building with an approximately 3,900 square foot retail suite on the ground floor and 74 residential dwelling units, 3 of which will be live-work units. The property will have 10 off-street parking spaces, and 82 bike parking spaces.

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12. 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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES  NO

COUNTY OF COOK  
STATE OF ILLINOIS

Ralph DeAngelis, 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.

**4640 N Western LLC**, an Illinois limited liability company



By: \_\_\_\_\_  
Name: Ralph DeAngelis  
Its: Manager

Subscribed and Sworn to before me this  
6th day of JUNE, 2023.

Katherine G. DeAngelis  
Notary Public



**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

Exhibit A

Names of owners of Applicant:

<b>Name</b>	<b>Percent Ownership</b>
Matthew Wilbur	50%
CP Developers 4642 LLC/Ralph DeAngelis	50%

4640 N Western LLC (the Applicant) is the property owner of 4640 to 4644 North Western Avenue

BGD Western LLC is the property owner of 4632 to 4640 North Western Avenue



June 6, 2023

Mr. Patrick Murphey  
Zoning Administrator  
Department of Planning and Development  
121 North LaSalle Street  
Room 905  
Chicago, Illinois 60602

**Re: *Authorization to File Map Amendment Application; 4632 – 4644 North Western Avenue***

Dear Mr. Murphey:

The undersigned holds title to that certain property commonly known as 4632 North Western Avenue, Chicago, Illinois (the "Owner's Property"). 4640 N Western LLC ("Applicant") holds title to that certain property commonly known as 4640 North Western Avenue (the "Applicant's Property" and together with Owner's Property, the "Property"). Applicant intends to seek a map amendment to rezone Owner's Property from B3-2 Community Shopping District and Applicant's Property from B3-3 Community Shopping District to B3-5 Commercial Shopping District to allow for the development of a 74 unit, mixed-use, transit oriented development. The undersigned hereby authorizes Applicant, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (i) file a map amendment application for the Property; (ii) pursue approval of said applications; and (iii) take any and all related actions which may be necessary or appropriate in connection with processing such application.

Thank you for your consideration.

**BGD Western, LLC**

By: 

Name: Peter Graham

Title: Manager



**Dykema Gossett PLLC**

10 S. Wacker Drive  
Suite 2300  
Chicago, IL 60606

WWW.DYKEMA.COM

Tel: (312) 876-1700

Fax: (312) 876-1155

**Andrew P. Scott**

Direct Dial: (312) 627-8325

Direct Fax: (866) 950-3678

Email: APScott@dykema.com

June 7, 2023

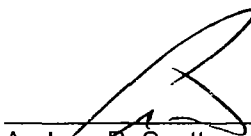
The Honorable Carlos Ramirez-Rosa  
Chairman, Committee on Zoning  
Landmarks and Building Standards  
121 North LaSalle Street, Room 200  
Chicago, Illinois 60602

The undersigned, Andrew P. Scott, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he will comply with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance and prior to the City Council meeting on June 21, 2023, he will send written notices to such property owners who appear to be the owners of the property within the subject area not solely owned by the owner of the subject property, 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. Said "written notice" will be sent by First Class U.S. Mail, no more than 30 days before filing the application.

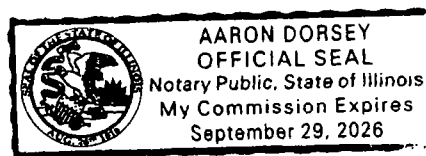
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant and the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately 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 site is a complete list containing the names and addresses of the people required to be served.

  
\_\_\_\_\_  
Andrew P. Scott  
Dykema Gossett PLLC

Subscribed and Sworn to before me this  
7<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
Notary Public





**Dykema Gossett PLLC**

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Suite 2300  
Chicago, IL 60606

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Fax: (312) 876-1155

**Andrew P. Scott**

Direct Dial: (312) 627-8325

Direct Fax: (866) 950-3678

Email: [APScott@dykema.com](mailto:APScott@dykema.com)

June 20, 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 intends to file an application for a change in zoning for the property with an address range of 4632 - 4644 North Western Avenue (the "Property") from B3-2 Community Shopping District and B3-3 Community Shopping District to B3-5 Community Shopping District.

The property is currently improved with a four-story, vacant building, a one-story, vacant building, and a two-story, vacant building. The applicant intends to demolish the single-story and two-story buildings at Western Avenue and Eastwood Avenue and construct an addition to the four-story building which will allow for a single integrated building. The applicant proposes to develop this building with 74 apartment units (including three live work units), approximately 3,900 square feet of ground floor commercial/retail space and 10 off-street parking spaces.

The owners of the Property are BGD Western LLC, 849 South Linden Avenue, Elmhurst, Illinois 60126 and 4640 N Western LLC, who is also the Applicant, 3401 N. California Avenue, Chicago, Illinois 60618. My address is 10 South Wacker Drive, Suite 2300, Chicago, Illinois 60606. I can be reached at (312) 627-8325.

Please note that the applicant is not seeking to rezone, make any changes to 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,

Andrew P. Scott  
Attorney for the Applicant

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