

#22403-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:

2405 West Grand Avenue, Chicago, Illinois 60612

2. Ward Number that property is located in: 27th Ward

3. APPLICANT 2405 W Grand, LLC

ADDRESS 1200 North Ashland Avenue, Suite 400

CITY Chicago STATE IL ZIP CODE 60622

PHONE (773) 529-8287 EMAIL jpanella@rdm-co.com

CONTACT PERSON Jim Panella

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 Same as above.

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 there zoning, please provide the following information:

ATTORNEY Liz Butler/Braeden Lord – Taft Stettinius & Hollister LLP

ADDRESS 111 East Wacker Drive, Suite 2600

CITY Chicago STATE IL ZIP CODE 60601

PHONE (312) 836-4121 / (312) 836-4161 FAX _____

EMAIL LButler@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? October 26, 2022
 8. Has the present owner previously rezoned this property? If yes, when? Yes, 2022.
 9. Present Zoning District: C1-3 Proposed Zoning District: C1-3
 10. Lot size in square feet (or dimensions): 11,203 sf
 11. Current Use of the Property: Vacant and off-premise sign
-
12. Reason for rezoning the property: This is a mandatory Type 1 Zoning Amendment to authorize construction of a five-story mixed-use multi-unit residential building with ground floor commercial space and 36 residential units above. In 2022 Applicant rezoned to C1-3 and is now seeking changes to the Type 1.
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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): To construct a five-story, mixed-use multi-family building measuring approximately 60 feet in height and containing 36 dwelling units, 11 automobile parking spaces, 36 bicycle parking spaces, and approximately 4,126 square feet of ground floor commercial space.
 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: The Applicant seeks an Administrative Adjustment to reduce the minimum required off-street automobile parking ratio for a Transit-Served Location by approximately 69%, from 36 spaces to 11 spaces, for a proposed five-story mixed-use development containing approximately 4,126 square feet of ground floor commercial space and 36 dwelling units above. [Sections 17-10-0102-B.1 and 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. The Applicant seeks a Variation to reduce the minimum rear setback for floors containing dwelling units from 30'0" to 0'0" for a proposed five-story mixed-use development containing approximately 4,126 square feet of ground floor commercial space and 36 dwelling units above. [Sections 17-3-0405-A and 17-13-1101-B]

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

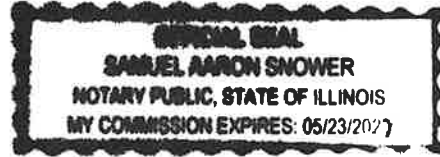
COUNTY OF COOK
STATE OF ILLINOIS

James Panella, authorized signatory of **2405 W Grand, 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
19th day of March, 2024.

Samuel Aaron Snower
Notary Public

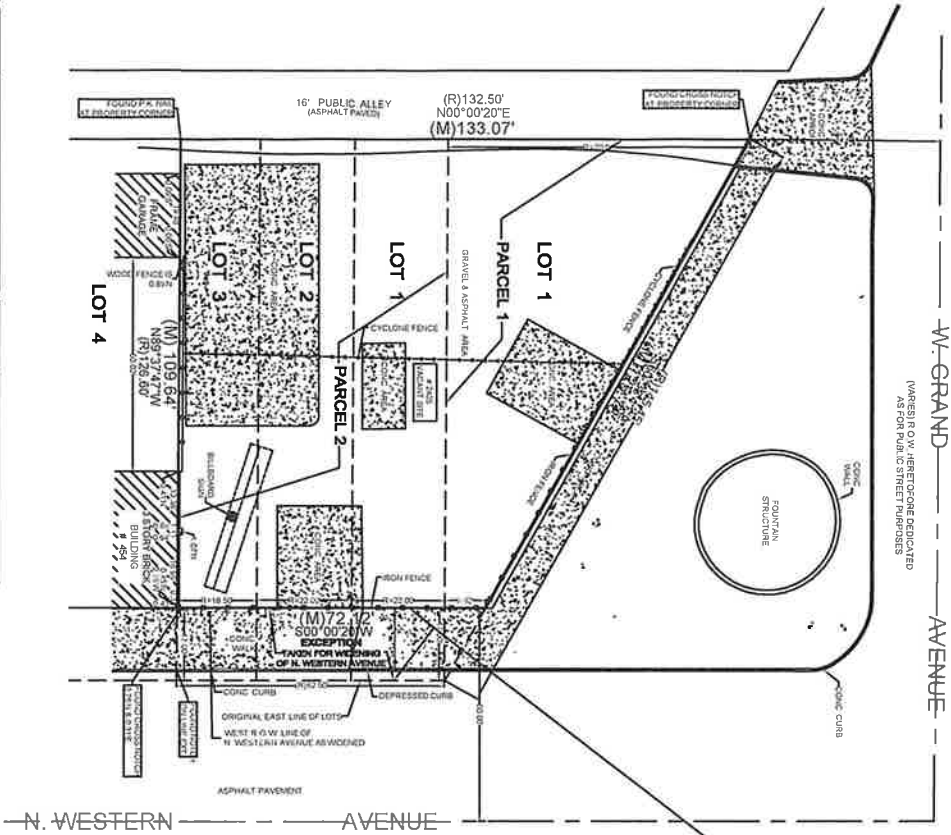
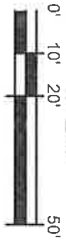


For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



STANDARD FOR THE WIDENING OF N. WESTERN AVENUE
 FROM 16' TO 18' TO ACCOMMODATE THE
 MODIFIED WESTERN AVENUE REMNANT WAGON
 STREET AND 31ST STREET, PASSED OCTOBER 1, 1993
 REPEALED PARAGRAPHS
 CONFORMANCE FOR THE WIDENING OF N. WESTERN AVENUE
 FROM 16' TO 18' TO ACCOMMODATE THE MODIFIED
 WESTERN AVENUE REMNANT WAGON STREET
 AND 31ST STREET, PASSED OCTOBER 1, 1993
 REPEALED PARAGRAPHS OF POSSESSION BY
 GEN. NO. 40811

100' R O W HERETOFORE DEDICATED
 AS FOR PUBLIC STREET PURPOSES

ORDERED BY:	1/27/23	ADDED OUC
RDM COMPANIES	07/30/22	TOPOGRAPHIC SURVEY
SCALE : 1" = 20'	06/10/22	REVISED PER UPDATED TITLE
DATE : MARCH 9, 2011	02/18/22	ALTA / NSPS SURVEY
FILE No.:	03/22/21	UPDATED
2011 - 19668	DATE	REVISION
	03/20/24	UPDATED SURVEY
	03/17/23	UPDATED
	DATE	REVISION

UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYORS
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
 TEL.: (847) 299-1070 FAX: (847) 299-9887
 E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY
 OF

PARCEL 1:
 LOT 1 IN BLOCK 4 IN GAGE & MCKEY'S SUBDIVISION OF BLOCK 9 IN WRIGHT &
 WEBSTER'S SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP
 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
 AND

PARCEL 2:
 LOTS 1, 2, AND 3 IN RESUBDIVISION OF LOTS 1 TO 13, INCLUSIVE, IN BLOCK 1 IN
 EBERHART WEADE AND RUSH'S SUBDIVISION OF BLOCK 16 IN WRIGHT & WEBSTER'S
 SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH,
 RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 17 FEET OF
 PARCELS 1 AND 2 TAKEN FOR THE WIDENING OF WESTERN AVENUE) ALL IN COOK
 COUNTY, ILLINOIS.

KNOWN AS: 2405 W. GRAND AVENUE, CHICAGO, ILLINOIS.
 PERMANENT INDEX NUMBERS:
 16 - 12 - 220 - 016 - 0000
 16 - 12 - 220 - 019 - 0000
 16 - 12 - 220 - 029 - 0000
 AREA = 11,246 SQ. FT. OR 0.259 ACRE (MEASURED)



STATE OF ILLINOIS)
 COUNTY OF COOK) S.S.
 I, ROY G. LAMINICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE
 ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREBY DRAWN IS A
 CORRECT REPRESENTATION OF SAID SURVEY.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
 MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO
 A TEMPERATURE OF 68° FAHRENHEIT.
 COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS,
 BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE
 SURVEYOR.

RIVER FOREST, ILLINOIS, MARCH 29, A.D. 2024.
Roy G. Laminiczak

BY: ROY G. LAMINICZAK, REGISTERED ILLINOIS LAND SURVEYOR, LICENSE NO. 002290
 LICENSE EXPIRES: APRIL 30, 2025
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 164-004576
 LICENSE EXPIRES: APRIL 30, 2025

Taft/

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 300
Chicago, IL 60602

**Re: Application for Amendment to the Chicago Zoning Ordinance
2405 West Grand Avenue, Chicago, IL 60612**

The undersigned, Braeden Lord, an attorney with the law firm of Taft Stettinius & Hollister LLP, which firm represents 2405 W Grand, LLC, the applicant for a proposal to rezone the subject property located at 2405 West Grand Avenue, Chicago, IL 60612 from the C1-3 Neighborhood Commercial District to the C1-3 Neighborhood Commercial 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
27th day of March, 2024

Vanessa R. Montano
Notary Public



Liz Butler
312.836.4121
LButler@taftlaw.com

April 17, 2024

FIRST CLASS MAIL

To Whom It May Concern:

In accordance with Section 17-13-0107 of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, please be informed that on or about April 17, 2024, the undersigned, on behalf of 2405 W Grand, LLC (the "Applicant") intends to file an application for a Type 1 Zoning Map Amendment for a zoning change for the property located at 2405 West Grand Avenue, Chicago, Illinois 60612 (the "Property") from the C1-3 Neighborhood Commercial District to the C1-3 Neighborhood Commercial District, including the following specific relief per Section 17-13-0303-D of the Chicago Zoning Ordinance:

- 1) A variation to reduce the minimum rear setback for floors containing dwelling units from 30'0" to 0'0" feet; and
- 2) An administrative adjustment to reduce the required off-street automobile parking from 36 spaces to 11 spaces.

A map indicating the location of the Property is printed on the reverse side of this letter.

The Property is currently vacant and unimproved except with respect to a steel monopole sign. The Applicant requests the zoning approvals to authorize the redevelopment of the Property with a five-story mixed-use multi-unit residential development measuring approximately 60 feet in height and containing 36 dwelling units, 11 automobile parking spaces, 36 bicycle parking spaces, and approximately 4,126 square feet of ground floor commercial space.

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.

The Applicant is the owner of the Property and has its principal business address at 1200 North Ashland Avenue, Suite 400, Chicago, Illinois 60622. I am the attorney and authorized representative of the Applicant and my address is 111 East Wacker Drive, Suite 2600, Chicago Illinois 60601. Please feel free to contact me at LButler@taftlaw.com or at (312) 836-4121 with questions or to obtain additional information.

Sincerely yours,

Taft Stettinius & Hollister LLP



Liz Butler

PROPERTY LOCATION MAP



PINs:

- 16-12-220-016-0000
- 16-12-220-029-0000
- 16-12-220-019-0000