

#22368-T1
INTRO DATE
FEB 14, 2024

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

1. ADDRESS of the property Applicant is seeking to rezone:
4531 North Western Avenue, Chicago, Illinois

2. Ward Number that property is located: 47

3. APPLICANT: Western Front LLC

ADDRESS: 1566 Barclay Boulevard CITY: Buffalo Grove

STATE: Illinois ZIP CODE: 60089 PHONE: 312-450-8421

EMAIL: s.barnes@gozdel.com CONTACT PERSON: Sara Barnes – Attorney for Applicant

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 the rezoning, please provide the following information:

ATTORNEY: Sara K. Barnes – Gozdecki, Del Giudice, Americus & Brocato LLP

ADDRESS: One East Wacker Drive – Suite 1700

CITY: Chicago STATE: Illinois ZIP CODE: 60601

PHONE: 312-450-8421 FAX: N/A EMAIL: s.barnes@gozdel.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.
Valery Kichatay, Zbignev Karpovic, Babayev Eduard – *Managing Members*
7. On what date did the owner acquire legal title to the subject property?
March 2022
8. Has the present owner previously rezoned this property? If Yes, when?
Yes: December 13, 2023 – Docket No. O2023-0005697 (Application No. 22240)
9. Present Zoning District: B2-3 Proposed Zoning District: B2-3
10. Lot size in square feet (or dimensions): 5,311 square feet (50.00 feet x 106.22 feet)
11. Current Use of the Property: The subject property consists of two (3) contiguous lots of record, which – taken together, comprise a single zoning lot. The site, in its entirety, is presently improved with a three-story mixed-use multi-unit building and a two-and-half-story (frame) residential multi-unit building (non-conforming). Both buildings are vacant/unoccupied.
12. Reason for rezoning the property: The Applicant is seeking an elective Type 1 Zoning Map Amendment in order to permit the construction of a new four-story eight-unit residential building, with onsite accessory parking for eight vehicles, at the subject property, pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance (as amended December 2023).
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC) The Applicant is seeking an elective Type 1 Zoning Map Amendment, pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, in order to permit the construction of a new four-story eight-unit all residential building, with onsite accessory parking for eight vehicles, at the subject property. The programming for the proposed new building calls for two duplex units to be established on and between the Basement and 1st Floor, with two simplex units on each the 2nd through 4th Floors. No commercial space is intended or proposed. There will be interior parking for a total of eight (8) automobiles situated within the basement (attached garage), with access directly off of the Public Alley. The new proposed improvements will be masonry in construction, with the building measuring 47 feet-2 inches in height.
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 is seeking *Administrative Adjustments* (i) to reduce the required *rear setback* for *residential* use by not more than 50% - from 30 feet to 21 feet [Section 17-13-1003-I]; and (ii) to increase the *Minimum Automobile Parking Ratio* for a *Transit-Served Location (TSL)*, from four parking spaces (50%) to eight parking spaces (100%) [Section 17-13-1003-EE], and (iii) to reduce the required number of bicycle parking spaces – from eight to two bicycles [Section 17-13-1003-GG], in order to permit the construction and occupancy of a new eight-unit all *residential* building with off-street parking for eight vehicles, at the subject property.

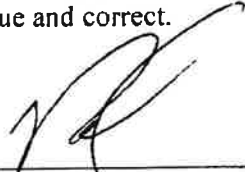
Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. _____

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 X

COUNTY OF COOK
STATE OF ILLINOIS

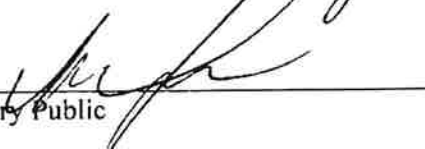
I, VALERY KICHATAY, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



[Signature]

Subscribed and sworn to before me this

24 day of January, 2024.



Notary Public

OLEKSANDR ALEKSIEIEV
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 18, 2026

For Office Use Only

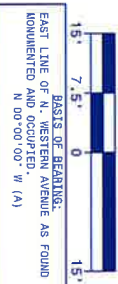
Date of Introduction: _____

File Number: _____

Ward: _____

PLAT OF SURVEY

OF

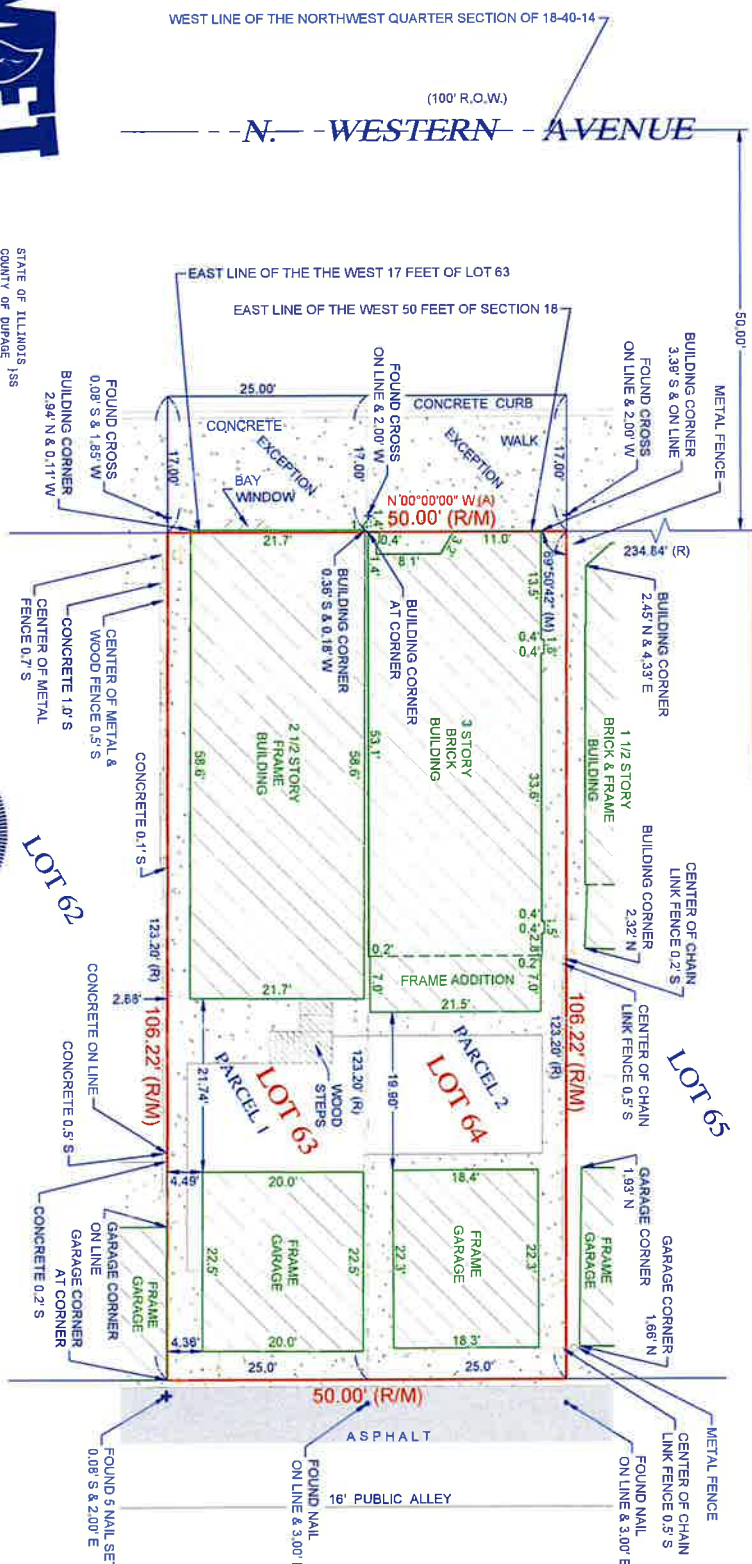


CONTAINING 5.310 ± SQ. FT. OR 0.12 ± ACRES MORE OR LESS.

- LEGEND**
- A = ASSURED
 - P.A. = PARTIAL
 - CH = CHOPED
 - CL = CENTRALINE
 - D = DEED
 - E = EAST
 - F.I.P. = FOUND IRON PIPE
 - FT. = FEET/1000
 - L = ARC LENGTH
 - M = MEASURED
 - N = NORTH
 - NE = NORTHEAST
 - NO = NORTHWEST
 - P.O.C. = POINT OF COMMENCEMENT
 - R = RECORD
 - R.O.W. = RIGHT OF WAY
 - S = SOUTH
 - S.I.R. = SET IRON ROD
 - SE = SOUTHEAST
 - SW = SOUTHWEST
 - W = WEST
 - WE = WESTERLY
 - GRAIN LINK FENCE
 - METAL FENCE
 - VINYL FENCE
 - EASEMENT LINE
 - INTERIOR LOT LINE

PARCEL 1: LOT 63 (EXCEPT THE WEST 17 FEET) IN MASLUND'S ADDITION TO CHICAGO, IN SUPERIOR COURT PARTITION OF THAT PART OF THE SOUTH 39 FEET THEREOF IN PARTITION OF LOT 2 (EXCEPT THE SOUTH 33 FEET THEREOF) IN PARTITION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF LINCOLN AVENUE ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1299560 (EXCEPT THAT PART OF SAID LOT 64 LYING WEST OF A LINE 50 FEET EAST AND PARALLEL WITH THE WEST LINE OF SECTION 18, AFORESAID), IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 64 IN MASLUND'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF LOTS 2 AND 3 IN SUPERIOR COURT PARTITION OF LOT 2 (EXCEPT THE SOUTH 39 FEET THEREOF IN PARTITION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF LINCOLN AVENUE ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1299560 (EXCEPT THAT PART OF SAID LOT 64 LYING WEST OF A LINE 50 FEET EAST AND PARALLEL WITH HE WEST LINE OF SECTION 19, AFORESAID), IN COOK COUNTY, ILLINOIS.



Mortis Engineering, Inc.
 515 Warrenville Road, Lisle, IL 60532
 Phone: (630) 271-0770
 FAX: (630) 271-0774
 WEBSITE: WWW.MECIVIL.COM

STATE OF ILLINOIS
 COUNTY OF DUPAGE
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAN HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
 DATED, THIS 28TH DAY OF JANUARY, A.D., 2024,
Thomas J. Lisle



NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.

NOTE:
 1. ALL LINES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 4. NO DIMENSIONS SHALL BE ASSUMED BY SCALINGS.

ADDRESS COMMONLY KNOWN AS 4531 N. WESTERN AVENUE
 CHICAGO, ILLINOIS
 CLIENT WESTERN FRONT LLC
 FIELDWORK DATE (CEW) 01/25/2024 (AT/AT)
 DRAWN BY: RT REVISOR: JOB NO. 24-01-0184

Written Notice, Form of Affidavit: Section 17-13-0107

February 16, 2024

Honorable Chair
Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Sara Barnes**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, 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-Property Owner, and on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **4531 North Western Avenue, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant-Property Owner; and a statement that the Applicant intends to have an application for a change in zoning introduced on approximately **February 16, 2024**

That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be serve.

By:



Sara K. Barnes
Attorney for Applicant

Subscribed and sworn to before me

this 1st day of FEBRUARY, 2024.


Notary Public



PUBLIC NOTICE

Via USPS First Class Mail

February 16, 2024

Dear Sir or Madam:

In accordance with amendment to the Chicago Zoning Ordinance enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **February 16, 2024**, I, the undersigned, intend to file an application for a change in zoning from a *B2-3 Neighborhood Mixed-Use District* and to a *B2-3 Neighborhood Mixed-Use District*, pursuant to an elective *Type 1 Zoning Map Amendment*, on behalf of the Applicant-Property Owner –*Western Front LLC*, for the property generally located at **4531 North Western Avenue, Chicago, Illinois**.

The Applicant is seeking an elective *Type 1 Zoning Map Amendment*, pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, in order to permit the construction of a new four-story eight-unit all *residential* building, with onsite accessory parking for eight vehicles, at the subject property. The programming for the proposed new building calls for two *duplex* units to be established on and between the Basement and 1st Floor, with two *simplex* units on each the 2nd through 4th Floors. No *commercial* space is intended or proposed. There will be interior parking for a total of eight (8) automobiles situated within the basement (*attached garage*), with access directly off of the Public Alley. The new proposed improvements will be masonry in construction, with the building measuring 47 feet-2 inches in height.

The Applicant-Property Owner – *Western Front LLC* is located at 1566 Barclay Avenue, Buffalo Grove, Illinois 60089.

The contact person for this application is **Sara K. Barnes** - *Attorney for Applicant*. My address is One East Wacker Drive – Suite 1700, Chicago, Illinois. My telephone number is 312-450-8421.

Very truly yours,

Sara K. Barnes

Sara K. Barnes
Gozdecki, Del Giudice, Americus & Brocato LLP
Attorneys for Applicant

*****Please note that the Applicant is NOT seeking to purchase or rezone your property.
***The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

To Whom It May Concern:

I, VALERY KICHATAY, on behalf of *Western Front LLC* – the Applicant and Owner, with regard to the property generally located at 4529-4531 North Western Avenue, Chicago, Illinois, authorize *Gozdecki, Del Giudice, Americus & Brocato LLP* to file an application for a *Zoning Map Amendment*, before the *City of Chicago – City Council*, for and affecting the above-identified property.



Valery Kichatay
A Managing Member – *Western Front LLC*


-FORM OF AFFIDAVIT-

City of Chicago - Committee on Zoning
City Hall
121 North LaSalle Street - Room 304
Chicago, Illinois 60602

Dear Chairman Ramirez-Rosa:

I, VALERY KICHATAY, on behalf of *Western Front LLC*, understand that the *Gozdecki, Del Giudice, Americus & Brocato LLP* has filed a sworn affidavit identifying *Western Front LLC* as holding present title interest in a certain parcel of land that is subject to the proposed *Zoning Map Amendment* for the property generally identified as 4529-4531 North Western Avenue, Chicago, Illinois.

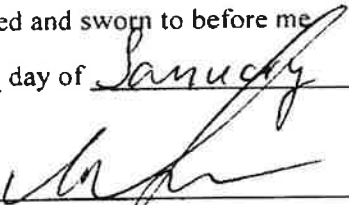
I, VALERY KICHATAY, being first duly sworn under oath, depose and say that *Western Front LLC* holds such interest for itself, and for no other person, association, or shareholder.



Valery Kichatay

1/24/24
Date

Subscribed and sworn to before me
this 24 day of January, 2024.



Notary Public

