

#22282-T1
INTRO DATE
OCTOBER 4, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
2250-56 W. Irving Park Rd./4009 N. Oakley Ave.

2. Ward Number that property is located in: 47

3. APPLICANT Irving Oakley LLC
ADDRESS [REDACTED] CITY [REDACTED]
STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]
EMAIL patrick@landrosh.com CONTACT PERSON Patrick Landrosh

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 Katriina S. McGuire/Thompson Coburn LLP
ADDRESS 55 East Monroe Street, Floor 37
CITY Chicago STATE IL ZIP CODE 60603
PHONE 312-580-2326 FAX _____ EMAIL kmcguire@thompsoncoburn.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.
Patrick E. Landrosh, as Trustee of the Patrick E. Landrosh Trust dated Feb. 24, 2013

7. On what date did the owner acquire legal title to the subject property? 07-21-2022

8. Has the present owner previously rezoned this property? If yes, when?
Yes, 10/14/2021.

9. Present Zoning District B3-3 Proposed Zoning District B3-3

10. Lot size in square feet (or dimensions) 100' x 115.38' = 11,538 sq. ft.

11. Current Use of the property Vacant restaurant building and parking lot

12. Reason for rezoning the property To extend the Type 1 approval from October 14, 2021 which is expiring pursuant to 17-13-0311 and to modify the plans approved by City Council as per Section 17-13-0310.

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)

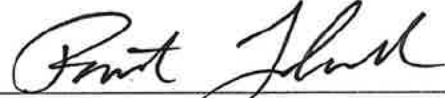
The Applicant seeks to extend the Type 1 zoning for the property in order to develop the site with a 5-story, 58'-2" tall mixed-use building with 38 units on floors 2 through 5 and 2,800 sq. ft. of commercial space on the ground floor, 19 parking spaces and 42 bicycle spaces are provided on the ground floor.

14. 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

PATRICK LANDROSH, as Manager of Applicant, 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 September, 2023.

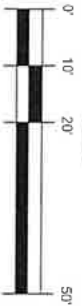

Notary Public

For Office Use Only

Date of Introduction: _____

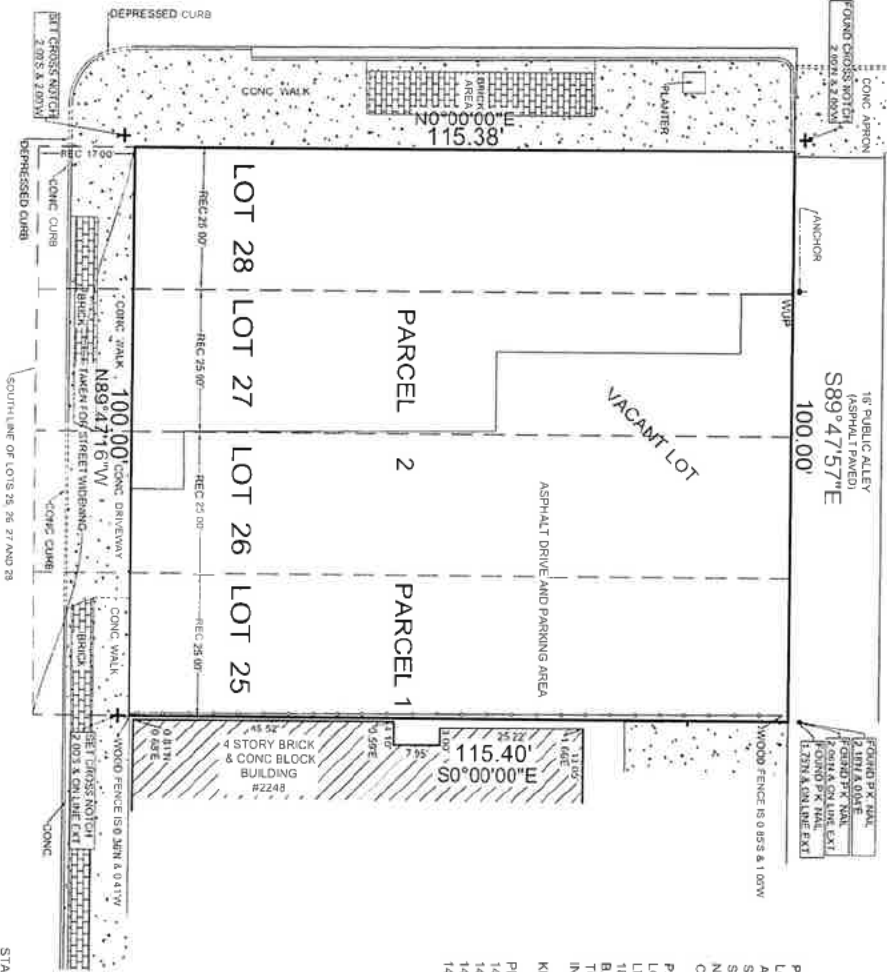
File Number: _____

Ward: _____



N. OAKLEY AVENUE

W. IRVING PARK ROAD



UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYORS
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
 TEL: (847) 299-1010 FAX: (847) 299-5897
 E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY
 OF

PARCEL 1:
 LOT 25 (EXCEPT THAT PART LYING SOUTH OF A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 18) IN A.H. BURLEY'S SUBDIVISION OF LOTS 1 AND 4 IN BLOCK 9 IN WILLIAM B. OGDEN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 LOTS 26, 27 AND 28 (EXCEPT THAT PART OF SAID LOTS LYING SOUTH OF A LINE 50.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF SECTION 18) IN A.H. BURLEY'S SUBDIVISION OF LOTS 1 AND 4 IN BLOCK 9 IN WILLIAM B. OGDEN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 2290.56 W. IRVING PARK ROAD, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS:
 14 - 18 - 324 - 035 - 0000
 14 - 18 - 324 - 036 - 0000
 14 - 18 - 324 - 037 - 0000
 14 - 18 - 324 - 038 - 0000

STATE OF ILLINOIS)
 COUNTY OF COOK) S S

I, ROY G. LAMNWCZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREBON 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, SEPTEMBER 5, A.D. 2023.

BY: *Roy G. Lamnwczak*
 ROY G. LAMNWCZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
 LICENSE EXPIRES NOVEMBER 30, 2024
 PROFESSIONAL DESIGN FIRM LICENSE NO. 194-004576
 LICENSE EXPIRES APRIL 30, 2025



NOTE: CONSISTENCY CHECKED/CHANGED BY: CONSTRUCTION/FIELD	
ORDERED BY: PATRICK LANROSH LLC	
SCALE: 1" = 15'	
DATE: JUNE 15, 2021	
FILE NO.: 2021 - 28922	
DATE: 9-5-23	UPDATE
DATE:	REVISION

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

September 20, 2023

Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Katriina S. McGuire, being first duly sworn on oath deposes and states the following:

The undersigned certifies that she 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 October 4, 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.



Signature

Subscribed and Sworn to before me this
19th day of September, 2023.


Notary Public



55 East Monroe Street
37th Floor
Chicago, IL 60603

312 346 7500 main
312 580 2201 fax
thompsoncoburn.com

Katriina S. McGuire
312 580 2326 direct
kmcguire@thompsoncoburn.com

October 4, 2023

Dear Property Owner:

In accordance with the requirements for amendments to the Chicago Zoning Ordinance, Section 17-13-0107, please be informed that on or about October 4, 2023, the undersigned filed an application on behalf of Irving Oakley LLC for a change in zoning from B3-3 Community Shopping District and to B3-3 Community Shopping District for the property located at 2250-2256 West Irving Park Road/4009 North Oakley. The subject property was previously rezoned in October of 2021 which included a Type-1 narrative and plans. That rezoning is expiring and the applicant is filing a new rezoning application to extend the existing zoning so that the project can be completed with a revised Type-1 map amendment.

The applicant seeks an amendment to the zoning ordinance in order to construct a five-story, 58'-3" tall mixed-use building with thirty-eight (38) residential dwelling units on floors 2 through 5 and approximately 2,800 square feet of commercial space on the ground floor. Nineteen (19) parking spaces and forty-two (42) bicycle parking spaces will be located on the ground floor. The project as previously approved consisted of 39 units. The project is otherwise unchanged.

The owner of the property and applicant for the zoning amendment is Irving Oakley LLC, located at 4435 N. Hamilton Avenue, Chicago, Illinois 60625. I am the attorney for the applicant and can be reached at Thompson Coburn, LLP, 55 East Monroe Street, 37th Floor, Chicago, Illinois 60603, (312) 580-2326.

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 SUBJECT PROPERTY.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Katriina S. McGuire', written in a cursive style.

Katriina S. McGuire
Attorney for Applicant