

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

#22290
INTRO DATE
Nov 1, 2023

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: 312-782-1983

EMAIL: sara@sambankslaw.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 - Law Offices of Samuel V.P. Banks

ADDRESS: 221 North LaSalle Street, 38th Floor

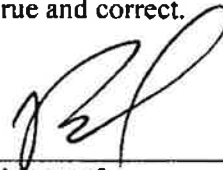
CITY: Chicago STATE: Illinois ZIP CODE: 60601

PHONE: (312) 782-1983 FAX: 312-782-2433 EMAIL: sara@sambankslaw.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 – Managing Member-Sole Owner
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?
No
9. Present Zoning District: B3-2 Proposed Zoning District: B2-3
10. Lot size in square feet (or dimensions): 50.00 feet by 106.22 feet; 5,311 square feet
11. Current Use of the Property: The subject property consists of two contiguous lots of record single, with 50 total feet of frontage on Western Avenue (as combined). The site, in its entirety, is presently improved with a three-story mixed-use multi-tenant building and a two-and-half-story (frame) multi-unit residential building (non-conforming). Both buildings are vacant/unoccupied.
12. Reason for rezoning the property: The Applicant is seeking a 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.
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 a 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. The existing non-conforming and vacant buildings will be razed in order to allow for the proposed new improvements. 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. There will be interior parking for a total of eight (8) vehicles situated within the basement (attached garage), with access directly off of the Public Alley, at the rear of the site. *[The subject site is located within 2,640 linear feet of the Western Avenue Brown Line CTA Station, and – therefore, only four (4) off-street parking spaces are allowed by right. The Applicant will be seeking an Administrative Adjustment to permit the increase in allowable onsite parking to one space per one dwelling unit.]. The new proposed improvements will be masonry in construction, with the building measuring 47 feet-2 inches in height (underside of roof/4th Floor ceiling).
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 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.


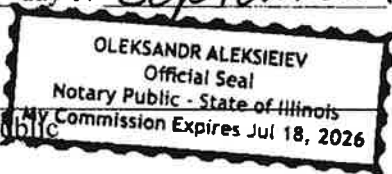


[Signature]

Subscribed and sworn to before me this

11 day of September, 2023.

Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



PLAT OF SURVEY

LEGEND

A = ASSUMED
 CH = CHORD
 C.L. = CENTERLINE
 D = DEED
 E = EAST
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 L = LINK
 M = MEASURED
 N = NORTH
 NE = NORTHEAST
 NW = NORTHWEST
 P.O.C. = POINT OF COMMENCEMENT
 R = RECORD
 R.O.M. = RADIUS
 S = SOUTH
 S.I.P. = SET IRON PIPE
 S.I.R. = SET IRON ROD
 SE = SOUTHEAST
 SW = SOUTHWEST
 W = WEST

CHAIN LINK FENCE
 WOOD FENCE
 VINYL FENCE
 EASEMENT LINE
 SETBACK LINE
 INTERIOR LOT LINE

PARCEL 1: LOT 63 (EXCEPT THE WEST 17 FEET) IN MASLUND'S ADDITION TO CHICAGO, IN MASLUND'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THAT PART OF 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 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.

AREA OF SURVEY:
 CONTAINING 5.310 SQ. FT. OR 0.12 ACRES MORE OR LESS

BASIS OF BEARINGS:
 EAST LINE OF N. WESTERN AVENUE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
 N 00°00'00" W (A)



STATE OF ILLINOIS
 COUNTY OF DUPAGE
 I, JAMES LEE MORRISON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
 DATED, THIS 14TH DAY OF SEPTEMBER, A.D., 2023,
 AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
 LICENSE EXPIRATION DATE NOVEMBER 30, 2024
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245

MES
 BETTER INFORMATION. BETTER ENGINEERING. BETTER LIVES!

Morris Engineering, Inc.
 515 Wilmerville Road, Lisle, IL 60532
 Phone: (630) 271-0770
 FAX: (630) 271-0774
 WEBSITE: WWW.MEIVIL.COM

NOTE:
 1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING OR 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 FIELDWORK DATE (CREW)
 4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 4531 N. WESTERN AVENUE
 CHICAGO, ILLINOIS
 CLIENT WESTERN FRONT LLC
 DRAWN BY: R.S., REVISED: 09/13/2023 (AT/AT)
 JOB NO. 23-09-0381

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

November 1, 2023

Honorable Carlos Ramirez-Rosa, Chairperson
City of Chicago - 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, 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 file an application for a change in zoning on approximately **November 1, 2023**.

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 served.

Law Offices of Samuel V.P. Banks

By: Sara K. Barnes

Sara K. Barnes

Attorney for Applicant

Subscribed and sworn to before me

this 16 day of October, 2023.

Francesca Puleo
Notary Public



PUBLIC NOTICE

Via USPS First Class Mail

November 1, 2023

Dear Sir or Madam:

In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **November 1, 2023**, I, the undersigned, intend to file an application for a change in zoning from a *B3-2 Community Shopping District* to a *B2-3 Neighborhood Mixed-Use District*, 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 a *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. The existing *non-conforming* and vacant buildings will be razed in order to allow for the proposed new improvements. 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. There will be interior parking for a total of eight (8) vehicles situated within the basement (*attached garage*), with access directly off of the Public Alley, at the rear of the site. **[The subject site is located within 2,640 linear feet of the Western Avenue Brown Line CTA Station, and – therefore, only four (4) off-street parking spaces are allowed by right. The Applicant will be seeking an Administrative Adjustment to permit the increase in allowable onsite parking to one space per one dwelling unit.]*. The new proposed improvements will be masonry in construction, with the building measuring 47 feet-2 inches in height (*underside of roof/4th Floor ceiling*).

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

The contact person for this application is **Sara K. Barnes - Attorney for Applicant**. My address is 221 North LaSalle Street, 38th Floor, Chicago, Illinois. My telephone number is 312-782-1983.

Very truly yours,

LAW OFFICES OF SAMUEL V.P. BANKS

Sara K. Barnes

Sara K. Barnes
Attorney 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.**


-FORM OF AFFIDAVIT-

Chairman Carlos Ramirez-Rosa
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 *Law Offices of Samuel V.P. Banks* 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.

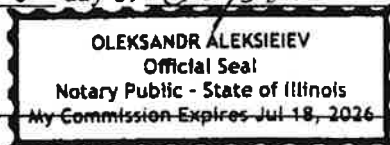


Valery Kichatay

9/8/23

Date

Subscribed and sworn to before me
this 8 day of September, 2023.



Notary Public

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 the *Law Offices of Samuel V.P. Banks* 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*

