

#22421-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:
2035-2043 West Irving Park Road, Chicago, Illinois

2. Ward Number that property is located: 47

3. APPLICANT: 2035 West Irving Acquisition LLC

ADDRESS: 1724 West Belmont Avenue, Suite 100 CITY: Chicago

STATE: Illinois ZIP CODE: 60657 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.

Brian Dohmen – Sole Owner

7. On what date did the owner acquire legal title to the subject property?

June 2022

8. Has the present owner previously rezoned this property? If Yes, when?

No

9. Present Zoning District: B1-1 Proposed Zoning District: B3-3

10. Lot size in square feet (or dimensions): 12,500 square feet (100 feet x 125 feet)

11. Current Use of the Property: The site is improved with a vacant one-story multi-tenant commercial building and a surface parking lot.

12. Reason for rezoning the property: The Applicant is seeking a Zoning Map Amendment to permit the reactivation of the subject property with a new five-story mixed-use development, with commercial/retail space and off-street interior parking at grade level and thirty-seven (37) residential dwelling units on the upper (2nd through 5th) floors.

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 Type 1 Zoning Map Amendment to permit the reactivation of the subject property with a new five-story mixed-use development, with commercial/retail space (3,048 square feet) and off-street parking for fifteen (15) automobiles on the ground (1st) floor a total of thirty-seven (37) dwelling units on and between the upper (2nd thru 5th) floors. The proposed improvements will be masonry in construction and will measure approximately 57 feet-5 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 an Administrative Adjustment to reduce the minimum off-street automobile parking ratio, for a Transit-Served Location (“TSL”), by approximately 60% (in excess of 50%) - from 37 spaces to 15 spaces, to serve the proposed new mixed-use development, which includes a total of thirty-seven (37) residential dwelling units. [Section 17-10-0102-B; Section 17-13-1003-EE]

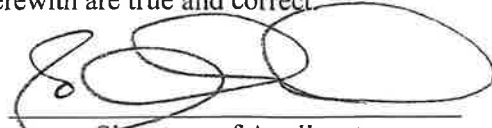
Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. The Applicant is seeking a Variation to reduce the minimum rear setback – for floors containing dwelling units, from 30 feet to 2 feet, in order to permit the construction and occupancy of a new five-story mixed-use multi-tenant development at the subject property. [Section 17-3-0405-A and Section 17-13-1101-B] The Applicant is also seeking a Variation to eliminate the one (1) required off-street loading berth for the proposed new development. [Section 17-10-1101 and Section 17-13-1101-D]

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 X NO


COUNTY OF COOK
STATE OF ILLINOIS

I, BRIAN DOHMEN, 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 of Applicant

Subscribed and sworn to before me this

27th day of March, 2024.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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

April 17, 2024

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

To Whom It May Concern:

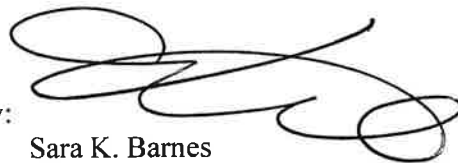
The undersigned, **Sara Barnes**, being first duly sworn on oath, deposes and says the following:

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 **2035-2043 West Irving Park Road, 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 **April 17, 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 APRIL, 2024



Notary Public



PUBLIC NOTICE

Via USPS First Class Mail

April 17, 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 **April 17, 2024**, I, the undersigned, intend to file and/or cause to be filed an application for a change in zoning from a *B1-1 Neighborhood Shopping District* to a *B3-3 Community Shopping District*, on behalf of the Applicant-Property Owner – *2035 West Irving Acquisition LLC*, for the property generally located at **2035-2043 West Irving Park Road, Chicago, Illinois**.

The Applicant is seeking a *Type 1 Zoning Map Amendment with Administrative Adjustment & Variation* relief, pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, in order to permit the reactivation of the subject property with a new five-story *mixed-use* development. The ground floor of the proposed new *mixed-use* development will offer *commercial/retail* space (3,048 square feet) that will comprise the entire Irving Park frontage, as well as a *residential* lobby and amenity spaces along Seeley Avenue. The upper (2nd through 5th) floors will feature a total of thirty-seven (37) *dwelling units* of diverse typology, including seven (7) units that will be provided as “affordable,” pursuant to the *Affordable Requirements Ordinance* (“ARO”). The subject property is located within 2,640 feet of the entrance to the *Irving Park Brown Line (CTA) Station*. As such, and pursuant to the current Zoning Ordinance [*§17-3-0308(4)*], the programming includes off-street parking for fifteen (15) automobiles within the rear of the ground floor, accounting for a 60% reduction of the minimum off-street automobile parking ratio for the proposed development, at this *Transit Served Location (TSL)*. The proposed improvements will be masonry in construction and will measure approximately 57 feet-5 inches in height.

The Applicant and Property Owner – *2035 West Irving Acquisition LLC* is located at 1724 West Belmont Avenue, Suite 100, Chicago, Illinois 60657.

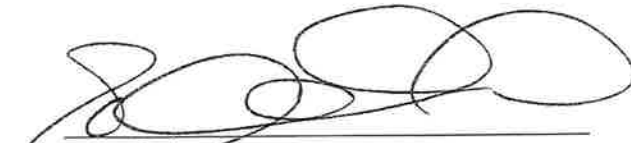
The contact person for this application is **Sara K. Barnes - Attorney for Applicant**. My address is One East Wacker Drive – Suite 1700, Chicago, Illinois. My telephone number is 312-450-8421.

Very truly yours,
Sara K. Barnes
Sara K. Barnes
Gozdecki, Del Giudice, Americus & Brocato LLP

*****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, BRIAN DOHMEN, on behalf of *2035 West Irving Acquisition LLC* – the Applicant and Owner, with regard to the property generally located at 2035 West Irving Park Road, 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 such property.



Brian Dohmen
2035 West Irving Acquisition LLC