

#22389-T1  
INTRO DATE  
MARCH 20, 2024

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

1. ADDRESS of the property Applicant is seeking to rezone:  
2418-2426 North Milwaukee Avenue, Chicago, Illinois

2. Ward Number that property is located: 1

3. APPLICANT: GW Logan Square LLC

ADDRESS: 2211 North Elston Avenue, Suite 304 CITY: Chicago

STATE: Illinois ZIP CODE: 60614 PHONE: 312-782-1983

EMAIL: [s.barnes@gozdel.com](mailto: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](mailto: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.  
Mitch Goltz and Shai Wolkowicki – *Managing Members*
7. On what date did the owner acquire legal title to the subject property?  
July 2018
8. Has the present owner previously rezoned this property? If Yes, when?  
Yes – July 21, 2021 (Ordinance No. O2021-2646; Application No. 20765)
9. Present Zoning District: C2-2 Proposed Zoning District: C1-3
10. Lot size in square feet (or dimensions): 18,868 square feet (*irregular*)
11. Current Use of the Property: The subject property consists of six (6) contiguous *lots of record*, with approximately 150 feet of frontage on Milwaukee Avenue. The southern one-third of the site is improved with an old (*orange-rated*) five-story (with basement) warehouse building (commonly known as “The Hollander Storage Building”), while the northern two-thirds of the site is improved with a one-story commercial/industrial building and a surface parking lot. Both of the existing buildings have been vacant and unoccupied for several years.
12. Reason for rezoning the property: The Applicant is seeking a *Zoning Map Amendment* in order to permit the rehabilitation and expansion of the existing five-story (with basement) *orange-rated* warehouse/storage building, the programming for which such proposed improvements calls for the adaptive reuse and reactivation of the site and corresponding structure(s) into a newly rendered *mixed-use* development, that will include divisible *commercial/retail* spaces and off-street parking at grade level and a diverse mix of *residential* dwelling units on the upper (2<sup>nd</sup> through 5<sup>th</sup>) 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 I 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 rehabilitation and expansion of the existing five-story (with basement) *orange-rated* warehouse/storage building, at the subject site. The programming for the proposed improvements, which includes the construction of a new five-story lateral addition, calls for the adaptive reuse and reactivation of the site and corresponding structure(s) into a newly rendered *mixed-use* development, that will offer divisible *commercial/retail* spaces (12,350 square feet) and off-street parking at grade level and a diverse mix of sixty-two (62) *residential* dwelling units on and between the upper (2<sup>nd</sup> through 5<sup>th</sup>) floors, twelve (12) of which such dwelling units will be offered as “affordable”, pursuant to the *Chicago Affordable Requirements Ordinance* (“ARO”). The subject property is located within 2,640 feet of the entrance to the *California/Milwaukee Blue Line (CTA) Station*, as such – and pursuant to the current Zoning Ordinance [§17-3-0308(4)], the programming includes off-street parking for nine (9) automobiles, at the rear of the site, accounting for an 85% reduction of the minimum off-street automobile parking ratio for the proposed development, at this *Transit Served Location* (TSL). The new proposed improvements will be masonry in construction and will measure approximately 73 feet-6 3/8 inches in height, to match and retain physical consistency with the existing five-story building being preserved.

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 85% (in excess of 50%) - from 62 spaces to 9 spaces, to serve the proposed new *mixed-use* development, which includes 12,350 square feet of *commercial/retail* space and a total of sixty-two (62) *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 zero (0 feet), in order to permit the rehabilitation, expansion and conversion of the existing five-story warehouse building, the footprint and envelope of which spans the entire depth of the subject site, into a mixed-use development (with *residential* uses above the ground floor). [Section 17-3-0405-A and Section 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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES  X  NO \_\_\_\_\_

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COUNTY OF COOK  
STATE OF ILLINOIS

I, MITCH GOLTZ, 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

27 day of FEBRUARY, 2024.

  
\_\_\_\_\_  
Notary Public



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**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

**UNITED SURVEY SERVICE, LLC**  
 CONSTRUCTION AND LAND SURVEYORS,  
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
 TEL.: (847) 299-1010 FAX: (847) 299-5987  
 E-MAIL: USURVEY@USANDCS.COM

# PLAT OF SURVEY

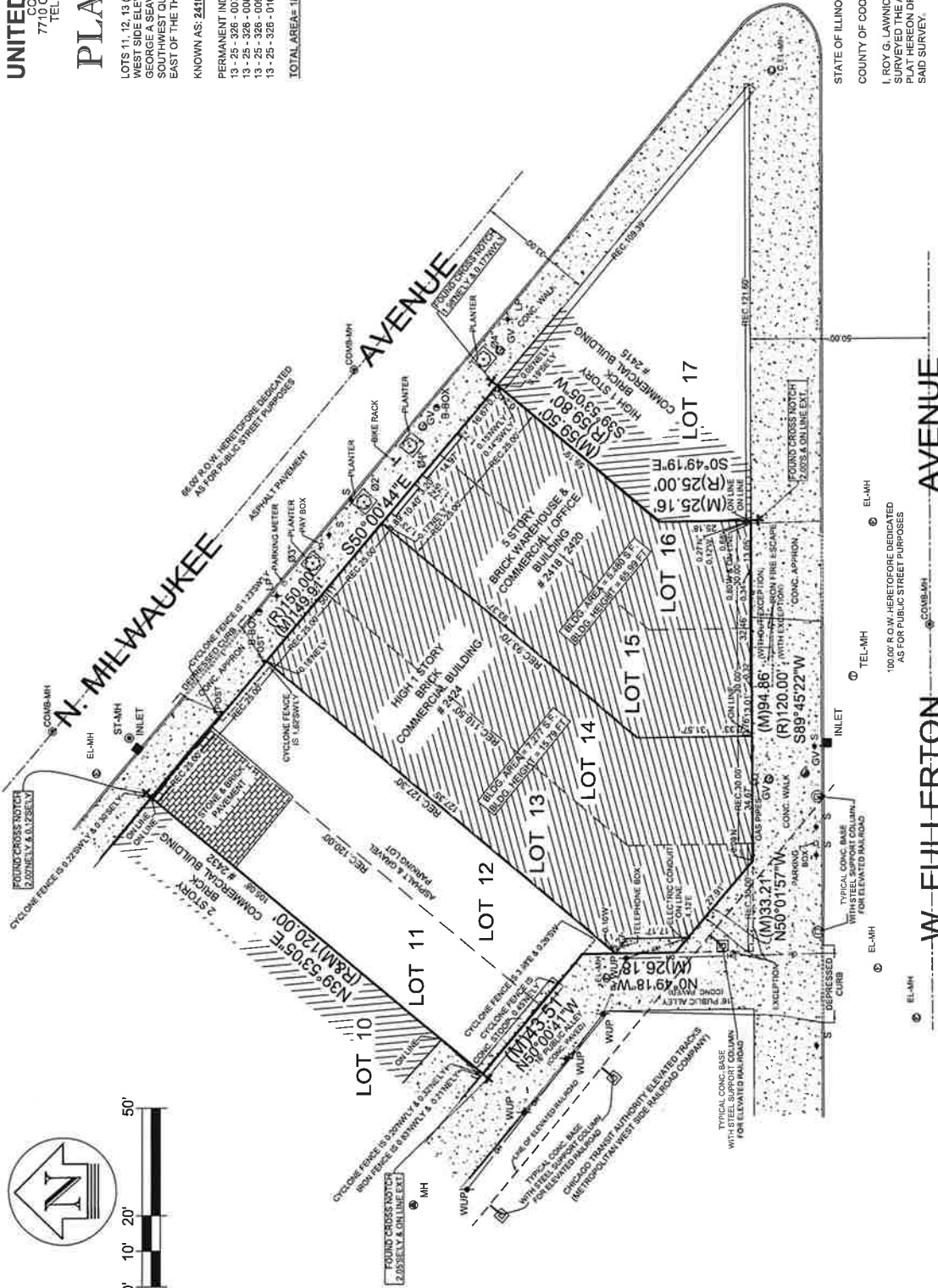
OF  
 LOTS 11, 12, 13 (EXCEPT THAT PART CONVEYED TO THE METROPOLITAN WEST SIDE ELEVATED RAILROAD COMPANY), 14, 15 AND 16 IN BLOCK 6 IN GEORGE A SEAVERN'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 2418-26 N. MILWAUKEE AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS:

- 13 - 25 - 326 - 007 - 0000
- 13 - 25 - 326 - 008 - 0000
- 13 - 25 - 326 - 009 - 0000
- 13 - 25 - 326 - 010 - 0000

TOTAL AREA = 18,868 SQ. FT. OR 0.433 ACRES



STATE OF ILLINOIS )  
 COUNTY OF COOK ) S.S.

I, ROY G. LAWNCZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON 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, FEBRUARY 6, A.D. 2024.

BY: *Roy G. Lawnczak*

ROY G. LAWNCZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2280  
 LICENSE EXPIRES: NOVEMBER 30, 2024  
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
 LICENSE EXPIRES: APRIL 30, 2025



ORDERED BY:	
GW PROPERTIES	
SCALE: 1" = 20'	
DATE: APRIL 27, 2020	02/06/24
FILE NO.:	06/10/21
2020 - 27493-2	UPD. PLAT OF SURVEY
	DATE
	REVISION

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

March 20, 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 **2418-2426 North Milwaukee 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 **March 20, 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.

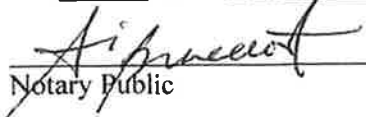
By:

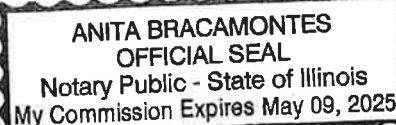


Sara K. Barnes  
*Attorney for Applicant*

Subscribed and sworn to before me

this 5<sup>th</sup> day of MARCH, 2024.

  
Notary Public



## PUBLIC NOTICE

Via USPS First Class Mail

March 20, 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 **March 20, 2024**, I, the undersigned, intend to file an application for a change in zoning from a *C2-2 Motor Vehicle-Related Commercial District* to a *C1-3 Neighborhood Commercial District*, on behalf of the Applicant-Property Owner – *GW Logan Square LLC*, for the property generally located at **2418-2426 North Milwaukee Avenue, 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 rehabilitation and expansion of the existing five-story (with basement) *orange-rated* warehouse/storage building, at the subject site. The programming for the proposed improvements, which includes the construction of a new five-story lateral addition, calls for the adaptive reuse and reactivation of the site and corresponding structure(s) into a newly rendered *mixed-use* development, that will offer divisible *commercial/retail* spaces and off-street parking at grade level and a diverse mix of sixty-two (62) *residential* dwelling units on and between the upper (2<sup>nd</sup> through 5<sup>th</sup>) floors, twelve (12) of which such dwelling units will be offered as “affordable”, pursuant to the *Chicago Affordable Requirements Ordinance* (“ARO”). The subject property is located within 2,640 feet of the entrance to the *California/Milwaukee Blue Line (CTA) Station*, as such – and pursuant to the current Zoning Ordinance [§17-3-0308(4)], the programming includes off-street parking for nine (9) automobiles, at the rear of the site, accounting for an 85% reduction of the minimum off-street automobile parking ratio for the proposed development, at this *Transit Served Location* (TSL). The new proposed improvements will be masonry in construction and will measure approximately 73 feet-6 3/8 inches in height, to match and retain physical consistency with the existing five-story building being preserved.

The Applicant and Property Owner – *GW Logan Square LLC* is located at 2211 North Elston Avenue, Suite 304, Chicago, Illinois 60614.

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, MITCH GOLTZ, on behalf of *GW Logan Square LLC* – the Owner and Applicant, with regard to the property generally located at and comprising 2418-2428 North Milwaukee 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 such identified property.

A handwritten signature in black ink, appearing to read "Mitch Goltz", with a long, sweeping horizontal line extending to the right from the end of the signature.

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**Mitch Goltz – Principal / Managing Member  
GW Logan Square LLC**



