

#22398-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:  
1606 W. Balmoral Ave./5404 N. Ashland Ave.

2. Ward Number that property is located in: 40

3. APPLICANT Josh Bradley

ADDRESS 5400 N. Ashland Ave. CITY Chicago

STATE IL ZIP CODE 60640 PHONE 312-898-9694

EMAIL [REDACTED] CONTACT PERSON Josh Bradley

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 Thomas S. Moore

ADDRESS 180 N. LaSalle Street, Suite 3150

CITY Chicago STATE IL ZIP CODE 60601

PHONE (312) 726-0358 FAX \_\_\_\_\_ EMAIL tmoore@mccarthyduffy.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: N/A
- 
7. On what date did the owner acquire legal title to the subject property? October, 2022
8. Has the present owner previously rezoned this property? If yes, when? No.
9. Present Zoning District: RS-3 Proposed Zoning District: B2-3
10. Lot size in square feet (or dimensions): 109' x 67.37' = 7343.33 sq. ft.
11. Current Use of the Property: Single family home.
- 
12. Reason for rezoning the property: To meet the bulk and density requirements of a B2-3 zoning district to build a 15 unit 4-story residential building with seven parking spaces.
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 proposed building. (BE SPECIFIC): A four story building with 15 residential units and seven parking spaces, no commercial space, 46' 5" 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:** 1) To reduce the parking requirement from 8 to 7 parking spaces less than 50% as per Section 17-13-1003-EE. 2) To reduce the required combined side yard setback from 13.46' to 8.75', a reduction of less than 50%.

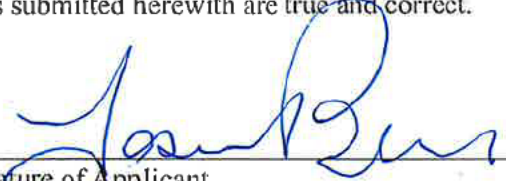
**Variation 17-13-1101:** When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.

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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  NO

COUNTY OF COOK  
STATE OF ILLINOIS

Josh Bradley, 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  
1 day of March, 20 24.

  
Notary Public



**For Office Use Only**

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

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

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

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# MCCARTHY DUFFY LLP

ATTORNEYS & COUNSELORS SINCE 1886

180 NORTH LASALLE STREET, SUITE 3150

CHICAGO, ILLINOIS 60601

TELEPHONE: (312) 726-0355

FACSIMILE: (312) 726-6383

MCCARTHYDUFFY.COM

March 20, 2024

To Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about March 20, 2024, the undersigned filed an application for a change in the zoning from RS-3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District on behalf of the applicant, Josh Bradley, for the property located at 1606 W. Balmoral Ave./5404 N. Ashland Ave.

The Applicant seeks a zoning change to meet the bulk and density requirements of a B2-3 zoning district to use the subject property in order to build a 15 residential unit four story building with seven parking spaces measuring 46' 5" in height. The applicant will seek relief through Type 1 Section 17-13-0303-D Optional Administrative Adjustment and Variation; specifically, to reduce the parking requirement through an Administrative Adjustment as per Section 17-13-1003-EE and an Administrative Adjustment to reduce the required combined side yard setback from 13.46' to 8.75' to comply with the requirements of section 17-3-1003(1).

Josh Bradley is the applicant and owner of the subject property, his business address is 5400 N. Ashland Ave., Chicago, Illinois 60640. Josh Bradley may be reached at 312-898-9694 if you have any questions.

I am the attorney for the applicant and can be reached at 312-726-0358 if you have any questions.

Please note 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 property to be rezoned.

Sincerely,

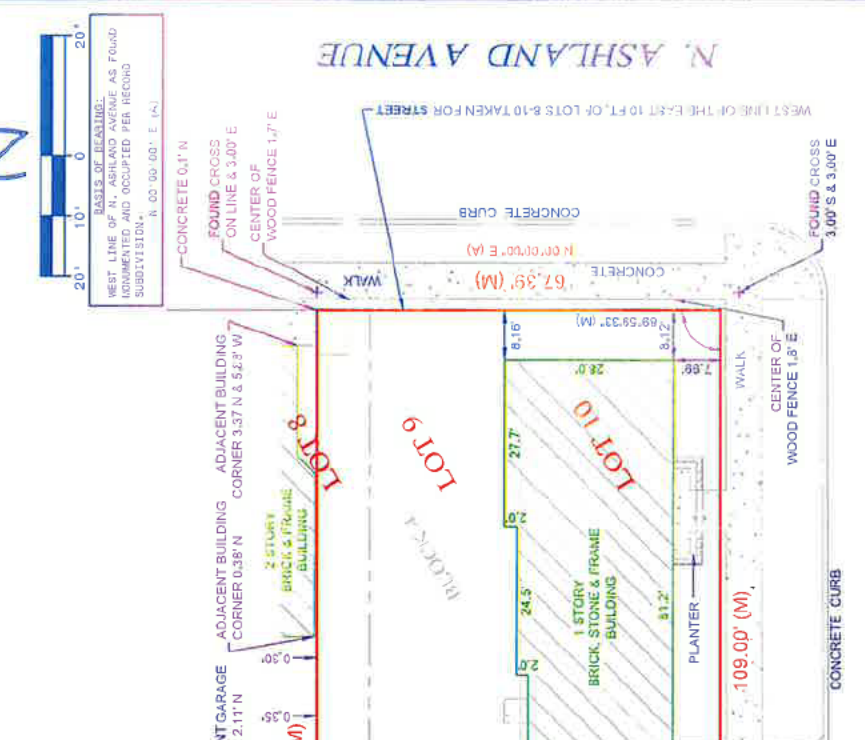
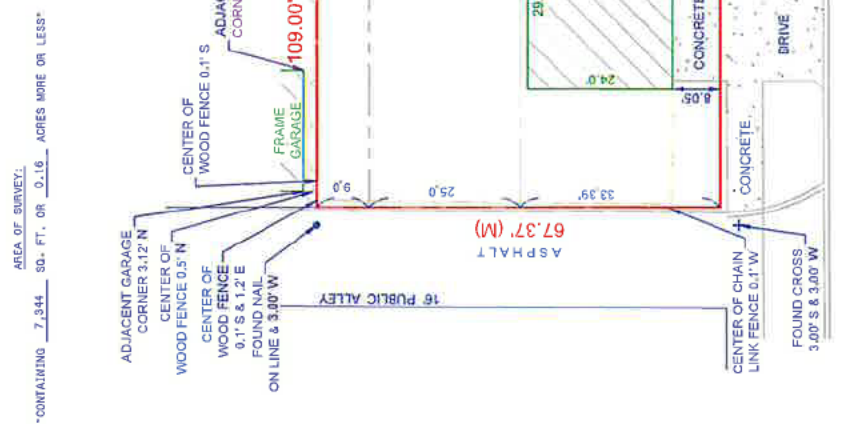
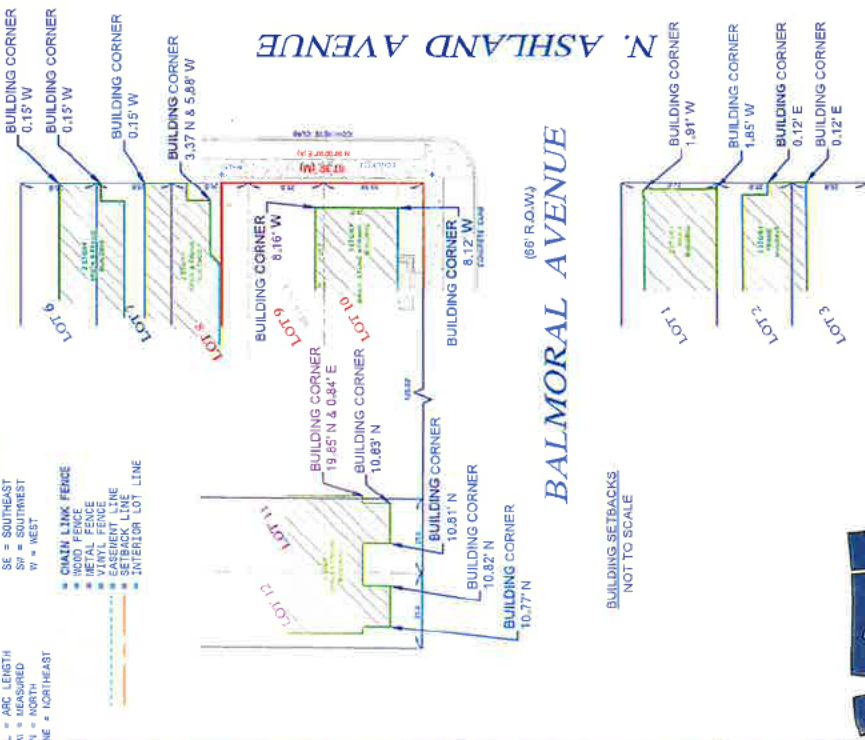


Thomas S. Moore

# PLAT OF SURVEY

THE SOUTH 9 FEET OF LOT 8 (EXCEPT THE EAST 10 FEET THEREOF TAKEN FOR STREET) ALL OF LOT 9 (EXCEPT THE EAST 10 FEET THEREOF TAKEN FOR STREET) AND LOT 10 (EXCEPT THE EAST 10 FEET THEREOF TAKEN FOR STREET) IN BLOCK 4, IN SUMMERDALE PARK, BEING A SUBDIVISION OF SOUTH HALF OF NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- LEGEND**
- A = ASSUMED
  - CH = CHAIN
  - C = CENTERLINE
  - D = DEED
  - F.I.P. = FOUND IRON PIPE
  - F.F. = FEET FOOT
  - L = ARC LENGTH
  - M = MEASURED
  - N = NORTH
  - NE = NORTHEAST
  - NW = NORTHWEST
  - PL = PLAT
  - P.O.C. = POINT OF COMMENCEMENT
  - R = RECORD
  - R.O.M. = RIGHT OF WAY
  - S = SOUTH
  - S.I.P. = SET IRON PIPE
  - S.F. = SQUARE FEET
  - SE = SOUTHEAST
  - SW = SOUTHWEST
  - W = WEST
  - NW = NORTHWEST
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7



Morris Engineering, Inc.  
 515 Warrenville Road, Suite 111, 60552  
 Phone: (630) 271-0770  
 FAX: (630) 271-0774  
 WEBSITE: WWW.M&E-CIVIL.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 PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.  
 DATED, THIS 27TH DAY OF FEBRUARY, A.D., 2024,  
 AT LISLE, ILLINOIS.

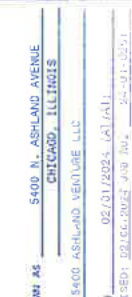


ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317  
 LICENSE EXPIRATION DATE NOVEMBER 30, 2024  
 ILLINOIS BUSINESS REGISTRATION NO. 164-001245

**BALMORAL AVENUE**  
 (66' R.O.W.)

- NOTE:
- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) UNLESS OTHERWISE SPECIFIED. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO THE CENTER OF THE CURB.
  - COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT.
  - ANY DISCREPANCIES TO SURVEYOR AT ONCE.
  - NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 5400 N. ASHLAND AVENUE  
 CHICAGO, ILLINOIS  
 CLIENT 5400 ASHLAND VENTURE LLC  
 FIELDWORK DATE (OR EN) 02/01/2024 (A1A1)  
 DRAWN BY: D.S. REVISED: 02/05/2024 JAW/RAV 24-011-001



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Sincerely,



Thomas S. Moore



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

Date: March 20, 2024

Chairman, Committee on Zoning  
121 North LaSalle Street  
Room 300, City Hall  
Chicago, Illinois 60602

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

The undersigned certifies that he 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 March 20, 2024.

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  
1<sup>st</sup> day of March, 2024

Forest J. Miles  
Notary Public

