

#22384-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:

3015-3017 North Southport

2. Ward Number that property is located in: 32

3. APPLICANT 3015 N Southport LLC

ADDRESS 448 North LaSalle Drive CITY Chicago

STATE IL ZIP CODE 60654 PHONE 217-853-2040

EMAIL jduncan@ca-ventures.com CONTACT PERSON Jack Duncan

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 the Applicant

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 Tyler Manic

ADDRESS 70 W Madison St., Suite 5400

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-345-5700 FAX \_\_\_\_\_ EMAIL tmanic@schainbanks.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: See attached org chart

7. On what date did the owner acquire legal title to the subject property? March 12, 2018

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: B2-3 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 5,405 square feet

11. Current Use of the Property: Surface parking lot

12. Reason for rezoning the property: The Applicant seeks to construct a five-story, seven dwelling unit residential building with 7 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): The Applicant seeks to construct a five-story, seven dwelling unit residential building with 7 parking spaces. No commercial space will be provided. The height of the building will be 50.33 feet.

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:** Pursuant to Section 17-13-0303-D, applicant seeks relief (1) under Section 17-13-1003-L seeks to increase the maximum allow building height 50' to 50.33'; (2) under Section 17-13-1000-EE to increase the parking allowed from 4 spaces to 7 spaces.

**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. Pursuant to Section 17-13-0303-D, applicant seeks relief under Section 17-13-1101-B to reduce the required front setback from 6.13' to 0', rear setback from 30' to 15.33' and the north side setback from 4' to 0'.

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

Jack Dunham, 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.

Jack Dunham  
Signature of Applicant

Subscribed and Sworn to before me this  
6 day of March, 2024.

[Signature]  
Notary Public



**For Office Use Only**

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

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

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

# PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM REGISTRATION NO. 0011129145

7100 N. TRIPP AVENUE  
LINCOLNWOOD, ILLINOIS 60712

Property - Alta - Topo - Condo - Mortgage Survey

TEL: (847) 675-3000  
FAX: (847) 675-2167

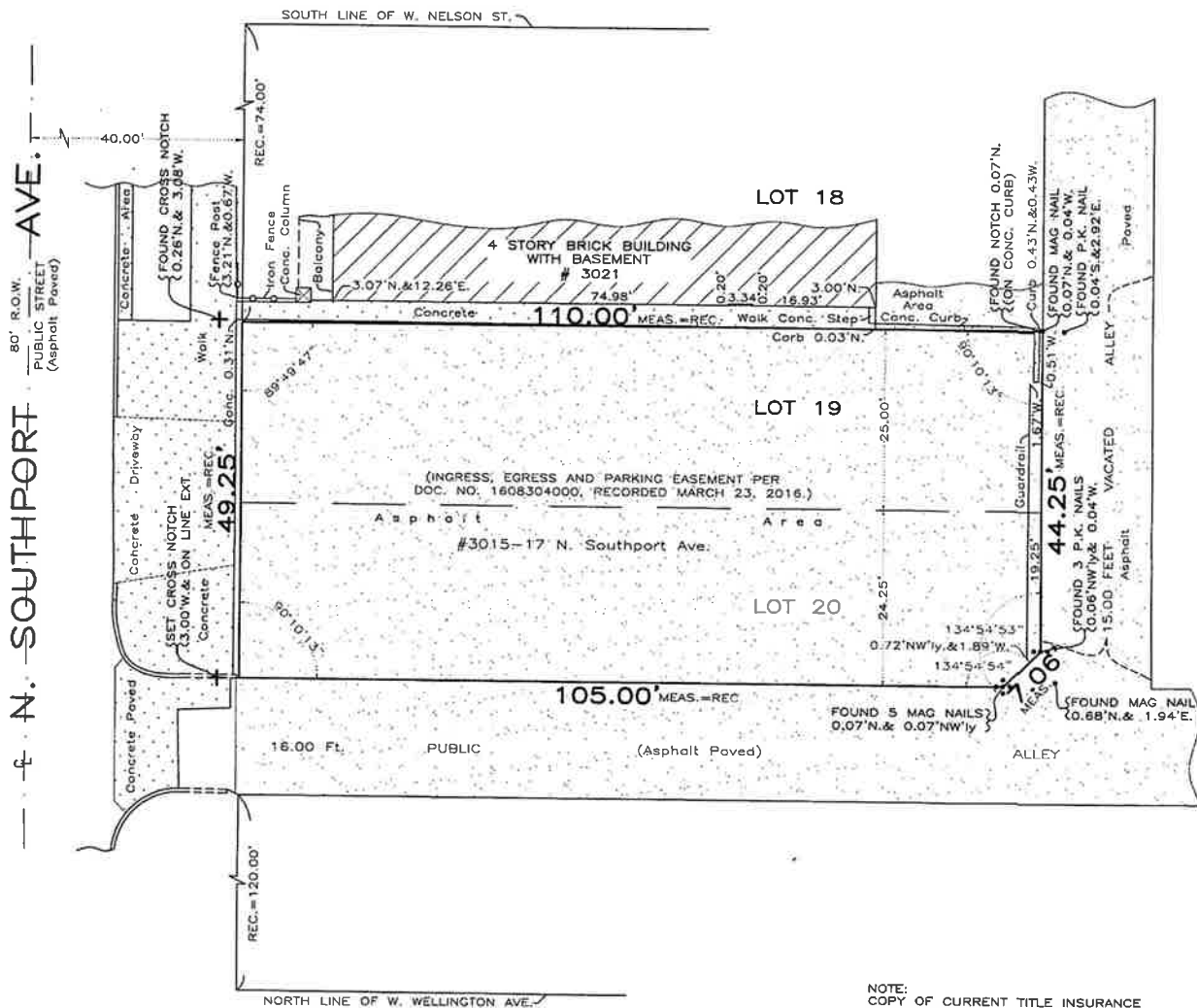
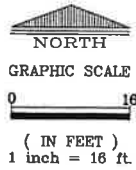
## PLAT OF SURVEY

OF

LOTS 19 AND 20 IN THE SUBDIVISION OF THE WEST 250 FEET OF THE SOUTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEAST OF LINCOLN AVENUE IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 5,405 SQ. FT. = 0.124 ACRE.

COMMONLY KNOWN AS: 3015-17 NORTH SOUTHPORT AVENUE, CHICAGO, ILLINOIS.



NOTE:  
COPY OF CURRENT TITLE INSURANCE  
POLICY NOT PROVIDED TO SURVEYOR.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 04-67310

Scale: 1 inch = 16 feet.

Date: September 8, 2020.

Ordered by: CATALYST CONSTRUCTION GROUP



THIS PROFESSIONAL SERVICE CONFORMS TO THE ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.  
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: September 8, 2020

*Hylton Donaldson*  
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2020.  
Drawn By: A.T.

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

March 1, 2024

Chairman, Committee on Zoning  
121 North LaSalle Street  
Room 304, City Hall

Chicago, Illinois 60602

The undersigned, Tyler Manic, 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

1st day of March, 2024

Pamela Faye Walker

Notary Public

Commission Expires: 03/25/2027



March 20, 2024

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about March 20, 2024, the undersigned, will file an application on behalf of the Applicant, 3015 N Southport, LLC, for a change in zoning for the property located at 3015 North Southport Avenue from a B2-3 Neighborhood Mixed-Use District to a B2-3 Neighborhood Mixed-Use District to amend the previous type-1 zoning map amendment.

The Applicant and the owner of the Zoning Amendment of the subject property is 3015 N Southport, LLC, located at 448 North LaSalle Drive, Chicago, IL 60654.

The Applicant seeks to reinstate the May 24, 2017 Type-1 Zoning Map Amendment, which has since expired, to construct the same five-story, seven dwelling unit residential building with seven (7) parking spaces, as previously approved. Pursuant to 17-13-0303-D, the Applicant will seek administrative adjustment relief for (1) the maximum building height, (2) setback relief for front, side (north) and rear, and (3) to increase the number of permitted parking spaces.

I am the duly authorized attorney for the applicant and owner. My address is 70 West Madison, Suite 5400, Chicago, Illinois 60602. My telephone number is (312) 345-5700.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

Very truly yours,



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Tyler Manic  
Attorney for Applicant  
and Owner

[📄](#) TDM guidelines apply to new construction here per 17-3-0308(5) (learn more ([/blog/chicago-deploys-its-first-tdm-requirements-for-new-construction-in-rail-station-tod-areas-0cb6a82403](#))).

## Maximum distances

The maximum distance between properties and...  
CTA & Metra stations entrances/exits is **2,640 feet**  
select bus route corridors is **1,320 feet**

"R" districts other than RM-5, RM-5.5, RM-6, and RM-6.5 are not eligible.

### Pedestrian Streets

**x P-Street** This is not on or within 150 feet of a zoned Pedestrian Street ([/maps/index.php#/?places\\_type=chipedstreet](#)).

[Read about how this is measured](#)

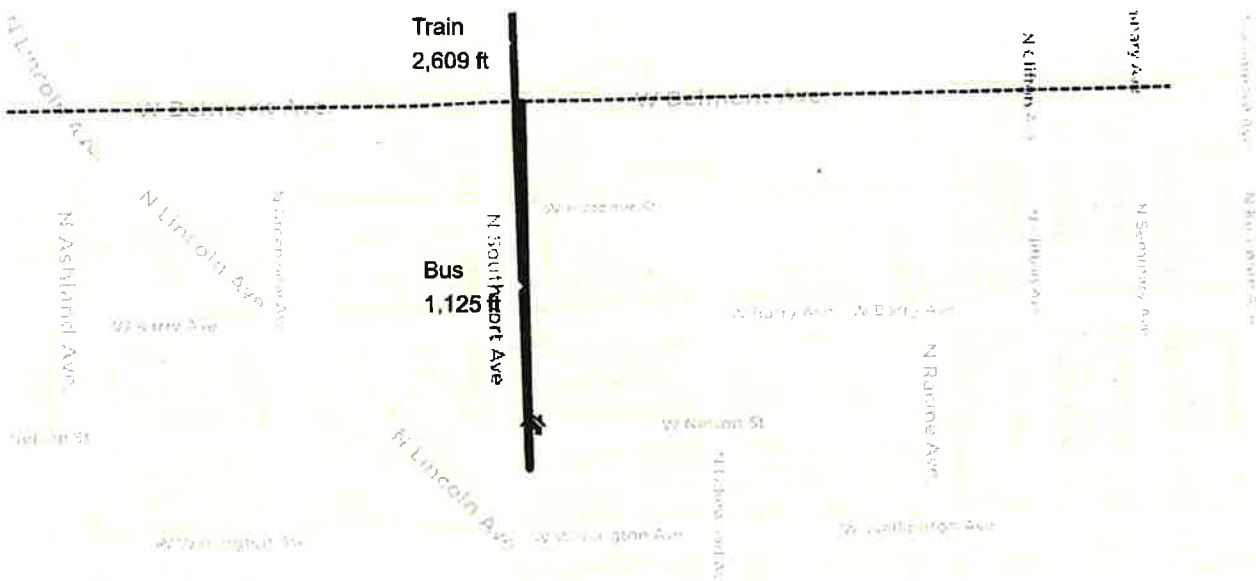
### Nearby transit walking distances

Nearest CTA or Metra station entrance or exit **i**

Southport ([/maps/?place=ctastation-southport](#)) CTA Brown Line station  
about 4.1 blocks away / 2,732 feet (walking distance) / 2,609 feet (straight line)

Nearest listed bus corridor

Belmont Ave ([/maps/?place=chicagotodbusroute2022-belmont-ave-cumberland-ave-n-lake-shore-dr-w](#))  
about 1.8 blocks away / 1,159 feet (walking distance) / 1,125 feet (straight line).



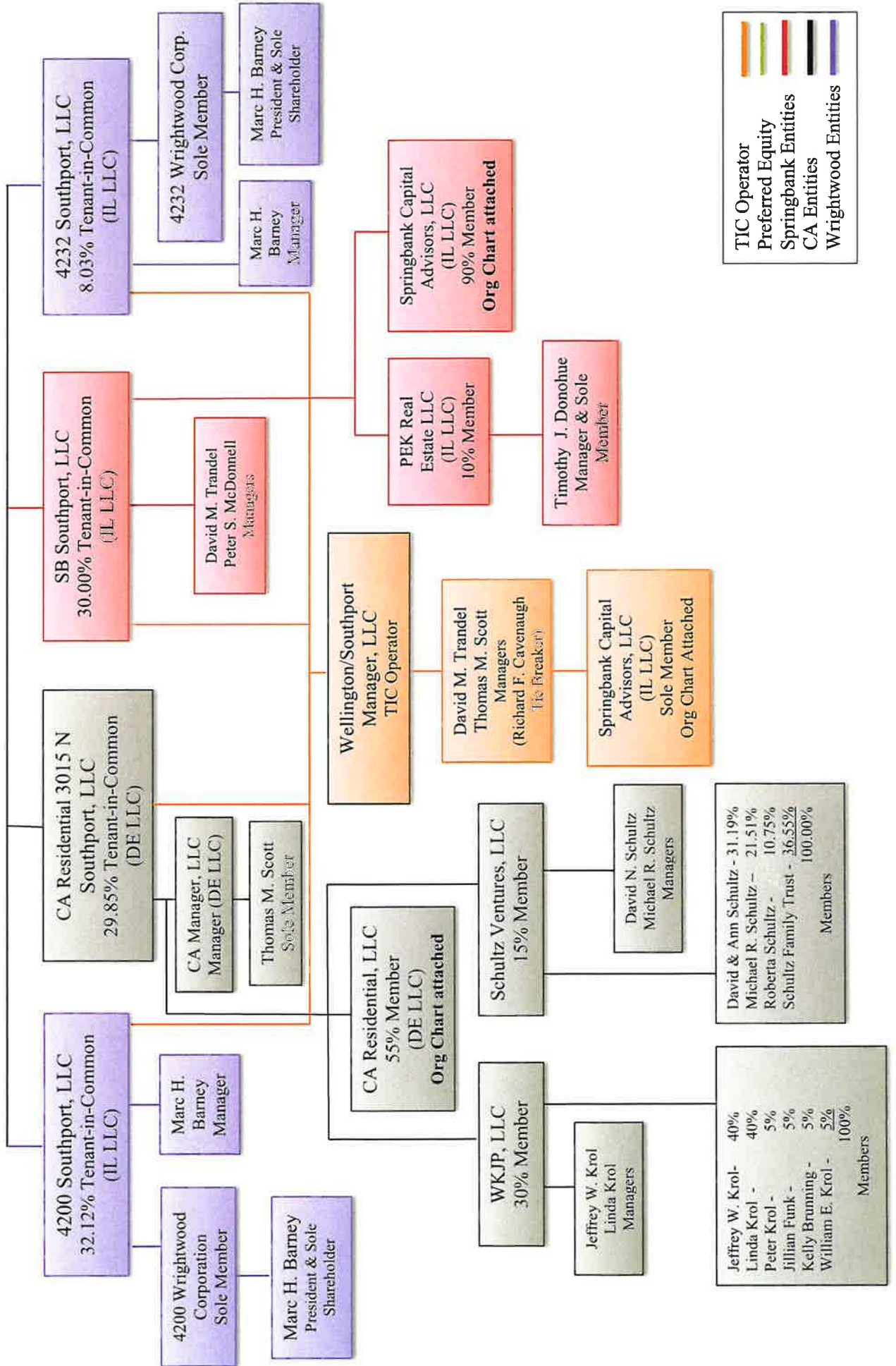
### TOD map notes

View all bus stops and train stations on Transportation Snapshot [🔗](#) ([/transportation.php?id=as\\_15bc3e064ac11a7e1a9486a27c5c124e](#))

**i** Walking distance is approximate in a city with a street grid. Blocks refer to the 1/8th mile typical block length in Chicago. Lines are measured to nearest station entrance or exit; in Chicago, additionally measured to nearest listed bus corridor.



### 2015-17 N. SOUTHPORT TENANTS-IN-COMMON ORGANIZATIONAL CHART



	TIC Operator
	Preferred Equity
	Springbank Entities
	CA Entities
	Wrightwood Entities