

#22385-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:
1352 West Diversey Parkway, Chicago, Illinois

2. Ward Number that property is located: 32

3. APPLICANT: Development Group LLC – Wrigley Branch

ADDRESS: 2007 West Charleston Street CITY: Chicago

STATE: Illinois ZIP CODE: 60647 PHONE: 773-576-0053

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.
Christopher DeLeeuw – Managing Member; Paul DeLeeuw – Member
7. On what date did the owner acquire legal title to the subject property?
October 2021
8. Has the present owner previously rezoned this property? If Yes, when?
Yes; June 21, 2023 – Ordinance No. O2023-1303 (Application No. 22136)
9. Present Zoning District: B2-2 Proposed Zoning District: B2-2
10. Lot size in square feet (or dimensions): 3,239.60 square feet (26.00 feet x 124.60 feet)
11. Current Use of the Property: The subject property is presently vacant and unimproved.
12. Reason for rezoning the property: The Applicant is seeking an elective *Type 1 Zoning Map Amendment* in order to permit the construction of a new four-story three-unit *residential* building and a detached three-car garage, at the subject property, pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance (as amended December 2023).
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 an elective *Type 1 Zoning Map Amendment* with *Variation* relief, pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, in order to permit the construction of a new four-story three-unit all *residential* building, with a detached three-car garage, at the subject property. The programming for the proposed new building calls for a *duplex* unit to be established on and between the Basement and 1st Floor, with a *simplex* unit on the 2nd Floor, and a second *duplex* unit on and between the 3rd through 4th Floors. No *commercial* space is intended or proposed. Off-street parking for three (3) automobiles will be provided in a masonry detached garage, at the rear of the site. The new proposed improvements will be masonry in construction, with the building measuring 44 feet-9 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: _____

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 [Section 17-13-1101-J] to increase the maximum allowable floor area occupied by an accessory building by 9.32% (43.42 square feet) – from 468 square feet to 511.42 square feet, in order to permit the construction of a detached three-car garage that will service the proposed new three-unit residential building, at the subject property.

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 _____ NO X



SCALE:
1" = 15'

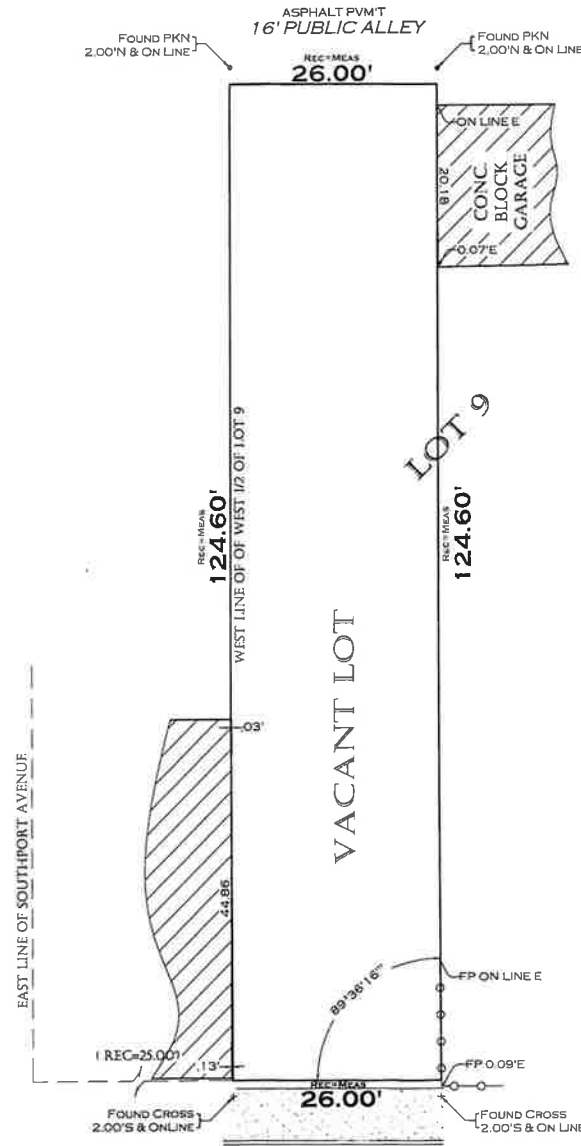
R & R Surveyors, LTD.

CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412 WAUCONDA, IL 60084
TEL: (773) 450-9321 ACCURATE@ATT.NET

PLAT OF SURVEY

THE EAST ONE-HALF (1/2) OF LOT NINE (9) IN MRS. PRICE'S SUBDIVISION OF THE WEST 2.071 ACRES OF BLOCK TWO (2) IN THE SUBDIVISION BY WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY OF THE SOUTH WEST ONE-HALF (1/2) OF THE NORTH WEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FORTY (40) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1352 WEST DIVERSEY PARKWAY, CHICAGO, ILLINOIS.



W. DIVERSEY PARKWAY

NOTE:
 -DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.
 -THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER A FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.
 -DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING
 -COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES
 -REFER TO DEED, TITLE POLICY, AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS

ORDER# 23-716
 DATE: 11/15/2023
 ORDERED BY: IRIS DEBELUWE



STATE OF ILLINOIS
 COUNTY OF MCHENRY
 I, ROY G. LAWNICZAK, 123
 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 CARY, ILLINOIS November 18, 2023
 (DATE)
 BY: Roy G. Lawniczak
 ROY G. LAWNICZAK, ILL. REG. LAND SURVEYOR NO. 2290

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 **1352 West Diversey Parkway, 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**

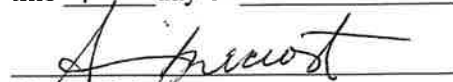
That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is 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 4th 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 *B2-2 Neighborhood Mixed-Use District* and to a *B2-2 Neighborhood Mixed-Use District*, pursuant to an elective *Type 1 Zoning Map Amendment*, on behalf of the Applicant/Property Owner –*Development Group LLC – Wrigley Branch*, for the property generally located at **4531 North Western Avenue, Chicago, Illinois**.

The Applicant is seeking an elective *Type 1 Zoning Map Amendment* with *Variation* relief, pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, in order to permit the construction of a new four-story three-unit all *residential* building, with a detached three-car garage, at the subject property. The programming for the proposed new building calls for a *duplex* unit to be established on and between the Basement and 1st Floor, with a *simplex* unit on the 2nd Floor, and a second *duplex* unit on and between the 3rd and 4th Floors. No *commercial* space is intended or proposed. Off-street parking for three (3) automobiles will be provided in a masonry detached garage, at the rear of the site. The new proposed improvements will be masonry in construction, with the building measuring 44 feet-9 inches in height.

The Applicant and Property Owner – *Development Group LLC – Wrigley Branch* is located at 2007 West Charleston Street, Chicago, Illinois 60647.

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
Attorneys 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.**

To Whom It May Concern:

I, CHRISTOPHER DELEEUEW, on behalf of *Development Group LLC – Wrigley Branch* – the Applicant and Owner, with regard to the property generally located at 1352 West Diversey Parkway, 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.



Christopher DeLeeuw
Development Group LLC – Wrigley Branch

-FORM OF AFFIDAVIT-

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

Honorable Chairperson and Esteemed Committee Members:

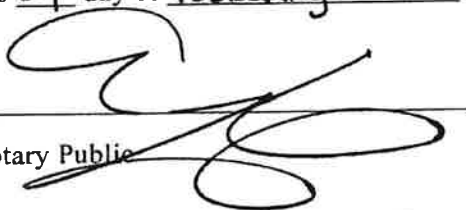
I, CHRISTOPHER DELEEUEW, on behalf of *Development Group LLC – Wrigley Branch*, understand that *Gozdecki, Del Giudice, Americus & Brocato LLP* has filed a sworn affidavit identifying *Development Group LLC – Wrigley Branch* as holding present title interest in certain land that is subject to the proposed *Zoning Map Amendment*, for the property generally identified as 1352 West Diversey Parkway, Chicago, Illinois.

I, CHRISTOPHER DELEEUEW, being first duly sworn under oath, depose and say that *Development Group LLC – Wrigley Branch* holds that interest for itself, and for no other person, association, or shareholder.



Christopher DeLeeuw 12/23/24
Date

Subscribed and sworn to before me
this 29 day of FEBRUARY, 2024.



Notary Public



COUNTY OF COOK
STATE OF ILLINOIS

I, CHRISTOPHER DELEEUW, 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

29 day of FEBRUARY, 2024.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____