

#22387-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:
1157 W. Grand Avenue, Chicago, Illinois 60642

2. Ward Number that property is located in: 27

3. APPLICANT KFT REALTY, LLC
ADDRESS [REDACTED] CITY [REDACTED]
STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]
EMAIL [REDACTED] CONTACT PERSON Emmett Kerrigan

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 Barry Ash
ADDRESS 95 Revere Drive, Unit G
CITY Northbrook STATE IL ZIP CODE 60062
PHONE 312-346-1390 FAX 312-346-7847 EMAIL barryash@aflaw.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.
 Owner is KFT Realty, LLC. Members are 1. Kerrigan Family Trust with Trustees: Emmett Kerrigan, 14.28%; Brett Kerrigan, 14.28%; Maeve Kerrigan, 14.28%; Jennifer Collopy, 14.28%; Bryan Kerrigan, 14.28%; and Gregory Kerrigan, 14.28% and 2. KFT Realty, LLC owned by Bryan Kerrigan, 14.28%.
7. On what date did the owner acquire legal title to the subject property? 4/4/2012
8. Has the present owner previously rezoned this property? If yes, when?
No
9. Present Zoning District M2-2 Proposed Zoning District B2-2
10. Lot size in square feet (or dimensions) 4,730 s.f.
11. Current Use of the property 1st floor - Retail/warehouse ; 2nd floor - apartment
12. Reason for rezoning the property To allow the existing commercial on the ground floor to continue to be used as commercial and one dwelling unit on the second floor to be used and established as a shared housing unit;
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 the proposed building. (BE SPECIFIC)
~~the existing commercial use on the ground floor to remain and to establish a shared housing unit on the second floor. There shall be one residential unit located on the property. No parking spaces shall be provided. The approximate square footage of the commercial space is 4,730 square feet, which shall be unchanged. The height of the existing building is 24 feet. The front setback is 0'0", the rear yard setback is 0'0", the east side yard is 0'0" and the west side yard is 0'0".~~
14. 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

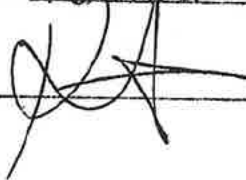
COUNTY OF COOK
STATE OF ILLINOIS

Emmett Kerrigan 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
6th day of November, 2023.

Notary Public





For Office Use Only



Date of Introduction: _____

File Number: _____

Ward: _____

PROPERTY ADDRESS:

1157 W GRAND AVENUE, CHICAGO, ILLINOIS 60642

SURVEY NUMBER:

2306-1300-02

CERTIFIED TO:

DATE OF SURVEY:

02/29/24

BUYER:

LENDER:

TITLE COMPANY:

COMMITMENT DATE:

NOT REVIEWED

CLIENT FILE NO.:

LEGAL DESCRIPTION:

EAST 43 FEET OF THE NORTH HALF OF LOT 27 AND THE EAST 43 FEET OF LOT 28, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

GENERAL SURVEYORS NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
- Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
- THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYORS LEGEND:

| LINETYPES | ABBREVIATIONS | SURVEYOR |
|--------------------------|-----------------------------------|--|
| Boundary Line | (C) - Calculated | FIP - Found Iron Pipe |
| Center Line | (D) - Deed | FIPB - Found Iron Pipe & Cap |
| Chain Link or Wire Fence | (F) - Field | FIRC - Found Iron Rod & Cap |
| Easement | (M) - Measured | FN - Found Nail |
| Edge of Water | (P) - Plat | FMBD - Found Nail & Disc |
| Iron Fence | (R) - Record | FRMSPK - Found Rail Road Spike |
| Overhead Lines | (S) - Survey | GAR - Garage |
| Survey Tie Line | A/C - Air Conditioning | GM - Gas Meter |
| Vinyl Fence | AE - Access Easement | ID - Identification |
| Wall or Party Wall | ASBL - Accessory Setback Line | IE/E - Ingress/Egress Easement |
| Wood Fence | B/W - Bay/Box Window | INST - Instrument |
| Asphalt | BFP - Backflow Preventer | INT - Intersection |
| Brick or Tile | BLDG - Building | IRRE - Irrigation Easement |
| Concrete | BLK - Block | L - Length |
| Covered Area | BM - Benchmark | LAE - Limited Access Easement |
| Water | BR - Bearing Reference | LBM - License No. (Business) |
| Wood | BRL - Building Restriction Line | LBE - Limited Buffer Easement |
| Symbol | BSMT - Basement | LE - Landscape Easement |
| Center Line | C - Curve | LME - Lake/Landscape Maintenance Easement |
| Central Angle or Delta | C/L - Center Line | LMA - Lake/Landscape Maintenance Easement |
| Common Ownership | CIP - Covered Porch | LSP - License No. (Surveyor) |
| Control Point | C/S - Concrete Slab | ME - Maintenance Easement |
| Catch Basin | CNTV - Cable TV Riser | MES - Mitered End Section |
| Elevation | CB - Concrete Block | MF - Metal Fence |
| Fire Hydrant | CH - Chord Bearing | MH - Manhole |
| Find or Set Monument | CHM - Chimney | MHWL - Mean High Water Line |
| Guywire or Anchor | CLF - Chain Link Fence | NR - Non-Radial Easement |
| Manhole | CME - Canal Maintenance | NTS - Not to Scale |
| Tree | CO - Clean Out | NAVDBB - North American Vertical Datum 1988 |
| Utility or Light Pole | CONC - Concrete | NGVD29 - National Geodetic Vertical Datum 1929 |
| Well | COR - Corner | OG - On Ground |
| | CS/W - Concrete Sidewalk | ORB - Official Records Book |
| | CUE - Control Utility Easement | ORV - Official Record Volume |
| | CVG - Concrete Valley Gutter | O/A - Overall |
| | D/W - Driveway | OIS - Offset |
| | DE - Drainage Easement | OFF - Outside Subject Property |
| | DF - Drain Field | OH - Overhang |
| | DH - Drill Hole | OHL - Overhead Utility Lines |
| | DUE - Drainage & Utility Easement | OHWL - Ordinary High Water Line |
| | ELEV - Elevation | ON - Inside Subject Property |
| | EM - Electric Meter | OP - Pool Equipment |
| | ENCL - Enclosure | PB - Plat Book |
| | ENT - Entrance | PC - Point of Curvature |
| | EOP - Edge of Pavement | PCC - Point of Compound Curvature |
| | EDW - Edge of Water | PCP - Permanent Control Point Monument |
| | ESMT - Easement | FF - Finished Floor |
| | EUB - Electric Utility Box | |
| | FIDH - Found Drill Hole | |
| | FCM - Found Concrete Monument | |
| | FF - Finished Floor | |

FLOOD ZONE INFORMATION:

JOB SPECIFIC SURVEYOR NOTES:



Exacta Land Surveyors, LLC
PLS #8409899
c: 773.305.4011
315 East Jackson Street | Moline, IL 60550

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

Date: 3/6/2024

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

The undersigned, Barry Ash, 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 [INSERT DATE].

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.

Barry Ash
Signature

Subscribed and Sworn to before me this
4th day of March, 2024

Notary Public



LAW OFFICES

ASH, ANOS, FREEDMAN & LOGAN, L.L.C.
95 REVERE DRIVE, UNIT G, NORTHBROOK, IL 60062

LAWRENCE M. FREEDMAN
312-346-1390
BRUCE T. LOGAN
7847

TELEPHONE:

FAX: 312-346-

MOBILE: 312-
282-7388

BARRYASH@AFLAW.COM

BARRY ASH
GEORGE J. ANOS, 1951-2005
JOSEPH ASH, 1951-2012

March 6, 2024

Dear 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 will file an application for a change in zoning from M2-2, Light Industry District to the B2-2, Neighborhood Mixed-Use District, on behalf of KFT Realty, LLC, the applicant and owner of the property located at 1157 W. Grand Avenue, Chicago IL 60642.

The applicant intends to continue to use the subject property for a commercial storefront on the ground floor and establish a shared housing unit within the existing one dwelling unit on the second floor.

KFT Realty, LLC, applicant and owner, is located at [REDACTED]. The contact person for this application is Shannon Kerrigan at [REDACTED] phone number 312-218-6460. The attorney undersigned is the attorney representing KFT Realty.

Please note that 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.

Very truly yours,



Barry Ash