#22328
INTRO DATE
JAN. 24, 2024

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

1. ADDRESS of the property Applicant is seeking to rezone:
3955 North Kilpatrick Avenue / 3865 North Milwaukee Avenue, Chicago, Illinois

2. Ward Number that property is located: 45

3. APPLICANT: GW Six Corners LLC

ADDRESS: 2211 North Elston Avenue, Suite 400 CITY: Chicago

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

EMAIL: s.barnes@gozdel.com CONTACT PERSON: Sara Barnes – Attorney for Applicant

4. Is the Applicant the owner of the property? YES X 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: 312-782-4324 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.
GW Property Group LLC – *Manager*; Mitchell Goltz & Shai Wolkowicki – *Owners*

7. On what date did the owner acquire legal title to the subject property?
September 2023

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

9. Present Zoning District: RS-3 Proposed Zoning District: B3-3 to *Residential-Business Planned Development*

10. Lot size in square feet (or dimensions): 355,302 square feet (*gross*); 303,898 square feet (*net*)

11. Current Use of the Property: The subject property comprises the southeast corner of Kilpatrick Avenue and Irving Park Road, at the intersection of Milwaukee Avenue. The site, in its entirety, is presently vacant and unimproved, but was formerly occupied by a *Peoples Gas* utilities facility.

12. Reason for rezoning the property: The Applicant is seeking a *Zoning Map Amendment* in order to reactivate the site with a new mixed-use (*residential-business*) development complex, which will feature four divisible *commercial* buildings and a multi-unit all *residential* building, along with onsite accessory parking and a series of open landscaped areas ('green-spaces').

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 *Zoning Map Amendment* in order to reactivate the site with a new mixed-use development complex (*Residential-Business Planned Development*). The programming for the new proposed development calls for the construction of four (4) one-story *commercial* buildings (+/- 30,415 square feet – total), three of which will be oriented along Irving Park Road, with the fourth building having frontage on Kilpatrick Avenue. Such *commercial* buildings will contain divisible tenant spaces and will be served by a large surface *parking lot*, accommodating 125 vehicles. The programming for the development also calls for the construction of a five-story *residential* building, that will generally comprise the south half of the site, with frontage on Kilpatrick Avenue and Milwaukee Avenue. Such *residential* building will feature a total of 346 *dwelling units*, consisting of a diverse mix of unit types, with an array of amenities and communal spaces intended for the exclusive use of the *resident-tenants* of the complex. Off-street parking for *205 vehicles will be provided within the core of the new *residential* building, along with bicycle storage and *electric-vehicle* (EV) charging stations. *[*The subject property is designated as a Transit Served Location (TSL), pursuant to the current Zoning Ordinance.*] The proposed new improvements will be masonry in construction, with the tallest *commercial* building measuring 18 feet-0 inches in height and the *residential* building measuring 62 feet-0 inches in height.

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 X NO_____

COUNTY OF COOK
STATE OF ILLINOIS

I, MITCHELL 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

19 day of December, 2023.

Natalie Acierto
Notary Public

NATALIE ACIERTO
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 21, 2024

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

ALTA/NSPS LAND TITLE SURVEY

TITLE NOTES

CH-CAGO TITLE INSURANCE COMPANY COMMITMENT NO. CCH1902253LD WITH A COMMITMENT DATE OF OCTOBER 19, 2023 AND FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 3063569 WITH A COMMITMENT DATE OF OCTOBER 5, 2023 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BE/EXIST ON, BURDEN THE PROPERTY UNLESS, THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENTS.

TITLE COMMITMENT NO. 3063569

(EXCEPTION 15): THE SURVEYED PROPERTY MAY BE SUBJECT TO RAILROAD RIGHT OF WAY RECORDED AS DOCUMENT NO. 46883608. THE APPROXIMATE LOCATION OF THE CENTERLINE OF THE RAILROAD SPUR TRACK AS SHOWN ON THE REFERENCED DOCUMENT IS SHOWN HEREON. (SEE DOCUMENT FOR PARTICULARS).

TITLE COMMITMENT CCH1902253LD TO SCHEDULE B

SCHEDULE B EXCEPTION TABLE					
EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	LOCATED ON PROPERTY	NOTATION
1	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION	NO	N/A	NOT ADDRESSED BY SURVEY
2	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	YES	YES	IMPROVEMENTS SHOWN ON SURVEY
3	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	NO	UNKNOWN	IMPROVEMENTS SHOWN ON SURVEY
4	N/A	ANY LIEN FOR SERVICES, LABOR OR MATERIAL	NO	N/A	NOT ADDRESSED BY SURVEY
5	N/A	TAXES OR SPECIAL ASSESSMENTS	NO	N/A	NOT ADDRESSED BY SURVEY
6	N/A	REQUEST FOR A PROPERLY EXECUTED ALTA STATEMENT	NO	N/A	NOT ADDRESSED BY SURVEY
7	N/A	MATTERS DISCLOSED BY PUBLIC RECORD AFTER COMMITMENT DATE	NO	N/A	NOT ADDRESSED BY SURVEY
8	N/A	NOTE REGARDING PUBLIC ACT 86-980	NO	N/A	NOT ADDRESSED BY SURVEY
9	N/A	NOTE FOR ADDITIONAL INFORMATION REGARDING COOK COUNTY RECORDER	NO	N/A	NOT ADDRESSED BY SURVEY
10	N/A	PROPERTY TAXES FOR THE YEAR(S) 2022 & 2023 PIN 13-22-102-001-0000 13-22-102-002-0000	NO	N/A	NOT ADDRESSED BY SURVEY
11	N/A	NOTE REGARDING PREDATORY LENDING DATABASE ACT	NO	N/A	NOT ADDRESSED BY SURVEY
12	MULTIPLE (SEE DESCRIPTION)	MORTGAGE INCLUDING INSTRUMENTS 1888844, 2126792, 2203873, 2126674, 2752063, 2708606 (MODIFIED), 2807324, 1983708, 3527847, 4042455, 3810188, 4010318, 4028941147, 4029851198, 5895157328, 4108844108	NO	PARCELS 1 & 2	NO EASEMENTS GRANTED
13	N/A	NOTE REGARDING INDEMNITY	NO	N/A	NOT ADDRESSED BY SURVEY
14	N/A	NOTE REGARDING MUNICIPAL REAL ESTATE TRANSFER TAX STAMPS	NO	N/A	NOT ADDRESSED BY SURVEY
15	N/A	NOTE REGARDING PLAT ACT AFFIDAVIT	NO	N/A	NOT ADDRESSED BY SURVEY
16	1931518013	TERMS, CONDITIONS, LIMITATIONS AND RESTRICTIONS CONTAINED IN NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY	NO	PARCELS 1 & 2	NO EASEMENTS GRANTED
17	N/A	RIGHTS OF PUBLIC AND QUASI-PUBLIC UTILITIES IN SAID VACATED STREET OR ALLEY FOR MAINTENANCE	NO	N/A	NOT ADDRESSED BY SURVEY
18	1808851F	EASEMENT TO COMMONWEALTH EDISON COMPANY	YES	PARCEL 1	SHOWN ON SURVEY
19	19184 (SO FAR)	TERMS, CONDITIONS, LIMITATIONS AND RESTRICTIONS CONTAINED IN NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY	YES	PARCELS 1 & 2	SHOWN ON SURVEY
20	1430430014	LAND LIES WITHIN BOUNDARIES OF SPECIAL SERVICE AREA NO. 28 ORDINANCE	NO	PARCELS 1 & 2	NO EASEMENTS GRANTED
21	N/A	NOTE REGARDING ENDORSEMENT REQUESTS	NO	N/A	NOT ADDRESSED BY SURVEY
22	N/A	NOTE REGARDING DOCUMENT REVIEW BEFORE ISSUANCE OF TITLE INSURANCE	NO	N/A	NOT ADDRESSED BY SURVEY
23	UNKNOWN	MATTERS DISCLOSED BY PLAT BY SURVEY BY NICK DATED SEPTEMBER 5, 2023 NUMBER 2023-19-4210	NO	PARCELS 1 & 2	IMPROVEMENTS SHOWN HEREON SURVEY
24	2117310054	TERMS, CONDITIONS, LIMITATIONS AND RESTRICTIONS CONTAINED IN NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY	NO	PARCELS 1 & 2	NO EASEMENTS GRANTED

TITLE COMMITMENT 3063569 TO SCHEDULE B

SCHEDULE B EXCEPTION TABLE					
EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	LOCATED ON PROPERTY	NOTATION
1	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION	NO	N/A	NOT ADDRESSED BY SURVEY
2	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	NO	UNKNOWN	IMPROVEMENTS SHOWN ON SURVEY
3	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	YES	YES	IMPROVEMENTS SHOWN ON SURVEY
4	N/A	ANY LIEN FOR SERVICES, LABOR OR MATERIAL	NO	N/A	NOT ADDRESSED BY SURVEY
5	N/A	TAXES OR SPECIAL ASSESSMENTS	NO	N/A	NOT ADDRESSED BY SURVEY
6	N/A	MATTERS DISCLOSED BY PUBLIC RECORD AFTER COMMITMENT DATE	NO	N/A	NOT ADDRESSED BY SURVEY
7	N/A	PROPERTY TAXES FOR THE YEAR(S) 2018 & 2020 PIN 13-22-102-011-0000	NO	N/A	NOT ADDRESSED BY SURVEY
8	N/A	PROPERTY TAXES FOR THE YEAR(S) 2018 & 2020 PIN 13-22-102-012-0000	NO	N/A	NOT ADDRESSED BY SURVEY
9	N/A	NOTE REGARDING NO OUTSTANDING VOLUNTARY LIENS FOUND	NO	N/A	NOT ADDRESSED BY SURVEY
10	N/A	NOTE REGARDING ABOUT FURNISHED DOCUMENTS	NO	N/A	NOT ADDRESSED BY SURVEY
11	N/A	NOTE REGARDING OPERATING AGREEMENT	NO	N/A	NOT ADDRESSED BY SURVEY
12	N/A	NOTE REGARDING FURNISHED EVIDENCE OF DISSOLUTION	NO	N/A	NOT ADDRESSED BY SURVEY
13	N/A	NOTE REGARDING LAND WITHIN MUNICIPAL BOUNDARIES OF CHICAGO	NO	N/A	NOT ADDRESSED BY SURVEY
14	N/A	NOTE REGARDING FUNDING ITEMS TO BE PROVIDED FOR THE DELETION OF STANDARD EXCEPTIONS 1 THROUGH 5	NO	N/A	NOT ADDRESSED BY SURVEY
15	4066328	RAILROAD RIGHT OF WAY	YES	PARCEL 2	SHOWN AND NOTED ON SURVEY
16	N/A	RIGHTS OR INTERESTS OF ADJOINING OWNERS IN RELATION TO PARTY WALLS	N/A	N/A	IMPROVEMENTS SHOWN ON SURVEY
17	N/A	SPURS, SWITCH TRACKS, AND RAILROAD RIGHT OF WAY, IF ANY	N/A	N/A	IMPROVEMENTS SHOWN ON SURVEY
18	N/A	NOTE REGARDING EXTENDING COVERAGE ENDORSEMENT	N/A	N/A	NOT ADDRESSED BY SURVEY

LEGAL DESCRIPTION

PARCEL 1 (2023 TITLE COMMITMENT CCH1902253LD)

ALL OF BLOCK 21, INCLUDING FORMER STREETS AND ALLEYS, NOW VACATED, IN GRAYLAND SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT 10 ACRES IN THE NORTHEAST CORNER, EXCEPTING FROM SAID BLOCK 21 THAT PORTION TAKEN FOR MILWAUKEE AVENUE, AND THAT PORTION DEDICATED FOR KILPATRICK AVENUE BY DEDICATION RECORDED MARCH 15, 1933 AS DOCUMENT NO. 12415501, IN COOK COUNTY, ILLINOIS.

PARCEL 2 (2023 TITLE COMMITMENT CCH1902253LD)

BLOCK 20 GRAYLAND SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 10 ACRES IN THE NORTHEAST CORNER) IN COOK COUNTY, ILLINOIS

PARCEL 3 (2020 TITLE COMMITMENT 3063569)

LOT 3 (EXCEPT THAT PART TAKEN FOR WEST IRVING STREET) AND ALL OF LOT 2 IN WEIMER SUBDIVISION OF THAT PART OF BLOCK 19 LYING NORTHERLY OF THE NORTHWESTERLY LINE OF MILWAUKEE AVENUE IN GRAYLAND, A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.
4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. MANHOLES, INLETS AND OTHER UTILITY VAULTS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.
6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW AT THE TIME OF SURVEY, THIS SITE WAS NOT COMPLETELY SNOW COVERED. WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
8. OTHER THAN VISIBLE IMPROVEMENTS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE, CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKOUT IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JULIE AT 1-800-892-0123.
9. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.
10. THERE ARE 181 CLEARLY IDENTIFIABLE PARKING SPACES FOR CARS ON THE SUBJECT PROPERTY (PERTAINS TO TABLE A, ITEM 9)
11. THE SURVEYED PROPERTY IS LOCATED SOUTHEAST OF THE INTERSECTION OF IRVING PARK ROAD AND N KILPATRICK AVENUE AS SHOWN HEREON (PERTAINS TO TABLE A, ITEM 14)

SHEET INDEX

SHEET 1	LOCATION MAP, TITLE NOTES & EXCEPTIONS, SURVEYOR'S NOTES AND CERTIFICATE
SHEET 2	OVERALL BOUNDARY DETAILS
SHEET 3-5	BOUNDARY, SITE IMPROVEMENTS, AND TOPO



LOCATION MAP

NOT TO SCALE

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

GW PROPERTIES
2211 N ELSTON AVENUE, SUITE 304
CHICAGO, ILLINOIS 60614

PROPERTY AREA

302,608 SQUARE FEET (6.947 ACRES)

PROPERTY ADDRESS

3955 N KILPATRICK AVENUE, CHICAGO, IL
(PER TITLE COMMITMENT & COOK COUNTY GIS)
3871 N MILWAUKEE AVENUE, CHICAGO, IL
3865 N MILWAUKEE AVENUE, CHICAGO, IL
(PER TITLE COMMITMENT & COOK COUNTY GIS)

P.I.N.'S

PARCEL 1: 13-22-102-001-0000
PARCEL 2: 13-22-102-002-0000
PART OF PARCEL 3: 13-22-102-011-0000
PART OF PARCEL 3: 13-22-102-012-0000

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0435J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED) ZONE X (SHADED) IS DEFINED AS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AE THE 1-PERCENT-ANNUAL-CHANCE FLOOD ELEVATIONS PER THE FLOOD INSURANCE RATE MAPS. THIS INFORMATION IS PER THE ILLINOIS INSURANCE RATE MAP. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFIED TO: GW SIX CORNERS LLC;
AND: THE PEOPLES GAS, LIGHT AND COAL COMPANY;
AND: GW PROPERTY GROUP LLC;
AND: COLUMBIA NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 28TH DAY OF JULY, 1853, AND KNOWN AS TRUST NUMBER 1755;
AND: CH-CAGO TITLE INSURANCE COMPANY;
AND: FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, AND 11(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 27TH, 2023.

DATED THIS 21ST DAY OF DECEMBER, A.D., 2023

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4074
EMAIL ADDRESS: ADAM@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2025

ADAM R. MCKAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4074
LOMBARD, ILLINOIS

Manhard CONSULTING
150 Springer Drive, Lombard, IL 60148 p 630.620.1100 f 630.620.1183 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

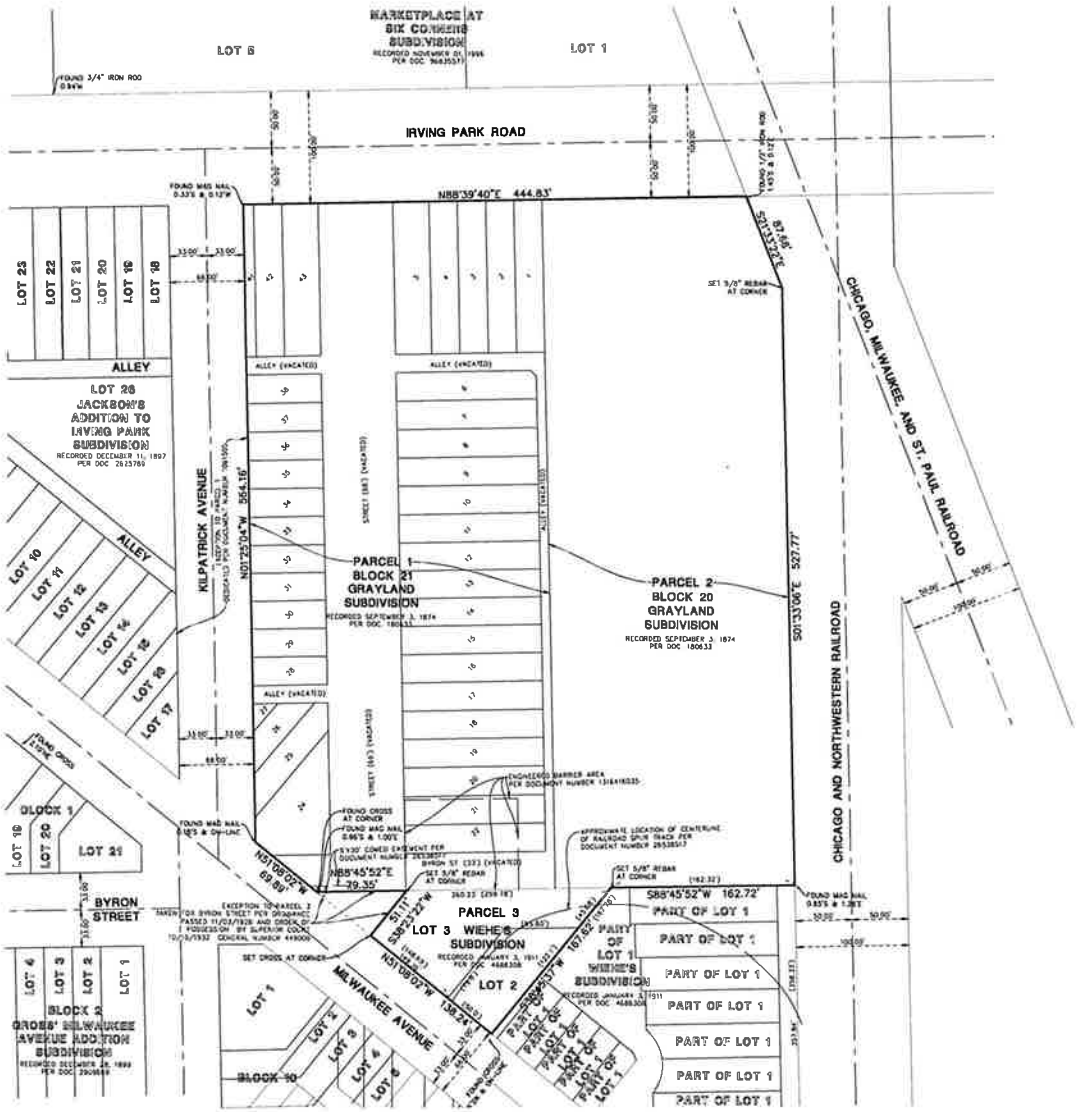
3955 NORTH KILPATRICK AVENUE
CITY OF CHICAGO, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

FIELD WORK	MC
FIELD BOOK	ADM
DRAWN BY	NAL
DATE	11/27/23
SCALE	N.T.S.

SHEET 1 OF 5

DWG: CHL01

ALTA/NSPS LAND TITLE SURVEY



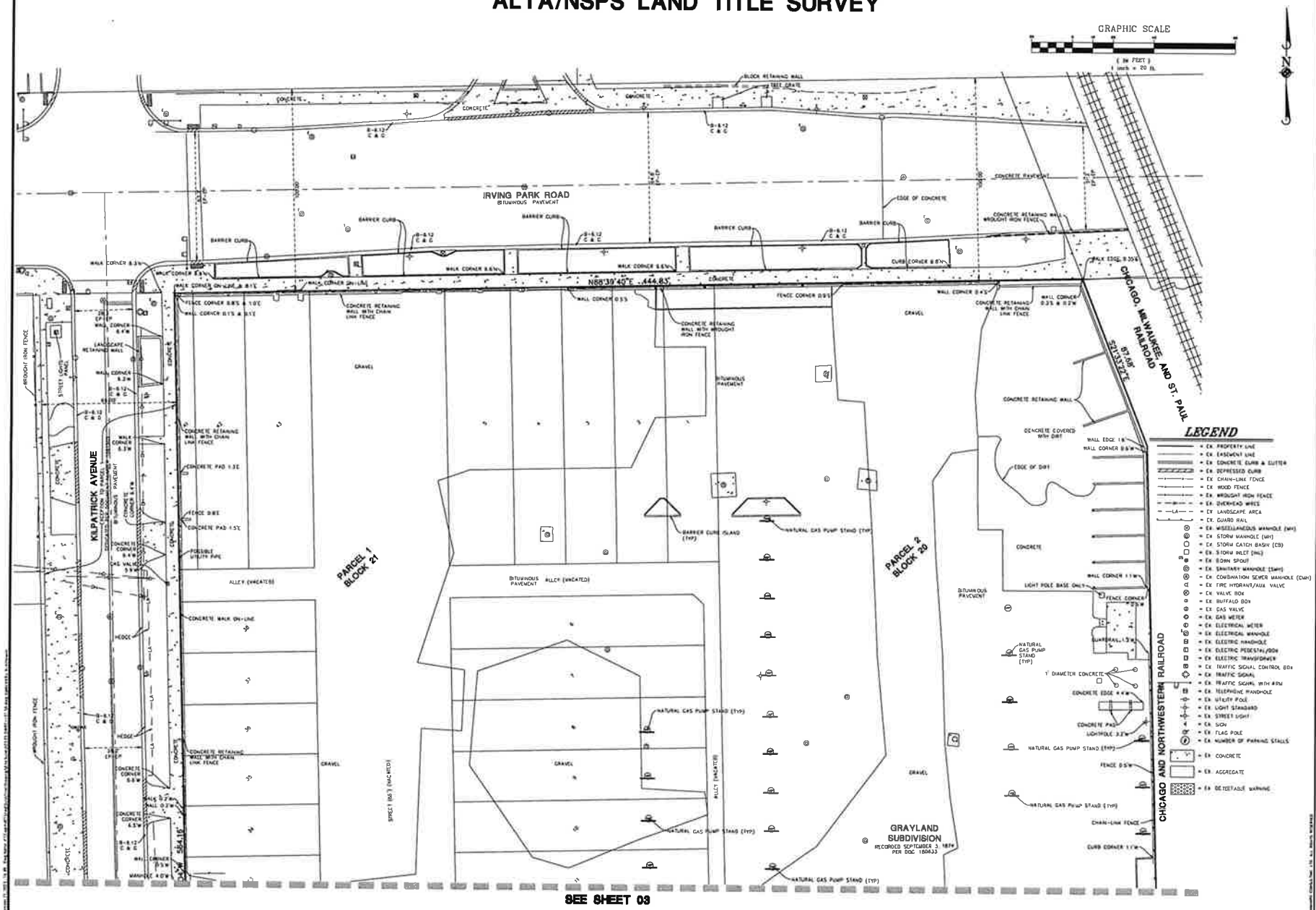
Manhard CONSULTING

3955 NORTH KILPATRICK AVENUE
CITY OF CHICAGO, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

SHEET 2 OF 5

CMP.CHILD1

ALTA/NSPS LAND TITLE SURVEY

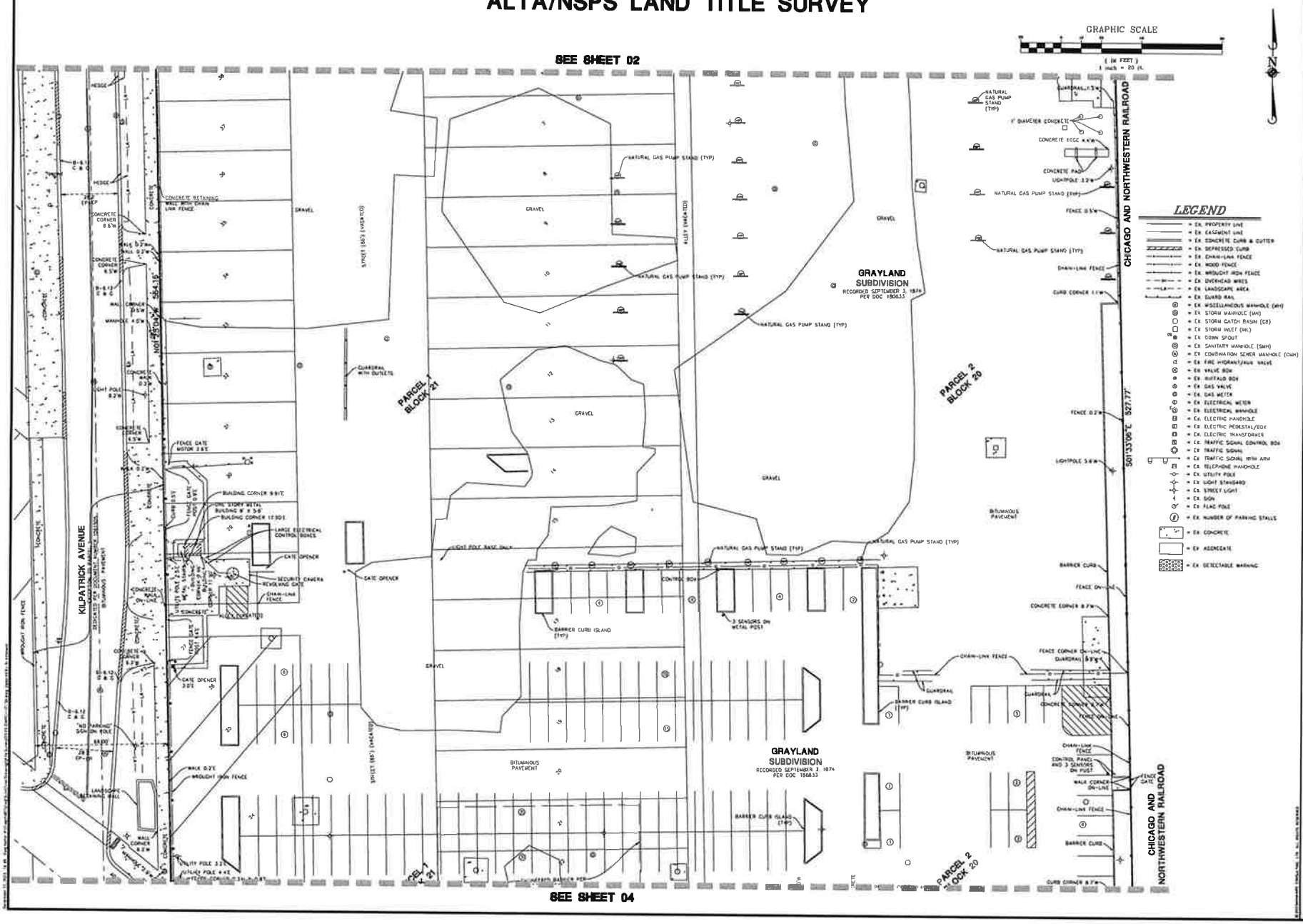


Manhard CONSULTING

3955 NORTH KILPATRICK AVEUNE
CITY OF CHICAGO, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

SHEET 3 OF 5

ALTA/NSPS LAND TITLE SURVEY



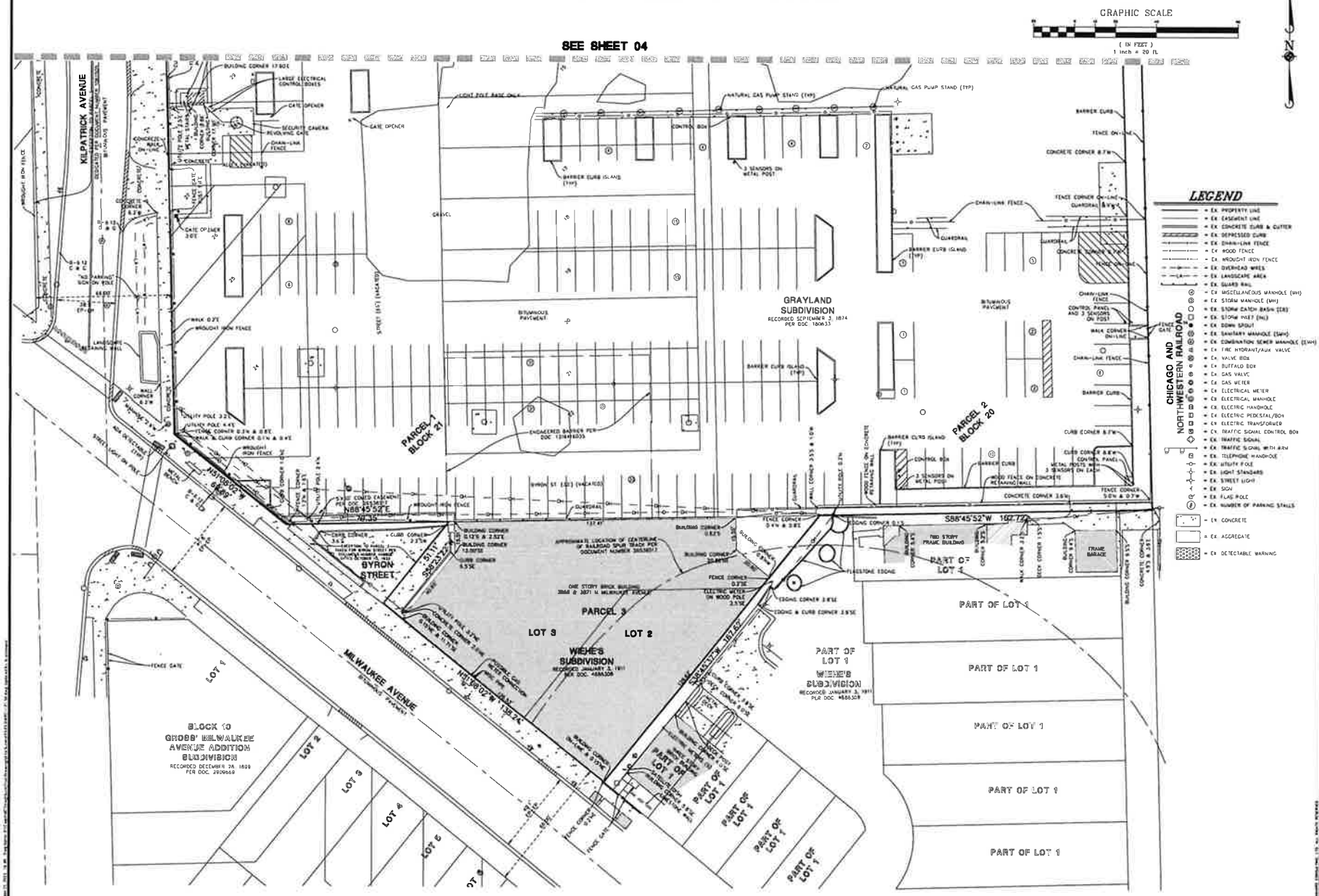
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3955 NORTH KILPATRICK AVEUNE
CITY OF CHICAGO, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

SHEET 4 OF 5

CWP_CHI.01

ALTA/NSPS LAND TITLE SURVEY



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3955 NORTH KILPATRICK AVENUE
CITY OF CHICAGO, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

SHEET 5 OF 5

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

January 24, 2024

Honorable Chair
City of Chicago - 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, 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 **3955 North Kilpatrick Avenue / 3865 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 file an application for a change in zoning on approximately **January 24, 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 served.

GOZDECKI, DEL GIUDICE, AMERICUS & BROCATO LLP

By: Sara K. Barnes
Attorney for Applicant

Subscribed and sworn to before me

this 6th day of December, 2023.

Notary Public

ANITA BRACAMONTES
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires May 09, 2025

PUBLIC NOTICE

Via USPS First Class Mail

January 24, 2024

Dear Sir or Madam:

In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **January 24, 2024**, I, the undersigned, intend to file an application for a change in zoning from an *RS-3 Residential Single-Unit (Detached House) District* to a *B3-3 Community Shopping District* then to a *Residential-Business Planned Development*, on behalf of the Applicant-Property Owner – *GW Six Corners LLC,* for the property known as **3955 North Kilpatrick Avenue / 3865 North Milwaukee Avenue, Chicago, Illinois**.

The Applicant is seeking a *Zoning Map Amendment* in order to reactivate the subject site with a new mixed-use development complex (*Residential-Business Planned Development*). The programming for the new proposed development calls for the construction of four (4) one-story *commercial* buildings, three of which will be oriented along Irving Park Road, with the fourth building having frontage on Kilpatrick Avenue. Such *commercial* buildings will contain divisible tenant spaces and will be served by a large surface *parking lot*, accommodating 125 vehicles. The programming for the development also calls for the construction of a five-story *residential* building, that will generally comprise the south half of the site, with frontage on Kilpatrick Avenue and Milwaukee Avenue. Such *residential* building will feature a total of 346 *dwelling units,* consisting of a diverse mix of unit types, with an array of amenities and communal spaces intended for the exclusive use of the *resident-tenants* of the complex. Off-street parking for *205 vehicles will be provided within the core of the new *residential* building, along with bicycle storage and *electric-vehicle* (EV) charging stations. *[*The subject property is designated as a Transit Served Location (TSL), pursuant to the current Zoning Ordinance.*] The proposed new improvements will be masonry in construction, with the tallest *commercial* building measuring 18 feet-0 inches in height and the *residential* building measuring 62 feet-0 inches in height.

The Applicant-Property Owner – ***GW Six Corners LLC*** is located at 2211 North Elston Avenue, Suite 400, Chicago, Illinois 60614.

The contact person for this application is **Sara K. Barnes** - *Attorney for Applicant*. My address is One West Wacker Drive, Suite 1700, Chicago, Illinois. My telephone number is 312-450-8421.

Very truly yours,

GOZDECKI, DEL GIUDICE, AMERICUS & BROCATO LLP

Sara K. Barnes

Sara K. Barnes
Attorney for Applicant

*****Please note that the Applicant is <u>NOT</u> 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, MITCHELL GOLTZ, on behalf of *GW Six Corners LLC* – the Applicant and Owner, with regard to the efforts being undertaken to change the underlying zoning classification and effectuate a planned development for the property generally located at 3995 North Kilpatrick Avenue / 3865 North Milwaukee Avenue, Chicago, Illinois, authorize the law firm *Gozdecki, Del Giudice, Americus & Brocato LLP*, to file a *Zoning Map Amendment-Planned Development* application, before the *City of Chicago – City Council*, for and affecting such property.

Sincerely,

Mitchell Goltz
GW Six Corners LLC (Applicant-Owner)

-FORM OF AFFIDAVIT-

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

I, MITCHELL GOLTZ, on behalf of *GW Six Corners LLC*, understand that the law firm *Gozdecki, Del Giudice, Americus & Brocato LLP* has filed a sworn affidavit identifying *GW Six Corners LLC*, as current owner holding interest in certain land that is subject to the proposed *Zoning Map Amendment-Planned Development* for the property generally identified as 3995 North Kilpatrick Avenue / 3865 North Milwaukee Avenue, Chicago, Illinois.

I, MITCHELL GOLTZ, being first duly sworn under oath, depose and say that *GW Six Corners LLC* holds that interest for itself and its members, and for no other person, association, or shareholder.

Acknowledged and attested to,

By: _____ 12/19/23
Mitchell Goltz Date

Subscribed and sworn to before me
this 19 day of December, 2023.

NATALIE ACIERTO
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 21, 2024

Notary Public