#22992-T1
INTRO DATE
FEB 18, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

   3039 W. Irving Park Road

2. Ward Number that property is located in: 33

3. APPLICANT 3039 West Irving Park LLC

   ADDRESS 3039 W. Irving Park Road CITY Chicago

   STATE IL ZIP CODE 60618 PHONE 773-383-0935

   EMAIL nan62@narl.com CONTACT PERSON Nan Warshaw

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 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 312-345-5706 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: Nan Warshaw

7. On what date did the owner acquire legal title to the subject property? 07/21/03

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

9. Present Zoning District: B3-1 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 3,250 SQ.FT.

11. Current Use of the Property: Mixed-use building with vacant ground-floor commercial space and two residential dwelling units above.

12. Reason for rezoning the property: Applicant seeks to convert the vacant commercial space into residential dwelling units.

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 convert the existing mixed-use building into a multifamily residential dwelling with four dwelling units. Applicant will provide 9 bicycle parking spaces. No commercial space or vehicular parking spaces will be provided. The building height of 22 feet will remain unchanged.

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.** Pursuant to Section 17-13-0303-D, the Applicant seeks a variation to reduce the required rear setback from 30 feet to 0 feet under Section 17-13-1101-B and Seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plan

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 ☒

COUNTY OF COOK
STATE OF ILLINOIS

Nan Warshaw, 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 20th day of January, 2026

Notary Public

OFFICIAL SEAL
MARCIA METZEN
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 0994559
My Commission Expires August 01, 2028

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

SCHAIN BANKS
SCHAIN BANKS KENNY & SCHWARTZ LTD

70 W. Madison Street
Suite 5400
Chicago, IL 60602
Main (312) 345-5700
Fax (312) 345-5701
www.schainbanks.com

February 18, 2026

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 February 18, 2026, the undersigned, will file an application on behalf of the Applicant, 3039 West Irving Park LLC, for a change in zoning for the property located at 3039 W. Irving Park Road, Chicago, IL from a B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District.

The Applicant seeks to activate long vacant ground floor commercial space with two dwelling units. After rezoning, the existing building will have four dwelling units. The appearance and size of the building will not change.

The Applicant of the Zoning Amendment and the owner of the subject property is 3039 West Irving Park LLC, and whose contact information is as follows: Address: 3039 W. Irving Park Road, Chicago, Illinois 60618 and phone number: 773-383-0935.

I am the duly authorized attorney for the applicant. My address is 70 West Madison, Suite 5400, Chicago, Illinois 60602. My telephone number is 312-345-5706.

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,

Tyler Manic
Attorney for Applicant
and Owner

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

February 2, 2026

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 February 18, 2026.

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

2nd day of February 2026

Notary Public

Commission Expires: 8/1/28

OFFICIAL SEAL
MARCIA METZEN
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 0994559
My Commission Expires August 01, 2028

MM SURVEYING CO., INC.

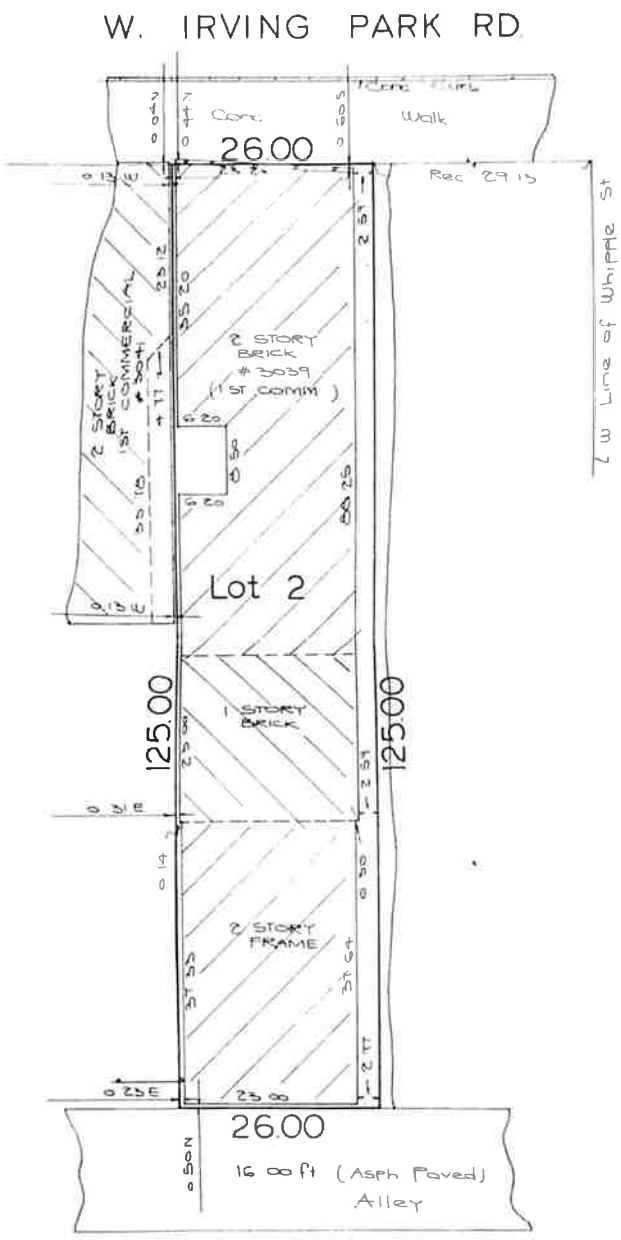
PLAT OF SURVEY

5812 W. HIGGINS AVE.
CHICAGO, IL 60630

PHONE: 773/282-5900
FAX: 773/282-9424

N

LOT 2 IN BLOCK 3 IN WILLIAM E. HATTERMAN'S IRVING PARK BOULEVARD SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Order No 43731

Scale 1 inch = 16 feet

Date December 28, 1998

Ordered by James Antonopoulos

State of Illinois } SS
County of Cook }

We, M M Surveying Co., Inc., do hereby certify that we have located the building on the above property

REG ILL Land Surveyor

MIRKO MIHAJLOVIC
CHICAGO, ILLINOIS

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE
REFER TO ABSTRACT OR DEED FOR BUILDING RESTRICTIONS
COMPARE THE DESCRIPTION IN THIS PLAT WITH YOUR DEED, ABSTRACT OR CERTIFICATE OF TITLE

State of Illinois } SS
County of Cook }

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

M. Mihajlovic

REG ILL Land Surveyor

606603