#22631-T1
INTRO DATE
DECEMBER 13, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2907-2917 W. Irving Park Road

2. Ward Number that property is located in: 33rd

3. APPLICANT Full Circle Communities, Inc., an Illinois not-for-profit corporation

ADDRESS 310 S. Peoria Street, Suite 500 CITY Chicago

STATE IL ZIP CODE 60607 PHONE 312-530-9613

EMAIL mdonoghue@fccommunities.org CONTACT PERSON Mary Donoghue

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 Steven Friedland, Applegate & Thorne-Thomsen

ADDRESS 425 S. Financial Place

CITY Chicago STATE IL ZIP CODE 60605

PHONE 312-491-2207 FAX _____ EMAIL sfriedland@att-law.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: _____

7. On what date did the owner acquire legal title to the subject property? October 17, 2022

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

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

10. Lot size in square feet (or dimensions): 16,881 square feet

11. Current Use of the Property: Vacant lot

12. Reason for rezoning the property: To permit the development of a 45-unit residential building with approximatively 2,729 SF of commercial space on the first floor and 16 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 purpose of the amendment is to permit the development of a new 45-unit, 7-story mixed- use building with 16 parking spaces and approximately 2,729 SF of ground floor commercial space. Building height will not exceed 78 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:** _____

☐ **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.** (a) Variation for a reduction in ground floor commercial space from 3,375 SF to 2,729 SF in accordance with Sections 17-13-1101-A and 17-13-1003-X, (b) a variation to the Building Location standards of Section 17-3-0504-B in accordance with Sections 17-13-1101-A and 17-13-1003-P

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

3901 and 3905 West Van Buren Street, LLC, 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
By: Matthew Schneider, as Managing Partner

Subscribed and Sworn to before me this
27th day of November, 20 24.

Notary Public

OFFICIAL SEAL
THOMAS M PIKARSKI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 5/26/26

For Office Use Only

Date of Introduction: _____

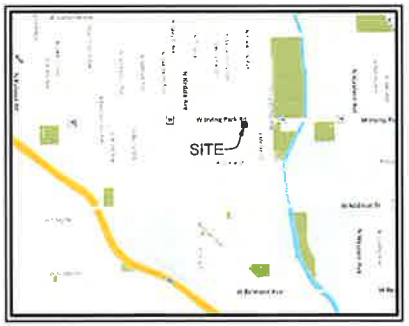
File Number: _____

Ward: _____

PLANS HAVE BEEN SCALED DOWN. ORIGINAL PLANS ARE 36X24

PLAT OF SURVEY

LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, STATE OF ILLINOIS



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION

LOTS 3, 4, 5, 6 AND 7 IN HEARFIELD AND KIMBELL'S SUBDIVISION OF LOT 3 IN COUNTY CLERK'S DIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SHEET INDEX

SHEET 1 OF 2: LEGAL DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATIONS

SHEET 2 OF 2: BOUNDARY, PLANIMETRIC INFORMATION, EASEMENTS AND LABELS

SURVEYED AREA	OWNER/CLIENT	CURRENT P.I.N.:
15,881 SQUARE FEET (0.368 ACR)	FULL CIRCLE COMMUNITIES, INC. 310 S. PEORIA STREET, #500 CHICAGO, ILLINOIS	13-24-105-024 13-24-105-035

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 REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

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 (123.45') 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 THE SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLERS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. MANHOLES, INLETS AND OTHER UTILITY RIMS 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 AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. PUBLIC AND/OR PRIVATE RECORDS BEYOND THE EXISTING ENGINEERING PLANS AND THE UTILITY LINES MARKED BY THE UNDERGROUND DETECTIVES, HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND OWNERSHIPS 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.
8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY UTILITY SERVICE OR UTILITY LINE OTHER THAN THOSE SHOWN HEREON AS OBSERVED ON THE SURFACE DURING THE FIELD PORTION OF THE SURVEY, INCLUDING THOSE UTILITY MARKINGS AS MARKED BY THE UNDERGROUND DETECTIVES.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
DUPAGE COUNTY }

I, GABRIELA PTASINSKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED HAS BEEN PREPARED FOR THE USES AND PURPOSES HEREIN SET FORTH.

ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

ORIGINAL WORK WAS COMPLETED ON AUGUST 12, 2022.
THE FIELD VERIFICATION WORK WAS COMPLETED ON NOVEMBER 23, 2024.

GIVEN UNDER MY HAND AND SEAL AT LISLE, ILLINOIS.
THIS 25TH DAY OF NOVEMBER A.D., 2024.

BY: _____
GABRIELA PTASINSKA
GPTASINSKA@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3883
LICENSE EXPIRES NOVEMBER 30, 2025

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2026.

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

2200 CABOT DRIVE, STE. 375 LISLE, IL 60532
P: 630.810.1620
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

REVISIONS Δ

2917 W. IRVING PARK ROAD
CHICAGO, ILLINOIS
PLAT OF SURVEY

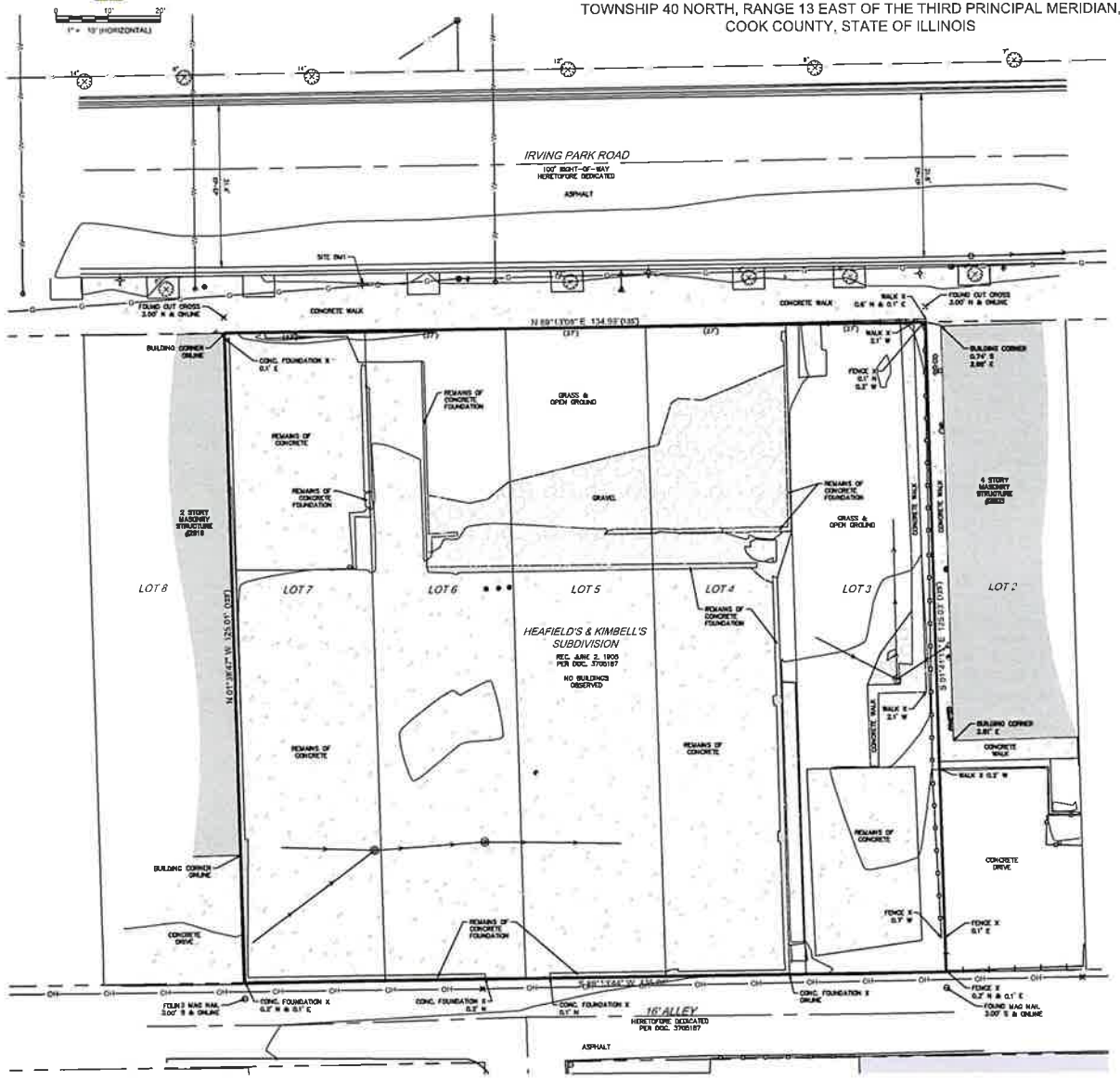
DRAWN: ZJ/EP
P.I.: GP/ AR
DATE: 11/25/24
SCALE: N/A

1 OF 2

PLANS HAVE BEEN SCALED DOWN. ORIGINAL PLANS ARE 36X24

PLAT OF SURVEY

LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, STATE OF ILLINOIS



SURVEYED AREA	OWNER/CLIENT	CURRENT P.I.N.:
18,881 SQUARE FEET (0.395 AC±)	FULL CIRCLE COMMUNITIES, INC. 310 S. PEORIA STREET, #500 CHICAGO, ILLINOIS	13-24-105-024 13-24-105-025

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 REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS.

LEGEND

BOUNDARY LINE =	EX. STREET LIGHT =
R.O.W. LINE =	EX. UTILITY POLE W/ LIGHT =
PARCEL LINE =	EX. ELECTRIC JUNCTION BOX =
LOT LINE =	EX. ELECTRIC METER =
EASEMENT LINE =	EX. CONTOUR =
PAVEMENT LINE =	EX. STORM MANHOLE =
CURB & GUTTER =	EX. CATCH BASIN =
CONCRETE SIDEWALK =	EX. SANITARY MANHOLE =
EX. CHAINLINK FENCE =	EX. MISCELLANEOUS MANHOLE =
EX. WIRE FENCE =	EX. COMBO MANHOLE =
EX. WOOD FENCE =	EX. CLEANOUT =
SANITARY LINE =	EX. DOWNSPOUT =
STORM LINE =	EX. BOLLARD =
EX. WATER MAIN =	EX. GATE POST =
EX. OVERHEAD UTILITY LINE =	EX. SIGN =
EX. GAS MAIN =	EX. PARK METER =
EX. COMBO LINE =	EX. DECIDUOUS TREE =
FOUND IRON PIPE/ROD =	EX. CONCRETE =
FOUND CUT CROSS =	EX. BUILDING =
FOUND MAG NAIL =	EX. GRAVEL =
EX. HYDRANT =	EX. CONCRETE FOUNDATION =
EX. VALVE BOX =	RECORD INFORMATION = (XXX.XX)
EX. VALVE VAULT =	MEASURED INFORMATION = XXX.XX
EX. BUFFALO BOX =	
EX. WATER METER =	
EX. GAS VALVE =	
EX. GAS METER =	
EX. LIGHT POLE =	

2320 CLADY DRIVE, STE. 2B
ELGIN, IL 60123
(630) 584-0077
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

REVISIONS

2917 W. IRVING PARK ROAD
CHICAGO, ILLINOIS
PLAT OF SURVEY

JOB NO. 220120
FIELD GP/AR
DATE 11/25/24
SCALE 1" = 10'
SHEET NUMBER
2 OF 2

December 13, 2024

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

Re: 2907-2917 W. Irving Park Road ("subject property")

The undersigned, Steven Friedland being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements for 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 to 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 December 13, 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.

Steven Friedland
Applegate & Thorne-Thomsen
425 S. Financial Place
Suite 1900
Chicago, IL 60605

Subscribed and Sworn to before me this
December 6, 2024.

Notary Public

OFFICIAL SEAL
TERRI KONOW
Notary Public, State of Illinois
Commission No. 904434
My Commission Expires November 14, 2027

Applegate &
Thorne-Thomsen
ATTORNEYS AT LAW

425 S. Financial Place, Suite 1900
Chicago, IL 60605
p 312-491-4400
f 312-491-4411
att-law.com

(312) 491-2207
sfriedland@att-law.com

December 13, 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 December 13, 2024, the undersigned will file an application for a change in zoning from B3-3 Community Shopping District to B3-3 Community Shopping District on behalf of Full Circle Communities, Inc. an Illinois not-for-profit corporation, for the property located at 2907-2917 W. Irving Park Road, Chicago, Illinois and described as follows:

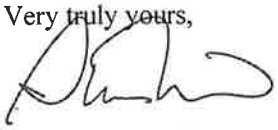
> West Irving Park Road; a line 52 feet west of and parallel to North Francisco Avenue; the alley next south of and parallel to West Irving Park Road; and, a line 187 feet west of and parallel to North Francisco Avenue.

The purpose of the amendment is to permit the development of a new 45-unit, 7-story mixed-use building with 16 parking spaces. There will be commercial space on the first floor of the building. The building height will not exceed 80 feet. The project will also require variations as per Type I Section 17-13-0303-D, a reduction in ground floor commercial space from 3,375 square feet to 2,729 square feet in accordance with Sections 17-13-1101-A and 17-13-1003-X and, an administrative adjustment to the Building Location standards of Section 17-3-0504-B in accordance with Sections 17-13-1101-A and 17-13-1003-P. The applicant will also seek a reduction in minimum lot area per dwelling unit for Transit-Served Locations meeting 100% of the ARO requirement on-site as permitted in accordance with Section 17-3-402-B, an increase in FAR for Transit-Served Locations meeting 100% of the ARO requirement on-site as permitted in accordance with Section 17-3-0403-B, and an increase in maximum building height for Transit-Served Locations meeting 100% of the ARO requirement on-site permitted in accordance with Section 17-3-408-B.

The property is owned by the applicant, Full Circle Communities, Inc., 310 S. Peoria Street, Suite 500, Chicago, Illinois, 60607. The contact person for this application is Steven Friedland, Applegate & Thorne-Thomsen, 425 S. Financial Place, Suite 1900, Chicago, Illinois, 60605, 312-491-2207.

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,



Steven Friedland

1878817.2