#22527-T1
INTRO DATE
JULY 17, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
1257-1301 N. Ashland Avenue, Chicago, IL

2. Ward Number that property is located in: 1

3. APPLICANT Noah Properties, LLC

ADDRESS 3901 25th Avenue CITY Schiller Park

STATE IL ZIP CODE 60176 PHONE 312-782-1983

EMAIL fred@sambankslaw.com CONTACT PERSON Frederick E. Agustin

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 Avenue Properties, LLC

ADDRESS 1259 N. Ashland Avenue CITY Chicago

STATE IL ZIP CODE 60622 PHONE 847-367-9621

EMAIL mikegiza1@yahoo.com CONTACT PERSON Michael Giza

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Law Offices of Sam Banks, Frederick E. Agustin

ADDRESS 221 N. LaSalle St., 38th Floor

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-782-1983 FAX 312-782-2433 EMAIL fred@sambankslaw.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: N/A

7. On what date did the owner acquire legal title to the subject property? 11/11/2008

8. Has the present owner previously rezoned this property? If yes, when? Yes, 6/21/2023

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

10. Lot size in square feet (or dimensions): 9,783.58 sq. ft.

11. Current Use of the Property: The subject property is improved with a 3-story mixed-use building, 2-story mixed-use building and a 1-story commercial building.

12. Reason for rezoning the property: Redevelop the subject property with a new 5-story mixed-use building containing commercial space at grade, 24 dwelling units and off-street parking for 10 cars.

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 proposed mixed-use building will contain 24 dwellling units and off-street parking for 10 cars since the property is a transportation service location (TSL). The commercial space will contain around 2,045 SF. The mixed-use building will have a height of 69'-0 1/2".

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:** (17-13-1003-EE) The Applicant seeks to reduce the required off-street parking spaces from 24 to 10 since the property is locaed in a transit served location (TSL).

☒ **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.** (17-13-1101-B) The Applicant seeks to reduce the rear setback for floors containing residential uses from the required 30 ft. to 10 ft.

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 ☐

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

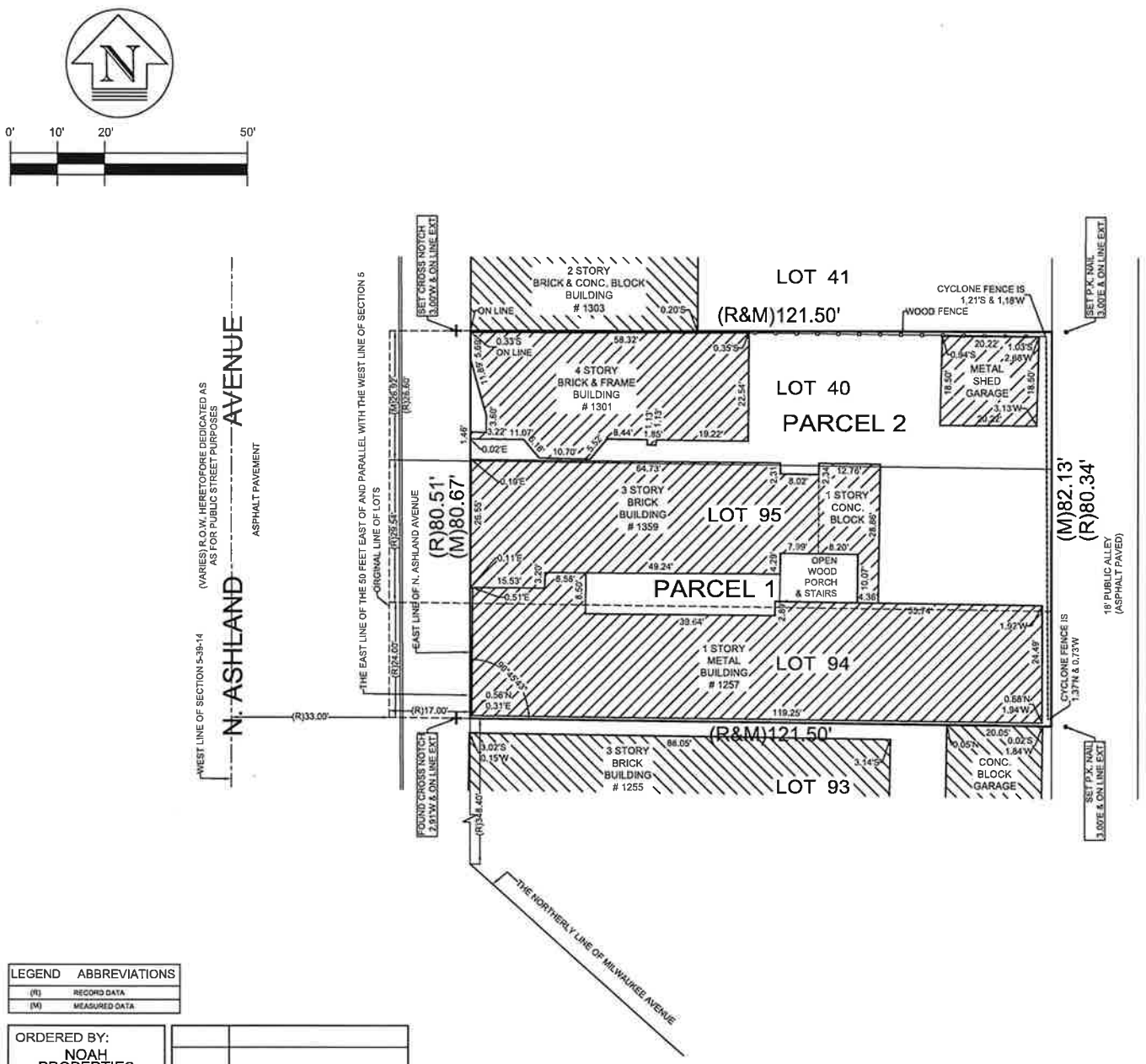
PLAT OF SURVEY
OF

PARCEL 1
LOTS 94 AND 95 IN BLOCK 12 (EXCEPT THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 5) IN CANAL TRUSTEES' SUBDIVISION OF THE WEST PART OF SECTION 5, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2
LOT 40 (EXCEPT THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 50 IN THE SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 11 IN THE CANAL TRUSTEES SUBDIVISION OF THE WEST HALF OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **1257-1301 N. ASHLAND AVENUE, CHICAGO, ILLINOIS**

PERMANENT INDEX NUMBER:
17 - 05 - 115 - 020 - 0000 (AFFECTS PARCEL 2)
17 - 05 - 115 - 021 - 0000 (AFFECTS PARCEL 1)
17 - 05 - 115 - 022 - 0000 (AFFECTS PARCEL 1)



LEGEND ABBREVIATIONS	
(R)	RECORD DATA
(M)	MEASURED DATA

ORDERED BY: NOAH PROPERTIES	
SCALE : 1" = 15'	
DATE : JULY 5, 2024	
FILE No.: 2024 - 31643	

DATE	REVISION

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, JULY 5, A.D. 2023.

BY: Roy G. Lawniczak

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

Written Notice, Form of Affidavit: Section 17-13-0107
July 9, 2024

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

To Whom It May Concern:

The undersigned, **Frederick E. Agustin**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he 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 **1257-1301 N. Ashland Avenue, Chicago, IL**; a statement of intended use of said property; the name and address of the Applicant and Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **July 17, 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.

Law Offices of Samuel V.P. Banks

By: _____
Frederick E. Agustin
Attorney for Applicant

Subscribed and Sworn to before me
this 11th day of July, 2024.

_____
Notary Public

OFFICIAL SEAL
Nicholas Ftikas
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires September 28, 2024

Via USPS First Class Mail **PUBLIC NOTICE**
July 17, 2024

Dear Sir or Madam:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about July 17, 2024, I, the undersigned, intend to file an application for a change in zoning from the B2-3 Neighborhood Mixed-Use District to the B2-3 Neighborhood Mixed-Use District, on behalf of the Applicant, Noah Properties, LLC (the "Applicant") at **1257-1301 N. Ashland Avenue, Chicago, IL.**

The Applicant/Owner is proposing to redevelop the property with a new 5-story mixed use building containing commercial space, twenty-four (24) units above and off-street parking for ten (10) cars. The proposed building will have a height measuring 69'-0 ½". Pursuant to Section 17-13-0303-D, Optional Administrative Adjustment and Variation, as well as Sections 17-13-1101-B and D of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear setback from the required 30' to 10' and reduce the off-street parking requirement of 24 spaces to 10 since the property is a Transit Served Location (TSL).

The Applicant maintains offices at 3901 25th Avenue, Schiller Park, IL 60176. The Owner is Avenue Properties, LLC, with an address of 1259 N. Ashland Avenue, Chicago, IL 60622.

I am the attorney for the Applicant and Property Owner, and I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,

Law Offices of Samuel V.P. Banks

Frederick E. Agustin
Attorney for the Applicant

***Please note the Applicant is NOT seeking to purchase or rezone your property.**

***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

DocuSign Envelope ID: 4746030A-6380-4B3E-8EA5-A7A761147762

To whom it may concern:

I, Michael Giza, as Manager of and on behalf of Avenue Properties, LLC, the property owner concerning the subject property located at 1257 North Ashland Avenue, Chicago, IL, 60622, authorize the Law Offices of Samuel V.P. Banks to file a Zoning Amendment Application with the City of Chicago for that property.

DocuSigned by:
Michael Giza
1999C985187D455...

7/3/2024

Michael Giza Date