#22524-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:

4920-4924 N. Sheridan Road

2. Ward Number that property is located in: 48

3. APPLICANT 4920 N Sheridan LLC

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

EMAIL [redacted] CONTACT PERSON Andy Lau

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 Katriina McGuire/Thompson Coburn LLP

ADDRESS 55 East Monroe, 37th Floor

CITY Chicago STATE IL ZIP CODE 60603

PHONE 312-580-2326 FAX EMAIL kmcguire@thompsoncoburn.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: Josun Holdings, LLC
Kuo Sun Lau
Jolie Lau

7. On what date did the owner acquire legal title to the subject property? June 21, 2024

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

9. Present Zoning District: B3-2 Proposed Zoning District: B2-5

10. Lot size in square feet (or dimensions): 7,150 square feet

11. Current Use of the Property: Vacant

12. Reason for rezoning the property: Applicant seeks to rezone the property in order to permit the development of a residential building with 31 residential units at the subject site.

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): Applicant proposes a 5 story, 57 foot tall, residential building with 31 residential units, 3 automobile parking spaces and 32 bicycle parking spaces and no commercial space. The proposed development will require (A) an administrative adjustment for a reduction of parking from the required 16 spaces to 3 spaces, and (B) variations for (i) a reduction of the front yard setback from 14.71 feet to 2.0 feet, (ii) a reduction of the rear yard setback from 30 feet to 6 feet, and (iii) reductions of the north side setback from the required 5.0 feet to the proposed 0.5 feet and of the south side setback from the required 5.0 feet to the propsoed 0.83 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:**

Applicant seeks a reduction of the required number of parking spaces from 16 parking spaces to 3 parking spaces in accordance with Section 17-13-1003-EE.3 of the Chicago Zoning Ordinance.

☑ **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.**

Applicant seeks a variation to reduce the required rear yard setback from the required 30 feet to 6 feet, to reduce the required front yard setback from 7 feet, 6 inches to 2.0 feet, and to reduce the north side setback from the required 5.0 feet to 4.0 feet, 10.0 inches in accordance with Section 17-13-1003-I. of the Chicago Zoning Ordinance.

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

Andy Lau, as Manager of 4920 N. Sheridan 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

Subscribed and Sworn to before me this 27th day of June, 2024.

Notary Public

Official Seal
SHANE KAILE DICKINSON
Notary Public, State of Illinois
Commission No. 990795
My Commission Expires May 14, 2028

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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

July 17, 2024

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

The undersigned, Talar A. Berberian, being first duly sworn on oath deposes and states the following:

The undersigned certifies that she 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 located at 4920-4924 North Sheridan Road, 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 July 17, 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.

Signature

Subscribed and Sworn to before me this
17th day of JULY, 2024.

Notary Public

OFFICIAL SEAL
MICHELLE BEHNKE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/04/2024

THOMPSON COBURN LLP

55 East Monroe Street
37th Floor
Chicago, IL 60603

312 346 7500 main
312 580 2201 fax
thompsoncoburn.com

Katriina S. McGuire
312 580 2326 direct
kmcguire@thompsoncoburn.com

July 17, 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 July 17, 2024 the undersigned will file an application for a change in zoning from a the B3-2 Community Shopping District to the B2-5 Neighborhood Mixed-Use District for the property located at 4920-4924 North Sheridan Road.

The Applicant seeks to rezone the property in order to construct a five (5) story, fifty-seven (57) foot tall, transit-oriented, residential building with residential amenities on the ground floor and a roof deck. The proposed building will have thirty-one (31) dwelling units located on the first through fifth floors, three (3) parking spaces, and thirty-two (32) bicycle parking spaces located on the ground floor. The Applicant is also seeking relief as per Section 17-13-0303-D to (a) reduce the required parking by more than 50%, (b) reduce the rear yard setback from the required 30.0 feet to the proposed 6.0 feet, (c) reduce the front yard setback from the required 14.71 feet to the proposed 1.33 feet, (d) reduce the north side setback from the required 5.0 feet to the proposed 0.5 feet; and (e) reduce the south side setback from the required 5.0 feet to the proposed 0.83 feet.

The applicant for the zoning amendment application and owner of the subject property is 4920 N Sheridan LLC, located at [redacted] I am the attorney for the applicant and can be reached at Thompson Coburn, LLP, 55 East Monroe Street, 37th Floor, Chicago, Illinois 60603, (312) 580-2326.

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,

Katriina S. McGuire
Attorney for Applicant

SPIEWAK CONSULTING
PROFESSIONAL DESIGN FIRM
LICENSE NO 184.008618
9933 W. HIGGINS RD. SUITE 218 PARK RIDGE IL 60068
phone (773) 853-2872
phone (630) 351-5439
website@SPIEWAKCONSULTING.com
e-mail@SPIEWAKCONSULTING.com

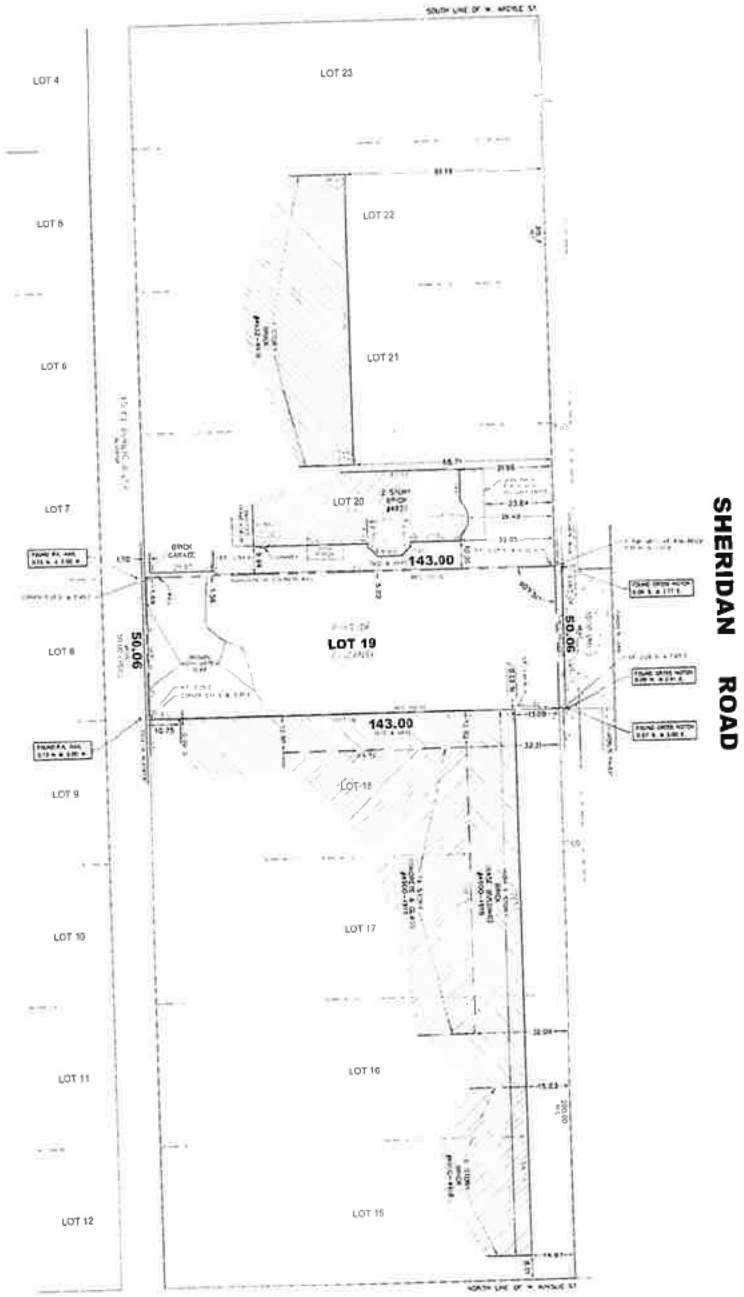
PLAT OF SURVEY

by

ANDREW SPIEWAK LAND SURVEYOR, INC.

of

LOT 19 (EXCEPT THE EAST 7 FEET THEREOF TAKEN FOR STREET) BLOCK 3 IN CANARROE'S RESUBDIVISION OF THAT PART OF ARGYLE LYING SOUTH OF THE CENTERLINE OF ARGYLE STREET IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



COMMONLY KNOWN AS
4920-4924 N SHERIDAN RD,
CHICAGO, IL 60640
P.I.N. 14-08-411-017-0000
LAND AREA ± 7,157 sq. ft.

Legend

SCALE: 1 INCH EQUALS 20 FEET

ORDERED BY: ANDY LAU
COMPANY OR ORGANIZATION: _____
BUILDER: JOHN
ZONING: RS-3
ORDER #: 179
PROJECT No. 179-21 UD 24

STATE OF ILLINOIS }
COUNTY OF COOK }

ANDREW SPIEWAK LAND SURVEYOR INC. A PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, LICENSE No. 184.008618 DOES HEREBY CERTIFY THAT IT HAS SURVEYED AND SUBDIVIDED UNDER THE DIRECTION AND SUPERVISION OF ANDREW SPIEWAK, ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF AND ARE CORRECT AT A TEMPERATURE OF 62 DEGREES FAHRENHEIT. SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON.

THIS FIELD WORK WAS COMPLETED ON 2/8 DAY OF JULY, A.D. 2021
DATE OF PLAT 7TH DAY OF JULY, A.D. 2021

BY: Andrew P. Spiewak

ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDREW SPIEWAK LICENSE NO. 35-3178 LAND SURVEYING INFORMATION IN THIS LICENSE EXPIRES 11-30-21

3178
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
ANDREW SPIEWAK