

#22511-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:

7015 N. Sheridan

2. Ward Number that property is located in: 49

3. APPLICANT True North RE Holdings LLC

ADDRESS 7015 N. Sheridan CITY Chicago

STATE IL ZIP CODE 60626

PHONE [REDACTED]

EMAIL [REDACTED] CONTACT PERSON Adrian Marchis

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 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 Tyler Manic

ADDRESS 70 W Madison St., Suite 5400

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-345-5700 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: Amy Marchis
-
7. On what date did the owner acquire legal title to the subject property? September 27, 2022
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RT-4 Proposed Zoning District: B2-3
10. Lot size in square feet (or dimensions): 6,837
11. Current Use of the Property: The Property is improved with a two-story two-flat.
-
12. Reason for rezoning the property: to construct a 5-story 20 dwelling unit residential building with 10 indoor parking spaces. Meeting the bulk and density standards of the B2-3 Zoning District.
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 property will be improved with a 27,074.52 SF 5- story residential building containing 20 dwelling units and 10 indoor parking spaces. The height of the building will be 55 feet. No commercial space will be provided.
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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 reducing the loading space requirement by 1 space pursuant to Section 17-13-1101-D and to reduce the side setback and rear setback to 0 pursuant to 17-13-1101-B

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

Amy Marchis, 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

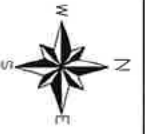
Subscribed and Sworn to before me this
5th day of June, 2024.


Notary Public



For Office Use Only

Date of Introduction: _____
File Number: _____
Ward: _____

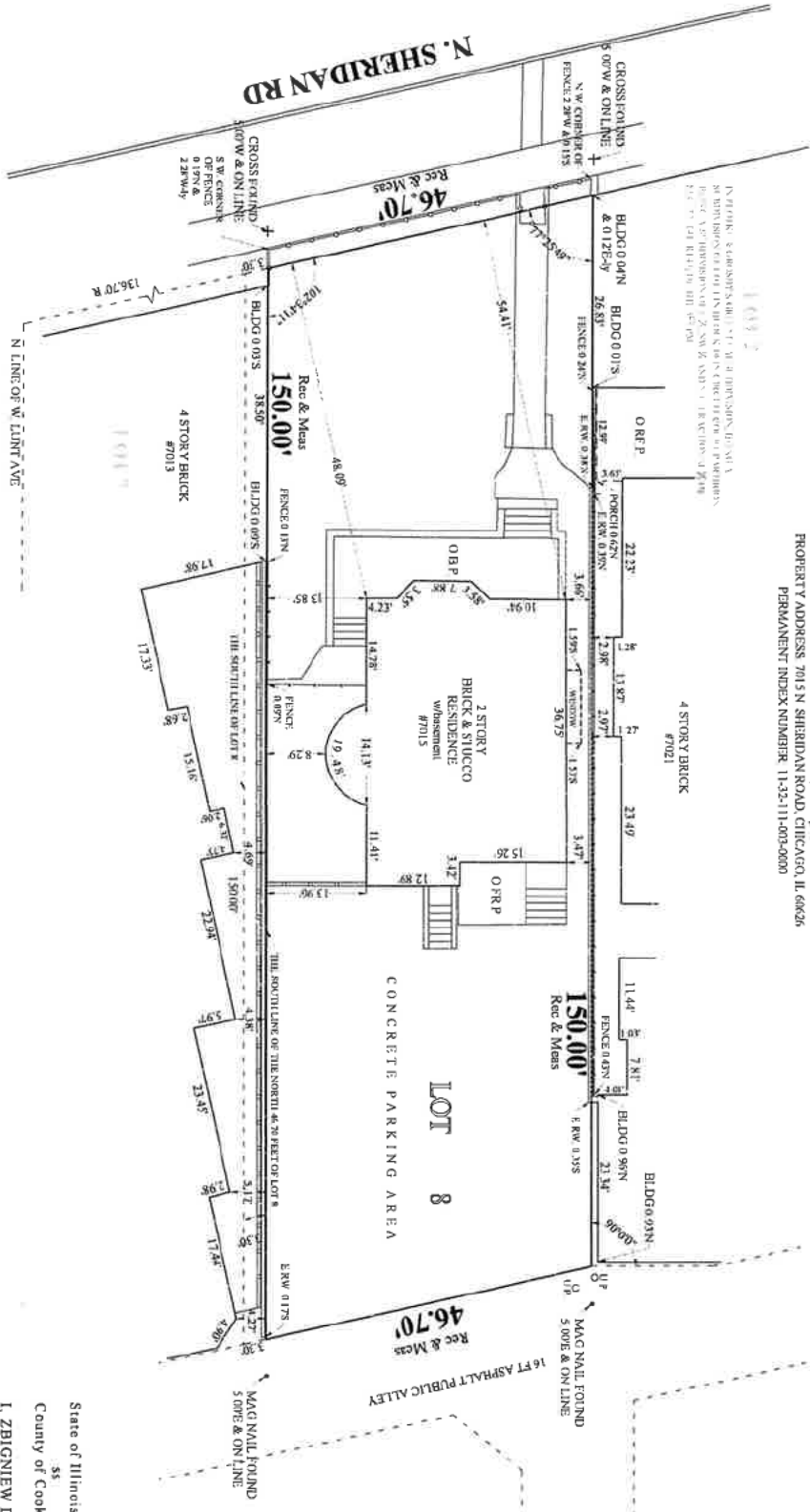


SCALE 1" = 16'

PLAT OF SURVEY

THE NORTH 46.7 FEET OF LOT 8 (MEASURED ALONG SHERIDAN ROAD) IN THE SUBDIVISION OF LOT 2 IN BLOCK 10 OF THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 6,837 sq ft
 PROPERTY ADDRESS: 7015 N SHERIDAN ROAD, CHICAGO, IL 60626
 PERMANENT INDEX NUMBER: 11-32-111-003-0000



ORDER NO: 230802
 SCALE: 1 INCH = 16 FEET
 DATE: AUGUST 08, 2023
 ORDERED BY: Adam Marchis

- LEGEND:
- CLEAN LINK FENCE
 - WOOD FENCE
 - IRON FENCE
 - UTILITY POLE
 - EDGE OF CONCRETE
 - EDGE OF RETAINING WALL
 - NORTH SOUTH EAST WEST
 - CROSS/MAO WALL
 - ASPHALT AREA
 - CONCRETE PAVEMENT
 - BRICK AREA
 - OPEN BRICK PORCH
 - IRON PIPE AT PROPERTY CORNER

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A REGISTERED SURVEYOR FOR BUILDING LINES, EASEMENTS AND OTHER ABSTRACTS NOT SHOWN HEREIN. REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC. LEGAL DESCRIPTION NOTED ON THIS PLAT WAS SUPPLIED BY OTHERS AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

Signature: *[Signature]*
 Date: AUGUST 14, 2023
 REG. ILL. Land Surveyor No. 35-3758
 LIC. EXP. NOVEMBER 30, 2024



ZBIGNIEW DOMOZYCH SERVICES
 PHONE: (773) 566-4630
 (872) 210-9473
 zbigylandsurveyor@gmail.com
 zbigylandsurveyor.us

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

July 10, 2024

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 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

10th day of July, 2024

Pamela Faye Walker

Notary Public

Commission Expires: 03/25/2027



July 17, 2024

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 July 17, 2024, the undersigned, will file an application on behalf of the applicant, True North RE Holdings, LLC, for a change in zoning for the property located at 7015 North Sheridan Road from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District.

The applicant of the Zoning Amendment and the owner of the property is True North RE Holdings, LLC. The applicant's address is 7015 North Sheridan Road, Chicago, IL 60626.

The applicant seeks a zoning map amendment to construct a five story, 20-dwelling unit residential building containing 10 indoor parking spaces and 20 bike spaces. The building height will be 55 feet and no commercial space will be provided. Applicant is filing a Type 1 as per Section 17-13-0303-D for setback relief and waiving 1 required loading berth.

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) 345-5700.

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