#23184T1
INTRO DATE
OCT 14, 2026

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
1429 West Irving Park Road, Chicago, Illinois

2. Ward Number that property is located: 46

3. APPLICANT: Nikola Delic

ADDRESS: 105 West Madison Street – Suite 401 CITY: Chicago

STATE: Illinois ZIP CODE: 60607 PHONE: 312-628-7020

EMAIL: sbarnes@nealandleroy.com CONTACT PERSON: Sara Barnes – Attorney for Applicant

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 (above)

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: Sara K. Barnes & Jordan Briggs – Neal & Leroy LLC

ADDRESS: 20 South Clark Street – Suite 2050

CITY: Chicago STATE: Illinois ZIP CODE: 60603

PHONE: 312-628-7020 FAX: N/A EMAIL: sbarnes@nealandleroy.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements.
N/A

7. On what date did the owner acquire legal title to the subject property? September 2026

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

9. Present Zoning District: B3-2 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 100 feet x 150 feet = 15,000 square feet

11. Current Use of Property: The property is comprised of two contiguous lots of record, which – taken together, constitute a single zoning lot. The property is improved with a stand-alone asphalt parking lot. *[*The existing "parking lot" does NOT serve as required accessory parking for any adjacent or proximate developments or uses.*]

12. Reason for rezoning the property: The Applicant is seeking a *Type I Zoning Map Amendment*, with secondary zoning relief, in order to permit the construction and occupancy of a new five-story mixed-use building at the subject site, which will feature divisible commercial space at the front of the ground floor (facing Irving Park Road) and a total of thirty-six (36) dwelling units distributed on and between the 2nd floor through the 5th floors. Off-street parking for a total of twenty-five (25) vehicles will be accommodated and split between an attached garage within the ground floor (fourteen spaces) and an exterior rear surface parking pad (eleven spaces), with access from the corresponding public alley. The *Type I* rezoning and associated secondary relief are necessary to allow for (i) increased residential density and floor area (*B-2 to B-3*); (ii) a reduction of the required rear setback for residential floors from 30 feet-0 inches to 22 feet-0 inches (*Administrative Adjustment / Variation*); (iii) an increase in the maximum number of off-street parking spaces to serve a *Transit Served Location* (TSL) – from 50% to 69% (*Administrative Adjustment*); and (iv) for any further relief deemed required and appropriate.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC) The Applicant is seeking a *Type I Zoning Map Amendment*, with secondary relief for *Administrative Adjustment* and *Variation*, pursuant to Section 17-13-0300 of the Chicago Zoning Ordinance, in order to permit the redevelopment of the subject property with a new five-story mixed-use building. The programming for the proposed new development calls for the establishment of divisible commercial space (+/- 4,400 *square feet*) at the front of the ground floor, facing Irving Park Road, and a total of thirty-six (36) dwelling units, including seven (7) affordable (ARO) units, to be distributed on and between the 2nd through 5th floors. Off-street parking for a total of twenty-five (25) vehicles and twenty (20) bicycles will be provided onsite, with fourteen (14) vehicle spaces and all of the bicycle storage located within the core of the ground floor (attached garage) and eleven (11) additional vehicular spaces comprising a surface parking pad at the rear of the building. The proposed improvements will be masonry in construction and will measure 54 feet-10 inches in height (*5th floor ceiling*).

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**: The Applicant is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans. In particular, without limitation, the Applicant is seeking *Administrative Adjustment(s)* (i) to reduce the required rear setback for floors with residential uses and occupancy from 30 feet-0 inches to 22 feet-0 inches [Section 17-13-1003-I]; (ii) to increase the *maximum automobile parking ratio* for a transit-served location (TSL), from 18 parking spaces (50%) to 25 parking spaces (69%) [Section 17-13-1003-EE(2)]; and (iii) for any relief from the Pedestrian Street Design Standards as deemed necessary and appropriate [Section(s) 17-13-1003-P; 17-13-1003-Q; 17-13-1003-R.]

☐ **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. The Applicant is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans. In particular, without limitation, the Applicant is seeking a *Variation* to reduce the required rear setback for floors with residential uses and occupancy from 30 feet-0 inches to 22 feet-0 inches [Section 17-13-1101-B]; (ii) to increase the *maximum automobile parking ratio* for a transit-served location (TSL), from 18 parking spaces (50%) to 25 parking spaces (69%) [Section 17-13-1101-A; 17-13-1003-EE(2)]; and (iii) for any relief from the Pedestrian Street Design Standards as deemed necessary and appropriate [Section(s) 17-13-1101-A; 17-13-1003-P; 17-13-1003-Q; 17-13-1003-R.] .

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__X____ NO_____

COUNTY OF COOK
STATE OF ILLINOIS

I, NIKOLA DELIC, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Nick Delic 8/10/2026

[Signature]

Subscribed and sworn to before me this 10th day of August, 2026.

Esperanza Martinez

Notary Public

OFFICIAL SEAL
ESPERANZA MARTINEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 06/24/2027

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

To Whom It May Concern:

I, NIKOLA DELIC – the Applicant / Owner with regard to certain legal actions being undertaken for the property generally located at 1429 West Irving Park Road, Chicago, Illinois, authorize *Neal & Leroy, LLC* to file an application for a *Zoning Map Amendment*, before the City of Chicago – City Council, for and affecting that property.

Nick Delic 8/10/2026

Nikola Delic

-FORM OF AFFIDAVIT-

City of Chicago – City Council
Committee on Zoning, Landmarks & Building Standards
121 North LaSalle Street - Room 304
Chicago, Illinois 60602

Dear Honorable Chairperson and Esteemed Members of the Committee:

I, NIKOLA DELIC, understand that *Neal & Leroy, LLC* has filed a sworn affidavit identifying *me* as holding title interest in certain land that is subject to the proposed *Zoning Map Amendment,* for the property generally identified as 1429 West Irving Park Road, Chicago, Illinois.

I, NIKOLA DELIC, being first duly sworn under oath, depose and say that *I* hold that interest for myself, and for no other person, association, or shareholder.

Nick Delic 08/10/2026

Nikola Delic Date

Subscribed and sworn to before me
this 10th day of AUGUST, 2026

OFFICIAL SEAL
ESPERANZA MARTINEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 06/24/2027

Esperanza Martinez
Notary Public

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

October 14, 2026

Honorable Chair
Committee on Zoning, Landmarks & Building Standards
City Council
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Sara Barnes**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she 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-Property Owner, 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 and/or introduction of the application into City Council.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **1429 West Irving Park Road, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant-Property Owner; and a statement that the Applicant intends to have an application for a change in zoning introduced by City Council on approximately **October 14, 2026**

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 properties required to be served.

By: *Sara K. Barnes*
Sara K. Barnes
Attorney for Applicant

Subscribed and sworn to before me

this 25th day of September, 2026.

Esperanza Martinez
Notary Public

OFFICIAL SEAL
ESPERANZA MARTINEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 06/24/2027

NOTICE

October 14, 2026

Via USPS First Class Mail

Alderwoman Angela Clay
46th Ward – City of Chicago
4544 North Broadway Avenue
Chicago, Illinois 60640

Dear Alderwoman Clay:

In accordance with amendment to the Chicago Zoning Ordinance enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **October 14, 2026**, I, the undersigned, intend to file and/or cause to be introduced an application for a change in zoning classification - from a *B3-2 Community Shopping District* to a *B2-3 Neighborhood Mixed-Use District*, on behalf of the Applicant and Property Owner – *Nikola Delic,* for and affecting the property generally located at and comprising **1429 West Irving Park Road, Chicago, Illinois** ("subject property").

The Applicant is seeking a *Type I Zoning Map Amendment*, with secondary relief for *Administrative Adjustment* and/or *Variation*, pursuant to Section 17-13-0300 of the Chicago Zoning Ordinance, in order to permit the redevelopment of the subject property with a new five-story mixed-use building. The programming for the proposed new development calls for the establishment of divisible commercial space (+/- 4,400 *square feet*) at the front of the ground floor, facing Irving Park Road, and a total of thirty-six (36) dwelling units, including seven (7) affordable (ARO) units, to be distributed on and between the 2nd through 5th floors. Off-street parking for a total of twenty-five (25) vehicles and twenty (20) bicycles will be provided onsite, with fourteen (14) vehicle spaces and all of the bicycle storage located within the core of the ground floor (attached garage) and eleven (11) additional vehicular spaces comprising a surface parking pad at the rear of the building. The proposed improvements will be masonry in construction and will measure 54 feet-10 inches in height (*5th floor ceiling*).

The Applicant and Property Owner – ***Nikola Delic.*** is located at 105 West Madison Street, Suite 401, Chicago, Illinois 60602.

The primary contact person for this application is **Sara K. Barnes / Neal & Leroy LLC** - *Attorney for Applicant*, 20 South Clark Street – Suite 2050, Chicago, Illinois 60603; 312-628-7020.

Very truly yours,
Sara K. Barnes
Sara K. Barnes
Neal & Leroy, LLC

*****Please note that the Applicant is NOT seeking to purchase or rezone your property.**
*****The Applicant is required by law to send this notice because you are the Alderperson for the Ward within which the property subject to the proposed Zoning Amendment is located.**

PUBLIC NOTICE

Via USPS First Class Mail

October 14, 2026

Dear Owner and/or Authorized Occupant:

In accordance with amendment to the Chicago Zoning Ordinance enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **October 14, 2026**, I, the undersigned, intend to file and/or cause to be introduced an application for a change in zoning classification - from a *B3-2 Community Shopping District* to a *B2-3 Neighborhood Mixed-Use District*, on behalf of the Applicant and Property Owner – *Nikola Delic,* for and affecting the property generally located at and comprising **1429 West Irving Park Road, Chicago, Illinois** ("subject property").

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The Applicant and Property Owner – ***Nikola Delic.*** is located at 105 West Madison Street, Suite 401, Chicago, Illinois 60602.

The primary contact persons for this application are **Sara K. Barnes** and **Jordan Briggs / Neal & Leroy LLC** - *Attorneys for Applicant*. Our address is 20 South Clark Street – Suite 2050, Chicago, Illinois 60603. The telephone number for the undersigned is 312-628-7020.

Very truly yours,

Sara K. Barnes

Sara K. Barnes
Partner
Neal & Leroy, LLC

*****Please note that the Applicant is NOT seeking to purchase or rezone your property.**
*****The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

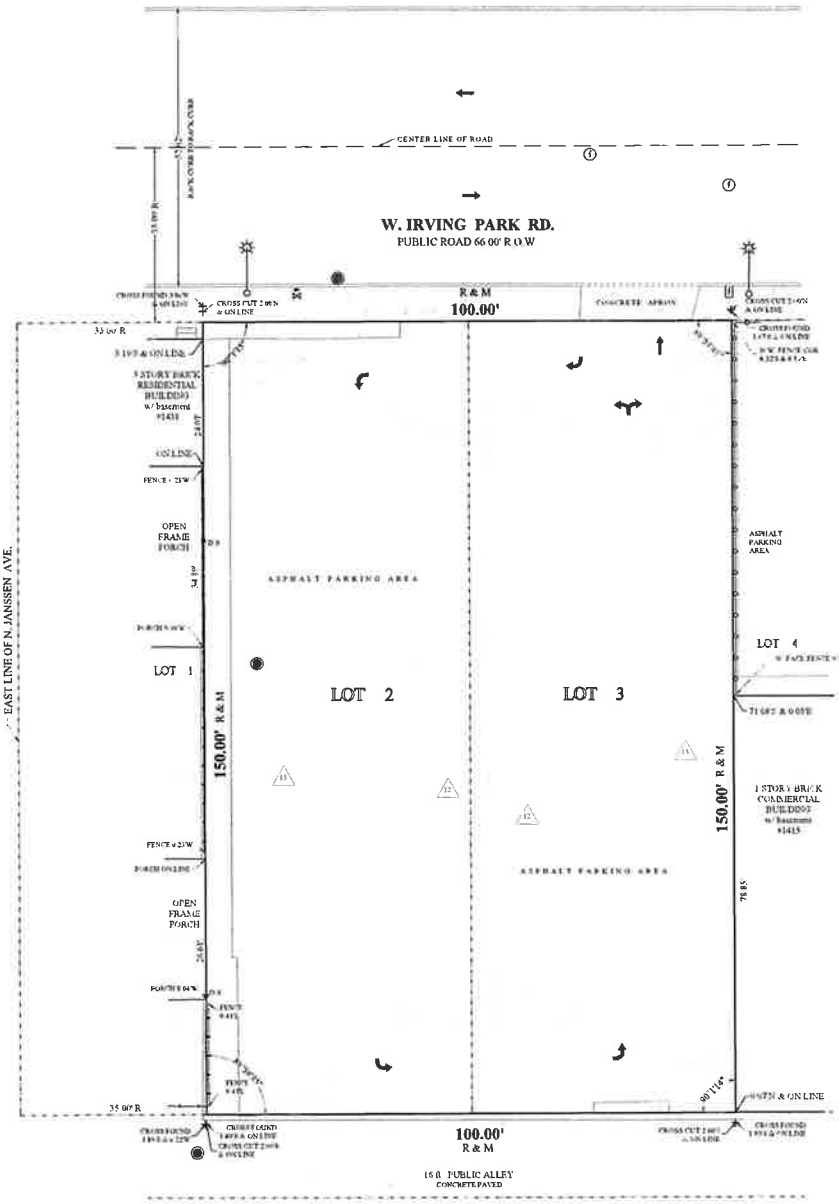
ALTA/NSPS Land Title Survey

LOTS 2 AND 3 IN BLOCK 3 IN LAKE VIEW HIGH SCHOOL SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 15,000 sq ft. / 0.3444 acres
Property Address: 1429 W. IRVING PARK ROAD, CHICAGO, IL 60613
Parcel ID Number: 14-20-102-041-0000

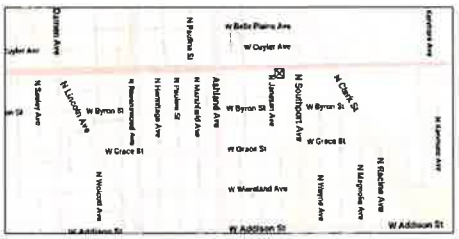
ZBIGNIEW DOMOZYCH SERVICES
PHONE:(773)656-4630
(872)210-9473
ziggylandsurveyor@gmail.com
ziggylandsurveyor.us

SCALE 1" = 16'



LEGEND:

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- ELECTRIC LINE (OVERHEAD or BURRIED)
- GAS LINE
- TELEVISION LINE
- UP - UTILITY POLE
- E/C - EDGE OF CONCRETE
- E/B - EDGE OF BRICK
- N,S,E,W - NORTH, SOUTH, EAST, WEST
- +/o - CROSS / MAG NAIL
- +/o/o - CROSS / IRON PIPE / IRON ROD
- ASPHALT AREA
- CONCRETE PAVEMENT
- BRICK AREA
- E/F/P - ENCLOSED FRAME PORCH
- O/F/P - OPEN FRAME PORCH
- I.P. or P.C. - IRON PIPE AT PROPERTY CORNER
- R/M - RECORDED / MEASURED
- DRAIN CLEANOUT
- CATCH BASIN
- WATER VALVE
- WELL
- WATER MANHOLE
- SANITARY MANHOLE
- UNIDENTIFIED MANHOLE
- FIRE HYDRANT
- BENCH MARK/SURVEY MARKER
- ELECTRIC MANHOLE
- ELECTRIC VAULT
- GAS VALVE
- LIGHT
- HANDICAP PARKING
- DECIDUOUS w DIAMETER
- EVERGREEN TREE w DIAMETER
- WALL LIGHT
- COUNT OF PARKING SPACES
- D.S. - DOWN SPOUT



VICINITY MAP

GRAPHIC SCALE
16 0 8 16 32
(IN FEET)
1 inch = 16 ft

ORDER NO: 250430-C
SCALE 1 INCH = 16 FEET
FIELD WORK COMPLETED ON: MAY 02, 2025
PREPARED BY: Levit Lyubarsky & Ostroff, Ltd

FEMA CERTIFICATION (see FEMA website)

THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
FLOOD WAY MAPPED: N/A
FLOOD WAY ON PROPERTY: N/A
MAP NUMBER: 17031C0603K
EFFECTIVE DATE: SEPTEMBER 26, 2008
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A (NAVD 1988)

CERTIFY TO:
i) 2063 W BELLE PLAINE LLC, an Illinois limited liability company
ii) Nikolt Delic
iii) Chicago Title Insurance Company

TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY
Issued By: Levit Lyubarsky & Ostroff, Ltd.
COMMITMENT NUMBER: 25IS7518145NA
EFFECTIVE DATE: April 9, 2025

NOTES: SELECTED ITEMS FROM TABLE "A" OF ALTA/NSPS STANDARDS

- THERE ARE 52 STRIPED PARKING SPACES.
- UTILITIES SHOWN HEREON ARE ONLY THOSE VISIBLE ABOVE THE GROUND.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO OBSERVED CHANGES IN STREET RIGHT OF WAY LINES. IF INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE ARE NO ANY PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY SURVEYOR.
- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE AMOUNT OF $1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT FROM CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MAGE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1,2,4,7a,7b,1,8,9,14,16,20 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON MAY 02, 2025

Signature: Z.A. Domozych

Date: SEPTEMBER 25, 2026

REG. ILL. Land Surveyor No. 35-3758

LIC. EXP. NOVEMBER 30, 2026