CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2653-2657 S. Kildare Avenue; 4246-4258 W. 27th Street

2. Ward Number that property is located in: 22nd

3. APPLICANT Erie Neighborhood House, an Illinois not-for-profit corporation

ADDRESS 1701 W. Superior St. CITY Chicago

STATE IL ZIP CODE 60622 PHONE 312-432-2249

EMAIL cdelarosa@eriehouse.org CONTACT PERSON Cristina De La Rosa

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, Suite 1900

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: Erie Neighborhood House, an Illinois not-for-profit corporation

7. On what date did the owner acquire legal title to the subject property? 2010

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

9. Present Zoning District: C3-3 Proposed Zoning District: C3-3

10. Lot size in square feet (or dimensions): 9,339 square feet

11. Current Use of the Property: vacant lot

12. Reason for rezoning the property: Applicant proposes to construct a new 5-story building with 10 parking spaces and to establish a community center use.

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 rezoning is to permit the construction of a new 5-story building with 10 parking spaces and to establish a community center use. as per Section 17-3-0408-B(1), an increase in maximum building height for projects in the C3 district that are within 1,320 feet of a CTA bus line corridor. The applicant will seek a special use for the community center subsequent to a successful rezoning.

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:** A reduction in the number of bicycle parking spaces from 48 spaces to 24 spaces in accordance with Section 17-13-1003-GG. Applicant to seek all zoning relief as needed, as allowed by the Chicago Zoning Code, for the attached plans.

☐ **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.**

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.city ofchicago.org/ ARO for more information). Is this project subject to the ARO? YES ☐ NO ☑

COUNTY OF COOK
STATE OF ILLINOIS

Cristina De La Rosa, 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.

C. De La Rosa
Signature of Applicant

Subscribed and Sworn to before me this

4th day of September, 2025

America Perez-Garcia
Notary Public

OFFICIAL SEAL
AMERICA PEREZ-GARCIA
Notary Public, State of Illinois
Commission No. 995268
My Commission Expires August 14, 2028

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

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

September 25, 2025

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 September 25, 2025, the undersigned will file an application for a change in zoning from C3-3 Commercial, Manufacturing and Employment District to C3-3 Commercial, Manufacturing and Employment District on behalf of the Erie Neighborhood House, an Illinois not-for-profit corporation, for the property located at 2653-2657 S. Kildare Avenue; 4246-4258 W. 27th Street, Chicago, Illinois and described as follows:

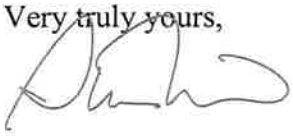
a line 75 feet north of and parallel to West 27th Street; the public alley east of and parallel to South Kildare Avenue; West 27th Street; South Kildare Avenue.

The applicant proposes to construct a new 5-story building with 10 parking spaces and to establish a community center use. The applicant will seek a special use for the community center subsequent to a successful rezoning.

The property is owned by the applicant, Erie Neighborhood House, an Illinois not-for-profit-corporation, 1701 W. Superior St., Chicago, Illinois, 60622. 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

September 25, 2025

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

Re: 2653-2657 S. Kildare Avenue; 4246-4258 W. 27th Street ("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 September 25, 2025.

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.

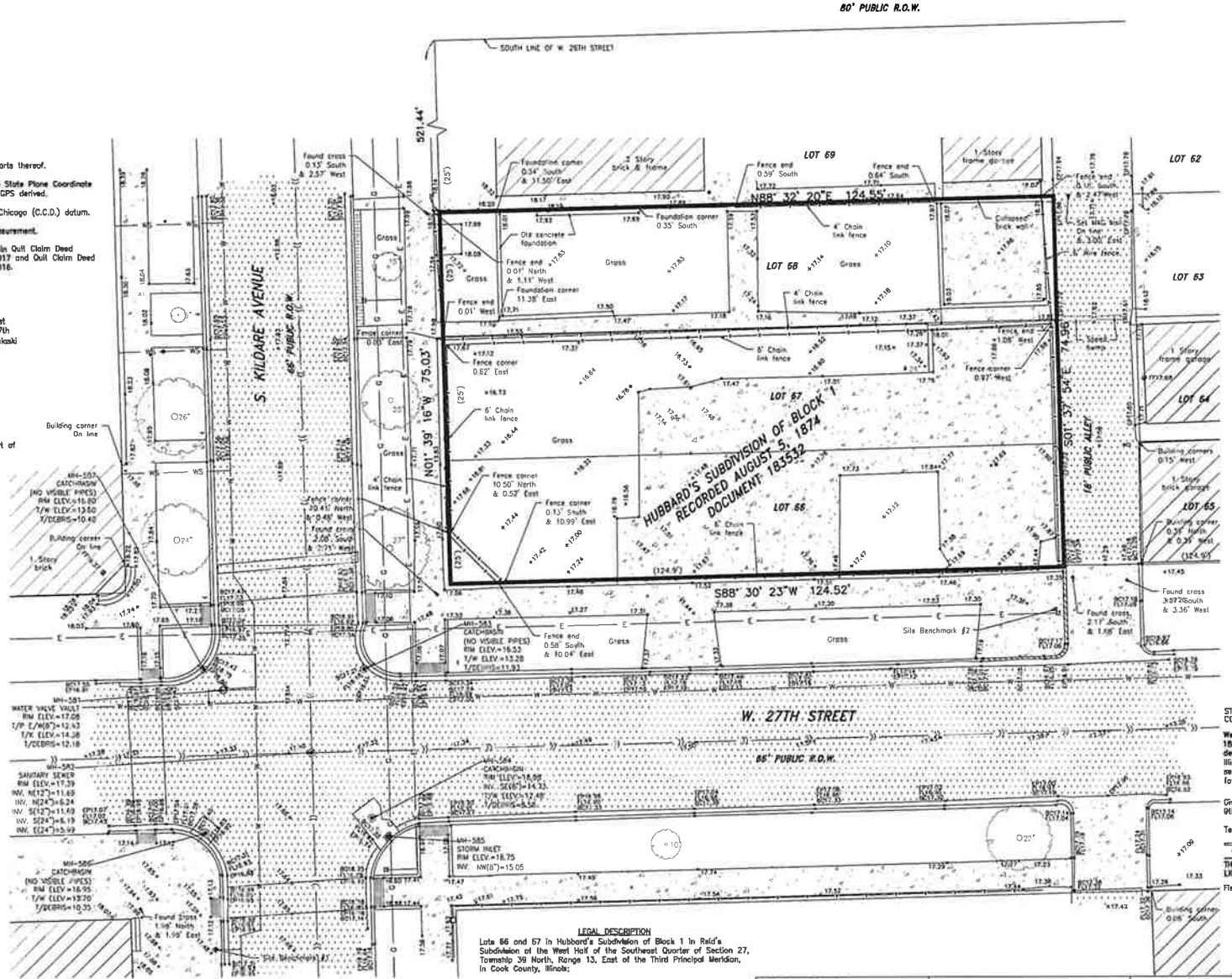
Steven Friedland
Applegate & Thorne-Thomsen
425 S. Financial Place
Suite 1900
Chicago, IL 60605

OFFICIAL SEAL
GABRIELLA JANICE RUTH CABRAL
Notary Public, State of Illinois
Commission No. 1005800
My Commission Expires March 04, 2029

Subscribed and Sworn to before me this
September 10, 2025.

Gabriella Janice Ruth Cabral
Notary Public

PLAT OF SURVEY



GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

General Notes:

1. All dimensions are given in feet and decimal parts thereof.
2. All bearings and distances are based on Illinois State Plane Coordinate System, East Zone, NAD83 (2011 adjustment), GPS derived.
3. All elevations shown are referenced to City of Chicago (C.C.D.) datum.
4. No dimensions shall be derived from scale measurement.
5. Legal descriptions shown hereon can be found in Quit Claim Deed recorded July 26, 2010 as document 1020733017 and Quit Claim Deed recorded July 26, 2010 as document 1020733016.

CITY OF CHICAGO BENCHMARK NUMBER 3988
Mark cut on corner of stone water table at northeast corner of 2 story brick bldg. on south line of W. 27th Street and about 88' east of the east line of S. Pulaski Road
Elevation = 15.986'

Site Benchmark #1
Chain bolt on fire hydrant at southwest corner of S. Kildare Avenue & W. 27th Street

Elevation = 17.42'

Site Benchmark #2
Square cut on light pole foundation at 1st alley east of S. Kildare Avenue & north side of W. 27th Street

Elevation = 18.37'

LEGEND AND ABBREVIATIONS:

- PROPERTY LINE
- BUILDING
- CONCRETE
- ASPHALT
- GRAVEL
- DEPRESSED CURB
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- GUARDRAIL
- FOUND PK NAIL
- FOUND REBAR
- SET IRON ROD/PIPE
- SET MAG NAIL
- SET/FOUND CUT CROSS
- COMBINATION SEWER
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- COMMUNICATION LINE
- TELEPHONE LINE
- AT&T LINE
- OHW OVERHEAD WIRE LINE
- COMED ELECTRIC LINE
- E UNDERGROUND ELECTRIC LINE
- (100.00') RECORD DIMENSION
- 100.00' MEASURED DIMENSION
- x 100.00 GROUND ELEVATION
- x BC17.09 BACK OF CURB ELEVATION
- x FL17.68 FLOW LINE ELEVATION
- x EP17.23 EDGE OF PAVEMENT ELEVATION
- ⊗ FF17.38 FINISH FLOOR ELEVATION
- MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CURB INLET
- CATCH BASIN
- AREA DRAIN
- UTILITY POLE
- POWER POLE W/LIGHT
- POWER POLE W/TRANSFORMER
- LIGHT POLE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- ELECTRIC METER
- BUFFALO BOX
- WATER VALVE
- TREE-DECIDUOUS
- TREE-EVERGREEN
- BUSH
- POST
- SIGN
- BOLLARD
- SPRINKLER
- CLEANOUT

STATE OF ILLINOIS
COUNTY OF COOK

We, Terra Engineering, Ltd., Illinois Professional Design Firm 184-003610, hereby certify that the property hereon described was surveyed under the direct supervision of an Illinois Professional Land Surveyor and that this Professional service conforms to the current Illinois Minimum Standards for a Boundary and Topographic Survey.

Given under my hand and seal in Chicago, Illinois, this 9th day of September, 2025.

Terra Engineering, Ltd.

Thomas E. Baumgartner

THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 3142
LICENSE EXPIRATION 11-30-2026

Field work completed September 4, 2025

THOMAS E. BAUMGARTNER 35-3142 CHICAGO STATE OF ILLINOIS PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION

Lots 66 and 67 in Hubbard's Subdivision of Block 1 in Reid's Subdivision of the West Half of the Southeast Quarter of Section 27, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

AND ALSO

Lot 68 in Hubbard's Subdivision of Block 1 in Reid's Subdivision of the West Half of the Southeast Quarter of Section 27, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Containing, in aggregate, 9,339 square feet, or 0.214 acres, more or less.

The accompanying plat is a scaled representation of the physical situation which was found in the field and shows the location of visible evidence of utilities which was found at the time of the field survey of these premises; underground lines are based on supplied plans, unless otherwise specified. No attempt has been made as part of this survey to excavate, uncover or expose those facilities to field check the existence, size, depth, condition, capacity or exact location of these facilities. For more information concerning those utilities, please contact the appropriate public agencies or utility company.

#	Date	Description
1	03-31-23	Issued
2	04-24-23	Add OUC (IR-121576)
3	09-09-25	Update, add meas. to 26th St.

TERRA ENGINEERING LTD.
225 W. Ohio Street
4th Floor
Chicago, IL 60654
TEL: (312) 467-0123
FAX: (312) 467-0220
www.terraengineering.com
ILLINOIS PROFESSIONAL DESIGN FIRM 184-003610

Project Information
PROJECT #: 23-144
DRAWN BY: MAW
CHECKED BY: LAG
APPROVED BY: TEB
CLIENT:
ERIE NEIGHBORHOOD HOUSE
171 W. SUPERIOR ST.
CHICAGO, IL 60622

ERIE NEIGHBORHOOD HOUSE
2653 S. KILDARE AVENUE
CHICAGO, IL 60623

1 of 1

Sep 09, 2025 - 11:10am