#23158-T1
Intro Date:
September 23, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

4200 S. Dr. Martin Luther King Jr. Drive, Chicago, IL 60653

2. Ward Number that property is located in: 3

3. APPLICANT Jade Bryant

ADDRESS [redacted] CITY [redacted]

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

EMAIL [redacted] CONTACT PERSON Jade Bryant

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 _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PHONE _____ FAX _____ EMAIL _____

6. If the applicant is a legal entity (Corporation, LLC, Partn lease provide the names of all owners as disclosed in the Economic Disclosure statements: Jade Bryant

7. On what date did the owner acquire legal title to the subject property? February 3, 2026

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

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

10. Lot size in square feet (or dimensions): 15,112.5 square feet

11. Current Use of the Property: Dry cleaner

12. Reason for rezoning the property: Site is being converted into a laundromat with an accessory amenity lounge.

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 site is being converted to a laundromat with a amenity lounge for laundromat patrons. The building is a 1 story, 17 ft tall, 5,256 sq ft. commercial space with zero dwelling units. There are currently zero parking spaces, however 14 parking spaces are planned.

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.**

Applicant will seek all relief needed, as allowed by the Chicago Zoning Code, for the attached plans. Variations 17-13-1101: Reduction of side setback (south) from required 2'-0" to 0'-0" (existing non-conforming condition).

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

Jade Bryant, 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
10 day of September, 2026

Notary Public

"OFFICIAL SEAL"
KINETTE J JENNINGS
Notary Public, State Of Illinois
Commission No. 979327
My Commission Expires 10/11/2027

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

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

Date: 9/10/2026

Chairman, Committee on Zoning
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

The undersigned, Jade Bryant, 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 9/23/26 [INSERT DATE].

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

10 day of September, 2026

Notary Public

"OFFICIAL SEAL"
KINETTE J JENNINGS
Notary Public, State Of Illinois
Commission No. 979327
My Commission Expires 10/11/2027

Public Notice

September 10, 2026

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 23, 2026, the undersigned will file an application for a change in zoning from RM-5 Residential Multi-Unit District to B3-2 Community Shopping District on behalf of Secured Star Inc for the property located at 4200 S. Dr. Martin Luther King Jr. Drive, Chicago, Illinois 60653.

The applicant intends to use the subject property as a coin-operated laundromat with an accessory amenity lounge for laundromat patrons. The existing one-story commercial building contains approximately 5,256 square feet of commercial space, is 17 feet in height, and contains no dwelling units. No additions or increases to the building footprint or height are proposed. Fourteen off-street parking spaces are planned.

Secured Star Inc is located at 4200 S. Dr. Martin Luther King Jr. Drive, Chicago, Illinois 60653. The contact person for this application is Jade Bryant, [redacted] The applicant is also the owner of the property.

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,

Signature



R.H. GRANATH
SURVEYING SERVICE, P.C.
PH: (708) 371-4478
FAX (708) 371-3922

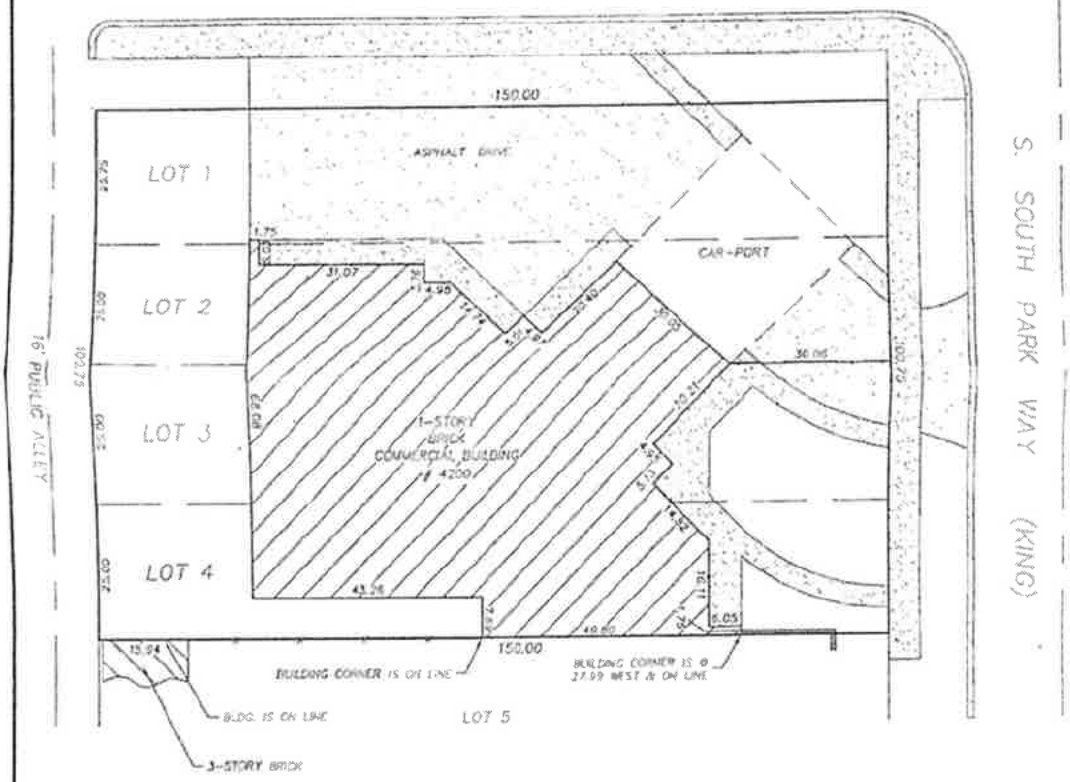
PLAT OF SURVEY

of

LOTS 1, 2, 3 AND 4 IN AVERELL'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

R.H. GRANATH
SURVEYING SERVICE, P.C.
5544 W. 147th. STREET
OAK FOREST, IL. 60452

SCALE 1"=20'



STEVEN R. GRANATH
No. 3169
OAK FOREST, IL.
EXP. 11\2008
STATE OF ILLINOIS
PROFESSIONAL LAND SURVEYOR

STATE OF ILLINOIS } SS
COUNTY OF COOK }

THIS IS TO CERTIFY THAT R.H. GRANATH SURVEYING SERVICE, P.C. HAS ISSUED THIS PLAT FROM FIELD SURVEY DATA OBTAINED AT THE PROPERTY INDICATED IN THE CAPTION LEGAL DESCRIPTION AND PUBLIC RECORDS, AND THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. THIS PLAT OF SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR TITLE 68 CHAPTER VII, SUBCHAPTER b, SECTION 1270.56 IN THE RULES FOR THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT. NO BOUNDARY CORNERS WERE SET DURING THIS FIELD SURVEY OF THE SUBJECT PROPERTY BY CLIENT AGREEMENT (ITEM 3) OF SAID RULES). ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

STEVEN R. GRANATH, P.L.S. No. 3169

VALID ONLY IF EMBOSSED SEAL IS AFFIXED

DATE: APRIL 5, 2007

CLIENT: LINCOLN BUSINESS GROUP, INC.

R.H.G. ORDER NO. MS-2007-04-022

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE.