

#22226  
INTRO DATE  
JULY 19, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
1410-1486 N. Larrabee Street; 601-631 W. Blackhawk Street; and 1401-1471 N. Clybourn Avenue

2. Ward Number that property is located in: 27<sup>th</sup>

3. APPLICANT AND OWNER Chicago Housing Authority

ADDRESS 60 East Van Buren Street

CITY Chicago STATE IL ZIP CODE 60605

PHONE (312) 913-7656 EMAIL amckenzie@thecha.org

CONTACT PERSON Ann McKenzie

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 applicant to proceed.

OWNER DEVELOPER: Near North Cabrini, LLC

ADDRESS 980 North Michigan Avenue, Suite 1150

CITY Chicago STATE IL ZIP CODE 60611

PHONE (312) 799-3910 EMAIL kalbinson@pennrose.com

CONTACT PERSON Kirk Albinson

4. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY (Developer's Counsel) Paul Shadle and Mariah DiGrino - DLA Piper LLP (US)

ADDRESS 444 West Lake Street, Suite 900

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312) 368-3493 / 7261 FAX (312) 251-5833

EMAIL paul.shadle@us.dlapiper.com and mariah.digrino@us.dlapiper.com

5. 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:  
The Applicant is exempt from disclosure as a government entity. See attached Economic Disclosure Statements for Developer's disclosures.
- 
6. On what date did the owner acquire legal title to the subject property? 2015
7. Has the present owner previously rezoned this property? If yes, when? No
8. Present Zoning District Residential Planned Development No. 1104 and RT-4 Two-Flat, Townhouse, and Multi-Unit District  
Proposed Zoning District C1-3 Neighborhood Commercial District and then Residential-Business Planned Development
9. Lot size in square feet (or dimensions) 296,645 square feet (total net site area)
10. Current Use of the Property Vacant land
11. Reason for rezoning the property Mandatory Planned Development pursuant to Section 17-8-0513-A (Large Residential Development)
12. 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 the proposed building. (BE SPECIFIC)  
  
The Applicant requests a rezoning of the subject property from the Residential Planned Development No. 1104 and RT-4 Two-Flat, Townhouse, and Multi-Unit District to, first, the C1-3 Neighborhood Commercial District and, then, to a Residential-Business Planned Development to permit the construction of a multi-phased, mixed-income development containing a total of 742 dwelling units, 174 parking spaces, and approximately 22,000 square feet of retail space, and accessory and incidental uses. Dwelling units will be located in multiple buildings, the tallest of which would be 10 stories.
13. The Affordable Requirements Ordinance (ARO) that 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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?  
  
YES       X       NO

COUNTY OF COOK  
STATE OF ILLINOIS

Tracey Scott, Chief Executive Officer, authorized signatory of **CHICAGO HOUSING AUTHORITY**, 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.



Tracey Scott  
Chief Executive Officer

Subscribed and Sworn to before me this  
5<sup>th</sup> day of July, 2023.

  
Notary Public

**For Office Use Only**

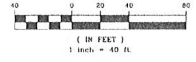
Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

# PLAT OF SURVEY

GRAPHIC SCALE



## LEGEND AND ABBREVIATIONS:

	PROPERTY LINE
	BUILDING
	CONCRETE
	ASPHALT
	GRAVEL
	DEPRESSED CURB
	CHAIN LINK FENCE
	IRON FENCE
	WOOD FENCE
	GUARDRAIL
	FOUND PIT HAIL
	FOUND REDAR
	SET IRON ROD/PIPE
	SET MAG NAIL
	SET/FOUND CUT CROSS
	COMBINATION SEWER
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	GAS LINE
	COMMUNICATION LINE
	SUB COMMUNICATION LINE
	TELEPHONE LINE
	OVERHEAD WIRE LINE
	UNDERGROUND ELECTRIC LINE
	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

## 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. Elevations are not a part of this survey.
4. No dimensions shall be derived from scale measurement.

## LEGAL DESCRIPTION

That part of Lots 137, 138, 141, 143, 144 and 145 (except Parts taken for streets), in Butterfield's Addition to Chicago, being a subdivision in the Northwest 1/4 of Section 4, Township 39, Range 14 East of the Third Principal Meridian according to the plat recorded May 17, 1845 (Ante-Fire), AND ALSO, Lots 5-17, both inclusive, (except Parts taken for streets and alleys), in Hinsche's Subdivision of Lots 148 & 149 & Sublot 1 of Lot 149 in Subdivision of Butterfield's Addition to Chicago, aforementioned, recorded August 23, 1865 (Ante-Fire) and re-recorded Sept. 2, 1875 on Document 47043, AND ALSO, Lots 1-4, both inclusive, (except Parts taken for street), in Owner's Resub. of original Lot 142 in Subdivision of Butterfield's Addition to Chicago, aforementioned, recorded July 5, 1888 on Document 977668, AND ALSO, Lots 5-7, both inclusive, (except Parts taken for streets), in County Clerk's Division of Lots 140 & 142 in Subdivision of Butterfield's Addition to Chicago, aforementioned, recorded April 30, 1878 on Document 178414, AND ALSO, Lots 1-4, both inclusive, (except Parts taken for streets), in W.S. Johnson's Subdivision of Lot 138 in Subdivision of Butterfield's Addition to Chicago, aforementioned (Ante-Fire), AND ALSO, Lots 1-9, both inclusive, in Elch's Subdivision of Lot 147 in Subdivision of Butterfield's Addition to Chicago, aforementioned (Ante-Fire), AND ALSO, Lots 1-3, both inclusive, (except Parts taken for streets), in Subdivision of Lots 7, 10 & 11 in Subdivision of Lots 133 to 136 Subdivision of Butterfield's Addition to Chicago, aforementioned (Ante-Fire), AND ALSO, Lots 1-5, both inclusive, Lots 8, 9 and 12, (except Parts taken for streets and alleys), in Subdivision of Lots 133, 134, 135 & 136 in Butterfield's Addition to Chicago, aforementioned (Ante-Fire) AND ALSO alleys between the above described lots Vacated by Ordinance passed July 7, 1977 as Document 24129310 (78-372), AND ALSO Vacated North Ogden Avenue, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 9 in Elch's Subdivision of Lot 147 in Subdivision of Butterfield's Addition to Chicago, also being the intersection of the South Right of Way line of West Blackhawk Street and the West Right of Way line of North Larrabee Avenue; thence South 01 degrees 41 minutes 43 seconds East along said West Right of Way line, a distance of 782.97 feet to the Southeast corner of said Lot 1 in the Subdivision of Lots 133, 134, 135 & 136 in Butterfield's Addition; thence South 88 degrees 18 minutes 17 seconds West along the South line of said Lot 1, a distance of 37.10 feet to the Southwest corner of said Lot 1; thence South 43 degrees 24 minutes 08 seconds West along the Easterly line of said Lot 2 in the Subdivision of Lots 133, 134, 135 & 136 in Butterfield's Addition 42.80 feet to the Northeast Right of Way line of North Clybourn Avenue, said point also being the Southwest corner of said Lot 2; thence North 48 degrees 35 minutes 54 seconds West, along said Northeast Right of Way line, a distance of 713.59 feet to the Southwest corner of Orchard Park Subdivision, being a subdivision in the West 1/2 of the Northeast 1/4 of Section 4, Township 39, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded October 7, 1899 on Document 98901233; thence South 76 degrees 35 minutes 37 seconds East, along the Southwesterly line of said Orchard Park Subdivision, a distance of 37.65 feet to the Southwest corner of said Orchard Park Subdivision; thence North 07 degrees 15 minutes 58 seconds East along the Southwesterly line of said Orchard Park Subdivision, also being the Northwesterly line of vacated North Ogden Avenue, a distance of 364.39 feet to the Northeast corner of said Orchard Park Subdivision, and the South Right of Way line of West Blackhawk Street; thence North 88 degrees 30 minutes 42 seconds East, along said South line of Blackhawk Street, a distance of 358.61 feet to the Point of Beginning, all in the City of Chicago, Cook County, Illinois. Said Parcel containing 6.810 acres (286,645 sq. ft.), more or less.

STATE OF ILLINOIS  
COUNTY OF COOK

This is to certify that I, Thomas E. Baumgartner, an Illinois Professional Land Surveyor, have surveyed the property described in the caption above, and that this Professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal in Chicago, Illinois, this 28th day of June, 2023.

Thomas E. Baumgartner  
THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 3142  
LICENSE EXPIRATION 11-30-2024  
Field work completed June 28, 2023.



NOTE: TERRA ENGINEERING does not guarantee the accuracy of this survey unless it contains an original seal and signature.

#	Date	Description
1	12-21-22	Issued
2	6-28-23	Updated

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

Jun 28, 2023 - 5:28am  
\\s:\2022\22-320-031 Clybourn & Larrabee\SURVEY\DRAWING\22-320-031 Clybourn & Larrabee Development.dwg  
(Terb)

**TERRA**  
ENGINEERING LTD.

225 W. Ohio Street  
12th Floor  
Chicago, IL 60654  
TEL: (312) 467-0123  
FAX: (312) 467-0220  
www.terraengineering.com  
ILLINOIS PROFESSIONAL DESIGN FIRM 184-003610

Project Information  
PROJECT # 22-320  
DRAWN BY: MAW  
CHECKED BY: LAG  
APPROVED BY: TEB  
CLIENT:  
PENROSE, LLC  
989 N. MICHIGAN AVE.,  
SUITE 1150  
CHICAGO, IL 60611

CLYBOURN & LARRABEE DEVELOPMENT  
1450 N. LARRABEE STREET  
CHICAGO, IL 60610



DLA Piper LLP (US)  
444 West Lake Street, Suite 900  
Chicago, Illinois 60606  
www.dlapiper.com

Mariah DiGrino  
Mariah.DiGrino@us.dlapiper.com  
T 312.368.7261

July 6, 2023

The Honorable Chairman Carlos Ramirez-Rosa  
City of Chicago Committee on Zoning  
Room 304, City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

Laura Flores, Chairwoman  
Chicago Plan Commission  
Room 1000, City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

**Re: Application for Residential-Business Planned Development / Affidavit of Notice of Filing  
1450 North Larrabee Street, Chicago, IL**

Dear Honorable Chairman Ramirez-Rosa and Chairwoman Flores:

The undersigned, Mariah DiGrino, an attorney with the law firm of DLA Piper LLP (US), which firm represents Near North Cabrini, LLC, in connection with the application submitted by Chicago Housing Authority to rezone the property generally located at 1450 North Larrabee Street from the RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District and Residential Planned Development Number 1104 to, first, the C1-3 Neighborhood Commercial District and, then, to a Residential-Business Planned Development, certifies that she intends to comply 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 in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways. Said written notice will be sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice will contain 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; a statement that the applicant intends to file the application for change in zoning on approximately July 19, 2023; and a source for additional information on the application.

The undersigned certifies that she 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.

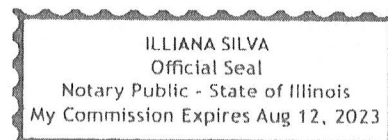
Very truly yours,

DLA Piper LLP (US)

*Mariah A. DiGrino*  
Mariah DiGrino

Subscribed and sworn to before me  
This 6th day of July, 2023.

*Miana Silva*  
Notary Public





DLA Piper LLP (US)  
444 W. Lake Street Suite 900  
Chicago, Illinois 60606  
www.dlapiper.com

Mariah DiGrino  
Mariah.digrino@us.dlapiper.com  
T 312.368.7261

July 19, 2023

**FIRST CLASS MAIL**

Dear Sir or Madam:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about July 19, 2023, the undersigned, on behalf of The Chicago Housing Authority ("Applicant"), intends to file an application to rezone the property generally located at 1410-1486 N. Larrabee Street, 601-631 W. Blackhawk Street, and 1401-1471 N. Clybourn Avenue, Chicago, Illinois (the "Property") from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and Residential Planned Development No. 1104 to, first, the C1-3 Neighborhood Commercial District and, then, Residential-Business Planned Development. A map of the Property is printed on the reverse side of this letter.

The Property is currently vacant land. The Applicant requests a rezoning of the subject property to permit development of the Property with a multi-phased, mixed-income residential development containing a total of 742 dwelling units, 174 parking spaces, and approximately 22,000 square feet of commercial space, and accessory and incidental uses. The first phase of development would be developed by Near North Cabrini, LLC (the "Developer"), and would consist of development of up to 345 dwelling units distributed between two buildings.

Please note that the Applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the Property.

I am the attorney for the Developer, and my address is 444 W. Lake Street, Suite 900, Chicago, IL 60606. The Developer, Near North Cabrini, LLC, is located at 980 North Michigan Avenue, Suite 1150, Chicago, Illinois 60611. The Applicant and owner of the Property is The Chicago Housing Authority, located at 60 East Van Buren Street, Chicago, Illinois 60605.

Please contact me at 312-368-7261 or my colleague Paul Shadle at 312-368-3493 with questions or to obtain additional information.

Very truly yours,

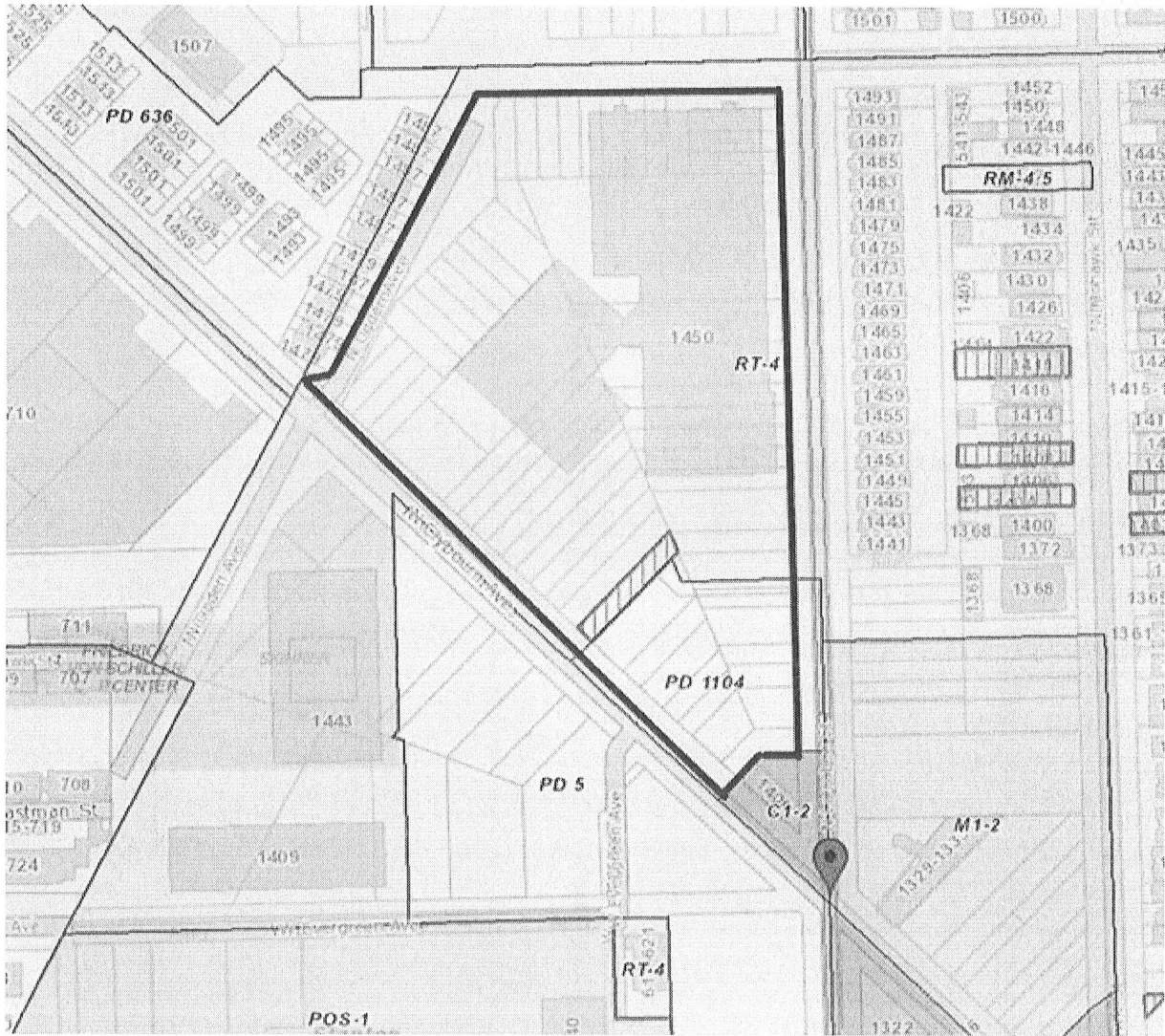
DLA Piper LLP (US)

A handwritten signature in dark ink, appearing to read 'Mariah DiGrino'.

Mariah DiGrino



**MAP:**



**PINS:**

17-04-115-043-0000; 17-04-119-001-0000 through 17-04-119-024-0000, inclusive; 17-04-119-027-0000 through 17-04-119-031-0000, inclusive; 17-04-119-033-0000 through 17-04-119-037-0000, inclusive; 17-04-039-0000 through 17-04-119-042-0000, inclusive; 17-04-120-001-0000 through 17-04-120-023-0000, inclusive; and 17-04-120-025