CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   4624 S. Ellis Avenue

2. Ward Number that property is located in: 4th

3. APPLICANT Standard Ellis Lakeview Venture LP, an Illinois limited partnership

   ADDRESS 31899 Del Obispo Street CITY San Juan Capistrano

   STATE CA ZIP CODE 92675 PHONE 312-997-4824

   EMAIL TDuerson@standardcommunities.com ted_merkle@freddiemac.com CONTACT PERSON Tregg Duerson

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 Federal Home Loan Mortgage Corporation

   ADDRESS 8100 Jones Branch Drive CITY McLean

   STATE VA ZIP CODE 22102 PHONE 800-424-5401

   EMAIL ted_merkle@freddiemac.com CONTACT PERSON Ted Merkle

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: Standard Ellis Lakeview Manager LLC; Standard Acq Rehab LLC Standard Equity Holdings, LLC; Standard West Coast GP, LLC; Burnham Holdings LLC; Vallejo Holdings Inc.; Jaeger Investment Holdings LP; Alter Investment Holdings LP

7. On what date did the owner acquire legal title to the subject property? 10/15/2024

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

9. Present Zoning District: RM5 Proposed Zoning District: RM5.5

10. Lot size in square feet (or dimensions): 44,419 square feet

11. Current Use of the Property: 105 unit residential multi-family apartment building.

12. Reason for rezoning the property: To permit the enclosure of the first floor arcade overhang which will increase the floor area of the existing building.

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 continue to be used as a 105 unit residential building with 79 parking spaces. There is no commercial space in the building. Building height will not change from the existing height. The only change to the building will be the enclosure of the first floor arcade overhang.

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.**

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

Robert Kuerner, 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
8th day of September, 2025

Notary Public

RYAN JAMES CUNNEA
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 16, 2027

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

Freddie Mac
MULTIFAMILY

Corporate Headquarters
8100 Jones Branch Drive
McLean, VA 22102

Tel: (703) 714-2500
www.FreddieMac.com

September 4, 2025

City of Chicago
Department of Planning and Development
Room 905, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Re: Zoning Application
4624 S. Ellis Street, Chicago, Illinois

To whom it may concern:

Freddie Mac (the "Owner") is the owner of 4624 S. Ellis, Chicago, Illinois. The Owner hereby authorizes Standard Ellis Lakeview Venture LP, an Illinois limited partnership, to file for all necessary zoning approvals, including but not limited to a rezoning application with the City of Chicago.

Sincerely,

Theodore J. Merkle III

Name: Theodore J. Merkle III
Title: Senior Director, Asset Management

October 16, 2025

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

Re: 4624 S. Ellis Avenue ("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 October 16, 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

Subscribed and Sworn to before me this
September 29, 2025.

Notary Public

OFFICIAL SEAL
BRIDGET ANN WHITE
Notary Public, State of Illinois
Commission No. 989982
My Commission Expires April 26, 2028

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

October 16, 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 October 16, 2025, the undersigned will file an application for a change in zoning from RM5 Residential Multi-Unit District to RM5.5 Residential Multi-Unit District on behalf of Standard Ellis Lakeview Venture LP, an Illinois limited partnership, for the property located at 4624 S. Ellis Avenue, Chicago, Illinois and described as follows:

> a line 371.68 feet north of and parallel to East 47th Street; South Ellis Avenue; a line 203.73 feet north of and parallel to East 47th Street; a line 174.96 feet west of and parallel to South Ellis Avenue; a line 239.05 feet north of and parallel to East 47th Street; a line 288.31 feet west of and parallel to South Ellis Avenue.

The subject property is improved with a 105-unit apartment building with 79 parking spaces. The purpose of the rezoning is to permit the enclosure of the first-floor arcade overhang. Building height will not change from the existing height.

The property is owned by Federal Home Loan Mortgage Corporation, 8100 Jones Branch Drive, McLean, VA, 22102. The applicant is Standard Ellis Lakeview Venture LP, an Illinois limited partnership, 31899 Del Obispo Street, San Jaun Capistrano, CA, 92675. 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

2030966.3

Notes Corresponding to Schedule B

(8) Terms, Conditions, Covenants and Restrictions contained in Deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington D.C. and American National Bank and Trust Company of Chicago, as Trustee recorded on October 29, 1984 as Document No. 27311543. This item is not plotted hereon as it does not affect the subject property. This item has expired.

(9) Grant of Easement granted to Comcast of Illinois IX, Inc. date January 1, 2014 and recorded on February 10, 2014 in Document No. 1404410092. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(10) Terms and provisions of the Lease by and between 4624 South Ellis, LLC and New Cingular Wireless PCS, LLC as evidenced by a Memorandum of Lease dated November 11, 2013 recorded on April 2, 2014 in Document No. 1409255022.
Memorandum of Easement and Assignment of Agreement dated as of July 24, 2020 and recorded September 28, 2020 as document 2027218148 and October 21, 2020 as document 2029533168 made by and between Apex Chicago, 1, LLC, an Illinois limited liability company and Vertical Bridge Real Estate, LLC, a Delaware limited liability company and the terms, provisions and conditions therein contained, except the terms, provisions and conditions contained in Section 3 thereof.
Partial Release, Consent to Easement and Subordination, Non-Disturbance and Attornment Agreement, dated July 15, 2020, and recorded on September 28, 2020 as document 2027218149 and the terms, provisions and conditions therein contained, including the waiver of Rights of First Refusal contained in Section 4 thereof.
Assignment and Assumption Agreement dated as of February 28, 2022 and recorded May 23, 2022, as document 2214339144 made by Vertical Bridge Real Estate, LLC, a Delaware limited liability company to VB ST, LLC, a Delaware limited liability company. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.

(11) Rights of the public, the municipality and the State of Illinois in and to that part of the land, if any, taken and used for roads and highways. This item is not plotted hereon as it does not affect the subject property.

Encroachment Statement

A The 4 story brick building encroaches 0.4 feet North of the South property line onto the subject property.

B The neighbor's iron fence encroaches 1.2 feet East of the West property line onto the subject property.

C The concrete curb encroaches 1.7 feet East of the East property line into the South Ellis Avenue right of way.

D The concrete curb encroaches 1.5 feet East of the East property line into the South Ellis Avenue right of way.

E The iron fence encroaches from 0.2 to 0.5 feet East of the East property line into the South Ellis Avenue right of way.

F The iron fence encroaches 0.6 feet North of the North property line onto the adjacent property to the North.

G The chain link fence encroaches from 0.5 to 0.7 feet North of the North property line onto the adjacent property to the North.

H The overhead electric and communication lines encroach from 0.0 to 21.4 feet East of the West property line on the subject property.

I The overhead electric service line encroaches from 0.0 to 3.8 feet North of the South property line onto the subject property.

Legend of Symbols & Abbreviations

- POWER POLE
- (XXX) DENOTES RECORD DATA
- ADA PARKING
- ACCESS POINT OF ACCESS
- SANITARY MANHOLE
- WATER VALVE
- GROUND POST
- STORM MANHOLE
- GAS VALVE
- GUY ANCHOR
- WATER VALVE
- WATER MANHOLE
- COMMUNICATION PEDESTAL
- ELECTRIC SERVICE ENTRANCE
- GAS SERVICE ENTRANCE
- COMMUNICATION SERVICE ENTRANCE
- LIGHT POLE
- STORM SEWER INLET (ROUND)
- STORM SEWER INLET (SQUARE)
- MANHOLE – TYPE UNDETERMINED
- COMMUNICATIONS MANHOLE
- FIRE HYDRANT
- CONCRETE CURB AND GUTTER
- METAL GUARD RAIL
- CLEAN OUT

Utility Notes

THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DEPICTED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY. SURVEYOR WAS NOT PROVIDED WITH UTILITY PLANS OR MARKINGS TO DETERMINE ANY SUBSURFACE LOCATIONS.

Flood Note

By graphic plotting only, this property is in Zone X UNSHADED of the Flood Insurance Rate Map, Community Panel No. 17031C 0536K which bears an effective date of 9-10-2021 and is not in a Special Flood Hazard Area.

Zoning

STATUS ITEM	REQUIRED	OBSERVED
PERMITTED USE	CONFMING	RESIDENTIAL
MIN. LOT AREA	PENDING	44,419.50 FT
MIN. FRONTAGE	PENDING	167.95 FT
MAX. LOT COVERAGE	PENDING	17.0%
MIN. SETBACK FRONT	15.0 FT	14.8 FT
MIN. SETBACK STREET SIDE	15.0 FT	NOT APPLICABLE
MIN. SETBACK SIDE	5.0 FT	13.7 FT
MIN. SETBACK REAR	25.0 FT	92.8 FT
MAX. BUILDING HEIGHT	PENDING	12 STORIES/115.0 FT
PARKING REGULAR	PENDING	72
PARKING HANDICAP	PENDING	4
PARKING TOTAL	PENDING	76

This office has not been provided with the applicable zoning information for the subject property, by the client, pursuant to Table A Items 6(a) and 6(b).

Miscellaneous Notes

1. All measured and recorded dimensions are the same unless noted otherwise.
2. There is no visible evidence of cemeteries, graveyards or burial grounds on the subject property.
3. There was no observable evidence of earth moving work, building construction or building additions within recent months.
4. There were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
5. There was no observable evidence of recent street or sidewalk construction or repairs.
6. There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
7. This survey was made in accordance with the laws and/or Minimum Standards of the State of Illinois
8. The subject property has direct vehicular access to South Ellis Avenue, a dedicated public right of way.
9. All parcels shown hereon are contiguous with no gaps or gores.
10. On the date of this survey, the posted address of the subject property was 4624 South Ellis Avenue.
11. On the date of this survey, no division or party walls were observed.
12. All building setbacks as shown, were taken from ZONING COMPLIANCE REPORT, DATED 6/26/25, issued by CREtelligent for the subject property.

BASIS OF BEARINGS:

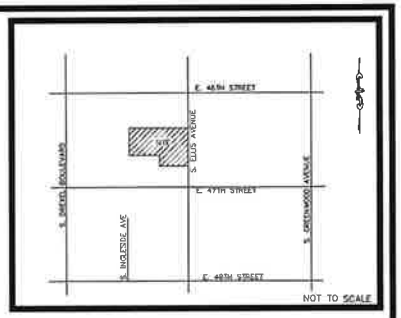
All bearings are referenced to the West line of South Ellis Avenue, City of Chicago, Cook County, Illinois having an assumed bearing of South 01° 31' 11" East.

LOT AREA:

44,419 square feet
1.0197 acres

PARKING NOTE:

72 Regular Stalls
4 Handicap Stalls



Vicinity Map

Record Legal Description

TRACT 1:

THE SOUTH 13.29 FEET OF LOT 4 AND ALL LOT 5 IN BLOCK 8 (EXCEPT THAT PART OF LOTS 4 AND 5 TAKEN FOR WIDENING OF ELLIS AVENUE) IN WALKER AND STINSON'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 2:

THE NORTH 33 FEET OF LOT 1 (EXCEPT THAT PART OF LOT 1 TAKEN FOR WIDENING OF ELLIS AVENUE) AND THE NORTH 7 FEET OF LOT 7 AND ALL OF LOT 8 IN R.P. LAYTON'S RESUBDIVISION OF LOTS 1, 2 AND 3 IN CLARKE AND LAYTON'S SUBDIVISION OF LOTS 7, 8, 9 AND 10 IN BLOCK 8 IN WALKER AND STINSON'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This description describes all the land described in the title commitment identified as Old Republic National Title Insurance Company, Commitment Number NCS25013529 bearing an effective date of March 7, 2025.

9-11-25

ALTA/NSPS Land Title Survey

Ellis-Lakeview Apartments

Project #25-20451 - Site #001

4624 South Ellis Avenue
Chicago, IL 60653
County of Cook

Surveyor's Certification

To: Standard Ellis Lakeview Venture LP, an Illinois limited partnership; Federal Home Loan Mortgage Corporation; Old Republic National Title Insurance Company; and CREtelligent

This is to certify that this map or plat and the survey on which it is based were made 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, 3, 4, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on May 19, 2025.

Roland Sarko

Roland F. Sarko
Licensed Illinois Professional Land Surveyor
License Number 035-002401
License Expires 11-30-2026
Date of Survey: 5-19-2025
Date of Last Revision: 9-11-2025

ILLINOIS ROLAND F. SARKO 035-002401 MT. HOREB, WI PROFESSIONAL LAND SURVEYOR

Survey Preformed By:
Sarko Surveying Inc.
847 County Road JG
Mt. Horeb, WI 53572
Phone: 1-608-848-3868
E-mail: rsarko@tds.net

Sheet 1 of 2

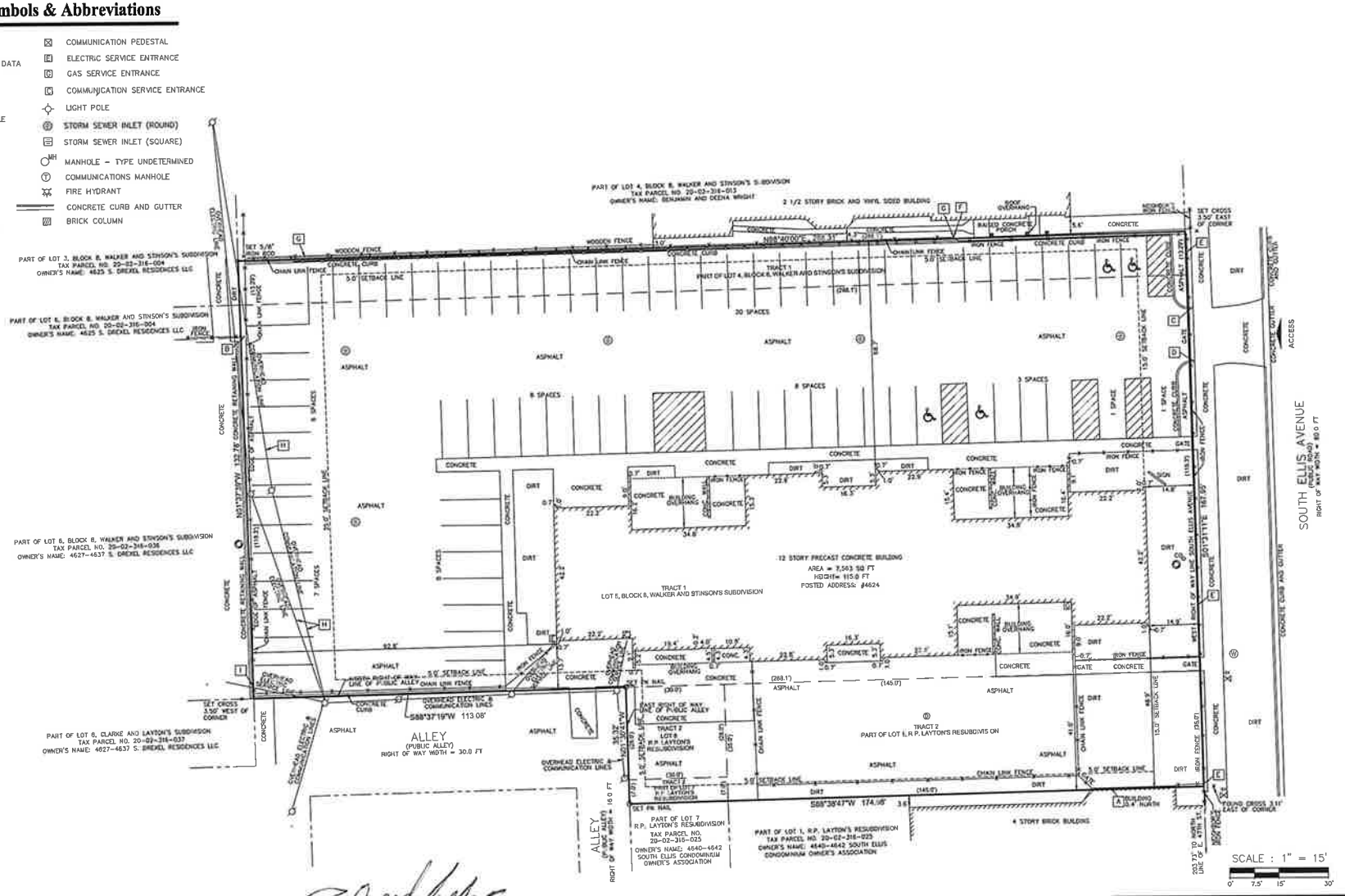
CREtelligent (866) 941-6813

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

CREtelligent
EMAIL: landservices@cretelligent.com
PHONE: (866) 941-6813
2717 S. Arlington Road, Suite C, Akron, OH 44312

Legend of Symbols & Abbreviations

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- FIRE HYDRANT
- CONCRETE CURB AND GUTTER
- BRICK COLUMN



9-11-25

Survey Preformed By:
Sarko Surveying Inc.
847 County Road JG
Mt. Horeb, WI 53572
Phone: 1-608-848-3868
E-mail: rsarko@tds.net

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

CREtelligent
EMAIL: landservices@cretelligent.com
PHONE: (866) 941-6813
2717 S. Arlington Road, Suite C, Akron, OH 44312

CREtelligent (866) 941-6813