#23002
INTRO DATE
FEB 18, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

3700-3846 N. Seminary Ave.; 1100-1156 W. Grace St.; 3801-3851 N. Racine Ave.

2. Ward Number that property is located in: 44th Ward

3. APPLICANT Chicago Realty Ventures, LLC

ADDRESS [redacted] CITY Chicago

STATE IL ZIP CODE [redacted] PHONE [redacted]

EMAIL [redacted] CONTACT PERSON Michael R. Lufrano

4. Is the applicant the owner of the property? YES ✓ in part NO ✓ in part
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 City of Chicago

ADDRESS 121 N. LaSalle St. CITY Chicago

STATE IL ZIP CODE 60602 PHONE [redacted]

EMAIL john.mcdonough3@cityofchicago.org CONTACT PERSON [redacted]

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

ATTORNEY Georges & Synowiecki, Ltd. (Mara S. Georges; Richard A. Toth)

ADDRESS 20 S. Clark St., Suite 400

CITY Chicago, IL 60603 STATE IL ZIP CODE 60603

PHONE (312) 726-8798 FAX (312) 726-8819 EMAIL mgeorges@gs-law.com
rtoth@gs-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: Northside Entertainment Holdings, LLC
(See also attached economic disclosure statements.)

7. On what date did the owner acquire legal title to the subject property? Various; most recently, a portion in September 2025.

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

9. Present Zoning District: PD 108; POS-2; RT4 Proposed Zoning District: RT4, then PD 108, as amended

10. Lot size in square feet (or dimensions): Approximately 363,563 s.f.

11. Current Use of the Property: Existing parking lots; former Good Shepherd campus; public park.

12. Reason for rezoning the property: To allow development of additional parking lot space.

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): Expand existing parking lot areas. Approximately 1,051 parking spaces total. Public park. Zero dwelling units. Zero commercial space. No buildings.

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.cityofchicago.org/ARO for more information). Is this project subject to the ARO? YES ☐ NO ☒

No dwelling units.

COUNTY OF COOK
STATE OF ILLINOIS

Brett Scharback, 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
6 day of January, 20 26.

Notary Public

Official Seal
KATHERINE COOPER
Notary Public, State of Illinois
Commission No. 934738
My Commission Expires July 6, 2029

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

CONSENT TO FILING

City of Chicago – Department of Transportation, being the sole owner of the property located at 3800 – 3846 N. Seminary Ave. (John Kelly Park), Chicago, Illinois, Chicago, Illinois, hereby confirms that **Chicago Realty Ventures, LLC** is authorized to file an *Application for Zoning Map Amendment / Planned Development (and any related zoning approvals)* for the property located at 3800 – 3846 N. Seminary Ave. (John Kelly Park), Chicago, Illinois.

The undersigned states that it represents the property owner of 3800 – 3846 N. Seminary Ave. (John Kelly Park), Chicago, Illinois, for itself and no other person, association, or shareholder.

City of Chicago
Department of Transportation

By: Craig Turner
Its: Acting Commissioner, Chicago Department of Transportation

Subscribed and sworn to
before me this _____ _____, 2026.

_____
NOTARY PUBLIC

GEORGES & SYNOWIECKI

LAW OFFICES

February 18, 2026

Chairman, Committee on Zoning
City Hall – Room 304
121 N. LaSalle St.
Chicago, Illinois 60602

Re: 3700-3846 N. Seminary Ave.; 1100-1156 W. Grace St.; 3801-3851 N. Racine Ave.
Application for Zoning Map Amendment (Planned Development)

The undersigned, Richard A. Toth, being first duly sworn on oath, deposes and states the following:

The undersigned certifies that he has complied with the requirements of § 17-13-0107 of the Chicago Zoning Ordinance by sending the attached letter 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 lines of the subject property, exclusive of public roads, streets, alleys and other public ways. The attached letter was sent by USPS first class mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained: the addresses and boundaries of the property that is the subject of the application; 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 an application for a change in zoning on approximately February 18, 2026.

The undersigned certifies that he has made a bona fide effort to determine the names and last known addresses of the persons to be notified under § 17-13-0107 of the Chicago Zoning Ordinance by obtaining ownership information from the most recent authentic tax records of Cook County, 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.

Richard A. Toth

OFFICIAL SEAL
COURTNEY HUGHES
Notary Public, State of Illinois
Commission No. 896031
My Commission Expires June 6, 2027

Subscribed and sworn to before me this February 18, 2026.

NOTARY PUBLIC

(312) 726-8797 • ppl (312) 861-0808
20 S. Clark St., Ste. 400
Chicago, IL 60603-1835
gs-law.com

GEORGES & SYNOWIECKI

LAW OFFICES

February 18, 2026

Re: 3700-3846 N. Seminary Ave.; 1100-1156 W. Grace St.; 3801-3851 N. Racine Ave.
Application for Zoning Map Amendment (Planned Development)

Dear Property Owner:

In accordance with the requirements of the Chicago Zoning Ordinance for a Zoning Map Amendment, specifically Section 17-13-0107, please be informed that on or about February 18, 2026, I, the undersigned attorney, am filing an application on behalf of the Applicant, Chicago Realty Ventures, LLC, for a change in zoning from Industrial Planned Development No. 108, POS-2 Parks and Open Space District, and RT4 Residential Two-Flat, Townhouse and Multi-Unit District, first to RT4 Residential Two-Flat, Townhouse and Multi-Unit District, and then to Industrial Planned Development No. 108, as amended, for the property generally located at 3700-3846 N. Seminary Ave.; 1100-1156 W. Grace St.; 3801-3851 N. Racine Ave.

The Applicant proposes to expand existing parking lot areas. Also, in the area between Waveland Avenue and Grace Street, Applicant proposes to move the current chain link fence on the west to facilitate a 14' wide alley where adjacent to any residential garages; a corresponding adjustment will be made on the east side, without interfering with existing Seminary Avenue.

The Applicant is Chicago Realty Ventures, LLC, 1101 W. Waveland Ave., Chicago, IL 60613. The Property Owners are Chicago Realty Ventures, LLC, 1101 W. Waveland Ave., Chicago, IL 60613, and the Chicago Park District, 4830 S. Western Ave., Chicago, IL 60609.

I am an attorney for the Applicant; my address is 20 S. Clark St., Suite 400, Chicago, IL 60603, and I can be a source for additional information on the application.

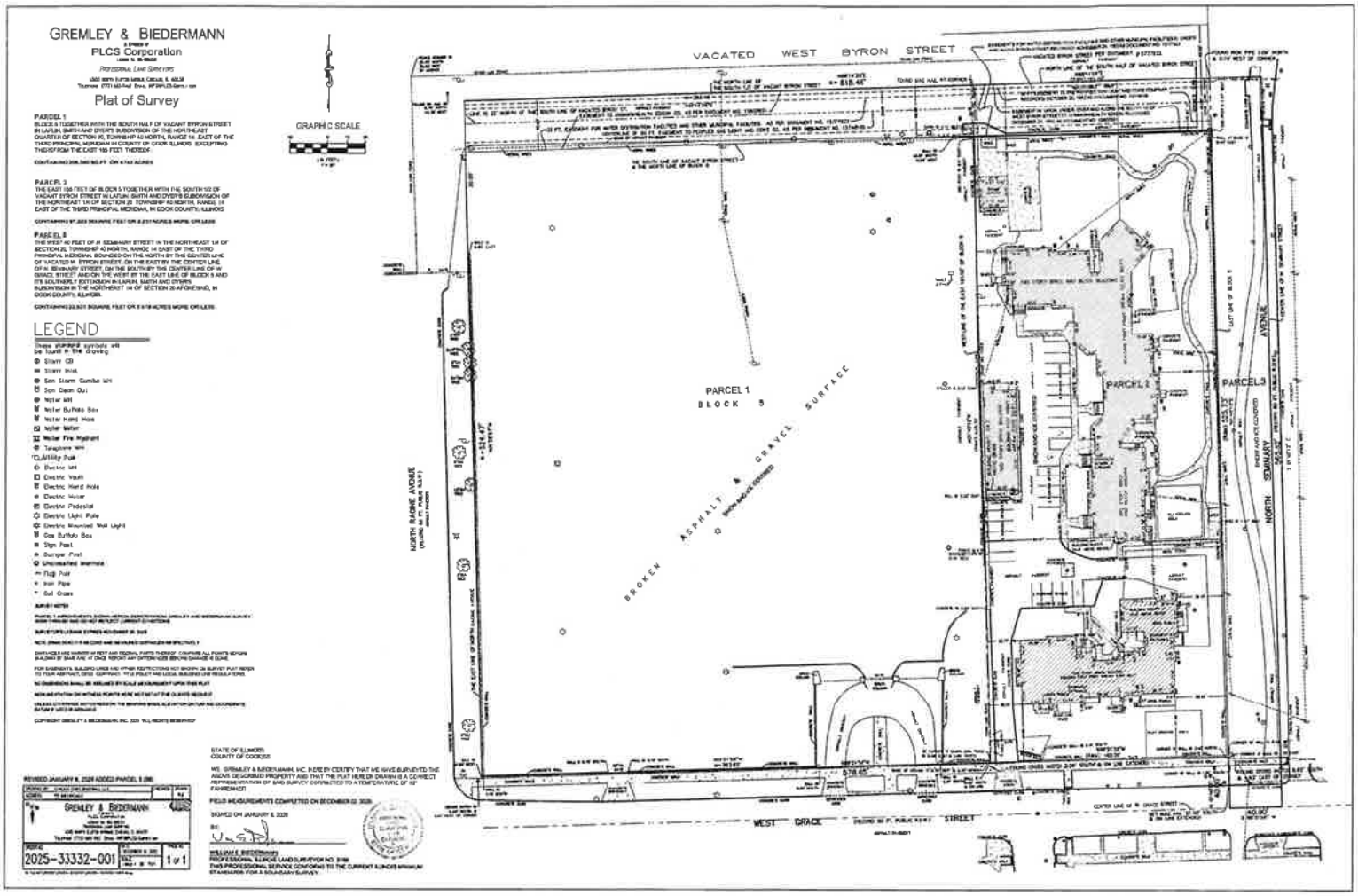
PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU APPEAR TO OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SITE.

Sincerely,

Richard A. Toth

3739.0002

(312) 726-8797
gs-law.com
20 S. Clark St., Suite 400
Chicago, IL 60603-1835


GREMLEY & BIEDERMANN
PLCS Corporation
Professional Land Surveyors
Plat of Survey
PARCEL 1
BLOCK 5 TOGETHER WITH THE SOUTH HALF OF VACATED BYRON STREET IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE HIGH THEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MORIDIAN IN COUNTY OF COOK ILLINOIS EXCEPTING THEREFROM THE EAST 165 FEET THEREOF.
PARCEL 2
THE EAST 165 FEET OF BLOCK 5 TOGETHER WITH THE SOUTH 1/2 OF VACANT BYRON STREET IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
PARCEL 3
THE WEST 40 FEET OF H SEMINARY STREET IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED ON THE NORTH BY THE CENTER LINE OF VACATED W. BYRON STREET, ON THE EAST BY THE CENTER LINE OF N. SEMINARY STREET, ON THE SOUTH BY THE CENTER LINE OF W. GRACE STREET AND ON THE WEST BY THE EAST LINE OF BLOCK 5 AND ITS SOUTHERLY EXTENSION IN LAFLIN, SMITH AND DYERS SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20 AFORESAID, IN COOK COUNTY, ILLINOIS.
LEGEND
GRAPHIC SCALE
VACATED WEST BYRON STREET
PARCEL 1
BLOCK 5
PARCEL 2
PARCEL 3
BROKEN ASPHALT & GRAVEL SURFACE
NORTH RACINE AVENUE
NORTH SEMINARY AVENUE
WEST GRACE STREET
STATE OF ILLINOIS
COUNTY OF COOK
FIELD MEASUREMENTS COMPLETED ON DECEMBER 02, 2025
SIGNED ON JANUARY 8, 2026
WILLIAM E. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3156
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
REVISED JANUARY 8, 2026 ADDED PARCEL 3 (SE)
GREMLEY & BIEDERMANN
PLCS Corporation
2025-33332-001
1 of 1

LEGEND

- Storm CB
- Storm Inlet
- San MH
- Water MH
- Utility Pole
- Electric MH
- Electric Meter
- Sign Post
- Bumper Post
- Unclassified Manhole

GREMLEY & BIEDERMANN

PLCS Corporation

PROFESSIONAL LAND SURVEYORS

PLAT OF SURVEY

A STRIP OF LAND FALLING IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF GRACE STREET AND NORTH OF THE NORTH LINE OF WAVELAND AVENUE, IN SEMINARY AVENUE (STELLA PLACE), SAID AVENUE BEING 80.00 FEET, AS ORIGINALLY DEDICATED IN LARUN SMITH AND DRYER'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF N. SEMINARY AVENUE AND THE NORTH LINE OF W. WAVELAND AVENE; THENCE NORTH 89 DEGREES 55 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF W. WAVELAND AVENUE 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS EAST 517.76 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 02 SECONDS EAST 4.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS EAST 561.05 FEET TO THE SOUTH LINE OF W. GRACE STREET; THENCE SOUTH 89 DEGREES 58 MINUTES 47 SECONDS EAST ALONG THE LAST DESCRIBED LINE 54.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS WEST 678.87 FEET TO THE NORTH LINE OF W. WAVELAND AVENUE; THENCE NORTH 89 DEGREES 55 MINUTES 36 SECONDS WEST ALONG THE LAST DESCRIBED LINE 58.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

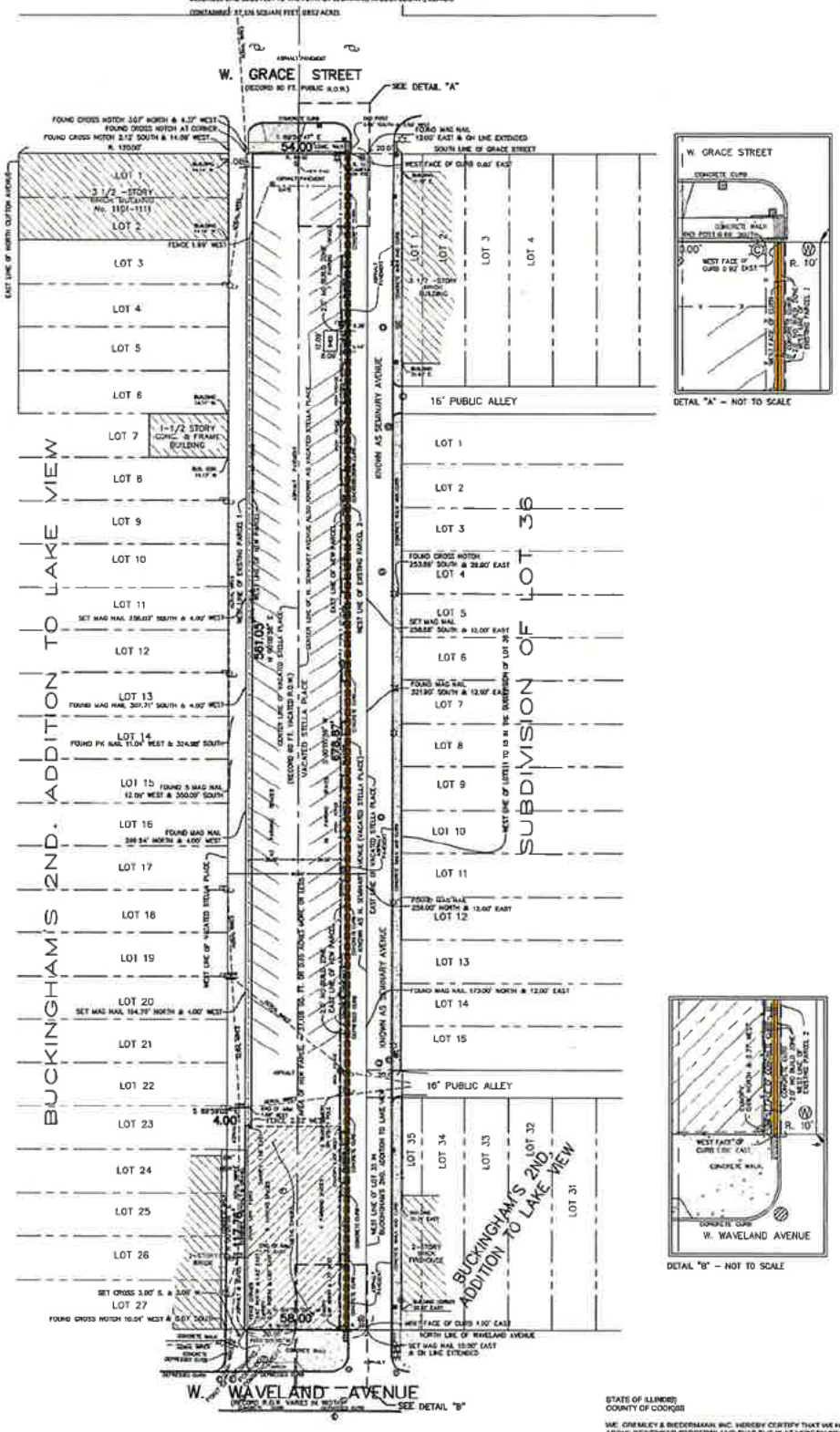
CONTAINING 37,126 SQUARE FEET, 0.852 ACRES

GRAPHIC SCALE

30 0 15 30

1 IN FEET

1" = 30'



DETAIL "A" – NOT TO SCALE

DETAIL "B" – NOT TO SCALE

REVISED JANUARY 12, 2026 (#2026-03410) (GB)
REVISED DECEMBER 12, 2025 (#2025-03256) (RB)
REVISED SEPTEMBER 8, 2025 PER EMAIL DATED 9/5/25 (RB)
REVISED AUGUST 26, 2025 PER EMAIL DATED 8/22/25 (RB)
REVISED AUGUST 6, 2025 (RB)

ORDERED BY:	CHICAGO CUBS BASEBALL, LLC	CHECKED:	DRAWN:
ADDRESS:	1101 WEST WAVELAND AVENUE	IL	AJP/JM

GREMLEY & BIEDERMANN
PLCS Corporation
Illinois Inc. #L-002227
Professional Land Surveyors
1525 North Sutton Avenue, Chicago, IL 60610
Telephone: (773) 489-0442 Fax: (773) 284-5166 Email: INFO@PLCSdirect.com

ORDER NO.	DATE	TASK NO.
2025-32994-002	JULY 24, 2025	1 OF 1
	SCALE: 1 INCH = 30 FEET	

G:\CAD\SURVEY\2025-JULY\2025-32994-002.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2026

Note (Plat) denotes Record and Measured distances respectively

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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STATE OF ILLINOIS)
COUNTY OF COOK)SS

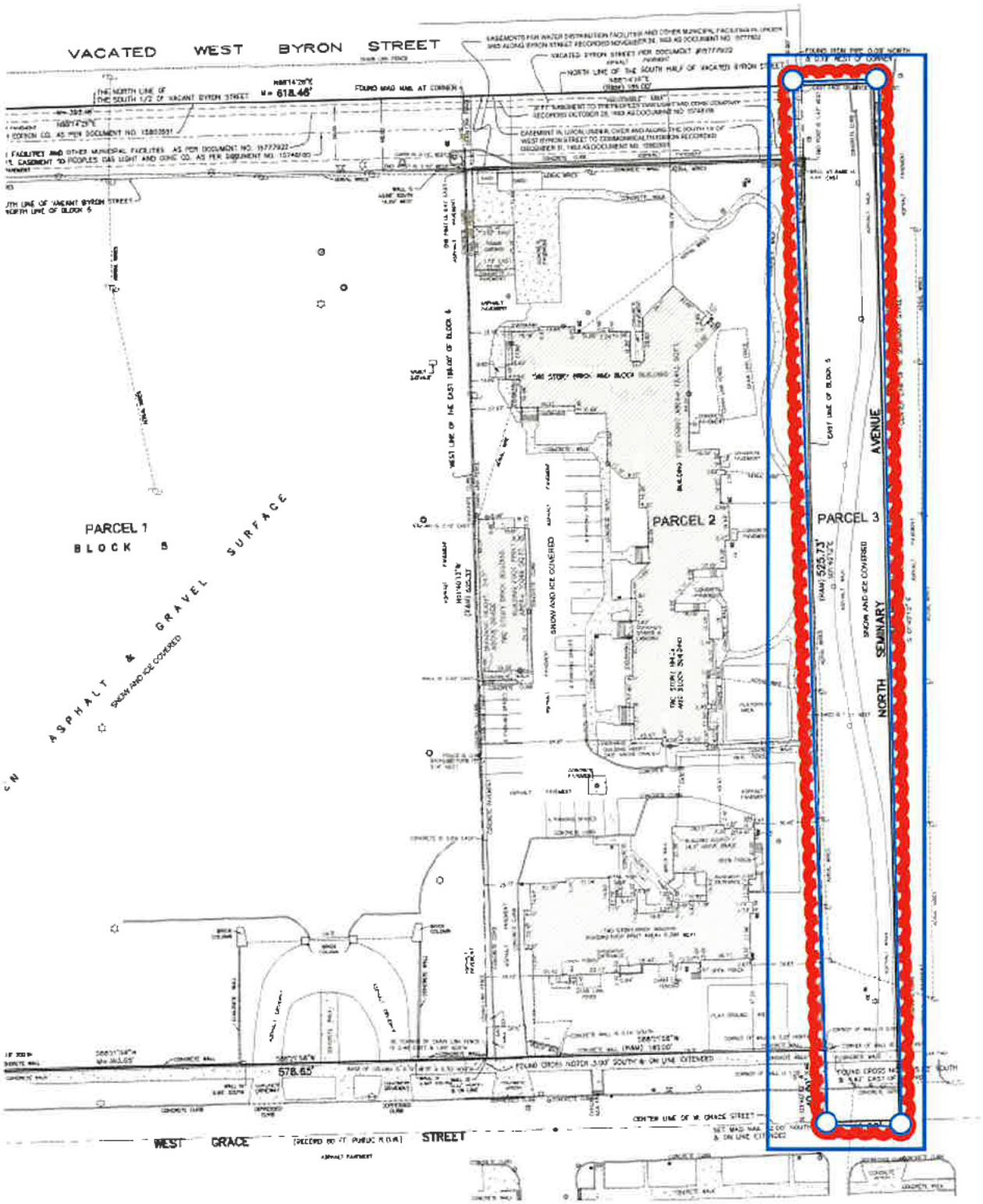
WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON JULY 24, 2025.

SIGNED ON JANUARY 14, 2026.

BY:

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3106
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.


VACATED WEST BYRON STREET
PARCEL 1
BLOCK 5
PARCEL 2
PARCEL 3
NORTH SEMINARY AVENUE
WEST GRACE STREET
ASPHALT & GRAVEL SURFACE
SNOW AND ICE COVERED
578.65'
525.73'