#23001-TI
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:

3251-3263 W. Division Street; 1149-1159 N. Spaulding Avenue

2. Ward Number that property is located in: 26th

3. APPLICANT 3251 W. Division ST HHDC, LLC

ADDRESS 325 N. Wells Street CITY Chicago

STATE IL ZIP CODE 60654 PHONE 312-602-6500

EMAIL sporras@HHDEVCORP.com CONTACT PERSON Stephen Porras

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: Hispanic Housing Development Corporation

7. On what date did the owner acquire legal title to the subject property? September 11, 2019

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

9. Present Zoning District: B1-1 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 14,606 square feet

11. Current Use of the Property: vacant land

12. Reason for rezoning the property: To develop a 44 unit residential six-story 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): Applicant proposes to construct a new 6-story, 44 unit residential building with 14 parking spaces. There will be approximately 984 square feet of commercial space in the building. The building height will not exceed 65 feet.

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:** Seeking all zoning relief, as needed and 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.** Seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans

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 ☐ All units are affordable

COUNTY OF COOK
STATE OF ILLINOIS

Tony Hernandez, 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
18th day of December, 20 25.

Notary Public

Official Seal
RAFAELA ARROYO
Notary Public, State of Illinois
Commission No. 396007
My Commission Expires December 3, 2029

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

February 18, 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 February 18, 2026, the undersigned will file an application for a change in zoning from B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District on behalf of the 3251 W. Division ST HHDC, LLC, an Illinois limited liability company, for the property located at 3251-3263 W. Division Street and 1149-1159 N. Spaulding Avenue, Chicago, Illinois and described as follows:

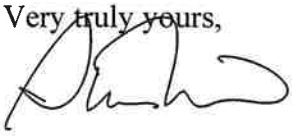
> West Division Street, the public alley east of and parallel to North Spaulding Avenue; the public alley south of and parallel to West Division Street; North Spaulding Avenue.

The applicant proposes to construct a new 6-story, 45-unit residential building with 4 parking spaces. There will be approximately 984 square feet of commercial space in the building. The building height will not exceed 65 feet.

The property is owned by the applicant, 3251 W. Division ST HHDC, LLC, 325 N. Wells Street, Chicago, IL, 60654. 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

February 18, 2026

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

Re: 3251-3263 W. Division Street and 1149-1159 N. Spaulding 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 February 18, 2026.

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
January 28, 2026.

Gabriella Janice Ruth Cabral
Notary Public

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM NO. 184-003023

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

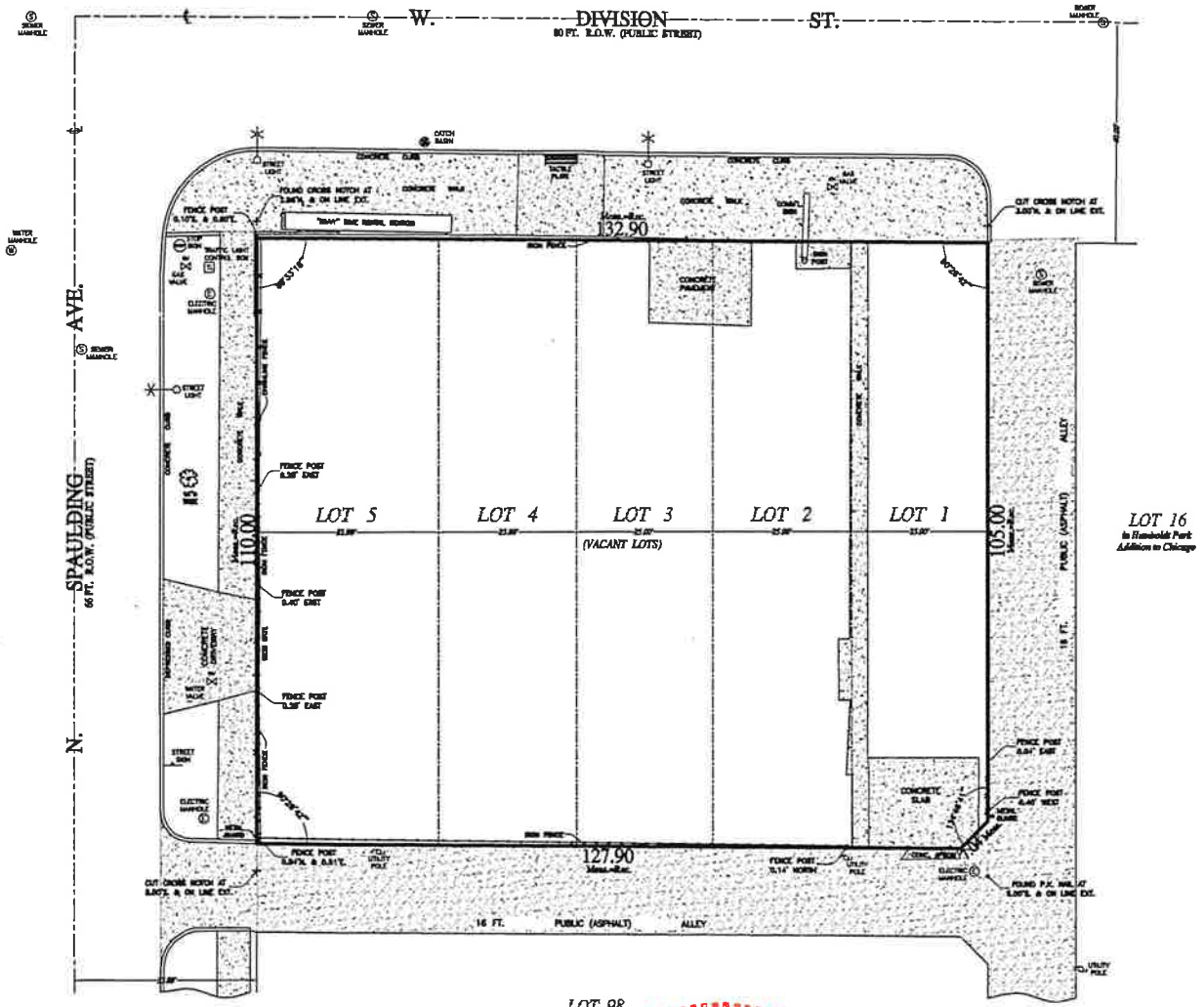
NORTH

PLAT OF SURVEY

OF

LOTS 1 TO 5 IN E. WALTER HERRICK'S SUBDIVISION OF LOT 6 OF SUPERIOR COURT PARTITION OF THE EAST HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 14,606 sq. ft. = 0.335 acre, more or less
COMMONLY KNOWN AS: 3251-59 W. DIVISION ST., CHICAGO, IL. 60651



PROFESSIONAL LAND SURVEYOR
PAUL T. JAROS
035-003937
CHICAGO, ILLINOIS
STATE OF ILLINOIS

THIS LEGAL DESCRIPTION SHOWN ON THIS PLAT HEREON DRAWN IS A COPY OF THE DEED, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 110970

Scale: 1 Inch = 16 feet.

Date of Field Work: 26 AUGUST 2025

Ordered by: HISPANIC HOUSING DEVELOPMENT CORP.

RE: #93100

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
s.s.
County of Cook

We, PROFESSIONALS ASSOCIATED-MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Dated: August 28, 2025

Paul Jaros
ILL. REG. LAND SURVEYOR NO. 035-003937 - ILLINOIS EXP. DATE NOV. 30, 2026
DRAWN BY: E.R.H.