#23107-T1
INTRO DATE
JUNE 17, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   3400-36 W. Ogden Avenue/1817-37 S. Trumbull Avenue/1816-24 S. Homan Avenue

2. Ward Number that property is located in: 24

3. APPLICANT Lawndale Redefined, LLC

   ADDRESS 3520 S. Morgan Street Suite 222 CITY Chicago

   STATE IL ZIP CODE 60609 PHONE 312-536-9470

   EMAIL qhuckabee@548development.com CONTACT PERSON Quintin Huckabee

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 City of Chicago

   ADDRESS 121 N. LaSalle Street, Suite 1000 CITY Chicago

   STATE IL ZIP CODE 60602 PHONE 312-744-5756

   EMAIL Paul. Kulisz@cityofchicago.org CONTACT PERSON Paul Kulisz

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

   ATTORNEY Graham C. Grady/Sylvia C. Michas c/o Taft, Stettinius & Hollister LLP

   ADDRESS 111 East Wacker Drive Suite 2600

   CITY Chicago STATE IL ZIP CODE 60601

   PHONE 312-836-4036;836-4030 FAX EMAIL ggrady@taftlaw.com;smichas@taftlaw.com

6. 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: Cornelius Griggs, Torrey Barrett and Robert Patton

7. On what date did the owner acquire legal title to the subject property? Property is owned by City of Chicago

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

9. Present Zoning District: RT4 & C1-2 Districts Proposed Zoning District: C1-3 District

10. Lot size in square feet (or dimensions): 41,827 sf

11. Current Use of the Property: The subject property is currently vacant and unimproved.

12. Reason for rezoning the property: The reason for rezoning the subject property is i. to permit the development of the subject property with a new mixed-use retail and mixed-housing development, of which the proposed building height is 70'-10" and ii. remedy the split lot condition of the subject property (RT4 & C1-2 Districts) by proposing one unified zoning district (C1-3).

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 the proposed building. (BE SPECIFIC): The Applicant plans on developing the subject property with a 6-story mixed-use, mixed-income building (90,200 sf) which will include i. four (4) retail spaces (total of 8,905 sf), within the front portion of the 1st floor; ii. 72-space bike room, storage area, lobby and ancillary uses for residential tenants, located within the rear portion of the first (1st floor); and ii. fifty-nine (59) dwelling units located within the 2nd – 6th floors. Fifteen (15) on-site parking spaces will be located at the rear of the Property, to be accessed from the alley. The height of the proposed building is 70'-10" 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:** The Applicant is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans. In particular, without limitation, the Applicant is seeking an Administrative Adjustment in regards to building location standards.

(§17-13-1003-P)

☐ **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.** Not applicable

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 zoningchange 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 ☐

COUNTY OF COOK
STATE OF ILLINOIS

Robert Patton, Member of Lawndale Redefined, LLC

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
19th day of May, 2026

Vanessa R. Montano
Notary Public

"OFFICIAL SEAL"
VANESSA R MONTANO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/23/2026

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

April 24, 2026

Alderman Gilbert Villegas
Committee on Zoning, Landmarks and Building Standards
121 N. LaSalle St, Room 304
Chicago, IL 60602

Re: Owner's Consent to file Type 1 Zoning Amendment application for Lawndale ReDefined, LLC, 3400-36 W. Ogden Ave./1817-37 S. Trumbull Ave./1816-24 S. Homan Ave. ("Property")

Dear Alderman Villegas,

This letter serves to inform you that the City of Chicago ("City"), owner of the above referenced Property, consents to the filing of a Type 1 Zoning Amendment application by Lawndale ReDefined, LLC ("Applicant") in order to amend the zoning for the above mentioned Property from the existing RT-4 Residential Two-Flat, Multi-Unit District and C1-2 Neighborhood Commercial District to a C1-3 Neighborhood Commercial District in order to allow for the development of the Property, which is currently vacant and unimproved.

The Proposed Development shall include a new six-story mixed-use, mixed-income building with retail space at grade, fifty-nine (59) dwelling units within the upper levels, and a public plaza and playground area. Forty-eight (48) of the fifty-nine (59) dwelling units will be affordable housing units, in accordance with the City's 2021 Affordable Requirements Ordinance ("ARO"). Fifteen (15) on-site, exterior parking spaces will be located at the rear of the Property, to be accessed from the alley.

Applicant has provided the most current set of plans for its proposed Type 1 Zoning Amendment application. Based on such, the City, as owner of the Property, consents to the filing by the Applicant of the proposed Planned Development application.

Sincerely,

Ciere Boatright
Commissioner

Copy: Lawndale ReDefined, LLC c/o Taft Stettinius & Hollister, LLP

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

May 27, 2026

Alderman Gilbert Villegas
Chairman
Committee on Zoning, Landmarks and Building Standards
City of Chicago
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Graham C. Grady, 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 applicants, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, located at **3400-36 W. Ogden Avenue; 1817-37 S. Trumbull Avenue; 1816-24 S. Homan Avenue** 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 addresses of the property sought to be rezoned; a statement of the intended uses of the property; the name and address of the applicant; the name and addresses of the owners; and a statement that the applicant intend to file the application for a change in zoning on approximately **June 17, 2026.**

The undersigned certifies that the applicants have 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 list containing the names and addresses of the people required to be served.

Graham C. Grady

Subscribed and Sworn to before me this
27th day of May, 20 26

Andrea Grace Horvath

"OFFICIAL SEAL"
ANDREA GRACE HORVATH
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 987055
MY COMMISSION EXPIRES 2/14/2028

200694585v2

Taft/

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Graham C. Grady
312.836.4036
ggrady@taftlaw.com

NOTICE

USPS First Class Mail

May 27, 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 June 17, 2026, the undersigned will file for an application for a change in zoning from a RT4 Residential Two-Flat, Townhouse & Multi-Unit District and C1-2 Neighborhood Commercial District to a C1-3 Neighborhood Commercial District, on behalf of Lawndale Redefined LLC, the applicant (the "Applicant") for the property located at 3400-36 W. Ogden Avenue;1817-37 S. Trumbull Avenue;1816-24 S. Homan Avenue (the "Subject Property"), including the following administrative adjustments per Section 17-13-0303-D of the Chicago Zoning Ordinance in order to allow for relief from transit-served building location standards (§17-13-1003-P). The Applicant plans to acquire the Property from the City of Chicago, which currently owns the Property.

The Subject Property is currently vacant and unimproved. The Applicant plans on developing the Subject Property with a 6-story mixed-use, mixed-income building (90,200 sf) which will include i. four (4) retail spaces (total of 8,905 sf) within the front portion of the first floor; ii. 72-space bike room, storage area, lobby and ancillary uses for residential tenants, located within the rear portion of the first floor; and iii. fifty-nine (59) dwelling units located within the 2nd-6th floors.

Fifteen (15) on-site parking spaces will be located at the rear of the Subject Property, to be accessed from the alley. The height of the proposed building is 70'-10" feet.

Lawndale Redefined LLC is located at 3520 S. Morgan Street, Suite 222 Chicago, IL 60609
The City of Chicago is located at 121 N. LaSalle Street. Suite 1000 Chicago, IL 60602

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.

Any questions regarding this notice may be directed to the undersigned, Applicants' attorney, Graham C. Grady, at Taft, Stettinius & Hollister, 111 East Wacker Drive, Suite 2600, Chicago, IL 60601, ggrady@taftlaw.com or (312) 836-4036.

Very truly yours,

Graham C. Grady

R.H. GRANATH
SURVEYING SERVICE, P.C.
6006 W. 159th. STREET BLDG. B
OAK FOREST, IL 60452
PH: (708) 371-4478
FAX (708) 371-3932

PLAT OF SURVEY

of

PARCEL 1: LOTS 17 AND 18 IN BLOCK 4 IN LEWIS TRUMBULL'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
TAX ID: 16-23-410-032-0000

PARCEL 2: LOTS 14, 15 AND 16 IN BLOCK 4 IN LEWIS TRUMBULL'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
TAX ID: 16-23-410-033-0000

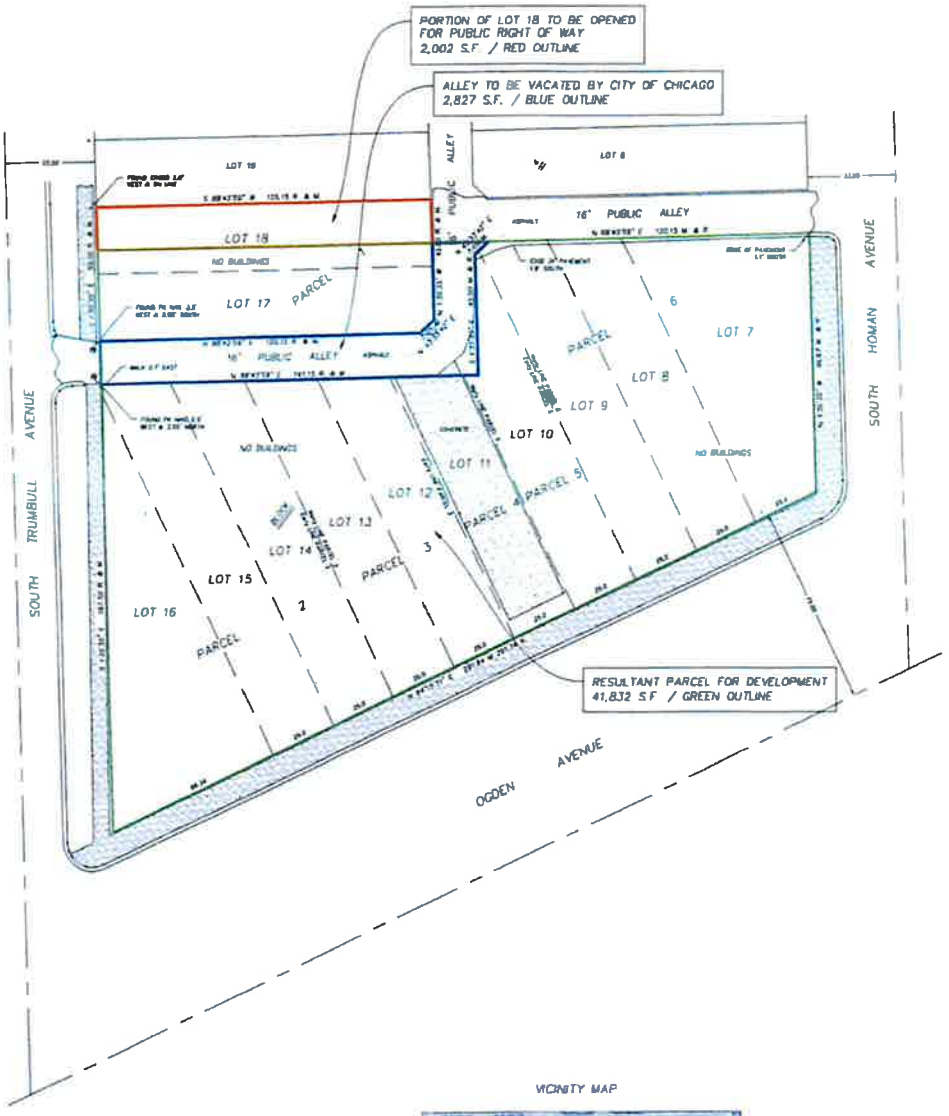
PARCEL 3: LOTS 11 AND 12 IN BLOCK 4 IN LEWIS TRUMBULL'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
TAX ID: 16-23-410-034-0000 & 16-23-410-071-0000

PARCEL 4: LOT 10 IN BLOCK 4 IN LEWIS TRUMBULL'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
TAX ID: 16-23-410-035-0000

PARCEL 5: LOT 9 IN BLOCK 4 IN LEWIS TRUMBULL'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
TAX ID: 16-23-410-072-0000

PARCEL 6: LOTS 6, 7, AND 8 IN BLOCK 4 IN LEWIS TRUMBULL'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
TAX ID: 16-23-410-036-0000

SCALE 1"=20'



VICINITY MAP



STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2009 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 17, 2020.

DATE OF PLAT OR MAP: APRIL 17, 2020

STEVEN R. GRANATH I.P.L.S. No. 3488
VALID ONLY IF EMBOSSED SEAL IS AFFIXED

NOTE: THE BASIS OF BEARINGS SHOWN HEREON IS ILLINOIS EAST NAD83(2011) EPOCH 2010.00 STATE PLANE COORDINATE SYSTEM.

NOTE: (R) AS RECORD DISTANCE IN (M) DISTANCE AS MEASURED BY SURVEY

R.H. GRANATH SURVEYING SERVICE

REVISION DATE: APRIL 29, 2020	
DATE: APRIL 17, 2020	DRAWN BY:
ORD. NO. OAK 2020-04-028	CAD FILE:
PROJECT: 1812 SOUTH TRUMBULL AVENUE CHICAGO, ILLINOIS	
CLIENT: LAWNDALE REDEVMENT, L.P.	