#22372
INTRO DATE
MARCH 20, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   2525 N Kedzie Blvd., Chicago, IL 60647

2. Ward Number that property is located in: 35th

3. APPLICANT Metropolitan L Apartments, LP, an Illinois limited partnership

   ADDRESS 2550 W. North Avenue CITY Chicago

   STATE IL ZIP CODE 60647 PHONE 773-278-5669

   EMAIL jdunne@bickerdike.org CONTACT PERSON Joe Dunne

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 Chicago Transit Authority

   ADDRESS 567 W. Lake Street, 9th Floor CITY Chicago

   STATE IL ZIP CODE 60661 PHONE 312-681-4111

   EMAIL jharmening@transitchicago.com CONTACT PERSON Joe Harmening

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 P.C.)

   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: BRC Affiliate, Inc. an Illinois corporation; Bickerdike Redevelopment Corporation, an Illinois not-for-profit corporation

7. On what date did the owner acquire legal title to the subject property? Unknown

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

9. Present Zoning District: B3-3 Proposed Zoning District: B2-3 and then to a planned development

10. Lot size in square feet (or dimensions): 43,364 sf.

11. Current Use of the Property: Retail (bookstore) and accessory parking

12. Reason for rezoning the property: To facilite the creation of a planned development and subsequent development of the site with 2 buildings and up to 96 dwelling units.

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): To develop a mixed use development with 2 buildings, up to 96 dwelling units, approximately 5,180 sf of ground floor retail, 20 auto parking spaces, and 96 bicycle parking spaces. The height of the building will not exceed 80 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:**

☐ **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 ☐

COUNTY OF COOK
STATE OF ILLINOIS

Joe Dunne, 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 Vice president of Development, Bickerdike Redevelopment Corporation, the sole member of BRC Affiliate, Inc., the general partner of Metropolitan L Apartments, LLC

Subscribed and Sworn to before me this 6th day of March, 20 24

Bridget A. White
Notary Public

OFFICIAL SEAL
BRIDGET A WHITE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/22/24

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

NATIONAL SURVEY SERVICE, INC.

SURVEY NO. N-130863 STAKE — DATE: NOV. 18, 2023
ADDED MONUMENTS — DEC. 31, 2023

Plat of Survey

PARCEL 1:

LOTS 14 TO 24, INCLUSIVE, TOGETHER WITH LOT 5 IN BLOCK 2 IN THE SUBDIVISION OF LOTS 4 AND 6 OF THE COUNTY CLERK'S DIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

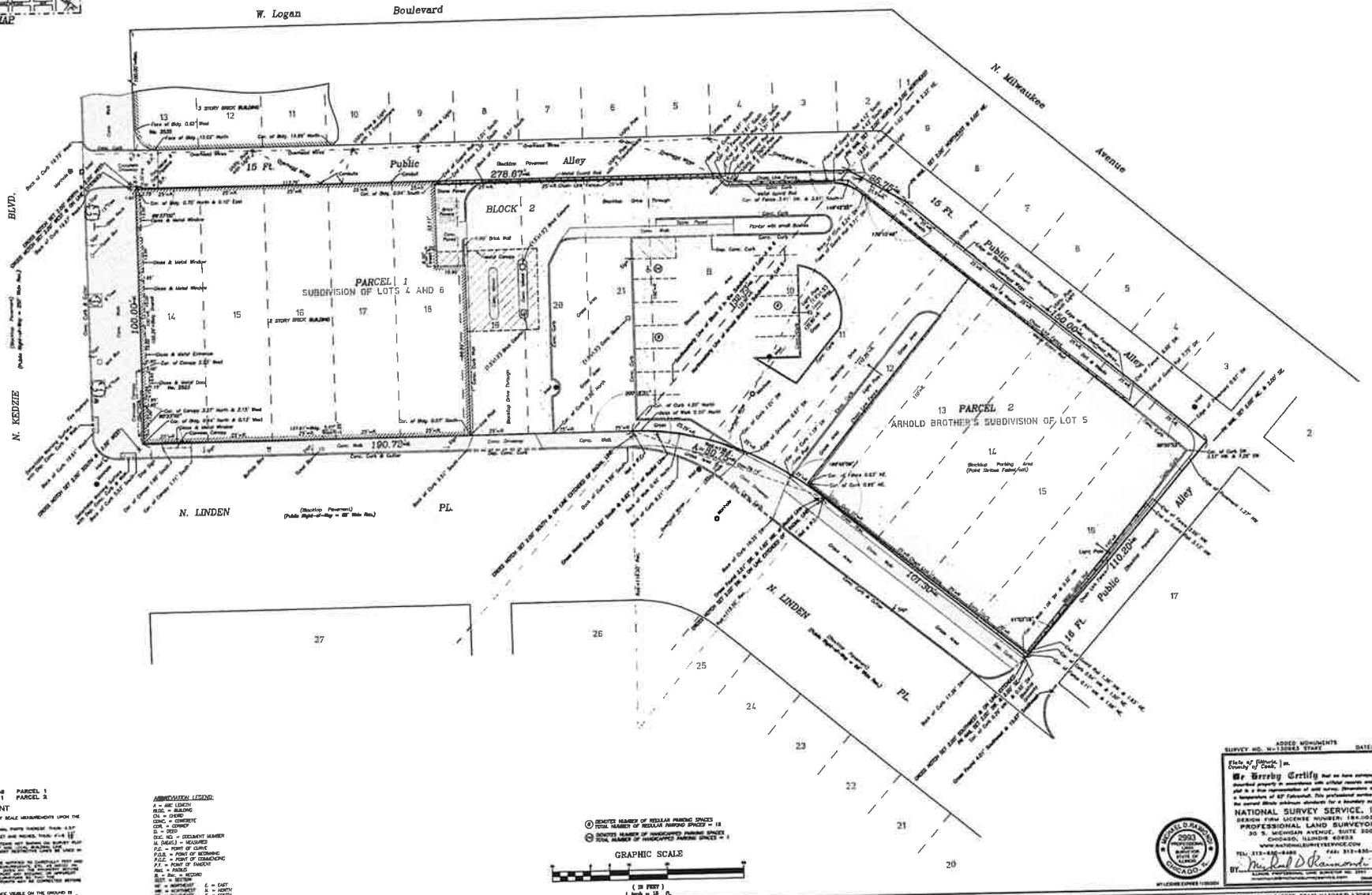
LOTS 10 TO 18, INCLUSIVE, IN ARNOLD BROTHER'S SUBDIVISION OF LOT 5 OF THE COUNTY CLERK'S DIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF PROPERTY = 43,364 SQUARE FEET OR 0.9956 Acres

KNOWN AS: 3525 N. KEDZIE BLVD., CHICAGO, ILLINOIS

SURVEY FOR: BICKERDIKE REDEVELOPMENT CORPORATION

VICINITY MAP



P.I.N."S 13-28-500-008 PARCEL 1
13-28-500-011 PARCEL 2

IMPORTANT

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THIS PLAT.

DIMENSIONS ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. THUS: 0.01' MEANS 1 FOOT AND [illegible] FEET OR IN FEET AND INCHES. THUS: 4'-6 1/2" MEANS 4 FEET 6 1/2 INCHES.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN ON SURVEY PLAT REFER TO YOUR DEED, ABSTRACT, CONTRACT, TITLE POLICY AND LOCAL BUILDING LINE REGULATIONS. NO EASEMENTS OR USE OF LAND IS IMPLIED OR ALTERED BY ANY FEATURE SHOWN ON THIS PLAT.

COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DISCREPANCY AT ONCE. NO RESPONSIBILITY WILL BE ASSUMED FOR DISCREPANCIES DISCOVERED AFTER CONSTRUCTION HAS COMMENCED. THIS SURVEY DOES NOT GUARANTEE TITLE TO THE PROPERTY. THIS SURVEY IS NOT TO BE USED FOR THE ESTABLISHMENT OF FENCE LINES.

UTILITY DATA OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND IS SHOWN AS PER RECORDS OBTAINED FROM PRIVATE AND PUBLIC SOURCES AS INDICATED AND SHOULD BE ASSUMED TO BE APPROXIMATE.

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ABBREVIATION LEGEND:

A = ARC LENGTH
BLDG. = BUILDING
CH. = CHORD
CONC. = CONCRETE
COR. = CORNER
D. = DEED
DOC. NO. = DOCUMENT NUMBER
M. (MEAS.) = MEASURED
P.C. = POINT OF CURVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
P.T. = POINT OF TANGENT
R&M. = PAGELS
R. = Rec. = RECORD
SEC. = SECTION
NW = NORTHWEST — E. = EAST
NE = NORTHEAST — N. = NORTH
SE = SOUTHEAST — S. = SOUTH
SW = SOUTHWEST — W. = WEST

Ⓟ DENOTES NUMBER OF REGULAR PARKING SPACES
TOTAL NUMBER OF REGULAR PARKING SPACES = 18
Ⓗ DENOTES NUMBER OF HANDICAPPED PARKING SPACES
TOTAL NUMBER OF HANDICAPPED PARKING SPACES = 1

GRAPHIC SCALE
(30 FEET)
1 Inch = 15 ft.

ADDED MONUMENTS — DEC. 31, 2023
SURVEY NO. N-130863 STAKE — DATE: NOV. 18, 2023

State of Illinois }
County of Cook } ss.

We Hereby Certify that we have surveyed the above described property in accordance with official records and that the above plat is a true representation of said survey. Dimensions are corrected to a temperature of 62° Fahrenheit. This professional service conforms to the current Illinois minimum standards for a boundary survey.

NATIONAL SURVEY SERVICE, INC.
DESIGN FIRM LICENSE NUMBER: 184.003780
PROFESSIONAL LAND SURVEYORS
30 S. MICHIGAN AVENUE, SUITE 500
CHICAGO, ILLINOIS 60603
www.nationalsurveyservice.com
TEL: 312-435-6480 FAX: 312-435-6484

BY: Michael D. Raimondi
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2993

MICHAEL D. RAIMONDI — 2993 — PROFESSIONAL LAND SURVEYOR — STATE OF ILLINOIS — CHICAGO, IL — MY LICENSE EXPIRES 11/30/2024

CIVIL 3D PROJECTS 2018\N130863\130863.DWG CD-41

CHICAGO TRANSIT AUTHORITY

567 West Lake Street
Chicago, Illinois 60661-1498
TEL 312 664-7200
www.transitchicago.com

March 1, 2024

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

Re: Zoning Application
2525 N. Kedzie, Chicago, Illinois (the "Subject Property")

To whom it may concern:

The Chicago Transit Authority (the "Owner") is the owner of 2525 N. Kedzie. The Owner hereby authorizes Bickerdike Redevelopment Corporation, an Illinois not-for-profit corporation, to file for all necessary zoning approvals, including but not limited to a rezoning application with the City of Chicago.

Sincerely,

Joe Harmening
Director, CTA Real Estate

cc: Stephanie Grelewicz, CTA
Bill Mooney, CTA
Joe Dunne, Bickerdike Redevelopment Corporation

March 5, 2024

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

Re: 2525 North Kedzie Boulevard, Chicago, Illinois (the "Subject Property")

The undersigned, Steven D. 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 the owners of all property within 250 feet to each direction of the lot lines 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 March 20, 2024.

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 D. Friedland
Applegate & Thorne-Thomsen
425 S. Financial Place
Suite 1900
Chicago, IL 60605

Subscribed and Sworn to before me this
March 5, 2024.

Notary Public

OFFICIAL SEAL
TERRI KONOW
Notary Public, State of Illinois
Commission No. 904434
My Commission Expires November 14, 2027

1477910.3

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

March 20, 2024

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 March 20, 2024, the undersigned will file an application for a change in zoning from B3-3 Community Shopping District to B2-3 Neighborhood Mixed-Use District and then to a planned development on behalf of the Metropolitan L Apartments, LP, an Illinois limited partnership, for the property located at 2525 North Kedzie Boulevard, Chicago, Illinois and described as follows:

> The 15-foot public alley south of and parallel to West Logan Boulevard, the public alley southwest of and parallel to North Milwaukee Avenue, the public alley perpendicular to North Milwaukee Avenue; North Linden Place; and North Kedzie Boulevard.

The purpose of the zoning amendment is to permit the construction of two buildings with a total of up to 96 dwelling units with 20 accessory parking spaces. There will be approximately 5,180 square feet of commercial space in the development. The maximum building height will not exceed 80 feet.

The property is owned by the Chicago Transit Authority, 567 W. Lake Street, 9th Floor, Chicago, IL 60661. The applicant is Metropolitan L Apartments, LP, an Illinois limited partnership, 2550 W. North Avenue, Chicago, IL 60647. 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

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