

#22323  
INTRO DATE  
JAN. 24, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
4301-4453 S. Federal Street; 4300-4452, 4301-4453 S. Dearborn Street; 4330-4452 S. State Street
2. Ward Number that property is located in: 3rd Ward
3. APPLICANT Chicago Housing Authority  
ADDRESS 60 E. Van Buren CITY Chicago  
STATE IL ZIP CODE 60605 PHONE 312-913-7740  
EMAIL lpratter@thecha.org CONTACT PERSON Lee Pratter
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  
CITY Chicago STATE IL ZIP CODE 60605  
PHONE 312-491-2207 FAX \_\_\_\_\_ EMAIL sfriedland@att-law.com

\*\*The applicant, the Chicago Housing Authority, has procured BMT-I, LLC as its developer of the  
Planned Development, who has retained Applegate & Thorne-Thomsen as attorney for this application.

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: \_\_\_\_\_
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? The property was rezoned as PD 1135 in 2009.
9. Present Zoning District: PD 1135, as amended Proposed Zoning District: PD 1135, as amended
10. Lot size in square feet (or dimensions): Net Site Area 370,123 square feet
11. Current Use of the Property: Residential Planned Development
12. Reason for rezoning the property: To correct the south boundary of the PD as West 45th Street because West 45th Street was not dedicated when the PD was originally approved.
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): There will be no substantive changes to the PD. The only change is to clarify that the southern boundary of the PD is West 45th Street.
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:** N/A

☐ **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. N/A

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

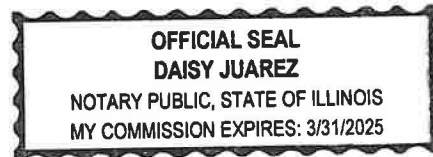
COUNTY OF COOK  
STATE OF ILLINOIS

Ann McKenzie, 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  
30th day of November, 2023.

Daisy Juarez  
Notary Public

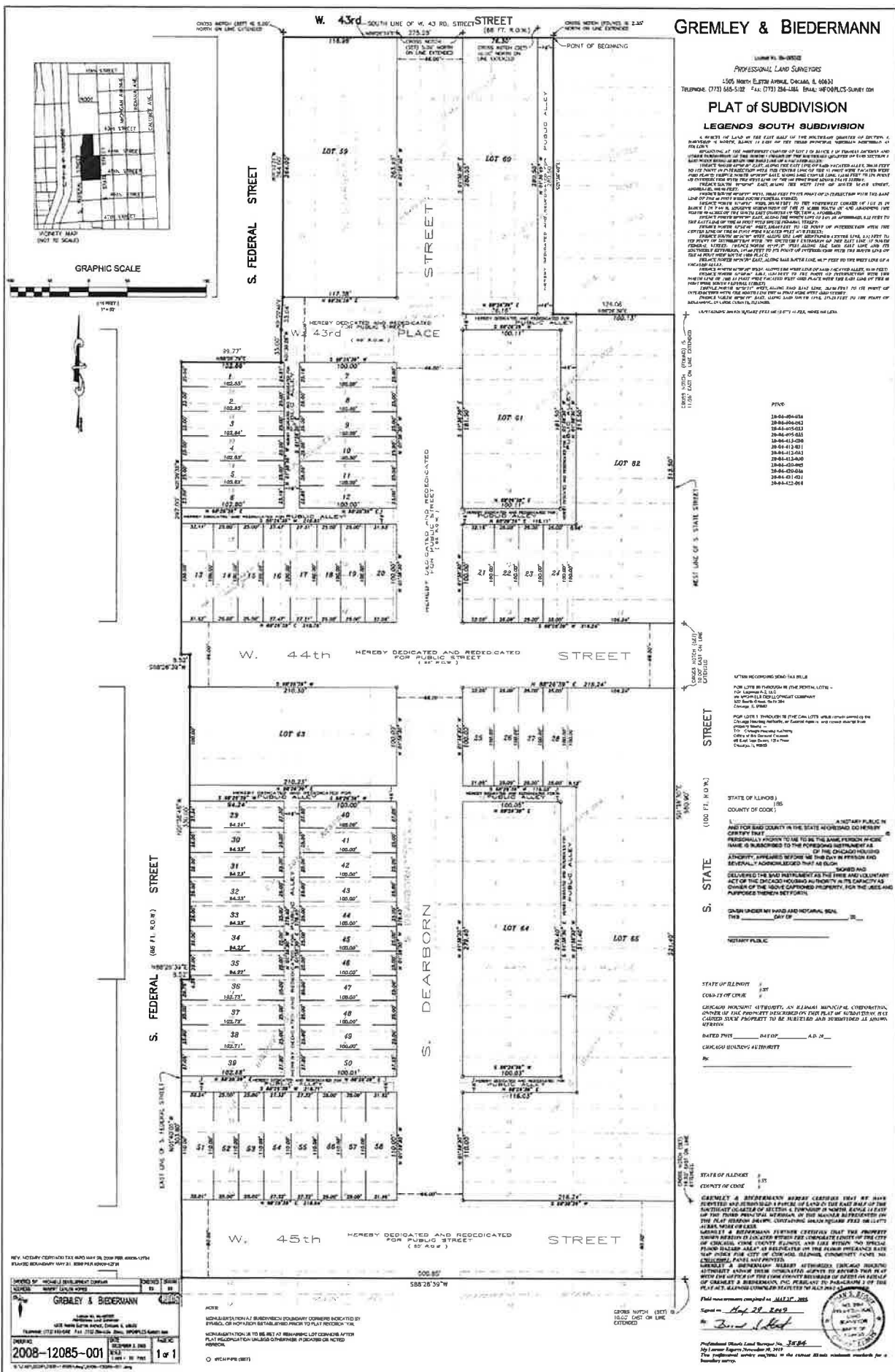


**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_



January 24, 2024

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

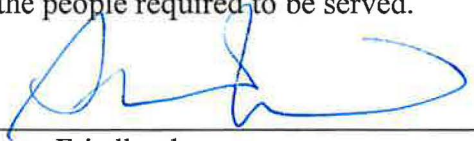
Re: 4301-4453 S. Federal Street; 4300-4452, 4301-4453 S. Dearborn Street;  
4330-4452 S. State Street ("subject property")

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 January 24, 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 Friedland  
Applegate & Thorne-Thomsen  
425 S. Financial Place  
Suite 1900  
Chicago, IL 60605

Subscribed and Sworn to before me this  
January 4, 2024.

  
\_\_\_\_\_  
Notary Public





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](mailto:sfriedland@att-law.com)

January 24, 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 January 24, 2024, the undersigned will file an application for a change in zoning from Planned Development 1135, as amended to Planned Development 1135, as amended, on behalf of the Chicago Housing Authority for the property located at 4301-4453 S. Federal Street; 4300-4452, 4301-4453 S. Dearborn Street; 4330-4452 S. State Street, Chicago, Illinois and described as follows:

West 43<sup>rd</sup> Street; a line approximately 124.40 feet west of South State Street; a line approximately 280.50 feet south of West 43<sup>rd</sup> Street; South State Street; West 45<sup>th</sup> Street; South Federal Street; a line approximately 263.80 feet south of West 43<sup>rd</sup> Street; and South Federal Street.

The purpose of the zoning amendment is to correct the southern boundary of the planned development as West 45<sup>th</sup> Street. When the original planned development was adopted, West 45<sup>th</sup> Street was not a dedicated right-of-way so the southern boundary was a linear dimension in relation to West 43<sup>rd</sup> Street. Now that 45<sup>th</sup> Street has been dedicated, the amendment to the planned development will designate West 45<sup>th</sup> Street as the southern boundary. There are no changes to the bulk, density or used allowed in the planned development.

The property is owned by the applicant, the Chicago Housing Authority, 60 E. Van Buren, Chicago, Illinois, 60605. 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