

#22408
Intro Date
April 17, 2024

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
745-777 North Franklin Street, Chicago, IL

2. Ward Number that property is located in: 42nd Ward

3. APPLICANT RPO 225 W. Chicago LLC

ADDRESS 225 W. Hubbard, Suite 400 CITY Chicago

STATE IL ZIP CODE 60654 PHONE 312-989-3593

EMAIL pslaven@centrumRD.com

CONTACT PERSON Peter Slaven

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 Same as above

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 Rich Klawiter & Katie Jahnke Dale - DLA Piper LLP (US)

ADDRESS 444 West Lake Street, Suite 900

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312) 368-7243 / -2153 FAX (312) 251-2856

EMAIL richard.klawiter@dlapiper.com / katie.dale@dlapiper.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: See attached Economic Disclosure Statements.
7. On what date did the owner acquire legal title to the subject property? 2017
8. Has the present owner previously rezoned this property? If yes, when? Yes; 2020
9. Present Zoning District: Business Planned Development No. 1472
Proposed Zoning District: DX-5 Downtown Mixed-use District
10. Lot size in square feet (or dimensions): +/- 15,343.60 square feet
11. Current Use of the Property: Vacant
12. Reason for rezoning the property: Sunset of the existing planned Development back to the former DX-5 which will comply with the Use Table and Standards of the CZO section 17-4-0207.
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): The Applicant requests a rezoning of the subject property from Business Planned Development No 1472 to the DX-5 Downtown Mixed-Use District to revert to the zoning district that existed prior to the 2020 approval of the PD.
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

PETER SLAVEN, of **RPO 225 W. CHICAGO 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.

Peter Slaven

Signature of Applicant

Subscribed and Sworn to before me this
21st day of March, 2024.

Bryanna M. Gregor Carroll
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

LEGEND

- ⊙ Iron Standard symbols will be placed in the drawing.
- ⊙ Storm CB
- ⊙ Telephone BH
- ⊙ Electric Traffic Signal
- ⊙ Electric Mounted Wall Light
- ⊙ Gas Valve
- ⊙ Sign Post
- ⊙ Bumper Post
- ⊙ Bike Rack
- ⊙ Motor Vehicle Telephone
- ⊙ Auto Speaker
- ⊙ Fire Alarm
- ⊙ Out Cross

GREMLEY & BIEDERMANN
 A Division of
PLCS Corporation
 LANSING, ILLINOIS

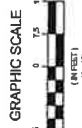
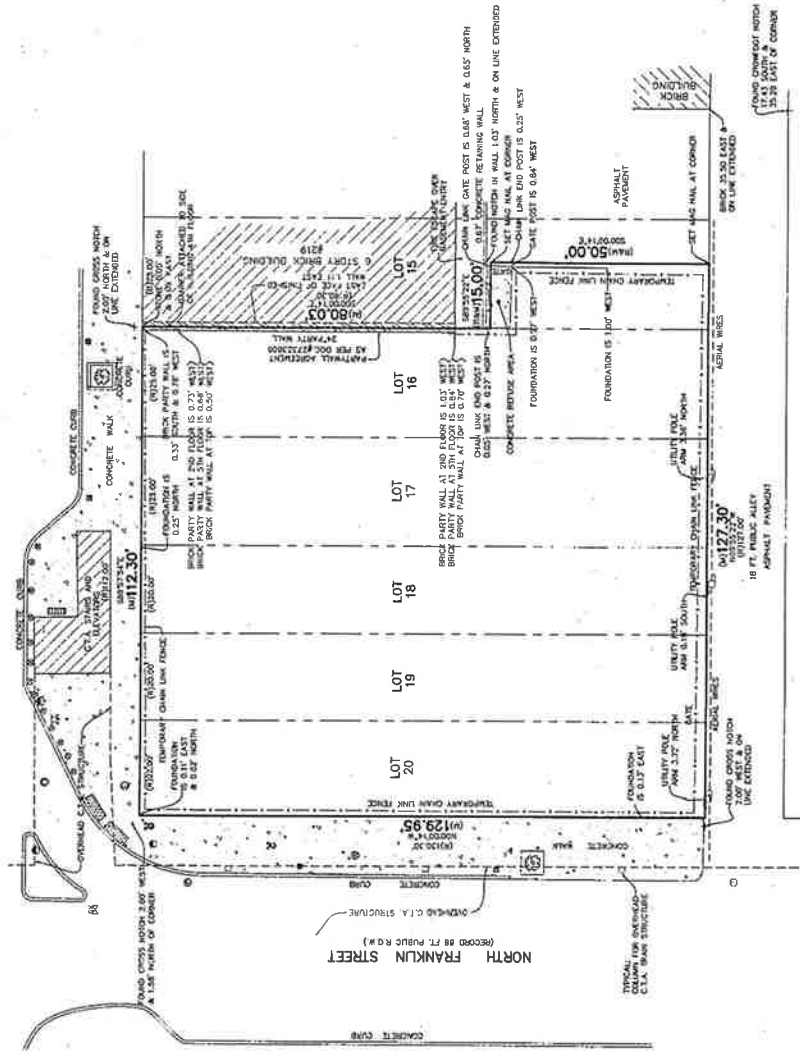
1405 North Elmhurst Avenue, Oakbrook, IL 60469
 Telephone: (708) 580-0001 Fax: (708) 580-0445 Email: info@plcs.com

Plat of Survey

THE SOUTH 1/2 BEING ON THE WEST 1/2 BEING OF LOT 15 AND ALL OF LOTS 16, 17, 18, 19, AND 20 IN BLOCK 100, WEST 1/2 SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONTAINING 15,347 SQUARE FEET OR 0.352 ACRES MORE OR LESS.

WEST CHICAGO AVENUE
 (SECTION 300 FT. PUBLIC R.O.W.)

NORTH FRANKLIN STREET
 (SECTION 88 FT. PUBLIC R.O.W.)



STATE OF ILLINOIS
 COUNTY OF COOK

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

FIELD MEASUREMENTS COMPLETED ON MARCH 22, 2024.
 SIGNED ON MARCH 22, 2024.

BY: [Signature]

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 1348
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



SEAL OF THE SURVEYOR
 STATE OF ILLINOIS
 COUNTY OF COOK
 GREMLEY & BIEDERMANN, INC.
 1405 NORTH ELMHURST AVENUE
 OAKBROOK, ILLINOIS 60469
 TELEPHONE: (708) 580-0001
 FAX: (708) 580-0445
 EMAIL: INFO@PLCS.COM

PROJECT NO.	2174 CHICAGO AVENUE
ADDRESS	10 WEST CHICAGO AVENUE
CITY	CHICAGO
STATE	ILLINOIS
DATE	2024-31956-001
SCALE	AS SHOWN
TOTAL SHEETS	1 OF 1



DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Katie Jahnke Dale
Katie.dale@us.dlapiper.com
T 312.368.2153

April 3, 2024

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

**Re: Affidavit of Notice of Filing
745-777 North Franklin Street, Chicago, IL**

Dear Acting Chair Lawson:

The undersigned, Katie Jahnke Dale, an attorney with the law firm of DLA Piper LLP (US), which firm represents RPO 225 W. Chicago LLC, the applicant for a proposal to rezone the Business Planned Development No. 1472 to DX-5 Downtown Mixed-use District, that they intend to comply 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 in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways. Said written notice will be sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contains 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; a statement that the applicant intends to file the application for change in zoning on approximately April 17, 2024; and a source for additional information on the application.

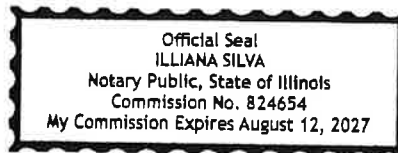
The undersigned certifies that they have made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Very truly yours,

DLA PIPER LLP (US)
Katie Jahnke Dale
Katie Jahnke Dale

Subscribed and sworn to before me
This 3rd day of April, 2024

Illiana Silva
Notary Public





DLA Piper LLP (US)
444 W. Lake Street Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Katie Jahnke Dale
Katie.dale@us.dlapiper.com
T 312.368.2153

April 17, 2024

FIRST CLASS MAIL

Dear Sir or Madam:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about April 17, 2024 the undersigned, on behalf of RPO 225 W. Chicago LLC (the "Applicant"), intends to file an application to rezone the property generally located at 745-777 North Franklin Street, Chicago, Illinois (the "Property") from Business Planned Development No. 1472 to the DX-5 Downtown Mixed-use District. A map of the Property is printed on the reverse side of this letter.

The Property is currently utilized for commercial uses and surface parking. The Applicant requests a rezoning of the subject property from Business Planned Development No 1472 to the DX-5 Downtown Mixed-Use District. Please note that the Applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the Property.

I am an authorized representative of the Applicant, and my address is 444 W. Lake Street, Suite 900, Chicago, IL 60606. RPO 225 W. Chicago LLC is the Applicant and Owner, and its address is 225 W. Hubbard, Suite 400, Chicago, Illinois 60654.

Please contact me at 312-368-2153 with questions or to obtain additional information.

Very truly yours,

DLA Piper LLP (US)

A handwritten signature in black ink that reads 'Katie Jahnke Dale'.

Katie Jahnke Dale

MAP:



PIN: 17-09-202-026-0000