

#22228  
INTRO DATE  
July 19, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

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

3515-49 N. Clark St.; 1001-29 W. Addison St.; 3546-58 N. Sheffield Ave.

2. Ward Number that property is located in: 44th

3. APPLICANT Addison & Clark Property Owner LLC

ADDRESS 1 North Franklin Street, Suite 700 CITY Chicago

STATE IL ZIP CODE 60603 PHONE 312-407-6700

EMAIL tony@rmk.com CONTACT PERSON Anthony Rossi, Sr.

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 John J. George / Chris A. Leach

ADDRESS Akerman LLP, 71 South Wacker Drive, 47th Floor

CITY Chicago STATE IL ZIP CODE 60606

PHONE 312-870-8022 FAX 312-424-1956 EMAIL jack.george@akerman.com  
312-870-8023 312-424-1956 chris.leach@akerman.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.  
Addison & Clark Investor LLC, MRB Real Estate LLC, TDC Addison & Clark Sidecar, LLC,  
BRP Addison LLC, M&R Addison Park LLC  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
7. On what date did the owner acquire legal title to the subject property? April 27, 2023
8. Has the present owner previously rezoned this property? If yes, when?  
No.  
 \_\_\_\_\_
9. Present Zoning District RBPD 1164, as amended Proposed Zoning District RBPD 1164, as amended
10. Lot size in square feet (or dimensions) 93,015
11. Current Use of the property mixed use development of residential and commercial
12. Reason for rezoning the property to seek a technical amendment to add 10,199 square feet of permitted FAR building square footage to the mixed use development.
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)  
To add additional FAR square footage to renovated commercial space. No other changes are being made to development as approved on June 28, 2017 which consists of an 8 story mixed use building 108 feet in height containing 148 dwelling units, approximately 170,000 sf of commercial space and 493 on site parking spaces.
14. 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 XX \_\_\_\_\_

COUNTY OF COOK  
STATE OF ILLINOIS

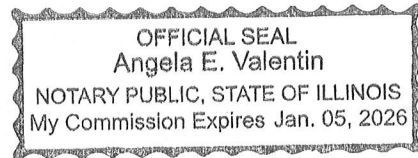
Anthony Rossi, Sr., being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Addison & Clark Property Owner LLC

BY: *Anthony Rossi, Sr.*  
Signature of Applicant

Subscribed and Sworn to before me this  
6 day of June, 20 23.

*Angela E. Valentin*  
Notary Public

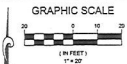


**For Office Use Only**

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

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

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



- LEGEND**
- These standard symbols will locate the drawing.
  - Storm CS
  - Sign Storm Combo MH
  - Water MH
  - Water Buffalo Box
  - Water Hand Hole
  - Water Fire Hydrant
  - Telephone MH
  - Electric Manhole
  - Electric Hand Hole
  - Electric Meter
  - Electric Light Pole
  - Electric Light Pole with Traffic Signal
  - Electric Traffic Control Box
  - Electric Mounted Wall Light
  - Gas Surface Box
  - Gas MH
  - Parking Play Box
  - Sign Post
  - Bumper Post
  - Unexcavated Manhole
  - Auto Sprinkler
  - Base Connection
  - Out Cross

- EXISTING PINS**
- PARCEL 1: 14-20-403-003-0000 (PART OF)  
 14-20-403-004-0000  
 14-20-403-005-0000
- PARCEL 2: 14-20-403-023-0000  
 14-20-403-024-0000
- PARCEL 3: 14-20-403-022-0000
- PARCEL 4: 14-20-403-025-0000
- PARCEL 5: 14-20-403-067-0000
- PARCEL 6: 14-20-403-064-0000  
 14-20-403-065-0000
- PARCEL 7: 14-20-403-007-0000  
 14-20-403-008-0000

**SURVEY NOTE:**

**ENCROACHMENT OF THE CANOPIES LOCATED MAINLY ON THE LAND ONTO THE PUBLIC RIGHT OF WAY NORTH OF AND ADJOINING BY AN UNDISCLOSED AMOUNT.**

**ENCROACHMENT OF THE BRICK BUILDING LOCATED MAINLY ON THE LAND ONTO THE PUBLIC RIGHT OF WAY SOUTH OF AND ADJOINING BY 0.57 FEET.**

**ENCROACHMENT OF OVERHEAD LIGHTS AND SECURITY CAMERA LOCATED MAINLY ON THE LAND ONTO THE PUBLIC RIGHT OF WAY SOUTH OF AND ADJOINING BY AN UNDISCLOSED AMOUNT.**

**ENCROACHMENT OF THE BALCONY LOCATED MAINLY ON THE LAND ONTO THE PUBLIC RIGHT OF WAY SOUTH OF AND ADJOINING BY AN UNDISCLOSED AMOUNT.**

**ENCROACHMENT OF THE WENT LOCATED MAINLY ON THE LAND ONTO THE PUBLIC RIGHT OF WAY EAST OF AND ADJOINING BY 0.28 FEET.**

**ENCROACHMENT OF THE BRICK BUILDING LOCATED MAINLY ON THE LAND SOUTH OF AND ADJOINING ONTO THE LAND BY 0.03 FEET.**

**SURVEY NOTES:**

REVISED AND ADDED CERT NAMES OCTOBER 8, 2019  
 PER ORDER #015-25864 [RL]

**SURVEYOR'S LICENSE EXPIRES NOVEMBER 30, 2018**

Note R. & M. denotes Record and Measured distances respectively.

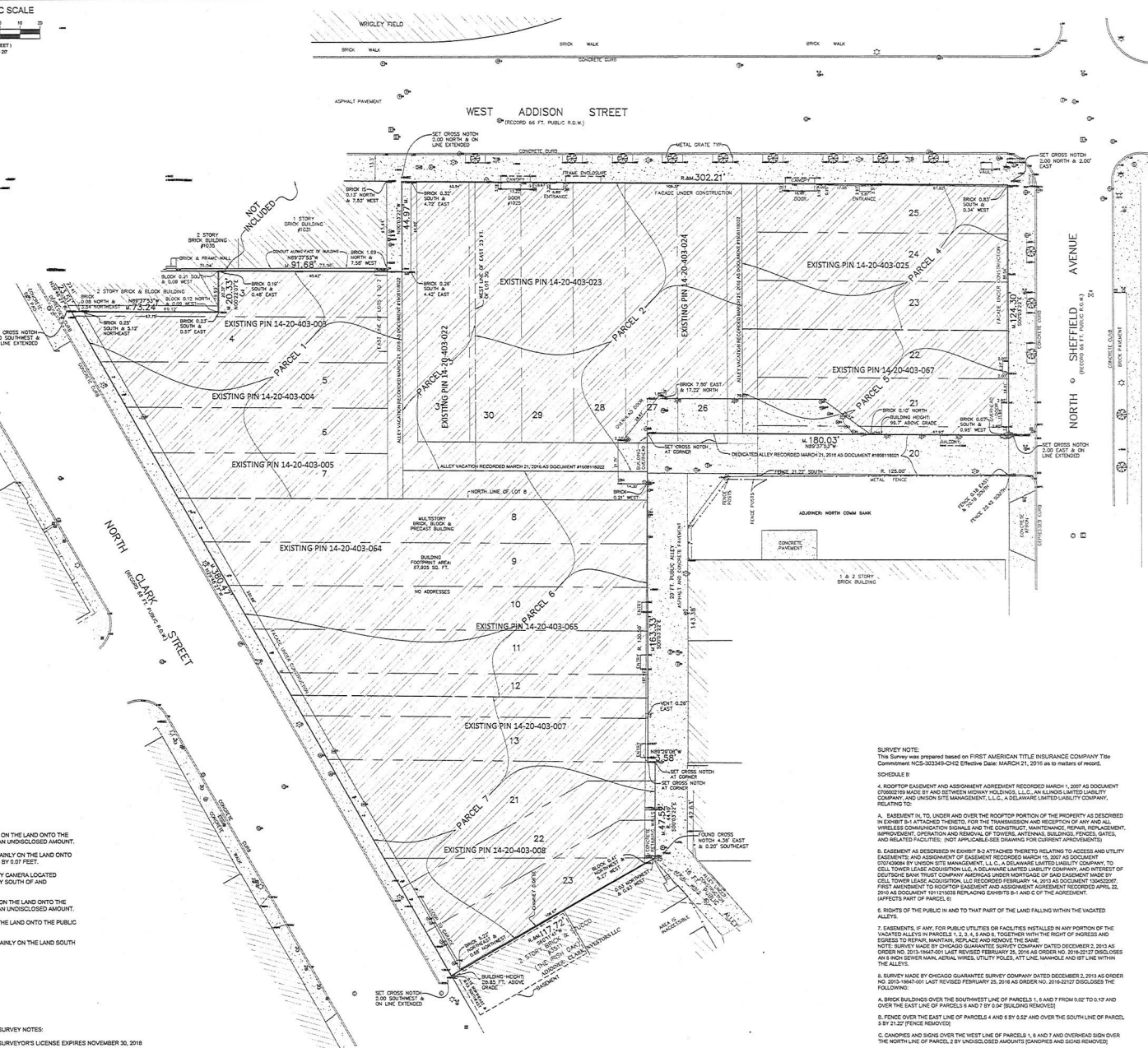
Distances are marked in feet and decimal parts thereof. Compare all points BEFORE making by name and order of reference BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing, Elevation, Datum and Coordinates Dated and Filed as ABOVE.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN FOR FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C04103, EFFECTIVE DATE AUGUST 18, 2009.



**SURVEY NOTES:**

REGARDING TABLE A ITEM 17 WE HAVE NO INFORMATION ABOUT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

REGARDING TABLE A ITEM 18 THERE IS NO OBSERVED DELINEATION OF WETLANDS (A MARKERS, FLAG, etc.).

REGARDING TABLE A ITEM 19 THERE ARE NO OFF-SITE EASEMENTS INDICATED IN PROVIDED TITLE COMMITMENT.

**PARKING COUNTS:**

RESIDENTIAL GARAGE: 38 REGULAR PARKING SPACES, 3 HANDICAPPED PARKING SPACES

**PUBLIC PARKING:**

300 REGULAR PARKING SPACES, 8 HANDICAPPED PARKING SPACES, 2 ELECTRIC VEHICLE SPACES, 1 MOTORCYCLE SPACES

**SURVEY NOTE:**

This Survey was prepared based on FIRST AMERICAN TITLE INSURANCE COMPANY Title Commitment NSC-303243-CH12 Effective Date: MARCH 21, 2019 in a matter of record.

**SCHEDULE B**

1. ROOFTOP EASEMENT AND ASSIGNMENT AGREEMENT RECORDED MARCH 1, 2019 AS DOCUMENT #0706769 MADE BY AND BETWEEN MIDWAY HOLDINGS, L.L.C. AN ILLINOIS LIMITED LIABILITY COMPANY, AND USION SITE MANAGEMENT, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, RELATING TO:

(A) EASEMENT IN, UNDER AND OVER THE ROOFTOP PORTION OF THE PROPERTY AS DESCRIBED IN EXHIBIT B-1 ATTACHED HERETO, FOR THE TRANSMISSION AND RECEIPT OF AIR AND ALL VISIBLE COMMUNICATION SIGNALS AND THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, IMPROVEMENT, OPERATION AND REMOVAL OF TOWER, ANTENNA, BUNDLES, FENCES, GATES, AND RELATED FACILITIES. (NOT APPLICABLE DRAWING PER CURRENT APPROVALS)

2. EASEMENT AS DESCRIBED IN EXHIBIT B-2 ATTACHED HERETO RELATING TO ACCESS AND UTILITY EASEMENTS AND ASSIGNMENT OF INTEREST RECORDED MARCH 1, 2019 AS DOCUMENT #0706769 IN USION SITE MANAGEMENT, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, TO CELL TOWER LEASE ADDITION LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND TRISTAR OF CENTRAL BANK TRUST COMPANY AMERICAS UNDER MORTGAGE OF SAID EASEMENT MADE BY CELL TOWER LEASE ADDITION LLC RECORDED FEBRUARY 14, 2019 AS DOCUMENT #068081122 FIRST AMENDMENT TO ROOFTOP EASEMENT AND ASSIGNMENT AGREEMENT RECORDED APRIL 22, 2019 AS DOCUMENT #01191035 REPLACING EXHIBITS B-1 AND C OF THE AGREEMENT. (AFFECTS PART OF PARCEL 6)

3. RIGHTS OF THE PUBLIC IN AND TO THAT PART OF THE LAND FALLING WITHIN THE VACATED ALLEYS.

7. EASEMENTS, IF ANY, FOR PUBLIC UTILITIES OR FACILITIES INSTALLED IN ANY PORTION OF THE VACATED ALLEYS IN PARCELS 1, 2, 3, 4, 5 AND 6, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS TO REPAIR, MAINTAIN, REPLACE AND REMOVE THE SAME.

NOTE: SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY DATED DECEMBER 2, 2015 AS ORDER NO. 2015-1847-01 LAST REVISED FEBRUARY 25, 2016 AS ORDER NO. 2016-2217-01 DISCLOSES AN ENCROACHMENT ON THE SOUTH LINE OF LOT 26 IN PARCEL 6.

8. SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY DATED DECEMBER 2, 2015 AS ORDER NO. 2015-1847-01 LAST REVISED FEBRUARY 25, 2016 AS ORDER NO. 2016-2217-01 DISCLOSES THE FOLLOWING:

A. BRICK BUILDINGS OVER THE SOUTHWEST LINE OF PARCELS 1, 4 AND 7 FROM 0.62 TO 0.17 AND OVER THE EAST LINE OF PARCELS 8 AND 7 BY 0.64 BUILDING REMOVED

B. FENCE OVER THE EAST LINE OF PARCELS 4 AND 5 BY 0.52 AND OVER THE SOUTH LINE OF PARCEL 9 BY 2.32 FENCE REMOVED

C. CANOPIES AND SIGNS OVER THE WEST LINE OF PARCELS 1, 6 AND 7 AND OVERHEAD SIGN OVER THE NORTH LINE OF PARCEL 5 BY UNDISCLOSED AMOUNTS (CANOPIES AND SIGNS REMOVED)

D. CONCRETE WALL LOCATED NORTH OF PARCEL 1, OVER AND ONTO PART OF PARCEL 1 BY 0.27 NORTHWARDS

E. BRICK BUILDING #11111111 LOCATED SOUTHWEST OF PARCEL 1, OVER AND ONTO PART OF PARCEL 1 BY 0.27 NORTHWARDS

F. CHAIN LINK FENCE OVER THE SOUTH LINE OF PARCELS 5, 6 AND 7 BY 16.39 FENCE REMOVED

9. RENOVATION OF UTILITY EASEMENT IN FAVOR OF COMMONWEALTH EDISON AND COMCAST RECONSTRUCTION OF REPAIRS AND REPAIRS TO THE UTILITY EASEMENT AND THE UTILITY EASEMENT DOCUMENT #06818020 UNDER OR ANY ALLEYS VACATED THEREIN, WITH RIGHT OF ACCESS AND EGRESS, AND THE TERMS AND CONDITIONS THEREOF. (AFFECTS PARCELS 1, 2, 3, 4, 5 AND 6)

ALL OTHER ITEMS ARE NOT A MATTER OF SURVEY.

**SURVEY NOTE:**

ENCROACHMENT OF THE BRICK BUILDING LOCATED MAINLY ON THE LAND ONTO THE PUBLIC RIGHT OF WAY SOUTH OF AND ADJOINING BY 0.57 FEET.

ENCROACHMENT OF OVERHEAD LIGHTS AND SECURITY CAMERA LOCATED MAINLY ON THE LAND ONTO THE PUBLIC RIGHT OF WAY SOUTH OF AND ADJOINING BY AN UNDISCLOSED AMOUNT.

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CHICAGO GUARANTEE SURVEY COMPANY  
 PLCS Corporation  
 PROFESSIONAL LAND SURVEYOR  
 1025 North LaSalle Street, Suite 1100  
 Chicago, Illinois 60610  
 Telephone: 312.329.1100 Fax: 312.329.1101 Email: info@cgsc.com

**ALTA / NSPS Land Title Survey**

PARCEL 1: LOTS 3, 4, 5 AND 7 IN BLOCK 1 IN WEAGE AND HYDE'S SUBDIVISION OF BLOCK 1 OF AN ASSASSIN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE WEST HALF OF THE NORTHWEST 1/4 50-FOOT WIDE IN A VACATED ALLEY LYING EAST OF THE EAST LINE OF LOTS 3, 4, 5 AND 7;

EXCEPTING THEREFROM PARCELS 4, 5 AND 6 AS DESCRIBED AS FOLLOWS:

PARCEL 2: THE NORTH 20.00 FEET OF THE WEST 73.00 FEET OF LOT 13 AS MEASURED ALONG THE NORTH AND WEST LINES THEREOF.

PARCEL 3: THAT PART OF LOT 3 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 25.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 13 AS MEASURED ALONG THE NORTH LINE THEREOF; THENCE SOUTH 30 DEGREES 18 MINUTES 18 SECONDS EAST AND 1/4 OF SAID LOT 3 TO THE WEST LINE OF LOT 3 A DISTANCE OF 30.00 FEET; THENCE SOUTH 90 DEGREES 18 MINUTES 18 SECONDS EAST PERPENDICULAR TO THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 17.50 FEET TO THE WEST LINE OF SAID LOT 3 A DISTANCE OF 17.50 FEET TO THE POINT OF BEGINNING.

PARCEL 4: THAT PART OF LOT 3 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 30.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 13 AS MEASURED ALONG THE WEST LINE THEREOF; THENCE SOUTH 89 DEGREES 18 MINUTES 18 SECONDS EAST AND 1/4 OF SAID LOT 3 TO THE WEST LINE OF LOT 3 A DISTANCE OF 30.00 FEET; THENCE SOUTH 90 DEGREES 18 MINUTES 18 SECONDS EAST PERPENDICULAR TO THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 17.50 FEET TO THE WEST LINE OF SAID LOT 3 A DISTANCE OF 17.50 FEET TO THE POINT OF BEGINNING.

PARCEL 5: LOTS 26 AND 27 IN WEAGE AND HYDE'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20 OF TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

LOTS 28, 29 AND THE EAST 23 FEET OF LOT 30 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE NORTH HALF OF THE EASTWEST 28.50 FOOT WIDE IN A VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 28, 29, AND THE EAST 23 FEET OF LOT 30, AND THAT PART LYING SOUTH OF THE SOUTH LINE OF LOT 27 WEST OF THE EAST LINE OF LOT 27; AND

THE WEST HALF OF THE NORTHWEST 1/4 50 FOOT WIDE IN A VACATED ALLEY LYING EAST OF THE EAST LINE OF LOT 28, NORTH OF A LINE 5.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF LOT 28 EXTENDED EAST TO THE WEST LINE OF LOT 20 AND SOUTH OF THE SOUTH LINE OF WEST ADDISON STREET.

EXCEPTING THEREFROM THE SOUTH 5.00 FEET OF LOTS 26 AND 27 LYING EAST OF THE EAST LINE OF LOT 5 EXTENDED WEST, DEDICATED FOR PUBLIC ALLEY, IN COOK COUNTY, ILLINOIS.

PARCEL 6: LOTS 20 AND WEST 3 FEET OF LOT 20 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSASSIN'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE EAST HALF OF THE NORTHWEST 1/4 50 FOOT WIDE IN A VACATED ALLEY LYING WEST OF THE WEST LINE OF LOT 20;

THE NORTH HALF OF THE EASTWEST 28.50 FOOT WIDE IN A VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 20 AND THE WEST 3 FEET OF LOT 20; AND

THE EAST HALF OF THE NORTHWEST 1/4 50 FOOT WIDE IN A VACATED ALLEY LYING WEST OF THE CENTER LINE OF SAID 50 FOOT WIDE IN A VACATED ALLEY AND LYING WEST OF THE WEST LINE OF LOT 21 EXTENDED SOUTH TO THE CENTER LINE OF SAID EASTWEST 28.50 FOOT WIDE IN A VACATED ALLEY IN COOK COUNTY, ILLINOIS.

PARCEL 7: LOTS 23, 24 AND 25 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSASSIN'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE EAST HALF OF THE NORTHWEST 1/4 50 FOOT WIDE IN A VACATED ALLEY LYING WEST OF THE EAST LINE OF LOTS 23, 24 AND 25 IN COOK COUNTY, ILLINOIS.

PARCEL 8: LOTS 21 AND 22 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSASSIN'S DIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE EAST HALF OF THE NORTHWEST 1/4 50 FOOT WIDE IN A VACATED ALLEY LYING WEST OF THE SOUTH LINE OF LOT 21 AND 22, NORTH OF A LINE 5.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF LOT 21 EXTENDED EAST TO THE WEST LINE OF LOT 20 AND SOUTH OF THE SOUTH LINE OF WEST ADDISON STREET.

EXCEPTING THEREFROM THE SOUTH 5.00 FEET OF LOT 20 IN A VACATED ALLEY LYING WEST OF THE WEST LINE OF LOT 20;

PARCEL 9: LOTS 10, 11 AND 12 EXCEPT THAT PART LYING SOUTH OF A LINE 10 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 10 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSASSIN'S DIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE SOUTH HALF OF THE EASTWEST 28.50 FOOT WIDE IN A VACATED ALLEY LYING NORTH OF THE NORTH LINE OF LOT 10 WEST OF THE EAST LINE OF LOT 8 EXTENDED SOUTH TO THE SOUTH LINE OF LOT 8 AND EAST OF THE WEST LINE OF LOT 10 EXTENDED SOUTH TO THE NORTH LINE OF LOT 8.

PARCEL 10: THE EAST HALF OF THE NORTHWEST 1/4 50 FOOT WIDE IN A VACATED ALLEY LYING SOUTH OF THE CENTER LINE OF THE EASTWEST 28.50 FOOT WIDE IN A VACATED ALLEY EXTENDED WEST TO THE CENTER LINE OF SAID 50 FOOT WIDE IN A VACATED ALLEY, AND LYING NORTH OF THE NORTH LINE OF LOT 8, IN COOK COUNTY, ILLINOIS.

PARCEL 11: (A) LOT 1 AND THAT PART OF LOT 1 LYING SOUTH OF A LINE 10 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 1 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSASSIN'S DIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

(B) LOTS 12, 21 AND 23 IN THE RESUBDIVISION OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; AND

A STRIP OF LAND FALLING BETWEEN (A) AND (B) LYING BETWEEN THE EASTERN AND WESTERN LINES OF (B) EXTENDED NORTHWARD, IN COOK COUNTY, ILLINOIS.

CONTAINING 0.02 SQUARE FEET OF 1/4 ACRES MORE OR LESS.

To First American Title Insurance Company,  
 Assignor Park LLC, a Delaware limited liability company,  
 CHS/Addison JV LLC, a Delaware limited liability company,  
 1025 W Addison Street, Apartment 1025, Chicago, IL 60610  
 1025 W Addison Street, Apartment 1025, Chicago, IL 60610  
 1025 W Addison Street, Apartment 1025, Chicago, IL 60610  
 1025 W Addison Street, Apartment 1025, Chicago, IL 60610  
 1025 W Addison Street, Apartment 1025, Chicago, IL 60610  
 1025 W Addison Street, Apartment 1025, Chicago, IL 60610

This is to certify that the map and plat on which this is based were made in accordance with the 2018 Minimum Standard Requirements for ALTA and NSPS Land Title Surveys, fully established and applied by ALTA and NSPS, and include items 1, 2, 3, 4, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

The field work was completed on SEPTEMBER 13, 2016.

Date of Plat: December 2013

By: *[Signature]*

Robert G. Biedermann  
 Professional Land Surveyor No. 2802



July 19, 2023

Chairman, Committee on Zoning  
City Hall – Room 304  
121 N. LaSalle St.  
Chicago, Illinois 60602

Re: PD 1164 Amendment Application  
Residential Business Planned Development No. 1164  
3515-3549 N. Clark St.; 1001-1029 W. Addison St.;  
and 3546-3558 N Sheffield Ave., Chicago, Illinois

The undersigned, Chris A. Leach, being first duly sworn, states as follows:

The undersigned certifies that he has complied with the requirements of § 17-13-0107 of the Chicago Zoning Ordinance by sending the attached letter by USPS first class mail to property owners of the subject property and to property owners of all property within 250 feet of the property lines of the subject property, excluding 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 common street address and boundaries of the subject property; a description of the nature, scope and purpose of the application; the name and address of the applicant; the date that the applicant intends to file the application; and a source for additional information on the application and a statement that the applicant intends to file the application for a change in zoning on approximately July 19, 2023.

The undersigned certifies that he has made a *bona fide* effort to determine the names and last known addresses of the persons to be provided with notice by obtaining ownership information from the most recent authentic tax records of Cook County.


The undersigned certifies that the accompanying list is a complete list containing the names and last known addresses of the persons provided with notice.

The undersigned certifies compliance with all applicable written notice requirements.



Chris A. Leach

Subscribed and sworn to  
before me this June 23, 2023.

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

akerman

Jack George

July 19, 2023

USPS First Class Mail

Akerman LLP  
71 South Wacker Drive  
46th Floor  
Chicago, IL 60606  
Tel: 312.634.5700  
Fax: 312.424.1900

Re: RBPD No. 1164 Zoning Amendment Application  
3515-49 N. Clark St.; 1001-29 W. Addison St. and 3546-58 N. Sheffield Ave.,  
Chicago, Illinois

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, please be informed that on or about July 19, 2023, I, the undersigned attorney, will file an application for a change in zoning from the Residential Business Planned Development No. 1164 to the Residential Business Planned Development No. 1164, as amended, on behalf of the Applicant for the property located at 3515-49 N. Clark St.; 1001-29 W. Addison St.; and 3546-58 N. Sheffield Ave., Chicago, Illinois, and bounded by West Addison Street; North Sheffield Avenue; the alley next South of and parallel to West Addison Street; the alley next West of and parallel to North Sheffield Avenue; a line 287.63 feet South of and parallel to West Addison Street; the alley next West of and parallel to North Sheffield Avenue; a line drawn from a point 335.15 feet South of West Addison Street and 135.55 feet East of North Clark Street to a point on the East line of North Clark Street 455.98 feet South of the South line of West Addison Street; North Clark Street; a line 65.30 feet South of and parallel to West Addison Street; a line 393.89 feet West of and parallel to North Sheffield Avenue; a line 44.97 feet South of and parallel to West Addison Street; a line 302.21 feet West of and parallel to North Sheffield Avenue.

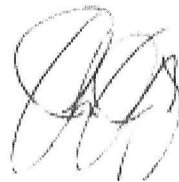
The purpose of the proposed zoning amendment is a technical amendment to add additional FAR square footage to renovated commercial space. No other changes are being made to the development as approved by the Chicago City Council on June 28, 2017.

The Applicant and owner is Addison & Clark Property Owner LLC, whose address is 1 North Franklin St., Suite 700, Chicago, Illinois 60303.

I am the attorney for the Applicant. My address is Akerman LLP, 71 South Wacker Drive, 46<sup>th</sup> Floor, Chicago, Illinois 60606 and telephone number is 312-870-8022.

Please note that the Applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send you this notice because you own property located within 250 feet of the proposed development.

Very Truly Yours,



John J. George

LIST OF ADJOINING PROPERTY OWNERS

ZONING AMENDMENT APPLICATION

Applicant: Addison & Clark Property Owner LLC  
Address: 3515-3549 N. Clark St.; 1001-1049 W. Addison St.;  
3546-3558 N. Sheffield Ave.

**Loan Closing  
Addison and Clark**

CONFIDENTIAL

Addison & Clark Property Owner LLC  
1025 W. Addison Street, Chicago, IL

4.27.2023

