

#22378

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:

734 N. Milwaukee Avenue, 736 N. Milwaukee Avenue, 700 N. Carpenter Street, 1040 W. Huron Street

2. Ward Number that property is located in: 27

3. APPLICANT 730 N Milwaukee LLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]

EMAIL _____ CONTACT PERSON Chris Walsh

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 Katriina S. McGuire/Thompson Coburn LLP

ADDRESS 55 E. Monroe, 37th Floor

CITY Chicago STATE Illinois ZIP CODE 60603

PHONE 312-580-2326 FAX _____ EMAIL kmcguire@thompsoncoburn.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: _____
Stephane D. Rambaud Revocable Trust
7. On what date did the owner acquire legal title to the subject property? March 6, 2018
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RBPD 1396 Proposed Zoning District: RBPD 1396. as amended
10. Lot size in square feet (or dimensions): Gross Site Area: 48,375 square feet; Net Site Area: 28,327 square feet
11. Current Use of the Property: Appx. 250 foot tall, mixed use, residential and retail building with 196 residential units 42,544 square feet of office, 1,880 square feet of retail and accessory parking.
12. Reason for rezoning the property: in order to permit the addition of 32 additional residential units and eliminate office and retail square footage.
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): _____
Approximately 250 foot tall (271.0 feet to the top of mechanical equipment), residential building with 228 residential units, 81 parking spaces and 198 bicycle parking spaces.
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

Florida
COUNTY OF COOK
STATE OF ILLINOIS A.Z.
Collier

Stephane Rambaud, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted here with are true and correct.

[Signature]
730 N MILWAUKEE LLC
Signature of Applicant

Subscribed and Sworn to before me this
29 day of February, 2024.



[Signature]
Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

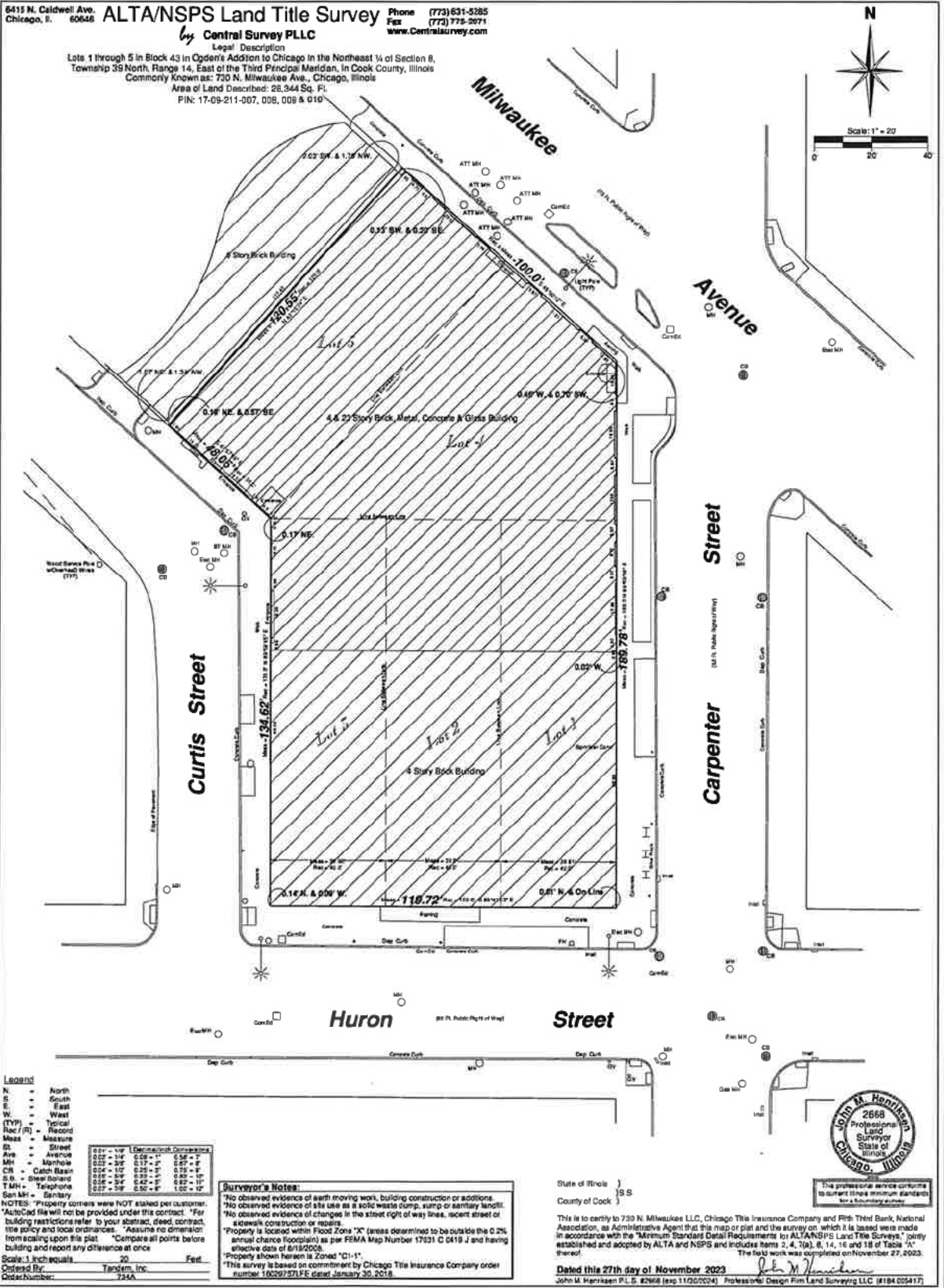
6415 N. Caldwell Ave.
Chicago, IL 60646

ALTA/NSPS Land Title Survey

Phone (773) 631-5285
Fax (773) 775-2071
www.CentralSurvey.com

by **Central Survey PLLC**

Legal Description
Lots 1 through 5 in Block 43 in Ogden's Addition to Chicago in the Northeast 1/4 of Section 8,
Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois
Commonly known as: 730 N. Milwaukee Ave., Chicago, Illinois
Area of Land Described: 28,344 Sq. Ft.
PIN: 17-09-211-007, 008, 009 & 010



Legend

- N - North
- S - South
- E - East
- W - West
- (TYP) - Typical
- Rec (R) - Record
- Mass - Measure
- St - Street
- Ave - Avenue
- MH - Manhole
- CR - Catch Basin
- S.B. - Street Bore
- T.M.H. - Telephone
- San MH - Sanitary

Scale: 1 inch equals 20 Feet
 Ordered By: Tandem, Inc.
 Order Number: 725A

Surveyor's Notes:
 *No observed evidence of earth moving work, building construction or additions.
 *No observed evidence of site use as a solid waste dump, slump or sanitary landfill.
 *No observed evidence of changes in the street right of way lines, recent street or sidewalk construction or repairs.
 *Property is located within Flood Zone "X" (areas determined to be outside the 1% annual chance floodplain) as per FEMA Map Number 17031-C 0418 J and having effective date of 8/18/2008.
 *Property shown herein is Zoned "C1-1".
 *This survey is based on commitment by Chicago Title Insurance Company order number 180297571FE dated January 30, 2018.

State of Illinois)
 County of Cook) SS
 This is to certify to 730 N. Milwaukee LLC, Chicago Title Insurance Company and First Third Bank, National Association, as Administrative Agent that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS and includes Items 2, 4, 7(a), 8, 14, 16 and 18 of Table "A" thereof.
 The field work was completed on November 27, 2023.
Dated this 27th day of November 2023
 John M. Hennigan
 John M. Hennigan P.L.S. #2668 (exp. 11/02/2024) Professional Design Firm Land Surveying LLC (0184 025417)



This professional service conforms to current Illinois minimum standards for a land surveying engineer.

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

March 20, 2024

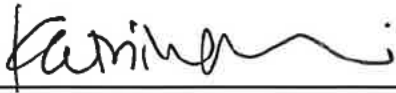
Alderman Bennett Lawson
Acting Chairman, Committee on
Zoning 121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Katriina S. McGuire, being first duly sworn on oath deposes and states the following:

The undersigned certifies that she 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 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, 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.



Signature

Subscribed and Sworn to before me this
4th day of March, 2024.



Notary Public



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 on behalf of 730 N. Milwaukee, LLC, for a change in zoning from Residential Business Planned Development 1396 to Residential Business Planned Development 1396, as amended for the property located at 1030-1042 W. Huron Street/700-716 N. Carpenter Street/701-717 N. Aberdeen Street/728-738 N. Milwaukee Avenue, Chicago, Illinois.

The applicant seeks an amendment to Residential Business Planned Development 1396 in order to convert the existing three-story office building into 32 residential units, which will result in a total of 228 residential units in the existing planned development. The subject properties are currently improved with the three-story office building being converted and a 23-story, 250' tall building with 196 residential units and 1,880 square feet of retail square footage. As part of the proposed amendment, the existing 81 parking spaces will remain and 32 bicycle parking spaces will be added for a total of 198 bicycle parking spaces.

The applicant and owner of the subject property for the zoning amendment is 730 N Milwaukee LLC, located at [REDACTED]. I am the attorney for the applicant and can be reached at Thompson Coburn, LLP, 55 East Monroe Street, 37th Floor, Chicago, Illinois 60603, (312) 580-2326.

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,



Katriina S. McGuire
Attorney for Applicant