

#22371

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:  
5853 N. Broadway, Chicago, IL

2. Ward Number that property is located in: 48th

3. APPLICANT Bickerdike Redevelopment Corporation, an Illinois not-for-profit corporation  
ADDRESS 2550 W. North Avenue CITY Chicago  
STATE IL ZIP CODE 60647 PHONE 773-278-5669  
EMAIL jduenne@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 City of Chicago  
ADDRESS 121 N. LaSalle Street CITY Chicago  
STATE IL ZIP CODE 60602 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 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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
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: B1-2 Proposed Zoning District: B2-5 and then a planned development
10. Lot size in square feet (or dimensions): 23,004 sf.
11. Current Use of the Property: City of Chicago facilities yard and offices
12. Reason for rezoning the property: To facilitate the creation of a planned development and subsequent development of an 11-story residential building with up to 90 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 an 11-story residential building with up to 90 dwelling units and 17 parking spaces. There will be no commercial space. Building height will not exceed 128 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:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

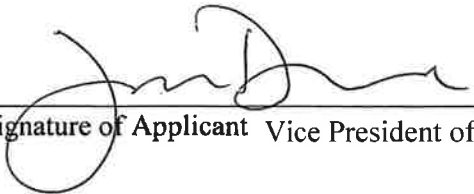
**Variation 17-13-1101:** When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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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

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

  
Notary Public



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**For Office Use Only**

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

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

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



**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

February 14, 2024

Bennett Lawson  
Vice Chair  
Committee on Zoning, Landmarks and Building Standards  
121 N. LaSalle Street  
Chicago, IL 60602

Re: Owner's Consent to file Planned Development Application  
5853 N Broadway  
PIN 14 05 400 007 0000

Dear Vice Chair Lawson,

This letter serves to inform you that the City of Chicago owns the above referenced property and consents to Bickerdike Redevelopment Corporation filing an application for a new planned development to allow for the redevelopment of the city property. Bickerdike Redevelopment Corporation intends to develop the site as a transit-oriented affordable multi-family rental building.

This consent letter does not constitute the City's endorsement or approval of the exhibits or statements in the planned development application. The PD exhibits and statements will be revised as needed prior to a future Chicago Plan Commission meeting.

Sincerely,

Ciere Boatright  
Commissioner

Cc: P. Murphey, First Deputy Commissioner and Zoning Administrator



March 5, 2024

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

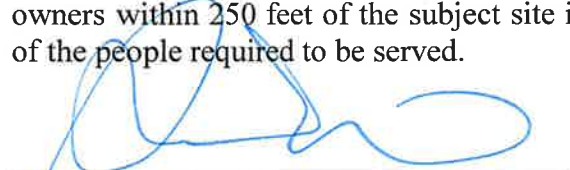
Re: 5853 North Broadway, Chicago, Illinois (the "Subject Property")

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.

  
\_\_\_\_\_  
Bridget A. White  
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)

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 B1-2 Neighborhood Shopping District to B2-5 Neighborhood Mixed-Use District and then to a planned development on behalf of the Bickerdike Redevelopment Corporation, an Illinois not-for-profit corporation for the property located at 5853 North Broadway, Chicago, Illinois and described as follows:

a line 486.10 feet south of and parallel to the south line of Thorndale Avenue as measured along the east line of North Broadway Street; the public alley next east of North Broadway Street; a line 586.14 feet south of and parallel to the south line of Thorndale Avenue as measured along the east line of North Broadway Street; and North Broadway Street.

The purpose of the zoning amendment is to permit the construction of an 11-story residential building with up to 90 dwelling units with 17 accessory parking spaces. There will be no commercial space in the development. The maximum building height will not exceed 128 feet.

The property is owned by the City of Chicago, 121 N. LaSalle Street, Chicago, IL 60602. The applicant is Bickerdike Redevelopment Corporation, an Illinois not-for-profit corporation, 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