

#22386-T1  
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:  
455 North Carpenter
  
2. Ward Number that property is located in: 27th
  
3. APPLICANT Range 455 Owner LLC  
  
ADDRESS 3175 Commercial Ave, Suite 211 CITY Northbrook  
  
STATE IL ZIP CODE 60062 PHONE 847-217-4122  
  
EMAIL shalpern@rangegrp.com CONTACT PERSON Seth Halpern
  
4. Is the applicant the owner of the property? YES \_\_\_\_\_ NO X  
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 applicant to proceed.  
  
OWNER The Ilene B. Sievert Revocable Trust U/T/A February 28, 2008  
  
ADDRESS [REDACTED] CITY [REDACTED]  
  
STATE [REDACTED] ZIP CODE [REDACTED] PHONE \_\_\_\_\_  
  
EMAIL \_\_\_\_\_ CONTACT PERSON Peter Sievert
  
5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:  
  
ATTORNEY DLA Piper LLP (US) – Katie Jahnke Dale  
  
ADDRESS 444 W Lake, Suite 900  
  
CITY Chicago STATE IL ZIP CODE 60606  
  
PHONE 312-368-2153 FAX 312-251-2856 EMAIL 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 on the Economic Disclosure Statements:  
See enclosed EDS forms
- 
7. On what date did the owner acquire legal title to the subject property? 2008
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District M2-2 Light Industry District  
Proposed Zoning District B3-5 Community Shopping District
10. Lot size in square feet (or dimensions) 17,794.4 sf
11. Current Use of the Property Vacant
12. Reason for rezoning the property To allow the construction of a new mixed use, 72 Residential unit building
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)  
The Applicant requests a re-zoning from the M2-2 Light Industry District to the B3-5 Community Shopping District to allow for the redevelopment of the subject property with up to 72 residential units, 30 parking spaces and 3,605 square feet of ground floor commercial space. The overall FAR will be 5.0. The Applicant is also seeking relief to reduce the required parking by more than 50% and reduce the rear yard setback to 12' 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:** Section 17-13-1003-EE (Parking Reduction for Transit-Served Locations)

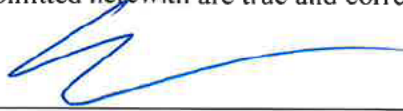
**Variation 17-13-1101:** When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request. Section 17-13-1101-B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

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 X NO \_\_\_\_\_

COUNTY OF COOK  
STATE OF ILLINOIS

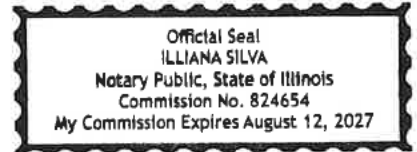
Seth Halpern, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and Sworn to before me this  
6<sup>th</sup> day of February, 2024.

  
Notary Public



**For Office Use Only**

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


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

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

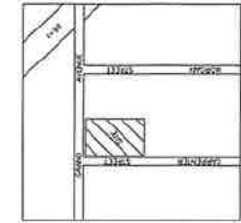
**AUTHORIZATION**

The undersigned, **The Ilene B. Sievert Revocable Trust U/T/A February 28, 2008**, being the owners of real property generally located at 455 North Carpenter in Chicago, Illinois (the "**Subject Property**"), hereby authorizes **Range 455 Owner LLC**, an Illinois limited liability company, and any affiliate or designee thereof and its attorneys, DLA Piper LLP (US), to file one or more applications for zoning approvals and related permits and approvals with the City of Chicago relating to the Subject Property.

**IN WITNESS WHEREOF**, the undersigned has executed this Authorization as of this 7 day of FEB, 2024.

By:   
Name: Paul R. Sievert  
Its: Trustee

# A.L.T.A./N.S.P.S. LAND TITLE SURVEY



VICINITY MAP

| LEGEND         |       |
|----------------|-------|
| EXISTING       | —     |
| PROPOSED       | - - - |
| CONCRETE DRIVE | ▨     |
| ASPHALT DRIVE  | ▩     |
| GRAVEL DRIVE   | ▧     |
| GRAVEL DRIVE   | ▦     |
| GRAVEL DRIVE   | ▥     |
| GRAVEL DRIVE   | ▤     |
| GRAVEL DRIVE   | ▣     |
| GRAVEL DRIVE   | ▢     |
| GRAVEL DRIVE   | □     |
| GRAVEL DRIVE   | ■     |
| GRAVEL DRIVE   | ▟     |
| GRAVEL DRIVE   | ▞     |
| GRAVEL DRIVE   | ▝     |
| GRAVEL DRIVE   | ▜     |
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| GRAVEL DRIVE   | ▂     |
| GRAVEL DRIVE   | ▁     |

| COOK COUNTY PROPERTY INDEX NUMBERS (E.A.M.A.) |
|---|
| PARCEL 1 17-08-249-001-0000                   |
| PARCEL 2 17-08-249-003-0000                   |
| PARCEL 2 17-08-249-005-0000                   |

| PARKING SPACES    |
|-------------------|
| 1 REQUIRED SPACES |
| 2 PROPOSED SPACES |

| PARCEL         | AREA  | AC    |
|----------------|-------|-------|
| PARCEL 1       | 13.00 | 0.300 |
| PARCEL 2       | 4.80  | 0.114 |
| TOTAL PROPERTY | 18.00 | 0.414 |
| BUILDING       | 12.73 | 0.296 |
| (area of feet) |       |       |

PREPARED BY:  
**JOHNSON & BELL, LTD.**  
 PREPARED BY:

**LANDMARK**  
 ENGINEERING, LLC  
 (SEEN FROM REGISTRATION NO. 184-000377-0010)  
 7808 WEST 103RD STREET  
 PALOS HILLS, ILLINOIS 60465-1529  
 Phone (708) 399-3737  
 SURVEY No. 23-06-010

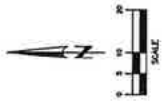
LEGAL DESCRIPTIONS

PARCEL 1, 14 AND 15 (EXCEPT THE EAST 7 FEET THEREOF) IN BLOCK 7, 8, 9, 10, 11, 12, 13, 14 AND 15 (EXCEPT THE EAST 7 FEET THEREOF) IN BLOCK 15, IN CORSE'S ADDITION TO CHICAGO, PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
 LOT 12 IN BLOCK 12 IN OGDEN'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES

1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARING ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 1201, AS DETERMINED BY GPS MEASUREMENT.
2. TITLE COMMITMENT NO. AP200200, DATED MARCH 24, 2023, ISSUED BY NEAR NORTH TITLE GROUP, WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. THE SURVEY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SCHEDULE A OF SAID COMMITMENT, WHERE PART II IN SCHEDULE B OF SAID COMMITMENT DOES NOT REFER TO ANY SURVEY RELATED EXCEPTIONS. FOR THE PURPOSES OF THIS SURVEY, THE SURVEYOR HAS SEARCHED THE RECORDS OF DEEDS, ABSTRACTS, TITLE PLACES, SEARCHES IN COMMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.
3. THE ADDRESS SHOWN WAS FIELD OBSERVED. THE COOK COUNTY ASSESSOR'S COMPANION GIS WEBSITE LISTS THE ADDRESSES FOR PARCELS 17-08-249-001-0000 AND 17-08-249-003-0000 AS 457 AND FOR PARCELS 17-08-249-005-0000 AS 453.
4. THE SURVEYED PROPERTY LIES ENTIRELY IN UNIMPROVED STATE. AN AERIAL PHOTOGRAPH DATED 2023 WAS OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 17010CH01H, REVISED AUGUST 15, 2008.
5. NO ZONING REPORT OR LETTER WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY.
6. NO OTHER AREAS WERE SPECIFIED OR DESIGNATED BY THE CLIENT FOR USE IN THE PREPARATION OF THIS SURVEY.
7. THE NAMES OF THE SURVEYED LOTS WERE DESIGNATED BY THE CLIENT TO BE LOCATED AS SHOWN ON THIS SURVEY.
8. THE NAMES OF THE SURVEYED CHANGES WERE DESIGNATED BY THE CLIENT FROM THE COOK COUNTY RECORDS OF PLATS.
9. NO EVIDENCE OF RECORD FOR THE SURVEYED BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
10. NO INFORMATION WAS FOUND OR PROVIDED REGARDING CHANGES IN STREET RIGHT-OF-WAY LINES, NO EVIDENCE OF RECORD SHEET OR SURVEY FOR CONSTRUCTION OR REPAIRS. SURVEY, SHOW, WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
11. NO INFORMATION OR DOCUMENTS REGARDING OFFICE OR APARTMENT EGRESSIONS WAS FOUND OR PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY.
12. IMPROVEMENTS SHOWN ARE BASED ON FIELD MEASUREMENTS CONDUCTED ON JUNE 15, 2023. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD AMMUNITION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.



STATE OF ILLINOIS )  
 COUNTY OF COOK ) S.S.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AND THE SURVEYORS' ETHICS ESTABLISHED AND ADOPTED BY THE ILLINOIS SURVEYORS' ASSOCIATION AND THE SOCIETY OF PROFESSIONAL SURVEYORS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 16, 2023.

DATED AT PALOS HILLS, ILLINOIS, THIS 15th DAY OF JUNE, A.D. 2023.



Mark J. Johnson  
 Professional Land Surveyor  
 State of Illinois  
 License # 1750/2024  
 MJD@STROUDLANDMARKS.COM



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

March 6, 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  
455 North Carpenter, 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 Range 455 Owner LLC, the applicant for a proposal to rezone the M2-2 Light Industry District to B3-5 Community Shopping 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 March 20, 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.

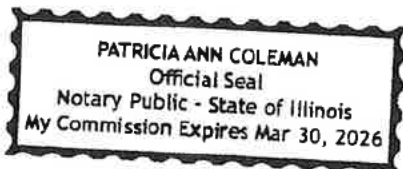
Very truly yours,

**DLA PIPER LLP (US)**

*Katie Jahnke Dale*  
Katie Jahnke Dale

Subscribed and sworn to before me  
This 11<sup>th</sup> day of March, 2024

*Patricia Ann Coleman*  
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

March 20, 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 March 20, 2024 the undersigned, on behalf of Range 455 Owner LLC (the "Applicant"), intends to file an application to rezone the property generally located at 455 North Carpenter, Chicago, Illinois (the "Property") from M2-2 Light Industry District to B3-5 Community Shopping District. A map of the Property is printed on the reverse side of this letter.

The Property is currently vacant. The Applicant requests a rezoning of the subject property from the M2-2 Light Industry District to the B3-5 Community Shopping District to allow for the redevelopment of the subject property with up to 72 residential units, 30 parking spaces and 3,605 square feet of ground floor commercial space. The overall FAR will be 5.0. The Applicant is also seeking relief as per section 17-13-0303-D to reduce the required parking by more than 50% and reduce the rear yard setback to 12' feet. 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. Range 455 Owner LLC is the Applicant, and its address is 3175 Commercial Ave, Suite 211, Northbrook, Illinois. The Ilene B. Sievert Revocable Trust U/T/A February 28, 2008 is the owner and its address is [REDACTED]

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

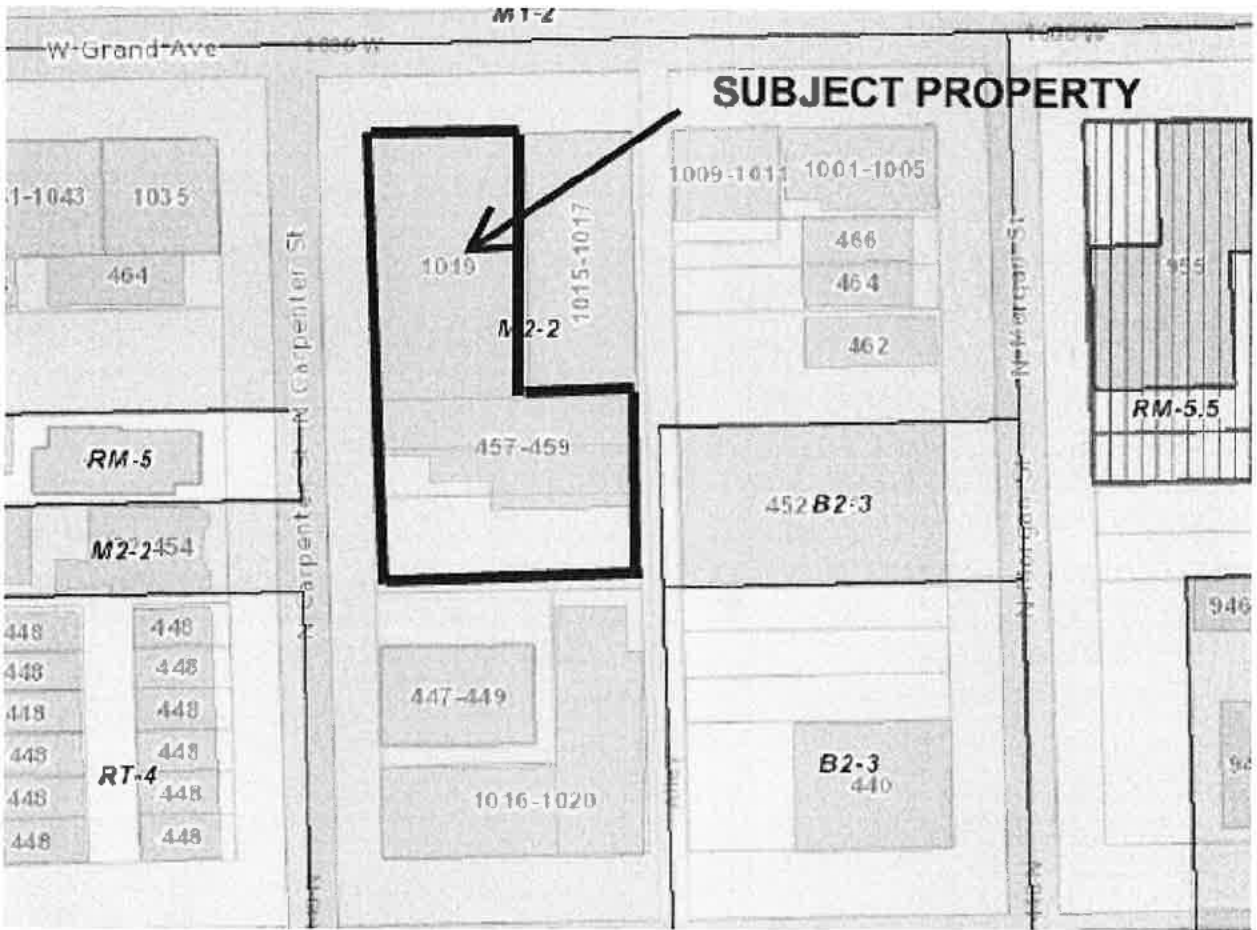
Very truly yours,

**DLA Piper LLP (US)**

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

Katie Jahnke Dale

MAP:



PINs: 17-08-249-001-0000, 17-08-249-003-0000, 17-08-249-004-0000, 17-08-249-005-0000