

#22490

INTRO DATE

JUNE 12, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

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

8332-8358 South King Drive

2. Ward Number that property is located in: 6th

3. APPLICANT Park Manor Phase I, LLC, an Illinois limited liability company

ADDRESS 701 Lee Street, Suite 802 CITY Des Plaines

STATE IL ZIP CODE 60016 PHONE 847-699-6600

EMAIL pmappa@mrpropertiesllc.com CONTACT PERSON Philip Mappa

4. Is the applicant the owner of the property? YES [checked] 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 Park Manor Church

ADDRESS 600 E. 73rd Street CITY Chicago

STATE IL ZIP CODE 60619 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 312-399-8936 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: Park Manor Phase I MM, LLC
SPM Properties and Development, LLC; Amira Development LLC; TL Development LLC;
New Leaf Development Group LLC; ZPACT Developers II, LLC
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? Unknown
9. Present Zoning District: B3-2 Proposed Zoning District: B2-3
10. Lot size in square feet (or dimensions): 43,153 square feet
11. Current Use of the Property: vacant land
-
12. Reason for rezoning the property: To permit the redevelopment of the site with a 52 unit 100% affordable elderly residential five (5) story apartment 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 proposed building. (BE SPECIFIC): A maximum of 52 elderly residential units are proposed with 29 parking spaces.
There will be no commercial space. The residential building is 100% affordable and in
in a transit served location. Building Height will not exceed 67 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 for more information). Is this project subject to the ARO? YES NO


COUNTY OF COOK
STATE OF ILLINOIS

Philip Mappa, 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.

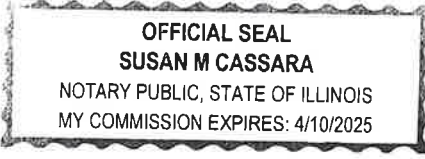


Signature of Applicant

Subscribed and Sworn to before me this
28th day of May, 20 24.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

Plat of Surveys
Topography
Mortgage
Inspection
Condominiums
Land Development
Legal Descriptions

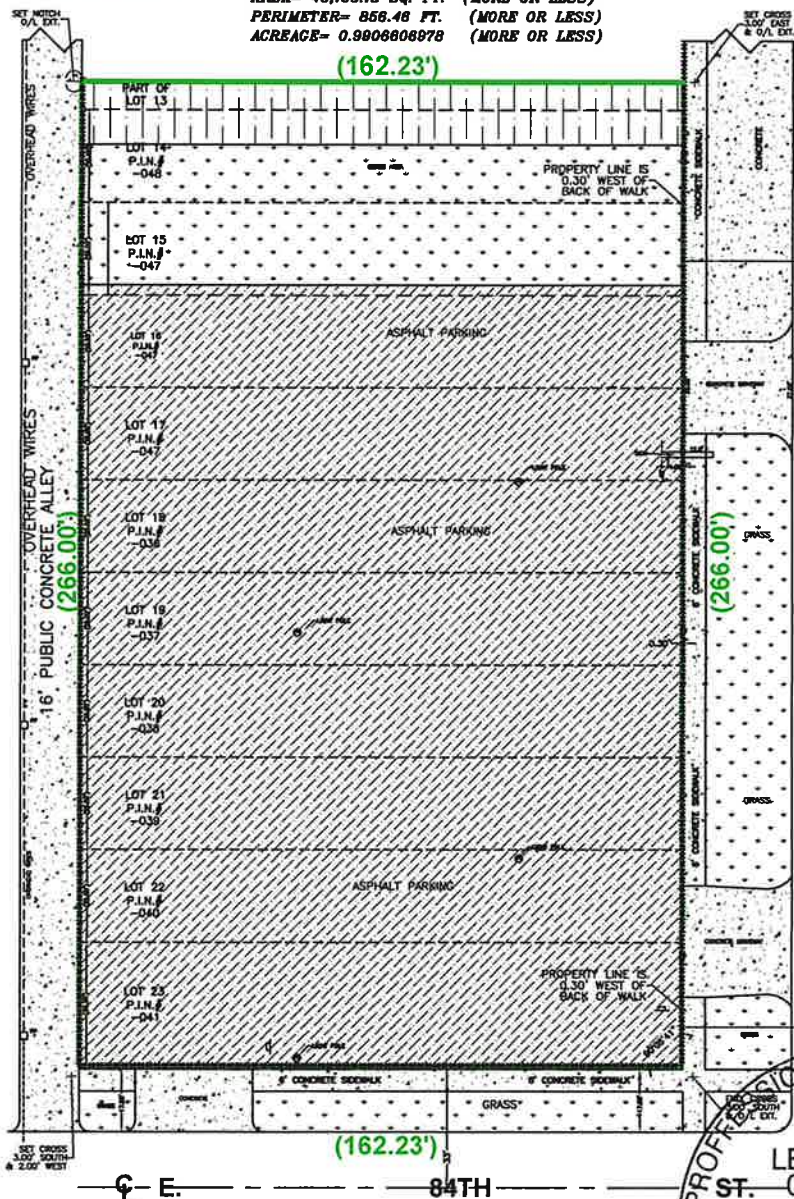
THE SOUTH 7.63 FEET OF LOT 13 AND ALL OF LOTS 14 TO 23 IN BLOCK 1 IN BOWEN AND THATCHER'S SUBDIVISION OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 8300 S. KING DR, CHICAGO, IL 60619)

AREA= 43,163.18 SQ. FT. (MORE OR LESS)
PERIMETER= 856.46 FT. (MORE OR LESS)
ACREAGE= 0.9806808878 (MORE OR LESS)



SCALE: 1"=20'



LEGEND	
[Symbol]	METAL FENCE
[Symbol]	PLASTIC FENCE
[Symbol]	FENCE POST (F.P.)
[Symbol]	"MAG" NAIL SET
[Symbol]	SET IRON PIPE
[Symbol]	IRON PIPE FOUND
[Symbol]	CUT CROSS- FOUND OR SET
[Symbol]	PROPERTY LINE
[Symbol]	(140.5) RECORDED DATA
[Symbol]	140.45 MEASURED DIMENSION
[Symbol]	NOTCH
[Symbol]	WOOD & METAL FENCE (W.M.F.)
[Symbol]	WOOD FENCE (W.F.)
[Symbol]	CHAIN LINK FENCE (C.L.F.)
[Symbol]	WROUGHT IRON FENCE (W.I.F.)
[Symbol]	5 NAILS (SET)

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003083.

P.O. Box 49559 Chicago, Illinois 60643 TEL: (773) 779-1700 Fax: (773) 779-9143 E-mail: lrpassassoc@yahoo.com	
THEODORE LONDON LAW OFFICE	
P.I.N.#	20-19-332-041,040,-036,-036,-037,-039 & -047-0000
CHECKED BY: L.R.P.	FIELD DATE: 04-17-24
BOOK NO.: C.P.	SURVEYOR: S.J.S.
PROJECT NO.: 2404-0113	SCALE: 1"=20'
J.R., © 2024 L.R. PASS & ASSOCIATES P.C. ALL RIGHTS RESERVED.	

COMPARE ALL POINTS BEFORE BUILDING. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION. PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR BASEMENTS NOT SHOWN HEREON. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

STATE OF ILLINOIS
COUNTY OF COOK

WE, L.R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF APRIL 2024.

LICENSE EXPIRATION DATE: 11/30/24

June 12, 2024

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


Re: 8332-8358 South King Drive, Chicago, Illinois (the "Subject Property")

The undersigned, Benjameen L. Quarless, 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 June 12, 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.


Benjameen L. Quarless
Applegate & Thorne-Thomsen
425 S. Financial Place
Suite 1900
Chicago, IL 60605

Subscribed and Sworn to before me this
May 29, 2024.


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

June 12, 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 June 12, 2024, the undersigned will file an application for a change in zoning from B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District on behalf of the applicant and owner, for the property located at 8332-8358 South King Drive, Chicago, Illinois and described as follows:

A line 266 feet north of and parallel to the north line of East 84th Street as measured along the west line of South Martin Luther King Drive; South Martin Luther King Drive, East 84th Street; the public alley next west of and parallel to South Martin Luther King Drive.

The purpose of the zoning amendment is to permit the redevelopment of the subject property with 52 unit elderly residential 5-story building with 29 parking spaces. There will be no commercial space. The residential building will be 100% affordable and the Property is in a transit served location. Building height will not exceed 67 feet.

The property is owned by Park Manor Church, 600 E. 73rd Street, Chicago, Illinois, 60619. The applicant is Park Manor Phase I, LLC, an Illinois limited liability company, 701 Lee Street, Suite 802, Des Plaines, Illinois, 60016. 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

Park Manor Christian Church
600 East 73rd Street
Chicago, IL 60619
773-483-2115
www.parkmanorchristianchurch.org
e-mail: parkmanorchristianchurch@yahoo.com

May 24, 2024

City of Chicago
Department of Planning and Development
Room 905, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Zoning Application
8332 South King Drive, Chicago, Illinois (the “Subject Property”)**

To whom it may concern:

Park Manor Christian Church (the “Owner”) is the owner of Subject Property. The Owner hereby authorizes Park Manor Phase I, LLC, an Illinois limited liability company, to file for all necessary zoning approvals, including but not limited to a rezoning application with the City of Chicago.

Sincerely,



Name: Eli Washington
Title: Chairman-Trustee