

#22232
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:
6300-6308 S. Cottage Grove; 747-759 E. 63rd Street

2. Ward Number that property is located in: 20th

3. APPLICANT DL3 Revive 6300, LLC, an Illinois limited liability company
ADDRESS 77 W. Washington Street, Suite 405 CITY Chicago
STATE IL ZIP CODE 60602 PHONE 312-833-5291
EMAIL asparhawk@dl3realty.com CONTACT PERSON Alex Sparhawk

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 application to proceed.
OWNER Cook County, D/B/A the Cook County Land Bank Authority
ADDRESS 69 W. Washington Street, Suite 3145 CITY Chicago
STATE IL ZIP CODE 60602 PHONE 312-605-8015
EMAIL 312-603-8015 CONTACT PERSON info@cookcountylandbank.org

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
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 on the Economic Disclosure Statements.

DL3 Realty Advisors, LLC

DL3 Realty L.P.

Diane Walker Trust

Walker Family Trust

DL3 Capital Development, LLC

LWJ Trust

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 B3-3 Proposed Zoning District B3-5

10. Lot size in square feet (or dimensions) 12,225 square feet

11. Current Use of the property unoccupied 4-story building

12. Reason for rezoning the property to redevelop the site with a 6-story commercial 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 proposed to build a 6-story commercial building at the property including office, retail and library uses.

There will be no residential units. The total floor area of the building is approximately 71,499 square feet.

There will be no parking spaces. The height of the building will not exceed 79'11".

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 for more information). Is this project subject to the ARO?

YES _____ NO X

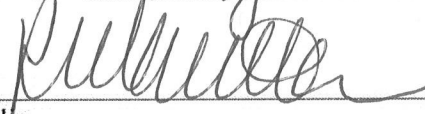
COUNTY OF COOK
STATE OF ILLINOIS

Leon Walker _____, 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.

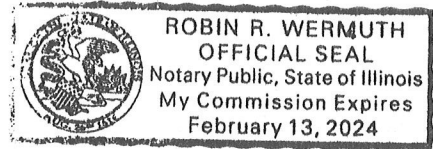


Signature of Applicant

Subscribed and Sworn to before me this
5th day of July, 2023.



Notary Public



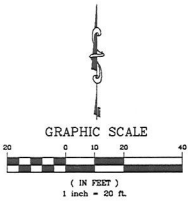
For Office Use Only

Date of Introduction: _____

File Number: _____

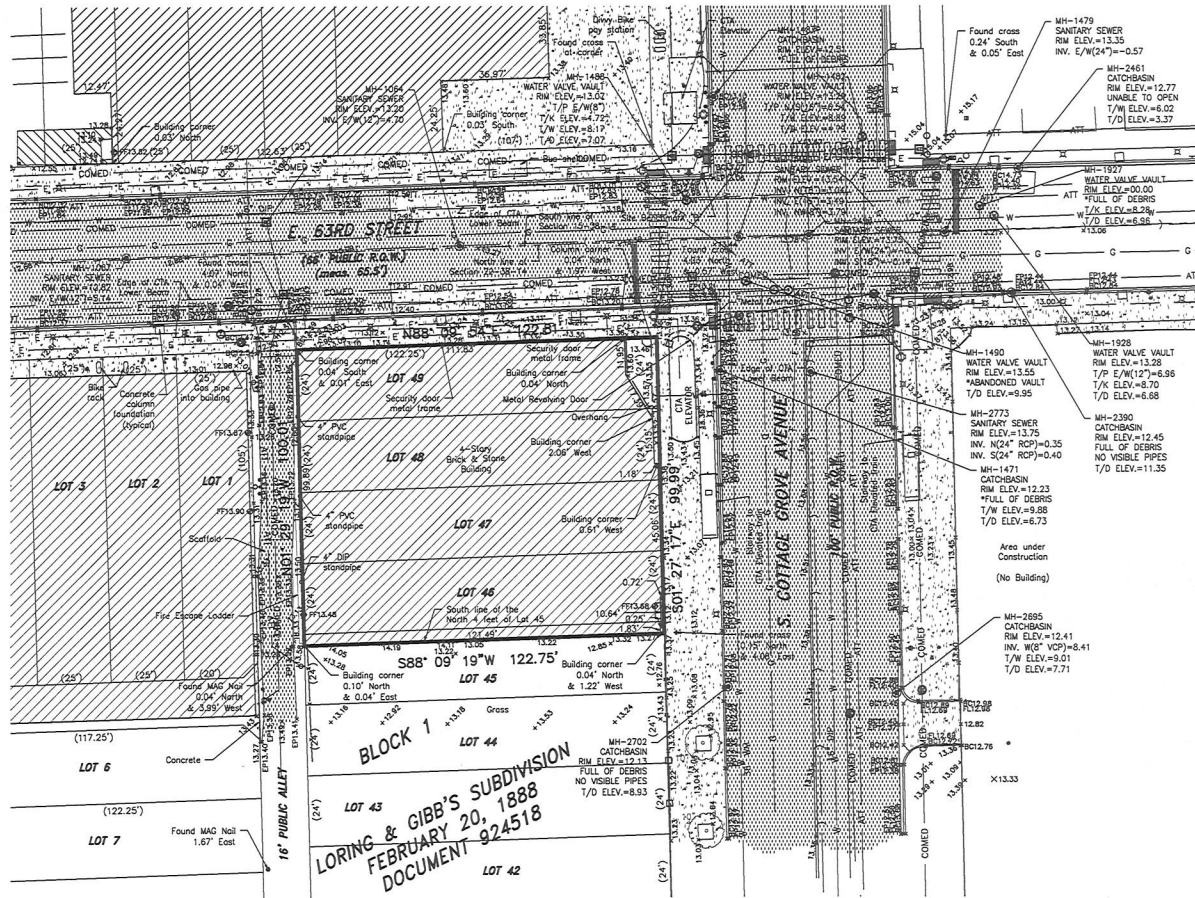
Ward: _____

PLAT OF SURVEY



LEGEND AND ABBREVIATIONS:

- PROPERTY LINE
- BUILDING
- CONCRETE
- ASPHALT
- GRAVEL
- DEPRESSED CURB
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- FOUND PK NAIL
- FOUND REBAR
- SET IRON ROD/PIPE
- SET MAG NAIL
- SET/FOUND CUT CROSS
- COMBINATION SEWER
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- COMMUNICATION LINE
- TELEPHONE LINE
- AT&T LINE
- OVERHEAD WIRE LINE
- COMED ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- RECORD DIMENSION (100.00')
- MEASURED DIMENSION
- 100.00'
- GROUND ELEVATION
- BACK OF CURB ELEVATION
- FL 17.09
- FL 17.68
- ELEV LINE PAVEMENT
- EDGE LINE ELEVATION
- FINISH FLOOR ELEVATION
- MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CURB INLET
- CATCH BASIN
- AREA DRAIN
- UTILITY POLE
- POWER POLE W/LIGHT
- POWER POLE W/TRANSFORMER
- LIGHT POLE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- ELECTRIC METER
- BUFFALO BOX
- WATER VALVE
- TREE-DECIDUOUS
- TREE-EVERGREEN
- BUSH
- POST
- SIGN
- BOLLARD
- SPRINKLER
- CLEANOUT



BLOCK 1
LORING & GIBB'S SUBDIVISION
FEBRUARY 20, 1888
DOCUMENT 924518

CITY OF CHICAGO BENCHMARK NUMBER 309
 STANDARD BENCHMARK 9.2 FEET SOUTH OF THE NORTH LINE OF E 66TH STREET AND 65.9 FEET WEST OF THE WEST LINE OF VERNON AVE.

Elevation = 9.584

Site Benchmark #A
 CHISELED SQUARE CUT AT NE CORNER OF STEEL PLATE ON CONCRETE BASE FOR A CTA ELEVATED TRACK AT NE CORNER OF E. 63RD STREET AND S. LANGLEY AVE.

Elevation = 13.34'

Site Benchmark #B
 SQUARE CUT ON SW CORNER OF CONCRETE BASE AT ELEVATED CTA TRACK AT NW CORNER OF E. 63RD STREET AND S. COTTAGE GROVE AVE.

Elevation = 15.30'

I FURTHER STATE that the accompanying plat is a scaled representation of the physical situation which I found in the field and shows the location of visible evidence of utilities which I found at the time of my survey of these premises, and underground based on supplied plans. No attempt has been made as part of this survey to expose, uncover or expose those facilities to field check the existence, size, depth, condition, capacity or exact location of those facilities. For more information concerning those utilities, please contact the appropriate public agencies or utility company.

LEGAL DESCRIPTION
 The North 4 feet of Lot 45, all of Lots 46, 47, 48, and 49, in Block 1, in Loring and Gibb's Subdivision of part of the Northeast Quarter of Section 22, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Containing 12,278 square feet, or 0.282 acres, more or less.

SURVEYOR'S NOTE
 On the above described property we found an inconsistency between the width of 63rd street and the location of the buildings and blocks north and south of 63rd Street. To solve the problem we surveyed the block and building north of 63rd Street, and the block south of 63rd Street including the above described property. We also checked the blocks east and west of the subject block. Work was done in two past TERRA surveys in the blocks east, west and north of our block, which were again checked for the current survey. We have determined that the block to the north of 63rd Street, and the block south of 63rd Street, the subject block, work well within themselves and fit found monumentation and several old buildings very well. The blocks are also very close to the record dimensions. We have verified that that 63rd Street is 65.50 feet wide. Although standard procedure is to give the street its full width, the location of old buildings on either side of the street and the overall evidence have convinced me to hold the street at 65.50 feet and the blocks at their locations as monumented and occupied as shown on the attached survey.

STATE OF ILLINOIS
 COUNTY OF COOK

We, Terra Engineering, Ltd., Illinois Professional Design Firm 184-003610, hereby certify that the property herein described was surveyed under the direct supervision of an Illinois Professional Land Surveyor and that this Professional Service conforms to the current Illinois Minimum Standards for a Boundary & Topographic Survey.

Given under my hand and seal in Chicago, Illinois, this 28th day of April, 2023.

Terra Engineering, Ltd.

Thomas E. Baumgartner
 THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 5192
 LICENSE EXPIRATION 11-30-2024

Field work completed April 28, 2023.



General Notes:

- All dimensions are given in feet and decimal parts thereof.
- All bearings and distances are based on Illinois State Plane Coordinate System, East Zone, NAD83 (2011 adjustment), GPS derived.
- All elevations shown are referenced to City of Chicago (C.C.D.) datum.
- No dimensions shall be derived from scale measurement.
- Legal description shown herein can be found in Tax Deed recorded January 28, 2018 as document 1802922045.

#	Date	Description
1	04-28-23	Issued



225 W. Ohio Street
 4th Floor
 Chicago, IL 60654
 ILLINOIS PROFESSIONAL DESIGN FIRM 184-003610

Project Information
 PROJECT #: 23-168
 DRAWN BY: DS, MAW
 CHECKED BY: LAG
 APPROVED BY: TEB
 CLIENT:
 DL3 REALTY
 1400 WASHINGTON ST.,
 UNIT 405
 CHICAGO, IL 60602

WASHINGTON PARK BANK
 6300 S. COTTAGE GROVE AVENUE
 CHICAGO, IL 60637

July 5, 2023

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


Re: 6300-6308 S. Cottage Grove; 747-759 E. 63rd Street (“subject property”)

The undersigned, Ben 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 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 to 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.

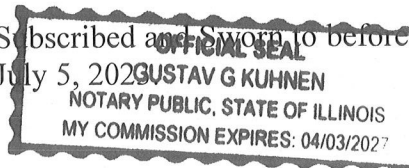
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately July 5, 2022.

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.



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

Subscribed and Sworn to before me this
July 5, 2023



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

July 5, 2023

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 July 5, 2023, the undersigned will file an application for a change in zoning from B3-3 Community Shopping District to B3-5 Community Shopping District, on behalf of DL3 Revive 6300, LLC, an Illinois limited liability company, for the property located at 6300-6308 S. Cottage Grove; 747-759 E. 63rd Street, Chicago, Illinois and described as follows:

East 63rd Street; South Cottage Grove Avenue; a line 99.99 feet south of and parallel to East 63rd Street; the public alley next west of and parallel to South Cottage Grove Avenue.

The property is currently improved with a 4-story unoccupied building. The purpose of the zoning amendment is to permit the construction of a 6-story commercial building at the property including office, retail and library uses. There will be no residential units. The total floor area of the building is approximately 71,499 square feet. There will be no parking spaces. The height of the building will not exceed 79'11".

The property is owned by Cook County, D/B/A the Cook County Land Bank Authority, 69 W. Washington Street, Suite 3145, Chicago, Illinois, 60602. The applicant is DL3 Revive 6300, LLC, an Illinois limited liability company, 77 W. Washington Street, Suite 405, Chicago, Illinois, 60602. 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

June 30, 2023

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

**Re: Zoning Application
6300-6308 S. Cottage Grove; 747-759 E. 63rd Street, Chicago, Illinois
(the "Subject Property")**

To whom it may concern:

The County of Cook, d/b/a Cook County Land Bank Authority, an Illinois body politic and corporate (the "Owner") is the owner of the Subject Property. The Owner hereby authorizes DL3 Revive 6300, LLC, or its affiliate, to file for all necessary zoning approvals, including but not limited to a rezoning application with the City of Chicago.

Sincerely,



Jessica Caffrey, Executive Director, executed by
Stephen Soltanzadeh as Attorney in Fact