

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

#22224-TJ
INTRO DATE
JUNE 21, 2023

1. ADDRESS of the property Applicant is seeking to rezone:
1218 West Adams Street, Chicago, Illinois

2. Ward Number that property is located: 27

3. APPLICANT: Kensington West Loop Building LLC

ADDRESS: 743 McClintock Drive CITY: Burr Ridge

STATE: Illinois ZIP CODE: 60527 PHONE: 312-782-1983

EMAIL: sara@sambankslaw.com CONTACT PERSON: Sara Barnes – Attorney for Applicant

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: Same as Above – Applicant

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: Sara K. Barnes - Law Offices of Samuel V.P. Banks

ADDRESS: 221 North LaSalle Street, 38th Floor

CITY: Chicago STATE: Illinois ZIP CODE: 60601

PHONE: 312-782-1983 FAX: 312-782-2433 EMAIL: sara@sambankslaw.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.
Charles T. Marlas – *Manager*; Mary Ellen Swenson – *Managing Member*
7. On what date did the owner acquire legal title to the subject property?
December 2022
8. Has the present owner previously rezoned this property? If Yes, when?
No
9. Present Zoning District: M1-3 Proposed Zoning District: DX-3
10. Lot size in square feet (or dimensions): 96.00 feet x 183.50 feet = 17,616 square feet (recorded)
11. Current Use of the Property: The subject property consists of a single zoning lot, with 96 feet of frontage on Adams Street and bound by public alleys along each the north and east sides. The site is presently improved with a two-story masonry building and an asphalt surface parking lot, which such improvements were most recently occupied by the Boy Scouts of America, as their local headquarters.
12. Reason for rezoning the property: The Applicant is seeking a Zoning Map Amendment in order to permit the redevelopment and reactivation of the site, in its entirety, with a new three-story building, which such building will be occupied and operated by a daycare facility.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC) The subject property consists of a single zoning lot, with 96 feet of frontage on Adams Street and bounded by public alleys along each the north and east sides. The site is presently improved with a two-story masonry building and an asphalt surface parking lot, which such improvements were most recently occupied by the Boy Scouts of America, as their local headquarters. The Applicant is seeking a Zoning Map Amendment in order to permit the redevelopment and reactivation of the site, in its entirety, with a new three-story building, which such building will be occupied and operated by a daycare facility. To allow for the new improvements, the Applicant intends to raze the existing structure(s). The programming for the proposed new daycare facility includes the provision of off-street parking for at least twenty (20) vehicles, at the rear, as well as dedicated onsite bicycle parking and a designated loading berth. The proposal also features an outdoor (rooftop) playground, at the rear of the 3rd Floor, which will be for the exclusive use of the daycare facility. The new proposed building will measure 42 feet-0 inches in height (to the underside ceiling of the 3rd Floor) and will be masonry in construction.
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

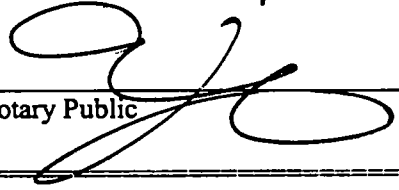
I, CHARLES T. MARLAS, being first duly-sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and sworn to before me this

8th day of MAY, 2023.



Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

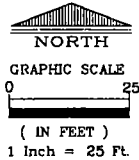
7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712
www.professionalsassociated.com

TEL: (847) 675-3000
FAX: (847) 675-2167

PLAT OF SURVEY

e-mail: pa@professionalsassociated.com

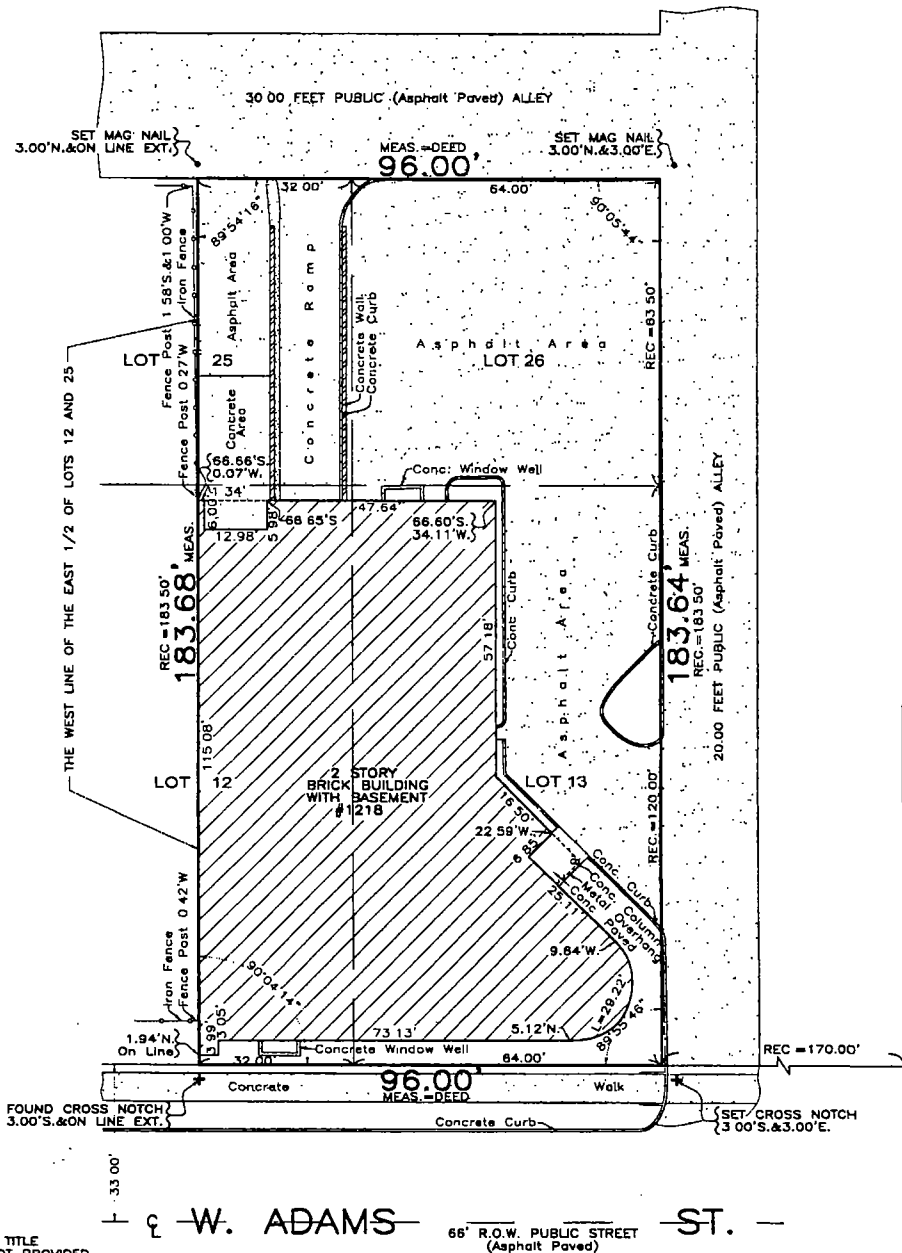
OF



LOT 13 AND THE EAST 1/2 OF LOT 12 OF CHANDLER'S SUBDIVISION OF BLOCK 11 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
AND LOT 26 AND THE EAST 1/2 OF LOT 25 IN PARSON'S SUBDIVISION OF THE INTERIOR PORTION OF CHANDLER'S SUBDIVISION OF BLOCK 11 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 17,631 SQ.FT. = 0.405 ACRES.

COMMONLY KNOWN AS: 1218 WEST ADAMS STREET, CHICAGO, ILLINOIS.



NOTE:
A COPY OF THE CURRENT TITLE INSURANCE POLICY WAS NOT PROVIDED TO THE SURVEYOR.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 22-99400
Scale: 1 inch = 25 feet.
Date of Field Work: January 25, 2022
Ordered by: CHARLES MARLAS



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois, s.s.
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: January 27, 2022
Kyle E. Donaldson

IL PROF LAND SURVEYOR LICENSE EXP. DATE NOV. 30, 2022
DRAWN BY S.Z.

Written Notice, Form of Affidavit: Section 17-13-0107

June 21, 2023

Honorable Carlos Ramirez-Rosa
Chairman - Committee on Zoning
Chicago City Council
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Sara Barnes**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, 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 on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. That said written notice was sent by USPS First Class Mail no more than 30 days before filing the application.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned as **1218 West Adams Street, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant-Property Owner; and a statement that the Applicant intends to file an application for a change in zoning on approximately **June 2, 2023**.

That the Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

Law Offices of Samuel W.P. Banks

By: _____

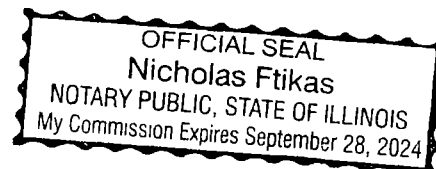

Sara K. Barnes
Attorney for Applicant

Subscribed and sworn to before me

this 15th day of JUNE, 2023.



Notary Public



PUBLIC NOTICE

Via USPS First Class Mail

June 2, 2023

Dear Sir or Madam:

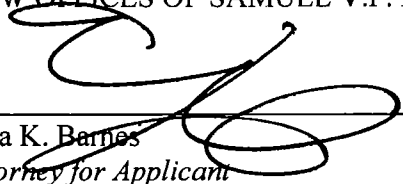
In accordance with amendment to the *Chicago Zoning Ordinance* enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **June 2, 2023**, I, the undersigned, intend to file an application for an amendment to the zoning map from an *M1-3 Limited Manufacturing/Business Park District* to a *DX-3 Downtown Mixed-Use District*, on behalf of the Applicant and Property Owner – *Kensington West Loop Building LLC*, for the property generally located at **1218 West Adams Street, Chicago, Illinois**.

The subject property consists of a single *zoning lot*, with 96 feet of frontage on Adams Street and bounded by *public alleys* along each the north and east sides. The site is presently improved with a two-story masonry building and an asphalt surface parking lot, which such improvements were most recently occupied by the *Boy Scouts of America*, as their local headquarters. The Applicant is seeking a *Zoning Map Amendment* in order to permit the redevelopment and reactivation of the site, in its entirety, with a new three-story building, which such building will be occupied and operated by a *daycare* facility. To allow for the new improvements, the Applicant intends to raze the existing structure(s). The programming for the proposed new *daycare* facility includes the provision of off-street parking for at least twenty (20) vehicles, at the rear, as well as dedicated onsite bicycle parking and a designated *loading berth*. The proposal also features an outdoor (rooftop) *playground*, at the rear of the 3rd Floor, which will be for the exclusive use of the *daycare* facility. The new proposed building will measure 42 feet-0 inches in height (*to the underside ceiling of the 3rd Floor*) and will be masonry in construction.

The Applicant and Property Owner – *Kensington West Loop Building LLC*, is located at 743 McClintock Drive, Burr Ridge, Illinois 60527.

The contact person for this application is **Sara K. Barnes** (*Attorney for Applicant*). My address is 221 North LaSalle Street, 38th Floor, Chicago, Illinois. My telephone number is 312-782-1983.

Very truly yours,
LAW OFFICES OF SAMUEL V.P. BANKS



Sara K. Barnes
Attorney for Applicant

***Please note that the Applicant is **NOT** seeking to purchase or rezone your property.

***The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed Zoning Amendment.

To whom it may concern:

I, CHARLES T. MARLAS, on behalf of *Kensington West Loop Building LLC* – the Applicant and Owner, with regard to the property generally located at 1218 West Adams Street, Chicago, Illinois, authorize the *Law Offices of Samuel V.P. Banks* to file an application for a *Zoning Map Amendment*, before the *City of Chicago – City Council*, for and affecting that property.



Charles T. Marlas – Managing Member
Kensington West Loop Building LLC

-FORM OF AFFIDAVIT-

Chairperson – Committee on Zoning
City of Chicago – City Council
City Hall
121 North LaSalle Street - Room 304
Chicago, Illinois 60602

Dear Honorable Chairperson:

I, CHARLES T. MARLAS, on behalf of *Kensington West Loop Building LLC*, understand that the *Law Offices of Samuel V.P. Banks* has filed a sworn affidavit identifying *Kensington West Loop Building LLC* as holding beneficial-title interest in certain land that is the subject of the proposed *Zoning Map Amendment*, for the property generally identified as 1218 West Adams Street, Chicago, Illinois.

I, CHARLES T. MARLAS, being first duly sworn under oath, depose and say that *Kensington West Loop Building LLC* holds that interest for itself, and for no other person, association, or shareholder.



Charles T. Marlas

5.8.2023

Date

Subscribed and sworn to before me

this 8th day of MAY, 2023.



Notary Public