

#22256-T1
INTRO DATE
SEPT 13, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
6453 South Bell Avenue

2. Ward Number that property is located in: 16

3. APPLICANT 6453 S Bell LLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]

EMAIL [REDACTED] CONTACT PERSON Sarah Shallwani

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 _____

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 Danielle Meltzer Cassel (Vedder Price PC)

ADDRESS 222 North LaSalle Street, Suite 2600

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312.609.7962 FAX _____ EMAIL dcassel@vedderprice.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.

Sarah Shallwani is the 100% owner of Applicant

7. On what date did the owner acquire legal title to the subject property? 8.22.2022

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District M1-2 Proposed Zoning District B3-2

10. Lot size in square feet (or dimensions) 29,958 sf.

11. Current Use of the property vacant. former manufacturing/warehouse

12. Reason for rezoning the property

To allow the renovation and reuse of the property as a Day Care with accessory uses.

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)

Please see attached Type I rezoning Supplemental Submission. No dwelling units are proposed at this time. Depending on the City's Parking Determination Letter, the site will have either: (i) 10,069sf of commercial (Day Care) use and 18 parking spaces; or (ii) 11,469sf of commercial (Day-Care) use and 14 spaces. Building height will not exceed 20'.

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

COUNTY OF COOK
STATE OF ILLINOIS

Sarah Shallwani, as Manager of Applicant _____, 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.

Applicant: 6453 S BELL LLC

By: *Sarah Shallwani*
Signature of Applicant

Name: Sarah Shallwani
Title: Manager

Subscribed and Sworn to before me this
30th day of August, 20 23.

Danielle Meltzer Casse
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO. 184-055262 EXPIRES 04/30/2025

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEYS@GMAIL.COM

PLAT OF SURVEY

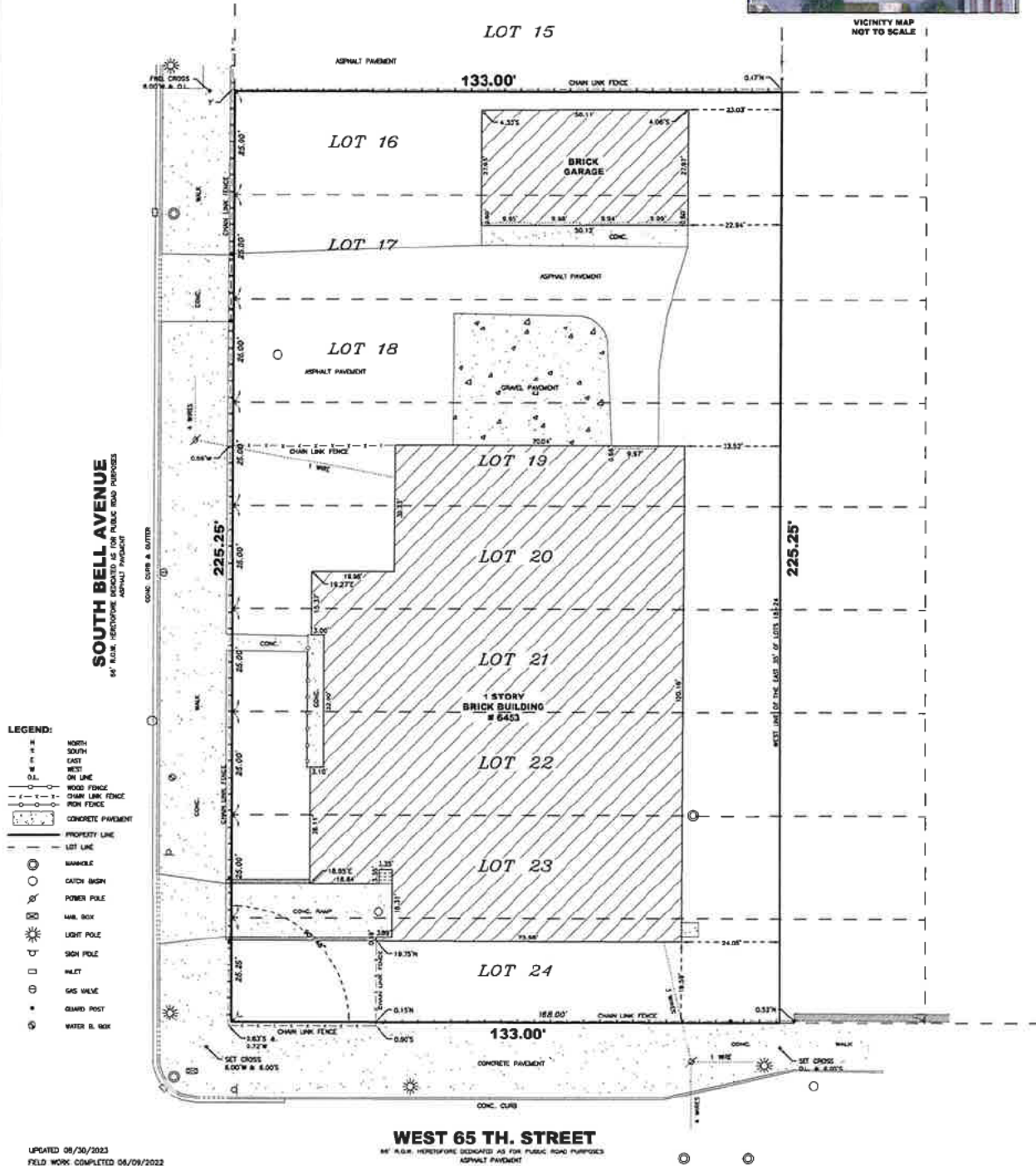
OF
LOTS 16 TO 24 INCLUSIVE, (EXCEPT THE EAST 35 FEET OF SAID LOTS) IN BLOCK 20 IN SOUTH LYNNE, BEING YAIL'S SUBDIVISION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 6453 SOUTH BELL AVENUE, CHICAGO, ILLINOIS

P.I.N. 20-19-103-009-0000



VICINITY MAP
NOT TO SCALE



- LEGEND:**
- N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - D.L. DASH LINE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - IRON FENCE
 - CONCRETE PAVEMENT
 - PROPERTY LINE
 - LIST LINE
 - MANHOLE
 - CATCH BASIN
 - POWER POLE
 - MAIL BOX
 - LIGHT POLE
 - SIGN POLE
 - WALK
 - GAS VALVE
 - GRAND POST
 - WATER B. BOX

UPDATED 08/30/2023
FIELD WORK COMPLETED 08/09/2022



ORDERED BY: SARAH SHALLWANI
FILE NO.: 145-88/A

PROPERTY AREA = 29,956 SQ. FT.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS
NOT SHOWN ON THE ORIGINAL SUBDIVISION PLAT, REFER TO YOUR
TITLE INSURANCE POLICY, DEED, AND LOCAL BUILDING REGULATIONS.



LICENSE EXPIRES
11/30/2024

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE BY ME OR BY PERSONS UNDER MY DIRECT SUPERVISION AND
CONTROL. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DATED THIS 1 ST. DAY OF SEPTEMBER 2023.

By: *Roger P. Jacob*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

Date: September 1, 2023

Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

The undersigned, Sarah Shallwani, being first duly sworn on oath deposes and states the following:

The undersigned certifies that ^{she} ~~he~~ has complied with the requirements of 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, 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 September 1, 2023 [INSERT DATE].

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.

Sarah Shallwani
Signature

Subscribed and Sworn to before me this

1st day of SEPTEMBER, 2023

Danielle Meltzer Cassel
Notary Public



LETTER TO SURROUNDING PROPERTY OWNERS

September 1, 2023

Dear Neighbor:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that 6453 S. Bell LLC (the "Applicant") will file or caused to be filed an application for a change in zoning for the property located at 6453 S. Bell Avenue (the "subject property"). The current zoning of the subject property is M1-2 Zoning District (Limited Manufacturing/Business Park District), and the proposed zoning is the B3-2 Zoning District (Community Shopping District). I expect that the application will be filed on or about September 1, 2023.

I am the manager and owner of the Applicant. This change in zoning is required so that the property can be extensively renovated and then used as a Day Care Center. Other than adding a skylight to the existing building, there will be no changes in building setbacks or height.

The business address for the Applicant is [REDACTED]. I am the contact person for this application, I have the same address as the Applicant, and my phone number is [REDACTED]. I also can be reached at [REDACTED]. You may contact me for additional information regarding the application or the proposed project.

Please note that this application is not seeking to rezone or purchase your property. The Applicant is required by law to send this notice because Cook County records indicate that you own or are the taxpayer for a property located within 250 feet of the subject property, disregarding streets and other rights-of-way.

Very truly yours,


Sarah Shallwani