

#22475
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:
345-79 E. 60th St./6000-50 South Dr. Martin Luther King Jr. Dr./6001-49 South Calumet Ave.

2. Ward Number that property is located in: 20

3. APPLICANT Sunshine Gospel Ministries

ADDRESS 500 East 61st Street CITY Chicago

STATE IL ZIP CODE 60637 PHONE 773-904-9800 x602

EMAIL kimberly@sunshinegospel.org CONTACT PERSON Kimberly Salley

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 City of Chicago

ADDRESS 121 N. LaSalle Street, Suite 1000 CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-744-5756

EMAIL nelson.chueng@cityofchicago.org CONTACT PERSON Nelson Chueng

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Graham C. Grady/Sylvia C. Michas c/o Taft, Stettinius & Hollister LLP

ADDRESS 111 East Wacker Drive Suite 2600

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-836-4030 FAX _____ EMAIL ggrady@taftlaw.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: _____
N/A, as the Applicant is a 501(c)(3) not-for-profit corporation.
7. On what date did the owner acquire legal title to the subject property? Property is owned by City of Chicago
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RM5 Proposed Zoning District: Institutional PD (wt. underlying B3-1 District)
10. Lot size in square feet (or dimensions): 180,352 sf
11. Current Use of the Property: The subject property is currently vacant and unimproved.
12. Reason for rezoning the property: The reason for rezoning the subject property is to develop the subject property with a new community center campus (wt. net site area greater than 2 acres) .
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 plans on developing the subject property with a community center campus development, which will include i. 3-story building (consisting of 77,050 sf) which will serve as a recreation/community center, consisting of a gymnasium, classrooms, café, business incubator offices, and offices for future tenant use; ii. outdoor athletic facilities (20,000 sf) and iii. ninety (90) on-site parking spaces which will serve Applicant's visitors, guests and employees. The proposed zoning height is 41 feet, with an overall height of 45 feet, 6 inches.
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. **Not applicable**

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: Not applicable

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. Not applicable

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

Kimberly Salley, Executive Director

Sunshine Gospel Ministries, 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.



Kimberly Salley

Signature of Applicant

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

Jennifer A Bentley

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 16, 2024

Alderman Bennett R. Lawson
Vice Chair, Zoning Committee
City of Chicago
121 N. LaSalle St. Rm 300
Chicago, Illinois 60602

Matter: Consent to File PD Application by Sunshine Gospel Ministries ("Applicant") to included City-owned property located at 345-79 E. 60th St./6000-50 S. Dr. Martin Luther King Jr. Dr./6001-49 S. Calumet Ave. (PINs: 20-15-311-001-0000 to 20-15-311-010-0000 and 20-15-311-012-0000 to 20-15-311-017-0000) ("Property")
Proposed Institutional Planned Development

Dear Vice Chair Lawson:

This letter serves to inform you that the City of Chicago ("City"), owner of the above-referenced Property, authorizes Sunshine Gospel Ministries ("Applicant") to file an application for a planned development, seeking an amendment of the zoning for the Property to be changed from the existing RM5 Residential Multi-Unit District to an Institutional Planned Development (wt. underlying B3-1 Community Shopping District) to allow for the development of the Property, which is currently vacant and unimproved.

The proposed development involves the construction of a community center campus that will include: i. a new three-story building that will operate as the Sunshine Community Center; ii. outdoor recreational facilities for the use and enjoyment of community youth and area residents, including seniors; and iii. approximately ninety (90) on-site surface parking spaces that will serve the Applicant's visitors, guests, and employees.

It's important to note that this consent letter does not constitute the City's endorsement or approval of the exhibits or statements in the planned development application. The PD exhibits and statements will be revised as needed prior to a future Chicago Plan Commission meeting, ensuring a thorough and fair review process.

Sincerely,


Ciere Boatright
Commissioner



500 E 61st Street | Chicago, IL 60637 | sunshinegospel.org | 773.904.9800

May 28, 2024

Chairman, Committee on Zoning
Department of Planning & Development
Chicago City Council
City Hall
121 North LaSalle Street
Chicago, Illinois 60602

To Whom It May Concern,

I, Kimberly Salley, Executive Director of Sunshine Gospel Ministries, understands that Graham C. Grady of Taft, Stettinius & Hollister LLP has filed a sworn affidavit identifying Sunshine Gospel Ministries as the Applicant who is seeking an amendment of the zoning for the property located at 345-79 E. 60th St./6000-50 S. Dr. Martin Luther King Jr. Dr./6001-49 S. Calumet Ave. ("Property") to be changed from the existing RM5 Residential Multi-Unit District to an Institutional Planned Development (wt. underlying B3-1 Community Shopping District) in order to develop the Property, which is currently vacant and unimproved.

The proposed development involves the construction of a community center campus which will include i. a new three-story building which will operate as the Sunshine Community Center, ii. outdoor recreational facilities for the use and enjoyment of community youth and area residents, and iii. ninety (90) on-site surface parking spaces which will serve the Applicant's visitors, guests and employees.

I authorize Graham C. Grady and the law firm of Taft, Stettinius & Hollister LLP to file the Zoning Amendment application, on behalf of the Applicant.

I, Kimberly Salley, on behalf of Sunshine Gospel Ministries, first duly being sworn on oath, depose and say that Sunshine Gospel Ministries holds interest in the Property on behalf of itself and no other person, association, or member.

By Kimberly Salley

Kimberly Salley
Print Name
Executive Director
Title

SUBSCRIBED AND SWORN to before me this
29th day of May, 2024

NOTARY PUBLIC

State of Illinois
County of Cook
This instrument was acknowledged
before me on 5/29/2024
By Jennifer A Bentley



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

May 23, 2024

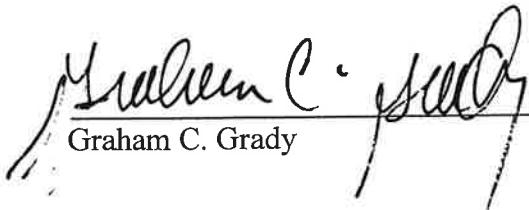
Honorable Bennett Lawson
Vice-Chairman, Committee on Zoning, Landmarks and Building Standards
City of Chicago
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Graham C. Grady, being first duly sworn on oath deposes and states the following:

The undersigned certifies that 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 applicants, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, located at **345-79 E. 60th St.; 6000-50 South Dr. Martin Luther King Jr. Dr.; 6001-49 South Calumet Avenue**, 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 addresses of the property sought to be rezoned; a statement of the intended uses of the property; the name and address of the applicants; the name and addresses of the owners; and a statement that the applicants intend to file the application for a change in zoning on approximately **June 12, 2024**.

The undersigned certifies that the applicants 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 list containing the names and addresses of the people required to be served.



Graham C. Grady

Subscribed and Sworn to before me this
23rd day of May, 20 24.



Notary Public

Graham C. Grady
312.836.4036
ggrady@taftlaw.com

USPS First Class Mail

May 23, 2024

Dear Property Owner:

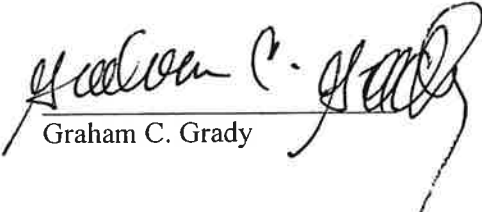
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about **June 12, 2024**, the undersigned will file an application for a change in zoning from an RM5 Residential Multi-Unit District to an Institutional Planned Development (wt. underlying B3-1 Community Shopping District) on behalf of Sunshine Gospel Ministries (“Applicant”) for the property located at 345-79 E. 60th St./6000-50 South Dr. Martin Luther King Jr. Dr./6001-49 South Calumet Ave. The Subject Property is owned by the City of Chicago.

The Applicant plans on developing the Subject Property, which is currently vacant and unimproved, with a community center campus, which will include i. a 3-story building (consisting of 77,050 sf) which will serve as a recreation/community center, consisting of a gymnasium, classrooms, café, administrative offices and offices for future tenant use; ii. outdoor athletic facilities (consisting of 20,000 sf) and iii. ninety (90) on-site parking spaces which will serve Applicant’s visitors, guests and employees. The proposed zoning height of the building is 41 feet, with an overall building height of 45 ft., 6 inches.

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.

Any questions regarding this notice may be directed to the undersigned, Applicant’s attorney, at Taft, Stettinius & Hollister, 111 East Wacker Drive, Suite 2800, Chicago, IL 60601, ggrady@taftlaw.com or (312) 836-4036.

Very truly yours,


Graham C. Grady