

#22302-T1
Intro. Date
Nov. 15, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
5034-5048 W Chicago Ave, Chicago, IL 60651; PINS 16-04-425-030-0000/16-04-425-031-0000

2. Ward Number that property is located in: 37

3. APPLICANT Stone Community Development Corporation

ADDRESS 4938 West Chicago Avenue CITY Chicago

STATE IL ZIP CODE 60651 PHONE (844) 337-8663

EMAIL contrell.jenkins@stonecdc.org CONTACT PERSON Contrell Jenkins

4. Is the applicant the owner of the property? YES see attached deed 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 Peter Zagotta

ADDRESS 70 W Madison, Ste 2900

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312 471 8725 FAX 312 471 8701 EMAIL pzagotta@rshc-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.
There are no owners as the entity is a not-for-profit corporation.

7. On what date did the owner acquire legal title to the subject property? September 21, 2023

8. Has the present owner previously rezoned this property? If yes, when?
No

9. Present Zoning District RS-3 and B3-1 Proposed Zoning District B3-3

10. Lot size in square feet (or dimensions) 21,875 square feet

11. Current Use of the property Vacant land

12. Reason for rezoning the property To unify a split zoning lot from RS-3 and B3-1 to a B3-3 to meet the use table and standards and bulk density requirements of the B3-3; to allow for the construction of a proposed 3-story medical clinic and mix-use cafe, office, and community meeting event space.

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 project will consist of one (1) 3-story commercial building totaling 24,775 square feet and 40 feet tall with 30 parking spaces.

The building will consist of medical clinic treatment rooms for Lurie's Children's Hospital and event space for Stone CDC, a cafe, and outdoor programming space. The project will provide the community with quality physical mental health care services plus a safe place for youth to meet and build meaningful connections.

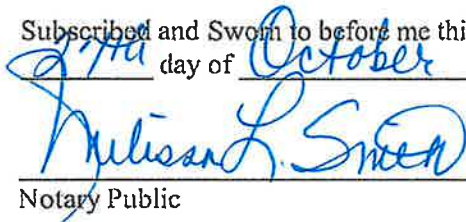
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, 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

Ernest Allen, 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 9th day of October, 20 23.

Notary Public



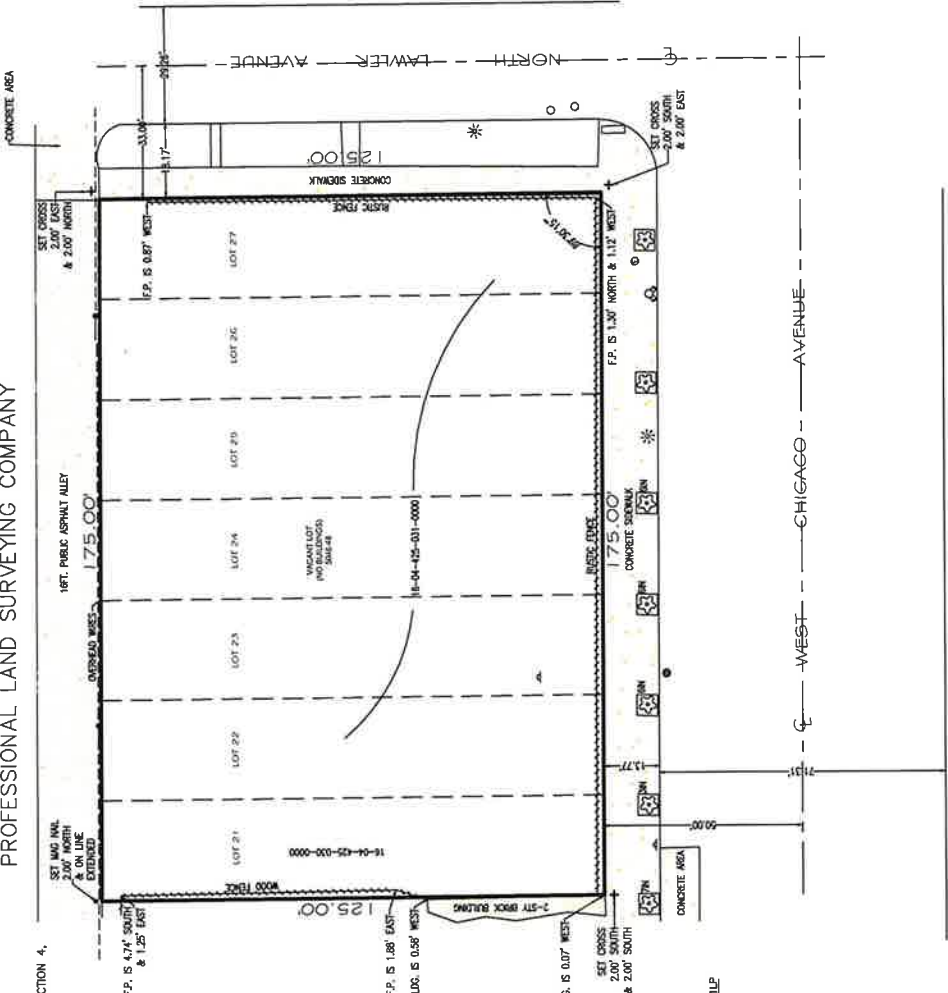
For Office Use Only

Date of Introduction: _____
File Number: _____
Ward: _____

ALTA/N.S.P.S.

HORIZON SURVEY, LLC
PROFESSIONAL LAND SURVEYING COMPANY

HORIZON SURVEY, LLC
P.O. BOX 438607
Chicago, IL 60643
Office: 312-972-7185
horizonsurveychicago@gmail.com



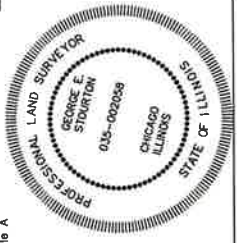
LEGEND	
MAN HOLE	○
CON	○
ONS	○
LIGHT POLE	⊙
FIRE HYDRANT	⊙
POWER POLE	⊙
WELL	⊙
CON	⊙
ELECTRIC	⊙
TREE	⊙

SCALE: 1" = 30'
LOTS 21, 27 IN BLOCK 3 N, GLOVER SUBDIVISION OF EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PROPERTY ADDRESS: 5046-48 W. CHICAGO AVE., CHICAGO, ILLINOIS.

- This survey correctly shows the site, location and type of all buildings, structures and other improvements and visible items on the Property and that all buildings and improvements are within the boundary lines and applicable setback lines of the Property.
- All utilities serving the Property enter through adjoining public streets and/or easements or recorded; that except as shown, there are no visible easements or right of way across said Property.
- Except as shown, there are no visible (a) improvements, easements, right of way, party walls, drainage ditches, streams or conflicts, (b) party walls or encroachments on adjoining property, streets, alleys, or right of way by any of such buildings, structures, or other improvements, (c) improvements, easements, or encroachments on adjoining property, or (d) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the Property.
- Said described property is located within an area having a Zone Designation of by the State of Illinois, effective 8/19/2008, for Community Number 17007A in Cook County, State of Illinois, which is the current Flood Insurance Rate Map of the community in which said Property is situated.
- The property has direct physical access to Chicago Avenue, a public street or highway.
- The number of striped parking spaces located on the subject property is 0, and to the extent possible, are graphically shown hereon.
- All set back, side yard and rear yard lines and requirements shown or set forth on all recorded plats and documents, and those set forth in applicable zoning ordinances, are plotted hereon and are noted herein in tabular form.
- The undersigned has received and examined a copy of Title Insurance Commitment No(s), 23050058151P issued on 10/23/2023 by Chicago Title Insurance Company, for the Property as well as a copy of each easement, covenant and restriction listed therein, and the location of any matter shown thereon, to the extent it can be located, has been plotted on the Survey or otherwise noted as to their effect on the subject property, and the property described herein is the same as the property described in said Title Insurance Commitment.

SURVEY CERTIFICATE REQUIREMENTS:
A. The survey must be certified to: Chicago Title Insurance Company, its successors or assigns, Stone Community Development Corporation.
B. The survey certificate must provide as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2019 minimum Standards adopted by ALTA on NPSIS and that said Standards include items 1, 2, 3, 4, 7(c), 7(b)(1), 8, 9, 10, 11, and 14 from table A hereof.



DATE OF PLAT OR MAP: OCTOBER 23, 2023
SURVEYOR: GEORGE E. STOURTON, P.L.S. #2058
George E. Stourton
PROFESSIONAL LAND SURVEYOR NO. 2058
LICENSE EXPIRATION DATE: 11/30/24

SURVEYOR'S NOTES:
1. There was no observable evidence of earth moving work, building construction or other improvements on the subject property.
2. There was no observable evidence of title being used as a solid waste dump, dump, or sanitary landfill, however herein is from observed evidence of above ground surface ground markings to determine the location of any subterranean uses.
3. All statements for utility encroachments, easements and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
4. The survey is based on the data as that described in the Commitment for Title Insurance issued by Chicago Title Insurance Company Commitment No. 23050058151P, with an effective date of August 9, 2023.
5. The property surveyed and shown hereon is the same property as described in the referenced title commitment.

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.
SCALE: 1" = 30'
DRAWN BY: D.J.
JOB # 5046CHICAGOAVE
DATE OF COMPLETION IN THE FIELD: OCTOBER 23, 2023
PREPARED FOR: Darin Soltanzadeh, LLC
P.L.N. # 18-04-425-030 & 031-0000 COOK COUNTY, ILL.
COMMONLY KNOWN AS: 5046-48 W. CHICAGO, CHICAGO, ILLINOIS
PAGE: 1 OF 1

HORIZON SURVEY, LLC
PROFESSIONAL LAND SURVEYING COMPANY
STONE COMMUNITY DEVELOPMENT CORP.

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

Date: November 8, 2023

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

The undersigned Peter Zagotta 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 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 November 15, 2023.

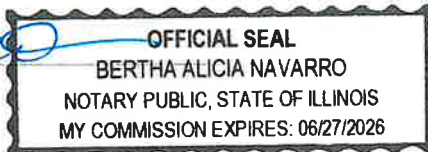
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.


Signature

Subscribed and Sworn to before me this

3rd day of November, 2023


Notary Public



UPDATED
LETTER TO SURROUNDING
PROPERTY OWNERS

November 8, 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 November 15, 2023 the undersigned will file an application for a change in zoning from RS-3 and B3-1 to B3-3 on behalf of Stone Community Development Corporation ("Stone CDC") the applicant for the property located at 5034 – 5048 W. Chicago Ave, Chicago, IL.

The applicant intends to use the subject property for one (1) commercial building totaling 24,775 sq. feet, and three stories tall reaching 40 feet, that will include 30 on-site parking spaces. The building will consist of clinical and treatment rooms for Lurie's Children's Hospital and event space for Stone CDC, a café, and outdoor programming space. The project will provide the community with access to quality physical and mental health medical services plus a safe place for youth to meet and build meaningful connections with the assistance of Stone CDC.

The applicant and property owner is Stone Community Development Corporation is located at 4938 W Chicago Ave, Chicago, IL 60651. The contact person for the applicant is Contrell Jenkins, whose phone number is (844) 337-8663. I, Peter Zagotta, am the representing attorney my contact information is 312-471-8725.

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,



Peter Zagotta, Attorney for Stone CDC