

#22438 T1
Intro Date
April 17, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
6410 S. Honore St.

2. Ward Number that property is located in: 15

3. APPLICANT METROPOLITAN FAMILY SERVICES
ADDRESS 101 N. Wacker Dr - 17th Fl. CITY Chicago
STATE IL ZIP CODE 60606 PHONE (312) 750-1166
EMAIL traines@traalaw.com CONTACT PERSON Timothy Barton

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 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 Timothy Barton -Thomas R. Raines Attorney at Law, LLC
ADDRESS 20 N. Wacker Drive, Suite 556
CITY Chicago STATE IL ZIP CODE 60606
PHONE 312/750-1166 FAX _____ EMAIL traines@traalaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: The applicant, Metropolitan Family Services, is a non-profit organization in Chicago.
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7. On what date did the owner acquire legal title to the subject property? 7/19/2022
8. Has the present owner previously rezoned this property? If yes, when? no
9. Present Zoning District: RS3 Proposed Zoning District: B2-1
10. Lot size in square feet (or dimensions): 3701.1 sf.
11. Current Use of the Property: vacant two-unit residence.
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12. Reason for rezoning the property: Convert from 2 dwelling unit residential building to establish a community center. This use will require approval of special use by the Zoning Board of Appeals. Existing residential to be converted.
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 proposed building. (BE SPECIFIC): The Applicant proposes to renovate an existing 2-story brick multi-unit residence and build a 1- and 2- story rear addition for a proposed community center. Its floor area will be 3,701sf. and height will be 30'-2". The site is a transit served location, approximately 798' from the 63rd Street bus. ~~The parking requirement will be determined by the Department of Planning and Development. The Applicant will seek an Administrative Adjustment to reduce the number of required parking spaces to 0. A Variation for side yard setbacks will also be required.~~
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.

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: 17-13-1003-EE; Reduce 100% of required parking

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. 17-13-1101-B; reduction in side yard setbacks.

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

Ricardo Estrada, President of, and for, 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.


Signature of Applicant

Subscribed and Sworn to before me this
27 day of March, 20 24.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

THOMAS R. RAINES

ATTORNEY AT LAW, LLC

20 N. WACKER DRIVE · SUITE 536

CHICAGO, ILLINOIS 60606

(312) 750-1166 · (312) 750-1164

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-3-107)

April 2, 2024

Chair
Committee on Zoning
121 N. LaSalle St.
Room 300, City Hall
Chicago, IL 60602

The undersigned, Timothy Barton, 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 – 112 S. Sangamon Street – 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 April 17, 2024.

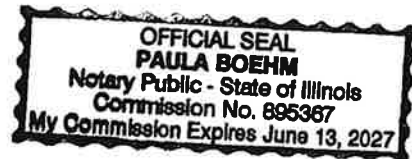
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject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

Timothy Barton
Signature

Subscribed and Sworn to before me this

2nd day of April, 20 24

Paula Boehm
Notary Public



THOMAS R. RAINES

ATTORNEY AT LAW, LLC

20 N. WACKER DRIVE · SUITE 556

CHICAGO, ILLINOIS 60606

(312) 750-1166 · (312) 750-1164

April 2, 2024

Dear Property Owner:

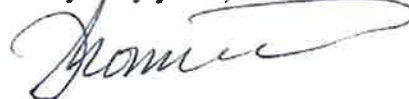
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about April 17, 2024, the undersigned will file an application for a change in zoning from RS3 Residential Single-Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District on behalf of the applicant, Metropolitan Family Services, for the property located at 6410 S. Honore Street. The applicant is also the owner of the subject property.

The applicant proposes to convert an existing 2-story brick, multi-unit residence and build a 1- and 2-story rear addition for a community center. When completed, the building floor area will be 3,955 sq. ft. Its height will be 30'-2". The parking requirement will be determined by the Department of Planning and Development. The applicant is filing a type 1 zoning change to seek the optional administrative adjustment and variation as per Section 17-13-0303-D. The site is a transit served location, approximately 798' from the 63rd Street bus. The applicant will seek an administrative adjustment, specifically section 17-13-1003-EE, to reduce the number of required parking spaces by 100% to 0. A variation, as per Section 17-13-1101-B for side yard setbacks, will also be required.

The applicant and property owner is Metropolitan Family Services which is located at 101 North Wacker Drive, 17th Floor, Chicago, IL 60606. The contact person for this application is Timothy Barton. He can be reached at (312) 750-1166.

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,



Thomas R. Raines