

#22201
INTRO Date
OCT. 4, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
8301-03 S South Shore Dr, Chicago, IL 60617

2. Ward Number that property is located in: 10

3. APPLICANT Chicago South Side Birth Center NFP

ADDRESS 10917 S Bell Ave CITY Chicago

STATE IL ZIP CODE 60643 PHONE 773-791-6462

EMAIL jeanine@chicagosouthsidebirthcenter.org CONTACT PERSON Jeanine Valrie Logan

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 Morning Star Bible Baptist Church, Inc. NFP

ADDRESS 9108 S Justine CITY Chicago

STATE IL ZIP CODE 60620 PHONE 773-445-0773

EMAIL lemuelhogue@sbcglobal.net CONTACT PERSON Pastor Lemuel C Hogue

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

ATTORNEY Thomas S. Moore

ADDRESS 180 N LaSalle St, Ste 3150

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-726-0358 FAX EMAIL tmoore@mccarthyduffy.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.

President – Pastor Lemuel C Hogue

Secretary – Ella E Hogue

Treasurer – Princess Reason

Director – Lenn Duncan

Director – Yvonne Taylor

7. On what date did the owner acquire legal title to the subject property? 2003

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

No.

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

10. Lot size in square feet (or dimensions) 58.5' x 125.00' = 7,312.50 sq. ft.

11. Current Use of the property Morning Star Bible Baptist Church Offices

12. Reason for rezoning the property To unify the split zone RS-3 and B3-1 fully into compliance as a B3-1 to establish a medical service use within existing 2-story commercial building.

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)

Medical service use for a birthing center. There are no dwelling units; 11 parking spaces; approximately 4,800 SF of commercial space; and the building is 26 feet in height.

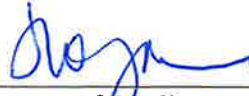
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments,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

Jeanine Valrie Logan, 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
20 _____ day of September _____, 20 23 _____.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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

Date: 9/20/23

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

The undersigned, Thomas S Moore, 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.

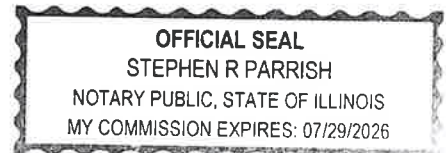
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately October 4, 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
20 _____ day of September, 20 23


Notary Public



MCCARTHY DUFFY LLP

ATTORNEYS & COUNSELORS SINCE 1886

180 NORTH LASALLE STREET, SUITE 3150

CHICAGO, ILLINOIS 60601

TELEPHONE: (312) 726-0355

FACSIMILE: (312) 726-6383

MCCARTHYDUFFY.COM

September 26, 2023

To 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, October 4, 2023, the undersigned will file an application for a change in the zoning from RS-3 & B3-1 to B3-1 on behalf of the applicants, Chicago South Side Birth Center NFP, for the property located at 8301-03 S South Shore Dr.

The Applicant seeks a zoning change to unify the split zone RS-3 and B3-1 fully into compliance as a B3-1 to establish a medical service use within the existing 2 story building with 11 existing onsite parking spaces.

Morning Star Bible Baptist Church, Inc. NFP are the owners of the property; their business address is 9108 S Justine, Chicago, IL 60620. Chicago South Side Birth Center NFP are the applicants; their business address is 10917 S Bell Ave, Chicago, IL 60643. Jeanine Valrie Logan is the contact person for the applicant, she can be reached at 773-791-6462 if you have any questions.

I am the attorney for the applicant and can be reached at the number above if you have any questions.

Please note 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.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thomas S. Moore", written over a circular stamp or mark.

Thomas S. Moore

MCCARTHY DUFFY LLP

ATTORNEYS & COUNSELORS SINCE 1886

180 NORTH LASALLE STREET, SUITE 3150

CHICAGO, ILLINOIS 60601

TELEPHONE: (312) 726-0355

FACSIMILE: (312) 726-6383

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September 20, 2023

To 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, October 4, 2023, the undersigned will file an application for a change in the zoning from RS-3 & B3-1 to B3-1 on behalf of the applicants, Chicago South Side Birth Center NFP, for the property located at 8301-03 S South Shore Dr.

The Applicant seeks a zoning change to unify the split zone RS-3 and B3-1 fully into compliance as a B3-1 to establish a medical service use.

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Please note 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.

Sincerely,



Thomas S. Moore

