

#22268
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:

656 West 123rd Street, Chicago, IL

2. Ward Number that property is located in: 21st Ward

3. APPLICANT Habitat for Humanity Chicago

ADDRESS 1100 West Cermak Road, Suite 404

CITY Chicago STATE IL ZIP CODE 60608

PHONE (312) 563-0296 EMAIL jen.parks@habitatchicago.org

CONTACT PERSON Jennifer L. Parks

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 above

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PHONE _____ EMAIL _____

CONTACT PERSON _____

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

ATTORNEY Liz Butler and Braeden Lord – Taft Stettinius & Hollister LLP

ADDRESS 111 East Wacker Drive, Suite 2600

CITY Chicago STATE IL ZIP CODE 60601

PHONE (312) 836-4121 / (312) 836-4165 FAX _____

EMAIL LButler@taftlaw.com / BLord@taftlaw.com

2. 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.
See attached Economic Disclosure Statement
3. On what date did the owner acquire legal title to the subject property? 2022
4. Has the present owner previously rezoned this property? If yes, when? No
5. Present Zoning District B3-1 Community Shopping District
Proposed Zoning District RT-4 Residential Two-Flat, Townhouse and Multi-Unit District
6. Lot size in square feet (or dimensions) 3,250 sf
7. Current Use of the property: Vacant
8. Reason for rezoning the property To construct a detached single-family residence
9. 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 requests a rezoning of the subject property from the B3-1 Community Shopping District to the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District in order to construct a single-family residence containing one dwelling unit, two parking spaces, no commercial space, and a maximum height of 24 feet.
10. 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 X _____

COUNTY OF COOK
STATE OF ILLINOIS

Jennifer L Parks, authorized signatory of Habitat for Humanity Chicago, 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
8th day of August, 2023.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

R.H. GRANATH
 SURVEYING SERVICE, P.C.
 6006 W. 159th STREET BLDG. B
 OAK FOREST, IL 60452

PLAT OF SURVEY

of

R.H. GRANATH
 SURVEYING SERVICE, P.C.
 PH: (708) 371-4478
 FAX (708) 371-3922

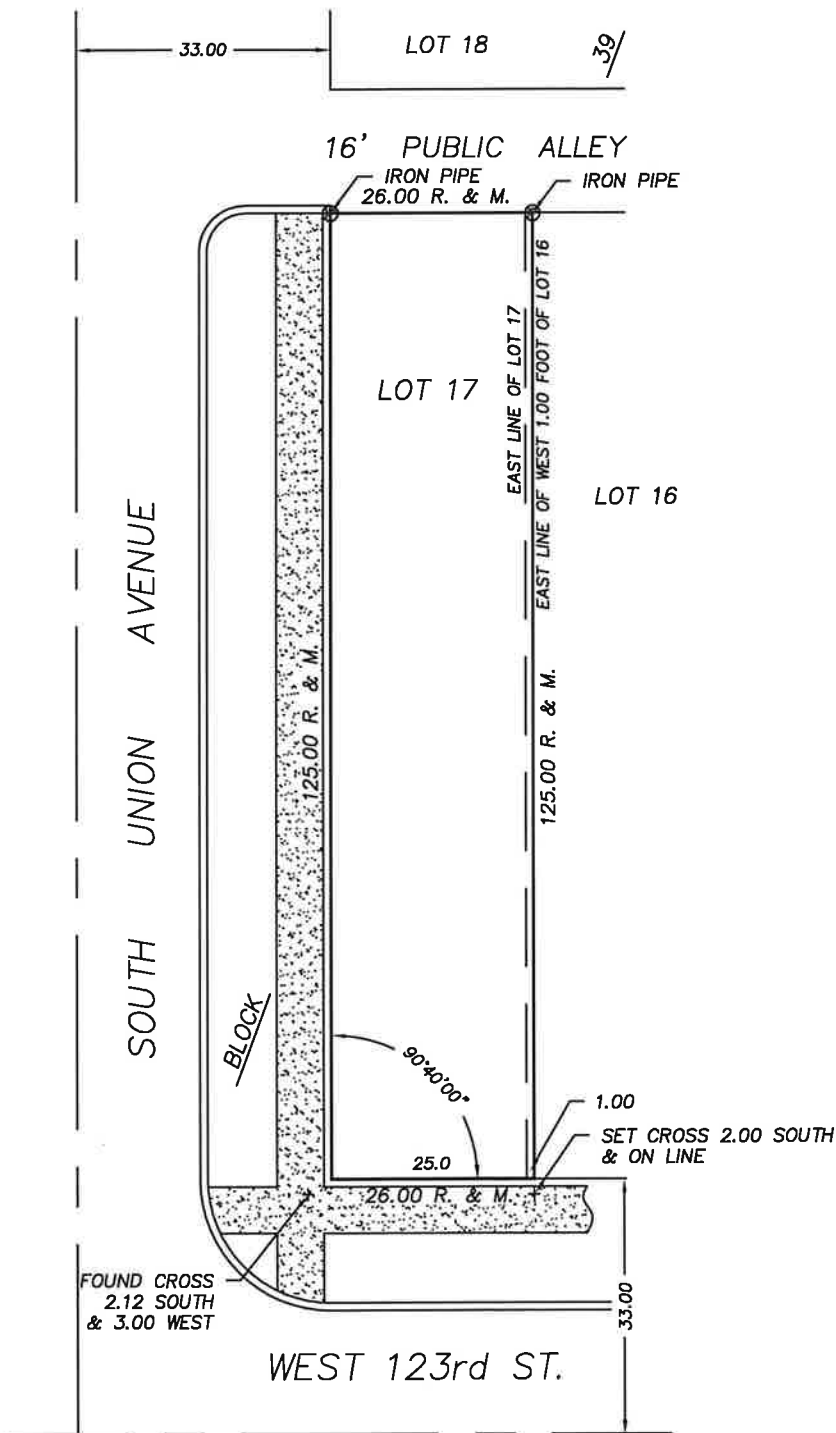
LOT 17 AND THE WEST 1.00 FOOT OF LOT 16 IN BLOCK 39 IN WEST PULLMAN, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.



SCALE 1" = 20'



STATE OF ILLINOIS }
 COUNTY OF COOK } SS



THIS IS TO CERTIFY THAT R.H. GRANATH SURVEYING SERVICE, P.C. HAS ISSUED THIS PLAT FROM FIELD SURVEY DATA OBTAINED AT THE PROPERTY INDICATED IN THE CAPTION LEGAL DESCRIPTION AND PUBLIC RECORDS, AND THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. THIS PLAT OF SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR A BOUNDARY SURVEY PER TITLE 68 CHAPTER VII, SUBCHAPTER b: SECTION 1270.56 IN THE RULES FOR THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT. NO BOUNDARY CORNERS WERE SET DURING THIS FIELD SURVEY OF THE SUBJECT PROPERTY BY CLIENT AGREEMENT (ITEM 3D OF SAID RULES). ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

656 WEST 123rd STREET
 R & M. = RECORD AND MEASURED

DATE: AUGUST 11, 2023
 CLIENT: HABITAT FOR HUMANITY CHICAGO
 R.H.G ORDER NO. CAD 0023-08-016

STEVEN R. GRANATH P.L.S. No. 3169

VALID ONLY IF EMBOSSED SEAL IS AFFIXED

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE.



111 East Wacker, Suite 2600
Chicago, IL 60601
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Braeden Lord
312.836.4165
BLord@taftlaw.com

September 13, 2023

The Honorable Carlos Ramirez-Rosa
Chairman, City Council Committee on Zoning, Landmarks, and Building Standards
121 North LaSalle Street, Room 200, Office 9
Chicago, IL 60602

**Re: Application to Amend the Chicago Zoning Ordinance
656 West 123rd Street, Chicago, Illinois**

The undersigned, Braeden Lord, an attorney with the law firm of Taft Stettinius & Hollister LLP, which firm represents Habitat for Humanity Chicago, the applicant for a proposal to rezone the subject property located at 656 West 123rd Street from the B3-1 Community Shopping District to the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, 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 names and address of the owners; and a statement that the applicant intends to file the application for a change in zoning on approximately September 13, 2023; and a source for additional information on the application.

The undersigned certifies that he 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.

Sincerely yours,

Taft Stettinius & Hollister LLP

Braeden E. Lord

Subscribed and Sworn to before me this
18th day of August, 2023.

Notary Public





111 East Wacker, Suite 2600
Chicago, IL 60601
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Liz Butler
312.836.4121
LButler@taftlaw.com

September 13, 2023

FIRST CLASS MAIL

To Whom it May Concern:

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 September 13, 2023, the undersigned, on behalf of Habitat for Humanity Chicago (the "Applicant") intends to file an application to rezone the property located at 656 West 123rd Street (the "Property") from the B3-1 Community Shopping District to the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. A map indicating the location of the Property is printed on the reverse side of this letter.

The Property is currently vacant. The Applicant requests a rezoning of the Property to authorize the construction of a single-family residence containing one dwelling unit, two parking spaces, no commercial space, and a maximum height of 24 feet.

Please note that the Applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send you this notice because you own property located within 250 feet of the proposed development.

I am an authorized representative of the Applicant and my address is 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601. The Applicant is the owner of the Property and its business address is 1100 West Cermak Road, Suite 404, Chicago, Illinois 60608.

Please feel free to contact me at (312) 836-4121 with questions or to obtain additional information.

Sincerely,

Taft Stettinius & Hollister LLP

Liz Butler

Property Location Map



PIN: 25-28-126-040-0000