

#22260-T1
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:

3800-3818 W. Ogden Ave. Chicago, IL 60623

2. Ward Number that property is located in: 24th Ward

3. APPLICANT Lawndale Christian Health Center

ADDRESS 3860 W. Ogden Ave. CITY Chicago

STATE IL ZIP CODE 60623 PHONE 872-588-3000

EMAIL JosephLesch@lawndale.org CONTACT PERSON Joseph Lesch

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 _____

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 Richard C. Baker

ADDRESS 1 N. LaSalle St. Suite 3150

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-853-8708 FAX 866-619-8661 EMAIL rbaker@mauckbaker.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.

Lawndale Christian Health Center is a Illinois Not-for-Profit Corporation.

7. On what date did the owner acquire legal title to the subject property? 5 Properties between 01/16/1997 to 02/28/2007

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

No

9. Present Zoning District C1-2 Proposed Zoning District C1-3

10. Lot size in square feet (or dimensions) 26,902 sq. ft.

11. Current Use of the property Commercial Uses for medical clinic services
Multi-Commercial buildings and existing parking lots.

12. Reason for rezoning the property To meet the bulk and density requirements of the C1-3 to allow for the new construction of a proposed 3-story medical clinic building providing on-site parking; development project requires greater square footage than C1-2 allow

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)
(1) Proposed Use: a medical services - New 3-story building;
(2) No residential dwelling units; (3) Commercial space: 32,766 sq.ft. providing approximate 38 on-site parking spaces; (4) New Bld. Ht.: 52.0'-0"

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

James Brooks, 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.

Lawndale Christian Health Center,



Signature of Applicant - James Brooks, CEO

Subscribed and Sworn to before me this
11TH day of AUGUST, 2023.

Jessica M Grimaldo
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

AFFIDAVIT OF NOTICE

Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning, Landmarks and Building Standards.
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Lawndale Christian Health Center c/o James Brooks, 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 September 13, 2023.

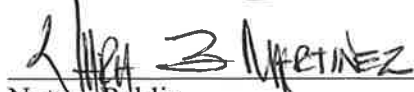
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject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



James Brooks, CEO

Subscribed and Sworn to before me this

25 day of August, 2023.



Notary Public



MAUCK & BAKER, LLC

RICHARD C. BAKER

SOO YEON LEE

JOHN W. MAUCK

JUDITH A. KOTT

ONE NORTH LASALLE STREET, SUITE 3150
CHICAGO, ILLINOIS 60602

WWW.MAUCKBAKER.COM
TEL: 312.726.1243 FAX: 866.619.8661

WHITMAN H. BRISKY

OF COUNSEL

August 25, 2023

16-23-319-013-0000
REGINALD C PONDER
1949 S SPRINGFIELD AV
CHICAGO, IL 60623

Re: Changing in Zoning pursuant to Section 17-13-0107

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 September 13, 2023, the undersigned will file an application for a change in zoning from C1-2 to C1-3 Zoning District on behalf of applicant, Lawndale Christian Health Center for the property located at 3800-3818 W. Ogden Ave. Chicago, IL 60623.

The applicant intends to use the subject property for a primary care clinic, an expanded senior clinic and an eye clinic. The medical facility proposed new construction will be a 3-story, 32,766 sq. ft. building with on-site parking.

Lawndale Christian Health Center is located at 3860 W. Ogden Ave. Chicago, IL 60623. The contact person for this application is Richard C. Baker, 1 N. LaSalle St. Suite 3150, Chicago, IL 60602; 312-853-8708 or Joseph Lesch, 3860 W. Ogden Ave. Chicago, IL 60602, 872-588-3000.

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,

MAUCK & BAKER LLC



RICHARD C. BAKER