

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

#22488

INTRO DATE

JUNE 12, 2024

1. ADDRESS of the property Applicant is seeking to rezone: 2100 - 2110 W. Warren Boulevard, Chicago Illinois 60612

2. Ward Number that property is located in: 27th

3. APPLICANT St. Leonard's Ministries, an Illinois not-for-profit corporation

ADDRESS 2100 W. Warren Boulevard CITY Chicago

STATE IL ZIP CODE 60612 PHONE 312-780-3190

EMAIL zack.schrantz@slministries.org CONTACT PERSON Zack Schrantz

4. Is the applicant the owner of the property? YES [checked] 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 Steven Friendland (Applegate & Thorne-Thomsen)

ADDRESS 425 S. Financial Place, Suite 1900

CITY Chicago STATE IL ZIP CODE 60605

PHONE 312-491-2207 FAX EMAIL sfriedland@att-law.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: N/A.
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7. On what date did the owner acquire legal title to the subject property? 2000
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RT-4 Proposed Zoning District: RM-5
10. Lot size in square feet (or dimensions): 19,517 sf (0.448 acres)
11. Current Use of the Property: Transitional residence for ex-offenders of the criminal justice system and a administrative support building.
12. Reason for rezoning the property: To meet the bulk and density standards of the RM5 district at the existing transitional residence and 2 additional buildings to remain unchanged.
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 property will have the same use after the rezoning. Specifically, it will be used to house ex-offenders of the criminal justice system in conneciton with two three-story brick buildings. The elevator addition will be approximately 46 feet. There will be no commercial space.
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: _____

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. _____

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

June 12, 2024

Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602


Re: 2100 - 2110 W. Warren Boulevard, Chicago, Illinois (the "Subject Property")

The undersigned, Benjameen L. Quarless, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements for Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to the owners of all property within 250 feet to each direction of the lot lines 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.

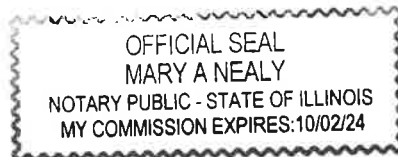
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately June 12, 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.


Benjameen L. Quarless
Applegate & Thorne-Thomsen
425 S. Financial Place
Suite 1900
Chicago, IL 60605

Subscribed and Sworn to before me this
June 6, 2024.


Notary Public



Applegate &
Thorne-Thomsen
ATTORNEYS AT LAW

425 S. Financial Place, Suite 1900

Chicago, IL 60605

p 312-491-4400

f 312-491-4411

att-law.com

312-491-2207

sfriedland@att-law.com

June 12, 2024

FIRST CLASS MAIL

Dear Property Owner:

In accordance with Section 17-13-0107-A of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, please be informed that on or about June 12, 2024, the undersigned intends to file an application with the City of Chicago Department of Planning and Development on behalf of the applicant, St. Leonard's Ministries, an Illinois not-for-profit corporation (the "Applicant").

Applicant seeks to rezone a portion of their campus located at 2100-2110 W. Warren Boulevard (the "Subject Property"). Currently the Subject Property is zoned RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The Applicant intends to rezone the Subject Property to the RM-5 Residential Multi-Unit District. The Applicant currently occupies the Subject Property as transitional housing for ex-offenders of the criminal justice system. The Applicant is not changing the use of the Property; the Subject Property has operated as transitional housing pursuant to a special use granted to the Applicant in 1981. The applicant is rezoning the Subject Property to permit the addition of an elevator to the 2100 W. Warren building. The elevator addition will be approximately 46 feet in height.

The Applicant is the owner of the Subject Property. The Applicant's address is 2100 W. Warren, Chicago, Illinois 60612. The contact person for this application is Steven Friedland, Applegate & Thorne-Thomsen, 425 S. Financial Place, Suite 1900, Chicago, Illinois, 60605.

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 Subject Property.

Please contact me at 312-491-2207 with questions or to obtain additional information.

Very truly yours,



Steven D. Friedland