

#22397
INTRO DATE
MARCH 20, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
2505-2535 S. Pulaski Road, Chicago, Illinois

2. Ward Number that property is located in: 22nd

3. APPLICANT The Resurrection Project, an Illinois not-for-profit corporation
ADDRESS 1805 South Paulina Street CITY Chicago
STATE IL ZIP CODE 60608 PHONE 312-763-3228
EMAIL greyes@resurrectionproject.org CONTACT PERSON Gaucolda Reyes

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 Self Help Federal Credit Union & SHVF Pulaski LLC
ADDRESS 301 West Main Street CITY Durham
STATE NC ZIP CODE 27701 PHONE 919-956-4440
EMAIL emma.haney@self-help.org CONTACT PERSON Emma Haney

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 Friedland (Applegate & Thorne-Thomsen P.C.)
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: _____

7. On what date did the owner acquire legal title to the subject property? Unknown
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: B3-2 Proposed Zoning District: B3-3
10. Lot size in square feet (or dimensions): 42,000
11. Current Use of the Property: A parking lot/multiple buildings existing mix uses to be demolished.
12. Reason for rezoning the property: To facilitate the development of a mixed use building with up to 54 dwelling units.
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): To develop a mixed use development with up to 54 dwelling units and approximately 8,420 sf of ground floor commercial space and 19 auto parking spaces. The height of the building will be not exceed 57'10" feet and 1 loading berth will be provided.
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

COUNTY OF COOK
STATE OF ILLINOIS

Guacolda Reyes, Chief Real Estate Development officer, 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
28 day of February, 2024.


Notary Public



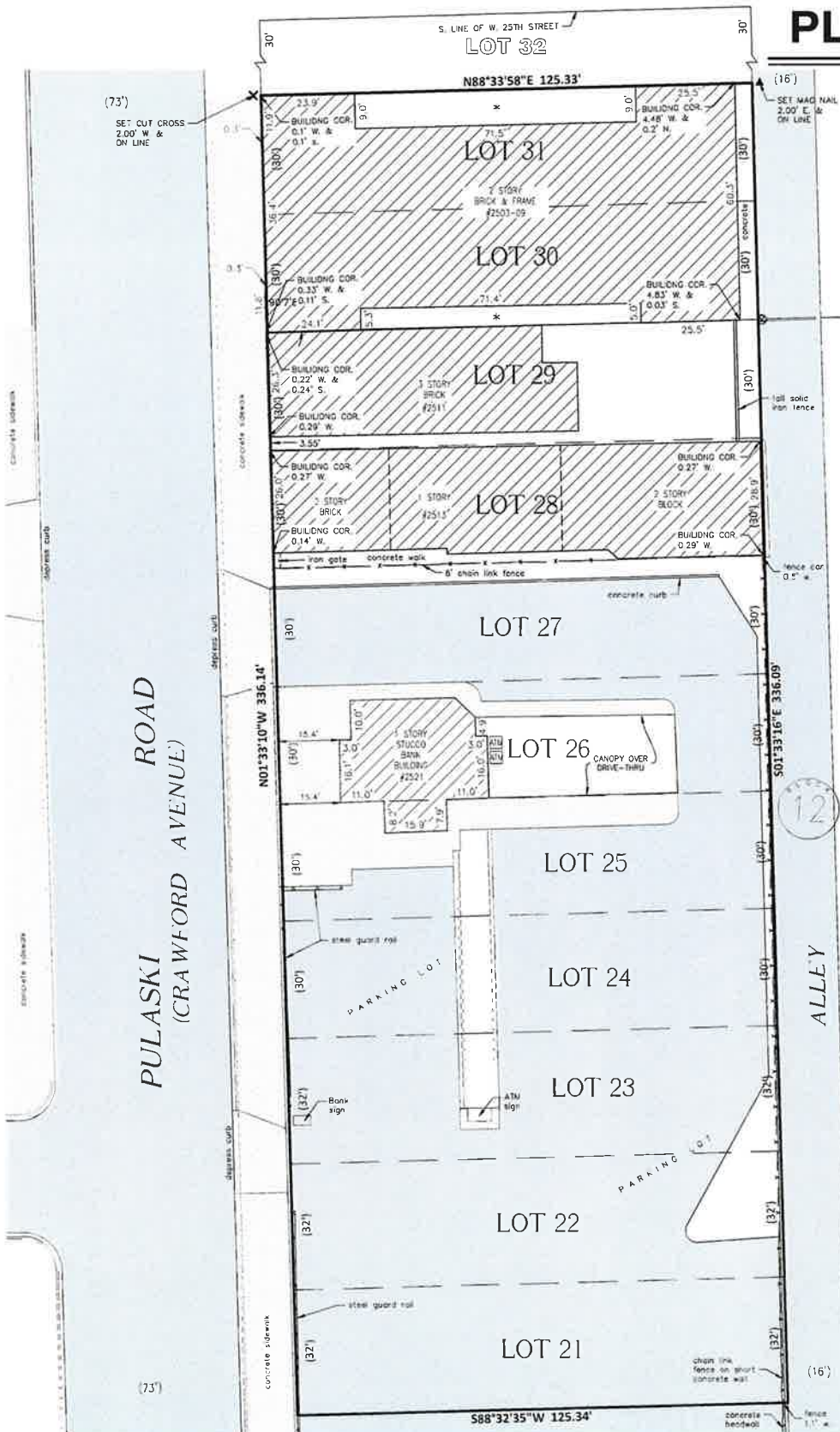
For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PLAT OF SURVEY



LEGAL DESCRIPTION

LOTS 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, AND 31, IN THE SUBDIVISION OF BLOCK 12 IN S. J. GLOVER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, IN COOK COUNTY, ILLINOIS.

SITE CONTAINS 42,126 SQ.FT.



SCALE: 1" = 20'

LEGEND

- X FOUND CUT CROSS
- X SET CUT CROSS
- ⊙ FOUND MAG NAIL
- ▲ SET MAG NAIL/RAILROAD SPIKE
- 7.77 MEASURED DATA
- (7.77) RECORDED DATA
- CONCRETE SURFACE
- ASPHALT SURFACE

I, MARK J. SCHERHOLZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 28th DAY OF FEBRUARY, A.D. 2024.

Mark J. Scherholz



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003105
LICENSE EXPIRES NOVEMBER 30, 2024

NOTE:
* - Areas not accessible at time of survey.
Information shown is from survey by JN1 dated 8/16/17

MGA² CIVIL ENGINEERING LAND SURVEYING	
M GINGERICH GEREAX & ASSOCIATES Professional Design Firm License # 184.001808 P. 815-939-4921 www.mg2a.com F. 815-939-9810 240 N. INDUSTRIAL DRIVE BRADLEY, IL 60915	
ORDERED BY	APPLIGATE & THORNE-THOMSEN
SITE ADDRESS	2521 S. PULASKI ROAD CHICAGO IL 60623
DRAFTED BY	SLM SB NA JOB NUMBER 1
FILED BY	MJB PG NA 24-072

March 5, 2024

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

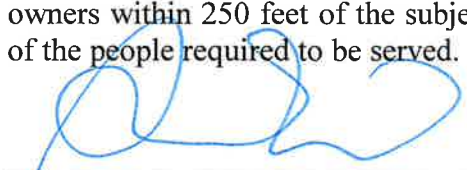
Re: 2505-2539 S. Pulaski Road, Chicago, Illinois (the "Subject Property")

The undersigned, Steven D. Friedland, 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 March 20, 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.



Steven D. Friedland
Applegate & Thorne-Thomsen
425 S. Financial Place
Suite 1900
Chicago, IL 60605

Subscribed and Sworn to before me this
March 5, 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

March 20, 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 March 20, 2024, the undersigned will file an application for a change in zoning from B3-2 Community Shopping District to B3-3 Community Shopping District on behalf of the applicant, The Resurrection Project, for the property located at 2505-2535 S. Pulaski Road, Chicago, Illinois (the "Property") and described as follows:

A line 30 feet south of and parallel to the south line of West 25th Street as measured along the east line of South Pulaski Road; the public alley next east of and parallel to South Pulaski Road; a line 366.0 feet south of and parallel to the south line of West 25th Street as measured along the east line of South Pulaski Road; South Pulaski Road.

The purpose of the zoning amendment is to permit the construction of 4-story mixed use building with up to 54 dwelling units and 19 accessory parking spaces. There will be approximately 8,433 square feet of commercial space. The maximum building height will not exceed 65 feet.

A portion of the Property (2505-2507 S. Pulaski Road) is owned by SHVF Pulaski, LLC, a North Carolina limited liability company, 301 West Main Street, Durham, NC 27701. The remainder of the of the Property (2511-2535 S. Pulaski Road) is owned by Self-Help Federal Credit Union, 301 West Main Street, Durham, NC 27701. The applicant is The Resurrection Project, an Illinois not-for-profit corporation, 1805 South Paulina Street, Chicago, IL 60608. The contact person for this application is Steven Friedland, Applegate & Thorne-Thomsen, 425 S. Financial Place, Suite 1900, Chicago, Illinois, 60605, 312-491-2207.

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,



Steven Friedland



March 4, 2024

City of Chicago
Department of Planning and Development
Room 905, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Zoning Application
2505-2535 S. Pulaski Road, Chicago, Illinois (the "Subject Property")**

To whom it may concern:

SHVF Pulaski, LLC, a North Carolina limited liability company (the "Owner") is the owner of 2505-2507 S. Pulaski Road which is a portion of the Subject Property. The Owner hereby authorizes The Resurrection Project, an Illinois not-for-profit corporation, to file for all necessary zoning approvals, including but not limited to a rezoning application with the City of Chicago.

Sincerely,

Name: Dan Levine

Title: President



March 4, 2024

City of Chicago
Department of Planning and Development
Room 905, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Zoning Application
2505-2535 S. Pulaski Road, Chicago, Illinois (the "Subject Property")**

To whom it may concern:

Self-Help Federal Credit Union (the "Owner") is the owner of 2509-2535 S. Pulaski Road which is a portion of the Subject Property. The Owner hereby authorizes The Resurrection Project, an Illinois not-for-profit corporation, to file for all necessary zoning approvals, including but not limited to a rezoning application with the City of Chicago.

Sincerely,

Name: Tucker Bartlett
Title: Vice President