

#22322
INTRO DATE
DEC. 13, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

717-739 S Clark, Chicago, IL 60606

2. Ward Number that property is located in: 4th Ward

3. APPLICANT 739 S. Clark Holdings, LLC

ADDRESS 739 S Clark, 3rd Floor

CITY Chicago STATE IL ZIP CODE 60605

PHONE 312.376.2020 EMAIL cmk@cmkdev.com

CONTACT PERSON Colin Kihnke

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 applicant to proceed.

OWNER Same as above

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 Katie Jahnke Dale - DLA Piper LLP (US)

ADDRESS 444 West Lake Street, Suite 900

CITY Chicago STATE IL ZIP CODE 60601

PHONE (312) 368-4000 FAX (312) 251-2856

EMAIL katie.dale@dlapiper.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:
See attached Economic Disclosure Statements.
-
-
7. On what date did the owner acquire legal title to the subject property? Dec 2017
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District DX-12 Downtown Mixed-Use District
Proposed Zoning District DX-16 Downtown Mixed-Use District
10. Lot size in square feet (or dimensions) 30,776 sf
11. Current Use of the Property Residential; Commercial
12. Reason for rezoning the property To allow the conversion of commercial space to residential
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)
- The Applicant requests a rezoning of the subject property from the DX-12 Downtown Mixed-Use District to the DX-16 Downtown Mixed-Use District to allow for the conversion of approximately 60,000 square feet of commercial space in a 349-unit residential building to up to 68 additional residential units (total 417 units) consisting of 75% efficiencies and 25% dwelling units. No new parking will be constructed and the overall FAR will be 12.15.
14. The Affordable Requirements Ordinance (ARO) that 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 X NO _____

COUNTY OF COOK
STATE OF ILLINOIS

Colin Kihnke, authorized signatory of 739 S. Clark Holdings, LLC, 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 November, 2023.

Natalie Munoz
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



DLA Piper LLP (US)
444 W. Lake Street, Suite 900
Chicago, Illinois 60606-0089
www.dlapiper.com

Katie Jahnke Dale
Katie.Dale@us.dlapiper.com
T 312.368.2153

November 29, 2023

The Acting Chair Lawson
City of Chicago Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Application for Zoning Map Amendment
717-739 S Clark, Chicago, IL 60605**

Dear Acting Chair Lawson:

The undersigned, Katie Jahnke Dale, an attorney with the law firm of DLA Piper LLP (US), which firm represents 739 S. Clark Holdings, LLC, the applicant for an amendment to the Chicago Zoning Ordinance, certifies that they have complied with the requirements for 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 of 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; a statement that the applicant intends to file the application for change in zoning on approximately December 13, 2023, and a source for additional information on the application.

The undersigned certifies that they have 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.

Very truly yours,

DLA Piper LLP (US)

Katie Jahnke Dale

Subscribed and sworn to before me
This ^{29th} day of November, 2023.

Notary Public



DLA Piper LLP (US)
444 West Lake Street, Suite
900 Chicago, Illinois 60606
www.dlapiper.com

Katie Jahnke Dale
Katie.Dale@us.dlapiper.com
T 312.368.2153

December 13, 2023

FIRST CLASS MAIL

Dear Sir or Madam:

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 December 13, 2023, the undersigned, on behalf of 739 S. Clark Holdings, LLC (the "Applicant"), intends to file an application to re-zone the property located at 717-739 S. Clark, Chicago, IL 60630, from the DX-12 Downtown Mixed-Use District to the DX-16 Downtown Mixed-Use District. A map of the development site is printed on the reverse side of this letter.

The development site is currently occupied by a commercial building. The Applicant requests a rezoning of the subject property from the DX-12 Downtown Mixed-Use District to the DX-16 Downtown Mixed-Use District to allow for the conversion of approximately 60,000 square feet of commercial space in a 349-unit residential building to up to 68 additional residential units (total 417 units). No new parking will be constructed and the overall FAR will be 12.15.

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.

I am an authorized representative of the Applicant and my address is 444 West Lake Street, Suite 900, Chicago, IL 60606. The Applicant is the property owner and its address is 739 S Clark, 3rd Floor., Chicago, IL 60605.

Please contact me at 312-368-2153 with questions or to obtain additional information.

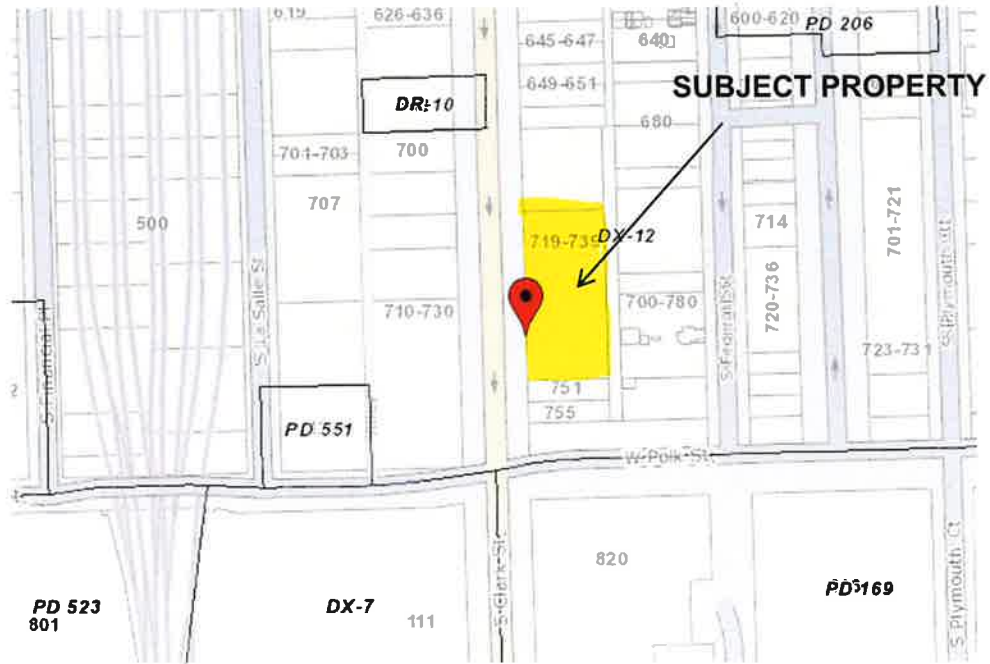
Very truly yours,

DLA Piper LLP (US)

A handwritten signature in blue ink that reads 'Katie Jahnke Dale'.

Katie Jahnke Dale

MAP:



PINS: 17-16-405-011-0000; 17-16-405-040-0000; 17-16-405-042-0000