

#22381
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:
6529-6533 S Stewart Ave Chicago, IL

2. Ward Number that property is located in: 06

3. APPLICANT Grow Greater Englewood NFP

ADDRESS 6533 S Stewart Ave CITY Chicago

STATE IL ZIP CODE 60621 PHONE _____

EMAIL ggedevelopment@growgreater.org CONTACT PERSON Lawrence A. Seals, Jr.

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 Renee Hatcher

ADDRESS 4313 S Berkeley Ave

CITY Chicago STATE IL ZIP CODE 60653

PHONE (219) 614-7408 FAX _____ EMAIL renee.camille.hatcher@gmail.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.
The applicant is a Not-For-Profit Corporation registered in the state of Illinois.

Therefore, the nonprofit corporation has no owners, however the board of directors includes: Atara Young, Christal Tarver, Pastor Julius Washington, Dr. Angela Odoms-Young, Dr. Erika Allen, Cecile DeMello, Keith Harris, Benjamin Helphand, Margot Pritzker and Lawrence A. Seals, Jr.

7. On what date did the owner acquire legal title to the subject property? February 1, 2022

8. Has the present owner previously rezoned this property? If yes, when?
No.

9. Present Zoning District RT-4 Proposed Zoning District C1-1

10. Lot size in square feet (or dimensions) 44,854'20" square feet (survey and plans attached)

11. Current Use of the property existing 3-story school facility with basement

12. Reason for rezoning the property to establish following use in the building: community center, offices, accessory uses, and Restaurant with shared kitchen.

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)

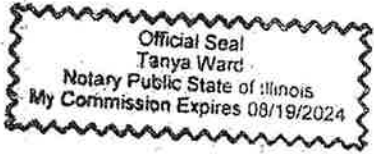
Location will provide a community center and resiliency hub with approximately 30,331 sq. ft. of commercial space, restaurant with shared kitchen, workforce development training space, and community garden. 27 parking spaces; no residential use; 832 sq ft lobby new addition, no other changes to 3-story structure.

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

Lawrence A. Seals, Jr. 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.



L.A. Seals, Jr.
Signature of Applicant

Subscribed and Sworn to before me this
2 day of JANUARY, 2024.

Tanya Ward
Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

Date: March 6, 2024

Committee on Zoning
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

The undersigned, Lawrence A. Seals, Jr., 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 March 20, 2024.

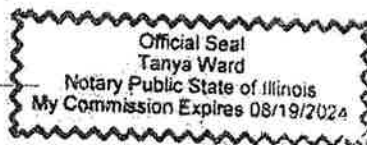
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject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

L.A. Seals, Jr.

Signature

Subscribed and Sworn to before me this

2 day of JANUARY, 2024



Tanya Ward
Notary Public

Grow Greater Englewood
6533 S Stewart Ave
Chicago, IL 60621

March 6, 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 RT-4, Residential Two-Flat, Townhouse, and Residential Multi-Unit District to C1-1, Neighborhood Commercial District, on behalf of the applicant and owner, Grow Greater Englewood NFP, for the property located 6529-33 S Stewart Ave Chicago, IL 60621.

The applicant intends to use the subject property for a community resiliency center, office space, workforce development training, and a restaurant with shared kitchen facilities, within the existing 3-story building and 27 on-site parking spaces will be provided.

The applicant and owner, Grow Greater Englewood NFP is located at 6533 S Stewart Ave Chicago, IL 60621. The contact person for this application is Renee Hatcher, Attorney, renee.camille.hatcher@gmail.com, 4313 S Berkeley Ave. Chicago, IL 60653,(219) 614-7408.

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,



Renee Hatcher,
Attorney for Grow Greater Englewood, NFP