

#22374  
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:  
303 W. Division St. / 1140 N. Wells St. / 202 W. Hill St.

2. Ward Number that property is located in: 27

3. APPLICANT Onni Atrium Development No. 1 Limited Partnership  
ADDRESS 200-5055 N 32nd Street CITY Phoenix  
STATE AZ ZIP CODE 85018 PHONE 312.485.6941  
EMAIL ppurewal@onni.com CONTACT PERSON Paul Purewal

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 Edward J. Kus / Taft Stettinius & Hollister LLP  
ADDRESS 111 East Wacker Drive - Suite 2600  
CITY Chicago STATE Illinois ZIP CODE 60601  
PHONE 312.836.4080 FAX 312.966.8488 EMAIL ekus@taftlaw.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: \_\_\_\_\_  
**See attached EDS forms**  
 \_\_\_\_\_
7. On what date did the owner acquire legal title to the subject property? 2012
8. Has the present owner previously rezoned this property? If yes, when? Yes - 9/18/2019
9. Present Zoning District: PD 136, as amended Proposed Zoning District: PD 136, as amended
10. Lot size in square feet (or dimensions): 313,379 square feet (7.19 acres) (Subarea A)
11. Current Use of the Property: Subarea A is a mixed-use development with four buildings containing 1,500 dwelling units and 1,007 parking spaces; retail; office; and grocery store.
12. Reason for rezoning the property: To add "medical service" and "animal services" as permitted uses in Subarea A.
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): No change to the existing four buildings which cumulatively contain 1,500 dwelling units and 1,007 parking spaces; retail; office; and grocery store in Subarea A.
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)

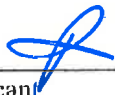
**Administrative Adjustment 17-13-1003:** \_\_\_\_\_  
 N/A

**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. \_\_\_\_\_  
 N/A

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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES  NO

COUNTY OF COOK  
STATE OF ILLINOIS

Paul Purewal, 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  
29th day of February, 2024.

Athena Ramsaran

Notary Public



\_\_\_\_\_  
**For Office Use Only**

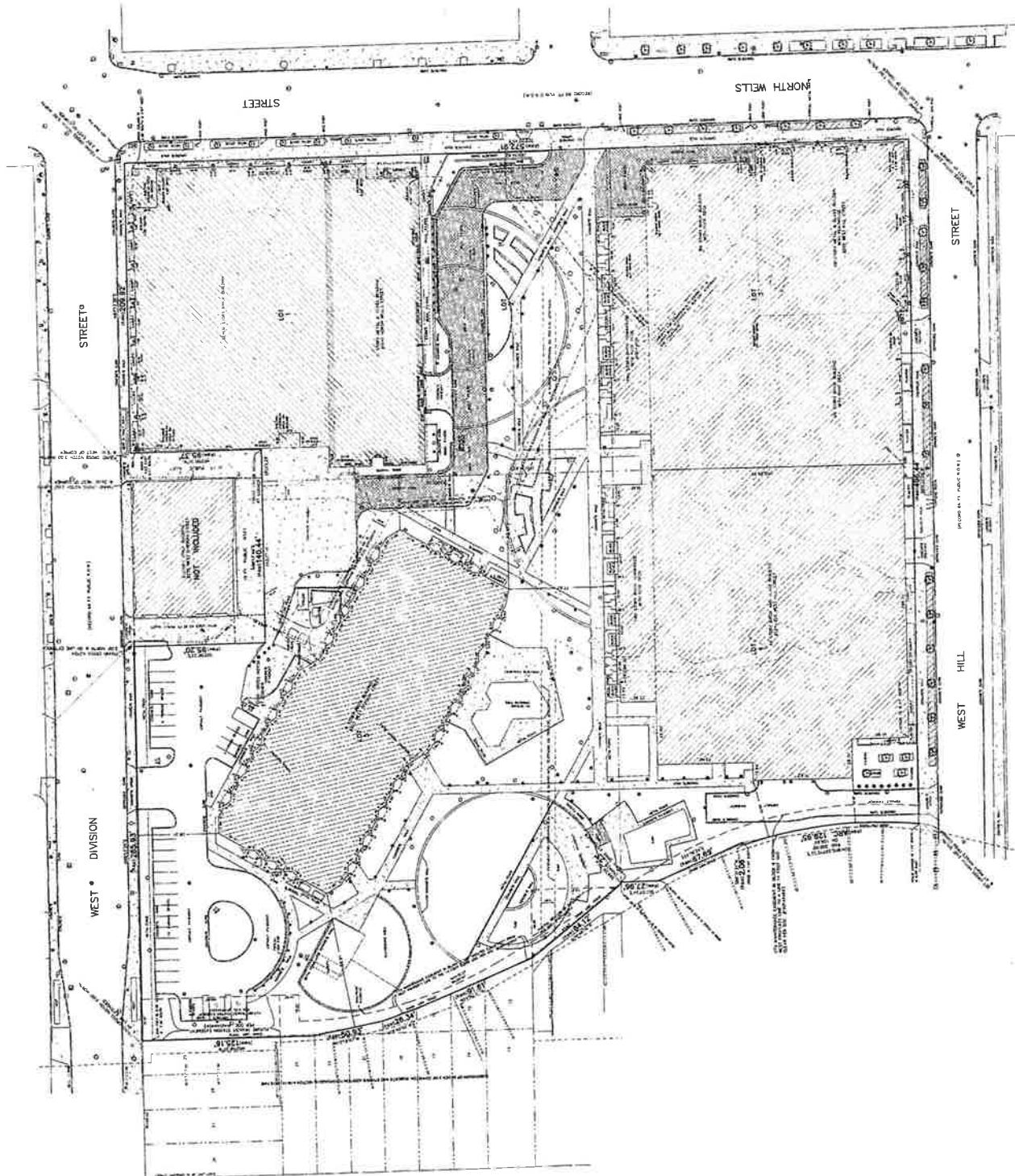
Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

**Plot of Survey**  
 SHALL BE A PART OF THE RECORD MAPS AND RECORDS OF THE MASSACHUSETTS DEPARTMENT OF REVENUE AND TAXATION, AND SHALL BE SUBJECT TO THE PUBLIC RECORDS ACT, CHAPTER 94C, SECTION 12B, AND THE PUBLIC ACCESS TO RECORDS ACT, CHAPTER 94C, SECTION 12C. THIS DOCUMENT IS THE PROPERTY OF GREMLEY & BIEDERMANN, SURVEYORS, AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GREMLEY & BIEDERMANN, SURVEYORS.

STATE OF MASSACHUSETTS  
 COUNTY OF WORCESTER  
 BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.  
 My commission expires \_\_\_\_\_.



**LEGEND**

- Existing Boundary
- Proposed Boundary
- Easement
- Right-of-Way
- Utility
- Other



**GREMLEY & BIEDERMANN**  
 Surveyors  
 PLLC  
 100 West 10th Street, Suite 1000  
 Amesbury, MA 01921  
 Phone: 978-253-1100  
 Fax: 978-253-1101  
 Email: info@gremleyandbiedermann.com

2024-31890-001

Honorable Bennett Lawson  
Interim Chairman  
Committee on Zoning, Landmarks and  
Building Standards  
121 North LaSalle Street  
Room 304, City Hall  
Chicago, Illinois 60602

Honorable Laura Flores  
Chair  
Chicago Plan Commission  
121 North LaSalle Street  
Room 1000, City Hall  
Chicago, Illinois 60602

RE: 303 West Division • 1140 North Wells • 202 West Hill

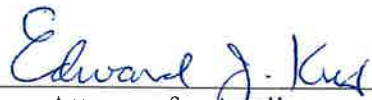
The undersigned, being first duly sworn on oath, deposes and states the following:

The undersigned certifies that the notice requirements of Section 17-13-0107 of the Chicago Zoning Ordinance were complied with by causing written notice to be sent by first class mail, to such property owners who appear to be the owners of all property within the lot lines of the subject property and within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, streets, alleys and other public ways.

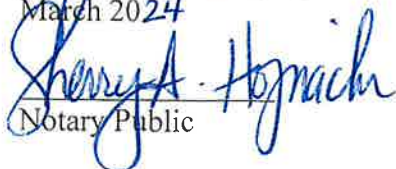
The undersigned certifies that the notice contained the address of the property which is the subject of the application; a statement of the intended use of the property; the name and address of the applicant; and a statement that the applicant intends to file an application for a Zoning Amendment on or about 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-A 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 who were notified.



  
\_\_\_\_\_  
Attorney for Applicant

Subscribed and sworn to  
before me this 5<sup>th</sup> day of  
March 2024

  
\_\_\_\_\_  
Notary Public

March 15, 2024

Dear Sir or Madam:

In compliance with the notice requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, please be informed that on or about March 20, 2024, an application for an Amendment to the Chicago Zoning Ordinance will be filed on behalf of the Applicant, Onni Atrium Development No. 1 Limited Partnership, for the property commonly known as 303 West Division • 1140 North Wells • 202 West Hill Street.

The application seeks a change in zoning from Planned Development No. 136, to the designation of Planned Development No. 136, as amended. The proposed amendment affects Subarea A only. The sole purpose of the amendment is to add “medical service” and “animal services” as permitted uses in Subarea A. There will be no new construction or changes to the existing complex.

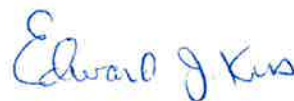
The contact information for the Applicant is as follows: Onni Atrium Development No. 1 Limited Partnership, 200-5055 N 32<sup>nd</sup> Street, Phoenix, AZ 85018. The property is owned by the Applicant.

Please note that your property is not being rezoned. The Applicant is required by law to send this notice to you because the Cook County Assessor’s records indicate you own property within 250 feet of the development site.

Questions about this notice may be directed to the Applicant’s attorney, Edward J. Kus, at 312.836.4080, at Taft Stettinius & Hollister LLP, 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601.

Very truly yours,

Taft Stettinius & Hollister, LLP



Edward J. Kus