#22547-TI
INTRO DATE
SEPT 18, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE
Amended Application
Original Application filed December 14, 2022 as application 22044

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

6301 S. Western Avenue

2. Ward Number that property is located in: 16th

3. APPLICANT SWOP 6301, LLC

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

EMAIL hmeyer@swopchicago.org CONTACT PERSON Harry Meyer

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 Private Holdings II, Inc.

ADDRESS 180 N. Michigan CITY Chicago

STATE IL ZIP CODE 60601 PHONE

EMAIL CONTACT PERSON Scott Siegel

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Steve Friedland, 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: Southwest Organizing Project

7. On what date did the owner acquire legal title to the subject property? 9-6-2012

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

9. Present Zoning District: B1-2 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): 13,635 sf

11. Current Use of the Property: vacant mixed-use apartment building

12. Reason for rezoning the property: to demolish the existing building and build a new five-story, 65 foot tall mixed-use building with 44 affordable 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): Applicant proposes to demolish the existing building and build a new five story, 65 foot tall, mixed-use building with 11 surface parking spaces. The building will have approximately 2,250 sf of ground floor commercial space. All units will be affordable. The project will qualify for a reduction of MLA per 17-3-402-B and increase in FAR per 17-3-0403-B.

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.** (a) a variation to reduce the rear yard from 30 feet to 4 feet in accordance with Section 17-13-1101-B and (b) a variation for a reduction in ground floor commercial space from 2,700 sf to 2,250 sf in accordance with Sections 17-13-1101-A and 17-13-1003-X.

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

Jeff Bartow, 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
Executive Director of Southwest Organizing Project, sole member of Applicant

Subscribed and Sworn to before me this 4th day of September, 2024.

Notary Public

OFFICIAL SEAL
RUBY RODRIGUEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/15/2027

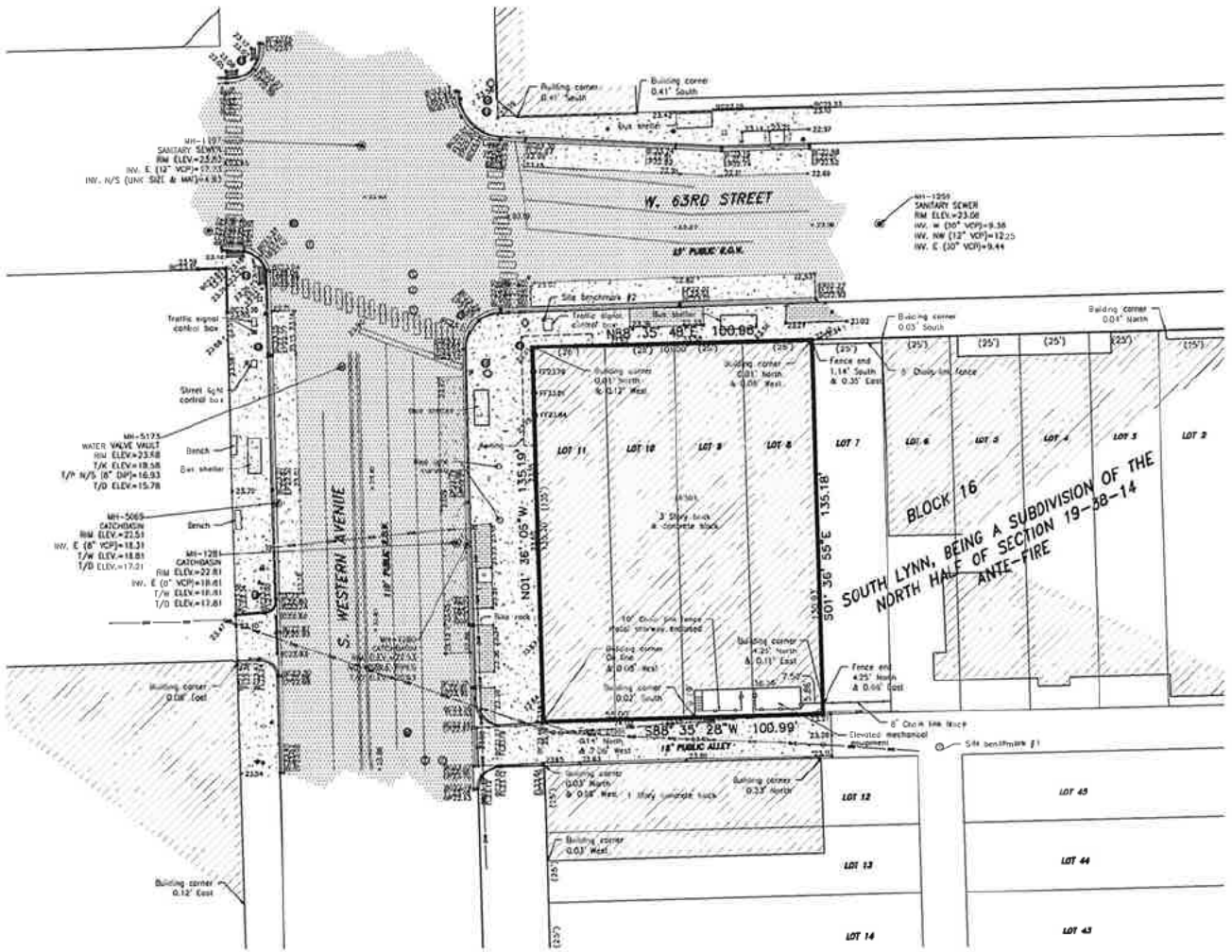
For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PLAT OF SURVEY



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

LEGEND AND ABBREVIATIONS:

- PROPERTY LINE
- BUILDING
- CONCRETE
- ASPHALT
- GRAVEL
- DEPRESSED CURB
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- GUARDRAIL
- FOUND PK NAIL
- FOUND REBAR
- SET IRON ROD/PIPE
- SET MAG NAIL
- SET/FOUND CUT CROSS
- COMBINATION SEWER
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- COMMUNICATION LINE
- TELEPHONE LINE
- AT&T LINE
- OVERHEAD WIRE LINE
- COMED ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- BC17.09 BACK OF CURB ELEVATION
- FL17.68 FLOW LINE ELEVATION
- EP17.23 EDGE OF PAVEMENT ELEVATION
- FF17.38 FINISH FLOOR ELEVATION
- MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CURB INLET
- CATCH BASIN
- AREA DRAIN
- UTILITY POLE
- POWER POLE W/LIGHT
- POWER POLE W/TRANSFORMER
- LIGHT POLE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- ELECTRIC METER
- BUFFALO BOX
- WATER VALVE
- TREE-DECIDUOUS
- TREE-EVERGREEN
- BUSH
- POST
- SIGN
- BOLLARD
- SPRINKLER
- CLEANOUT

CITY OF CHICAGO BENCHMARK NUMBER 357

8.3' West of East line of S. Claremont Avenue
78' South of South line of W. 63rd Street
Elevation = 22.08'

Site Benchmark #1
Chiseled "X" on the south side of telephone manhole rim at intersection of 1st alley south of W. 63rd Street and alley east of S. Western Avenue

Elevation = 23.20'

Site Benchmark #2
Box cut on northeast corner of traffic signal control box at southeast corner of W 63rd Street & S. Western Avenue

Elevation = 24.80'

I FURTHER STATE that the accompanying plat is a scaled representation of the physical situation which I found in the field and shows the location of visible evidence of utilities which I found at the time of my survey of these premises, and underground based on supplied plans. No attempt has been made as part of this survey to excavate, uncover or expose those facilities to field check the existence, size, depth, condition, capacity or exact location of those facilities. For more information concerning those utilities, please contact the appropriate public agencies or utility company.

General Notes:

1. All dimensions are given in feet and decimal parts thereof.
2. All bearings and distances are based on Illinois State Plane Coordinate System, East Zone, NAD83 (2011 adjustment), GPS derived.
3. All elevations shown are referenced to City of Chicago (C.C.D.) datum.
4. No dimensions shall be derived from scale measurement.
5. Legal description shown hereon can found be in Special Warranty Deed recorded September 8, 2012 as document 1225041096.

LEGAL DESCRIPTION

Lots 8, 9, 10, and 11 in Block 16 in South Lynne, a Subdivision of the North half of Section 19, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Containing 13,650 square feet, or 0.313 acres, more or less.

STATE OF ILLINOIS
COUNTY OF COOK

This is to certify that I, Thomas E. Baumgartner, an Illinois Professional Land Surveyor, have surveyed the property described in the caption above, and that this Professional service conforms to the current Illinois Minimum Standards for a Boundary & Topographic Survey.

Given under my hand and seal in Chicago, Illinois, this 3rd day of September, 2024.

THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 3147
LICENSE EXPIRATION 11-30-2024

Field work completed November 9, 2022.
Updated September 3, 2024

THOMAS E. BAUMGARTNER 35-3147 CHICAGO

ILLINOIS PROFESSIONAL LAND SURVEYOR

STATE OF ILLINOIS

NOTE: TERRA ENGINEERING does not guarantee the accuracy of this survey unless it contains an original embossed seal and signature.

#	Date	Description
1	11-11-22	Issued
2	9-3-24	Updated

TERRA ENGINEERING LTD.
225 W. Ohio Street, 4th Floor, Chicago, IL 60654
TEL: (312) 467-0123
FAX: (312) 467-0220
www.terraengineering.com
ILLINOIS PROFESSIONAL DESIGN FIRM 184-003610

Project Location: THOMAS S. WESTERN AVENUE
PROJECT #: 12422 CHICAGO, IL 60632
DRAWN BY: MAW
CHECKED BY: LAG
APPROVED BY: TEB
CLIENT: 035-095

IRONSHORE DEVELOPMENT
1603 ORRINGTON AVE.
SUITE 450
EVANSTON, IL 60201

1 of 1

Sep 04, 2024 - 8:27am

August 29, 2024

Committee on Zoning, Landmarks and Building Standards
121 N LaSalle St, Room 304
Chicago, IL 60602

Re: Owner's Consent to file Zoning Change Map Amendment
Property: 6301 S. Western Avenue
Applicant: SWOP 6301, LLC

To whom it may concern:

This letter serves to inform you that Private Holdings II, Inc. owns the above referenced property, and consents to SWOP 6301, LLC filing a Zoning Amendment application to rezone the property from a B1-2 to B2-5 to support the development of a new 44-unit apartment building.

Sincerely,

Name: Ilir Iskali

September 4, 2024

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

Re: 6301 S. Western Avenue ("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 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 to 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 September 18, 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
September 4, 2024.

Notary Public

OFFICIAL SEAL
JULIAN A GONZALEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 08/10/2026

1159163.2

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

September 18, 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 September 18, 2024, the undersigned will file an application for a change in zoning from B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District, on behalf of SWOP 6301, LLC, for the property located at 6301 S. Western Avenue, Chicago, Illinois and described as follows:

> West 63rd Street; a line 100.96 feet east of and parallel to the east line of South Western Avenue as measured along the south line of West 63rd Street; the public alley next south of West 63rd Street; South Western Avenue.

The purpose of the zoning amendment is to demolish the existing building and construct a new five story, 44-unit apartment building with eleven (11) parking spaces with commercial space on the first floor. The height of the new building will be 65 feet. The project is transit served because of its proximity to 63rd Street. Also, all of the apartments will be tax credit, affordable units. The applicant is seeking the following relief or bonuses: (i) a reduction in the rear yard from 30 feet to 4 feet in accordance with Section 17-13-1101-B; (ii) a reduction in ground floor commercial space from 2,727 square feet to 2,182 square feet in accordance with Sections 17-13-1101-A and 17-13-1003-X; (iii) a reduction in minimum lot area per dwelling unit for Transit-Served Locations meeting 50% of the ARO requirement on-site as permitted in accordance with Section 17-3-402-B; (iv) an increase in the maximum FAR for Transit-Served Locations meeting 100% of the ARO requirement on site in accordance with Section 17-3-0403-B; and (v) an increase in maximum building height for Transit-Served Locations meeting 50% of the ARO requirement on-site permitted in accordance with Section 17-3-408-B.

The property is owned by Private Holdings II, Inc., 180 N. Michigan Ave., Suite 900, Chicago, Illinois, 60601. The applicant, SWOP 6301, LLC, an Illinois limited liability company, is located at 2558 W. 63rd Street, Chicago, Illinois, 60629. 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