#23046
INTRO DATE
APRIL 15, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

3301-15 S. Justine Street

2. Ward Number that property is located in: 12

3. APPLICANT 3303 S Justine LLC

ADDRESS [redacted] CITY [redacted]

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

EMAIL sharon.wong@c21ra.com CONTACT PERSON Sharon Wong

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 Same as Applicant

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 Tyler Manic

ADDRESS 70 W. Madison St., Suite 5400

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-345-5776 FAX _____ EMAIL tmanic@schainbanks.com/abyarm@schainbanks.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: Kin Kuong Chong, Zhao Jia Chong, Zhen Hua Xue

7. On what date did the owner acquire legal title to the subject property? 08/27/2020

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

9. Present Zoning District: M2-1 Proposed Zoning District: C2-3 to Res. Bus. PD.

10. Lot size in square feet (or dimensions): 216,825 SQ. FT.

11. Current Use of the Property: Vacant industrial warehouse

12. Reason for rezoning the property: The applicant seeks to establish a mixed-use planned development that includes one commercial building, two residential buildings, and nine town homes.

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): The applicant seeks to construct (1) a one-story retail building containing 14,300 square feet of commercial space and an outdoor plaza, (2) 4-5 story residential building with 72 dwelling units; and (3) a 9-story residential building with 142 dwelling units. The development will have 180 parking stalls. The building heights will be (1) 12 ft 6 in; (2) 56 ft; and (3) 92 ft 2 in. The town homes will be 28 ft 6 in.

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

ZHAO JIA CHONG, 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
20th day of Feb, 2026.

Notary Public

Official Seal
MINSI MA
Notary Public, State of Illinois
Commission No. 986834
My Commission Expires February 8, 2028

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

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

April 1, 2026

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

The undersigned, Tyler Manic, 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 April 15, 2026.

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.

Signature

Subscribed and Sworn to before me this
1 day of April, 2026
Marcia Metzen

Notary Public

Commission Expires: 8/1/28

OFFICIAL SEAL
MARCIA METZEN
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 0994559
My Commission Expires August 01, 2028

SCHAIN BANKS
SCHAIN BANKS KENNY & SCHWARTZ LTD

70 W. Madison Street
Suite 5400
Chicago, IL 60602
Main (312) 345-5700
Fax (312) 345-5701
www.schainbanks.com

April 15, 2026

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about April 15, 2026 the undersigned, will file an application on behalf of the Applicant, 3303 S Justine LLC, for a change in zoning for the property located at 3301-15 S. Justine Street from a M2-1 Light Industry District to a C2-3 Motor Vehicle-Related Commercial District.

The Applicant seeks to rezone the subject property from M2-1 to C2-3 then to a Residential-Business Planned Development to construct three separate buildings and 9 townhouses for total of 223 units (214 apartments and 9 town homes). The development will provide 180 parking stalls. The development will include: (1) a one-story retail building containing 14,300 square feet of commercial space with an outdoor plaza; (2) a 4-5 story residential building containing 72 dwelling units; (3) a 9-story residential building containing 142 dwelling units; and (4) by two townhouse buildings containing a total of nine townhouses units utilizing a compatible low-scale residential building typology. Additionally, the lot will include a generous 50+ foot landscape buffer on the east and south sides with a bike path connecting the development with the surrounding area.

The Applicant of the Zoning Amendment and the owner of the subject property is 3303 S Justine LLC and whose contact information is as follows: Address: [redacted] and phone number: [redacted]

I am the duly authorized attorney for the applicant. My address is 70 West Madison, Suite 5400, Chicago, Illinois 60602. My telephone number is 312-345-5706.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

Very truly yours,

Tyler Manic
Attorney for Applicant
and Owner

ALTA/NSPS LAND TITLE SURVEY

PARCEL 1:
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

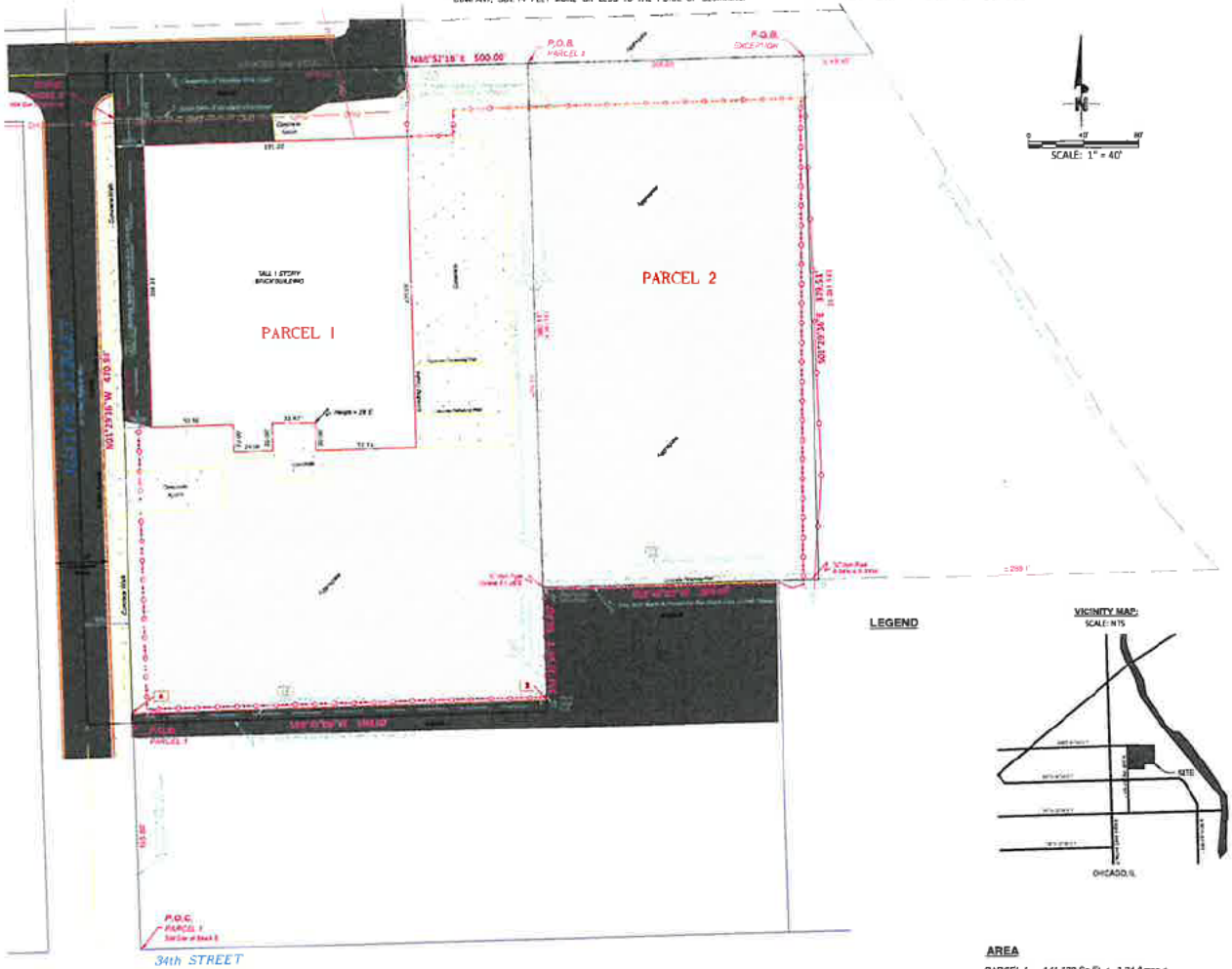
COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 5 IN THE SUBDIVISION FOR PURPOSES OF PARTITION OF LOTS 31 AND 32 IN THE ASSESSOR'S DIVISION OF PART OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE NORTH ALONG THE WEST LINE OF BLOCK 5 WHICH LINE IS ALSO THE EAST LINE OF SOUTH JUSTINE STREET, FORMERLY CHARLTON AVENUE, 66 FEET WIDE 165 FEET TO THE PLACE OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE NORTH ALONG THE SAID WEST LINE OF BLOCK 5, 471 FEET 10 1/8 INCHES MORE OR LESS TO THE CENTER LINE OF VACATED WEST 33RD STREET 66 FEET WIDE, THENCE EAST ALONG THE CENTER LINE OF VACATED WEST 33RD STREET 300 FEET TO A POINT, THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID BLOCK 5 TO A POINT WHICH IS 165 FEET NORTH OF THE NORTH LINE OF WEST 34TH STREET, THENCE WEST ALONG A LINE 165 FEET DISTANT FROM AND PARALLEL TO THE NORTH LINE OF WEST 34TH STREET, 300 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 5 IN THE SUBDIVISION FOR PURPOSES OF PARTITION OF LOTS 31 AND 32 IN THE ASSESSORS DIVISION OF PART OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE NORTHERLY ALONG THE WEST LINE OF SAID BLOCK 5 EXTENDED NORTHERLY A DISTANCE OF 33 FEET TO A POINT IN THE CENTER LINE OF VACATED WEST 33RD STREET (66 FEET WIDE) THENCE EASTERLY ALONG THE CENTER LINE OF VACATED WEST 33RD STREET 300 FEET TO A POINT WHICH POINT IS THE PLACE OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE EASTERLY ALONG THE SAID CENTER LINE OF VACATED WEST 33RD STREET, 249.45 FEET MORE OR LESS TO THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO JUNCTION RAILWAY COMPANY AS CONVEYED BY ILLINOIS STEEL COMPANY TO THE CHICAGO JUNCTION RAILWAY COMPANY BY DEED DATED JANUARY 30, 1943 AND RECORDED ON FEBRUARY 17, 1943 AS DOCUMENT 13031987, THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO JUNCTION RAILROAD COMPANY TO A POINT WHICH IS 255 FEET (MEASURED AT RIGHT ANGLES) NORTH OF THE NORTH LINE OF WEST 34TH STREET, THENCE WESTERLY ALONG A STRAIGHT LINE WHICH IS 255 FEET DISTANT FROM AND PARALLEL WITH THE NORTH LINE OF WEST 34TH STREET, 489.1 FEET MORE OR LESS TO A POINT IN THE EAST PROPERTY LINE OF THE TRAILMOBILE COMPANY AS CONVEYED BY ILLINOIS STEEL COMPANY TO THE TRAILMOBILE COMPANY BY DEED DATED MAY 15, 1945 AND RECORDED ON MAY 16, 1945 AS DOCUMENT 13508505, THENCE NORTHERLY ALONG SAID EAST PROPERTY LINE OF THE TRAILMOBILE COMPANY, 381.14 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

EXCEPTING FROM SAID PARCEL 2:
A TRACT DESCRIBED AS FOLLOWS: A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 5 IN THE SUBDIVISION FOR PURPOSES OF PARTITION OF LOTS 31 AND 32 IN THE ASSESSOR'S DIVISION OF PART OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE NORTHERLY ALONG THE WEST LINE OF SAID BLOCK 5 EXTENDED NORTHERLY A DISTANCE OF 33 FEET TO A POINT IN THE CENTER LINE OF VACATED WEST 33RD STREET (66 FEET WIDE) THENCE EASTERLY ALONG THE CENTER LINE OF VACATED WEST 33RD STREET, 500 FEET TO A POINT WHICH POINT IS THE PLACE OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE EASTERLY ALONG THE SAID CENTER LINE OF VACATED WEST 33RD STREET, 49.45 FEET MORE OR LESS TO THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO JUNCTION RAILWAY COMPANY AS CONVEYED BY ILLINOIS STEEL COMPANY TO THE CHICAGO JUNCTION RAILWAY COMPANY BY DEED DATED JANUARY 30, 1943 AND RECORDED ON FEBRUARY 17, 1943 AS DOCUMENT 13031987, THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO JUNCTION RAILWAY COMPANY TO A POINT WHICH IS 255 FEET (MEASURED AT RIGHT ANGLES) NORTH OF THE NORTH LINE OF WEST 34TH STREET, THENCE WESTERLY ALONG A STRAIGHT LINE WHICH IS 255 FEET DISTANT FROM AND PARALLEL WITH NORTH LINE OF WEST 34TH STREET 289.1 FEET MORE OR LESS TO A POINT 500 FEET (AS MEASURED ALONG A LINE PARALLEL WITH THE NORTH LINE OF WEST 34TH STREET) EAST OF THE WEST LINE OF SAID BLOCK 5; THENCE NORTHERLY ALONG A STRAIGHT LINE A DISTANCE OF 381.14 FEET MORE OR LESS TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



LEGEND

VICINITY MAP:
SCALE: N.T.S.

AREA

PARCEL 1	141,130 Sq.Ft. ±	3.24 Acres ±
TRACT 2	75,962 Sq.Ft. ±	1.74 Acres ±
TOTAL:	217,092 Sq.Ft. ±	4.98 Acres ±

POSSIBLE ENCROACHMENTS

A. A possible encroachment of the West End of pavement along the South Line of Parcel 1 being approximately 6.7 feet North of said South Line

B. A possible encroachment of the East End of pavement along the South Line of Parcel 1 being approximately 8.2 feet North of said South Line

NOTES CORRESPONDING TO SCHEULE "B", PART II

No DOCUMENT SEARCH WAS PERFORMED BY THE SURVEYOR. ANY INFORMATION SUCH AS DEEDS, EASEMENTS, DEDICATIONS, UNDERLYING RESTRICTIONS AND OTHER MATTERS OF RECORD SHOWN ON THIS SURVEY IS REFERENCED FROM TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. CON1802179L27 WITH AN EFFECTIVE DATE OF MAY 1, 2020

(21) Perpetual Easement, over and across the North 33 feet of Parcels 1 and 2 for egress and ingress and utilities as reserved in two deeds from Illinois Steel Co., a corporation of Illinois to The Trailmobile Company, a corporation of Illinois recorded May 16, 1945 as Document 13508505 and recorded April 15, 1946 as Document 13781160 is plotted and shown hereon to the extent affecting subject property.

Possible easement over the South 10 feet of Parcel 1 for use as a driveway as disclosed in inspector's report is not plotted or shown hereon. (Document was not provided to the surveyor)

(23) Covenant contained in deed recorded April 15, 1946 as Document 13781160 from Illinois Steel Company to The Trailmobile Company is being plotted and shown hereon.

(24) Covenants, privileges and easements contained in the deed from Illinois Steel Company to The Trailmobile Company recorded May 16, 1945 as Document 13508505 is plotted and shown hereon.

GENERAL NOTES

1. Basis of bearing is referenced from Illinois East State Plane Coordinates on N.A.D.83 (2011 Adjustment). All measurements shown hereon are expressed in feet and decimal parts thereof.
2. Monuments found representing the property corners were held at the surveyed corner unless otherwise noted.
3. This professional service conforms to the current Illinois Minimum Standards for Boundary Survey

TABLE A ITEM NOTES

ITEMS REFERRED TO HEREON PER TABLE A – OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS FROM 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS

ITEM 1: Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or witnessed by existing monuments or witnesses in close proximity to the corner is COMPLETED

ITEM 2: Address(es) of the surveyed property as discussed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is COMPLETED

ITEM 4: Gross land area (and other areas if specified by the client) is COMPLETED

ITEM 7(a): Exterior dimensions of all buildings at ground level is COMPLETED

ITEM 7(c): Measured height of all buildings above grade at a location specified by the client, if no location is specified, the point of measurement shall be identified is COMPLETED

ITEM 8: Substantial features observed in the process of conducting the fieldwork is COMPLETED

ITEM 14: As specified by the client, distance to the nearest intersecting street is COMPLETED

SURVEYOR'S CERTIFICATE

TO: 3301 JUSTINE LLC ;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7(a), 7(c), 8, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 11, 2025

DATED _____ 2025

JONATHAN C. CROSS
ILLINOIS PROFESSIONAL LAND SURVEYOR 035.003880
LICENSE EXPIRES NOVEMBER 30, 2026

SKY RIVER CANAL DEVELOPMENT
3315 S. JUSTINE STREET,
CHICAGO, IL 60608
Client Contact: See Wang

ALTA/NSPS LAND TITLE SURVEY

PLAT REVISIONS

DATE	NO.	DESCRIPTION

MG2A — CIVIL ENGINEERING / LAND SURVEYING
M GINGERICH GEREAUX & ASSOCIATES
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com F. 815-478-9685
25820 S. GOUGAR ROAD | MANHATTAN, IL 60442

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DRAWN BY	PG
FIELDED BY	RPT
DRAFTED BY	JGS
JOB NUMBER	25-187
SHEET NO.	1 OF 1