

#22546-TT
INTRO DATE
✓ SEPT 18, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
323-335 E. 53rd St., 5300-5318 S. Calumet Ave.
2. Ward Number that property is located in: 3rd Ward
3. APPLICANT The Renaissance Collaborative, Inc.
ADDRESS [REDACTED] CITY [REDACTED]
STATE IL ZIP CODE 60653 PHONE [REDACTED]
EMAIL oeggleston@trcwabash.org CONTACT PERSON Oji Eggleston
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 City of Chicago
ADDRESS 121 N. LaSalle St., Room 1006 CITY Chicago
STATE IL ZIP CODE 60602 PHONE (312) 744-0088
EMAIL esther.sorrell@cityofchicago.org CONTACT PERSON Esther Sorrell, DOH
5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the
rezoning, please provide the following information:
ATTORNEY Richard A. Toth / Mara Georges
Georges & Synowiecki, Ltd.
ADDRESS 20 S. Clark St., Suite 400
CITY Chicago STATE IL ZIP CODE 60603
PHONE 312 726-8797 FAX 312 726-8819 EMAIL rtoth@gs-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: _____
Not applicable - the Applicant is an Illinois not-for-profit corporation.
7. On what date did the owner acquire legal title to the subject property? October 1989
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: RM5 Proposed Zoning District: RM6 (Type 1)
10. Lot size in square feet (or dimensions): Approximately 30,745 sf (per survey)
11. Current Use of the Property: Vacant land.
12. Reason for rezoning the property: To allow development of a 71 unit elderly housing building.
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): To allow development of 71 unit elderly housing building.
Approximately 24 parking spaces. No commercial space. Approximately 78'-4" feet high.
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:** _____
TSL parking reduction to 24 parking spaces, pursuant to § 17-13-1003-EE.

☒ **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.~~

Front (north) yard setback to be 0 feet. Side (west) yard setback to be 0 feet.

Side (east) yard setback to be 0 feet. Rear (south) yard setback to be 30 feet.

All setback reductions pursuant to § 17-13-1101-B.

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 ☐

(Elderly housing.)

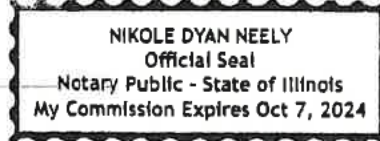
COUNTY OF COOK
STATE OF ILLINOIS

Oji Eggleston, 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
The Renaissance Collaborative
By: Oji Eggleston
Its: Executive Director

Subscribed and Sworn to before me this
1 day of July, 2024


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

LEGEND

- Storm CB
- Soil Storm Combo MH
- Water MH
- Telephone MH
- Utility Pole
- Electric MH
- Electric Light Pole
- Gas Hand Hole
- Tree - Deciduous
- Sign Post
- Monitoring Well

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation

License No. 04-00032

PROFESSIONAL LAND SURVEYORS

4335 NORTH ELSTON AVENUE, CHICAGO, IL 60630

Telephone: (773) 645-0112 Email: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

PARCEL 1:
LOTS 1, 2, 3 AND 4 IN OGDONNELLY'S SUBDIVISION OF LOTS 1 TO 3, (EXCEPT THE WEST 28 FEET THEREOF) IN BLOCK 8 OF JENKINGS' SUBDIVISION OF PART OF JENKINGS AND MOFFAT'S SUBDIVISION OF THE SOUTH 80 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 5 IN OGDONNELLY'S SUBDIVISION OF LOTS 1 TO 3, (EXCEPT THE WEST 28 FEET THEREOF) IN BLOCK 8 OF JENKINGS' SUBDIVISION OF PART OF JENKINGS AND MOFFAT'S SUBDIVISION OF THE SOUTH 80 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

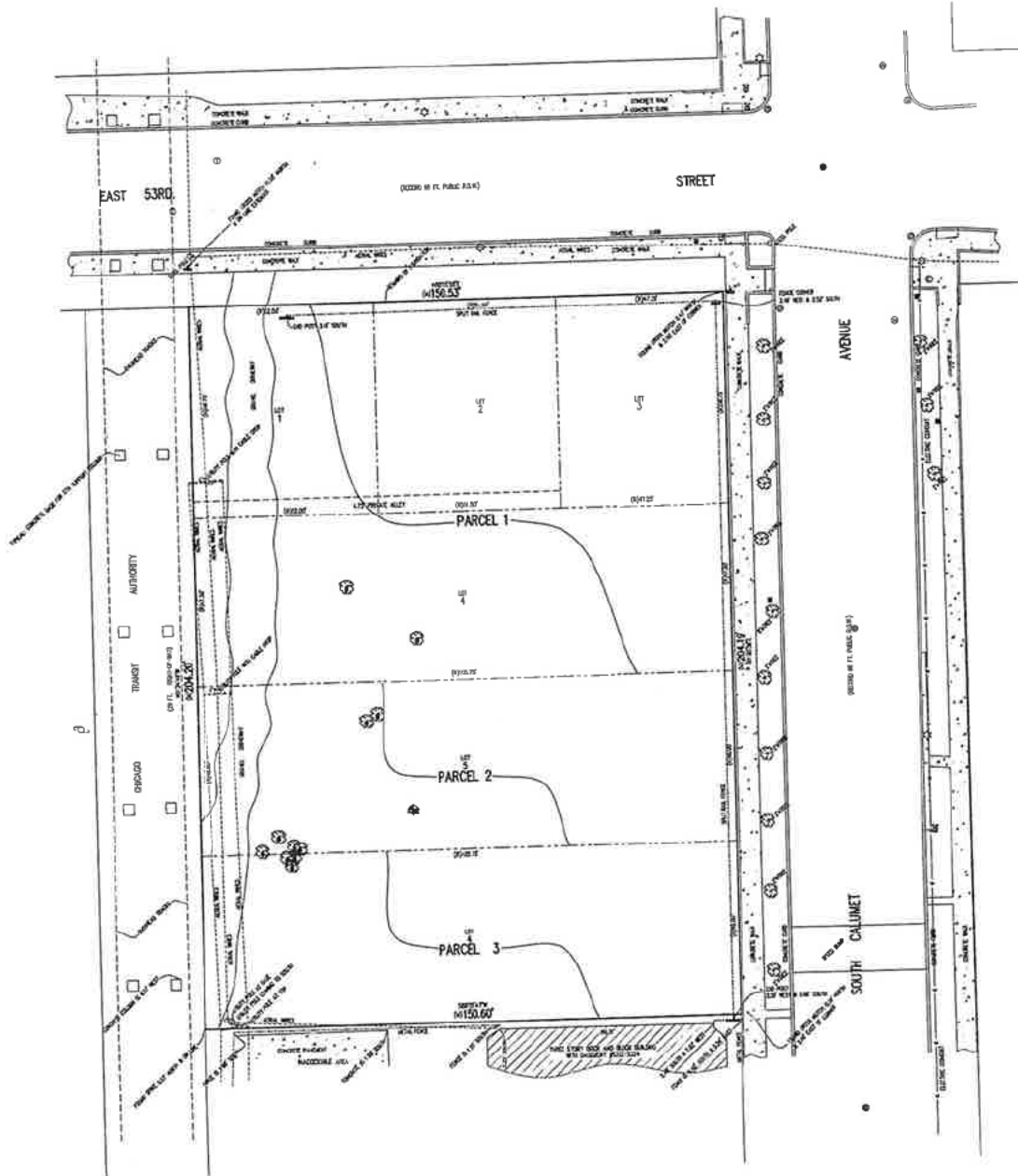
PARCEL 3:
LOT 4 IN BLOCK 5 IN JENKINGS' SUBDIVISION OF PART OF JENKINGS' AND MOFFAT'S SUBDIVISION OF THE SOUTH 80 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

CONTAINING 30.743 SQUARE FEET OR 0.705 ACRES MORE OR LESS

GRAPHIC SCALE



1" = 10'



DESIGNED BY: THE ENGINEERING FIRM ADDRESS: 1700 STATE STREET, CHICAGO, IL 60604 GREMLEY & BIEDERMANN PROFESSIONAL LAND SURVEYORS 4335 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 645-0112 Email: INFO@PLCS-SURVEY.COM		CHECKED BY: [Signature] DATE: 8/28/24 SCALE: 1" = 10' SHEET: 1 OF 1
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SURVEYORS LICENSE EXPIRES November 30, 2024

Note: (PLCS) includes Record and Unrecorded distances in survey.

Distances are marked in feet and decimal parts thereof. Corners of parcels shown by lines and dots.

For easements, building footprint and other easements not shown on survey plan refer to your project, deed, metes, and poles and surrounding law requirements.

NO dimensions shall be assumed by scale measurements upon this map.

Unless otherwise noted, the bearing, distance and corner data of this survey are as shown.

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STATE OF ILLINOIS
COUNTY OF COOK

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON GRANTS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 81° Fahrenheit.

FIELD MEASUREMENTS COMPLETED ON AUGUST 29, 2024

SIGNED ON SEPTEMBER 3, 2024.

By: [Signature]

PROFESSIONAL LAND SURVEYOR NO. 2908

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



CONSENT TO FILING

The undersigned, being the sole owner of the property located at 5300-5318 S. Calumet Ave., 323-335 E. 53rd St., Chicago, Illinois, hereby confirms that The Renaissance Collaborative, Inc. is authorized by the undersigned to file an *Application for Zoning Map Amendment* (including but not limited to any related variation or administrative adjustment requests) for the property located at 5300-5318 S. Calumet Ave.; 323-335 E. 53rd St., Chicago, Illinois.

The undersigned states that the City of Chicago represents the property at 5300-5318 S. Calumet Ave.; 323-335 E. 53rd St., Chicago, Illinois, for itself and no other person, association or shareholder.

City of Chicago



By: Esther L. Sorrell

Title: Assistant Commissioner



GEORGES &
SYNOWIECKI

LAW OFFICES

September 18, 2024

Chairman, Committee on Zoning
City Hall – Room 304
121 N. LaSalle St.
Chicago, Illinois 60602

Re: 323-335 E. 53rd St., 5300-5318 S. Calumet Ave., Chicago, Illinois
Application for Zoning Map Amendment (Type 1, with variations)

The undersigned, Richard A. Toth, being first duly sworn on oath, deposes and states the following:

The undersigned certifies that he has complied with the requirements of § 17-13-0107 of the Chicago Zoning Ordinance by sending the attached letter 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 lines of the subject property, exclusive of public roads, streets, alleys and other public ways. The attached letter was sent by USPS first class mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained: the addresses and boundaries of the property that is the subject of the application; 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 an application for a change in zoning on approximately September 18, 2024.

The undersigned certifies that he has made a bona fide effort to determine the names and last known addresses of the persons to be notified under § 17-13-0107 of the Chicago Zoning Ordinance by obtaining ownership information from the most recent authentic tax records of Cook County, 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.

Richard A. Toth

Subscribed and sworn to
before me this September 18, 2024.

Monica Marchetti

Notary Public

(312) 726-8797 • ppl (312) 861-0808
20 S. Clark St., Ste. 400
Chicago, IL 60603-1835
gs-law.com





GEORGES &
SYNOWIECKI

LAW OFFICES

September 18, 2024

Re: 323-335 E. 53rd St., 5300-5318 S. Calumet Ave., Chicago, Illinois
Application for Zoning Map Amendment

Dear Property Owner:

In accordance with the requirements of the Chicago Zoning Ordinance for a Zoning Map Amendment, specifically Section 17-13-0107, please be informed that on or about September 18, 2024, I, the undersigned attorney, will file an application on behalf of the Applicant, The Renaissance Collaborative, Inc., for a change in zoning from RM5 Residential Multi-Unit District to RM6 Residential Multi-Unit District, for the property generally located at 323-335 E. 53rd St., 5300-5318 S. Calumet Ave., and generally bounded by:

East 53rd Street;
South Calumet Avenue;
a line 204.25 feet south of and parallel to East 53rd Street; and
a line 150.75 feet west of and parallel to South Calumet Avenue.

The applicant proposes to construct a 71 dwelling unit elderly housing building; including a variation to reduce the front yard (north) setback to 0 feet, a variation to reduce the side (west) yard setback to 0 feet, a variation to reduce the side (east) yard setback to 3 feet, a variation to reduce the rear (south) yard setback to 30 feet, and an administrative adjustment to reduce the parking requirement to 24 parking spaces for a transit-served location.

The Applicant is The Renaissance Collaborative, Inc., [REDACTED]

The Property Owner is the City of Chicago, 121 N. LaSalle St., Chicago, Illinois 60602.

I am an attorney for the Applicant and can provide additional information on the application. My address is 20 S. Clark St., Suite 400, Chicago, Illinois 60603.

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.

Sincerely,

Richard A. Toth

3665.0000

(312) 726-8797 • ppl (312) 861-0808

20 S. Clark St., Ste. 400

Chicago, IL 60603-1835

gs-law.com



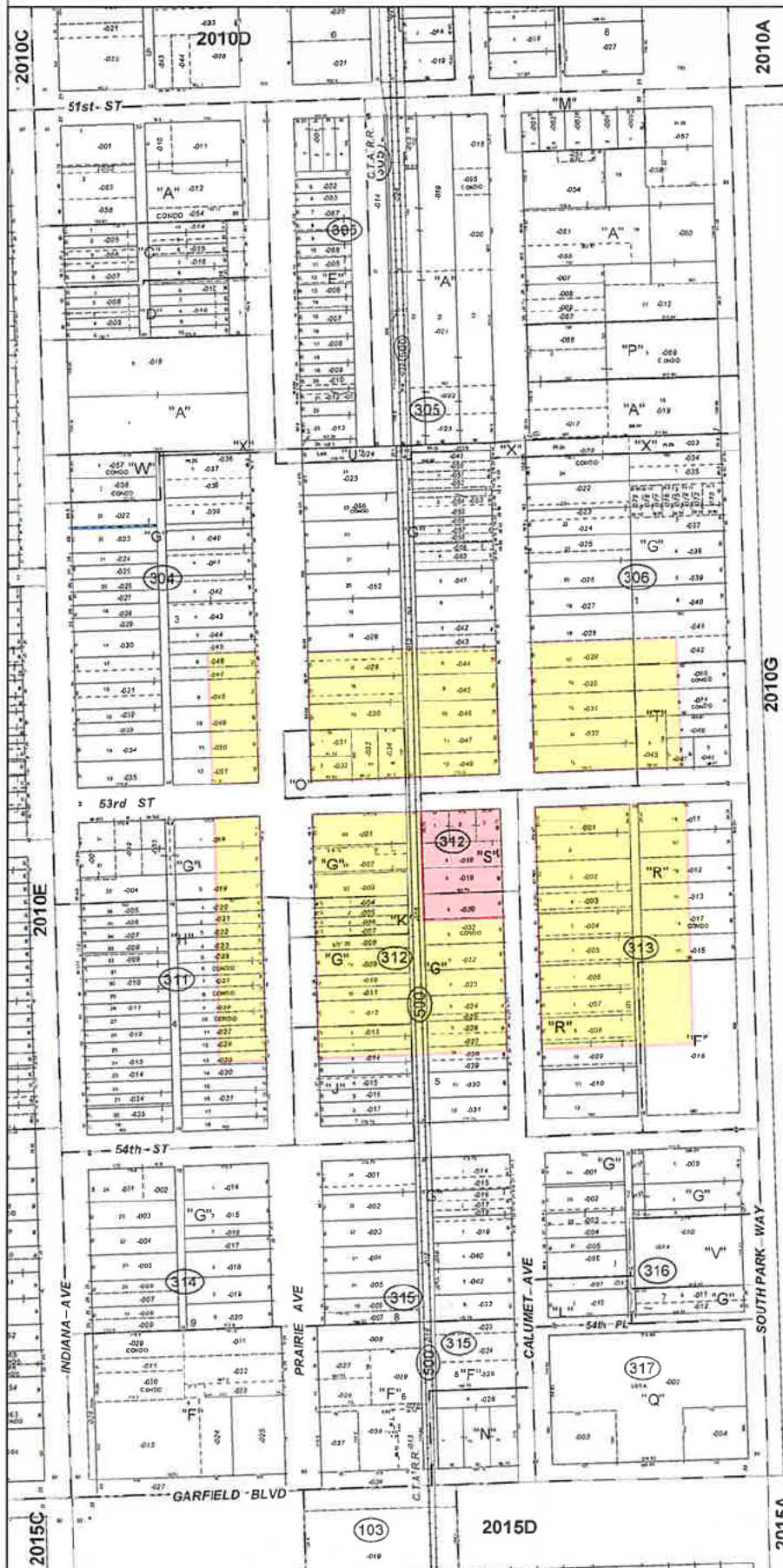
Cook County, Illinois
E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 10 - 38 - 14
HYDE PARK

2021 Tax Map

Page 2010F

38-14-10F

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- "A"
SUB. of the N 20 acs. of th N.E. 1/4 of the S.W. 1/4 of Sec. 10-38-14.
By Elisha Bayley.
Note: The length of 20 acs. by measured width is 656.88 ft. Recorded length of N & S. lines of Bayley's Sub. is 660 ft.
or he subdivided 3.12 ft. more than the deed calls for.
Rec. 03/02/1861 Doc. 42715
- "B"
SUB. of Lot 20 of Elisha Bayley's Sub. of the N. 20 acs. of the N.E. 1/4 of the S.W. 1/4 of Sec. 10-38-14.
Rec. 03/24/1869 Doc. 4338
- "C"
H. C. FARR'S SUB. of Lot 3 of Bayley's Sub. of the N 1/2 of the N.E. 1/4 of the S.W. 1/4 of Sec. 10-38-14.
Rec. 04/20/1868 Doc. 166270
- "D"
J. S. MECHLING'S SUB. of Lot 4 of Bayley's Sub. (see "A").
Rec. 04/01/1857 Doc. 83556
- "E"
TEWKESBURY'S SUB. of Lot 9 and the E. 39.25 ft. of Lot 8 of Elisha Bayley's Sub. (see "A").
Rec. 07/20/1886 Doc. 736639
- "F"
JENNINGS & MOFFAT'S SUB. of the S. 60 acs. of the E. 1/2 of the S.W. 1/4 of Sec. 10-38-14.
Note: The length of an area of 60 acs. by measured width is 1970.64 ft. Rec. sub. measures as follows: the W. line 1988 ft., the E. line 1990 ft., thus sub. dividing at the W. line 17.36 ft. and at the E. line 19.36 ft. more than their deed calls for.
Rec. 03/12/1869 Doc. 2656
- "G"
JENNINGS' SUB. of part of Jennings & Moffat's Sub. (see "F").
Rec. 05/05/1870 Doc. 51401
- "H"
SMITH & LORD'S SUB. of Blk. 4 in Jennings & Moffat's Sub. (see "F").
Re-rec.
Surveyor's certificate says: "The S. 5 acs. of Blk. 4."
Rec. 03/28/1872 Doc. 20741
- "J"
LINDEN'S RESUB. of Lots 13 to 16 of Blk. 5 in Jennings' Sub. (see "G").
Rec. 03/29/1890 Doc. 1242119
- "K"
CHARLES J. SIMON'S SUB. of Lot 21 and the N 1/2 of Lot 20 of Blk. 5 of Jennings' Sub. (see "G").
Rec. 02/28/1896 Doc. 2352447
- "L"
SUB. of part of the N. 1/2 of Blk. 7 of Jennings & Moffat's Sub. (see "F").
Rec. 04/11/1902 Doc. 3229034
- "M"
COMMISSIONER'S PARTITION of Lot 5 to 10 (ex. the E. 5 ft. of Lot 5) in Sub. of Lot 20 of Elisha Bayley's Sub. (see "B").
Rec. 11/10/1902 Doc. 3318057
- "N"
JOSEPH TRENCHARD'S RESUB. of part of the S. 1/2 of Blk. 8 of Jennings & Moffat's Sub. (see "F").
Note: Surveyor says: "The N. 150 ft. of the S. 183 ft. of the E. 150.75 ft. of the S. 1/2 of Blk. 8 of Jennings & Moffat's Sub. of the S. 60 acs. of the E. 1/2 of the S.W. 1/4 of Sec. 10-38-14."
Rec. 11/23/1904 Doc. 3624491