

#22704  
INTRO DATE  
MARCH 12, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
6402-20 S. Stony Island Avenue, Chicago, IL 60637
2. Ward Number that property is located in: 5<sup>th</sup> Ward
3. APPLICANT Aquinnah Investment Trust  
ADDRESS [REDACTED]  
CITY [REDACTED] STATE [REDACTED] ZIP CODE [REDACTED]  
PHONE [REDACTED] EMAIL adavis@asdavisgroup.com  
CONTACT PERSON Allison Davis
4. Is the applicant the owner of the property? YES X NO X  
OWNER City of Chicago (6402 and 6406 S. Stony; 20-23-217-018-0000 and 20-23-217-022-0000)  
Aquinnah Investment Trust (6402 S. Stony - 20-23-217-008-0000; 6412-6420 S. Stony - 20-23-217-009-0000 and 20-23-217-010-0000)  
ADDRESS 121 N. LaSalle Street, Ste. 1101  
CITY Chicago STATE IL ZIP CODE 60602  
PHONE 312-744-5798 EMAIL noah.szafraniec@cityofchicago.org  
CONTACT PERSON Noah Szafraniec
5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:  
ATTORNEY DLA Piper LLP (US) – Rich Klawiter & Paul Shadle  
ADDRESS 444 W. Lake St., Suite 900  
CITY Chicago STATE IL ZIP CODE 60606  
PHONE (312) 368-7243 / -3493 FAX   
EMAIL richard.klawiter@us.dlapiper.com and paul.shadle@us.dlapiper.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:  
See attached Economic Disclosure Statements
7. On what date did the owner acquire legal title to the subject property? July 1, 2015
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: B3-5 Community Shopping District  
Proposed Zoning District: Business Planned Development
10. Lot size in square feet (or dimensions): 36,087
11. Current Use of the Property: Vacant
12. Reason for rezoning the property: Mandatory pursuant to Section 17-3-0408 (Tall Buildings)
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)

The Applicant seeks to rezone the subject property from the B3-5 Community Shopping District to a business planned development. The Applicant proposes to construct a 26-story hotel consisting of approximately 36,087 square feet and a height of 303'-8". The proposed development includes up to 250 hotel room units, retail, office space, hotel support accessory parking and other accessory uses. The overall FAR will be approximately 5. There will be 118 accessory parking spaces (5 accessible) and 12 bicycle parking spaces provided. The development will also include one 1 - 10'x50'x15' loading berth.

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) Neither.

Administrative Adjustment 17-13-1003

Variation 17-13-1101:

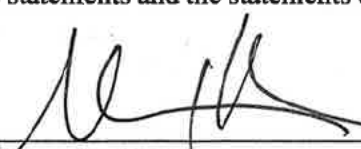
1. The Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned 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   X

COUNTY OF COOK  
STATE OF ILLINOIS

Allison Davis, authorized signatory of **AQUINNAH INVESTMENT TRUST**,  
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  
25<sup>th</sup> day of February, 2025.

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

Official Seal  
ILLIANA SILVA  
Notary Public, State of Illinois  
Commission No. 824654  
My Commission Expires August 12, 2027

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

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

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

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



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

January 9, 2025

Ms. Laura Flores  
Chairwoman, Chicago Plan Commission  
City of Chicago  
121 N. LaSalle St Rm 905  
Chicago, Illinois 60602

Honorable Walter Burnett, Jr.  
Chairperson, Zoning Committee  
City of Chicago  
121 N. LaSalle St. Rm 300, Office 38  
Chicago, Illinois 60602

**Matter:** Consent to File PD Application by Applicant to included City-owned property  
located at 6402-6406 S. Stony Island Ave. (PINs: 20-23-217-018 & 20-23-217-022)

Dear Chairwoman Flores and Chairperson Burnett:

This letter serves to inform you that the City of Chicago owns the above referenced properties, and consents to the Aquinnah Investment Trust, or its assignee, to file an application for a new planned development to allow for the redevelopment of the city property. Aquinnah Investment Trust, or its assignee, intends to develop the site with a hotel. The Department of Planning and Development will sell the property to the applicant at fair market value as determined by a market valuation procured by the Department.

This consent letter does not constitute the City's endorsement or approval of the exhibits or statements in the planned development application. The PD exhibits and statements will be revised as needed prior to a future Chicago Plan Commission meeting.

Sincerely,

  
Ciere Boatright  
Commissioner

DLA Piper LLP (US)  
444 W. Lake Street Suite 900  
Chicago, Illinois 60606  
www.dlapiper.com

Rich Klawiter  
Richard.klawiter@us.dlapiper.com  
T 312.368.7243



February 25, 2025

The Honorable Walter Burnett, Chairman  
City of Chicago Committee on Zoning  
Room 304, City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

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

**Re: Applications for Business Planned Development and Approval under The Lake Michigan and Chicago Lakefront Protection Ordinance / Affidavit of Notice of Filing  
6402 - 6420 S. Stony Island Avenue, Chicago, IL 60637**

Dear Chairman Burnett and Chairwoman Flores:

The undersigned, Rich Klawiter, an attorney with the law firm of DLA Piper LLP (US), which firm represents Aquinnah Investment Trust, the applicant for an amendment to the Chicago Zoning Ordinance and approval under the Lake Michigan and Chicago Lakefront Protection Ordinance with respect to the above-captioned property certifies that he intends to comply with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance and Section 16-4-100 of the Chicago Municipal Code 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 of each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, said owners being such persons or entities which appear from the authentic tax records of Cook County. Said written notice will be sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice will contain 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 owners; a statement that the applicant intends to file said applications on or about March 12, 2025; and a source for additional information on the application.

The undersigned certifies that he 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 Section 16-4-100 of The Lake Michigan and Chicago Lakefront Protection 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.

Very truly yours,

DLA Piper LLP (US)

A handwritten signature in black ink, appearing to read 'Rich Klawiter'.

Rich Klawiter

Subscribed and sworn to before me  
This 25 day of February, 2025.

A handwritten signature in black ink, appearing to read 'Illiana Silva'.

Notary Public



ACTIVE\1616769005.1



DLA Piper LLP (US)  
444 W. Lake Street Suite 900  
Chicago, Illinois 60606  
www.dlapiper.com

Richard F. Klawiter  
Richard.klawiter@us.dlapiper.com  
T 312.368.7243

March 12, 2025

**FIRST CLASS MAIL**

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 and Section 16-4-100 of the Municipal Code of the City of Chicago, please be informed that on or about March 12, 2025, we plan to introduce on behalf of Aquinnah Investment Trust an ordinance for a change of zoning for the property generally located at 6402-20 S. Stony Island Avenue, Chicago, Illinois (the "Property"), along with a corresponding request for review under the Chicago Lakefront Protection Ordinance. The Property consists of vacant land located within the boundaries East 64th Street, South Stony Island Avenue, a line approximately 238.31 feet south of and parallel to East 64th Street, a line approximately 190 feet west of and parallel to South Stony Island Avenue, a line approximately 138.31 feet south of and parallel to East 64th Street, a line approximately 165 feet west of and parallel to South Stony Island Avenue, a line approximately 88.31 feet south of and parallel to East 64th Street, and a line approximately 100.17 feet west of and parallel to South Stony Island Avenue. A map of the Property is printed on the reverse side of this letter.

Specifically, the ordinance would amend the Chicago Zoning Ordinance to rezone the Property from the B3-5 Community Shopping District to a business planned development. The Applicant proposes to construct a 26-story hotel on a lot consisting of approximately 36,087 square feet with a height of approximately 304'. The proposed development includes up to 250 hotel room units, retail, office space, hotel support accessory parking and other accessory uses. The overall FAR will be approximately 5. There will be 118 accessory parking spaces (5 accessible) and 12 bicycle parking spaces provided. The development will also include one 10'x50'x15' loading berth.

We are also requesting review of the project under The Lake Michigan and Chicago Lakefront Protection Ordinance.

Please note that the ordinance would not rezone your property or involve the purchase of your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the Property.

I am an authorized representative of the Applicant, and my address is 444 W. Lake Street, Suite 900, Chicago, IL 60606. The Applicant is Aquinnah Investment Trust and owner of property located at 6412-6420 S. Stony Island Avenue, Chicago, IL 60602 and its address is [REDACTED]. The owner of properties located at 6402 and 6406 S. Stony Island Avenue is City of Chicago and its address is 121 N. LaSalle Street, Ste. 1101, Chicago, IL 60602.

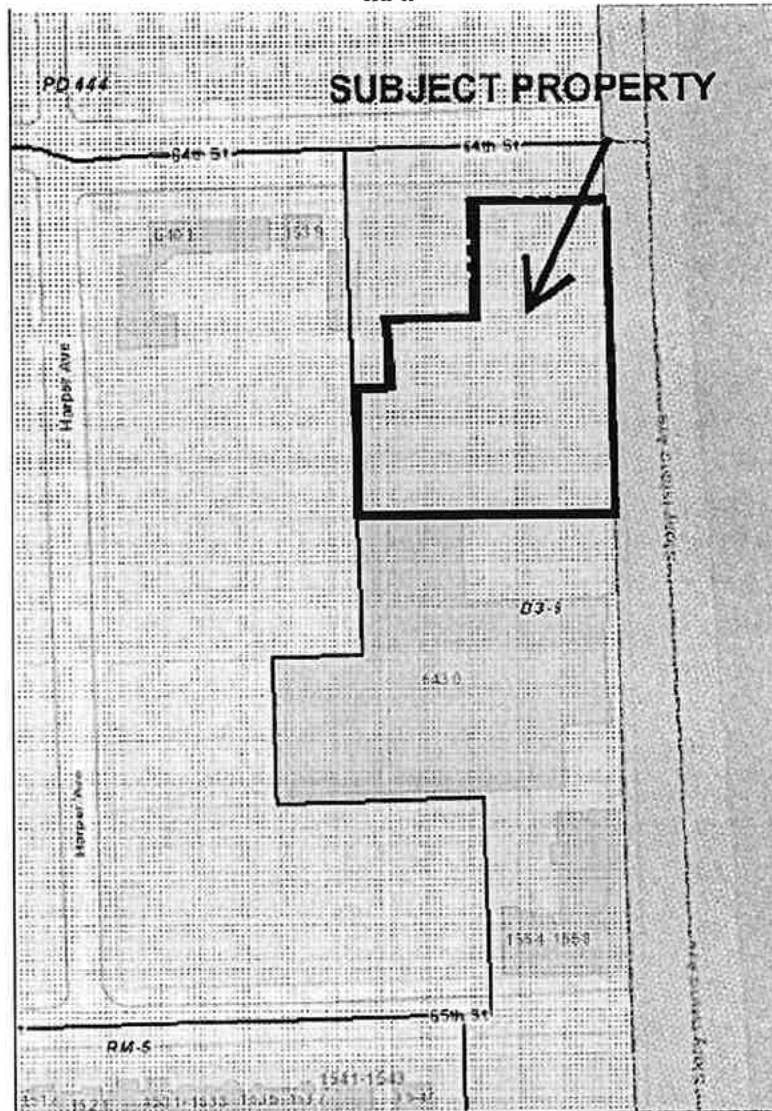
Please contact me at 312-368-7243, or my colleague Paul Shadle at (312) 368-3493 with questions or to obtain additional information.

Very truly yours,

DLA Piper LLP (US)

A handwritten signature in black ink, appearing to read 'R. Klawiter', written over the printed name 'Richard F. Klawiter'.

# MAP



# PINS

20-23-217-008-0000, 20-23-217-009-0000, 20-23-217-010-0000, 20-23-217-018-0000, 20-23-217-018-0000 and 20-23-217-022-0000