

#22204
INTRO DATE
JUNE 21, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
116-138 South Paulina Street, Chicago, IL 60612

2. Ward Number that property is located in: 27th

3. APPLICANT The City Church Fellowship

ADDRESS 777 North Green Street

CITY Chicago STATE IL ZIP CODE 60642

PHONE (312) 243-0930 EMAIL pkm@citychurchchicago.com

CONTACT PERSON Rev. Kent Munsey

4. Is the applicant the owner of the property? YES X 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 applicant to proceed.

OWNER Same as above

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 Katie Jahnke Dale & Rich Klawiter - DLA Piper LLP (US)

ADDRESS 444 W. Lake St., Suite 900

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312) 368-2153 / 7243 FAX (312) 251-2856

EMAIL katie.dale@dlapiper.com / richard.klawiter@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 Statement

7. On what date did the owner acquire legal title to the subject property? April 2021

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

9. Present Zoning District C1-3 Neighborhood Commercial District

Proposed Zoning District B3-5 Community Shopping District then to Residential-Business Planned Development

10. Lot size in square feet (or dimensions) 41,227 sf

11. Current Use of the Property Vacant

12. Reason for rezoning the property Elective planned development pursuant to Section 17-8-0600

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 C1-3 Neighborhood Commercial District to the B3-5 Community Shopping District and then to a Residential-Business Planned Development. The project will proceed in three phases. In Phase 1, the Applicant will build a 1,500-seat auditorium worship space with adjoining retail, café, and administrative office areas. The two-story building will include a loading dock and total 40,347 square feet. Subject to site plan approval, Phase 2 will expand the development to the north with a 28,448 square-foot, two-story building comprising multi-purpose and conference rooms, youth programming and child-care areas, and shared administrative and business office space. Phase 3 will be subject to future site plan approval, but may include up to 76 residential units above the Phase 2 building. The gross area of the completed 12-story development will be 206,115 square feet and the overall FAR of the development will be 5.0.

14. 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 for more information). Is this project subject to the ARO?

YES X NO _____

COUNTY OF COOK
STATE OF ILLINOIS

Stephan M. Wright authorized signatory of THE CITY CHURCH FELLOWSHIP, an Illinois not-for-profit corporation, 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.

Stephan M. Wright
Signature of Applicant

Subscribed and Sworn to before me this

25 day of May, 2023.

Catherine R. McIntosh
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

SECRET
NO FOREIGN DISSEM
NO UNCLASSIFIED DISSEM
NO UNCLASSIFIED DISSEM

PROFESSIONALS ASSOCIATED - MM SURVEY CO

BERNARDY & ALFA TOPOGRAPHIC & COMMUNITY SURVEYS
7100 NORTH HEMP AVENUE, LINCOLNWOOD, ILLINOIS 60467
PROFESSIONAL DESIGN FIRM NO. 184-000023

PROFESSIONALS ASSOCIATED, LLC
PHONE (847)473-3800
FAX (847)473-2107
EMAIL: info@professionalsassociated.com
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MM SURVEY
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FAX (773)242-9400
EMAIL: info@mm-survey.com
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PLAT OF SURVEY

OF



GRAPHIC SCALE



1" = 20' (FEET)
1" = 160' (M)

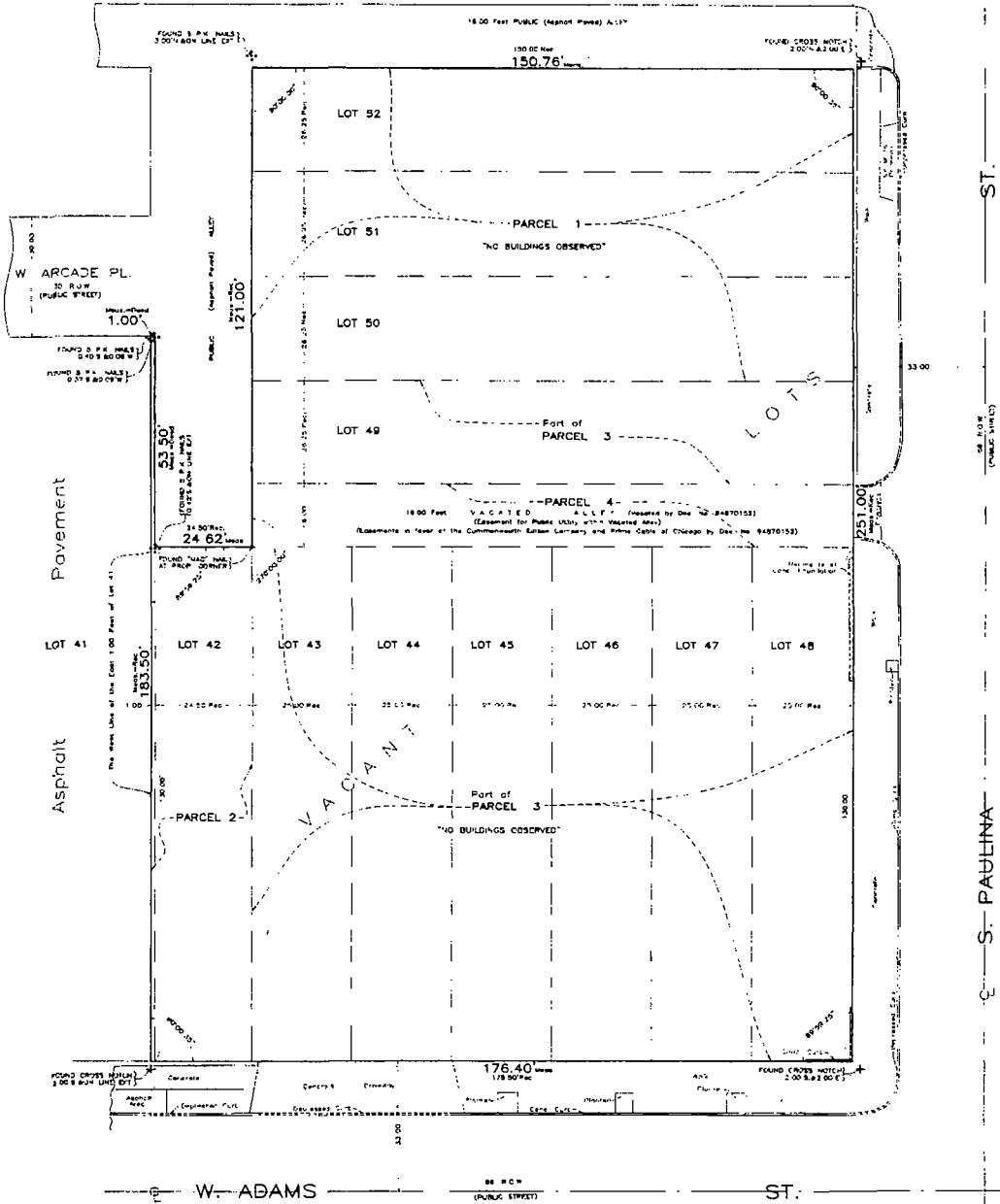
PARCEL 1
LOT 50 AND THE EAST 1/2 OF LOT 49 IN THE WALKER'S RESUBDIVISION OF BLOCKS 12 AND 13 IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

PARCEL 2
LOT 41 AND THE EAST 1/2 OF LOT 42 IN THE WALKER'S RESUBDIVISION OF BLOCKS 12 AND 13 AND SNIPPER STABLE LOTS BETWEEN SAID BLOCKS IN SAID SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

PARCEL 3
LOTS 49 AND 50, INCLUDING THE WALKER'S RESUBDIVISION OF BLOCKS 12 AND 13 IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

PARCEL 4
ALL OF THE UNDEVELOPED EAST-WEST 16-FEET RIGHTS ACROSS HIGHLY ON THE NORTH LINE OF LOT 42 TO 48 FROM CORNER LINE SOUTH OF THE NORTH LINE OF LOT 49 AND THE EAST 1/2 OF LOT 49 FROM THE EAST SOUTHWEST CORNER OF LOT 49 TO THE NORTHEAST CORNER OF LOT 49 AND THE EAST 1/2 OF LOT 49 FROM THE NORTHEAST CORNER OF LOT 49 TO THE NORTHEAST CORNER OF LOT 48 AND THE WEST 1/2 OF LOT 48 FROM THE NORTHEAST CORNER OF LOT 48 TO THE THIRD PRINCIPAL MERIDIAN IN DEKALB COUNTY, ILLINOIS.

LONG TOTAL AREA 41,237.50 SQ. FT. = 0.940 ACRES
COMMONLY KNOWN AS 118-138 SOUTH PAULINA STREET, CHICAGO, ILLINOIS



THE LEGAL DESCRIPTIONS HEREIN REPRESENT THE DIMENSIONS AND BEARINGS OF THE LOTS AND PARCELS SHOWN HEREON AND ARE NOT TO BE ASSUMED FROM ANY OTHER SOURCE. THE DIMENSIONS AND BEARINGS SHOWN HEREON ARE BASED ON THE RECORD DIMENSIONS AND BEARINGS OF THE LOTS AND PARCELS SHOWN HEREON AND ARE NOT TO BE ASSUMED FROM ANY OTHER SOURCE.

Order No. 22-47219
Scale 1 inch = 200 feet
Date of Survey 5/3/2023
Created by J. D. M. & E.

NOTE: THIS PROPERTY IS PART OF AN ANTI-FIRE SUBDIVISION. THERE IS NO PLAT OF RECORD. DIMENSIONS ARE BASED ON SURVEILLANT DATA.



THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT EDITION OF THE SURVEYING STANDARDS FOR A PROFESSIONAL LAND SURVEY. THIS SURVEY HAS BEEN PREPARED AND CHECKED BY THE SURVEYOR AND IS ACCURATE TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED BY HIM OR HER.

Hilston E. Donaldson
Professional Land Surveyor
State of Illinois
License No. 000-002818



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

Katie Jahnke Dale
Katie.dale@us.dlapiper.com
T 312.368.2153

June 7, 2023

The Honorable Carlos Ramirez-Rosa, Chairman
City of Chicago Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

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

**Re: Application for Planned Development / Affidavit of Notice of Filing
116 – 138 South Paulina Street, Chicago, IL**

Dear Chairman Ramirez-Rosa and Chairwoman Flores:

The undersigned, Katie Jahnke Dale, an attorney with the law firm of DLA Piper LLP (US), which firm represents The City Church Fellowship, the applicant for a proposal to rezone the subject property from C1-3 Neighborhood Commercial District to B3-5 Community Shopping District then Residential-Business Planned Development, certifies that the applicant intends to comply 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. Said written notice will be sent by First Class U.S. Mail, no more than 30 days before filing the application.

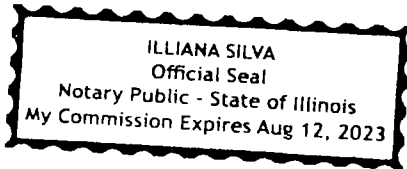
The undersigned certifies that the notice contains the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; a statement that the applicant intends to file the application for change in zoning on approximately June 21, 2023; and a source for additional information on the application.

The undersigned certifies that she 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.

Very truly yours,

Katie Jahnke Dale

Subscribed and sworn to before me
This 7th day of June, 2023.

Notary Public



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

Katie Jahnke Dale
Katie.dale@us.dlapiper.com
T 312.368.2153

June 21, 2023

FIRST CLASS MAIL

Dear Sir or Madam:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about June 21, 2023 the undersigned, on behalf of The City Church Fellowship (the "Applicant"), intends to file an application to rezone the property generally located at 116 to 138 South Paulina Street, Chicago, Illinois (the "Property") from C1-3 Neighborhood Commercial District to B3-5 Community Shopping District, and then to Residential-Business Planned Development. A map of the Property is printed on the reverse side of this letter.

The Property is currently vacant. The Applicant requests a rezoning of the subject property from the C1-3 Neighborhood Commercial District to the B3-5 Community Shopping District then to Residential-Business Planned Development to permit the development of the Property in three phases. In Phase 1, the Applicant will build a 1,500-seat auditorium worship space with adjoining retail, café, and administrative office areas. Subject to site plan approval, Phase 2 will expand the development to the north with a two-story building comprising multi-purpose and conference rooms, youth programming and child-care areas, and shared administrative and business office space. Phase 3 will be subject to future site plan approval, but may include up to 76 residential units above the Phase 2 building, as well as 76 bicycle parking spaces. The overall FAR will be approximately 5.0.

Please note that the Applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because the Cook County 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 West Lake Street, Suite 900, Chicago, IL 60606. The Applicant and current owner of the subject property is The City Church Fellowship and its address is 777 North Green Street, Chicago, Illinois 60642.

Please contact me at 312-368-2153 with questions or to obtain additional information.

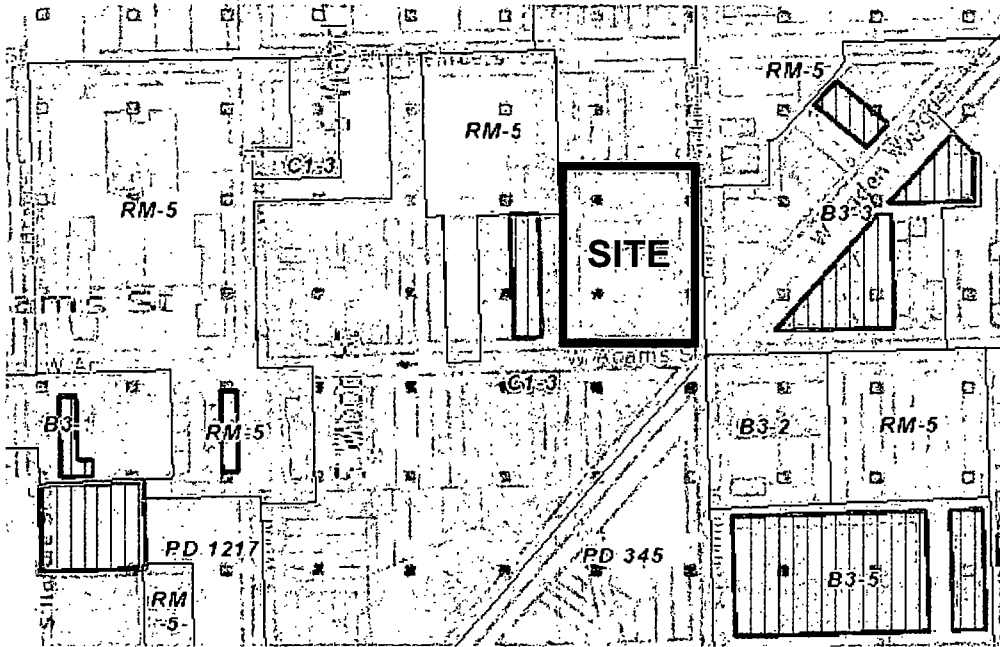
Very truly yours,

DLA Piper LLP (US)

A handwritten signature in black ink that reads 'Katie Jahnke Dale'.

Katie Jahnke Dale

Map of Subject Property



PINs: 17-18-213-024; 17-18-213-043; 17-18-213-044; 17-18-213-045; 17-18-213-052 .