

#20555-T1
INTRO DATE
Nov 16, 2020

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
1675 N. Elston Avenue

2. Ward Number that property is located in: 2nd

3. APPLICANT 1675 Holdings, LLC
ADDRESS 1719 S. Clinton CITY Chicago
STATE IL ZIP CODE 60616 PHONE _____
EMAIL nick@nphospitality.com CONTACT PERSON Nick Karounos

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 _____
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 Thomas Raines
ADDRESS 20 N. Wacker Drive - Suite 556
CITY Chicago STATE IL ZIP CODE 60606
PHONE (312) 750-1166 FAX _____ EMAIL traines@traalaw.com

6. If the applicant is a legal entity (Corporation, L.L.C, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

Nick Karounos
Larry Acciari
Lucas King

7. On what date did the owner acquire legal title to the subject property? 09/13/2019

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

9. Present Zoning District M3-3 Proposed Zoning District C3-3

10. Lot size in square feet (or dimensions) 140'x125'

11. Current Use of the property Vacant

12. Reason for rezoning the property to establish a medium venue for 150 to 999 people with patio for an outdoor accessory eating and drinking establishment recreation area in the North Branch Corridor Overlay - Subdistrict A and to establish the subject property as a transit served location.

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)

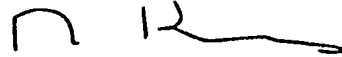
The property is improved with 2-story, 9,276 sq. ft., 22'-8" high building with an additional outdoor area of 10,664 sq. ft. Applicant will establish a medium venue with an outdoor accessory patio. There will be no dwelling units. The site is within 1,320 feet of the North Avenue stop for the CTA No. 9 Ashland bus route, and a 100% auto parking reduction will be sought. The property is located within the North Branch Corridor Overlay - Subdistrict A Pursuant to 17-3-0400 for the rezoning of M-zoned land within an industrial corridor to a zoning district other than M, or a P.M.D., P.O.S or T, the matter will be referred to the Chicago Plan Commission.

14. 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 X

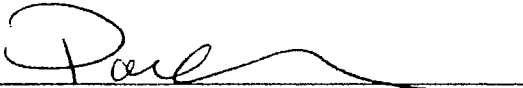
COUNTY OF COOK
STATE OF ILLINOIS

Nick Karounos, 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.

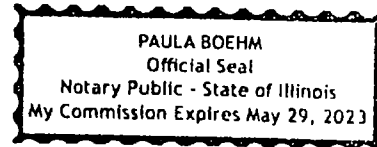


Signature of Applicant

Subscribed and Sworn to before me this
3rd day of November, 2020.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

THOMAS R. RAINES

ATTORNEY AT LAW, LLC
20 N. WACKER DRIVE · SUITE 556
CHICAGO, ILLINOIS 60606
(312) 750-1166 · (312) 750-1164

“WRITTEN NOTICE”
FORM OF AFFIDAVIT
(SECTION 17-13-0107)

November 11, 2020

Honorable Thomas M. Tunney
Chairman, Committee on Zoning,
Landmarks, and Building Standards
121 North LaSalle Street
Room 304, City Hall
Chicago, IL 60602

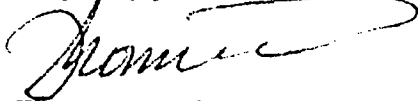
The undersigned, Thomas Raines, being first duly sworn on oath deposes and states the following:

The undersign 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 lines 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 November 11, 2020.

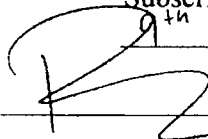
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Very truly yours,

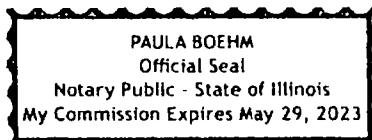


Thomas R. Raines

Subscribed and sworn to before me this
9th day of November, 2020.



Notary Public



THOMAS R. RAINES

ATTORNEY AT LAW, LLC

20 N. WACKER DRIVE · SUITE 556

CHICAGO, ILLINOIS 60606

(312) 750-1166 · (312) 750-1164

November 9, 2020

Dear Property Owner:

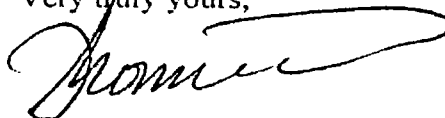
In accordance with Section 17-13-0107 of the Chicago Zoning Ordinance, please be informed that on or about November 11, 2020, the undersigned will file an application for a change in zoning from a M3-3 Heavy Industry District to a C3-3 Commercial, Manufacturing and Employment District. on behalf of 1675 Holdings LLC for the property located at 1675 N Elston Avenue, , Chicago, IL 60642 (the "Subject Property").

The Applicant is seeking a zoning amendment for the Subject Property to establish a medium venue for 150 to 999 people, with patio for an outdoor accessory eating and drinking establishment recreation area in the North Branch Corridor Overlay - Subdistrict A and to establish the subject property as a transit served location.

1675 Holdings LLC is located 1719 S. Clinton Street, Chicago, IL 60616. The contact person for this application is attorney Thomas R. Raines who may be reached at 312-750-1166.

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,



Thomas R. Raines