

#22249
INTRO DATE
SEPT 13, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

354 North Union

2. Ward Number that property is located in: 34

3. APPLICANT Onni 352 N. Union Chicago LLC

ADDRESS 200 - 1010 Seymour Street CITY Vancouver

STATE BC Canada ZIP CODE V6B 3M6 PHONE 312.485.6941

EMAIL ppurewal@onni.com CONTACT PERSON Paul Purewal

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 Edward J. Kus / Taft Stettinius & Hollister LLP

ADDRESS 111 East Wacker Drive – Suite 2600

CITY Chicago STATE Illinois ZIP CODE 60601

PHONE 312.836.4080 FAX 312.966.8488 EMAIL ekus@taftlaw.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? 2019

8. Has the present owner previously rezoned this property? If Yes, when?

No

9. Present Zoning District PD 1320 Proposed Zoning District PD 1320, as amended

10. Lot size in square feet (or dimensions) 53,013 square feet

11. Current Use of the property Multi-unit residential apartment building

12. Reason for rezoning the property Add "Lodging" as a permitted use and modify the open space site plan.

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)

Existing residential apartment building containing 373 dwelling units with 170 accessory parking spaces on-site. The proposed amendment would permit a maximum of 56 dwelling units to be used as hotel rooms. The height of the building is approximately 381'.

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

Paul Purewal, 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
21 day of August 2023.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Honorable Carlos Ramirez-Rosa
Chairman
Committee on Zoning, Landmarks and
Building Standards
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

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

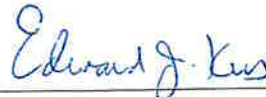
RE: PD 1320 amendment / Affidavit of Notice of Filing

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

The undersigned certifies that the notice requirements of Section 17-13-0107 of the Chicago Zoning Ordinance were complied with by causing written notice to be sent by first class mail, to such property owners who appear to be the owners of all property within the lot lines of the subject property and within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, streets, alleys and other public ways.

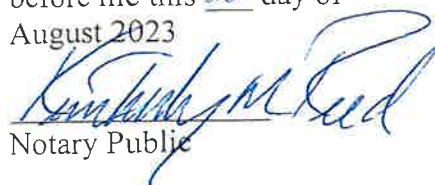
The undersigned certifies that the notice contained the address of the property which is the subject of the application; a statement of the intended use of the property; the name and address of the applicant and owner; and a statement that the applicant intends to file an application for a Zoning Amendment on or about September 13, 2023.

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-A 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 who were served notice.

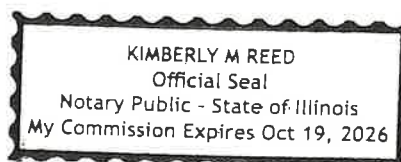


Attorney for Applicant

Subscribed and sworn to
before me this 28 day of
August 2023



Notary Public



August 31, 2023

Dear Sir or Madam:

In compliance with the notice requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, please be informed that on or about September 13, 2023, an application for an Amendment to the Chicago Zoning Ordinance will be filed on behalf of the Applicant, Onni 352 N. Union Chicago LLC, for the property commonly known as 354 North Union Street.

The application seeks a change in zoning from Residential Planned Development No. 1320, to the designation of Residential Planned Development No. 1320, as amended. The property is currently developed with a 33-story multi-unit apartment building approximately 381-feet tall, containing 373 apartments with 170 onsite parking spaces. The application seeks to include “hotel” as an allowed use with a maximum of 56 hotel keys. The application also modifies the privately-owned open space site plan. There will be no changes to the structure of the building.

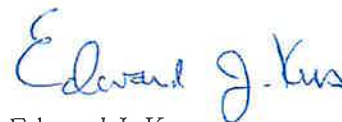
The Applicant is the owner of the subject property, and its contact information is as follows: Onni 352 N. Union Chicago LLC, 200-1010 Seymour Street, Vancouver, British Columbia, Canada V6B 3M6.

Please note that your property is not being rezoned. The Applicant is required by law to send this notice to you because the Cook County Assessor’s records indicate you own property within 250 feet of the project site.

Questions about this notice may be directed to the Applicant’s attorney, Edward J. Kus, at 312.836.4080, at Taft Stettinius & Hollister LLP, 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601.

Very truly yours,

Taft Stettinius & Hollister, LLP



Edward J. Kus