

#22477
INTRO DATE
JUNE 12, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
2852-56 N Southport Ave, Chicago, IL 60657

2. Ward Number that property is located in: 32

3. APPLICANT Jacksongeorge LLC

ADDRESS 2852 N Southport Ave CITY Chicago

STATE IL ZIP CODE 60657 PHONE [REDACTED]

EMAIL [REDACTED] CONTACT PERSON Robert White

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 S Moore

ADDRESS 180 N LaSalle St, Ste 3150

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-726-0358 FAX _____ EMAIL tmoore@mccarthyduffy.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: Robert White
-
-
7. On what date did the owner acquire legal title to the subject property? 11/16/2023
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: B1-2 Proposed Zoning District: B3-2
10. Lot size in square feet (or dimensions): 8,883 square feet
11. Current Use of the Property: Mixed-use building with vacant bar/restaurant and 6 residential dwelling units on the 2nd and 3rd floor and two additional residential units in the coach house.
12. Reason for rezoning the property: To meet the use table and standards of the B3-2 and allow the establishment of a general restaurant with incidental service of liquor served in conjunction with food service.
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): The property will be a general restaurant and bar with service of liquor in conjunction with food. There are 8 dwelling units; no parking spaces; approximately 4,600 square feet of commercial space; and the existing height is approximately 30.00 feet and will remain unchanged.
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: _____

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. _____

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

COUNTY OF COOK
STATE OF ILLINOIS

Robert White, 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
30th day of May, 2024.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

Date: June 5, 2024

Chairman, Committee on Zoning
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

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

The undersigned 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 line 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.

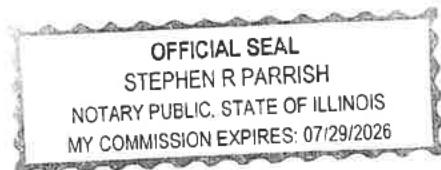
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately June 12, 2024.

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.


Signature

Subscribed and Sworn to before me this
5 day of June, 2024


Notary Public



MCCARTHY DUFFY LLP

ATTORNEYS & COUNSELORS SINCE 1886

180 NORTH LASALLE STREET, SUITE 3150

CHICAGO, ILLINOIS 60601

TELEPHONE: (312) 726-0355

FACSIMILE: (312) 726-6383

MCCARTHYDUFFY.COM

May 30, 2024

To Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about, June 12, 2024, the undersigned filed an application for a change in the zoning from B1-2 to B3-2 on behalf of the applicant, Jacksongeorge LLC, for the property located at 2852-56 N Southport Ave, Chicago, IL 60657.

The Applicant seeks a zoning change to meet the use table and standard of the B3-2 to establish a general restaurant with incidental liquor served in conjunction with food service.

Jacksongeorge LLC is the applicant and owner of the property, their business address is 2852 N Southport Ave, Chicago, IL 60657. Robert White is the contact person for the applicant; they can be reached at [REDACTED] if you have any questions.

I am the attorney for the applicant and can be reached at 312-726-0358 if you have any questions.

Please note 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.

Sincerely,



Thomas S. Moore

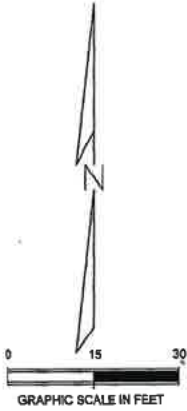
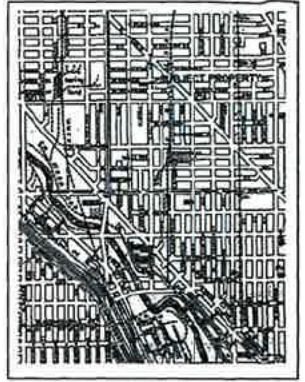
CERTIFIED SURVEY, INC.

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

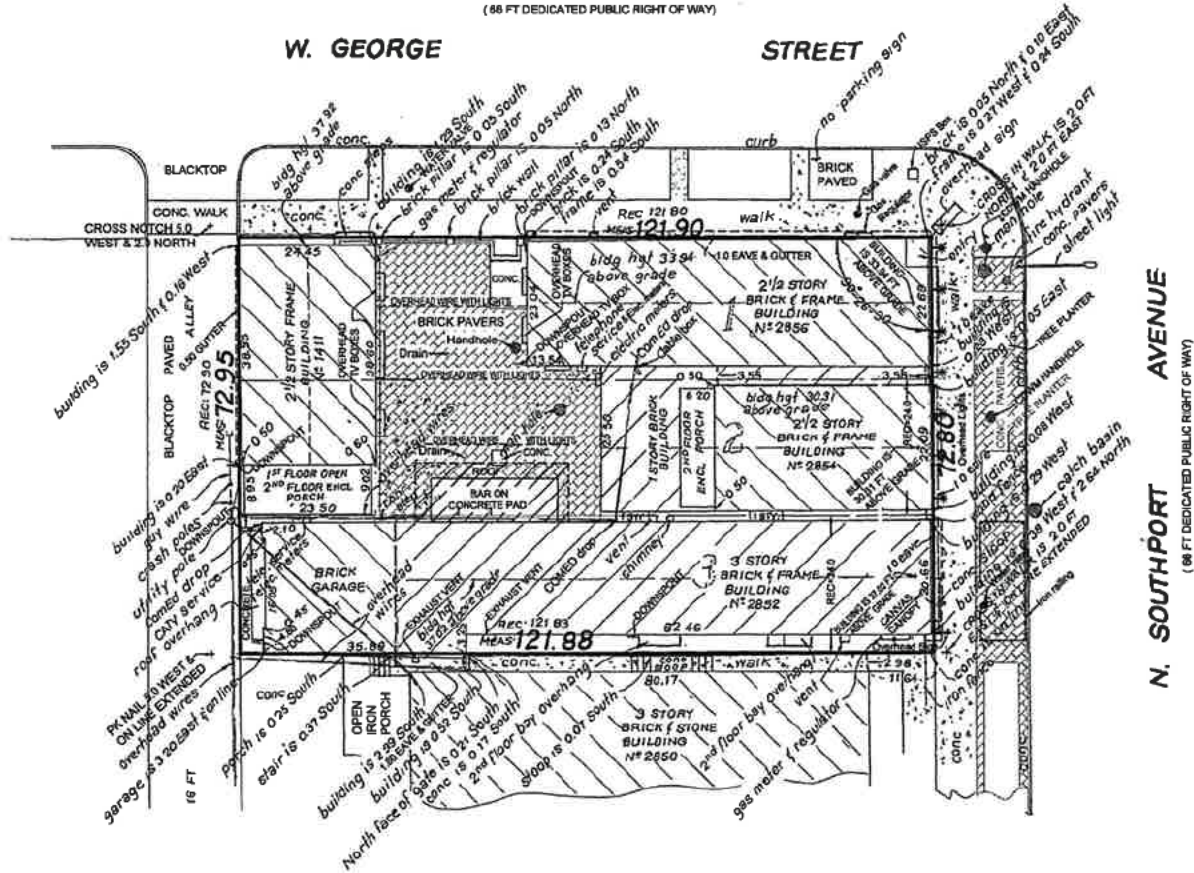
Email : surveys@certifiedsurvey.com

ALTA/NSPS LAND TITLE SURVEY

LOTS 1, 2 AND 3 IN McCLELLAND'S RESUBDIVISION OF BLOCK 6 IN THE SUBDIVISION BY WILLIAM LILL & HEIRS OF MICHAEL DIVERSEY OF THE SOUTH-WESTERLY 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



(88 FT DEDICATED PUBLIC RIGHT OF WAY)



SURVEY NOTES

THE PROPERTY SHOWN HEREON IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 17031C0416J EFFECTIVE DATE: AUGUST 19, 2008.

THE LEGAL DESCRIPTION HEREON DESCRIBES THE SAME PROPERTY AS INSURED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 17WMS227883LFE DATED JUNE 28, 2017.

PROPERTY AREA = 6,883 SQ FT = 0.20 ACRE

STATE OF ILLINOIS
COUNTY OF COOK SS

TO : STONEBRIDGE REAL ESTATE CO., LLC, AND CHICAGO TITLE

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9 AND 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 14, 2017.

DATE OF PLAT: SEPTEMBER 19, 2017

PROFESSIONAL LAND SURVEYOR NO. 3408
LICENSE EXPIRES NOVEMBER 30, 2018



REVISED NOVEMBER 7, 2017

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

DECIMALS OF FOOT AND THEIR EQUIVALENT IN INCHES AND FRACTIONS THEREOF.

.01=1/8"	.07=7/8"	.50=5'
.02=1/4"	.09=1"	.60=6'
.03=3/8"	.17=2"	.67=6'
.04=1/2"	.25=3"	.75=7'
.05=5/8"	.33=4"	.83=8'
.06=3/4"	.42=5"	.92=9'
		1.0=12'

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

ORDER No. 080640(Y)
ORDERED BY: JLL CAPITAL MARKETS

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

Date: 5/30/2024

Chairman, Committee on Zoning
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

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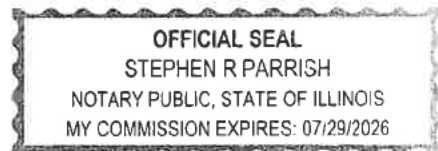
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The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding 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.


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Notary Public



MCCARTHY DUFFY LLP

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TELEPHONE: (312) 726-0355
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May 30, 2024

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The Applicant seeks a zoning change to enable the use of the existing internal layout of the former restaurant and avoid having to remove the existing bar structure.

Jacksongeorge LLC is the applicant and owner of the property, their business address is 2852 N Southport Ave, Chicago, IL 60657. Robert White is the contact person for the applicant; they can be reached at [REDACTED] if you have any questions.

I am the attorney for the applicant and can be reached at 312-726-0358 if you have any questions.

Please note 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.

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