

#22206
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:

301 S. Damen Ave., 1801 - 1853 W. Jackson Blvd.

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

3. APPLICANT 1851 Land LLC

ADDRESS 1901 W. Madison CITY Chicago

STATE IL ZIP CODE 60612 PHONE 312-455-7690

EMAIL mlebeouf@blackhawks.com CONTACT PERSON Marcus LeBeouf

4. Is the applicant the owner of the property? YES _____ NO X

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 Rush University Medical Center and 1801 LLC

1801 LLC Contact Info:

1901 W. Madison Street
Chicago, IL 60612

312-475-6450

James English

jim.english@wirtzcorp.com

ADDRESS 1725 W Harrison, Suite 228 CITY Chicago

STATE IL ZIP CODE 60612 PHONE 312-942-7187

EMAIL Shannon_Piatek@rush.edu CONTACT PERSON Shannon Piatek

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Donna J. Pugh, Foley & Lardner LLP

ADDRESS 321 North Clark Street, Suite 3000

CITY Chicago STATE IL ZIP CODE 60654

PHONE (312) 832-4596 FAX (312) 832-4700 EMAIL djpugh@foley.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.

- 1801 Land LLC
- Blackhawk Community Ice Rink LLC
- Blackhawk Community Ice Rink 2 LLC
- Chicago Stadium Corp
- Wirtz Corporation

7. On what date did the owner acquire legal title to the subject property? 1801 LLC: 08/08/16
Rush University Medical Center: 6/27/17

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

Yes. PD 1309 in 2016 and PD 1310 in 2016.

9. Present Zoning District PD 1309 and 1310 Proposed Zoning District Rezone entire site to C2-5, then Residential-Business-Institutional Planned Development

10. Lot size in square feet (or dimensions) 602,265 square feet (gross)

11. Current Use of the property Professional hockey team practice facility, community ice rink, and vacant land.

12. Reason for rezoning the property To expand a professional hockey team practice facility and community ice rink. Future phases may include residential, hotel, and retail.


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)
1,200 dwelling units. At least 260 parking spaces upon completion of the arena expansion. Potential commercial area, to be determined. Maximum heights of 52 feet and 295 feet (across three Sub-Areas).

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 Not Applicable at this time

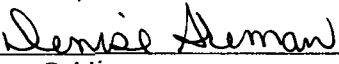
COUNTY OF COOK
STATE OF ILLINOIS

Marcus LeBeouf, Authorized
Representative of 1851 Land LLC, 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.

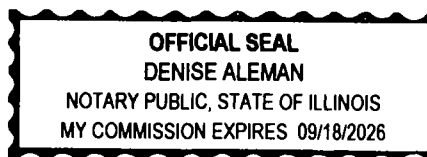


Signature of Applicant

Subscribed and Sworn to before me this
22nd day of May, 2023.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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

June 6, 2023

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

The undersigned, Michael D. Noonan, 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 6, 2023.

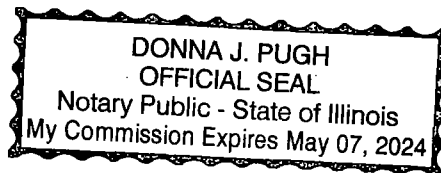
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject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

Michael D Noonan

Signature

Subscribed and Sworn to before me this
6th day of June, 2023.

Donna J. Pugh
Notary Public





FOLEY & LARDNER LLP

ATTORNEYS AT LAW

321 NORTH CLARK STREET, SUITE 3000
CHICAGO, IL 60654-4762
312.832.4500 TEL
312.832.4700 FAX
WWW.FOLEY.COM

WRITER'S DIRECT LINE
312.832.4596
djpuh@foley.com

CLIENT/MATTER NUMBER
111762-0108

June 6, 2023

To all property owners within 250 feet
of the property located at
301 S. Damen Ave., 1801 - 1853 W. Jackson Blvd.

Dear 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 6, 2023, the undersigned will file an application for a change in zoning from Planned Development 1309 and Planned Development 1310 to C2-5 Neighborhood Commercial District, and then to a Residential-Business-Institutional Planned Development on behalf of 1851 Land LLC for the property located at 301 S. Damen Ave., 1801 - 1853 W. Jackson Blvd.

The applicant intends to use the subject property for expansion of community ice rink facilities. Future phases may include residential, hotel, and retail/commercial, all subject to Site Plan Review.

Applicant, 1851 Land LLC is located at 1901 W. Madison St., Chicago IL 60612. The contact person for this application is Donna Pugh of Foley & Lardner located at 321 N. Clark Street Suite 3000, Chicago, IL 60654, who can be contacted at djpuh@foley.com or 312-832-4596. The current owners of the property are Rush University Medical Center Corporate Real Estate with an address of 1725 W. Harrison, Suite 228 Chicago, IL 60612 and 1801 LLC, with an address of 1901 W. Madison St. Chicago, IL 60612.

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.

Sincerely,

Donna J. Pugh

DJP:mdn

AUSTIN
BOSTON
CHICAGO
DALLAS
DENVER

DETROIT
HOUSTON
JACKSONVILLE
LOS ANGELES
MADISON

MEXICO CITY
MIAMI
MILWAUKEE
NEW YORK
ORLANDO

SACRAMENTO
SALT LAKE CITY
SAN DIEGO
SAN FRANCISCO
SILICON VALLEY

TALLAHASSEE
TAMPA
WASHINGTON, D.C.
BRUSSELS
TOKYO

May 10, 2023

Chair
Committee on Zoning, Landmarks and Building Standards
Room 300, 121 North LaSalle Street
Chicago, IL 60602

Chair
Plan Commission
Room 1000, 121 North LaSalle Street
Chicago, IL 60602

Re: Property Owner's Consent to Seek Zoning Approvals – 1801 W. Jackson (PD 1390)

Chairs

1801 LLC (“**Owner**”) is the owner of the property located at 1801 W. Jackson, Chicago, IL (the “**Property**”) (PINs: 17-18-226-027 and 17-18-227-033), in Planned Development 1309. The Property is currently improved with the Fifth Third Arena – Chicago Blackhawks Community Ice Rink.

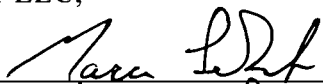
1851 Land LLC, an affiliate of Owner, is currently under contract with Rush University Medical Center to purchase the adjacent property (301 S. Damen Ave., PD 1309), so that 1851 Land LLC, (as applicant) together with Owner may seek zoning approvals to expand Owner’s current ice rink operations, as well as other uses and improvements.

1801 LLC hereby authorizes 1851 Land LLC and its agents, to seek any zoning and land use approvals needed for the ice rink expansion and other improvements at the Property, including, but not limited to, a Planned Development amendment, Building Permit, and any other approvals required.

If you have any questions about this consent letter, please do not hesitate to contact me.

Sincerely,

1801 LLC,

By: 
Name: Marcus LeBeouf
Its: Vice President & General Counsel

May 9, 2023

Chair
Committee on Zoning, Landmarks and Building Standards
Room 300, 121 North LaSalle Street
Chicago, IL 60602

Chair
Plan Commission
Room 1000, 121 North LaSalle Street
Chicago, IL 60602

Re: Property Owner's Consent to Seek Zoning Approvals – 301 S. Damen (PD 1310)

Chairs:

Rush University Medical Center (“**Rush Owner**”) is the owner of the property located at 301 S. Damen Ave., Chicago, IL (the “**Property**”) (PINs: 17-18-224-035, 17-18-225-036, 17-18-226-028, and 17-18-226-029), in Planned Development 1310. The Property is currently vacant land.


Rush Owner is currently under contract with 1851 Land LLC to sell the Property, so that 1851 Land LLC (as applicant), together with 1801 LLC (owner of PD 1309, and an affiliate of 1851 Land LLC), may seek zoning approvals to expand the current ice rink operations, as well as other uses and improvements, on the adjacent property owned by 1801 LLC.

Rush Owner hereby authorizes 1851 Land LLC and its agents, to seek any zoning and land use approvals needed for the ice rink expansion and other improvements at the Property, including, but not limited to, a Planned Development amendment, Building Permit, and any other approvals required, while the purchase and sale contract with 1851 Land LLC is pending.

If you have any questions about this consent letter, please do not hesitate to contact me.

Sincerely,

Rush University Medical Center,

By: 
Name: Carl Bergetz
Its: General Counsel

FTA Legal Entity Structure

