

#22351-T1  
Intro Date  
Jan 24, 2024

CITY OF CHICAGO  
APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
2415 to 2425 West 24th Place
  
2. Ward Number that property is located in: 25
  
3. APPLICANT Epoch 2415 LLC  
ADDRESS 2415 West 24th Place CITY Chicago  
STATE Illinois ZIP CODE 60608 PHONE 630-229-3438  
EMAIL tpagliuca@agencycbd.com CONTACT PERSON Anthony Pagliuca
  
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 Ice Age Investments, LLC  
ADDRESS 316 Spring Garden Street CITY Greensboro  
STATE North Carolina ZIP CODE 27401 PHONE 336-584-1382  
EMAIL bigmacage@me.com CONTACT PERSON Adrian Smith
  
5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:  
ATTORNEY Andrew Scott - Dykema Gossett PLLC  
ADDRESS 10 South Wacker Drive, Suite 2300  
CITY Chicago STATE Illinois ZIP CODE 60606  
PHONE (312) 627-8325 FAX (866) 950-3678 EMAIL APScott@Dykema.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: \_\_\_\_\_  
Anthony Pagliuca, Angela Villanueva, Adrian Smith

7. On what date did the owner acquire legal title to the subject property? 8/16/2022

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

9. Present Zoning District: M2-3/C1-3 Proposed Zoning District: M2-3 Light Industry District

10. Lot size in square feet (or dimensions): 12,986 sq. ft.

11. Current Use of the Property: The property is improved with a single story commercial building.

12. Reason for rezoning the property: To unify a split zone into one cohesive M2-3 Light Industry District in order to establish an industrial private event venue within the existing 1-story brick warehouse building.

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): No changes to the footprint or envelope of the property are planned. The purpose of the rezoning is to change the zoning classification to one that allows industrial private event venues. The building exists as a single-story, approximately 12,000 square foot commercial building with a basement and zero off-street parking spaces.

The first floor and the basement level of the building together comprise more than 15,000 square feet of event space to satisfy the Industrial Private Event Space minimum square feet criteria as per Municipal code.

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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO? YES  NO

COUNTY OF COOK  
STATE OF ILLINOIS

Anthony Pagliuca, 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.

EPOCH 2415 LLC, an Illinois limited liability company

By:   
Name: Anthony Pagliuca  
Its: Manager

Subscribed and Sworn to before me this  
8<sup>th</sup> day of January, 2024.

  
Notary Public



**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_





**Dykema Gossett PLLC**

10 S. Wacker Drive  
Suite 2300  
Chicago, IL 60606

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Tel: (312) 876-1700

Fax: (312) 876-1155

**Andrew P. Scott**

Direct Dial: (312) 627-8325

Direct Fax: (866) 950-3678

Email: APScott@dykema.com

January 22, 2024

The Honorable Bennett Lawson  
Acting Chairman, Committee on Zoning  
Landmarks and Building Standards  
121 North LaSalle Street, Room 200  
Chicago, Illinois 60602

The undersigned, Andrew P. Scott, 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 notices to such property owners who appear to be the owners of the property within the subject area not solely owned by the owner of the subject property, 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" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

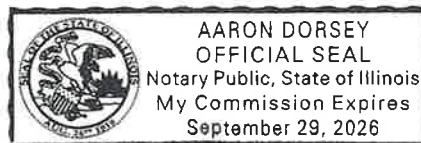
The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately January 24, 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.

  
\_\_\_\_\_  
Andrew P. Scott  
Dykema Gossett PLLC

Subscribed and Sworn to before me this  
22<sup>nd</sup> day of January, 2024.

  
\_\_\_\_\_  
Notary Public





**Dykema Gossett PLLC**

10 S. Wacker Drive  
Suite 2300  
Chicago, IL 60606

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**Andrew P. Scott**

Direct Dial: (312) 627-8325

Direct Fax: (866) 950-3678

Email: [APScott@dykema.com](mailto:APScott@dykema.com)

January 22, 2024

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 January 24, 2024, the undersigned intends to file an application for a change in zoning for the property with an address range of 2415 – 2425 West 24<sup>th</sup> Place (the "Property") from a split zone of C1-3 Neighborhood Commercial District and M2-3 Light Industry District to solely M2-3 Light Industry District.

The property is currently improved with a single story commercial building. The Applicant is seeking to rezone the property to unify the split zone into one cohesive M2-3 zoning district to allow the Applicant to establish an industrial private event venue. No changes to the footprint or envelope of the building are planned.

The owner of the Property is Ice Age Investments, LLC, 4030 Wake Forest Road, Suite 439, Raleigh, NC 27609 and the applicant is Epoch 2415 LLC, 2415 West 24<sup>th</sup> Place. My address is 10 South Wacker Drive, Suite 2300, Chicago, Illinois 60606. I can be reached at (312) 627-8325.

Please note that the applicant is not seeking to rezone, make any changes to 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,

Andrew P. Scott  
Attorney for the Applicant

125268.000001 4894-2018-6261.3

January 8, 2024

Mr. Patrick Murphey  
Zoning Administrator  
Department of Planning and Development  
121 North LaSalle Street  
Room 905  
Chicago, Illinois 60602

**Re: Authorization to File Map Amendment Application; 2415 - 2425 West 24<sup>th</sup> Place**

Dear Mr. Murphey:

The undersigned holds title to that certain property commonly known as 2415 West 24<sup>th</sup> Place, Chicago, Illinois (the "Property"). Epoch 2415 LLC ("Applicant") intends to seek a map amendment to rezone the Property from C1-3 Neighborhood Commercial District to M2-3 Light Industry District to allow the tenant on the property to establish a private event facility. The undersigned hereby authorizes Applicant, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (i) file a map amendment application for the Property; (ii) pursue approval of said applications; and (iii) take any and all related actions which may be necessary or appropriate in connection with processing such application.

Thank you for your consideration.

**Ice Age Investments, LLC**

By: 

Name: Adrian T. Smith

Title: Manager