

22213-T1
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:
1434-1446 West Fillmore Street, Chicago, IL 60607, Chicago, IL

2. Ward Number that property is located in: 28th Ward

3. APPLICANT 1434 W Fillmore, LLC
ADDRESS 2050 West Irving Park Road
CITY Chicago STATE IL ZIP CODE 60618
PHONE 847-769-7050 EMAIL alec@base3co.com
CONTACT PERSON Alec Greenberg

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 Hall of Fame Acquisition No. 2 LLC
ADDRESS 411 S. County Road, Suite 200
CITY Palm Beach STATE FL ZIP CODE 33480
PHONE 952-831-7777 EMAIL rhonda@njkholding.com
CONTACT PERSON Rhonda Donahoe

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:
ATTORNEY Liz Butler / Braeden Lord – Taft Stettinius & Hollister LLP
ADDRESS 111 East Wacker Drive, Suite 2600
CITY Chicago STATE IL ZIP CODE 60601
PHONE (312) 836-4121 / (312) 836-4165 FAX _____
EMAIL LButler@taftlaw.com / BLord@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? 2013
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District
Proposed Zoning District B2-3 Neighborhood Mixed Use District
10. Lot size in square feet (or dimensions) 15,975 sf
11. Current Use of the property: Surface parking lot.
12. Reason for rezoning the property To develop a multi-unit residential 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 the proposed building. (BE SPECIFIC)
- The Applicant requests a rezoning of the subject property from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District to the B2-3 Neighborhood Mixed Use District in order to construct a 5-story multi-unit residential building measuring approximately 56'0" in height containing 50 dwelling units, 25 automobile parking spaces, 50 bicycle parking spaces, one interior loading dock, and no commercial space.
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 X NO _____

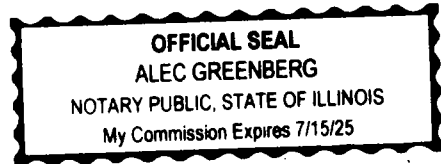
COUNTY OF COOK
STATE OF ILLINOIS

Gabriel Novak, authorized signatory of 1434 W Fillmore, 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.

Gabriel Novak

Signature of Applicant

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



Alec Greenberg

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

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Braeden Lord
312.836.4165
BLord@taftlaw.com

June 21, 2023

The Honorable Carlos Ramirez-Rosa, Chairman
Chairman, City of Chicago Committee on Zoning
121 North LaSalle Street, Room 200, Office 9
Chicago, Illinois 60602

**Re: Application for Amendment to the Chicago Zoning Ordinance
1434-1446 West Fillmore Street, Chicago, Illinois**

The undersigned, Braeden Lord, an attorney with the law firm of Taft Stettinius & Hollister, LLP, which firm represents 1434 W Fillmore, LLC, the applicant for a proposal to rezone the subject property located at 1434-1446 West Fillmore Street from the from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and the B3-2 Community Shopping District to the B2-3 Neighborhood Mixed Use District, being first duly sworn on oath deposes and states the following:

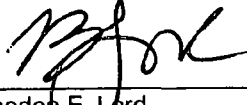
The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all 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 21, 2023; and a source for additional information on the application.

The undersigned certifies that he 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.

Sincerely yours,

Taft Stettinius & Hollister LLP

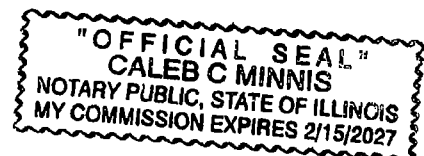


Braeden E. Lord

Subscribed and sworn to
before me this 5 day of June, 2023



Notary Public



Liz Butler
312.836.4121
LButler@taftlaw.com

June 21, 2023

FIRST CLASS MAIL

To Whom it May Concern:

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 21, 2023, the undersigned, on behalf of 1434 W Fillmore, LLC (the "Applicant") intends to file an application to rezone the property located at 1434-1446 West Fillmore Street (the "Property") from the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District to the B2-3 Neighborhood Mixed Use District. A map indicating the location of the Property is printed on the reverse side of this letter.

The Property is currently improved with a surface parking lot. The Applicant requests a rezoning of the subject property in order to construct a 5-story multi-unit residential building measuring approximately 56'0" in height containing 50 dwelling units, 25 automobile parking spaces, 50 bicycle parking spaces, one loading berth, and no commercial space.

Please note that the Applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send you this notice because you own property located within 250 feet of the proposed development.

I am an authorized representative of the Applicant and my address is 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601. The Applicant's business address is 2050 West Irving Park Road, Chicago, Illinois 60618. Hall of Fame Acquisition No. 2 LLC is the owner of the property and its address is 411 South County Road, Suite 200, Palm Beach, Florida 33480. Please feel free to contact me at (312) 836-4121 with questions or to obtain additional information.

Sincerely,

Taft Stettinius & Hollister LLP




Liz Butler

PROPERTY OWNER AUTHORIZATION

The undersigned, on behalf of Hall of Fame Acquisition No. 2 LLC, the legal titleholder of that certain real property commonly known as 1434-1446 West Fillmore Street, Chicago, Illinois (“**Subject Property**”) hereby authorizes 1434 W Fillmore, LLC and any affiliate or designee thereof and its attorneys, Taft Stettinius & Hollister LLP, to file one or more applications for zoning approvals and related permits and approvals with the City of Chicago for the Subject Property.

IN WITNESS WHEREOF, the undersigned has executed this Property Owner Authorization as of this 30 day of May, 2023.

By: 
Name: Rhonda Donahoe
Its: Manager

2020年12月27日

今日无事，闲坐。想到去年此时，正是疫情最严重的时候，大家都不敢出门，街上空无一人。那时候，我们还在家里，每天看着新闻，心里很紧张。现在，一切都过去了，大家又可以出门了，心里真是松了一口气。

最近天气越来越冷了，大家要多穿点衣服，别着凉了。希望新的一年，大家都能健健康康，开开心心的。

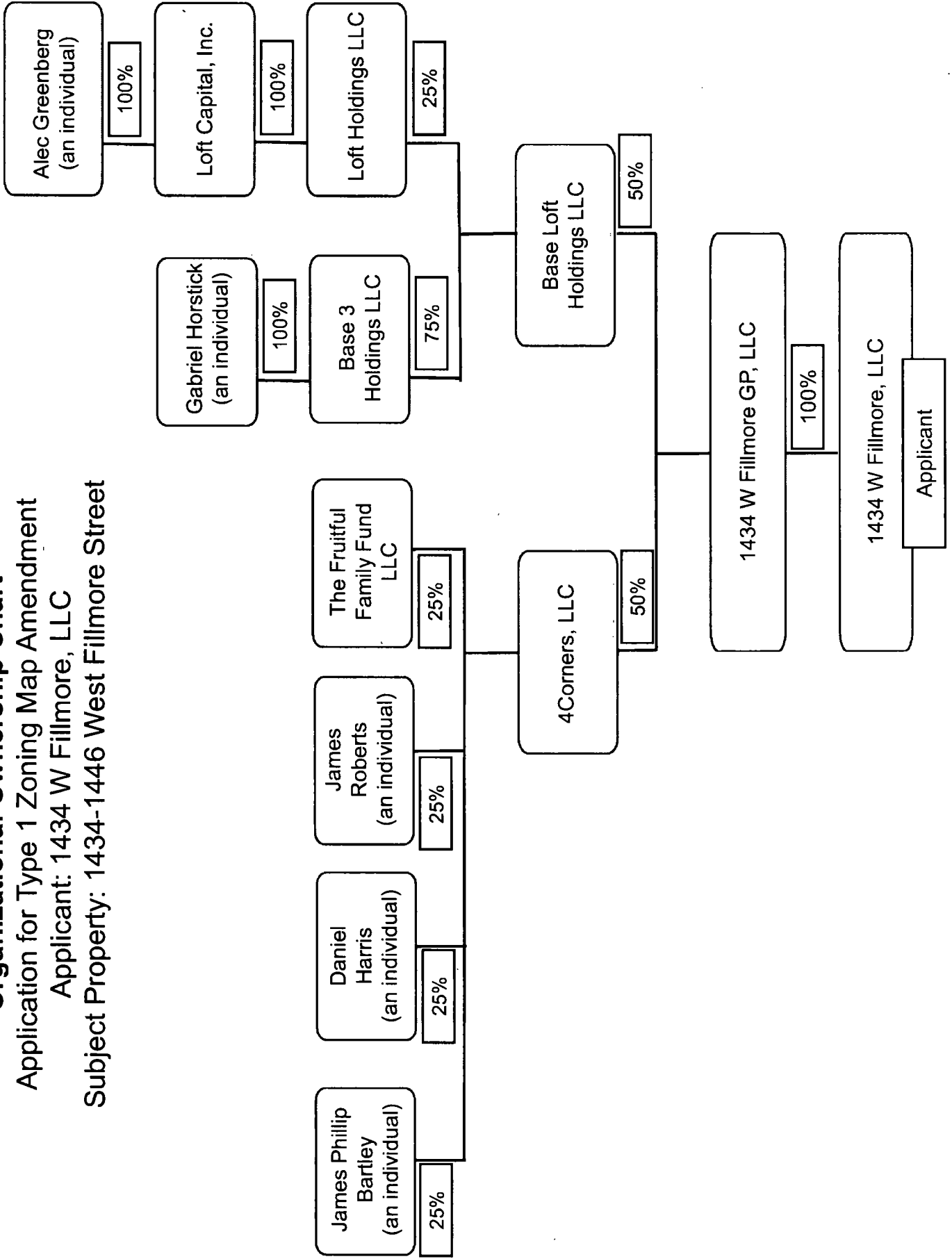
祝大家新年快乐，万事如意！

Organizational Ownership Chart

Application for Type 1 Zoning Map Amendment

Applicant: 1434 W Fillmore, LLC

Subject Property: 1434-1446 West Fillmore Street



Organizational Ownership Chart

Application for Type 1 Zoning Map Amendment

Property Owner: Hall of Fame Acquisition No. 2 LLC

Subject Property: 1434-1446 West Fillmore Street

