

# 22404-T1  
Intro Date  
April 17, 2024

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

1. ADDRESS of the property Applicant is seeking to rezone:  
1857 W 16th St, Chicago, IL 60608

2. Ward Number that property is located in: 25th Ward

3. APPLICANT Apologue LLC  
ADDRESS [REDACTED] CITY [REDACTED]  
STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]  
EMAIL jordan@exploreapologue.com CONTACT PERSON Jordan Tepper

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 WPI Spudz Ex LLC  
ADDRESS [REDACTED] CITY [REDACTED]  
STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]  
EMAIL Jake@Weissproperties.com CONTACT PERSON Jake Weiss

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:  
ATTORNEY \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_  
PHONE \_\_\_\_\_ FAX \_\_\_\_\_ EMAIL \_\_\_\_\_

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: Jordan Tepper

7. On what date did the owner acquire legal title to the subject property? July 21, 2021

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

9. Present Zoning District: M2-2 Proposed Zoning District: C3-2

10. Lot size in square feet (or dimensions): 125 X 601

11. Current Use of the Property: Existing 1-story vacant factory building

12. Reason for rezoning the property: To establish a Limited Manufacturing, Production and Industrial Services specifically to manufacture and produce food & beverage products and secondary use to operate a small and medium venue space with a maximum capacity of not more than 200 persons with accessory restaurant and tasting room

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): To establish a Limited Manufacturing, Production and Industrial Services specifically to manufacture and produce food & beverage products and secondary use to operate a small and medium venue space with a maximum capacity of not more than 200 persons with accessory restaurant and tasting room  
Will provide 6 employee parking spaces. Existing building height to remain. Will seek parking relief through the TSL to reduce the required 20 parking spaces by 100% as per section 17-13-0303-D.

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:** Administrative Adjustment to seek parking relief by 100% as per section section 17-13-1003-EE & 17-10-0102-B Transit-Served Location CTA Train Station which is within 2640 feet

**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.

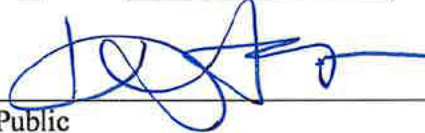
15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, 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

Jordan Tepper, 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<sup>st</sup> day of March, 2024.

  
Notary Public



**For Office Use Only**

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

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

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



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

Date: 3/21/2024

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

The undersigned, Jordan Tepper, 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 ~~3/21/2024~~ 4/17/2024.

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  
21<sup>st</sup> day of MARCH, 2024

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



# APOLOGUE

April 17, 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 April 17, 2024, the undersigned will file an application for a change in zoning from M2-2 to C3-2 on behalf of the applicant Apologue LLC for the property located at 1857 W 16<sup>th</sup> St., Chicago, IL 60608.

The applicant intends to use the subject property primarily as a limited manufacturing facility for producing food & beverage products. The secondary use is to allow for a permitted restaurant-tasting room that includes a small and/or medium venue. The total existing vacant factory building is 52,945 sqft. The applicant is filing a Type 1 map amendment and will seek an Administrative Adjustment as per section 17-13-1003-EE to reduce the parking by 100% as per 17-10-0102-B Transit-Served Location.

Apologue LLC, the applicant, is located at [REDACTED]. The contact person for this application is Jordan Tepper at [REDACTED]. The owner of the property is WPI Spudz Ex LLC at [REDACTED].

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.

We very much look forward to being part of the Pilsen community. Please do feel free to reach out at any time with any questions – [jordan@exploreapologue.com](mailto:jordan@exploreapologue.com).

Sincerely,



Jordan Tepper

Manager, Apologue LLC