

#22336

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:

2519 N HALSTED, CHICAGO, IL 60614

2. Ward Number that property is located in: 43

3. APPLICANT CHICAGO BLUES ETC LLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]

EMAIL [REDACTED] CONTACT PERSON Dr. Mohamed Eldibany

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 B.L.U.E.S. ETCETERALLC

ADDRESS [REDACTED] CITY [REDACTED]

STATE [REDACTED] ZIP CODE [REDACTED] PHONE [REDACTED]

EMAIL [REDACTED] CONTACT PERSON Dr. Mohamed Eldibany

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

ATTORNEY DANIEL RUBINOW FOR TROGLIA KAPLAN ATTORNEYS

ADDRESS 1525 N ELSTON, UNIT 200

CITY CHICAGO STATE IL ZIP CODE 60642

PHONE 773-809-5409 FAX \_\_\_\_\_ EMAIL DRUBINOW@TKHLAW.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.

MOHAMED ELDIBANY 100% OWNER

7. On what date did the owner acquire legal title to the subject property? AUGUST 11, 2023

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

NO

9. Present Zoning District B1-2 Proposed Zoning District B3-3

10. Lot size in square feet (or dimensions) 3,012 SF

11. Current Use of the property Empty. Previously a Tavern with a stage and musical performances. To be demo'd and rebuilt as 3 story mixed use building.

12. Reason for rezoning the property Seeking General Restaurant, Consumption On Premises-Incidental Activity Liquor, and PPA activity (live entertainment/medium venue) with less than 1000 person occupancy.

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)  
Property will have a restaurant with COP-IA service and a live entertainment/medium venue stage for musical performances. Two dwellings total on the 2nd and 3d floor for rental. Zero public parking spaces. When applying with Buildings, applicant will seek relief as a transit served location.

The commercial space (first floor) is approx 3,125 SF. Building height to be 3 stories / 36 feet.

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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES \_\_\_\_\_ NO XXX

COUNTY OF COOK  
STATE OF ILLINOIS

DR. MOHAMED EL DIBANY/CHICAGO BLUES ETC 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.

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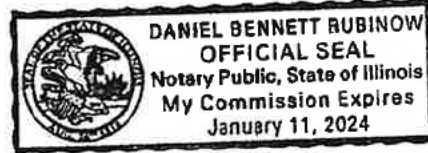
Signature of Applicant

Subscribed and Sworn to before me this

12<sup>th</sup> day of ~~2023~~ December 20<sup>th</sup> 23.

*Daniel Bennett Rubinow*

Notary Public



For Office Use Only

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

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

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

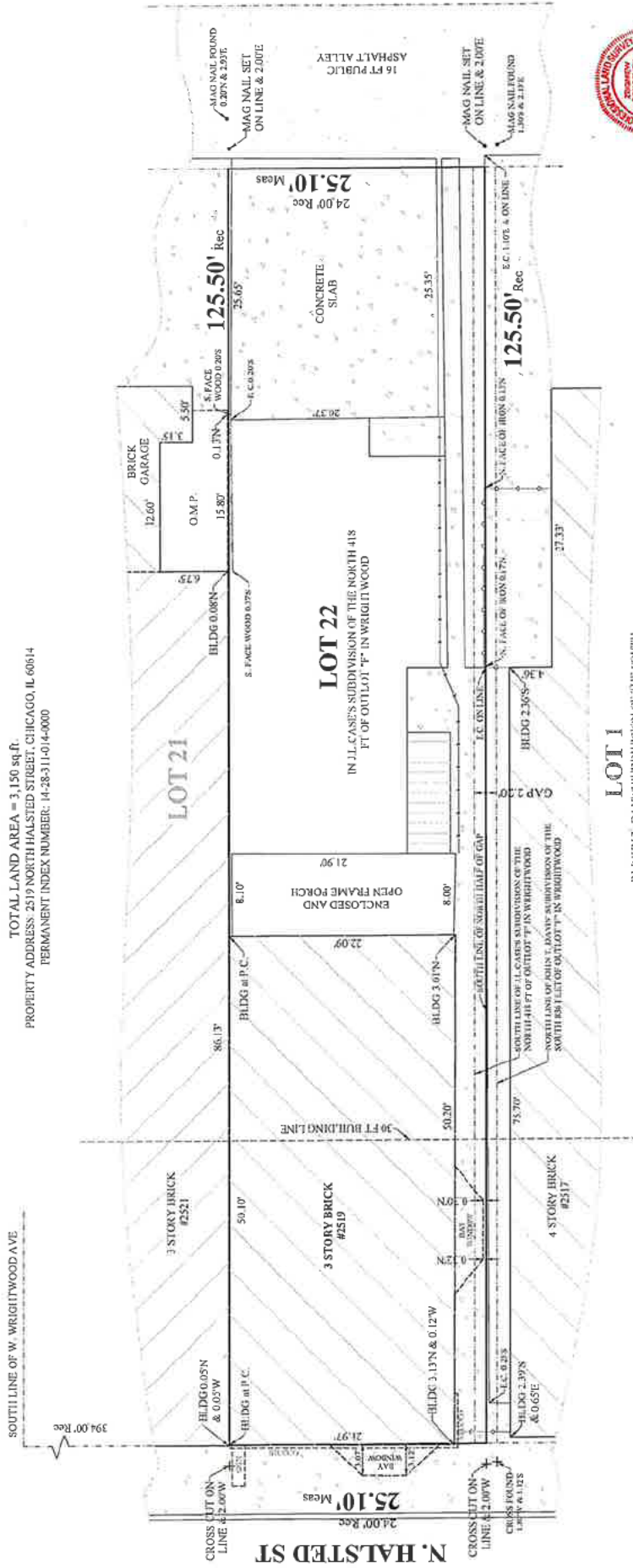
ZBIGNIEW DOMOZYCH SERVICES  
 PHONE: (773) 656-4630  
 (872) 210-9473  
 ziggylandsurveyor@gmail.com  
 ziggylandsurveyor.us

# PLAT OF SURVEY

LOT 22 IN BLOCK 2 IN JEROME I. CASE'S SUBDIVISION OF THE NORTH 418 FEET OF OUTLOT "F" IN WRIGHTWOOD, IN SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 3,150 sq. ft.  
 PROPERTY ADDRESS: 2519 NORTH HALSTED STREET, CHICAGO, IL 60614  
 PERMANENT INDEX NUMBER: 14-28311-014-0000

SCALE 1" = 10'



State of Illinois ss  
 County of Cook

I, ZBIGNIEW DOMOZYCH do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature: Zbigniew Domozych  
 Date: AUGUST 11, 2023  
 REG. ILL. Land Surveyor No. 35-3758  
 LIC. EXP. NOVEMBER 30, 2024

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC. LEGAL DESCRIPTION NOTED ON THIS PLAT WAS SUPPLIED BY OTHERS AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

## LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- UTILITY POLE
- EDGE OF CONCRETE
- EDGE OF BRICK
- NORTH, SOUTH, EAST, WEST
- CROSS / MAG NAIL
- ASPHALT AREA
- CONCRETE PAVEMENT
- BRICK AREA
- OPEN METAL PORCH
- OPEN FRAME PORCH
- IRON PIPE AT PROPERTY CORNER
- O.M.P.
- I.P. #P.C.

SURVEYOR'S NOTE:  
 THERE IS 2.20 FEET WIDE GAP BETWEEN J.L. CASE'S SUBDIVISION OF THE NORTH 418 FEET OF OUTLOT "F" IN WRIGHTWOOD AND JOHN T. DAVIS' SUBDIVISION OF THE SOUTH 86 FEET OF OUTLOT "F" IN WRIGHTWOOD. THE GAP IS EQUALLY DIVIDED TO ADJOINING LOTS.

ORDER NO. 230804-B  
 SCALE: 1 INCH = 10 FEET  
 PELLERIN  
 COMPLETION DATE: AUGUST 09, 2023  
 ORDERED BY: Levi and Lipsitz, Ltd.

"WRITTEN NOTICE"  
(Section 17- 13-0 107)

Date: January 4, 2024

Chairman, Committee on Zoning  
121 North LaSalle Street  
Room 304, City Hall  
Chicago, Illinois 60602

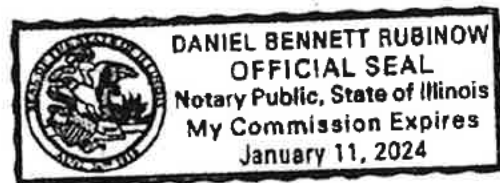
The undersigned, Dr. Mohamed Eldibany, being first duly sworn on oath deposes and states the following:

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 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 17-13-0 107 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.

DocuSigned by:  
M. Eldibany  
Signature



Subscribed and Sworn to before me this

12<sup>th</sup> day of December, 2023

Daniel Rubinow  
Notary Public

LETTER TO SURROUNDING PROPERTY OWNERS  
Of  
2519 N HALSTED, CHICAGO, IL 60614

December 12, 2023

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 will file an application for a change in zoning from B1-2 to B3-3 on behalf of the applicant, CHICAGO BLUES ETC LLC, for the property located at 2519 N HALSTED, CHICAGO, IL 60614.


The applicant intends to use the subject property as a restaurant with incidental liquor service activity, a stage for musical performances and an occupancy of 150-999 people. The proposed second floor shall contain two dwelling units for rental. The commercial space (first floor) shall be approximately 3,125 square feet and the proposed building shall be 3 stories high (approximately 36 feet or, the same height as the building currently is).

CHICAGO BLUES ETC LLC is located at [REDACTED] The contact person for this application is Dr. Mohamed Eldibany, [REDACTED]

[REDACTED] The owner of the property is B.L.U.E.S. ETCETERA LLC c/o Dr. Mohamed Eldibany, [REDACTED] (224) 420-6195. You may also reach out to the representing attorney: Daniel Rubinow, 1525 N Elston, Unit 200, Chicago, IL 60642, (773) 809-5409.

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.

Very truly yours,

DocuSigned by:  
  
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Signature

Dr. Mohamed Eldibany  
2819 Girard Avenue  
Evanston, IL 60201-1708

(224) 420-6195

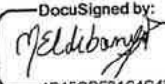
City of Chicago- Zoning  
Administrator Patrick Murphy  
City Hall- Room 905  
121 N. LaSalle St. Chicago IL 60602

RE: The zoning amendment for 2519 N HALSTED, CHICAGO, IL 60614 / CHICAGO BLUES ETC LLC

I am Mohamed Eldibany and I am the sole member and manager of B.L.U.E.S. ETCETERA LLC. That LLC is the owner and landlord for 2519 N HALSTED, CHICAGO, IL 60614 / CHICAGO BLUES ETC LLC. I am also the sole member and manager of that entity/applicant, CHICAGO BLUES ETC LLC.

I hearby authorize CHICAGO BLUES ETC LLC and its agents to apply for zoning amendment to change the zoning from B1-2 to B3-3 at the 2519 N HALSTED, CHICAGO, IL 60614 location.

Thank you,

DocuSigned by:  
  
4B15CBF31C4C4F4...

12/12/2023

Mohamed Eldibany

for

B.L.U.E.S. ETCETERA LLC

