

#22233

INTRO DATE

July 19, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone: 3218-22 W. Bryn Mawr Avenue

2. Ward Number that property is located in: 39

3. APPLICANT H & N Bryn Mawr LLC

ADDRESS 3218-3222 W. Bryn Mawr Ave CITY Chicago

STATE IL ZIP CODE 60659 PHONE [REDACTED] 3-00 [REDACTED]

EMAIL [REDACTED] CONTACT PERSON Wendy Nguyen

4. Is the applicant the owner of the property? YES X 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

ADDRESS CITY

STATE ZIP CODE PHONE

EMAIL CONTACT PERSON

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

ATTORNEY Mark Kupiec

ADDRESS 77 W. Washington Suite 1801

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-541-1878 FAX EMAIL mkupiec@kupieclaw.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.

Wendy Nguyen

7. On what date did the owner acquire legal title to the subject property? Unknown

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

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

10. Lot size in square feet (or dimensions) 9,375 sq. ft.

11. Current Use of the property Restaurant

12. Reason for rezoning the property To meet the use table and standards of the B3-2, to obtain a public place of amusement license and offer karaoke as a type of entertainment in the existing restaurant

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)
To provide live entertainment accessory to the restaurant;
Restaurant offering karaoke as entertainment; 0 dwelling units; 4 parking spaces;
12,512.55 SF of commercial space; height of building is 19' 4" feet - existing

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 X _____

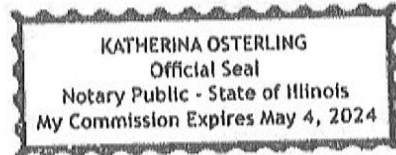
COUNTY OF COOK
STATE OF ILLINOIS

Wendy Nguyen, 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.

Wendy Nguyen
Signature of Applicant

Subscribed and Sworn to before me this
26 day of June, 2023

Katherina Osterling
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

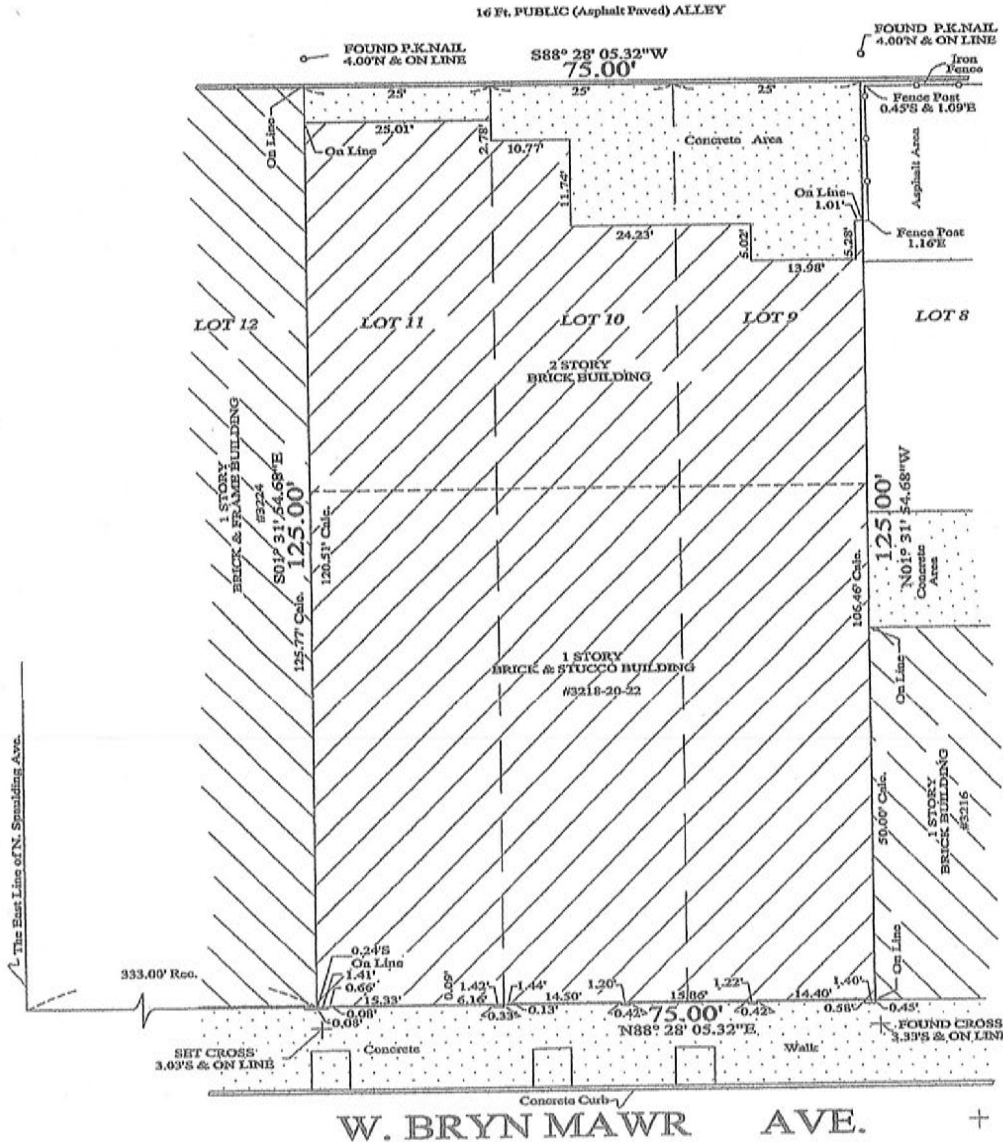


PROFESSIONAL DESIGN FIRM-LAND SURVEYING CORPORATION

PLAT OF SURVEY
 OF

LOTS 9, 10 AND 11 IN BLOCK 55 IN W. F. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2 LYING WEST OF THE WESTERLY LINE OF RIGHT OF WAY OF NORTH SHORE CHANNEL OF SANITARY DISTRICT OF CHICAGO (EXCEPT STREETS) IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3218-22 WEST BRYN MAWR AVENUE, CHICAGO, ILLINOIS.



THE BEARING BASIS, AND COORDINATE DATUM IF USED IS NAD83 SPC II, EAST ZONE (2011 ADJUSTMENT). I HAVE MADE NO INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, OWNERSHIP OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE AS PART OF THIS SURVEY, BUT HAVE RELIED UPON THE INFORMATION SUPPLIED TO ME BY THE OWNER'S REPRESENTATIVE. I ALSO STATE THAT A TITLE COMMITMENT WAS NOT FURNISHED FOR THIS SURVEY. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCES ARE MARKED IN FEET AND DECIMAL PART THEREOF. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

Order No. 05-2409-U
 Scale: 1 inch = 16 feet.
 Date: May 19, 2023
 Ordered by: IPSA CORPORATION



State of Illinois
 County of Cook ss
 We, AP SURVEYING COMPANY, PC. do hereby certify that we have surveyed the above described property and that, to the best of our knowledge the plat hereon drawn is an accurate representation of said survey.
Hylton E. Donaldson
 PROF. IL. LAND SURVEYOR No. 2819
 License Expiration: November 30, 2024.

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17- 13-0 1 07)

Date: July 12, 2023

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

The undersigned, Mark Kupiec, being first duly sworn on oath deposes and states the following:

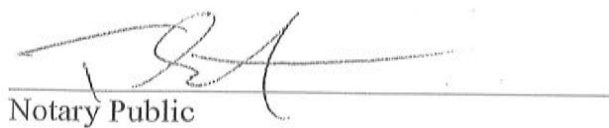
The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all 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 July 19, 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- 13-0 1 07 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
12th day of, July, 2023


Notary Public



LAW OFFICES
MARK J. KUPIEC & ASSOCIATES
SUITE 1801
77 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602

TELEPHONE (312) 520-1878
Email: Mkupiec@kupieclaw.com

FACSIMILE

June 28, 2023

Re: 3218-22 W. Bryn Mawr Avenue, Chicago, IL

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 July 19, 2023, the undersigned will file an Application for a change in zoning from B1-2 Neighborhood Shopping District to a B3-2 Community Shopping District, on behalf of the Applicant, H & N Bryn Mawr LLC, for the property located at 3218-22 W. Bryn Mawr Avenue, Chicago, Illinois.

The subject property is improved with a two-story brick building. A restaurant currently operates in the existing building. The applicant needs a zoning change to obtain a public place of amusement (PPA) license in order to offer karaoke as a type of entertainment for its customers in the restaurant.

The Applicant is the owner of the subject property. Its business address is 3218-22 W. Bryn Mawr Avenue, Chicago, IL, 60659. I am the Attorney for the Applicant and the contact person for this Application. My address is 77 West Washington Street, Chicago, Illinois, and my telephone number is (312) 520-1878.

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,



Mark J. Kupiec

MJK/