CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
   2852-56 N Southport Ave, Chicago, IL 60657

2. Ward Number that property is located in: 32

3. APPLICANT  Jacksongeorge LLC
   ADDRESS  2852 N Southport Ave  CITY  Chicago
   STATE  IL  ZIP CODE  60657  PHONE
   EMAIL  CONTACT PERSON  Robert White

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
   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  Thomas S Moore
   ADDRESS  180 N LaSalle St, Ste 3150
   CITY  Chicago  STATE  IL  ZIP CODE  60601
   PHONE  312-726-0358  FAX  EMAIL  tmoore@mccarthyduffy.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: Robert White

7. On what date did the owner acquire legal title to the subject property? 11/16/2023

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


10. Lot size in square feet (or dimensions): 8,883 square feet

11. Current Use of the Property: Mixed-use building with vacant bar/restaurant and 6 residential dwelling units on the 2nd and 3rd floor and two additional residential units in the coach house.

12. Reason for rezoning the property: To meet the use table and standards of the B3-2 and allow the establishment of a general restaurant with incidental service of liquor served in conjunction with food service.

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): The property will be a general restaurant and bar with service of liquor in conjunction with food. There are 6 dwelling units; no parking spaces; approximately 4,600 square feet of commercial space; and the existing height is approximately 30.00 feet and will remain unchanged.

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 for more information). Is this project subject to the ARO? YES ☐ NO ☒
COUNTY OF COOK
STATE OF ILLINOIS

Robert White, 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 30th day of May, 2024.

Notary Public

For Office Use Only

Date of Introduction: ________________________________

File Number: ________________________________

Ward: ________________________________
Date: **June 5, 2024**

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

**Thomas S Moore**, 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 12, 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  
**5** day of **June** , 2024

*Notary Public*
May 30, 2024

To 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, June 12, 2024, the undersigned filed an application for a change in the zoning from B1-2 to B3-2 on behalf of the applicant, Jacksongorge LLC, for the property located at 2852-56 N Southport Ave, Chicago, IL 60657.

The Applicant seeks a zoning change to meet the use table and standard of the B3-2 to establish a general restaurant with incidental liquor served in conjunction with food service.

Jacksongorge LLC is the applicant and owner of the property, their business address is 2852 N Southport Ave, Chicago, IL 60657. Robert White is the contact person for the applicant; they can be reached at [contact info] if you have any questions.

I am the attorney for the applicant and can be reached at 312-726-0358 if you have any questions.

Please note 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,

[Signature]

Thomas S. Moore
CERTIFIED SURVEY, INC.
1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6986
Email: surveys@certifiedsurvey.com
ALTA/NSPS LAND TITLE SURVEY

LOTS 1, 2 AND 3 IN MCQUELLAND'S SUBDIVISION OF BLOCK 8 IN THE SUBDIVISION BY WILLIAM LIL & HEIRS OF
MICHAEL, DEVEED CITY OF THE SOUTHWESTERLY 1/2 OF THE NORTHWREST 1/4 OF SECTION 26, TOWNSHIP 46 NORTH,
RANG & EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(SHADED PUBLIC RIGHT OF WAY)

W. GEORGE STREET

SURVEY NOTES
THE PROPERTY SHOWN HEREIN IS LOCATED IN
UNMARKED ZONE & LAVAGE DETERMINED TO BE
OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER
A LOCAL FLOODPLAIN MANAGEMENT AGENCY.

THE LEGAL DESCRIPTION HEREIN DESCRIBES THE
SAME PROPERTY AS INSURED BY CHICAGO TITLE
INSURANCE COMPANY COMPLIANT NO.
PROPERTY AREA = 6,888 SQ FT = 0.16 ACRE.

STATE OF ILLINOIS
COUNTY OF COOK
TO: STORRIDGE REAL ESTATE CO., LLC AND CHICAGO TITLE.
THESE TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT
IS BASED WERE MADE IN ACCORDANCE WITH THE 1999 MINIMUM STANDARDS
FOR ALTA/NSPS LAND TITULATION SERVICES, AS DESCRIBED AND
APPROVED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2,
& 3, 7A, 8, 9 & 14 OF TABLE 12.
THE FIELDWORK WAS COMPLETED ON SEPTEMBER 14, 2017.

DATE OF PLAT: SEPTEMBER 15, 2017
MICROSCOPIC LAND SURVEYOR NO. 346
LICENSE EXPIRES: NOVEMBER 30, 2018

ORDER No. 080640(Y)
ORDERED BY: JLL CAPITAL MARKETS

REVISED NOVEMBER 1, 2017

DIMENSIONS ARE NOT TO SCALE FROM SCALING

DRAWN TO SCALE AND RECORDED FOR USE IN THE MAP OR DOCUMENT REFER TO YOUR DEED OR ABSTRACT.
"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

Date: 5/30/2024

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

The undersigned, Thomas S Moore, 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; and a statement that the applicant intends to file the application for a change in zoning on approximately 5/30/2024.

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 30 day of May, 2024

Notary Public
May 30, 2024

To 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, May 30, 2024, the undersigned filed an application for a change in the zoning from B1-2 to B3-2 on behalf of the applicant, Jacksongeorge LLC, for the property located at 2852-56 N Southport Ave, Chicago, IL 60657.

The Applicant seeks a zoning change to enable the use of the existing internal layout of the former restaurant and avoid having to remove the existing bar structure.

Jacksongeorge LLC is the applicant and owner of the property, their business address is 2852 N Southport Ave, Chicago, IL 60657. Robert White is the contact person for the applicant; they can be reached at [redacted] if you have any questions.

I am the attorney for the applicant and can be reached at 312-726-0358 if you have any questions.

Please note 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,

Thomas S. Moore