

#22292-TI
INTRO DATE
Nov 1, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1805-1811 S. Allport Street

2. Ward Number that property is located in: 25

3. APPLICANT 1215-25 W. 18th Street (Chicago), LLC

ADDRESS 600 W. Van Buren, Suite 1000 CITY Chicago

STATE IL ZIP CODE 60607 PHONE 847-707-1463

EMAIL hana@bluestarproperties.net CONTACT PERSON Hana Samuels

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 Same as above

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 Bridget O'Keefe

ADDRESS Daspin & Aument LLP, 300 S. Wacker Drive, Suite 2200

CITY Chicago STATE IL ZIP CODE 60606

PHONE 312-258-3795 FAX EMAIL bokeefe@daspinaument.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.

Golden Holdings, LLC
Bruce Finkelman
MSS Property Investments
Michael Frye

Thalia Hall: 9/12/13

7. On what date did the owner acquire legal title to the subject property? Vacant Land: 9/19/22

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

No

9. Present Zoning District C1-2/RT-4 Proposed Zoning District C1-3

10. Lot size in square feet (or dimensions) 125.17' x 125', approximately 15,646.25 sq. ft.

11. Current Use of the property Entertainment, Retail and 8 existing residential units

12. Reason for rezoning the property To consolidate zoning lots under one zoning classification to allow for small two-story addition to provide an elevator and additional storage to serve Thalia Hall and a new outdoor cafe.

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)
There will be no change in underlying use of property for entertainment, retail & residential purposes. There will continue to be 8 rental residential units, 39,909 sq. ft. of retail and restaurant/entertainment uses. The new addition building will be 2,405 sq.ft. and the height will be 32'-0". The new addition building will include a seating area for outdoor dining on the first and second floors. The total square footage for the outdoor dining seating areas is 1,290 sq. ft.

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

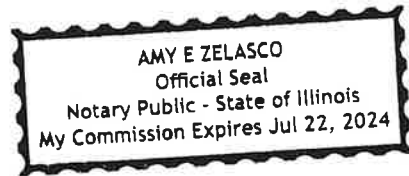
COUNTY OF COOK
STATE OF ILLINOIS

Tyler Aust, 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
2nd day of October, 20 23.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

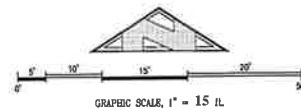
Ward: _____

PLAT of SURVEY

LEGAL DESCRIPTION:
1807 S. ALLPORT: LOTS 1, 2, 3, 4 AND 5 IN JOHN DUSEK'S SUBDIVISION OF LOTS 45, 46, 47 AND 48 IN S.S. WHITE'S SUBDIVISION OF BLOCK 8 IN JOHNSTON AND LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1811 S. ALLPORT: LOT 44 IN S.S. WHITE'S SUBDIVISION OF BLOCK 8 IN JOHNSTON AND LEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1807 & 1811 S. ALLPORT STREET, CHICAGO, ILLINOIS.

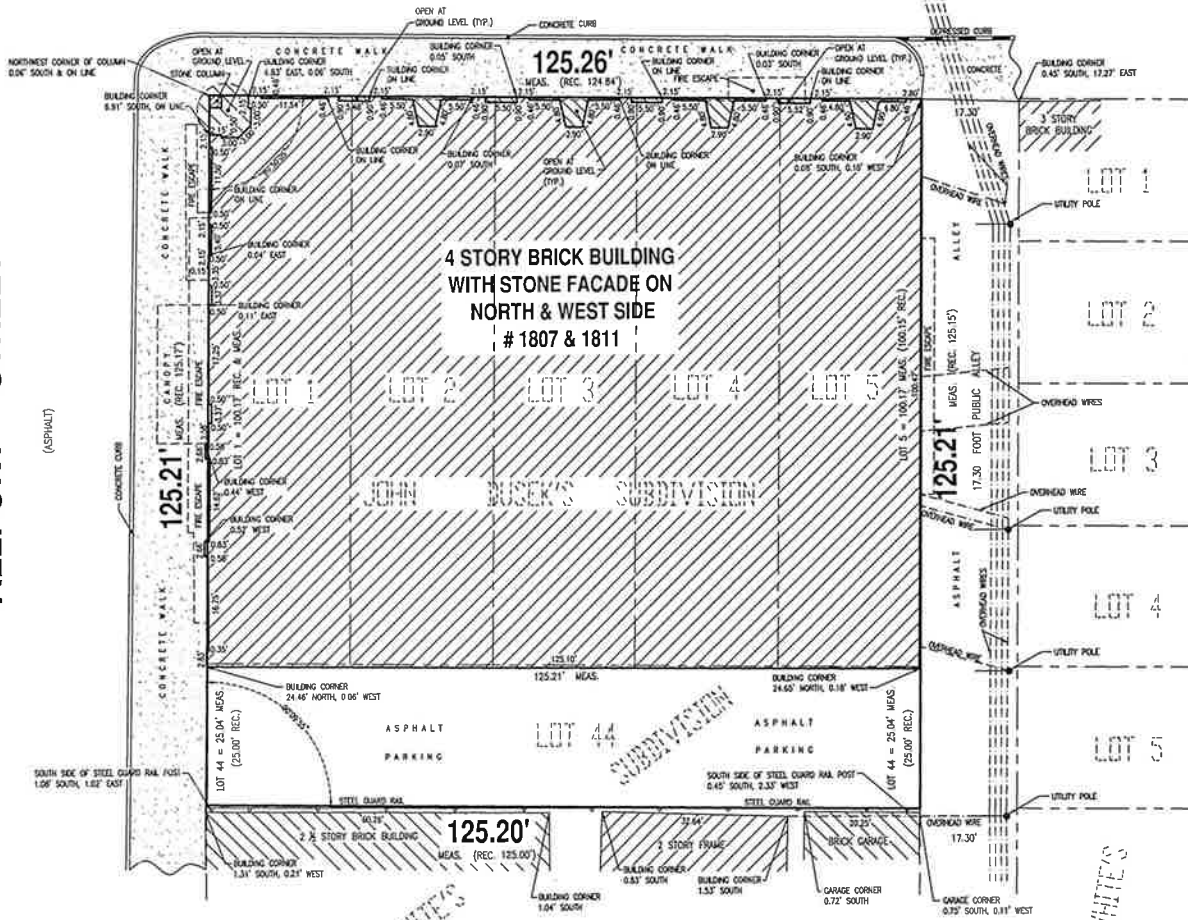


18TH STREET

(ASPHALT)

ALLPORT STREET

(ASPHALT)



SITE NOTES:
Area of surveyed property = 15,680 sq. ft. more or less.

GENERAL NOTES:
All information provided to the surveyor is shown or noted herein.

The legal description on this plat was provided to us by the client or obtained from public records and should be compared to your Deed, Abstract or Certificate of Title. This plat and the legal description shown herein does not determine, imply or guarantee ownership.

Prior to excavation call "811 CHICAGO" at 811 or 312-744-7000

All building restrictions, building lines and easements may or may not be shown. Check your Deed, Abstract, Title Report, and local ordinances. No responsibility is assumed by the surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.	
SURVEYORS ESTABLISHED 1911 450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062 TEL: (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM	
Professional Design Firm License No. 194.000027-0006	
LOCATION: <u>1807 & 1811 S. ALLPORT STREET</u>	SURVEY DATE: <u>JULY 06,</u> 20 <u>23</u>
ORDER No. <u>23-060</u>	ORDERED BY: <u>HANA SAMUELS</u>
AA/PC License No. 6, State of Chicago, Inc. All Rights Reserved	

FIELD MEASUREMENTS COMPLETED JULY 06, 20 23

STATE OF ILLINOIS)
COUNTY OF COOK)

This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

By *Michael E. Farrell* Dated JULY 20, 20 23

Michael E. Farrell
Illinois Professional Land Surveyor No. 035-002630
License Expiration Date 11/30/24



300 South Wacker Drive, Suite 2200
Chicago, Illinois 60606
312.258.1600 ph 312.258.1955 fx

DASPIN AUMENT
L.L.P

523 Encinitas Boulevard, Suite 200
Encinitas, California 92024
760.635.1465 ph 760.635.1475 fx
www.daspinaument.com

Bridget M. O'Keefe
312.258.3795
bokeefe@daspinaument.com

October 23, 2023

Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

Re: 1805-1811 S. Allport Street, Chicago, Illinois

Dear Sir:

The undersigned, Bridget O'Keefe, being first duly sworn on oath deposes and states the following:

The undersigned certifies that she 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 of the owner; and a statement that the Applicant intends to file the application for a change in zoning on or before November 1, 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 17-13-0107 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.

Bridget O'Keefe
Signature

Subscribed and Sworn to before me this
23rd Day of October, 2023

Julie K. Saranga
Notary Public



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Chicago, Illinois 60606
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Bridget M. O'Keefe

312.258.3795

bokeefe@daspinaument.com

October 23, 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 November 1, 2023 the undersigned will file an application for a change in zoning from C1-2 Neighborhood Commercial District and RT-4 Residential Two-Flat Townhouse and Multi-Unit District to a C1-3 Neighborhood Commercial District on behalf of 1215-25 W. 18th (Chicago), LLC ("Applicant") for the property located at 1805-11 South Allport in Chicago, Illinois ("Property").

Please be aware that you received prior notice dated October 3, 2023 of the filing of this application. This notice is to inform you that the only change to that application is that it will be filed on or about November 1, 2023 instead of October 18, 2023.

The Applicant is seeking approval of a Type 1 Rezoning Application to consolidate the zoning lots located at 1805-1811 S. Allport Street into one zoning lot with a C1-3 zoning designation. They propose to build a small 2,405 s.f. two-story addition on the vacant land adjacent to the existing Thalia Hall building to provide an additional elevator and storage to serve Thalia Hall and 1,290 s.f. of outdoor seating to serve the existing restaurant located on the first floor. There will be an additional staircase which will run from the second floor to grade level which will be an exterior, steel, open stair. There will be no change to Thalia Hall or the existing entertainment, retail and residential uses, including the eight (8) residential dwelling units, currently located within the existing building.

The Applicant also owns the Property and is located at 600 W. Van Buren Street, Suite 1000, Chicago, Illinois 60606. The contact person for this application is Hana Samuels, c/o Blue Star Properties, 600 W. Van Buren Street, Suite 1000, Chicago, Illinois 60606, 847-702-1463. 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,



Bridget M. O'Keefe