

# 22329  
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:

305 North Ogden

2. Ward Number that property is located in: 27

3. APPLICANT 333 Holding Company LLC

ADDRESS 333 North Ogden Ave. CITY Chicago

STATE Illinois ZIP CODE 60607 PHONE 312.377.0936

EMAIL jhoran@blueplatechicago.com CONTACT PERSON Jim Horan

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 Edward J. Kus / Taft Stettinius & Hollister LLP

ADDRESS 111 East Wacker Drive - Suite 2600

CITY Chicago STATE Illinois ZIP CODE 60601

PHONE 312.836.4080 FAX 312.966.8488 EMAIL ekus@taftlaw.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: Jim Horan
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7. On what date did the owner acquire legal title to the subject property? 2015
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: M2-3 Proposed Zoning District: DS-5
10. Lot size in square feet (or dimensions): 45,511 square feet
11. Current Use of the Property: Three-story commercial building utilized by a catering business with accessory office, retail, food preparation and industrial uses.
12. Reason for rezoning the property: To allow for additional uses to be appropriately licensed, and to establish a meeting and event venue, including a rooftop.
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): Existing three-story commercial building with 57,888 SF and 25 parking spaces. Current uses to be maintained and/or expanded. Prospective meeting space and rooftop to be added.
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:** \_\_\_\_\_

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**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. \_\_\_\_\_

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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

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COUNTY OF COOK  
STATE OF ILLINOIS

James L. Horan \_\_\_\_\_, 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  
3rd day of January, 2024.

Vanessa R. Montano  
Notary Public



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**For Office Use Only**

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

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

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



Honorable Bennett Lawson  
Acting Chairman  
Committee on Zoning, Landmarks and  
Building Standards  
121 North LaSalle Street  
Room 304, City Hall  
Chicago, Illinois 60602

Honorable Laura Flores  
Chairman  
Chicago Plan Commission  
121 North LaSalle Street  
Room 1000, City Hall  
Chicago, Illinois 60602

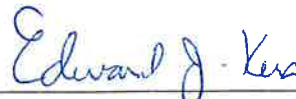
RE: 305 North Ogden Ave. / Affidavit of Notice of Filing

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

The undersigned certifies that the notice requirements of Section 17-13-0107 of the Chicago Zoning Ordinance were complied with by causing written notice to be sent by first class mail, to such property owners who appear to be the owners of all property within the lot lines of the subject property and within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, streets, alleys and other public ways.

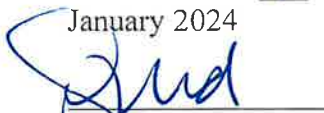
The undersigned certifies that the notice contained the address of the property which is the subject of the application; a statement of the intended use of the property; the name and address of the applicant and owner; and a statement that the applicant intends to file an application for a Zoning Amendment on or about 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 17-13-0107-A 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 who were served notice.



Attorney for Applicant

Subscribed and sworn to  
before me this 4 day of  
January 2024

  
Notary Public

January 10, 2024

Dear Sir or Madam:

In compliance with the notice requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, please be informed that on or about January 24, 2024, an application for an Amendment to the Chicago Zoning Ordinance will be filed on behalf of the Applicant, 333 Holding Company LLC, for the property commonly known as 305 North Ogden Ave.

The application seeks a change in zoning from M2-3, Light Industry District, to DS-5, Downtown Service District. The purpose of the proposed zoning amendment is to allow the current business (Blue Plate Catering) to obtain the appropriate business licenses for additional uses within the building, such as expanded food and beverage service, and indoor/outdoor meeting space on the rooftop. The current catering business will continue its operations. The existing three-story commercial building will remain in place, with upcoming interior renovations.

The Applicant is the owner of the subject property, and its contact information is as follows: 333 Holding Company LLC, 333 N. Ogden Ave., Chicago, Illinois 60607.

Please note that your property is not being rezoned. The Applicant is required by law to send this notice to you because the Cook County Assessor's records indicate you own property within 250 feet of the project site.

Questions about this notice may be directed to the Applicant's attorney, Edward J. Kus, at 312.836.4080, at Taft Stettinius & Hollister LLP, 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601.

Very truly yours,

Taft Stettinius & Hollister, LLP



Edward J. Kus