

# 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
- 
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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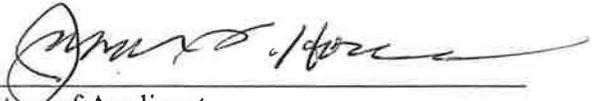
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15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the 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: \_\_\_\_\_



**UNITED SURVEY SERVICE, LLC**  
 CONSTRUCTION AND LAND SURVEYORS  
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
 TEL: (847) 299-1010 FAX: (847) 299-5887  
 E-MAIL: USURVEY@SUNSDCS.COM

# PLAT OF SURVEY

OF

PARCEL 1  
 ALL OF LOTS 21 TO 34 BOTH INCLUSIVE IN BLOCK 6 IN UNION PARK 2ND ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2  
 THOSE PARTS OF LOTS 1, 2, 15 TO 20 IN BLOCK 8 IN SAID UNION PARK 2ND ADDITION, LYING SOUTH AND EAST OF A STRAIGHT LINE DRAWN FROM A POINT ON THE SOUTH LINE OF GARROLL AVENUE, 100 FEET WEST OF THE WEST LINE OF NORTH ADA STREET TO A POINT IN THE NORTH LINE OF FULTON STREET, 156.90 FEET EAST OF THE EAST LINE OF SHELDON STREET, IN COOK COUNTY, ILLINOIS

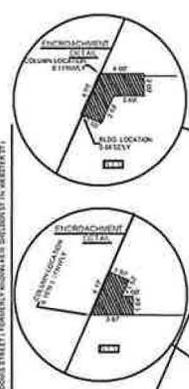
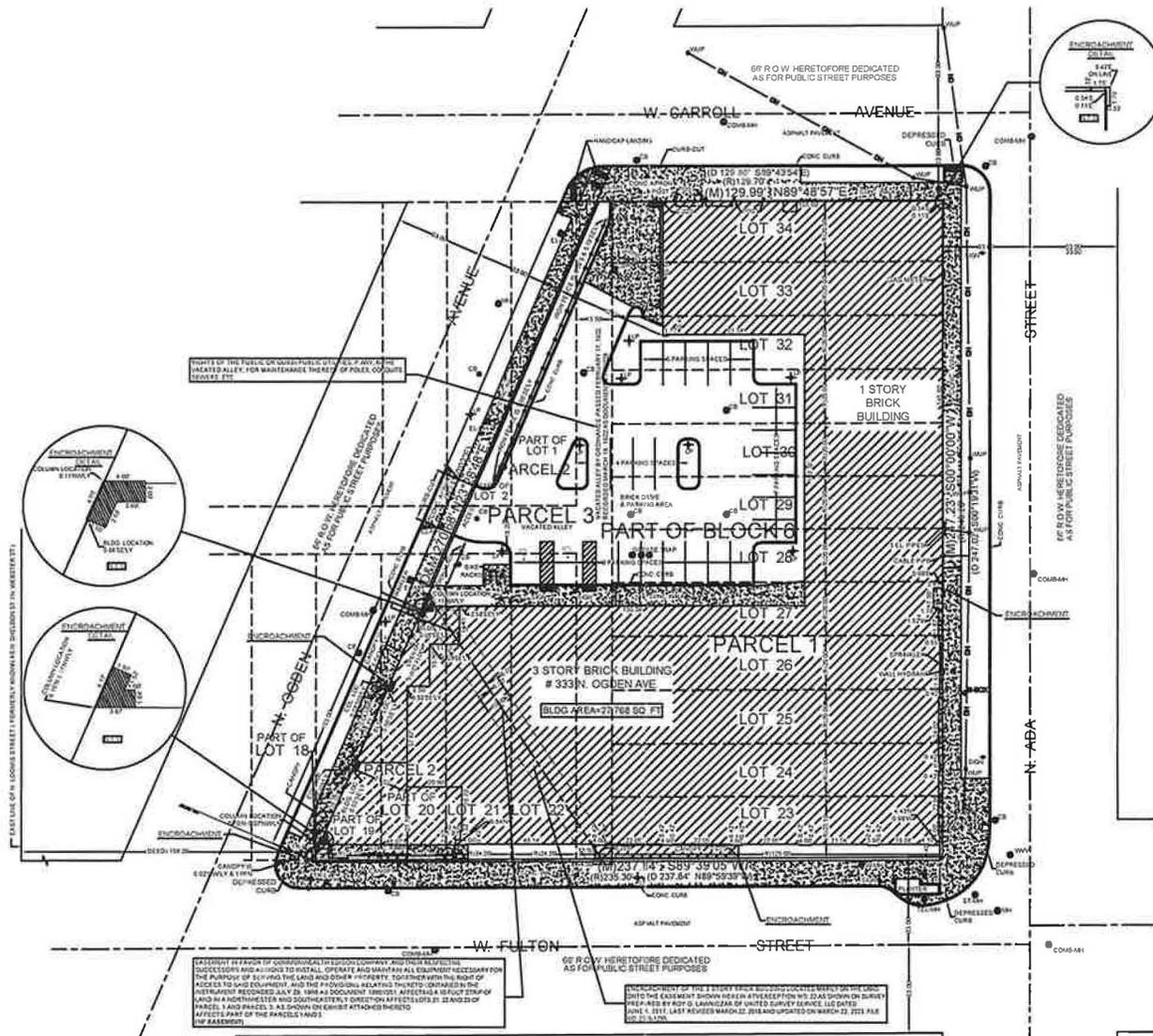
PARCEL 3  
 ALL THE ALLEY NOW VACATED IN THAT PART OF BLOCK 8 AFORESAID LYING SOUTH AND EAST OF THE HEREBEFORE DESCRIBED STRAIGHT LINE EXTENDING ALL THAT PART OF BLOCK 8 IN UNION PARK 2ND ADDITION TO CHICAGO, LYING SOUTH AND EAST OF THE EASTERLY LINE OF OGDEN AVENUE AS EXTENDED THROUGH SAID BLOCK BY CONDEMNATION PROCEEDINGS (CASE NUMBER 42165) HAD IN THE CIRCUIT COURT OF COOK COUNTY, IN COOK COUNTY, ILLINOIS

KNOWN AS **211 NORTH OGDEN AVENUE, CHICAGO, ILLINOIS EAST**

PERMANENT INDEX NUMBERS

- 17-08-312-001-0000
- 17-08-312-002-0000
- 17-08-312-003-0000

AREA = 45,511.32 FT. OR 1.06 ACRES



LEGEND	ABBREVIATIONS
	COMBINATION MANHOLE
	HANDICAPPED PARKING SPACE
	STORM MANHOLE
	CATCH BASIN
	TELEPHONE MANHOLE
	WATER VALVE VAULT
	WATER MANHOLE
	GAS
	FIRE HYDRANT
	MANHOLE
	LIGHT POLE
	ELECTRIC UTILITY POLE
	ELECTRIC MANHOLE
	TRAFFIC SIGNAL MANHOLE
	RECORD DATA
	MEASUREMENT DATA

STATEMENT IN FAVOR OF CONVEYANCE TO THE PUBLIC OF THE ALLEY HEREBEFORE DESCRIBED AS FOR PUBLIC STREET PURPOSES

DESCRIPTION OF THE 1 STORY BRICK BUILDING LOCATED HEREON FOR THE CONVEYANCE TO THE EQUIPMENT SHEDS HEREIN ATTACHED FROM THE 22ND ADDITION TO UNION PARK 2ND ADDITION TO CHICAGO, ILLINOIS, PREPARED BY ROY G. LAWICZAK OF UNITED SURVEY SERVICE, LLC DATED JUNE 5, 2013. FILE LAST REVISION MAP/CD 2013 AND UPDATED ON MARCH 22, 2015. FILE NO. 17-08-312-003-0000

ORDERED BY:	2/18/18	UPDATED	10/20/23	PLAT UPDATED
BLUE PLATE	8/10/17	UPDATED	06/04/23	REVISED
SCALE: 1" = 20'	1/12/17	REVISED FOR COMMENTS	3/22/23	UPDATED
DATE: SEPTEMBER 17, 2016	1/4/17	UPDATED	3/22/18	REVISED FOR COMMENTS
FILE NO.: 2015 - 1295	9/22/16	UPDATED	3/10/18	ADDED PARKING SPACES
	DATE	REVISION	DATE	REVISION

STATE OF ILLINOIS )  
 ) S  
 COUNTY OF COOK )

I, ROY G. LAWICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 60° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



*Roy G. Lawiczak*  
 ROY G. LAWICZAK, REGISTERED PROFESSIONAL ENGINEER, STATE OF ILLINOIS, NO. 124,345  
 LICENSE EXPIRES: NOVEMBER 30, 2024  
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000416  
 LICENSE EXPIRES: APRIL 30, 2025

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

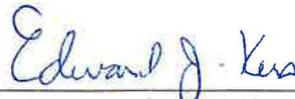
RE: 305 North Ogden Ave. / Affidavit of Notice of Filing

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.

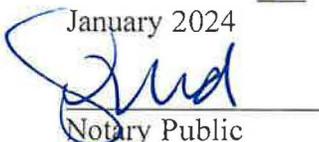
The undersigned certifies that the notice contained the address of the property which is the subject of the application; a statement of the intended use of the property; the name and address of the applicant and owner; and a statement that the applicant intends to file an application for a Zoning Amendment 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