#23185 T1
INTRO DATE
OCT 14, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

3127-3139 North Halsted Street/749-759 West Briar Place

2. Ward Number that property is located in: 44

3. APPLICANT 3133 N. Halsted LLC

ADDRESS 1242 West Lawrence Avenue CITY Chicago

STATE IL ZIP CODE 60640 PHONE 773-472-9600

EMAIL fcampise@jabrealestate.com CONTACT PERSON Frank Campise

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 Katriina S. McGuire / Thompson Coburn LLP

ADDRESS 55 East Monroe Street, FL 37

CITY Chicago STATE IL ZIP CODE 60603

PHONE 312-580-2326 FAX EMAIL kmcguire@thompsoncoburn.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: 3133 N. Halsted Holdco, LLC, 3133 N. Halsted Sidecar, LLC, JAB Real Estate Opportunity Fund IX, LP

7. On what date did the owner acquire legal title to the subject property? 10/3/2025

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

9. Present Zoning District: B2-5 Proposed Zoning District: B2-5

10. Lot size in square feet (or dimensions): 17,289 sq. ft.

11. Current Use of the Property: Vacant 2-story building and parking lot

12. Reason for rezoning the property: Applicant seeks to file a Type 1 zoning amendment with relief in order to construct a 3-story addition to the existing 2-story building and a new 5-story addition resulting in a 5-story, mixed-use building with 67 residential dwelling units and commercial space on the ground floor. This application seeks to add an additional dwelling unit to a previously approved zoning map amendment at this site. The proposed development will match the originally approved proposal in all other respects aside from unit count.

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): Applicant seeks to amend a previously approved rezoning application to increase the unit count of a previously proposed development by one dwelling unit, in order to construct a 3-story addition to the existing 2-story building and a new 5-story addition with a revised total of 67 residential dwelling units on the ground floor through 5th floors and approximately 1,233 square feet of commercial space on the ground floor. There will be 14 vehicle parking spaces on the ground floor and 67 bicycle parking spaces. Besides unit count, all other aspects of the project were previously approved as part of the original zoning application on July 16, 2025.

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:** (previously approved)
Reduction of the required parking spaces from 33 spaces to 14 spaces (Section 17-13-1003-EE).

☑ **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.** (previously approved)
(i) reduce the rear setback from the required 30.0 feet to the proposed 0.0 feet (Section 17-13-1101-B); (ii) eliminate the required loading berth from 1 to 0 (Section 17-13-1101-D); (iii) reduce the setback for an elevator enclosure/penthouse between side building lines from 69.1 ft. to 33 ft., 4-1/2 in. (Section 17-13-1101-B); and (iv) seeking all relief necessary, as allowed by the Code, for the attached Plans.

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.city ofchicago.org/ ARO for more information). Is this project subject to the ARO? YES ☑ NO ☐

COUNTY OF COOK
STATE OF ILLINOIS

Katriina S. McGuire,
as Attorney/Agent for Applicant, 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

29th day of September, 2024

OFFICIAL SEAL
TANYA LAFAYE MARTIN
Notary Public - State of Illinois
Commission No. 1013296
My Commission Expires July 9, 2029

Notary Public

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

"WRITTEN NOTICE"
AFFIDAVIT
(Section 17-13-0107)

October 14, 2026

Chairman Gilbert Villegas
Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, KATRIINA S. MCGUIRE, 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 located at 3127-3137 NORTH HALSTED STREET/749-759 WEST BRIAR STREET, 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 October 14, 2026.

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 29th day of September, 2026.

Notary Public

OFFICIAL SEAL
TANYA LAFAYE MARTIN
Notary Public - State of Illinois
Commission No. 1013296
My Commission Expires July 9, 2029

THOMPSON COBURN LLP

55 East Monroe Street
37th Floor
Chicago, IL 60603

312 346 7500 main
312 580 2201 fax
thompsoncoburn.cor

Katriina S. McGuire
312 580 2326 direct
kmcguire@thompsoncoburn.com

October 14, 2026

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 October 14, 2026, the undersigned will file an application for a change in zoning from the B2-5 Neighborhood Mixed-Use District to the B2-5 Neighborhood Mixed-Use District for the property located at 3127-3139 North Halsted Street/749-759 West Briar Place (the "**Subject Property**").

The Applicant seeks to amend a previously approved rezoning application in order to increase the unit count by one dwelling unit of a previously proposed development consisting of a 3-story addition to the existing 2-story building and a new 5-story addition with a revised total of 67 residential dwelling units on the ground through 5th floors and approximately 1,233 square feet of commercial space on the ground floor. There will be 14 vehicle parking spaces on the ground floor and 67 bicycle parking spaces. Besides the unit count, all other aspects of the project were previously approved as part of the original zoning application on July 16, 2025 ("Original Zoning Application"). No other changes to the project are proposed.

The Applicant previously sought and obtained relief pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance to: (i) reduce the vehicle parking requirement from 33 spaces to 14 spaces; (ii) reduce the rear setback from the required 30.0 feet to 0.0 feet; (iii) eliminate the required loading berth from 1 space to 0 spaces; and (iv) reduce the setback for stairway and elevator enclosures and elevator equipment penthouses between side building lines from 69.1 feet to 33'-4 ½", all of which was approved in connection with the Original Zoning Application.

The Applicant and owner of the property subject to the zoning amendment application is 3133 N. Halsted LLC, located at 1242 West Lawrence Avenue, Chicago, IL 60640. I am the attorney for the Applicant and can be reached at Thompson Coburn LLP, East Monroe Street, Floor 37, Chicago, IL 60603, (312) 580-2326.

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,

Katriina S. McGuire
Attorney for Applicant

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS

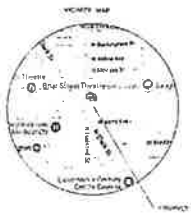
PROFESSIONAL DESIGN FIRM NO. 184.005233

PROFESSIONALS ASSOCIATED
Phone: (847) 673-3000
FAX: (847) 673-3167
E-MAIL: ...
www.pahomesurvey.com

MM SURVEY
PHONE: (773) 283-3900
FAX: (773) 283-3924
E-MAIL: ...
www.mmsurveyinc.com

ALTA/NSPS LAND TITLE SURVEY

OF



LOTS 3, 4, 5, 6 AND 7 AND THAT PART OF LOT 47 LYING WEST OF THE EAST LINE OF SAID LOT 7, EXTENDED SOUTH TO THE SOUTH LINE OF LOT 47 IN R. R. CLARK'S ADDITION TO LAKE VIEW SUBDIVISION, BEING A SUBDIVISION OF LOT 1 OF BICKERDIKE AND SIEGEL'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

LAND TOTAL AREA: 17,289 SQ FT. = 0.397 ACRE.

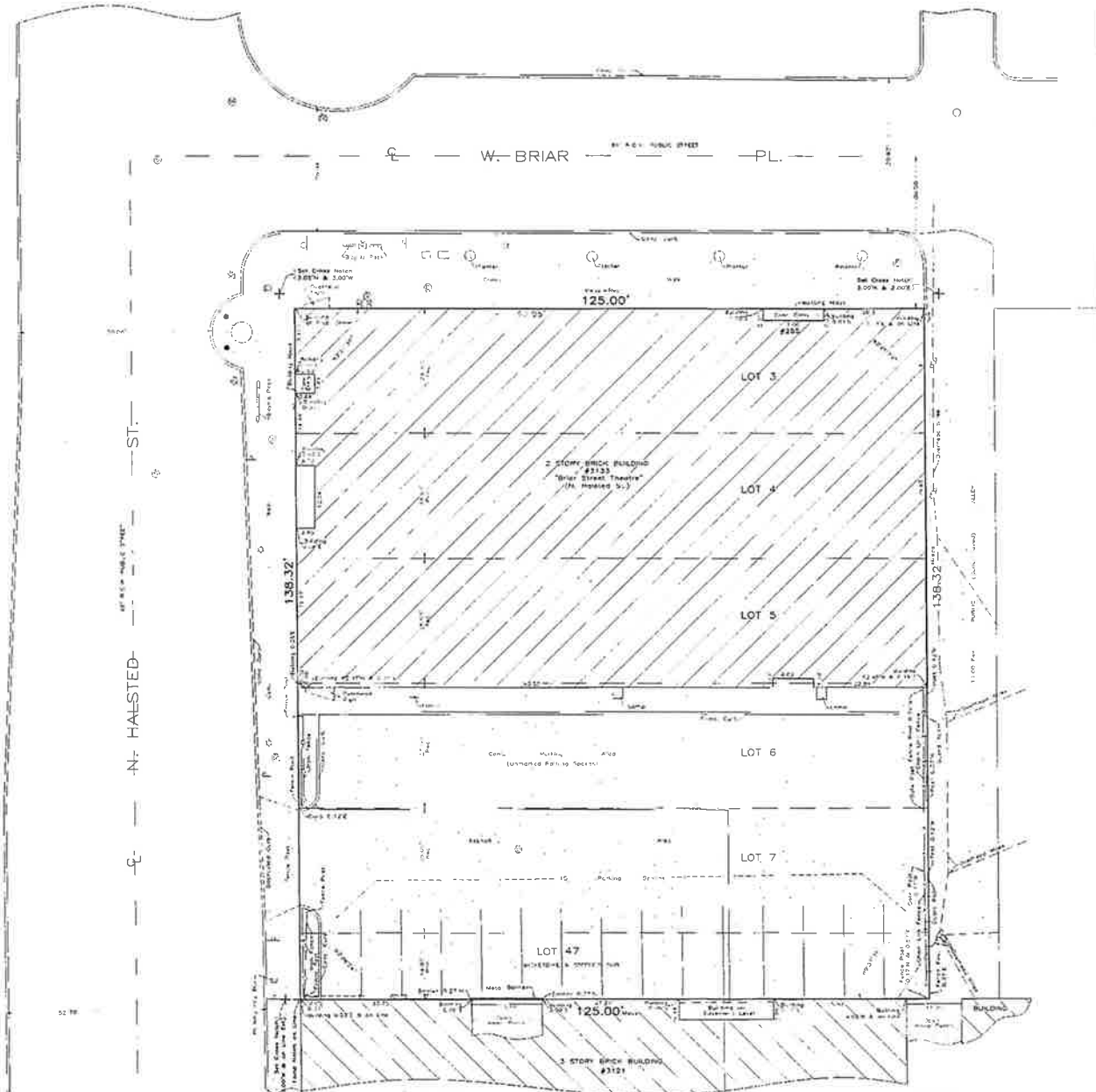
EXTERIOR FOOTPRINT AREA OF BUILDING: 8,382 SQ FT.

COMMONLY KNOWN AS: 3127-37 NORTH HALSTED STREET, CHICAGO, ILLINOIS.

PERMANENT INDEX NUMBERS: 14-28-104-001-0000, 14-28-104-002-0000, 14-28-104-003-0000

NORTH

GRAPHIC SCALE



LEGEND:

- LIGHT POLE
- MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- SEWER MANHOLE
- GAS VALVE
- WATER VALVE
- GAS METER
- GAS PIPE
- ELECTRIC LINE
- VENT
- SPRINKLER
- BUILDING LINE
- ASPHALT PAVE

BASIS:
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: CCHI2308396E
EFFECTIVE DATE: FEBRUARY 25, 2025

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

ORDER NO. 25-103758

SCALE: 1 INCH = 10 FEET

DATE OF FIELD WORK: MARCH 4, 2025

ORDERED BY: Seyfarth Shaw, LLP
Attorneys at Law

NOTES REFERENCED TO TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:

ITEM 9 PARKING SPACES:
REGULAR 15
DISABLED 0
TOTAL PARKING SPACES 15

ITEM 11 – LOCATION OF UTILITIES SHOWN HEREON ARE FROM VISIBLE OBSERVATION

FLOOD CERTIFICATE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP OF ... CITY OF CHICAGO ... ILLINOIS DATED SEPTEMBER 2, 2021, COMMUNITY PANEL NUMBER 17031C0104K THIS PROPERTY IS IN A MINIMUM FLOOD RISK AREA AND IS DESIGNATED AS ZONE "X".

(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR TO DETERMINE THIS ZONE

NOTE:
SURVEYOR IS NOT ABLE TO ESTABLISH A STAKE AT THE SOUTHEAST PROPERTY CORNER BECAUSE OF OBSTRUCTION.

TO:
- LAKESIDE BANK
- TOPEL FAMILY LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, AND ITS SUCCESSORS AND ASSIGNS
- SKYMASTER LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS
- CHICAGO TITLE INSURANCE COMPANY

"THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b1), 7(c), 8, 9, 11 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 4, 2025."

DATE OF PLAT April 21 2025

ILLINOIS PROFESSIONAL LAND SURVEYOR
HILTON E. DONALDSON
LINCOLNWOOD
ILLINOIS

ILLINOIS PROF. LAND SURVEYOR NUMBER 035-007819
MY LICENSE EXPIRES NOVEMBER 30, 2026
Drawn By: AT