#23140-T1
INTRO DATE
JULY 15, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

167-71 North Morgan Street

2. Ward Number that property is located in: 27

3. APPLICANT HSG Morgan Street, LLC

ADDRESS 225 W. Hubbard St., Ste 401 CITY Chicago

STATE IL ZIP CODE 60654 PHONE 312-327-3350

EMAIL michael@acostaezgur.com CONTACT PERSON Michael Ezgur

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 Schopf Properties, LLC, Series MBF

ADDRESS 3723 N. Southport Ave. CITY Chicago

STATE IL ZIP CODE 60654 PHONE 312-327-3350

EMAIL michael@acostaezgur.com CONTACT PERSON Michael Ezgur

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Michael Ezgur - Acosta Ezgur LLC

ADDRESS 1030 W. Chicago Ave., 3rd FL

CITY Chiago STATE IL ZIP CODE 60642

PHONE 312-327-3350 FAX _____ EMAIL michael@acostaezgur.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: See attached EDSs

7. On what date did the owner acquire legal title to the subject property? _____

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

9. Present Zoning District: C1-2 Proposed Zoning District: DX-5

10. Lot size in square feet (or dimensions): 6,314 square feet

11. Current Use of the Property: vacant three-story building

12. Reason for rezoning the property: to allow for the redevelopment of the Property with a new, 20 unit, multi-family building with ground floor commercial space.

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 proposes to construct a new, five-story mixed-use. residential building containing 20 dwelling units, with no automobile parking spaces, 20 bicycle parking spaces, and approximately 3,300 square feet of ground floor commerical space. The proposed maximum height of the building is 68 feet 3 inches.

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.** 1) a variation under section 17-13-1101-B to reduce the required rear yard setback (east) to 0 feet; 2) a variation under section 17-13-1003-W and section 17-13-1101-A to eliminate the on-site open space requirement set forth in section 17-4-0410; and 3) a variation to reduce the required number of automobile parking spaces from 10 to 0 under section 17-13-1003-EE and 17-13-1101-A.

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 [X] NO [ ]

COUNTY OF COOK
STATE OF ILLINOIS

HSG Morgan Street, LLC, 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
Graham Palmer, Manager

Subscribed and Sworn to before me this

25th day of June, 2024

Notary Public

OFFICIAL SEAL
AMY L HORAN
Notary Public, State of Illinois
Commission No. 756595
My Commission Expires October 4, 2027

For Office Use Only

Date of introduction: _____

File Number: _____

Ward: _____

June 23, 2026

Patrick Murphey
Zoning Administrator
City of Chicago
City Hall – Room 905
121 N. LaSalle Street
Chicago, IL 60602

Re: Rezoning of 167-71 N. Morgan Street ("Property").

Dear Zoning Administrator Murphey:

Schopf Properties LLC, Series MBF is the owner ("Owner") of the above referenced Property. Owner has authorized HSG Morgan Street, LLC ("Applicant") to file an application to rezone the Property and to take any necessary actions in connections with said application.

Sincerely,

Schopf Properties LLC, Series MBF
By: Brody Sheldon, Authorized Representative

ACOSTA EZGUR, LLC
1030 West Chicago Avenue, Third Floor ▪ Chicago, Illinois 60642 ▪ 312-327-3350 o ▪ 312-327-3315 f

July 15, 2026

Chairman, Committee on Zoning
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Michael Ezgur, being first duly sworn on oath, deposes and says the following:

That 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, pursuant to the tax records of the Cook County Assessor, of the property within the subject property not solely owned by the applicant, and those of all property within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, alleys and other public ways, for 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 subject property is bounded by:

> A line 130.0 feet south of and parallel to West Lake Street; a line 126.27 feet east of and parallel to North Morgan Street; a line 180.0 feet south of and parallel to West Lake Street; and North Morgan Street.

and has the address 167-71 North Morgan Street.

The undersigned certifies that the notice contained the address and description 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 July 15, 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 property is a complete list containing the names and addresses of the people required to be served.

By: Michael Ezgur, Attorney

Subscribed and sworn to before me this July 15, 2026.

Estela Richards
Notary Public

Notary Public, State of Illinois
Official Seal
Estela Richards
Commission # 849668
My Commission Expires 4/6/2029

ACOSTA EZGUR, LLC
1030 West Chicago Avenue, Third Floor ▪ Chicago, Illinois 60642 ▪ 312-327-3350 o ▪ 312-327-3315 f

July 15, 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 July 15, 2026, the undersigned will file an application for a change in zoning from a C1-2 Neighborhood Commercial District to a DX-5 Downtown Mixed-Use District as a Type 1 Map Amendment on behalf of HSG Morgan Street, LLC (the "Applicant") for the property located 167-71 North Morgan Street. The property is bounded by:

> A line 130.0 feet south of and parallel to West Lake Street; a line 126.27 feet east of and parallel to North Morgan Street; a line 180.0 feet south of and parallel to West Lake Street; and North Morgan Street.

The Property currently consists of a three-story industrial building. The Applicant proposes to construct a new, five-story mixed-use, residential building containing 20 dwelling units (including 4 affordable units on-site), with no automobile parking spaces, 20 bicycle parking spaces, and approximately 3,300 square feet of ground floor commercial space. The proposed maximum height of the building is 68 feet 3 inches. To allow the proposed development, the Applicant seeks a zoning change for the subject property from C1-2 to DX-5. The Applicant is filing a Type 1 rezoning application and seeks all relief necessary and as allowed by 17-13-0300-D of the Chicago Zoning Ordinance for the proposed project, including but not limited to: 1) a variation under § 17-13-1101-B to reduce the required rear yard setback (East) to 0'; 2) a variation under § 17-13-1003-W and § 17-13-1101-A to eliminate the on-site open space requirement set forth in § 17-4-0410; and 3) a variation to reduce the required number of automobile parking spaces from 10 to 0 under § 17-13-1003-EE and § 17-13-1101-A.

The Applicant is located at 225 W. Hubbart Street, Ste 401, Chicago, IL 60654. The Property is owned by Schopf Properties LLC, Series MBF, located at 3723 N. Southport Ave., Chicago, IL 60613. The contact person for this application is Michael Ezgur, 1030 W. Chicago Ave., 3rd Floor, Chicago, IL 60642. Any questions regarding this notice may be directed to Michael Ezgur at 312-327-3350 and at michael@acostaezgur.com.

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.

Sincerely,

Michael Ezgur
Attorney for Applicant

CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005262 EXPIRES 04/30/2027
6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEYS@GMAIL.COM

ALTA/NSPS LAND TITLE SURVEY

OF

LOT 9 IN BLOCK 33 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

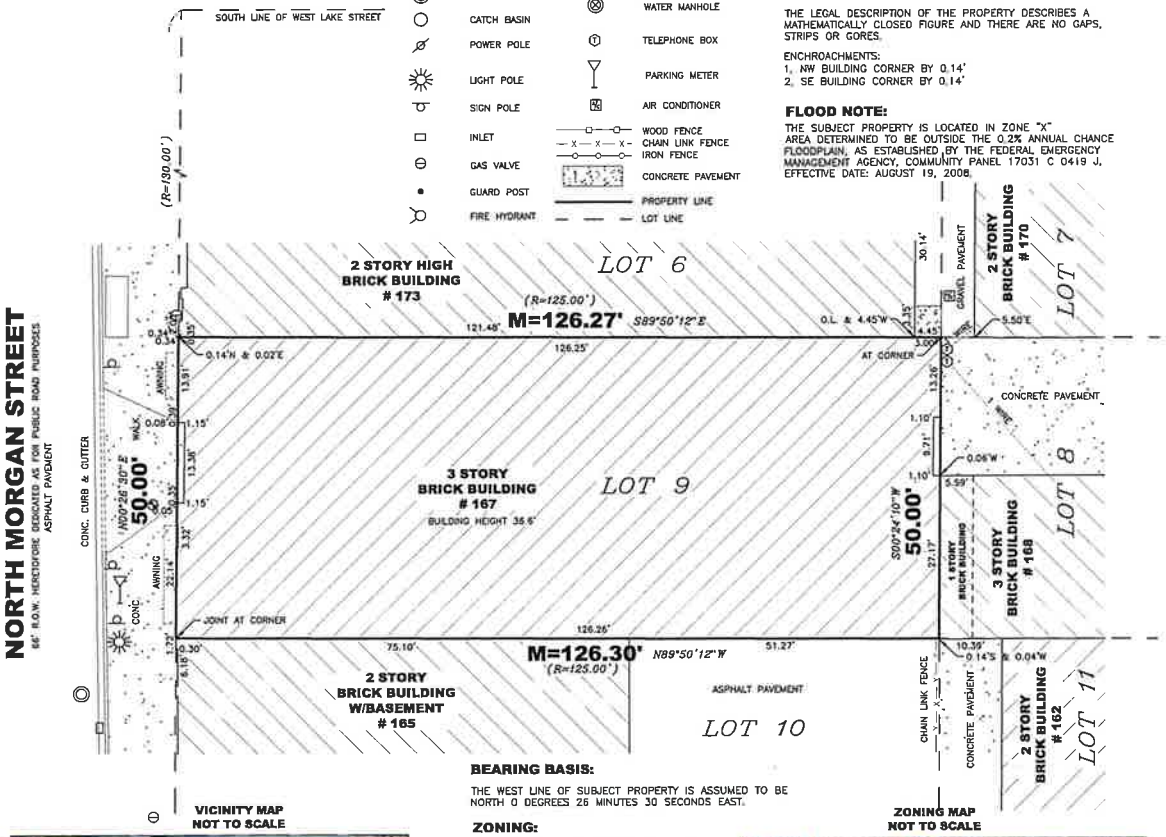
PROPERTY KNOWN AS: 167 NORTH MORGAN STREET, CHICAGO, ILLINOIS

P.I.N. 17-08-431-007-0000

PROPERTY AREA= 6,314 SQ. FT.
BUILDING AREA= 6,292 SQ. FT.
PARKING SPACES= NONE

LEGEND:

N	NORTH	G	GAS METER
S	SOUTH	W	WATER METER
E	EAST	E	ELECTRIC METER
W	WEST		WATER B. BOX
O.L.	ON LINE		WATER MANHOLE
	MANHOLE	T	TELEPHONE BOX
	CATCH BASIN		PARKING METER
	POWER POLE	AC	AIR CONDITIONER
	LIGHT POLE		WOOD FENCE
	SIGN POLE	X	CHAIN LINK FENCE
	INLET		IRON FENCE
	GAS VALVE		CONCRETE PAVEMENT
	GUARD POST		PROPERTY LINE
	FIRE HYDRANT		LOT LINE



NOTE:

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, AND LOCAL BUILDING REGULATIONS.

UTILITY DATA, OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND, IS SHOWN AS PROVIDED BY THE PRIVATE AND PUBLIC SOURCES AND SHOULD BE ASSUMED TO BE APPROXIMATE.

AT THE TIME OF THE SURVEYOR'S FIELD WORK, THE SURVEYOR OBSERVED THAT THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL, SUBSTANTIAL AREAS OR REFUSE, AND BEING USED FOR CEMETERY, BURIAL GROUND, OR GRAVE SITE PURPOSES.

THE LEGAL DESCRIPTION OF THE PROPERTY DESCRIBES A MATHEMATICALLY CLOSED FIGURE AND THERE ARE NO GAPS, STRIPS OR GORES.

ENCHROACHMENTS:
1. NW BUILDING CORNER BY 0.14'
2. SE BUILDING CORNER BY 0.14'

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 17031 C 0419 J, EFFECTIVE DATE: AUGUST 19, 2008.

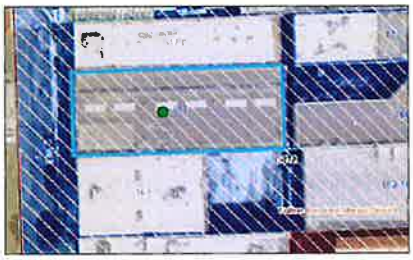
BEARING BASIS:

THE WEST LINE OF SUBJECT PROPERTY IS ASSUMED TO BE NORTH 0 DEGREES 26 MINUTES 30 SECONDS EAST.

VICINITY MAP
NOT TO SCALE



ZONING MAP
NOT TO SCALE



ZONING:

C1-2: NEIGHBORHOOD COMMERCIAN DISTRICT

FOR BULK RESTRICTION REFER TO:
PLANNING AND ZONING DIVISION
121 N. LASALLE STREET ROOM 107
CHICAGO, ILLINOIS 60602
TEL. (312) 744-5777

MAXIMUM HEIGHT OF BUILDINGS:
47 FEET; EXISTING 36.6 FEET
MAXIMUM FLOOR AREA RATIO:
2.2 EXISTING 3
BUILDING SET-BACK:
FRONT YARD - NONE REQUIRED
SIDE/REAR YARD - NONE REQUIRED
PARKING SPACES - 6 REQUIRED; EXISTING NONE

ZONING REPORT PREPARED BY
THE PLANNING & ZONING RESOURCE COMPANY
PZR SITE NUMBER: 181259-1
DATED: JULY 8, 2025

NOTE:

IN MATTERS OF RECORD, WE HAVE RELIED UPON CHICAGO TITLE INSURANCE COMPANY ALTA OWNERS FORM, COMMITMENT NUMBER: AP2507277, EFFECTIVE DATE: MAY 28, 2026

SCHEDULE B, PART II
ITEMS 1-7: ARE NOT A SURVEY MATTER
ITEM 8: SUBJECT PROPERTY IS DESIGNATED AS A CHICAGO LANDMARK DOC# 1718842042

THE UNDERSIGNED HEREBY CERTIFIES, AS OF JUNE 17, 2026, TO:

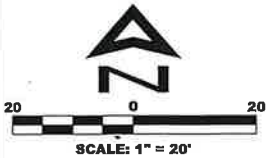
HSG MORGAN STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY
LAKESIDE BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS APPEAR
SCHOPF PROPERTIES LLC, SERIES MBF, A SERIES OF AN ILLINOIS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,6(a),6(b),7(a),7(b),7(c),8,9,10,11,14,16,17,18,19 OF TABLE A THEREOF.

DATED THIS 17 TH. DAY OF JUNE 2026.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3000

UPDATED 6/12/2026
UPDATED (BY COMMENTS) 7/25/2025
FIELD WORK COMPLETED 7/02/2025
CLIENT DID NOT REQUEST MONUMENTS TO BE SET AT PROPERTY CORNERS.



THOMAS R. KROHN
035-003000
PROFESSIONAL LAND SURVEYOR
CHICAGO
ILLINOIS
STATE OF ILLINOIS

UCENSE EXPIRES
11/30/2026

ORDERED BY: STEPHANIE BENGTSSON
FILE NO.: 150-09/A