CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

900-10 W. Fulton Market Street

2. Ward Number that property is located in: 27

3. APPLICANT Shorewood Development Group LLC

ADDRESS 860 Milwaukee Avenue, Suite 100 CITY jjj@mpgre.net

STATE IL ZIP CODE 60089 PHONE 224-532-2404

EMAIL aaron@shorewooddevelopmentgroup.com CONTACT PERSON Edward Aaron Roth Jr.

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 Oak Park Holdings, LLC

ADDRESS 520 W. Erie St, Suite 430 CITY Chicago

STATE IL ZIP CODE 60654 PHONE 630-926-2157

EMAIL jjj@mpgre.net CONTACT PERSON Jaime Javors

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

ATTORNEY Tyler Manic

ADDRESS 70 W. Madison St., Suite 5400

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-345-5706 FAX _____ EMAIL tmanic@schainbanks.com/ebyarm@schainbanks.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: Louis Schriber III; Edward Aaron Roth Jr.

7. On what date did the owner acquire legal title to the subject property? 06/10/24

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

9. Present Zoning District: BPD 1475 Proposed Zoning District: DX-5

10. Lot size in square feet (or dimensions): 10,098 SQ.FT.

11. Current Use of the Property: Commercial building

12. Reason for rezoning the property: to rezone the property to DX-5 pursuant to Statement 17 of PD 1475 because the Applicant no longer intends to develop the parcel according to the plans approved under PD 1475.

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): The applicant seeks to rezone the property back to DX-5 pursuant to Statement 17 of PD 1475. The existing buildings contain 24,000 square feet of commercial space. The tallest existing building is 51 feet and 2 inches. No parking spaces will be provided.

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:** N/A

☐ **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.**

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 for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Edward Aaron Roth Jr., 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 19th day of September, 20 25.

OFFICIAL SEAL
ROWENA A ZAR
Notary Public, State of Illinois
Commission No. 1004636
My Commission Expires
February 14, 2029

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

November 11, 2025

Patrick Murphey
Zoning Administrator
121 North LaSalle Street
Room 905
Chicago, Illinois 60602

Dear Mr. Murphey:

I, Jaime Javors, am the manager of Oak Park Holdings, LLC, who is the owner of the property located at 900-10 W. Fulton Avenue, Chicago, Illinois ("Subject Property").

I understand that Tyler Manic of Schain, Banks, Kenny & Schwartz has filed a sworn affidavit identifying me as the owner of 900-10 W. Fulton Avenue, which is the subject property of the proposed Zoning Amendment Application. I further understand that Shorewood Development Group LLC, has been identified as the applicant of the proposed Zoning Amendment Application. I consent and authorize Shorewood Development Group LLC and Schain, Banks, Kenny & Schwartz to file the Zoning Amendment Application.

Jaime Javors
Manager

SUBSCRIBED AND SWORN to before
me this 11th day of November 2025

NOTARY PUBLIC

OFFICIAL SEAL
KAITLIN MARY TABASCIO
Notary Public, State of Illinois
Commission No. 1018818
My Commission Expires
October 09, 2029

SCHAIN BANKS
SCHAIN BANKS KENNY & SCHWARTZ LTD

70 W. Madison Street
Suite 5400
Chicago, IL 60602
Main (312) 345-5700
Fax (312) 345-5701
www.schainbanks.com

November 12, 2025

Dear Sir/Madam:

In accordance with the Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on or about November 14, 2025, the undersigned, will file an application on behalf of the applicant, Oak Park Holdings, LLC, for a change in zoning for the property located at 900 W. Fulton Market from Business Planned Development Number 1475 ("PD 1475") to a DX-5 Downtown Mixed-Use District.

Statement 17 of PD 1475 requires that the property is rezoned to a DX-5 Downtown Mixed-Use District if the planned development ordinance lapses. The applicant seeks to rezone the property to a DX-5 Downtown Mixed-Use District pursuant to Statement 17 of PD 1475 for future development under the DX-5.

The applicant of the Zoning Amendment and the owner of the subject property is Oak Park Holdings, LLC and whose contact information is as follows: Address: 520 W. Erie St, Suite 430, Chicago, IL 60654 and phone number: 630-926-2157.

I am the duly authorized attorney for the applicant. My address is 70 West Madison, Suite 5400, Chicago, Illinois 60602. My telephone number is (312) 345-5706.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

Very truly yours,



Tyler Manic
Attorney for Applicant
and Owner

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

November 11, 2025

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

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

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 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 and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately November 14, 2025.

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
11 day of November, 2025

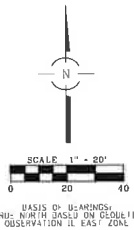
Notary Public

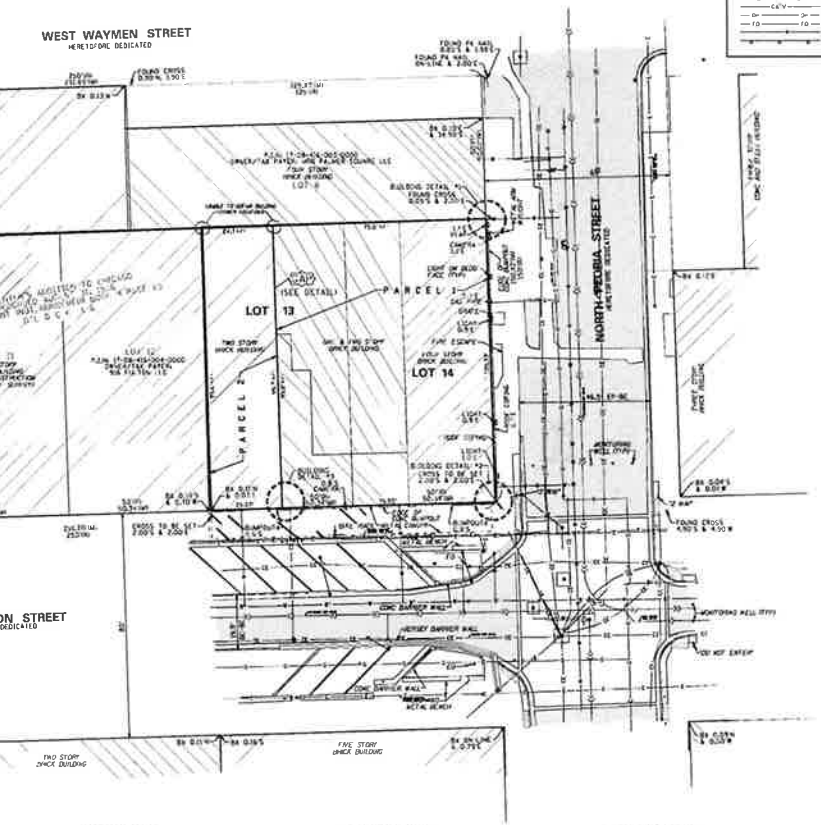
Commission Expires: 8/11/28

OFFICIAL SEAL
MARCIA METZEN
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 0994559
My Commission Expires August 01, 2028

A.L.T.A./N.S.P.S. LAND TITLE SURVEY









LEGEND

STORM SEWER	SANITARY MANHOLE	WOOD POLE	TOP OF CURB
SANITARY SEWER	STORM MANHOLE	STREET LIGHT	BUILDING CORNER
COMBINED SEWER	CATCH BASIN	UTILITY POLE	EDGE OF CONC CORNER
WATER MAIN	INLET	TRAFFIC SIGNAL	EDGE OF PAVEMENT
GAS MAIN	ELECTRIC MANHOLE	TRAFFIC SIGNAL W/ SIGNAGE	
UNDERGROUND TELEPHONE LINE	TELEPHONE MANHOLE	SIGNAGE	
UNDERGROUND ELECTRIC LINE	TELEPHONE BOOTH	GUY WIRE	
UNDERGROUND CATV LINE	ELECTRIC MANHOLE	BOLLARD	
OVERHEAD WIRES OR UTILITY POLES	ELECTRIC BOOTH	FIRE HYDRANT	
FIBER OPTIC LINE	FIRE HYDRANT	UNDERGROUND MANHOLE	
FENCE	CATV MANHOLE	MAN / SITTI BOX	
BUILDING	WATER VAULT	MAIL BOX	
	B BOX	CUT CROSS	
	AIR VENT	"X" / NAIL NAIL	
	GAS VALVE	MARKED SPIKE	

ASPHALT
CONCRETE
BRICK
GRAVEL

PROPERTY DESCRIPTION:

PARCEL 1:

THE EAST 25 FEET OF LOT 13 AND ALL OF LOT 14 IN BLOCK 16 IN CARPENTERS ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 25 FEET OF LOT 13 IN BLOCK 16 IN CARPENTERS ADDITION TO CHICAGO, BEING IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PROPERTY AS DESCRIBED CREATES A GAP AS SHOWN HEREON IN "GAP DETAIL". TITLE COMPANY HAS ISSUED BOTH ENDORSEMENT - ALTA 25-06 "SAME AS SURVEY" AND ENDORSEMENT ALTA 19-06 "CONTIGUITY - MULTIPLE PARCELS". THE OVERALL BOUNDARY HAS BEEN ESTABLISHED REFLECTING THE ISSUANCE OF THESE ENDORSEMENTS.

NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, NUMBER 1800993187 WITH A COMMITMENT DATE OF JANUARY 22, 2020.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

TAX PARCELS (PER COMMITMENT):
17-09-416-005-0000
17-09-416-006-0000
17-09-416-007-0000

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. IN ADDITION TO THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184.001157.

MONUMENTS FOUND AND SET ARE SHOWN HEREON.
(TABLE A, ITEM 1)

ADDRESS FOR THE SURVEYED PROPERTY OBSERVED:
900 WEST FULTON
CHICAGO, ILLINOIS 60607
(TABLE A, ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL/MAP NUMBER 17031C0431J DATED AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN "ZONE X (UNSHADED)" AS IDENTIFIED BY SAID FLOOD MAP.
(TABLE A, ITEM 3)

PROPERTY SURVEYED CONTAINS 10,091 SQUARE FEET OR 0.232 ACRES
(TABLE A, ITEM 4)

THERE ARE NO STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
(TABLE A, ITEM 9)

EXISTING UNDERGROUND UTILITIES SHOWN, IF ANY, ARE BASED ON EXISTING PROJECTS IN THE VICINITY. THIS INFORMATION SHALL BE UPDATED UPON RECEIPT OF AS-BUILTS PROVIDED FROM DIG.
(TABLE A, ITEM 11)

NAMES OF ADJOINING OWNERS AND/OR TAX PARCELS ACCORDING TO CURRENT COOK COUNTY TAX RECORDS ACCESSED ON THE DATE SHOWN HEREON.
(TABLE A, ITEM 13)

THIS PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF NORTH PEORIA STREET AND WEST FULTON MARKET.
(TABLE A, ITEM 14)

NOTES FROM OWNER'S POLICY:

N 15: TERMS AND CONDITIONS CONTAINED IN NOTICE OF DESIGNATION AS A CHICAGO LANDMARK RECORDED JULY 9, 2013 AS DOCUMENT NUMBER 1308492013.
(SURVEYOR'S NOTE: SAID DOCUMENT DOES NOT BURDEN THE SURVEYED PROPERTY IT BURDENS PROPERTY TO THE WEST OF THE SURVEYED PROPERTY, FOR PARTICULARS SEE DOCUMENT.)

N 16: TERMS AND CONDITIONS CONTAINED IN NOTICE OF DESIGNATION AS A CHICAGO LANDMARK RECORDED JULY 9, 2013 AS DOCUMENT NUMBER 1308492014.
(SURVEYOR'S NOTE: SAID DOCUMENT BURDENS THE ENTIRE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE RESTRICTIONS AND/OR EASEMENTS.)

O 15: TERMS AND CONDITIONS CONTAINED IN NOTICE OF DESIGNATION AS A CHICAGO LANDMARK RECORDED JULY 9, 2013 AS DOCUMENT NUMBER 1308492015.
(SURVEYOR'S NOTE: SAID DOCUMENT BURDENS THE ENTIRE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE RESTRICTIONS AND/OR EASEMENTS.)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO: CHICAGO TITLE INSURANCE COMPANY
AND TO: SHOREWOOD DEVELOPMENT GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
AND TO: FIRST AMERICAN BANK, SUCCESSOR TO RIVERSIDE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1981 AND KNOWN AS TRUST NUMBER 255, AS TO PARCEL 1;
AND TO: FIRST AMERICAN BANK, SUCCESSOR TO RIVERSIDE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 14, 1981 AND KNOWN AS TRUST NUMBER 3115, AS TO PARCEL 2
AND TO: 900 WEST FULTON LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
AND TO: LAKESIDE BANK, AN ILLINOIS STATE CHARTERED BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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), 8, 9, 10(A), 11, 13, 14 & 20 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 30, 2019.

GIVEN UNDER MY HAND AND SEAL, THIS 5TH DAY OF FEBRUARY, 2020 IN ROSEMONT, ILLINOIS.

REBECCA T. FISHER, LPLS
LICENSE EXPIRES: 11/30/2020
RFISHER@SPACECOINC.COM

REBECCA T. FISHER
035-3649
ILLINOIS
PROFESSIONAL LAND SURVEYOR
SURVEYOR

SEAL ONLY IF EMBOSSED, NOT ATTACH

PREPARED FOR:
SHOREWOOD DEVELOPMENT GROUP
2150 EAST LAKE COOK ROAD
SUITE 820
BUFFALO GROVE, ILLINOIS 60089

REVISIONS:
11/26/2019
12/05/2020

SPACECO

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 10/03/2019
JOB NO: 15820
FILENAME: 15820A_T4-01
SHEET 1 OF 1