#22584-TI
INTRO DATE
OCT 9, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   811 W Evergreen Avenue

2. Ward Number that property is located in: 27

3. APPLICANT 811 W Evergreen LLC

   ADDRESS [redacted] CITY [redacted]

   STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

   EMAIL mike@honoreholdings.com CONTACT PERSON Mike Shenouda

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 Tyler Manic

   ADDRESS 70 W Madison St. Suite 5400

   CITY Chicago STATE IL ZIP CODE 60602

   PHONE 312-345-5700 FAX _____ EMAIL tmanic@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: Michael Shenouda

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: C3-5 Proposed Zoning District: B2-5

10. Lot size in square feet (or dimensions): 13,697 SF

11. Current Use of the Property: Mixed-use multifamily residential with ground-floor commercial space.

12. Reason for rezoning the property: To convert existing commercial space into 47 residential dwelling units to comply with the B2-5 bulk and density standards of the Chicago zoning code.

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 looks to convert the existing commercial building to a residential building containing 47 dwelling units. There will be no vehicle parking spaces and will have 47 bike parking spaces. The building height will be 62 feet, 10 inches. No commercial space 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:** Pursuant to Section 17-13-0303-D, the Applicant will seek an administrative adjustment under Section 17-13-1003-EE to reduce the parking requirement to zero.

☒ **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.** Pursuant to Section 17-13-1101-B, the Applicant seeks to reduce the rear setback to 0 feet. Pursuant to Section 17-13-1101-D, the Applicant seeks to reduce the required 1 loading space to 0.

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

Mike Shenouda, 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 18th day of Sept., 2024.

Notary Public

OFFICIAL SEAL
Jaclyn D. Simmons
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan. 31, 2026

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

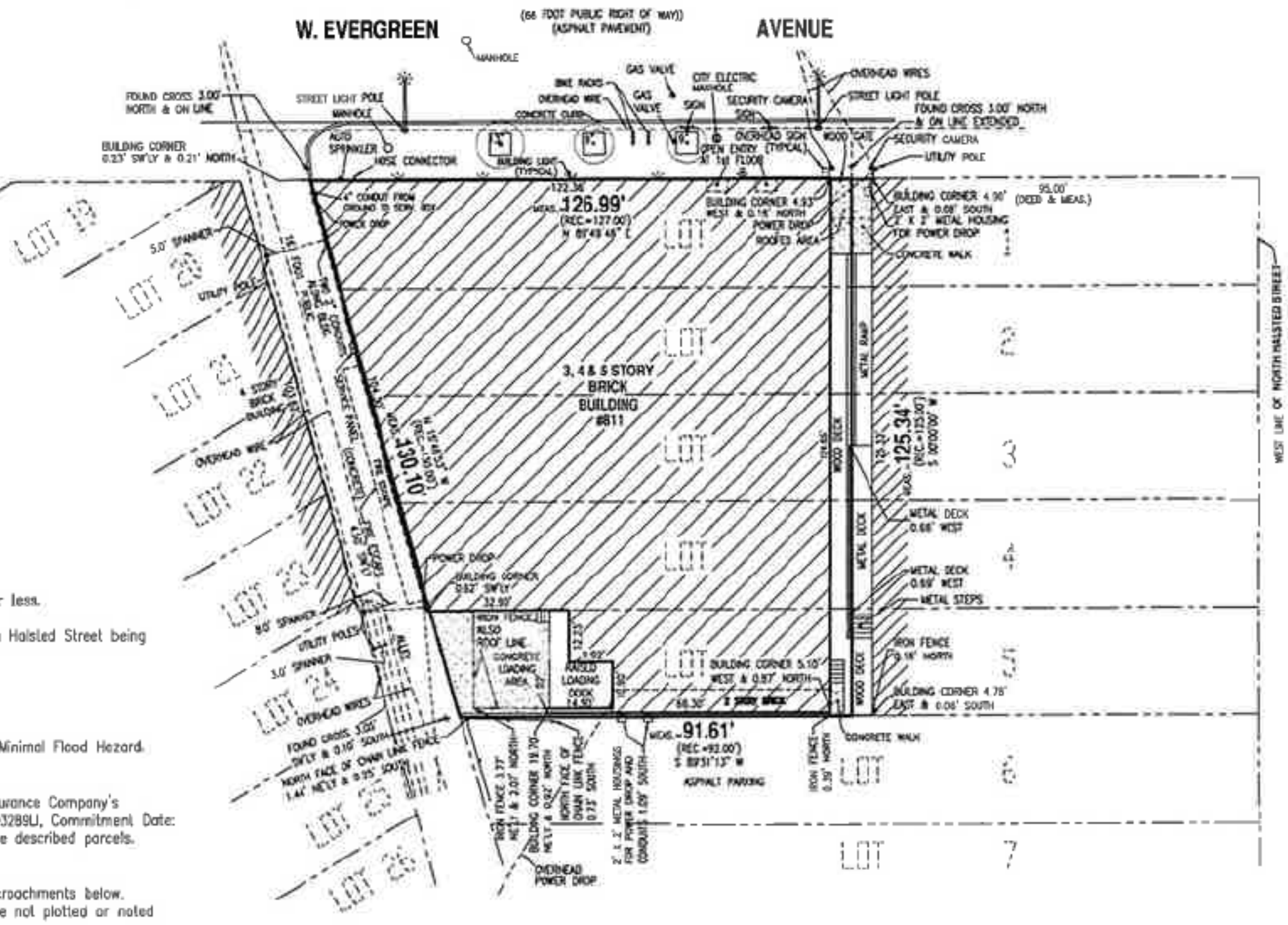
ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:
LOTS 1 TO 5 (EXCEPT THE EAST 95 FEET THEREOF) IN BLOCK 72 IN JOHN YALE'S RESUBDIVISION OF BLOCK 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **811 WEST EVERGREEN AVENUE, CHICAGO, ILLINOIS.**



VICINITY MAP
(NOT TO SCALE)





SITE NOTES:
Area of surveyed property = 13,697 sq. ft. more or less.

Bearings are assumed, based on the West line of North Halsted Street being North 00°00'00" East.

Flood Zone Designation:
Per Flood Insurance Rate Map No.17031C0419 J,
Effective date August 19, 2008.
The Surveyed Property is located in Zone "X", Area of Minimal Flood Hazard.

Reference:
For matters of title we have relied on Chicago Title Insurance Company's Commitment for Title Insurance, COMMITMENT NO. CCHI2303289LI, Commitment Date: June 14, 2023, for all recorded documents affecting the described parcels.

Survey Related Schedule B Part Two Exception Items:
N/24, O/25, P/26 – Encroachments: See Potential Encroachments below.
All other Exception Items are not survey related and are not plotted or noted hereon.

Potential Encroachments:
-Building mainly on the surveyed property on to the public right of way North and adjoining by 0.18 and 0.21 feet.
-Building mainly on the surveyed property on to the public alley /southwest and adjoining by 0.23 and 0.62 feet.
-Fire escape on the surveyed building on to public alley Southwest and adjoining by 4.50 feet.
-Metal deck mainly on the property East and adjoining on to the surveyed property by 0.66 and 0.69 feet.
-Metal housings for power drop and conduits mainly on the surveyed building onto the property South and adjoining by 1.09 feet.
-Overhead signs and building lights mainly on the surveyed building onto the right of way North and adjoining.

LEGEND	
○	MANHOLE
•—	UTILITY POLE
	AUTO SPRINKLER
	WATER VALVE VAULT
•	GAS VALVE
	CITY ELECTRIC VAULT
	SECURITY CAMERA
	BUILDING LIGHT
	OVERHANGING SIGN
	SIGN
	STREET LIGHT POLE
- - - - - -	OVERHEAD WIRES

GENERAL NOTES:
All information provided to the surveyor is shown or noted hereon.

Prior to excavation call "811 CHICAGO" at 811 or 312-744-7000

The legal description on this plat was provided to us by the client and should be compared to your Deed, Abstract or Certificate of Title. This plat and the legal description shown hereon does not determine, imply or guarantee ownership.

All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

PRELIMINARY 8-2-23

NOTE: THIS PRELIMINARY PLAT IS CURRENTLY UNDER REVIEW FOR CORRECTIONS AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE REQUIRED ALTA CERTIFICATION WILL BE INCLUDED AND SIGNED AFTER ALL REVISIONS ARE FINALIZED. PLEASE CONFIRM THE INFORMATION BELOW THAT WILL APPEAR IN THE CERTIFICATION.

Certified parties:

Table A Items:
2, 3, 4, 7(a), 8, 14

B.H. SUHR & COMPANY, INC.
SURVEYORS ESTABLISHED 1911
450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062
TEL. (847) 864-6315 / FAX (847) 864-9341
E-MAIL: SURVEYOR@BHSUHR.COM
Professional Design Firm License No. 184.000027-0008

LOCATION 811 W. EVERGREEN AVENUE SURVEY DATE JULY 31 20 23
ORDER No. 23-080 ORDERED BY CLARKE CRENSHAW

RB/PC ©2023 B. H. Suhr & Company, Inc. All rights reserved.

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

September 23, 2024

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 October 9, 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 17-13-0 I 07 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

23rd day of September, 2024

Official Seal
Cailin Alisa Cook
Notary Public State of Illinois
My Commission Expires 2/3/2027

Notary Public

Commission Expires: 2/3/2027

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

October 9, 2024

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 October 9, 2024, the undersigned, will file an application on behalf of the Applicant, 811 W Evergreen, LLC,, for a change in zoning for the property located at 811 W. Evergreen Avenue from a C3-5 Commercial, Manufacturing and Employment District to B2-5 Neighborhood Mixed-Use District.

The Applicant of the Zoning Amendment and the owner of the subject property is 811 W Evergreen, LLC, and whose contact information is as follows: Address: [redacted]

The Applicant seeks a zoning map amendment to convert the existing commercial building into a residential building with 47 dwelling units. The existing building's massing, size, and design will remain the same. No vehicle parking spaces will be provided, but the Applicant will provide 47 bike spaces. The building height will remain the same at 62 feet, 10 inches. No commercial space will be provided.

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) 345-5700.

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.

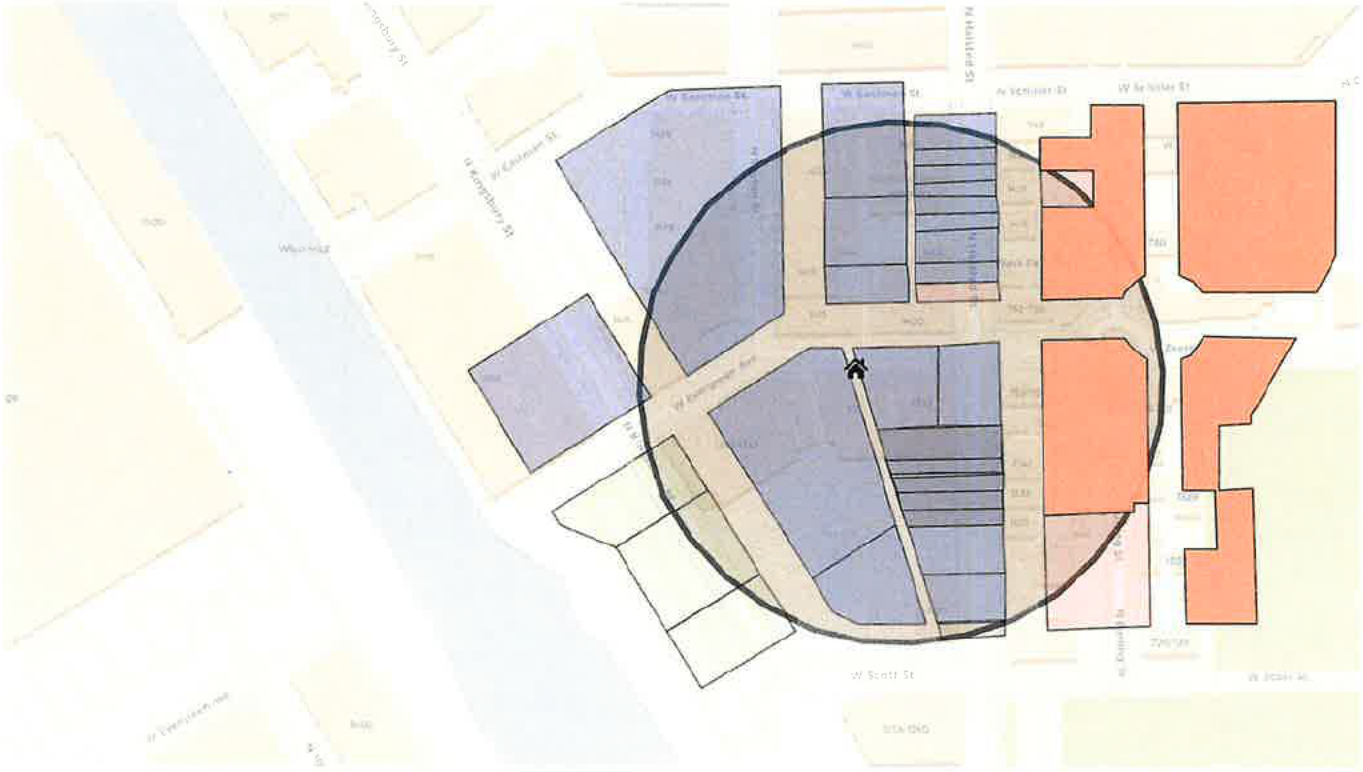
Very truly yours,

Tyler Manic
Attorney for Applicant
and Owner

Properties

Property Finder filter for specific properties, show tax sales, and get tax comps

Parcels & properties within 400 feet (Chi. zoning max) of 811 W Evergreen Ave



Super Parcel

Instructions: Select two or more checkboxes in the "Super Parcel" column to reveal a Super Parcel link.

PIN	Address	City	Property Info				Tax Bill History
17-05-225-004-0000 (/address.php?pin=17052250040000) zoom to	811 W Evergreen Ave	Chicago	☐ Commercial building over three stories (5-91) DIP SPV 11 A DELAWARE (/propertytaxpayers.php?name=DIP SPV 11 A DELAWARE) 8117 PRESTON RD 600 DALLAS TX 75225	2021 2022	$348,950.87 $270,319.59	14,206	☐