File# 22698
Intro Date:
March 12, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

5493 South Cornell Avenue

2. Ward Number that property is located in: 5

3. APPLICANT 5500 S. Cornell, LLC

ADDRESS [redacted] CITY [redacted]

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

EMAIL pcassel@macapartments.com CONTACT PERSON Pete Cassel

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 Same as above

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 Graham C. Grady/Sylvia C. Michas c/o Taft, Stettinius & Hollister LLP

ADDRESS 111 East Wacker Drive Suite 2600

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-836-4030 FAX 312-966-8541 EMAIL ggrady@taftlaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure statements: LARP Holdings Mezzanine Borrower, LLC; LARP Holdings, LLC

7. On what date did the owner acquire legal title to the subject property? February 23, 2011

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

9. Present Zoning District: B1-5 Proposed Zoning District: C1-5

10. Lot size in square feet (or dimensions): 14,260.50 sf

11. Current Use of the Property: The subject property is improved with a 3-story mixed-use brick building.

Reason for rezoning the property: The reason for rezoning the subject property is to permit the establishment of a proposed high-end wine bar (tavern use) within the first floor of the existing 3-story mixed-use building.

12. 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 the proposed building. (BE SPECIFIC): The Applicant plans on establishing a proposed high-end wine bar (2,950 sf),with the sale of light food items, within the first floor of the existing 3-story mixed-use building. There are no proposed expansions or additions to the existing mixed use building, which consists of retail on the first floor, and a total of fifty-eight (58) dwelling units located within the basement, second (2nd) and (3rd) floors of the building. The height of the existing building is 34 feet. There is no on-site parking.

13. 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. **Not applicable**

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:** Not applicable

☐ **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.** Not applicable

14. 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 zoningchange 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~~ Bergen
STATE OF ~~ILLINOIS~~ New Jersey

Eli Ungar, Authorized Representative of 5500 S. Cornell, 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

Subscribed and Sworn to before me this
3rd day of February, ~~2024~~. 2025

Notary Public Jeanette Marie Colón

JEANETTE MARIE COLON
NOTARY PUBLIC OF NEW JERSEY
I.D. # 2419776
My Commission Expires 4/12/20 27

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

February 19, 2025

Alderman Walter Burnett Jr.
Chairman, Committee on Zoning
Department of Planning & Development
Chicago City Council
City Hall
121 North LaSalle Street
Room 304
Chicago, Illinois 60602

To Whom It May Concern,

I, Eli Ungar, Founder of AL-Master Manager, LLC, which is the Manager of 5500 S. Cornell, LLC, understand that Graham C. Grady of Taft, Stettinius and Hollister LLP has filed a sworn affidavit identifying 5500 S. Cornell, LLC as the Applicant/Owner who is seeking an amendment of the zoning for the property located at 5493 S. Cornell Avenue to be changed from a B1-5 Neighborhood Shopping District to a C1-5 Neighborhood Commercial District.

I authorize Graham C. Grady and the law firm of Taft, Stettinius & Hollister LLP to file the Zoning Amendment application.

I, Eli Ungar, Founder of AL-Master Manager, LLC, which is the Manager of 5500 S. Cornell, LLC, being first duly sworn on oath, depose and say that 5500 S. Cornell, LLC holds ownership interest in 5493 South Cornell Avenue on behalf of itself and no other person, association, or member.

Eli Ungar,
Founder of AL-Master Manager, LLC,
being the Manager of 5500 S. Cornell LLC

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@USANDCS.COM

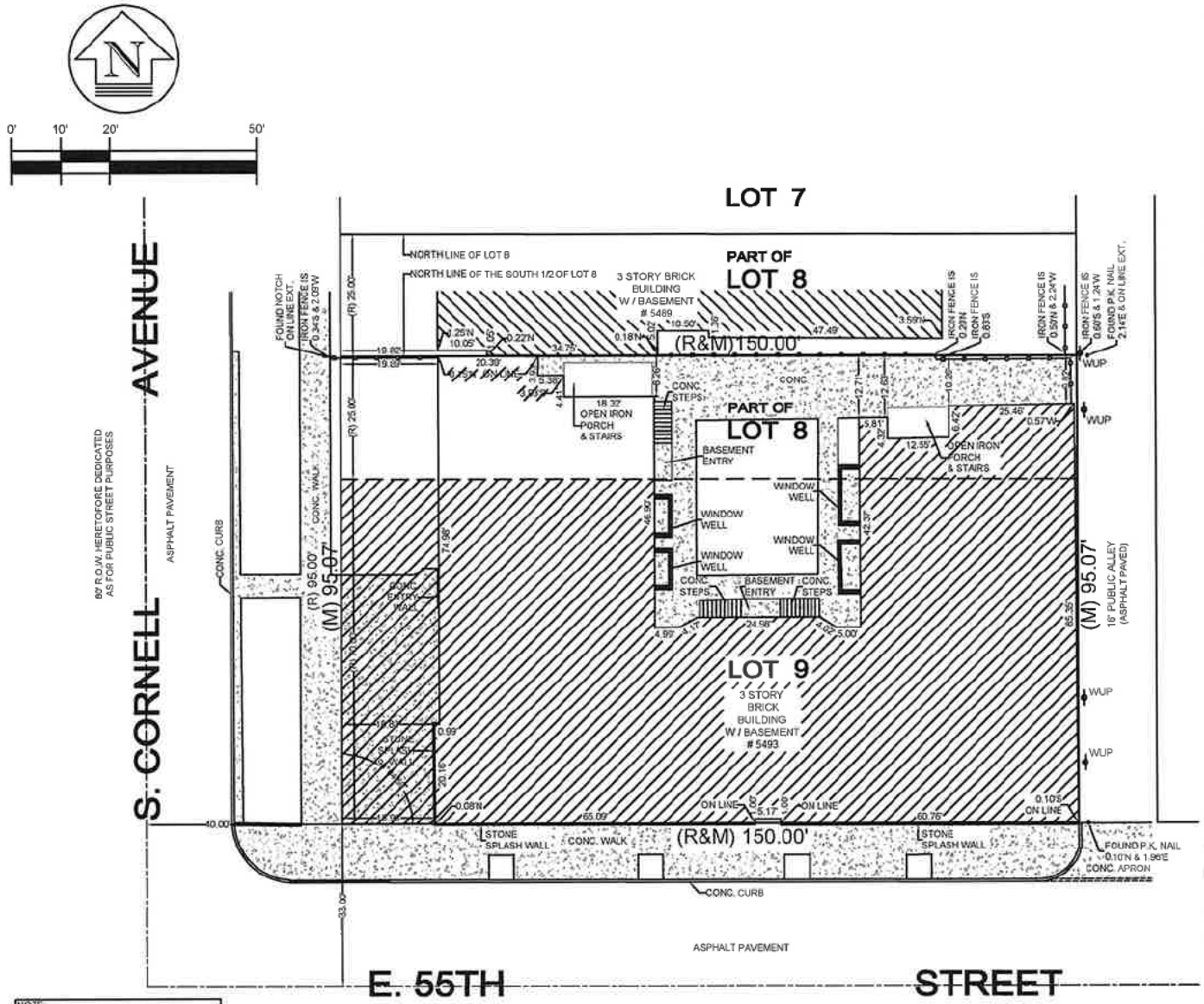
PLAT OF SURVEY

OF

LOT 9 AND THE SOUTH 1/2 OF LOT 8 IN BLOCK 2 IN ILLINOIS CENTRAL SUBDIVISION IN THE WEST PART OF THE SOUTH WEST 14.09 ACRES IN THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 12, AND THE WEST PART OF THE NORTH WEST 17.93 ACRES IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 5493 S. CORNELL AVENUE, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER: 20 - 12 - 113 - 017 - 0000



NOTE:
THE LEGAL DESCRIPTION IS FOUND ON THE EXISTING DEED TO THE REAL ESTATE

ORDERED BY: MAC PROPERTIES	
SCALE : 1" = 15'	
DATE :DECEMBER 18, 2024	
FILE No.: 2024 - 31910	DATE / REVISION

LEGEND	ABBREVIATIONS
WUP	WOOD UTILITY POLE
(R)	RECORD DATA
(M)	MEASURED DATA

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, 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 68° FAHRENHEIT.

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

RIVER FOREST, ILLINOIS, DECEMBER 18, A.D. 2024

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

BY: Roy G. Lawniczak

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

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

February 19, 2025

Alderman Walter Burnett, Jr.
Chairman, Committee on Zoning, Landmarks and Building Standards
City of Chicago
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Graham C. Grady, 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 applicants, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, located at **5493 South Cornell Avenue,** 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 addresses of the property sought to be rezoned; a statement of the intended uses of the property; the name and address of the applicants; the name and addresses of the owners; and a statement that the applicants intend to file the application for a change in zoning on approximately **March 12, 2025.**

The undersigned certifies that the applicants have 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 list containing the names and addresses of the people required to be served.

Graham C. Grady

Subscribed and Sworn to before me this
19th day of February, 20 25.

Vanessa R. Montano

Notary Public

"OFFICIAL SEAL"
VANESSA R MONTANO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/23/2026

171338504v1

Taft/

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Graham C. Grady
312.836.4036
ggrady@taftlaw.com

NOTICE

USPS First Class Mail

February 19, 2025

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 March 12, 2025, the undersigned will file for an application for a change in zoning from a B1-5 Neighborhood Shopping District to a C1-5 Neighborhood Commercial District on behalf of 5500 S. Cornell, LLC, the applicant ("Applicant") for the property located at 5493 South Cornell Avenue (the "Subject Property"). The Applicant owns the Subject Property.

The Subject Property is improved with a 3-story mixed-use brick building containing i. two (2) retail spaces located within the ground level and ii. fifty-eight (58) dwelling units located within the basement, second (2nd) and third (3) floors.

The sole purpose of the proposed zoning amendment is to permit the establishment of a wine bar (tavern use), within the vacant ground floor retail space (2,450 sf) of the existing building, located within the Subject Property.

There are no proposed expansions or additions to the existing building located at the Subject Property.

5500 S. Cornell, LLC is located at [redacted]

Please note that the Applicant is not seeking to rezone or purchase your property. The Applicants are required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Any questions regarding this notice may be directed to the undersigned, Applicants' attorney, Graham C. Grady, at Taft, Stettinius & Hollister, 111 East Wacker Drive, Suite 2600, Chicago, IL 60601, ggrady@taftlaw.com or (312) 836-4036.

Very truly yours,

Graham C. Grady