

#22377
INTRO DATE
MARCH 20, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1600, 1620, 1609-1641 & 1647 N. LaSalle; 1601 N. Wells; 130 & 200 W. North, Chicago, Illinois

2. Ward Number that property is located in: 2nd Ward

3. APPLICANT Old Town Triangle Partners I LLC

ADDRESS 360 N. State Street, Suite 500 CITY Chicago

STATE IL ZIP CODE 60654 PHONE _____

EMAIL nickanderson@fernhillcompany.com CONTACT PERSON Nick Anderson

4. Is the applicant the owner of the property? YES _____ NO X

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 applicant to proceed.

OWNER The Brian K. Furlong Trust u/t/a dated July 26, 2007 owns the property located at 1620 N.

LaSalle; The Moody Church owns the property located at 1600 & 1609-1641 N. LaSalle; 1647 North

Lasalle LLC owns the property located at 1647 N. LaSalle; Walgreen Co. owns the property located

at 1601 N. Wells; 130 West North LLC owns the property located at 130 W. North and Old Town

Development Associates, L.L.C. owns the property located at 200 W. North.

ADDRESS Please see attached Exhibit A. 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 Katie Jahnke Dale & Rich Klawiter - DLA Piper LLP (US)

ADDRESS 444 W Lake, Suite 900

CITY Chicago STATE IL ZIP CODE 60606

PHONE 312-368-2153; 312-368-7243 FAX 312-251-2856; 312-630-7337

EMAIL katie.dale@dlapiper.com; richard.klawiter@dlapiper.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:

See attached Economic Disclosure Statements

7. On what date did the owner acquire legal title to the subject property? 1600 N LaSalle: May 2002; 1620 N. LaSalle: March 2012; 1609-27 N. LaSalle: 1915; 1633-39 N. LaSalle: 1994; 1634-42 N. LaSalle: 2000; 1647 N. LaSalle: January 2021; 1601 N. Wells: July 1994; 130 W. North: January 2020; 200 W. North: June 1997.

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

9. Present Zoning District B1-3 Neighborhood Shopping District, Planned Development 89 and RM-5 Residential Multi-Unit District

Proposed Zoning District B1-5 Neighborhood Shopping District then to a Residential-Business Planned Development

10. Lot size in square feet (or dimensions) 200,470 square feet

11. Current Use of the Property Commercial, Residential, Religious Assembly

12. Reason for rezoning the property Mandatory planned development pursuant to Sections 17-8-0512 (Tall Buildings) and 17-8-0513 (Large Residential Developments).

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 the proposed building. (BE SPECIFIC)

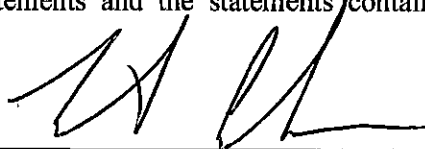
The Applicant requests a rezoning of the subject property from the B1-3 Neighborhood Shopping District, Planned Development 89 and RM-5 Residential Multi-Unit District to the B1-5 Neighborhood Shopping District and then to a Residential-Business Planned Development to permit the reuse of certain existing commercial and religious assembly buildings and to construct a new 480' residential building with 500 residential units, 20,000 square feet of retail use on the ground and first floors, 450 accessory parking spaces, bicycle parking spaces, together with accessory and incidental uses.

14. The Affordable Requirements Ordinance (ARO) that 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 X NO _____

COUNTY OF COOK
STATE OF ILLINOIS

Nick Anderson, authorized signatory of OLD TOWN TRIANGLE PARTNERS I 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
25th day of January, 2024.



Notary Public



For Office Use Only

Date of Introduction: _____

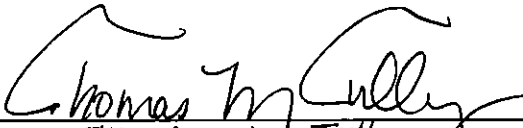
File Number: _____

Ward: _____

CONDITIONAL AUTHORIZATION

The undersigned, **OLD TOWN DEVELOPMENT ASSOCIATES, L.L.C.**, an Illinois limited liability company, being the owners of real property generally located at 200 W. North Avenue in Chicago, Illinois (the "**Subject Property**"), hereby grants conditional consent to **OLD TOWN TRIANGLE PARTNERS I LLC**, a Delaware limited liability company, and its attorneys, DLA Piper LLP (US), to file a zoning map amendment application with the City of Chicago relating to the Subject Property. It is understood that this conditional consent is limited to consent for the filing of a zoning map amendment application. It does not constitute authorization for a presentation on any matter related to, or including, the Subject Property, before the Chicago Plan Commission and the Chicago Committee on Zoning without a further consent being granted by Old Town Development Associates, L.L.C.

IN WITNESS WHEREOF, the undersigned has executed this Authorization as of this 5th day of FEBRUARY, 2023-2024

By: 
Name: THOMAS M. TULLY.
Its: Authorized Signatory

AUTHORIZATION

The undersigned, **WALGREENS CO.**, an Illinois corporation, being the owners of real property generally located at 1601 North Wells in Chicago, Illinois (the "**Subject Property**"), hereby authorizes **OLD TOWN TRIANGLE PARTNERS I LLC**, a Delaware limited liability company, and any affiliate or designee thereof and its attorneys, DLA Piper LLP (US), to file one or more applications for zoning approvals and related permits and approvals with the City of Chicago relating to the Subject Property.

IN WITNESS WHEREOF, the undersigned has executed this Authorization as of this 25 day of January, 2024

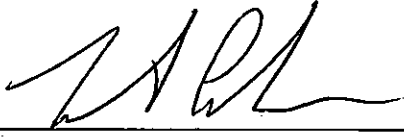
By: Keith Miller
Name: Keith Miller
Its: DVP, Real Estate

AUTHORIZATION

The undersigned, **130 WEST NORTH LLC**, a Delaware limited liability company, being the owners of real property generally located at 130 W. North Avenue in Chicago, Illinois (the "**Subject Property**"), hereby authorizes **OLD TOWN TRIANGLE PARTNERS I LLC**, a Delaware limited liability company, and any affiliate or designee thereof and its attorneys, DLA Piper LLP (US), to file one or more applications for zoning approvals and related permits and approvals with the City of Chicago relating to the Subject Property.

25th IN WITNESS WHEREOF, the undersigned has executed this Authorization as of this day of January, 2024.

130 WEST NORTH LLC, a Delaware limited liability company

By:  _____

Name: Nick Anderson


Its: Manager

AUTHORIZATION

The undersigned, **1647 NORTH LASALLE LLC**, a Delaware limited liability company, being the owners of real property generally located at 1647 N. LaSalle Street in Chicago, Illinois (the “**Subject Property**”), hereby authorizes **OLD TOWN TRIANGLE PARTNERS I LLC**, a Delaware limited liability company, and any affiliate or designee thereof and its attorneys, DLA Piper LLP (US), to file one or more applications for zoning approvals and related permits and approvals with the City of Chicago relating to the Subject Property.

25th **IN WITNESS WHEREOF**, the undersigned has executed this Authorization as of this day of JANUARY, 2024.

1647 NORTH LASALLE LLC, a Delaware limited liability company

By: 
Name: Nick Anderson
Its: Manager

AUTHORIZATION

The undersigned, **THE MOODY CHURCH**, incorporated as a religious corporation, being the owners of real property generally located at 1600 and 1609-1641 N. LaSalle Street in Chicago, Illinois (the "**Subject Property**"), hereby authorizes **OLD TOWN TRIANGLE PARTNERS I LLC**, a Delaware limited liability company, and any affiliate or designee thereof and its attorneys, DLA Piper LLP (US), to file the attached application for zoning approvals and related permits and approvals with the City of Chicago relating to the Subject Property.

19 IN WITNESS WHEREOF, the undersigned has executed this Authorization as of this day of January 2024.

By: _____

Name: Kim Lahti


Its: The Moody Church, Trustee

AUTHORIZATION

The undersigned, **BRIAN K. FURLONG, AS TRUSTEE OF THE BRIAN K. FURLONG TRUST UNDER AGREEMENT DATED JULY 26, 2007** (“Owner”), being the owner of the property commonly known as 1620 North LaSalle Drive, Chicago, Illinois 60614 (the “**Subject Property**”), hereby authorizes **Old Town Triangle Partners I LLC c/o Nick Anderson, Fern Hill**, and any affiliate or designee thereof and its attorneys, DLA Piper LLP (US), to file one or more applications for zoning approvals and related permits and approvals with the City of Chicago relating to the Subject Property. Owner shall receive copies of notices to applicant.

IN WITNESS WHEREOF, the undersigned has executed this Authorization as of the 8th day of February 2024

BRIAN K. FURLONG, AS TRUSTEE OF THE
BRIAN K. FURLONG TRUST
UNDER AGREEMENT DATED JULY 26, 2007

By: 
Name: Brian K. Furlong
Its Trustee

City of Chicago
Application for an Amendment to the Chicago Zoning Ordinance
Exhibit A: Ownership of Subject Property
1600, 1620, 1609-1641 & 1647 N. LaSalle; 1601 N. Wells; 130 & 200 W. North, Chicago, Illinois

Owner	Property	Contact
The Brian K. Furlong Trust u/t/a dated July 26, 2007	1620 N. LaSalle	Brian Furlong 1620 N. LaSalle Dr. Chicago, IL 60614 Phone: (773) 398-3409 E-mail: bfurlong@industeel.com
The Moody Church	1600 & 1609-1641 N. LaSalle	Kim Lahti 1635 North LaSalle Chicago, IL 60614 Phone: (312) 327-8600 E-mail: N/A
1647 North Lasalle LLC	1647 N. LaSalle	Nick Anderson 360 N. State Street Chicago, IL 60654 Phone: (312) 550-9388 E-mail: nickanderson@fernhillcompany.com
Walgreen Co.	1601 N. Wells	Keith Miller 104 Wilmot Road Deerfield, IL 60015 Phone: (847) 315-3700 E-mail: Keith.miller@walgreens.com
130 West North LLC	130 W. North Avenue	Nick Anderson 360 N. State Street Chicago, IL 60654 Phone: (312) 550-9388 E-mail: nickanderson@fernhillcompany.com
Old Town Development Associates, L.L.C.	200 W. North Avenue	Matthew Tully 33 N. Dearborn, Suite 2450 Chicago, IL 60602 Phone: (312) 917-2400 E-mail: mtully@tullyassoc.com

Address: 1600, 1620, 1609-1641 & 1647 N. LaSalle; 1601 N. Wells and 130 & 200 W. North, Chicago, Illinois



DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Katie Jahnke Dale
Katie.dale@us.dlapiper.com
T 312.368.2153

March 6, 2024

The Honorable Bennett Lawson, Vice-Chairman
City of Chicago Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Laura Flores, Chair
Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Application for Planned Development / Affidavit of Notice of Filing
1600, 1620, 1609-1641 & 1647 N. LaSalle; 1601 N. Wells and 130 & 200 W. North, Chicago, IL**

Dear Chairman Lawson and Chairwoman Flores:

The undersigned, Katie Jahnke Dale, an attorney with the law firm of DLA Piper LLP (US), which firm represents Old Town Triangle Partners I LLC, the applicant for a proposal to rezone the subject B1-3 Neighborhood Shopping District, Planned Development 89 and RM-5 Residential Multi-Unit District property to B1-5 Neighborhood Shopping District then Residential-Business Planned Development, states that they intend to comply with the requirements for 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. Said written notice will be sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contains 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; a statement that the applicant intends to file the application for change in zoning on approximately March 20, 2024; and a source for additional information on the application.

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

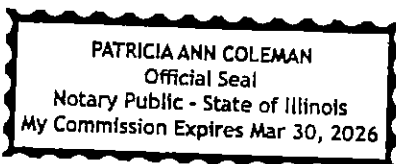
Very truly yours,

DLA Piper LLP (US)

Katie Jahnke Dale

Subscribed and sworn to before me
This 11th day of March, 2024.

Notary Public





DLA Piper LLP (US)
444 W. Lake Street Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Katie Jahnke Dale
Katie.dale@us.dlapiper.com
T 312.368.2153

March 20, 2024

FIRST CLASS MAIL

Dear Sir or Madam:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about March 20, 2024 the undersigned, on behalf of Old Town Triangle Partners I, LLC (the "Applicant"), intends to file an application to rezone the property generally located at 1600, 1620, 1609-1641 & 1647 N. LaSalle, 1601 N. Wells, and 130 & 200 W. North, Chicago, Illinois (the "Property") from B1-3 Neighborhood Shopping District, Planned Development 89 and RM-5 Residential Multi-Unit District to a Residential-Business Planned Development. A map of the Property is printed on the reverse side of this letter.

The Property is currently utilized for commercial, residential, and religious assembly uses. The Applicant requests a rezoning of the subject property from B1-3 Neighborhood Shopping District, Planned Development 89 and RM-5 Residential Multi-Unit District to B1-5 Neighborhood Shopping District and then to a Residential-Business Planned Development in order to allow for the reuse of certain existing commercial, residential, and religious assembly buildings and to construct a new 44-story residential building with 500 residential units, 20,000 square feet of retail use on the ground and first floors, 450 accessory parking spaces, and bicycle parking spaces.

Please note that the Applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the Property.

I am an authorized representative of the Applicant, and my address is 444 W. Lake Street, Suite 900, Chicago, IL 60606. The Applicant is Old Town Triangle Partners I, LLC and is authorized by the owners of the Property to file such application. The Brian K. Furlong Trust u/t/a dated July 26, 2007 is the owner of property located at 1620 N. LaSalle and its address is 1620 N. LaSalle Dr., Chicago, IL 60614. The Moody Church is the owner of the property located 1600 & 1609-1641 N. LaSalle and its address is 1635 North LaSalle, Chicago, IL 60614. 1647 North LaSalle LLC is the owner of the property located at 1647 N. LaSalle and its address is 360 N. State Street, Chicago, IL 60654. Walgreen Co. is the owner of the property located at 1601 N. Wells and its address is 104 Wilmot Road, Deerfield, IL 60015. 130 West North LLC is the owner of the property located at 130 W. North Avenue and its address is 360 N. State Street, Chicago, IL 60654. Old Town Development Associates, L.L.C. is the owner of the property located at 200 W. North Avenue and its address is 33 N. Dearborn, Suite 2450, Chicago, IL 60602.

Please contact me at 312-368-2153 with questions or to obtain additional information.

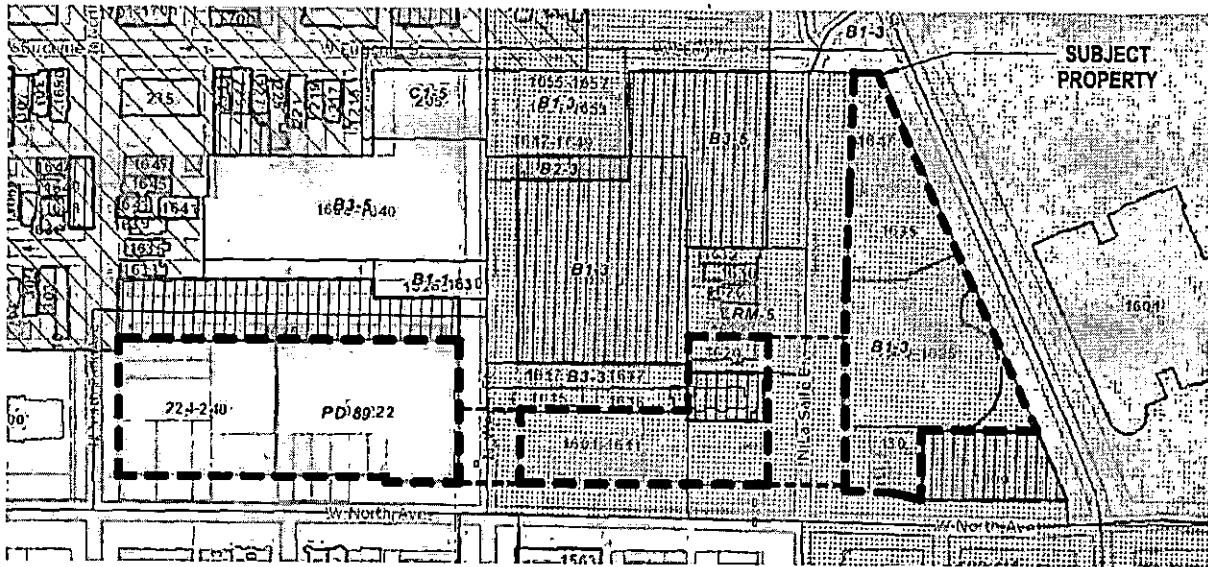
Very truly yours,

DLA Piper LLP (US)

A handwritten signature in black ink that reads 'Katie Jahnke Dale'.

Katie Jahnke Dale

MAP:



PINs:

14-33-424-001-0000; 14-33-424-007-0000; 14-33-424-020-0000; 14-33-424-012-0000;
14-33-424-006-0000; 14-33-424-005-0000; 14-33-424-004-0000; 14-33-424-003-0000;
14-33-424-002-0000; 14-33-424-016-0000; 14-33-423-034-0000; 14-33-423-035-0000;
14-33-423-036-0000; 14-33-423-043-0000; 14-33-423-044-0000; 14-33-423-033-0000;
14-33-423-014-0000; 14-33-423-015-0000; 14-33-423-016-0000; 14-33-423-017-0000;
14-33-423-018-0000; 14-33-423-019-0000; 14-33-422-027-0000; 14-33-422-028-0000;
14-33-422-030-0000; 14-33-422-034-0000; 14-33-422-035-0000; 14-33-422-036-0000;
14-33-422-040-0000; 14-33-422-041-0000; 14-33-422-057-0000; 14-33-422-058-0000;
14-33-422-059-0000; 14-33-422-061-0000; 14-33-422-062-0000; 14-33-422-063-0000.