

#22376
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:

3959 N Lincoln / 3940 N Damen, Chicago, IL

2. Ward Number that property is located in: 47th

3. APPLICANT LDI Partners, LLC

ADDRESS [REDACTED]

CITY [REDACTED] STATE [REDACTED] ZIP CODE [REDACTED]

PHONE [REDACTED] EMAIL gmoyer@moyerproperties.com

CONTACT PERSON: Greg Moyer

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 Fifth Third Bank, National Association, successor in interest to MB Financial Bank, N.A

ADDRESS 38 Fountain Square Plaza

CITY Cincinnati STATE OH ZIP CODE 45263

PHONE (847) 871-6055 EMAIL chad.pendlay@53.com

CONTACT PERSON Chad Pendlay

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

ATTORNEY Richard Klawiter & Katie Jahnke Dale - DLA Piper LLP (US)

ADDRESS 444 West Lake Street, Suite 900

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312) 368-7243 / -2153 FAX (312) 251-2856

EMAIL richard.klawiter / katie.dale@dlapiper.com

5. 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

6. On what date did the owner acquire legal title to the subject property? May 3, 2019

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

8. Present Zoning District Business Planned Development No. 665

Proposed Zoning District Residential-Business Planned Development No. 665, as amended

9. Lot size in square feet (or dimensions) 69,361 sf

10. Current Use of the Property Commercial/Parking

11. Reason for rezoning the property Amendment to existing Planned Development

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)

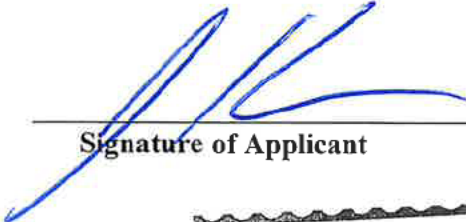
The Applicant requests a rezoning of the subject property from Business Planned Development No. 665 to Residential-Business Planned Development No. 665, as amended to permit (1) the reuse of the existing five-story building and new construction of a five-story addition located in Subarea A with 64 affordable dwelling units and 18 parking spaces and (2) the construction of an eight-story building with up to 170 residential dwelling units, ground floor commercial space and 77 parking spaces in Subarea B, subject to future site plan approval, together with accessory and incidental uses. The overall FAR will be approximately 3.39.

13. 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

James L. Case, authorized signatory of **LDI PARTNERS, 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
21st day of February, 2024.

Beth Harrington

Notary Public



For Office Use Only

Date of Introduction: _____


File Number: _____

Ward: _____

AUTHORIZATION

The undersigned is the owner (the “**Owner**”) of the property located at 3959 N. Lincoln Avenue and 3940 N. Damen Avenue in Chicago, IL, which properties are located within the boundaries of Business Planned Development No. 665 (the “**PD**”). The Owner hereby authorizes Brinshore Development, LLC (the “**Applicant**”) and its agents and attorneys to file applications with the Illinois Housing Development Authority (“**IHDA**”) pursuant to the 2024-2025 Low Income Housing Tax Credit Qualified Allocation Plan (“**QAP**”) for the reservation and allocation of federal low-income housing tax credits (the “**Tax Credits**”) and an allocation of Donation Tax Credits under the Illinois Affordable Housing Tax Credit program (“**Donation Tax Credits**”) for the future sale and development of the property.

IN WITNESS WHEREOF, the undersigned has executed this Authorization as of this 29 day of February, 2024

Signature:  _____
Name: Thomas A. Ross
VP-Director of Corporate Real Estate
Title (if applicable): _____

GRAPHIC SCALE

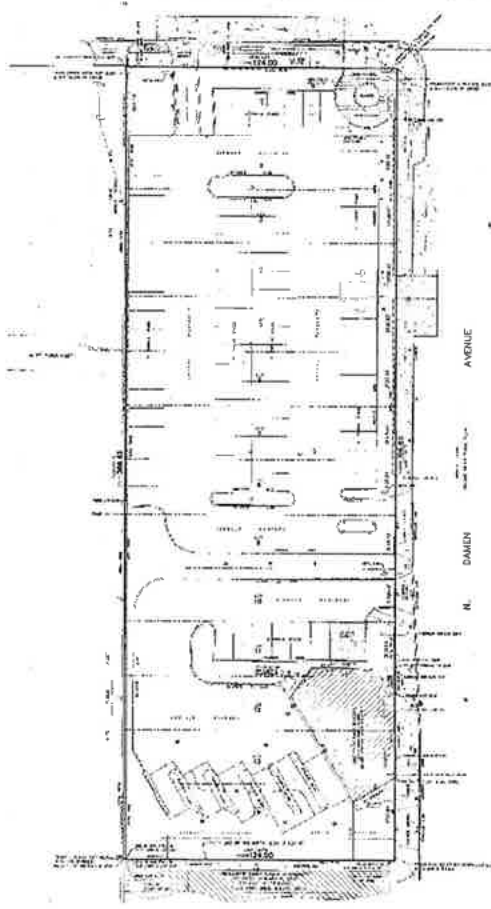


LEGEND

- 1. Lot 12
- 2. Lot 13
- 3. Lot 14
- 4. Lot 15
- 5. Lot 16
- 6. Lot 17
- 7. Lot 18
- 8. Lot 19
- 9. Lot 20
- 10. Lot 21
- 11. Lot 22
- 12. Lot 23
- 13. Lot 24
- 14. Lot 25
- 15. Lot 26
- 16. Lot 27
- 17. Lot 28
- 18. Lot 29
- 19. Lot 30
- 20. Lot 31
- 21. Lot 32
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- 83. Lot 94
- 84. Lot 95
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- 86. Lot 97
- 87. Lot 98
- 88. Lot 99
- 89. Lot 100

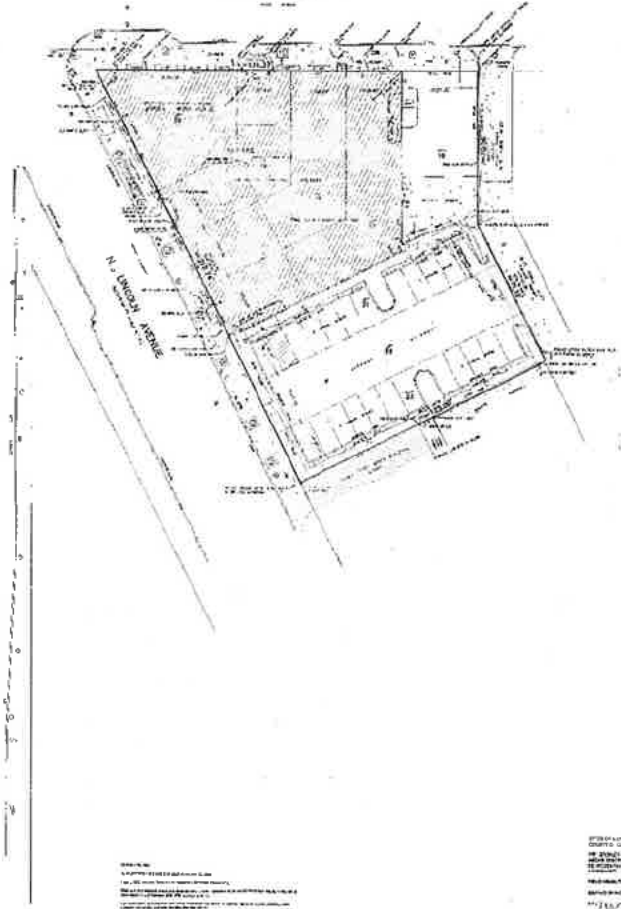
GREY & BIEDERMANN
 2023-3166-001
 1 of 1

W. IRVING PARK ROAD



N. DAMEN AVENUE

W. IRVING PARK ROAD



GREY & BIEDERMANN
 Surveyors
 P.L.C. Corporation
 1000 North Dearborn Street
 Chicago, Illinois 60610
 Telephone: 312-329-1100
 Fax: 312-329-1101
 E-mail: g&b@gbcs.com
 Website: www.gbcs.com

Plat of Survey
 This is a true and correct copy of the original survey as shown on the attached sheets and as the same may be amended by the Surveyors in accordance with the provisions of the Illinois Surveying Act, Chapter 125, Illinois Compiled Statutes (625 ILCS 125/1-125/10) and the rules and regulations of the Board of Surveying and Mapping, State of Illinois, and as the same may be amended from time to time.

DATE OF SURVEY: 10/15/2023
 DATE OF PLAT: 10/15/2023
 PROJECT NO.: 2023-3166-001

GREY & BIEDERMANN
 2023-3166-001
 1 of 1



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 11, 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
3959 N. Lincoln / 3940 N. Damen, 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 LDI Partners, LLC, the applicant for a proposal to rezone the subject property from Business Planned Development No. 665 to Residential-Business Planned Development No. 665, as amended, 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.

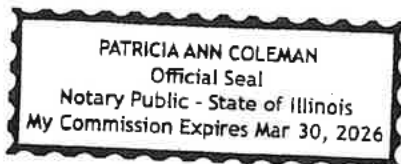
Very truly yours,

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 LDI Partners, LLC (the "Applicant"), intends to file an application to rezone the property generally located at 3959 N Lincoln / 3940 N Damen, Chicago, Illinois (the "Property") from Business Planned Development No. 665 to Residential-Business Planned Development No. 665, as amended. A map of the Property is printed on the reverse side of this letter.

The Property is currently utilized for commercial and parking uses. The Applicant requests a rezoning of the subject property from Business Planned Development No. 665 to Residential-Business Planned Development No. 665, as amended to permit (1) the reuse of the existing five-story building and new construction of a five-story addition located in Subarea A with 64 affordable dwelling units and 18 parking spaces and (2) the construction of an eight-story building with up to 170 residential dwelling units, ground floor commercial space and 77 parking spaces in Subarea B, subject to future site plan approval, together with accessory and incidental uses. The overall FAR will be approximately 3.39.

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 LDI Partners, LLC and its address is [REDACTED]. The owner of the subject property is Fifth Third Bank, National Association, successor in interest to MB Financial Bank, N.A and its address is 38 Fountain Square Plaza, Cincinnati, OH, 45263.

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

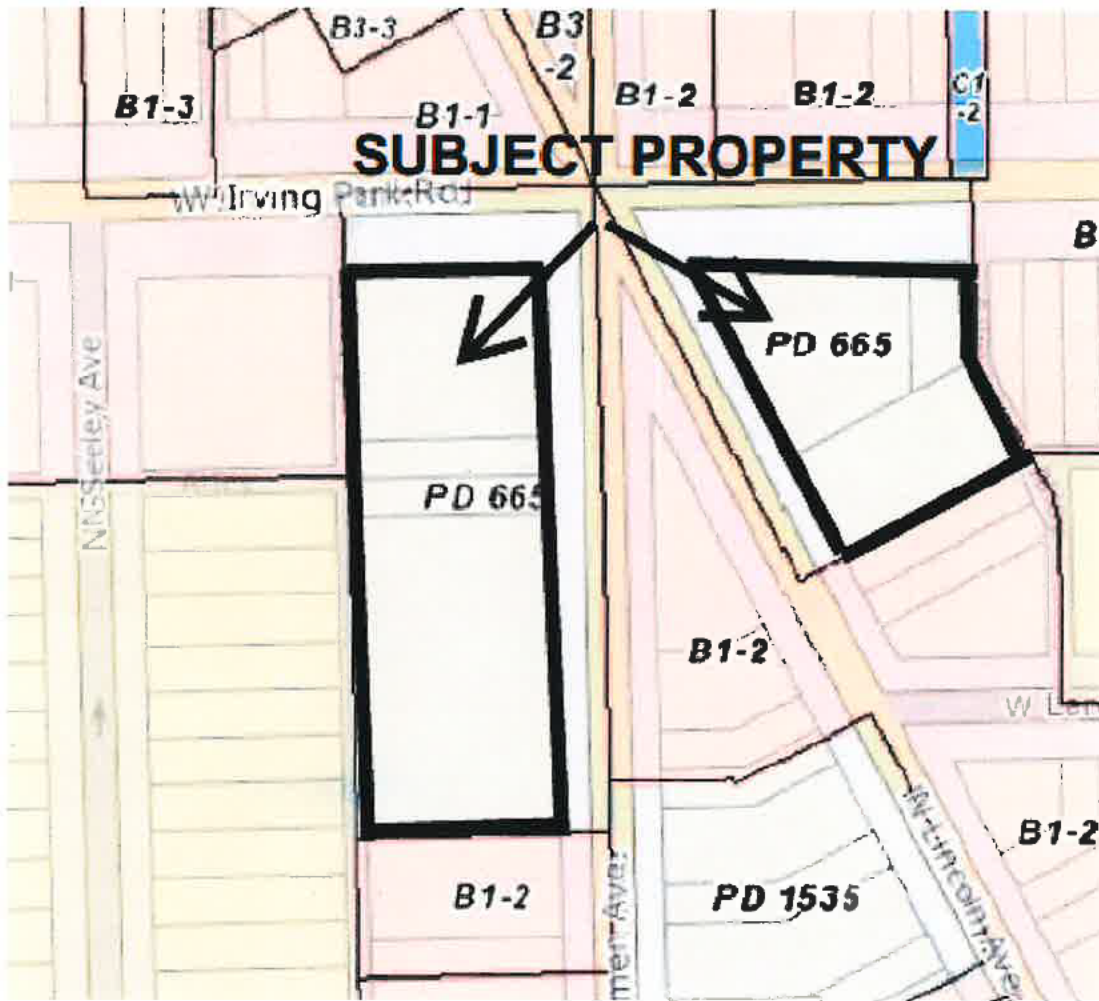
Very truly yours,

DLA Piper LLP (US)

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

Katie Jahnke Dale

MAP:



PINs:

14-19-200-001-0000, 14-19-200-002-0000, 14-19-200-006-0000, 14-19-107-016-0000, 14-19-107-017-0000, 14-19-107-018-0000 and 14-19-107-025-0000