

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

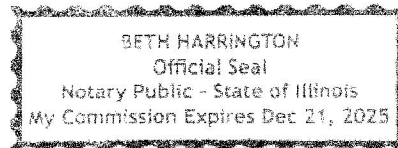
COUNTY OF COOK
STATE OF ILLINOIS

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: _____

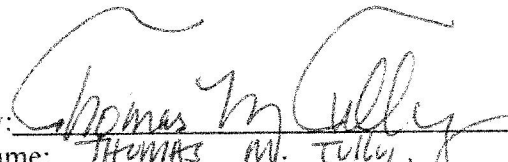
File Number: _____

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, 2023.4

By: Keth Miller
Name: Keth Miller
Its: DRP, Real Estate

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.

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

1647 NORTH LASALLE LLC, a Delaware
limited liability company

By: 

Name: Nick Anderson

Its: Manager

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.

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

130 WEST NORTH 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