

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

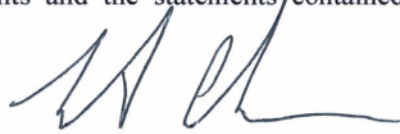
4. Is the applicant the owner of the property? YES _____ NO X _____
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed.
OWNER The Brian K. Furlong Trust u/t/a 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.
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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).
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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.
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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 _____

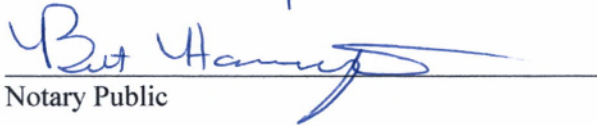
COUNTY OF COOK
STATE OF ILLINOIS

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: _____

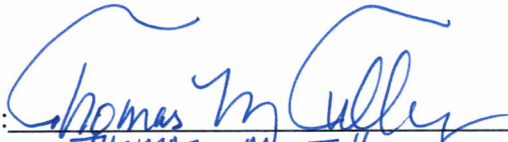
File Number: _____

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: Keith Miller
Name: Keith Miller
Its: DVP, 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: B-K Furlong
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

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the B1-3 Neighborhood Shopping District, Planned Development 89 and RM-5 Residential Multi-Unit District symbols and indications as shown on Map 5-F in the area bounded by:

North Park Avenue; North Avenue; a line 60 feet east of and parallel to LaSalle Street; a line 95.39 feet north of and parallel to North Avenue; Clark Street; LaSalle Street; a line 185.70 feet north of and parallel to North Avenue; a line 102.77 feet west of and parallel to LaSalle Street; a line 87.42 feet north of and parallel to North Avenue; Wells Street; and a line 190.42 feet north of and parallel to North Avenue;

to those of the B1-5 Neighborhood Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B1-5 Neighborhood Shopping District and symbols and indications as shown on Map 5-F in the area bounded by:

North Park Avenue; North Avenue; a line 60 feet east of and parallel to LaSalle Street; a line 95.39 feet north of and parallel to North Avenue; Clark Street; LaSalle Street; a line 185.70 feet north of and parallel to North Avenue; a line 102.77 feet west of and parallel to LaSalle Street; a line 87.42 feet north of and parallel to North Avenue; Wells Street; and a line 190.42 feet north of and parallel to North Avenue;

to those of Residential-Business Planned Development 89, as amended.

SECTION 3. This Ordinance shall be in force and effect from and after its passage and publication.

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development Number ____, (“Planned Development”) consists of approximately 200,470 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”). Old Town Triangle Partners I LLC is the “Applicant” for this Planned Development pursuant to authorization from the property owners.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the “Zoning Ordinance”), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation (“CDOT”) on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago.

Prior to issuance of any site plan approval as contemplated by Statement 15, the Applicant shall submit a site plan and coordinate with CDOT to determine whether an updated traffic study is required in conjunction with each site plan approval submission that contemplates the full extent of the proposed development reflected in such site plan and which details the anticipated vehicular and pedestrian impact of such project on both the subject site and area infrastructure. Further, the Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the Department of Transportation’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which

Applicant: Old Town Triangle Partners I LLC
Address: 1600, 1620, 1609-1641 & 1647 N. LaSalle;
1601 N. Wells and 130 & 200 W. North, Chicago, Illinois
Introduced: March 20, 2024
Plan Commission: TBD

may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of these 18 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by GREC Architects and dated _____, 2024 (the "Plans"): an Existing Zoning Map; an Existing Land Use Map; a PD Boundary & Property Line Map; a Site Plan; a Landscape Plan; and Building Elevations. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development:

Dwelling Units located above the ground floor; Day Care; Animal Services (Sales and Grooming only); Artist Work or Sales Space; Business Support Services (except as more specifically regulated); Eating and Drinking Establishments (Limited Restaurant and Outdoor Patio at grade only); Financial Services (all, excluding Payday/Title Secured Loan Store and Pawn Shop); Food and Beverage Retail Sales (except as more specifically regulated); Lodging (except Hotel/Motel); Liquor Sales (as accessory use); Medical Service; Office; Personal Service (including Massage Establishment except as more specifically regulated); Retail Sales; Community Center; Indoor Participant Sports and Recreation; Entertainment and Spectator Sports; Co-Located Wireless Communication Facilities; Religious Assembly; accessory parking; and accessory and incidental uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development (DPD). Off-Premise signs are prohibited within the boundary of the Planned Development.

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7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 200,470 square feet and an FAR of 5.0.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any building in Subareas A, B or C, the Applicant shall submit a site plan, landscape plan and building elevations (a "Site Plan Submittal") for the specific Subarea(s) for review and approval in accordance with the Site Plan Review provisions of Section 17-13-0800 of the Chicago Zoning Ordinance (each, a "Site Plan Approval"). Upon submittal, DPD and the Applicant shall notify the Alderman of the ward in which a Site Plan Submittal is located and, in conjunction with such Site Plan Submittal, the Applicant shall be subject to a public review process that is facilitated by such Alderman. Review and approval by DPD and

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review by the Chicago Plan Commission for a courtesy presentation and comment is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II approval for Subareas A, B or C shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and the Design Guidelines, and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such site plan approval and the Plan Commission shall conduct its review hearing of the Site Plan Submittal. Following approval of a Site Plan Submittal by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

After approval of the Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- location and dimensions of all parking spaces and loading berths;
- fully-dimensioned building elevations;
- building sections of the improvements;
- building materials list;
- fully-dimensioned landscape plan(s);
- interim wayfinding signage package directing riverwalk users through the site for any proposed temporary terminus of the riverwalk;
- statistical information applicable to the subject Subarea, including floor area, the applicable floor area ratio, uses to be established, floor area devoted to all uses; building heights and setbacks;
- if requested by DPD, a School Impact Study may be required with a future site plan submittal; and
- an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Departments Division of Storm water Management.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs

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on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. The Applicant acknowledges and agrees that the rezoning of the Property from the B1-3 Neighborhood Shopping District/Planned Development 89/RM-5 Residential Multi-Unit District to the B1-5 Neighborhood Shopping District and then to this Planned Development ("PD") No. ____ is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The PD is located in an inclusionary housing area within the meaning of the ARO and permits the construction of 500 dwelling units. The Applicant intends to construct a 500-unit rental building and such currently proposed project shall not be deemed to limit or restrict the property rights or ability to develop any other subarea of the PD in accordance with this Ordinance.

Developers of rental projects in inclusionary housing areas with 30 or more units must provide between 10% and 20% of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25% of the affordable units on-site and another 25% on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing

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affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20% option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 100 affordable units (20% of 500) and half of those affordable units are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing all 100 affordable units in the rental building in the PD. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80% of the AMI, (y) at least one-third (or 33 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 5 of the 33 units) must be affordable to households at or below 40% of the AMI, and (z) all income levels must be multiples of 10% of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this PD, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the PD, provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the PD, and will constitute a lien against such property. If the IHA is executed before the Applicant and DOH complete negotiations regarding the FMID Units, the Applicant agrees to update, amend and rerecord the IHA as necessary to incorporate any additional FMID affordability requirements. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this PD. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the B1-5 Neighborhood Shopping District, Planned Development 89, and RM-5 Residential Multi-Unit District.

Applicant: Old Town Triangle Partners I LLC
Address: 1600, 1620, 1609-1641 & 1647 N. LaSalle;
1601 N. Wells and 130 & 200 W. North, Chicago, Illinois
Introduced: March 20, 2024
Plan Commission: TBD

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	352,557
Area of Public Rights-of-Way (sf):	152,087
Net Site Area (sf):	200,470
Subarea A	77,327
Subarea B	39,056
Subarea C	84,078
Maximum Floor Area Ratio:	5.0
Subarea A	1.96
Subarea B	11.01
Subarea C	5.0
Maximum Dwelling Unit Count:	
Subarea A	0
Subarea B	500
Subarea C	0
Minimum Off-Street Parking Spaces:	
Subarea A	20 (existing)
Subarea B	450
Subarea C	392 (existing) ¹
Maximum Bicycle Parking Spaces:	1 per residential unit
Minimum Off-Street Loading Spaces:	
Subarea A	1 (existing)

¹ Required parking for future uses to be determined by the zoning ordinance in effect at the time of site plan approval.

Applicant: Old Town Triangle Partners I LLC
Address: 1600, 1620, 1609-1641 & 1647 N. LaSalle;
1601 N. Wells and 130 & 200 W. North, Chicago, Illinois
Introduced: March 20, 2024
Plan Commission: TBD

Subarea B 2 (10'x25') and 1 Retail

Subarea C 5 (existing)

Maximum Building Height:

Subarea A Existing to remain; Future development subject to site plan approval

Subarea B 480'0" (to underside of structure of top occupied level)

Subarea C Existing to remain; Future development subject to site plan approval

Minimum Setbacks: In conformance with the Plans

Applicant: Old Town Triangle Partners I LLC
Address: 1600, 1620, 1609-1641 & 1647 N. LaSalle;
1601 N. Wells and 130 & 200 W. North, Chicago, Illinois
Introduced: March 20, 2024
Plan Commission: TBD

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



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.

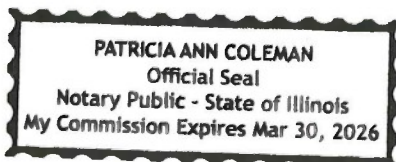
Very truly yours,

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 Wilmet 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.

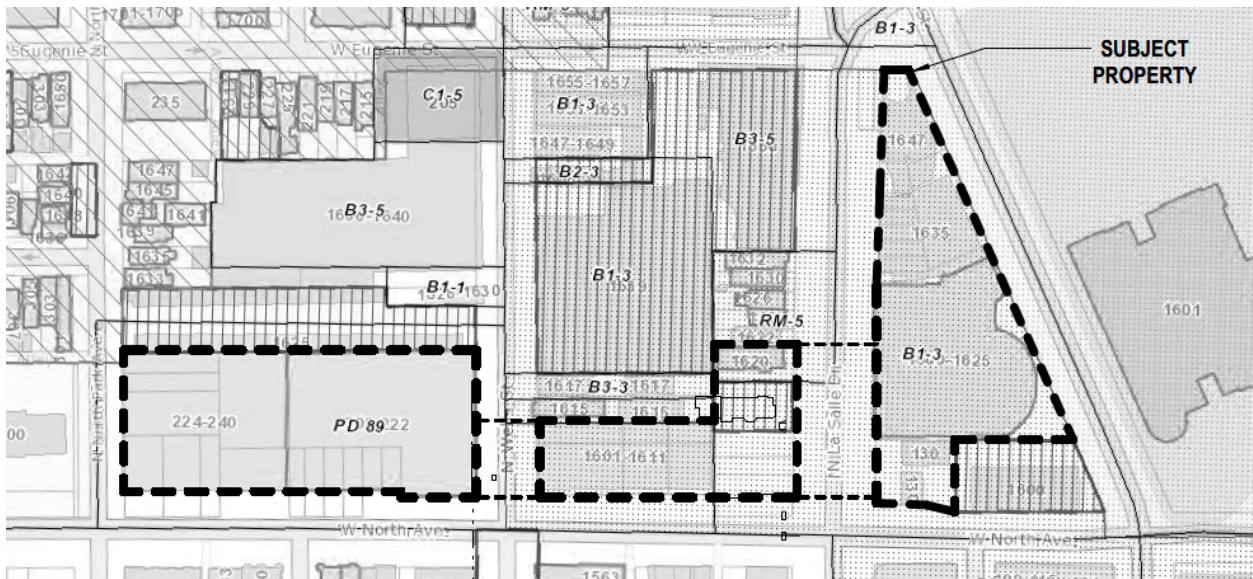
Very truly yours,

DLA Piper LLP (US)

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

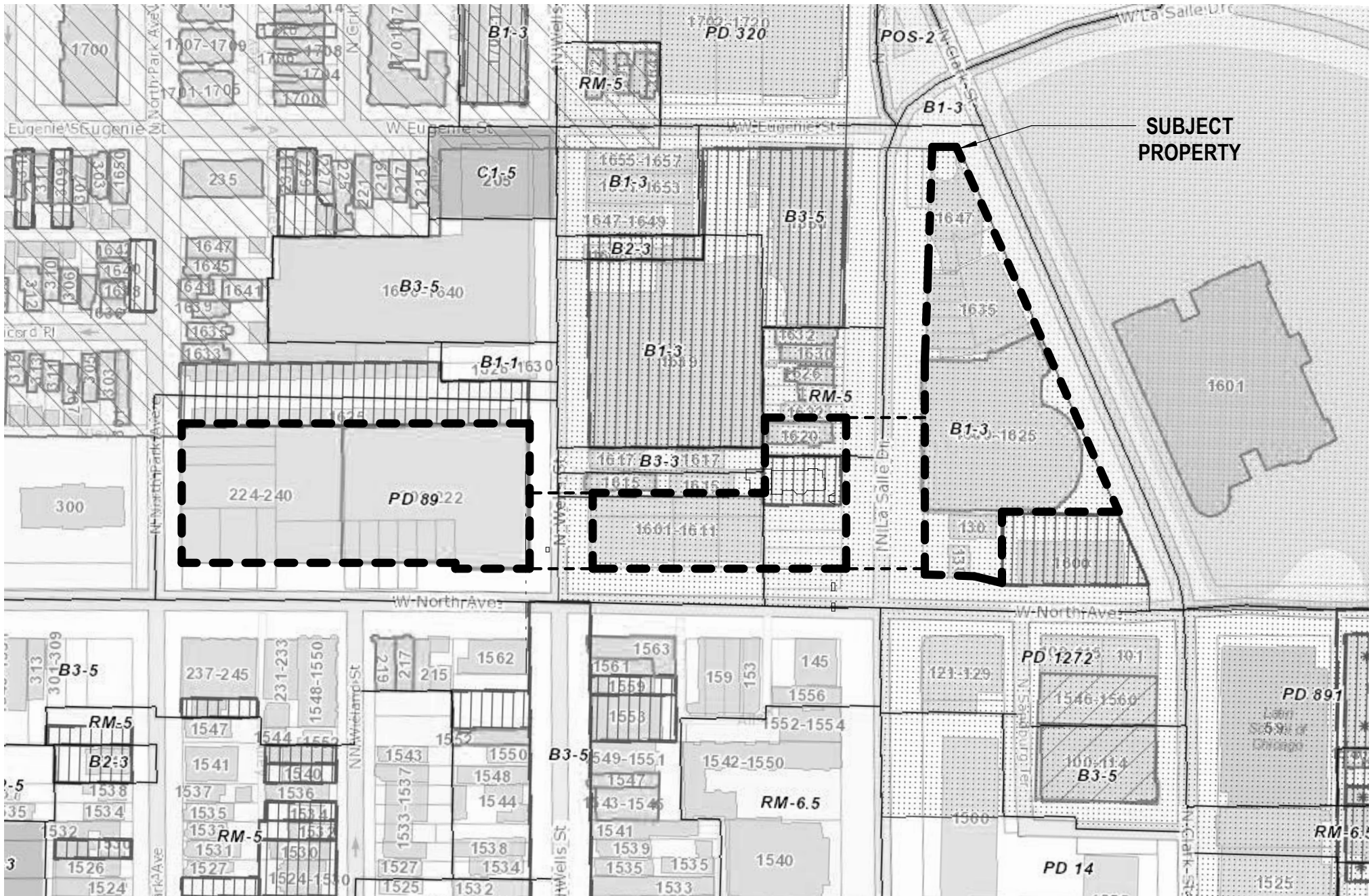
Katie Jahnke Dale

MAP:



PIN:

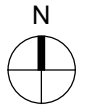
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14-33-424-006-0000; 14-33-424-005-0000; 14-33-424-004-0000; 14-33-424-003-0000;
14-33-424-002-0000; 14-33-424-016-0000; 14-33-423-034-0000; 14-33-423-035-0000;
14-33-423-036-0000; 14-33-423-043-0000; 14-33-423-044-0000; 14-33-423-033-0000;
14-33-423-014-0000; 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;
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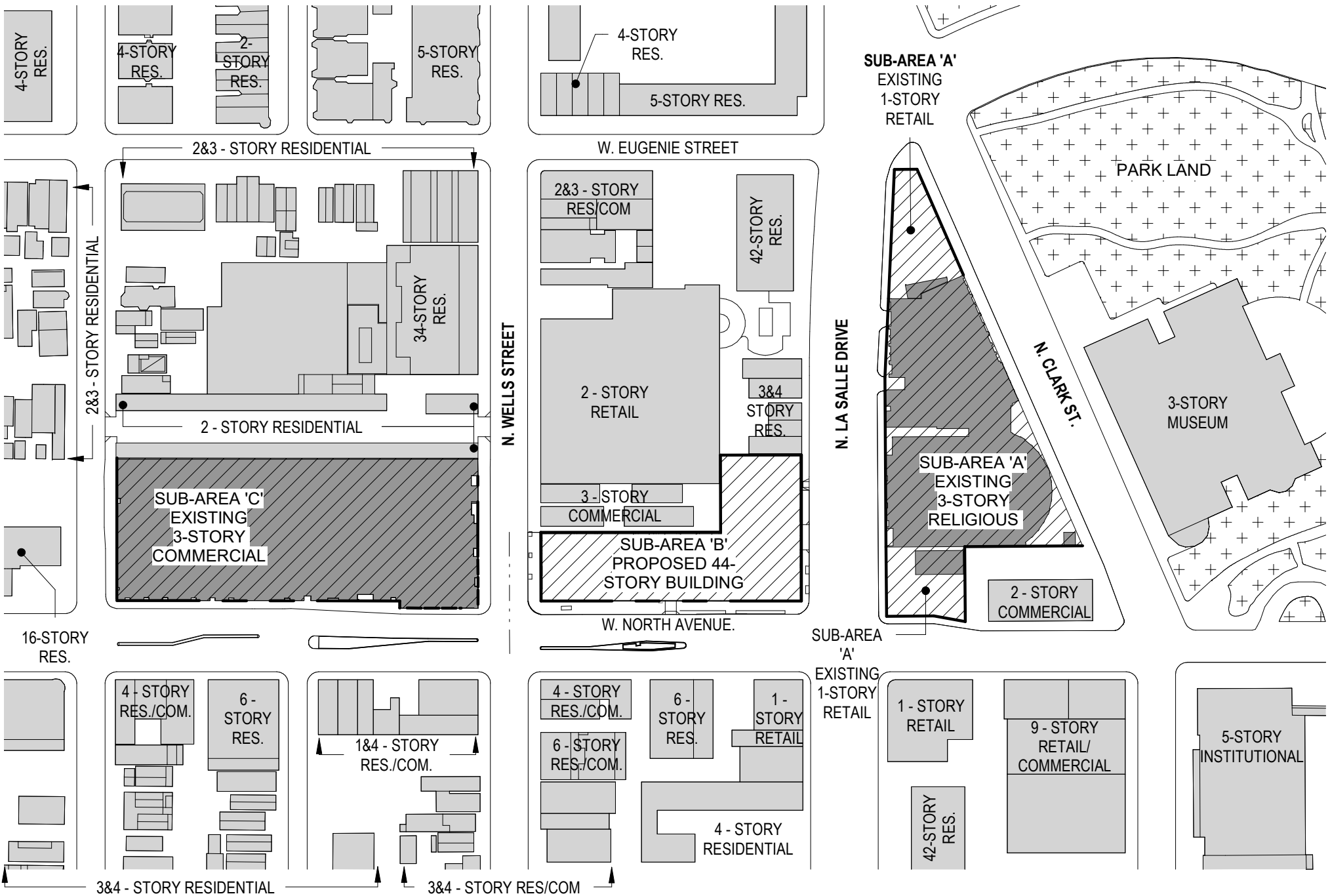


**SUBJECT
PROPERTY**

SCALE: NTS
 APPLICANT: Old Town Triangle Partners I LLC
 ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,
 1601 N. Wells, 130 & 200 W. North, Chicago, Illinois
 INTRODUCTION: March 20, 2024
 PLAN COMMISSION: TBD

EXISTING ZONING MAP





SCALE: 1" = 160'-0"
 APPLICANT: Old Town Triangle Partners LLC
 ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,
 1601 N. Wells, 130 & 200 W. North, Chicago, Illinois
 INTRODUCTION: March 20, 2024
 PLAN COMMISSION: TBD

EXISTING LAND-USE MAP



GROSS SITE AREA: 352,557 SF
 AREA IN THE RIGHT-OF-WAY: 152,087 SF
 NET SITE AREA: 200,470 SF
 (ALL DIMENSIONS ARE PER SURVEY)

SUB-AREA 'C'
 EXISTING
 3-STORY
 COMMERCIAL

SUB-AREA 'B'
 PROPOSED 44-STORY
 BUILDING

SUB-AREA 'A'
 EXISTING
 3-STORY
 RELIGIOUS

SUB-AREA 'A' EXISTING
 1-STORY RETAIL

SUB-AREA 'A'
 EXISTING
 1-STORY
 111.91' RETAIL

W. EUGENIE STREET

W. NORTH AVENUE

N. CLARK ST.

N. WELLS STREET

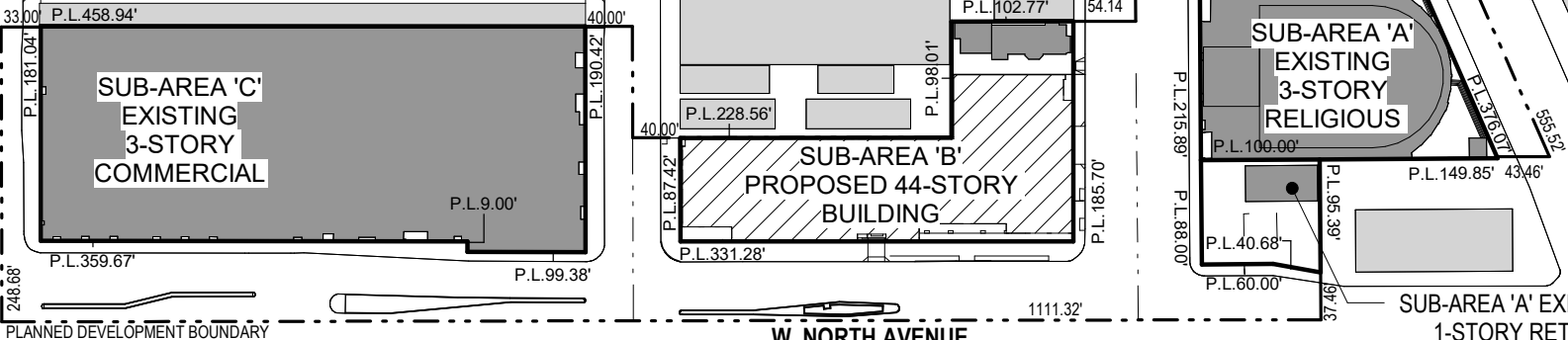
N. LA SALLE DRIVE

PROPERTY LINE ———
 PD BOUNDARY - - - - -

SCALE: 1" = 160'-0"

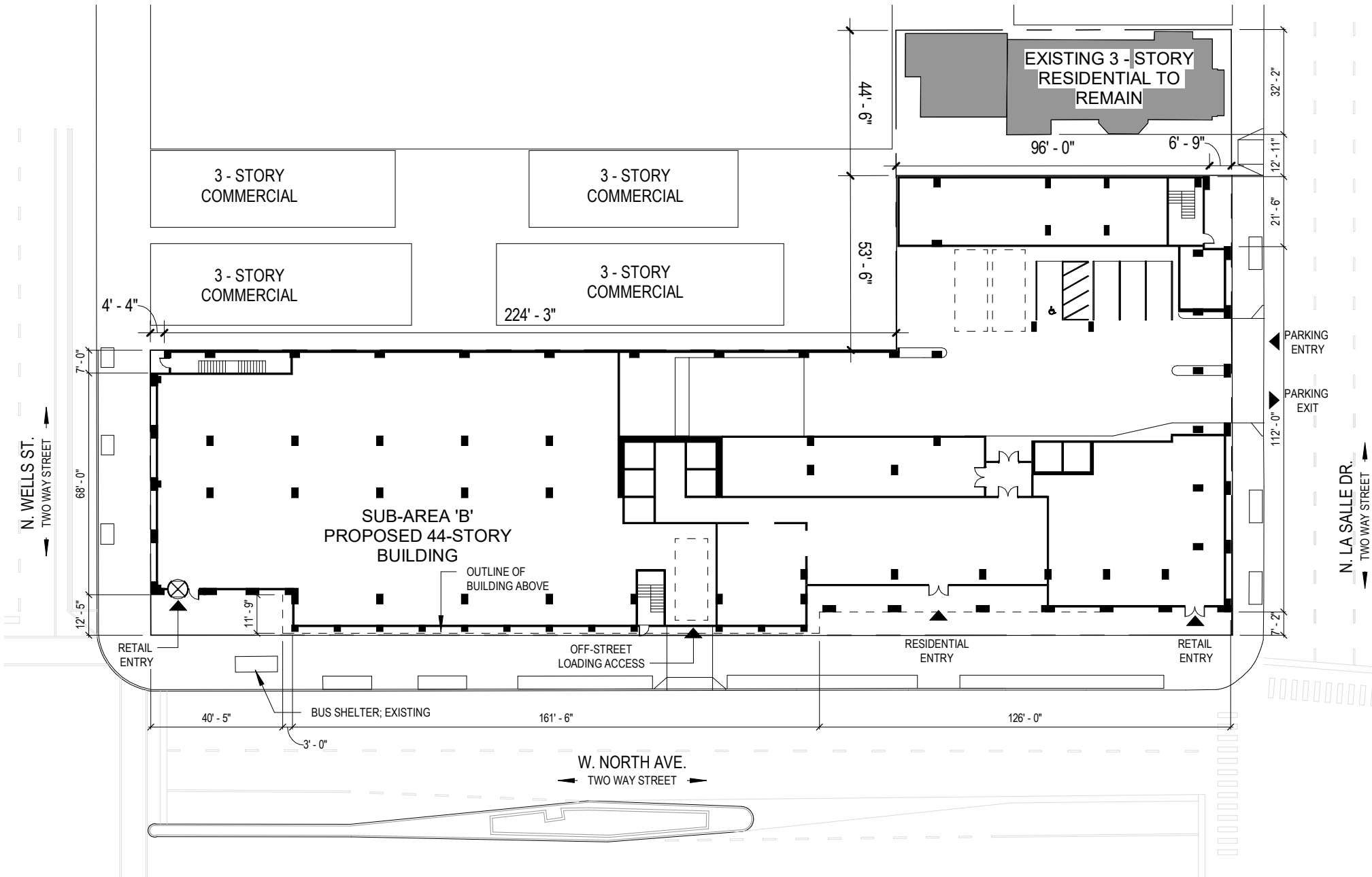
APPLICANT: Old Town Triangle Partners I LLC
 ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,
 1601 N. Wells, 130 & 200 W. North, Chicago, Illinois
 INTRODUCTION: March 20, 2024
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PD BOUNDARY &
 PROPERTY LINE MAP



PLANNED DEVELOPMENT BOUNDARY

PLANNED DEVELOPMENT BOUNDARY

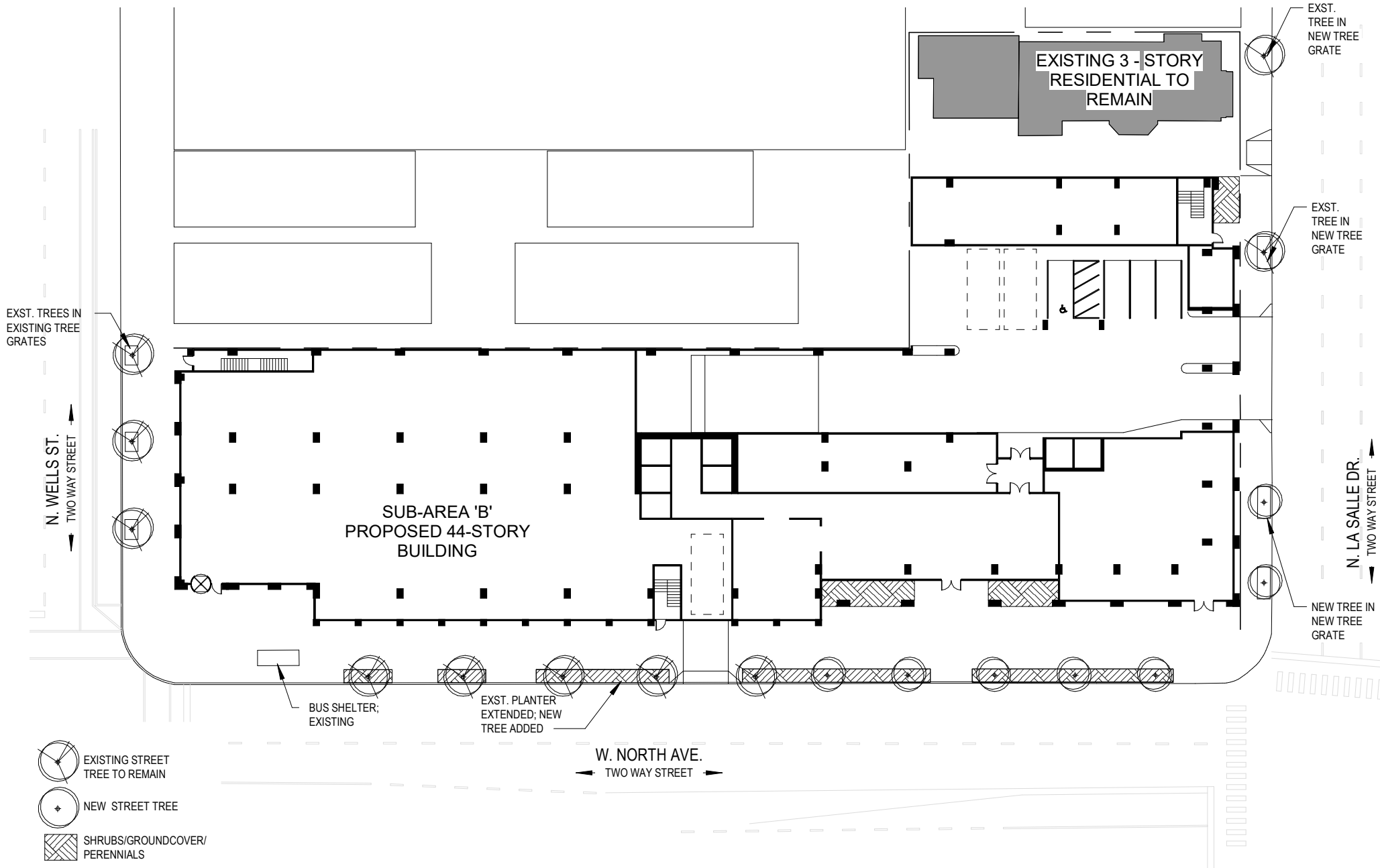


SCALE: 1" = 40'-0"

APPLICANT: Old Town Triangle Partners I LLC
 ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,
 1601 N. Wells, 130 & 200 W. North, Chicago, Illinois
 INTRODUCTION: March 20, 2024
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SITE PLAN SUB-AREA 'B'



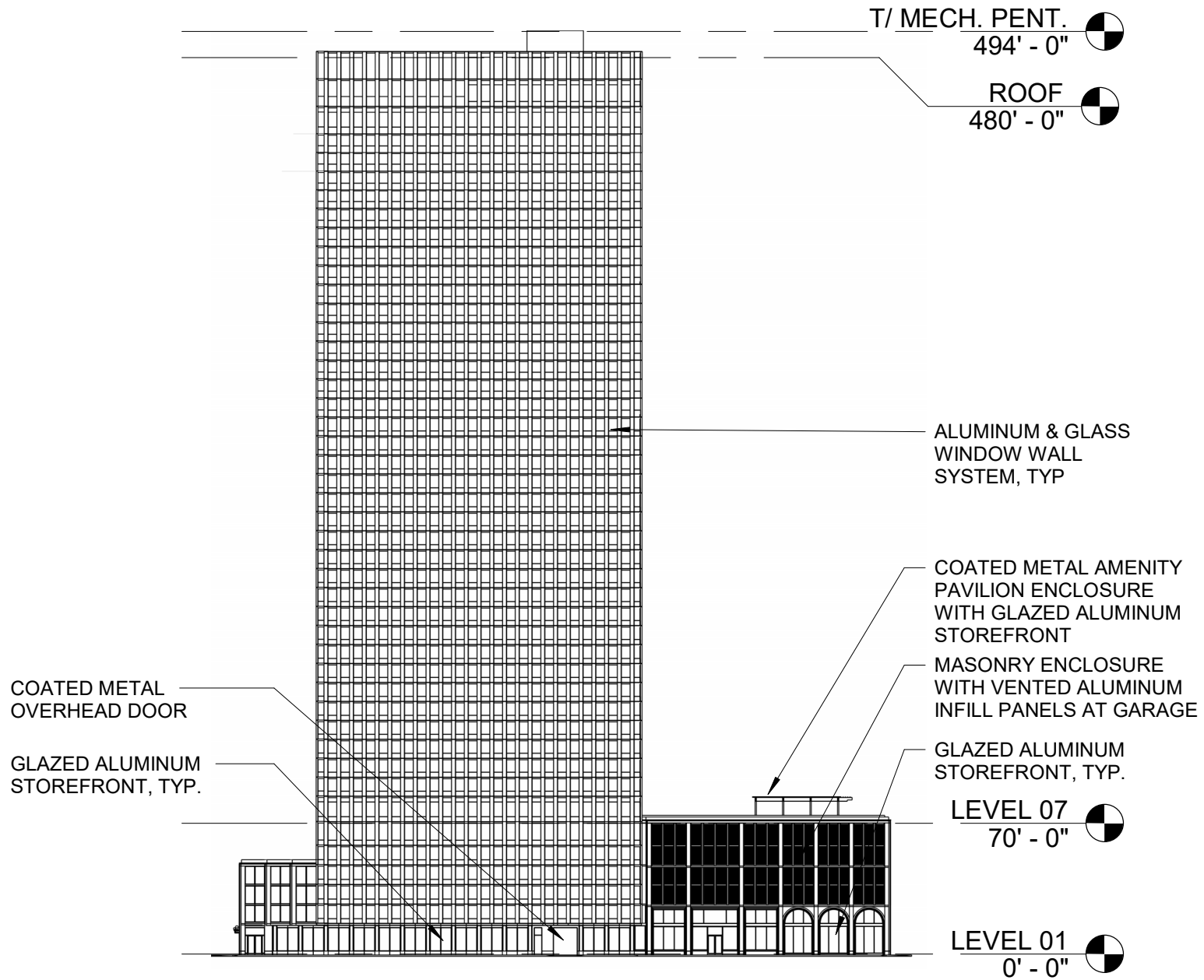


SCALE: 1" = 40'-0"

APPLICANT: Old Town Triangle Partners I LLC
 ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,
 1601 N. Wells, 130 & 200 W. North, Chicago, Illinois
 INTRODUCTION: March 20, 2024
 PLAN COMMISSION: TBD

LANDSCAPE PLAN SUB-AREA 'B'





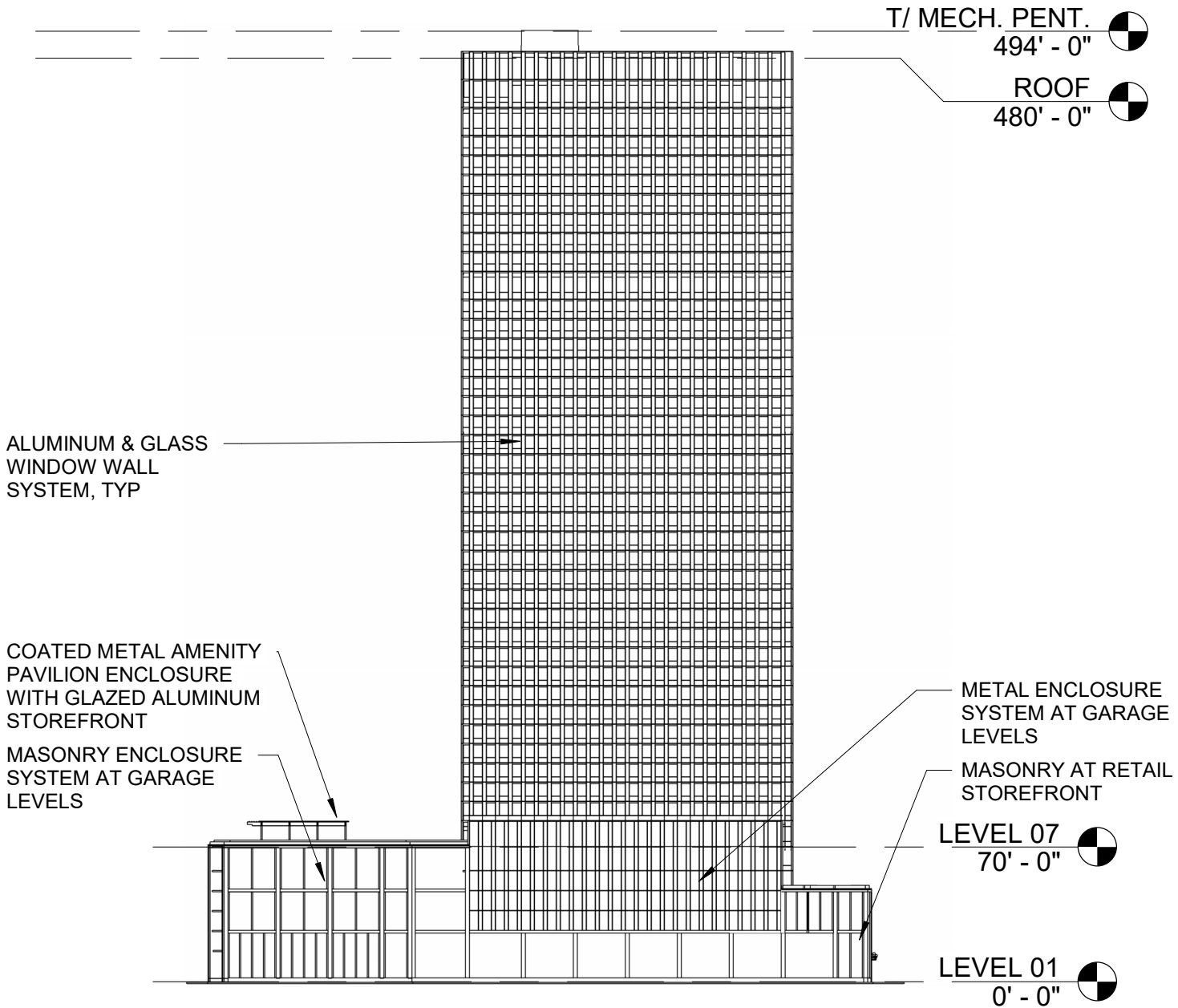
SCALE: 1" = 80'-0"

APPLICANT: Old Town Triangle Partners I LLC
 ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,
 1601 N. Wells, 130 & 200 W. North, Chicago, Illinois

INTRODUCTION: March 20, 2024

PLAN COMMISSION: TBD

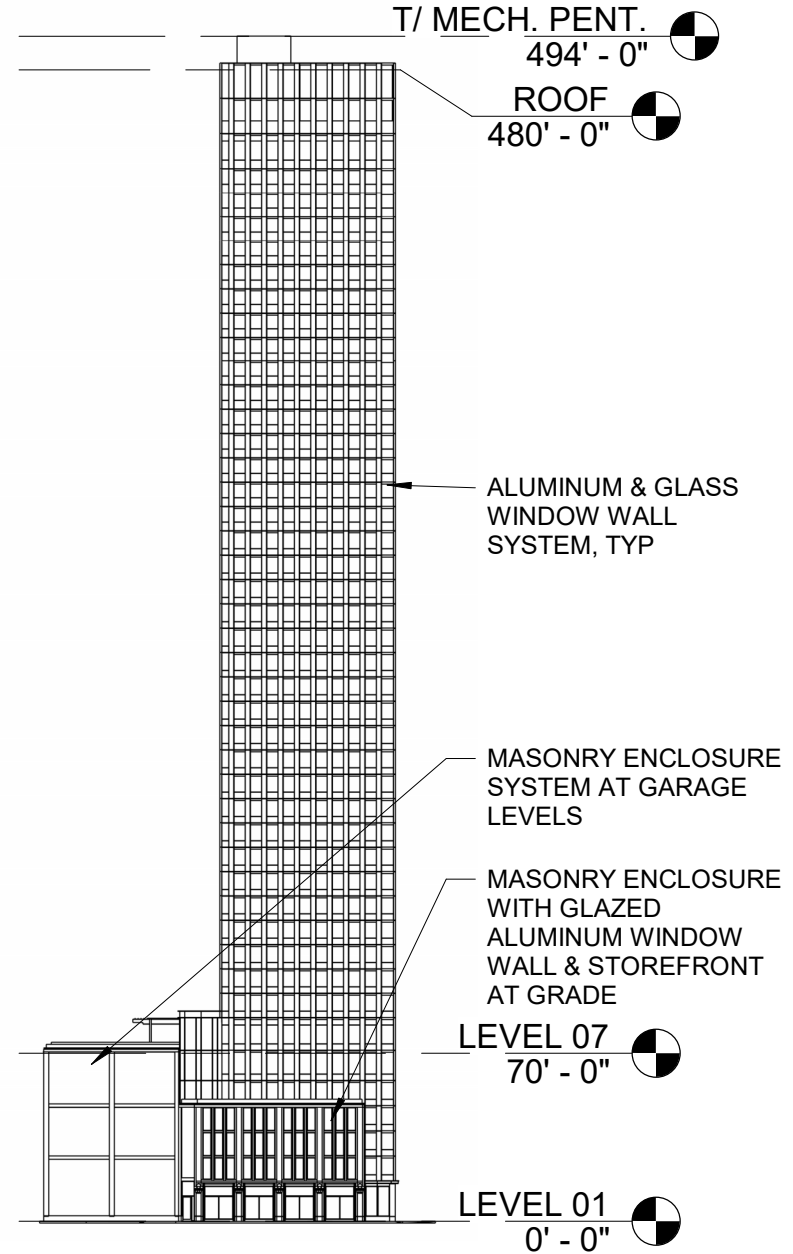
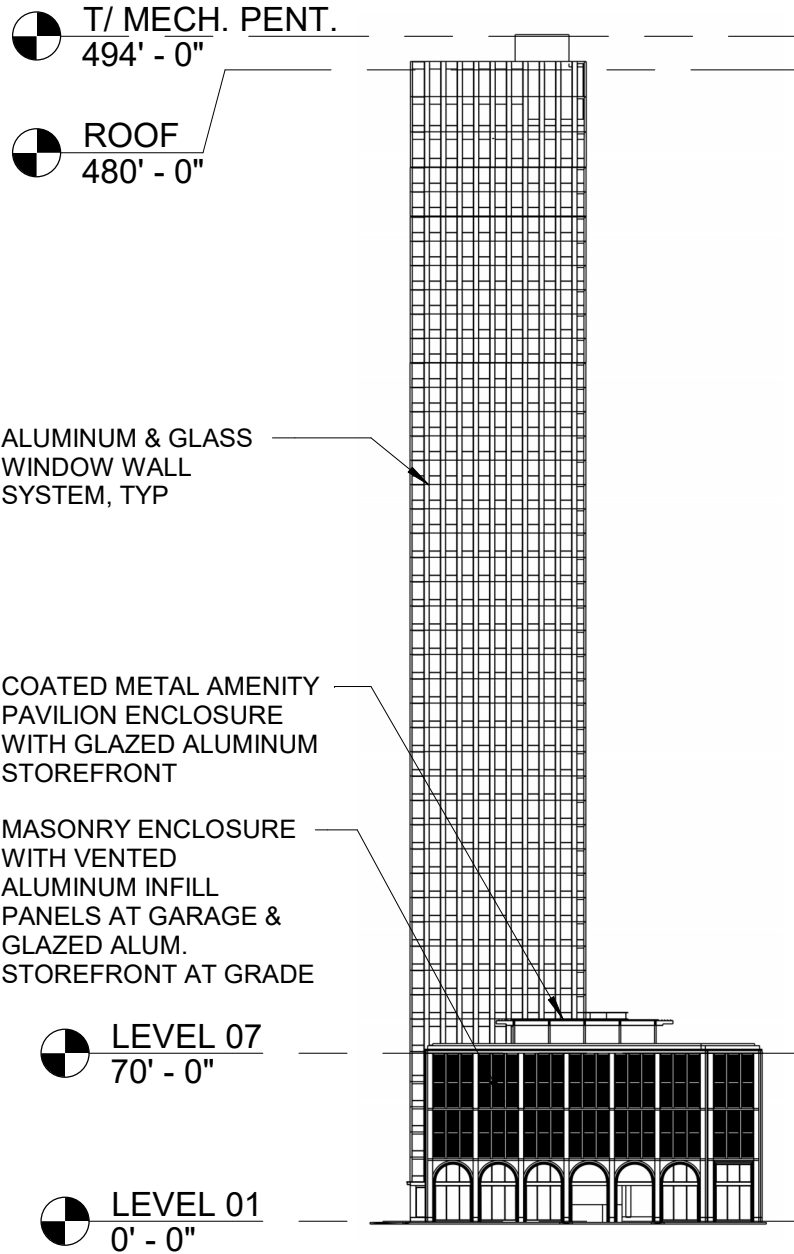
SOUTH ELEVATION SUB-AREA 'B'



SCALE: 1" = 80'-0"

APPLICANT: Old Town Triangle Partners I LLC
 ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,
 1601 N. Wells, 130 & 200 W. North, Chicago, Illinois
 INTRODUCTION: March 20, 2024
 PLAN COMMISSION: TBD

NORTH ELEVATION
 SUB-AREA 'B'

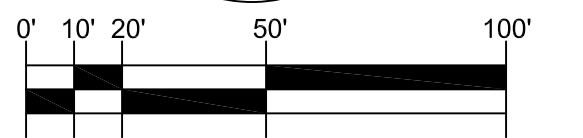
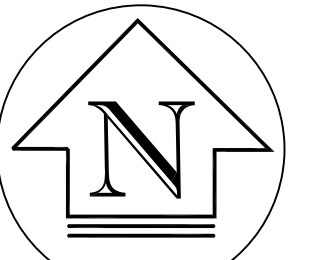


SCALE: 1" = 80'-0"
 APPLICANT: Old Town Triangle Partners I LLC
 ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,
 1601 N. Wells, 130 & 200 W. North, Chicago, Illinois
 INTRODUCTION: March 20, 2024
 PLAN COMMISSION: TBD

EAST & WEST ELEVATIONS SUB-AREA 'B'

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



BEARINGS REFERENCED TO ILL.
 STATE PLANE COORDINATE
 SYSTEM EAST ZONE

PROPERTY DESCRIPTION:

PARCEL 1A:
 LOTS 1, 2, 3, 4 AND 5 (EXCEPT THAT PART OF LOTS 2, 3 AND 4 LYING BETWEEN THE EAST LINE OF NORTH LASALLE STREET AND A LINE DRAWN THROUGH A POINT IN THE SOUTH LINE OF EUGENIE STREET 28 FEET EAST OF THE EAST LINE OF LASALLE STREET AND THROUGH A POINT IN THE SOUTH LINE OF SUB LOT 1 IN OSTROM'S SUBDIVISION OF LOT 6 IN REHMS LINCOLN PARK ADDITION TO CHICAGO 14 FEET EAST OF THE EAST LINE OF NORTH LASALLE STREET) AS CONDEMNED FOR WIDENING NORTH LASALLE STREET) IN OSTROM'S SUBDIVISION OF LOT 1 IN REHMS LINCOLN PARK ADDITION TO CHICAGO SAID ADDITION BEING A SUBDIVISION OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING BETWEEN NORTH LASALLE STREET, EUGENIE STREET, NORTH CLARK STREET AND NORTH AVENUE IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:
 LOTS 6 AND 7 TAKEN IN OSTROM'S SUBDIVISION OF LOT 6 IN REHMS LINCOLN PARK ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PORTION OF LOTS 6 AND 7 TAKEN FOR THE WIDENING OF NORTH LASALLE STREET) IN COOK COUNTY, ILLINOIS.

PARCEL 1C:
 LOT 1 IN OSTROM'S SUBDIVISION OF LOT 2 IN REHMS LINCOLN PARK ADDITION TO CHICAGO, IN THE EAST 1/2 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 281133, ON MARCH 11, 1880, IN BOOK 15 AT PAGE 4, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **1647 N. LASALLE STREET, CHICAGO, ILLINOIS**

PERMANENT INDEX NUMBERS:
 14 - 33 - 424 - 001 - 0000
 14 - 33 - 424 - 007 - 0000
 14 - 33 - 424 - 020 - 0000

AREA = 10.099 SQ.FT. OR 0.232 ACRE

PARCEL 2A:
 LOTS 1 TO 5 INCLUSIVE, (EXCEPT THAT PART TAKEN FOR WIDENING OF LASALLE STREET) IN OSTROM'S SUBDIVISION OF LOT 6 IN REHMS LINCOLN PARK ADDITION TO CHICAGO, LOTS 2 TO 6 INCLUSIVE, IN OSTROM'S SUBDIVISION OF LOT 2 OF REHMS LINCOLN PARK ADDITION TO CHICAGO AFORESAID, ALSO THE EAST-WEST ADJOINING 16 FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING LOTS 1 AND 6 AFORESAID, (EXCEPT THAT PART

TAKEN FOR WIDENING OF LASALLE STREET) AS VACATED BY LOTS 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2B:
 LOTS 3, 4 AND 5, (EXCEPT THE SOUTH 100 FEET OF SAID LOTS 4 AND 5) ALSO THE VACATED NORTH AND SOUTH ALLEY BETWEEN SAID LOTS LYING SOUTH OF THE NORTHERLY LINE OF SAID LOT 3 EXTENDED WESTERLY AND LYING NORTHERLY OF THE SOUTH 100 FEET OF SAID ALLEY, IN REHMS LINCOLN PARK ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO EXCEPT THE NORTH 16 FEET OF SAID LOT 5 HERETOFORE DEDICATED FOR AN ALLEY, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **1609-41 N. LASALLE STREET, CHICAGO, ILLINOIS**
 ALSO **1608 - 46 N. CLARK STREET, CHICAGO, ILLINOIS**

PERMANENT INDEX NUMBERS:
 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, 14-33-424-001-0000.

AREA = 58.280 OR 1.337 ACRE

PARCEL 3:
 THAT PART OF LOT 5 AND VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT 5 IN REHMS LINCOLN PARK ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST NORTH AVENUE WITH THE EAST LINE OF NORTH LASALLE STREET AS WIDENED; THENCE NORTH ALONG THE EAST LINE OF NORTH LASALLE STREET 100 FEET; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF WEST NORTH AVENUE, 100 FEET; THENCE SOUTH ON THE LINE PARALLEL WITH THE EAST LINE OF NORTH LASALLE STREET TO THE NORTH LINE OF WEST NORTH AVENUE; THENCE WEST ALONG THE NORTH LINE OF WEST NORTH AVENUE TO THE PLACE OF BEGINNING. (EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST NORTH AVENUE AND THE EAST LINE OF LASALLE STREET AS WIDENED, THENCE NORTH ALONG SAID EAST LINE 12.0 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF WEST NORTH AVENUE, 60.0 FEET; THENCE SOUTHEASTERLY TO A POINT 100 FEET EAST OF THE EAST LINE OF LASALLE STREET, AS WIDENED, AND 4.61 FEET NORTH OF THE NORTH LINE OF WEST NORTH

AVENUE; THENCE SOUTH PARALLEL WITH THE EAST LINE OF LASALLE STREET, 4.61 FEET TO THE NORTH LINE OF WEST NORTH AVENUE; THENCE WEST ALONG SAID NORTH LINE, 100 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

KNOWN AS: **130 W. NORTH AVENUE, CHICAGO, ILLINOIS**

PERMANENT INDEX NUMBER: 14 - 33 - 424 - 016 - 0000

AREA = 8,947 SQ.FT. OR 0.205 ACRE

PARCEL 4A:
 THE SOUTH 64 FEET OF THE NORTH 108 FEET OF LOT 15 IN BLOCK B IN COUNTY CLERK'S DIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID SOUTH 64 FEET OF SAID NORTH 108 FEET LYING BETWEEN THE WEST LINE OF NORTH LASALLE STREET, CONVEYED TO CITY OF CHICAGO BY DEED RECORDED AS DOCUMENT NUMBER 11979495), IN COOK COUNTY, ILLINOIS.

PARCEL 4B: THE NORTH 33 FEET OF THE SOUTH 71 FEET OF LOT 15 IN BLOCK B IN THE COUNTY CLERK'S DIVISION OF LAND BETWEEN THE EAST LINE OF NORTH AVENUE AND WEST LINE OF NORTH CLARK STREET IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART LYING BETWEEN THE WEST LINE OF NORTH LASALLE STREET AND A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH LASALLE STREET CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED AS DOCUMENT 10810225) IN COOK COUNTY, ILLINOIS.

PARCEL 4C: THE SOUTH 39 FEET OF LOT 15 AND LOT 16 (EXCEPT THE SOUTH 34 FEET TAKEN FOR WIDENING OF NORTH AVENUE) ALSO EXCEPTING FROM THE AFORESAID LOTS 15 AND 16, THE EAST 14 FEET TAKEN FOR WIDENING OF LASALLE STREET IN BLOCK B IN COOK COUNTY CLERK'S DIVISION OF THAT PART OF UNDIVIDED LANDS LYING BETWEEN THE EAST LINE OF NORTH AVENUE AND THE WEST LINE OF CLARK STREET, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

KNOWN AS: **140 W. NORTH AVENUE & 1606-1614 NORTH LASALLE DRIVE, CHICAGO, ILLINOIS 60614**

PIN NUMBERS: 14-33-423-034; 14-33-423-035; 14-33-423-036; 14-33-423-043; AND 14-33-423-044

AREA = 14,491 SQ.FT OR 0.332 ACRE

PARCEL 5:
 LOT 3 (EXCEPT THAT PART OF SAID LOT 3 LYING SOUTH OF LINE WHICH IS 34 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF WEST NORTH AVENUE) AND LOT 4 IN CIRCUIT COURT PARTITION OF THE SOUTH HALF OF LOT 1 IN NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO LOT 5 IN GALES SUBDIVISION OF LOT 1 IN NORTH ADDITION TO CHICAGO AFORESAID (EXCEPT THE NORTH 10 FEET OF SAID LOT 5) ALL IN COOK COUNTY, ILLINOIS.

KNOWN AS: **1601 N. WELLS STREET, CHICAGO, ILLINOIS**

PERMANENT INDEX NUMBERS:
 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

AREA = 19,982 SQ.FT OR 0.458 ACRE

PARCEL 5A:
 THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WEST LINE OF THE NORTH LASALLE STREET WHICH IS 360 FEET SOUTH OF THE SOUTH LINE OF EUGENIE STREET AND RUNNING THENCE SOUTH ON SAID WEST LINE OF NORTH LASALLE STREET, 44 FEET AND 5 INCHES MORE OR LESS TO A POINT WHICH WILL BE 175 FEET NORTH OF THE NORTH LINE OF THE NORTH AVENUE, RUNNING THENCE WEST ON A LINE PARALLEL TO THE SAID NORTH LINE OF NORTH AVENUE, 115 FEET MORE OR LESS TO THE EAST LINE OF NORTH ADDITION TO CHICAGO; THENCE NORTH OF SAID EAST LINE OF NORTH ADDITION, 44 FEET AND 5 INCHES MORE OR LESS TO A POINT WHICH WILL BE 360 FEET SOUTH OF THE SOUTH LINE OF EUGENIE STREET, RUNNING THENCE EAST ON A LINE PARALLEL TO SAID SOUTH LINE OF EUGENIE STREET, 115 FEET MORE OR LESS TO THE POINT OF BEGINNING. (EXCEPT THAT PART THEREOF LYING BETWEEN THE SAID WEST LINE OF NORTH LASALLE STREET, A LINE 14 FEET WEST OF AND PARALLEL THEREWITH TAKEN FOR WIDENING OF LASALLE STREET), IN COOK COUNTY, ILLINOIS.

KNOWN AS: **1620 N. LASALLE STREET, CHICAGO, ILLINOIS.**

PERMANENT INDEX NUMBER: 14 - 33 - 423 - 033 - 0000

AREA = 4,582 SQ. FT. OR 0.105 ACRE

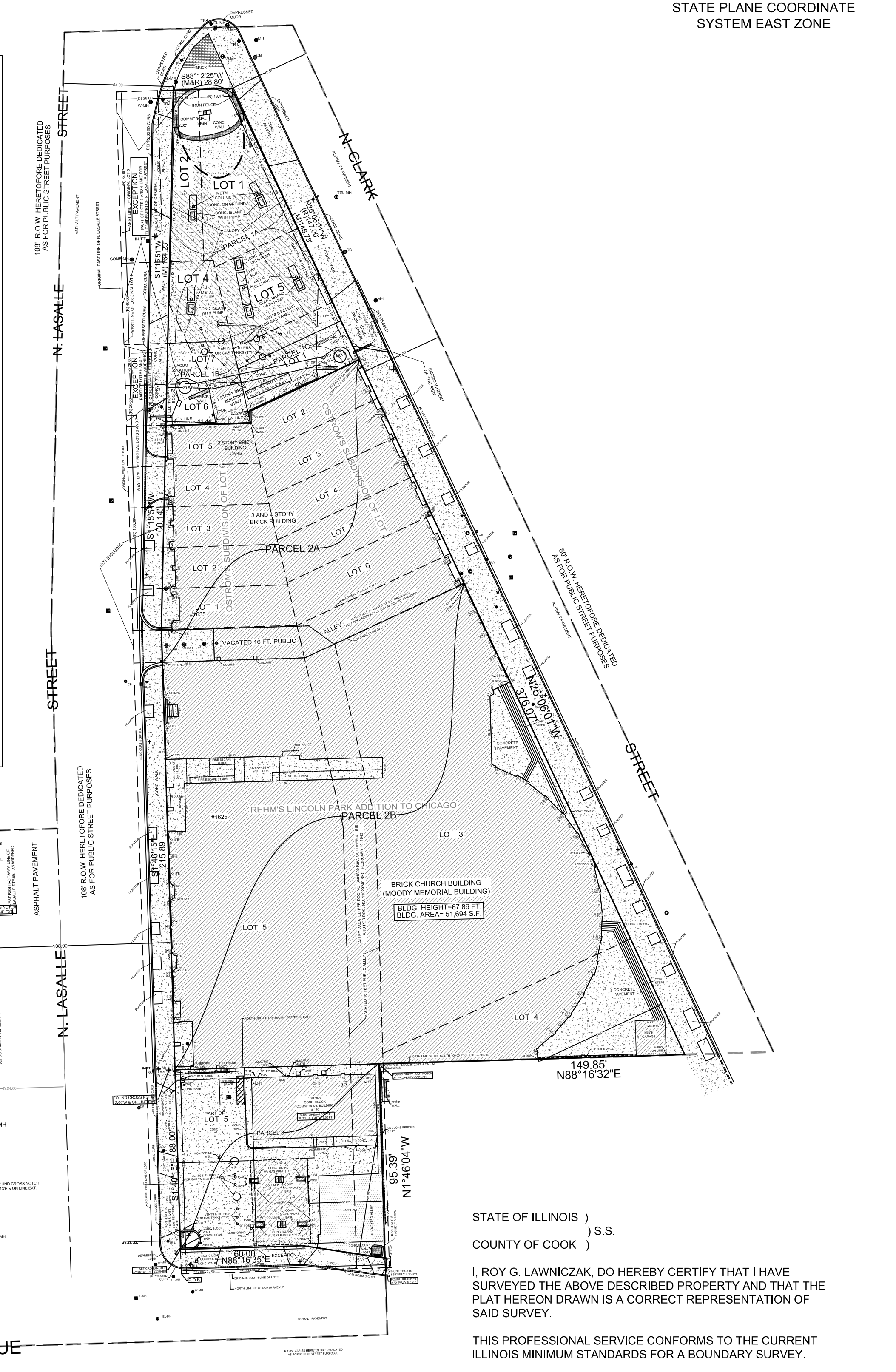
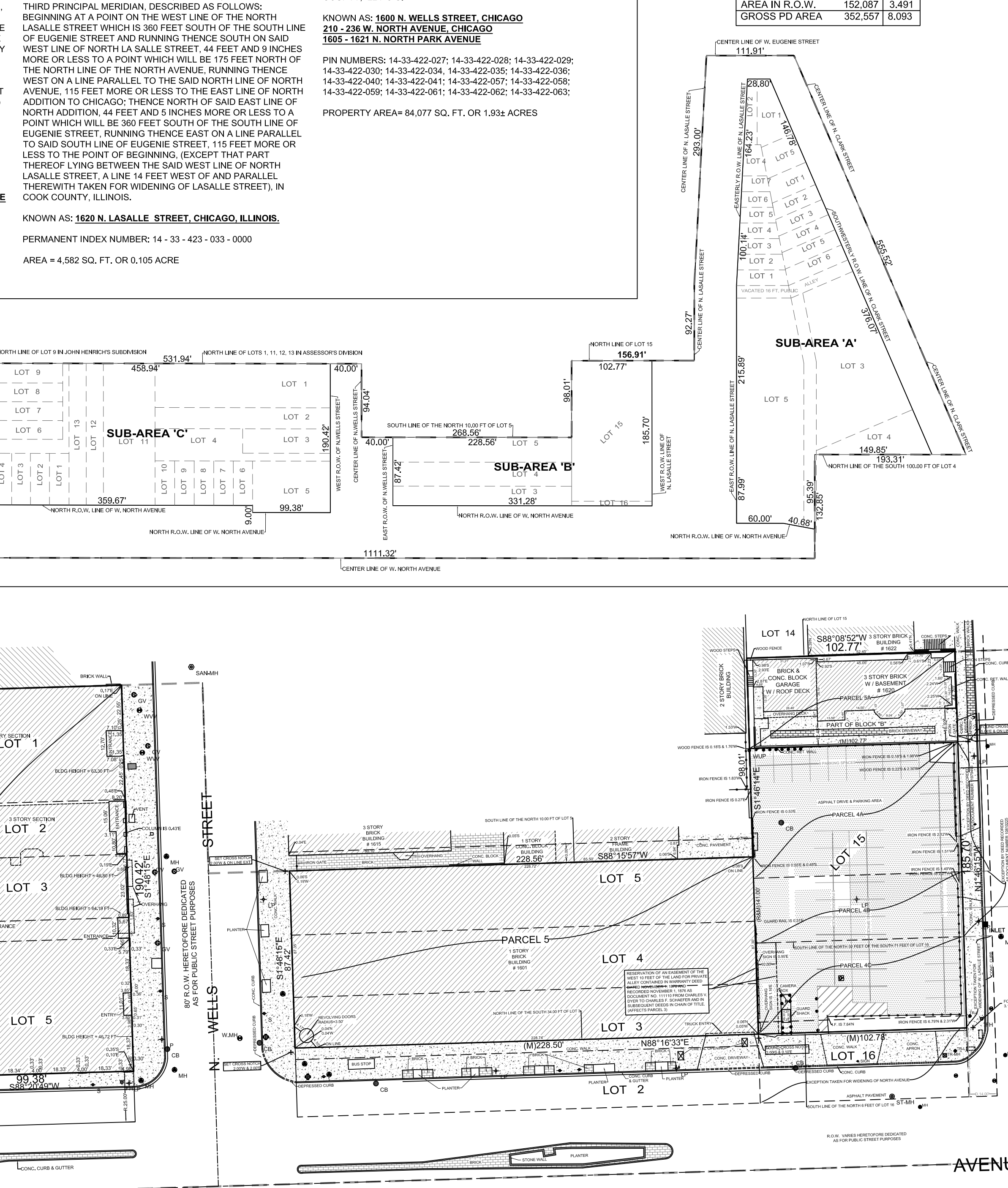
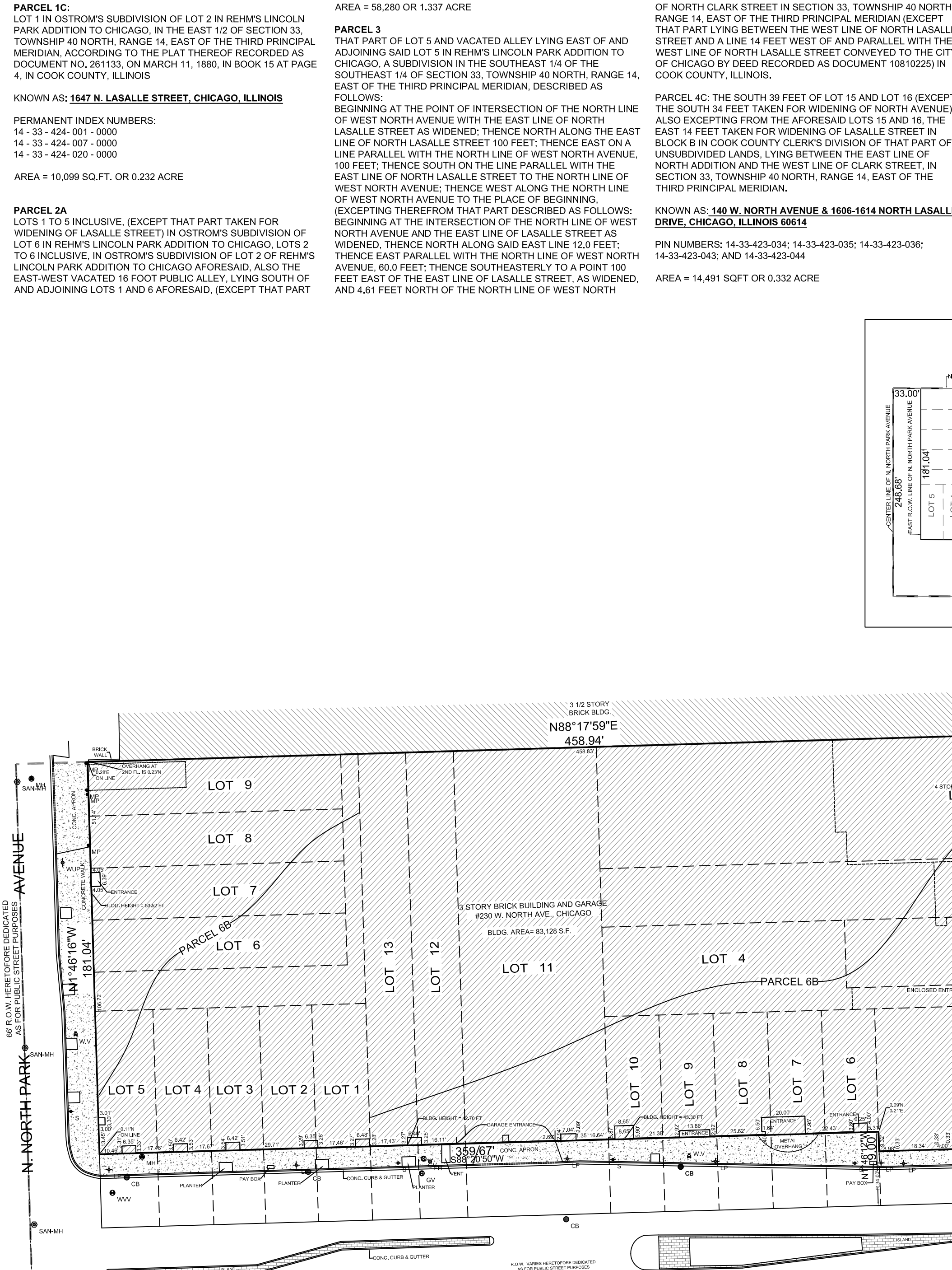
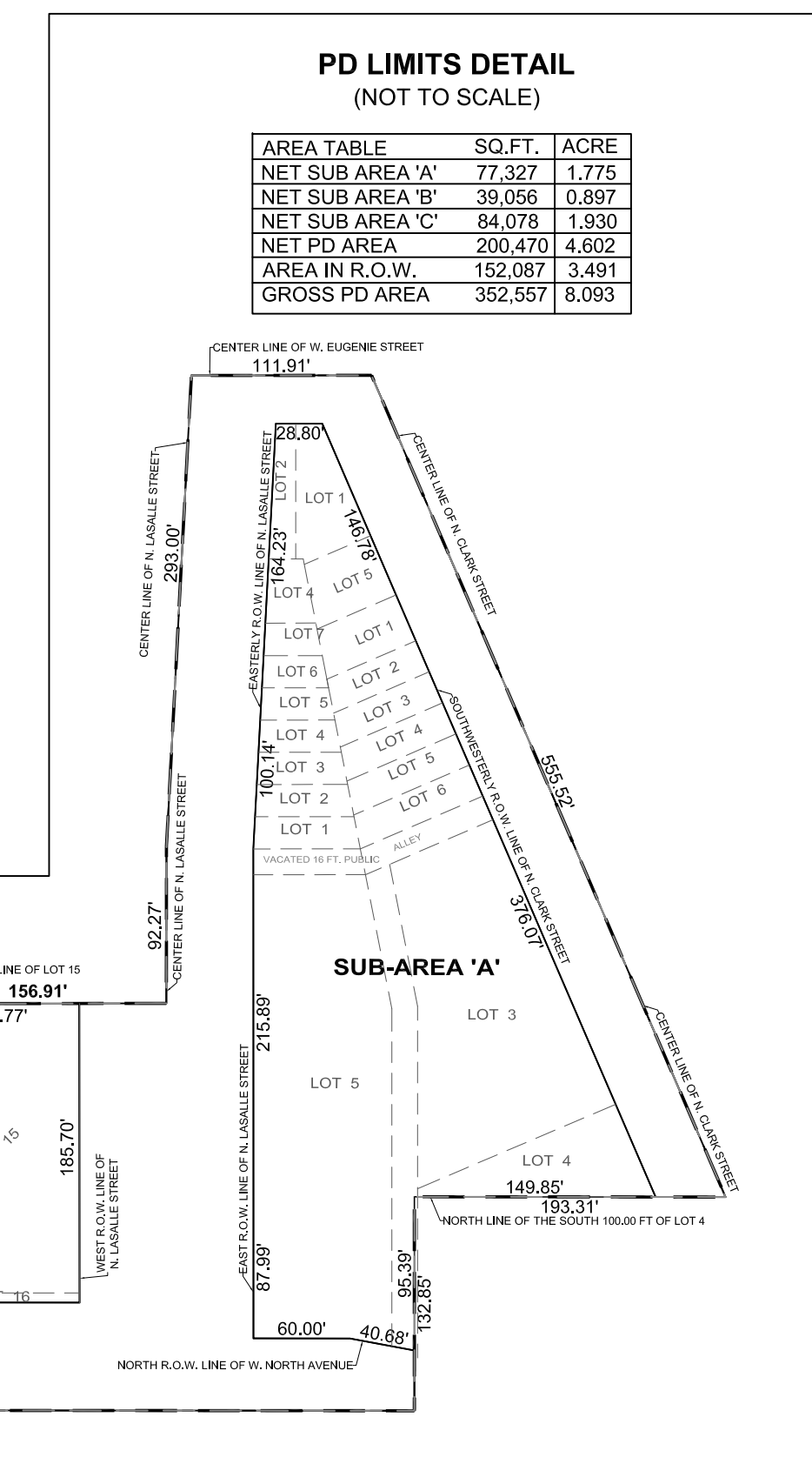
PARCEL 6A:
 SUB-LOTS 1 TO 5, BOTH INCLUSIVE, (EXCEPT THE SOUTH 25 FEET OF SAID SUB LOT 5) AND SUB-LOTS 6 TO 13, BOTH INCLUSIVE, (EXCEPT THE SOUTH 34.0 FEET OF SAID SUB-LOTS 6 TO 13, BOTH INCLUSIVE) ALL BEING IN ASSESSORS' DIVISION OF LOTS 23, 24 AND 25, IN GALES NORTH ADDITION, TO CHICAGO, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6B:
 LOTS 1 TO 5, BOTH INCLUSIVE, (EXCEPT THE SOUTH 34 FEET THEREOF) AND LOTS 6 TO 9, BOTH INCLUSIVE, AND ALL OF THE ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 6 AND ALL OF THE ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF SAID LOTS 6 TO 9, AND EAST OF THE EAST LINE OF LOT 6 EXTENDED SOUTH TO THE SOUTH LINE OF EAST-WEST ALLEY SOUTH OF AND ADJOINING SAID LOT 6, ALL IN JOHN HENRICH'S SUBDIVISION OF LOTS 14, 15, 16 AND 17 IN ASSESSORS' DIVISION OF LOTS 23, 24 AND 25 IN NORTH ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **1609 N. WELLS STREET, CHICAGO 210 - 236 W. NORTH AVENUE, CHICAGO 1605 - 1621 N. NORTH PARK AVENUE**

PIN NUMBERS: 14-33-422-027; 14-33-422-028; 14-33-422-029; 14-33-422-030; 14-33-422-034; 14-33-422-035; 14-33-422-036; 14-33-422-040; 14-33-422-041; 14-33-422-057; 14-33-422-058; 14-33-422-059; 14-33-422-061; 14-33-422-062; 14-33-422-063;

PROPERTY AREA = 84,077 SQ. FT. OR 1.932 ACRES



ORDERED BY: GREG ARCHITECTS		
SCALE : 1" = 40'		
DATE : OCTOBER 27, 2023	2/16/24	ADDED PARCEL 5A
FILE No.:	11/21/23	REVISED
2023 - 31173	DATE	REVISION

LEGEND	ABBREVIATIONS	DESCRIPTIONS
WUP	WUP	WOOD UTILITY POLE
COMB-MH	COMB-MH	COMBINATION MANHOLE
SAN-MH	SAN-MH	SANITARY MANHOLE
ST-MH	ST-MH	STORM MANHOLE
C	C	CATCH BASIN
I	I	INLET
WV	WV	WATER VALVE VAULT
B-BOX	B-BOX	B-BOX
FH	FH	FIRE HYDRANT
FL	FL	TRAFFIC LIGHT
LP	LP	LIGHT POLE
EMH	EMH	ELECTRIC MANHOLE
GV	GV	GAS VALVE
T	T	TREE
TR-S-MH	TR-S-MH	TRAFFIC SIGNAL MANHOLE
MH	MH	MANHOLE
S	S	SIGN
POST	POST	METAL GUARD POST
F-POLE	F-POLE	FLAG POLE
H	H	HANDICAPPED PARKING SPACE
(D)	(D)	DEED DATA
(R)	(R)	RECORD DATA
(M)	(M)	MEASURED DATA

NOTES:
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY THAT HAVE NOT BEEN SHOWN HEREON.

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, FEBRUARY 16, A.D. 2024.

By: *Roy G. Lawniczak*
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
 LICENSE EXPIRES: NOVEMBER 30, 2024
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
 LICENSE EXPIRES: APRIL 30, 2025

