



# City of Chicago



O2023-1506

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/19/2023
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 375 N Morgan St and 901 W Kinzie St - App No. 22155
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#22155  
INTRO DATE  
APRIL 19, 2023

**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 M2-3 Light Industry and C2-2 Motor Vehicle-Related Commercial District symbols and indications as shown on Map 1-G in the area bounded by:

North Morgan Street; West Kinzie Street; North Peoria Street; and a line 115.5 feet south of and parallel to West Kinzie Street

to those of the DX-5 Downtown Mixed-Use District.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all of the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map 1-G in the area bounded by:

North Morgan Street; West Kinzie Street; North Peoria Street; and a line 115.5 feet south of and parallel to West Kinzie Street

to those of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

#22155  
INTRO DATE  
APRIL 19, 2023

CITY OF CHICAGO  
APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
375 N. Morgan Street and 901 W. Kinzie Street, Chicago, IL

2. Ward Number that property is located in: 27th

3. APPLICANT LP Holdings 375 LLC

ADDRESS 908 N. Halsted Street

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-654-0100 EMAIL flatsko@latsko.com

CONTACT PERSON Fred Latsko

Is the applicant the owner of the property? YES  NO

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed. *The Applicant is the owner of the property located at 375 N. Morgan Street. The remainder of the property is owned by the following entity:*

OWNER 901 West Kinzie LLC

ADDRESS 908 N. Halsted Street

CITY Chicago STATE IL ZIP CODE 60642

PHONE 312-654-0100 EMAIL flatsko@latsko.com

CONTACT PERSON Fred Latsko

4. 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 - DLA Piper LLP (US)

ADDRESS 444 West Lake Street, Suite 900

CITY Chicago STATE IL ZIP CODE 60606

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

EMAIL 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? September 2022
7. Has the present owner previously rezoned this property? If yes, when? No
8. Present Zoning District M2-3 Light Industry and C2-2 Motor Vehicle-Related Commercial District  
Proposed Zoning District DX-5 Downtown Mixed-Use District then Residential-Business Planned Development
9. Lot size in square feet (or dimensions) 65,734 sf
10. Current Use of the Property Industrial Building and Vacant Land
11. Reason for rezoning the property Mandatory Planned Development pursuant to Sections 7-8-0514 (Bonus Floor Area), 17-8-0513 (Large Residential Developments) and 17-8-0512 (Tall Buildings)
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 the M2-3 Light Industry and C2-2 Motor Vehicle Related Commercial District to the DX-5 Downtown Mixed-Use District then to a Residential-Business Planned Development to permit the construction of a 43-story building with up to 460 residential dwelling units, 20,470 sf of commercial/retail space of which 15,470 sf will be in Sub Area B, and 138 parking spaces together with accessory and incidental uses. The overall FAR will be approximately 7.13 and the property is located within 2,640' of the Morgan and Grand CTA stations.

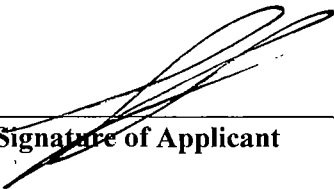
13. The Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES  \_\_\_\_\_ NO  \_\_\_\_\_

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COUNTY OF COOK  
STATE OF ILLINOIS

Fred Latsko, authorized signatory of **LP Holdings 375 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  
16th day of March, 2023.

  
\_\_\_\_\_  
Notary Public



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**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_