#23070
INTRO DATE
MAY 20, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   5050 South Kedzie Avenue, Chicago, Illinois, 60632

2. Ward Number that property is located in: 14th Ward

3. APPLICANT LXG Kedzie Retail LLC

   ADDRESS 3949 Ann Arbor Drive CITY Houston

   STATE TX ZIP CODE 77063 PHONE 630-999-7875

   EMAIL jin.yoo@leveldevelopment.net CONTACT PERSON Jin Yoo

4. 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 application to proceed.

   OWNER J.D. REIT Company LLC

   ADDRESS 5050 South Kedzie Avenue CITY Chicago

   STATE IL ZIP CODE 60632 PHONE [redacted]

   EMAIL [redacted] CONTACT PERSON Jane Park

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

   ATTORNEY Liz Butler / Janet Stengle – Taft Stettinius & Hollister LLP

   ADDRESS 111 East Wacker Drive, Suite 2600

   CITY Chicago STATE IL ZIP CODE 60601

   PHONE 312-836-4121 / 312-836-4067 FAX

   EMAIL LButler@taftlaw.com / JStengle@taftlaw.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? May 2023

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

9. Present Zoning District: Business Planned Development No. 272

   Proposed Zoning District: B3-1 Community Shopping District, then Business Planned Development No. 272, as amended

10. Lot size in square feet (or dimensions): 383,834 square feet

11. Current Use of the Property: Retail/commercial

12. Reason for rezoning the property: Mandatory amendment to existing planned development in order to add permitted uses.

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 Business Planned Development No. 272 to the B3-1 Community Shopping District and then to Business Planned Development No. 272, as amended, to (i) add additional business and commercial uses including drive-through facility as permitted uses and (ii) authorize the construction and operation of a 2,790 square foot retail building and 1,650 square foot retail building with a single-lane drive-through facility within an existing retail shopping center.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☐ **Administrative Adjustment 17-13-1003:** _____

☐ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.**

15. The Affordable Requirements Ordinance (ARO) 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 ☐ NO ☒

COUNTY OF ~~COOK~~ Harris
STATE OF ~~ILLINOIS~~ Texas

Tejas Patel, authorized signatory for LXG Kedzie Retail 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
28th day of April, 2026.

Notary Public

BROOKE ELIAS
Notary Public, State of Texas
Comm. Expires 03-06-2027
Notary ID 131883979

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

PROPERTY OWNER AUTHORIZATION

The undersigned, on behalf of J.D. REIT Company LLC, the legal titleholder of the property commonly known as Business Planned Development 272 (the "**PD**") and generally located at 5050 South Kedzie Avenue (the "**Property**"), hereby authorizes LXG Kedzie Retail LLC and any affiliate or designee thereof and its attorneys, Taft Stettinius & Hollister LLP, to file one or more applications for zoning and development approvals and related permits with the City of Chicago with respect to the development of the PD.

IN WITNESS WHEREOF, the undersigned has executed this Property Owner Authorization as of this 10th day of April, 2026.

J.D. REIT COMPANY LLC,
an Illinois limited liability company

By: _____
Name: Jae Park
Its: managing member

Taft/

Liz Butler
312.836.4121
LButler@taftlaw.com

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

May 20, 2026

FIRST CLASS MAIL

To Whom It May Concern:

In accordance with Section 17-13-0107 of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, please be informed that on or about May 20, 2026, the undersigned, on behalf of LXG Kedzie Retail LLC (the "**Applicant**"), intends to file an application for a zoning change for the property located at 5050 South Kedzie Avenue, Chicago, Illinois 60632 (the "**Property**") from Business Planned Development Number 272 to the B3-1 Community Shopping District and then to Business Planned Development Number 272, as amended. A map indicating the location of the Property is printed on the reverse side of this letter.

The Property is improved with an existing retail shopping center. The Applicant requests a rezoning of the Property to (i) add additional business and commercial uses including drive-through facility as permitted uses and (ii) authorize the construction and operation of a 2,790 square foot retail building and approximately 1,650 square foot retail building with a single-lane drive-through facility.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE OR REZONE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN PROPERTY LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

I am an authorized representative of the Applicant and my address is 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601. The Property is owned by J.D. REIT Company LLC whose business address is 5050 South Kedzie Avenue, Chicago, IL 60632. Please feel free to contact me at (312) 836-4121 or LButler@taftlaw.com with questions or to obtain additional information.

Sincerely,

Taft Stettinius & Hollister LLP

Liz Butler

Liz Butler
Attorney for the Applicant

Taft

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Janet Stengle
312.836.4067
JStengle@taftlaw.com

May 20, 2026

Chairman Gilbert Villegas
City of Chicago Committee on Zoning
121 North LaSalle Street, Room 300
Chicago, Illinois 60602

Re: Application for Amendment to the Chicago Zoning Ordinance
5050 South Kedzie Avenue

The undersigned, Janet Stengle, an attorney with the law firm of Taft Stettinius & Hollister LLP, which firm represents LXG Kedzie Retail LLC, the applicant for a proposal to rezone the subject property located at 5050 South Kedzie Street from Business Planned Development No. 272 to the B3-1 Commercial Shopping District and then to Business Planned Development No. 272, as amended, being first duly sworn on oath deposes and states the following:

The undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending the 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, or a total distance limited to 400 feet. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained 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 names and address of the owner; a statement that the applicant intends to file the application for a change in zoning on approximately May 20, 2026; and a source for additional information on the application.

The undersigned certifies that she has made a bona fide effort to determine the address 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 the surrounding property owners within 250 feet of the subject site is a complete list containing the names and address of the people required to be served.

Sincerely,

Taft Stettinius & Hollister LLP

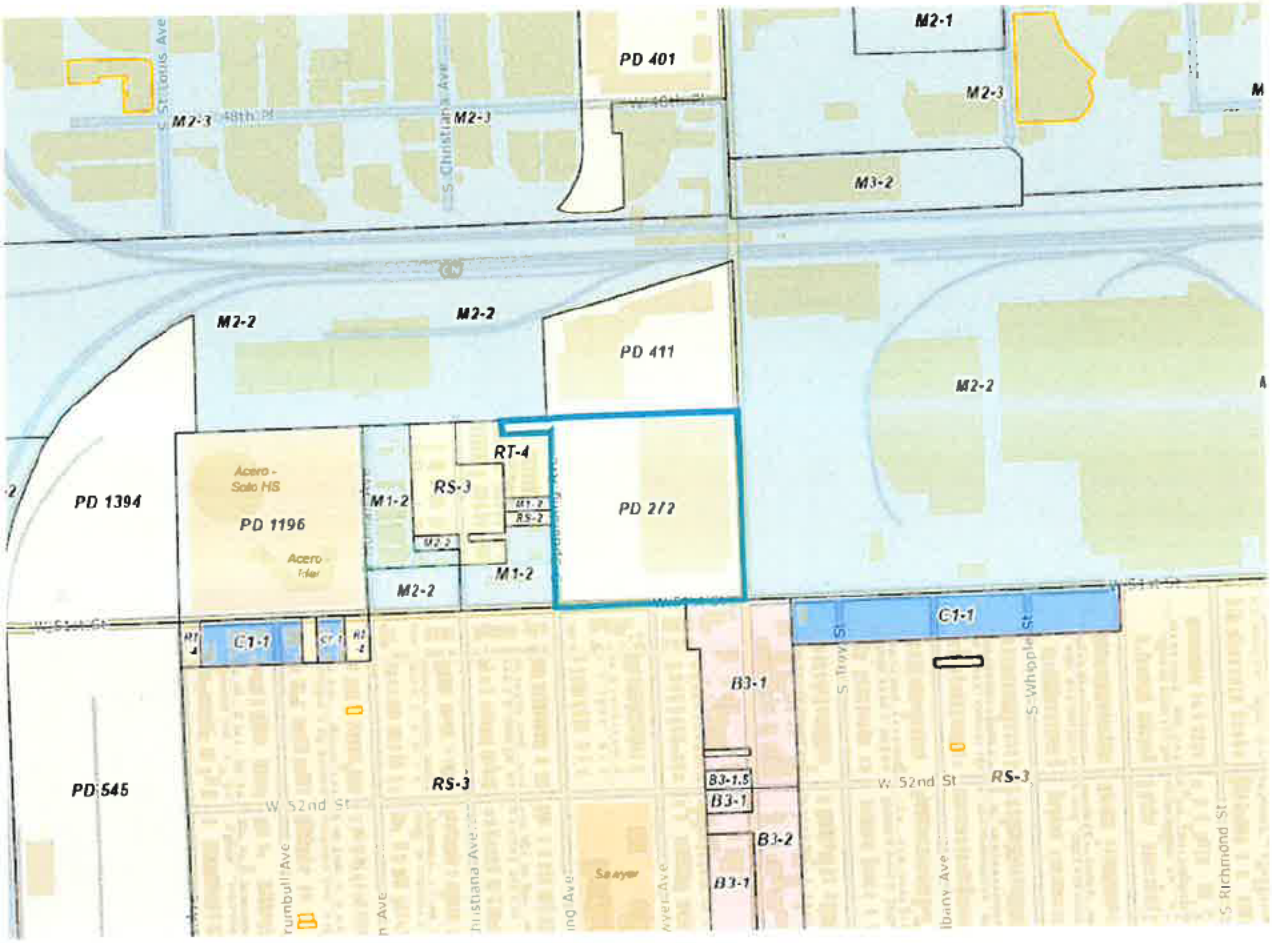
Janet Stengle

Subscribed and Sworn to before me this
5th day of May, 2026

Andrea Grace Horvath
Notary Public

"OFFICIAL SEAL"
ANDREA GRACE HORVATH
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 987055
MY COMMISSION EXPIRES 2/14/2028

Property Location Map



Property Address:
5050 South Kedzie

PIN:
19-11-206-001-0000
19-11-206-002-0000
19-11-205-020-0000
19-11-205-021-0000