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6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: Qin De Li

7. On what date did the owner acquire legal title to the subject property? September 2026

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

9. Present Zoning District: B1-3 Proposed Zoning District: B2-3

10. Lot size in square feet (or dimensions): Approximately 25 ft. by 130 ft. (3,250 sq. ft.)

11. Current Use of the Property: The subject property is vacant and unimproved.

12. Reason for rezoning the property: To develop the subject property with a new four-story residential building with a basement. The new building will contain six (6) dwelling units and be supported by three (3) off-street parking spaces at the rear.

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 proposed building. (BE SPECIFIC): The Applicant is proposing to develop the subject property with a new four-story residential building containing six (6) dwelling units. The proposed building will measure 44 ft.-8in. in height. The subject property is a Transit Served Location (TSL) and will be supported by three (3) off-street parking spaces at the rear.

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:** (17-13-1003-EE) reduce the off-street parking ratio for a Transit Served Location from 100% (6 parking spaces) to 50% (3 parking spaces).

☒ **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.** Seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

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 ☒

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Via USPS First Class Mail **PUBLIC NOTICE**
September 23, 2026

Dear Sir or Madam:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about September 23, 2026, I, the undersigned, intend to file a application for a change in zoning from the B1-3 Neighborhood Shopping District to the B2-3 Neighborhood Mixed-Use District, on behalf of the Applicant, QHN LLC, for the property located at **3439 South Morgan Street, Chicago, IL**.

The Applicant is proposing to develop the subject property with a new four-story residential building, with a basement, that will contain six (6) dwelling units. The proposed building will measure 44 ft.-8 in. in height and will be supported by three (3) off-street parking spaces at the rear. Pursuant to Sec. 17-13-1003-EE optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking space requirement from six (6) parking spaces to three (3) parking spaces and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

The Applicant, QHN LLC, maintains offices at 2238 South Wentworth Avenue, Chicago, IL 60616.

I am the attorney for the Applicant, and I will serve as the contact person for this zoning application. My address is 221 N. LaSalle St., 38th Floor, Chicago, IL 60601. My telephone number is (312) 782-1983.

Sincerely,
Law Offices of Samuel V.P. Banks

Frederick Agustin
Attorney for the Applicant

***Please note the Applicant is NOT seeking to purchase or rezone your property.**
***The Applicant is required by Ordinance to send this notice to you because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.**