

#22540
INTRO DATE
SEPT 18, 2024

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

208 South LaSalle Street

2. Ward Number that property is located in: 42

3. APPLICANT 208 LaSalle Owner, LLC

ADDRESS c/o The Prime Group, Inc 120 N LaSalle St. Suite 2800 CITY Chicago

STATE IL ZIP CODE 60602 PHONE 3120917-4284

EMAIL jbreaden@primegroupinc.com CONTACT PERSON Jeff Breaden

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 See attached list of additional Owners

ADDRESS 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 John J. George and Chris A. Leach

ADDRESS 71 South Wacker Drive, 47th Floor

CITY Chicago STATE IL ZIP CODE 60606

PHONE 312-870-8022 FAX 312-424-1956 EMAIL jack.george@akerman.com

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: RCP Holdings, LLC, The Prime Group, Inc., Michael W. Reschke and Edward J. John.
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7. On what date did the owner acquire legal title to the subject property? December 8, 2005
8. Has the present owner previously rezoned this property? If yes, when? September 5, 2007
9. Present Zoning District: BPD 291, as amended Proposed Zoning District: DC-16
10. Lot size in square feet (or dimensions): 53,729
11. Current Use of the Property: Office, Hotel & Retail
-
12. Reason for rezoning the property: Applicant seeks to terminate the PD and revert to the underlying DC-16 Zoning District in order to redevelop and reuse a portion of the existing building for multifamily residential.
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): To redevelop and reuse a portion of the existing office space into 280 residential units. No changes will be made to the exterior of the building.
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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

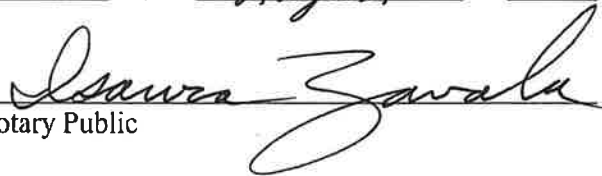
COUNTY OF COOK
STATE OF ILLINOIS

Michael W. Reschke, Manager, 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.

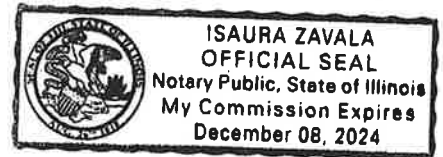


Signature of Applicant

Subscribed and Sworn to before me this
28 day of August, 2024.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

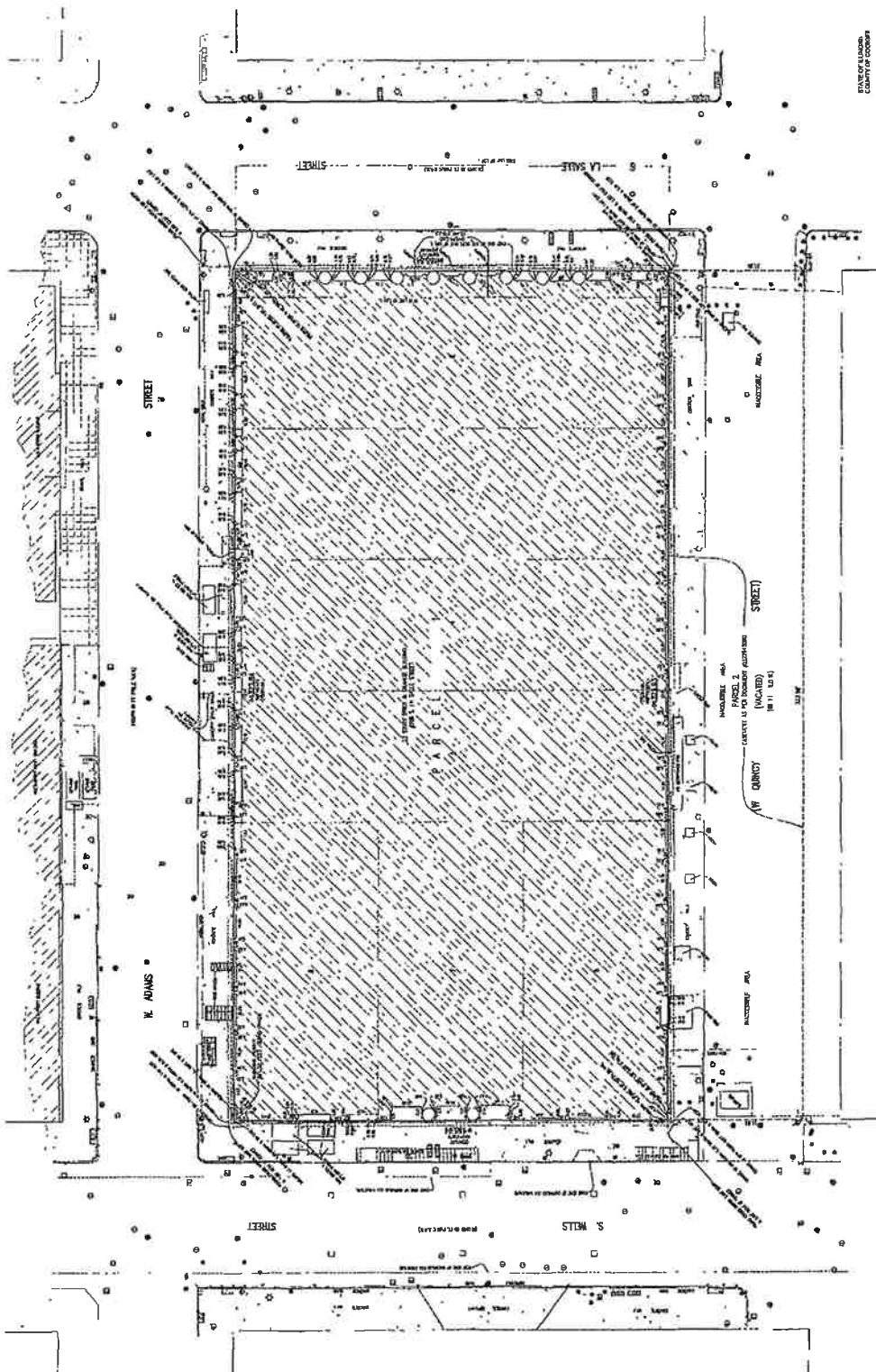
GREMLEY & BIEDERMANN
 Surveyors
 PLCS Corporation
 1325 West 13th Street, Suite 100
 Anchorage, Alaska 99501
 Telephone: (907) 562-1000 Fax: (907) 562-1001
 E-mail: gremley@plcs.com

Plat of Survey

THIS PLAT OF SURVEY WAS PREPARED BY GREMLEY & BIEDERMANN SURVEYORS IN ACCORDANCE WITH THE ALASKA SURVEYING ACT AND THE ALASKA PROFESSIONAL SURVEYORS BOARD RULES AND REGULATIONS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ALASKA PROFESSIONAL SURVEYORS BOARD RULES AND REGULATIONS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ALASKA PROFESSIONAL SURVEYORS BOARD RULES AND REGULATIONS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ALASKA PROFESSIONAL SURVEYORS BOARD RULES AND REGULATIONS.



- LEGEND**
- 1. Storm Drain
 - 2. Street Light
 - 3. Sanitary Sewer
 - 4. Water Main
 - 5. Gas Main
 - 6. Electric Line
 - 7. Fire Hydrant
 - 8. Survey Station
 - 9. Boundary Point
 - 10. Easement
 - 11. Right-of-Way
 - 12. Proposed
 - 13. Existing
 - 14. Unsurveyed
 - 15. Contour
 - 16. Spot Elevation
 - 17. Elevation
 - 18. Bench Mark
 - 19. Reference Point
 - 20. Survey Point
 - 21. Survey Station
 - 22. Survey Point



STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF CONVEYANCE
 NOTICE: THIS PLAT OF SURVEY WAS FILED FOR RECORD IN ACCORDANCE WITH THE ALASKA PROFESSIONAL SURVEYORS BOARD RULES AND REGULATIONS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ALASKA PROFESSIONAL SURVEYORS BOARD RULES AND REGULATIONS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ALASKA PROFESSIONAL SURVEYORS BOARD RULES AND REGULATIONS.

FILED IN ANCHORAGE, ALASKA
 THIS 11th DAY OF OCTOBER, 2024
 BY: *[Signature]*
 REGISTERED PROFESSIONAL SURVEYOR

PROJECT	2024-31882-001
DATE	10/11/2024
BY	J. Gremlay
CHECKED BY	J. Gremlay
APPROVED BY	J. Gremlay
SCALE	AS SHOWN
SHEET	1 of 1

September 4, 2024

Honorable Bennett R. Lawson
Vice Chair, Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

T: 312 634 5700
F: 312 424 1900

Re: Zoning Amendment Application
208 S. LaSalle St., Chicago, Illinois

The undersigned, Chris A. Leach, being first duly sworn on oath, deposes and says the following:

The undersigned certifies that he has complied with the requirements of Sec. 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, or a total distance limited to 400 feet. Said "written notice" will be or 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 name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately September 18, 2024.

The undersigned certifies that the applicant has 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.



Chris A. Leach

Subscribed and sworn to
before me this 4th day of
September, 2024



Notary Public



Jack George

Akerman LLP
71 South Wacker Drive
47th Floor
Chicago, IL 60606

September 17, 2024

T: 312 634 5700
F: 312 424 1900

USPS FIRST CLASS MAIL

Re: Zoning Amendment Application
208 S. LaSalle, Chicago, Illinois

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about September 18, 2024, I, the undersigned attorney, will file an Application for a change in zoning from the Business Planned Development 291 to the DC-16 Downtown Core District, on behalf of the Applicant for the property located at 208 S. LaSalle St., Chicago, Illinois and bounded by West Adams Street; South LaSalle Street; a line 185.94 feet south of and parallel to West Adams Street; and South Wells Street.

The Applicant seeks to terminate PD 291 and change the zoning of the property back to the underlying DC-16 Zoning District in order to redevelop and reuse a portion of the building to convert existing office space into 280 residential units. No changes will be made to the exterior of the building.

The Applicant and owner of a portion of the property being redeveloped is 208 South LaSalle Street, whose address is c/o The Prime Group, Inc., 120 N. LaSalle Street, Suite 2800, Chicago, Illinois, 60602.

The respective owners of the remaining portions of the property are RSS CSAIL 2017-CX9-IL UPH, LLC, c/o Rialto Capital Advisors, LLC, 200 S. Biscayne Blvd., Suite 3550, Miami FL 33131; RCP Hotel Owner, LLC, c/o The Prime Group, Inc., 120 N. LaSalle Street, Suite 2800, Chicago, Illinois, 60602; and Miami Lakes Plaza, LLC, Azora Exan, 111 Brickell Avenue, Suite 2157, Miami FL 33131.

I am the attorney for the Applicant. My address is Akerman LLP, 71 South Wacker Drive, 47th Floor, Chicago, Illinois 60606. Please feel free to contact me at (312) 870-8022 (O) or 312-434-044 (C). If you should have any questions concerning the Application.

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 proposed development.

Very Truly Your

John J. George

LIST OF ADDITIONAL OWNERS
208 SOUTH LASALLE
ZONING AMENDMENT APPLICATION

1. RSS CSAIL 2017-CX9-IL UPH, LLC
c/o Rialto Capital Advisors, LLC
200 S. Biscayne Boulevard, Suite 3550
Miami, FL 33131
Attn: Adam Singer
Telephone: 305-485-2714
Email: adam.singer@rialtocapital.com

2. RCP Hotel Owner, LLC
c/o The Prime Group, Inc.
120 N. LaSalle Street, Suite 2800
Chicago, IL 60602
Attn: Michael W. Reschke
Telephone: 312-917-4201
Email: mreschke@primegroupinc.com

3. Miami Lakes Plaza, LLC
c/o Azora Exan, 111 Brickell Avenue
Suite 2157
Miami FL 33131
Attn: Aagueda Acevedo
Telephone: (305) 372-5263
Email: aacevedo@azoraexan.com

CONFIRMATION OF AUTHORITY

TO WHOM IT MAY CONCERN:

The undersigned, RSS CSAIL 2017-CX9-IL UPH, LLC, owner of a portion of the property commonly known as 208 S. LaSalle Street in, Chicago, Illinois, hereby confirms that the Zoning Applicant, 208 LaSalle Owner, LLC is authorized by the undersigned to file an Application for Amendment to the Chicago Zoning Ordinance concerning the above-described property.

Dated this 26 day of April, 2024.

RSS CSAIL 2017-CX9-IL UPH, LLC

DocuSigned by
Juan Cueto
C7A77B845C2F48D

Juan Cueto
By: _____

Title: Managing Director Real Estate Group

CONFIRMATION OF AUTHORITY

TO WHOM IT MAY CONCERN:

The undersigned, RCP HOTEL OWNER, LLC, owner of a portion of the property commonly known as 208 S. LaSalle Street in, Chicago, Illinois, hereby confirms that the Zoning Applicant, 208 LaSalle Owner, LLC is authorized by the undersigned to file an Application for Amendment to the Chicago Zoning Ordinance concerning the above-described property.

Dated this 27 day of June, 2024.

RCP HOTEL OWNER, LLC
By: RCP Hotel Owner Holding, LLC, its
manager



By: Michael W. Reschke

Title: Manager


CONFIRMATION OF AUTHORITY

TO WHOM IT MAY CONCERN:

The undersigned, MIAMI LAKES PLAZA, LLC, owner of a portion of the property commonly known as 208 S. LaSalle Street in, Chicago, Illinois, hereby confirms that the Zoning Applicant, 208 LaSalle Owner, LLC is authorized by the undersigned to file an Application for an Amendment to the Chicago Zoning Ordinance sunseting Business Planned Development 291 concerning the above-described property.

Dated this 26 day of July 2024

MIAMI LAKES PLAZA, LLC

A handwritten signature in black ink, appearing to read "Jesús Carballada", is written over a horizontal line. The signature is enclosed within a large, hand-drawn oval shape.

By: Jesús Carballada Alonso

Title: Owner