

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

7600-7400 South Kostner Avenue / 7601 South Cicero Avenue, Chicago, Illinois, 60652

2. Ward Number that property is located in: 18th Ward

3. APPLICANT Midwest RE Acquisitions, LLC

ADDRESS 9525 W. Bryn Mawr Avenue, Suite 700 CITY Rosemont

STATE IL ZIP CODE 60018 PHONE (630) 536-9270

EMAIL cpascoe@bridgeindustrial.com CONTACT PERSON Curt Pascoe

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 Schedule A – Schedule of Property 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 Liz Butler – Taft Stettinius & Hollister LLP

ADDRESS 111 East Wacker Drive, Suite 2600

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-836-4121 FAX _____

EMAIL LButler@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 2019
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District: B3-2 Community Shopping District
Proposed Zoning District: M2-2 Light Industry District, then to an Industrial Planned Development
10. Lot size in square feet (or dimensions): 2,897,796 square feet
11. Current Use of the Property: Retail/commercial
12. Reason for rezoning the property: Mandatory planned development pursuant to Section 17-8-0512-B (Large Industrial Developments)
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 B3-2 Community Shopping District to the M2-2 Light Industry District and then to an Industrial Planned Development to permit the construction of a warehouse and distribution facility, consisting of four industrial buildings with a maximum building height of 68 feet containing a total of approximately 912,880 square feet of floor area, 923 vehicular parking spaces, and 92 loading docks.
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 ☒

SCHEDULE A - PROPERTY OWNERS

OWNER 1 Ford City Realty LLC

ADDRESS 150 Great Neck Road, Ste. 304 CITY Great Neck

STATE NY ZIP CODE 11021 PHONE 516-773-0010

EMAIL Igal@namdarllc.com CONTACT PERSON Igal Namdar

OWNER 2 Ford City CH LLC

ADDRESS 747 Middle Neck Road, Suite 101 CITY Great Neck

STATE NY ZIP CODE 11024 PHONE 516-482-8000

EMAIL Matt@Chhakimi.com/Omid@CHhakimi.com CONTACT PERSON Matin Hakimi /Omid Hakimi

OWNER 3 Ford City Nassim LLC

ADDRESS 150 Great Neck Road, Ste. 404 CITY Great Neck

STATE NY ZIP CODE 11021 PHONE (516) 371-5858

EMAIL Elliot@MasonAm.com CONTACT PERSON Elliot Nassim

COUNTY OF COOK
STATE OF ILLINOIS

Nick Siegel, authorized signatory for Midwest RE Acquisitions, 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
30th day of June, 2025.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROPERTY OWNER AUTHORIZATION

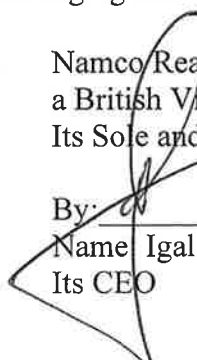
The undersigned, on behalf of FORD CITY REALTY LLC, one of the legal titleholders of the property commonly known as 7400-7600 S. Kostner Avenue / 7601 S. Cicero Avenue, Chicago, IL (the “**Property**”) hereby authorizes Midwest RE Acquisitions, LLC and any affiliate or designee thereof and its attorneys, 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 Property.

IN WITNESS WHEREOF, the undersigned has executed this Property Owner Authorization as of this 20 day of June, 2025.

FORD CITY REALTY LLC,
An Illinois limited liability company

By: Namco Realty LLC,
a New York limited liability company
Its Managing Member

By: Namco Realty Ltd.,
a British Virgin Islands Company
Its Sole and Managing Member

By: 
Name Igal Namdar
Its CEO

PROPERTY OWNER AUTHORIZATION

The undersigned, on behalf of FORD CITY CH LLC, one of the legal titleholders of the property commonly known as 7400-7600 S. Kostner Avenue / 7601 S. Cicero Avenue, Chicago, IL (the "**Property**") hereby authorizes Midwest RE Acquisitions, 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 Property.

IN WITNESS WHEREOF, the undersigned has executed this Property Owner Authorization as of this 30 day of June, 2025.

FORD CITY CH LLC

An Illinois limited liability company

By: 
Name: Omar Halkin
Its: manager

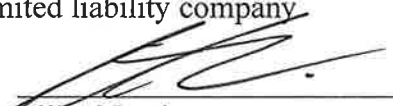
PROPERTY OWNER AUTHORIZATION

The undersigned, on behalf of FORD CITY NASSIM LLC, one of the legal titleholders of the property commonly known as 7400-7600 S. Kostner Avenue / 7601 S. Cicero Avenue, Chicago, IL (the "**Property**") hereby authorizes Midwest RE Acquisitions, 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 Property.

IN WITNESS WHEREOF, the undersigned has executed this Property Owner Authorization as of this 30 day of June, 2025.

FORD CITY NASSIM LLC

An Illinois limited liability company

By: 

Name: Elliot Nassim

Its: Sole and Managing Member



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

July 16, 2025

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 July 16, 2025, the undersigned, on behalf of Midwest RE Acquisitions, LLC (the "**Applicant**"), intends to file an application for a zoning change for the property located at 7400-7600 South Kostner Avenue / 7601 South Cicero Avenue, Chicago, Illinois 60652 (the "**Property**") from the B3-2 Community Shopping District to the M2-2 Light Industry District and then to an Industrial Planned Development. 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 known as Ford City Mall. The Applicant requests a rezoning of the Property to permit the construction of a warehouse and distribution facility, consisting of four industrial buildings containing a total of approximately 912,880 square feet of floor area, 923 vehicular parking spaces, and 92 loading docks.

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 Ford City Realty LLC whose business address is 150 Great Neck Road, Ste. 304, Great Neck NY 11021; Ford City CH LLC whose business address is 747 Middle Neck Road, Suite 101, Great Neck, NY 11024; and Ford City Nassim LLC whose business address is 150 Great Neck Rd, Ste. 404, Great Neck, NY 11021. 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
Attorney for the Applicant



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

July 16, 2025

Walter Burnett, Jr., Chairman
City of Chicago Committee on Zoning
121 North LaSalle Street, Room 300
Chicago, Illinois 60602

Laura Flores, Chairwoman
Chicago Plan Commission
121 North LaSalle Street, Room 1000
Chicago, Illinois 60602

**Re: Application for Amendment to the Chicago Zoning Ordinance
7400-7600 S. Kostner Avenue / 7601 S. Cicero Avenue, Chicago, Illinois**

The undersigned, Janet Stengle, an attorney with the law firm of Taft Stettinius & Hollister LLP, which firm represents Midwest RE Acquisitions LLC, the applicant for a proposal to rezone the subject property located at 7400-7600 South Kostner Avenue / 7601 South Cicero Avenue from the B3-2 Community Shopping District to the M2-2 Limited Industry District, then to an Industrial Planned Development, 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 July 16, 2025; and a source for additional information on the application.

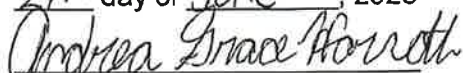
The undersigned certifies that she has made a bona fide effort to determine the address of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of the surrounding property owners within 250 feet of the subject site is a complete list containing the names and address of the people required to be served.

Sincerely,

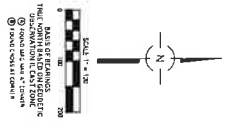
Taft Stettinius & Hollister LLP


Janet Stengle

Subscribed and Sworn to before me this
27th day of June, 2025


Notary Public



[illegible]

C_{18}
 $1.815.18^{\circ}$
 $R_{10}10.00$
 $SF9.31.46^{\circ}W$
 $CH-12.75$

 C_2
 $1.111.12$
 $R_{10}29.00$
 $MS7.72.32^{\circ}W$
 $CH-11.12.10$

 C_{24}
 $1.847.15^{\circ}$
 $R_{10}10.00$
 $N11.49.21^{\circ}W$
 $CH-44.46^{\circ}$

 C_{24}
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 $M21.50.34^{\circ}E$
 $CH-13.88$

 C_{25}
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 $R_{10}10.00$
 $S06.09.42^{\circ}W$
 $CH-12.79$

 C_{26}
 $1.155.67^{\circ}$
 $R_{10}10.00$
 $N17.54.17^{\circ}W$
 $CH-14.13$

[illegible]

Received of *Rebecca J. Fisher*
the sum of *Five* Dollars
for *dues*
this *10th* day of *April* 19*08*
Secretary

PLAT OF SURVEY
FORD CITY MALL
CHICAGO, ILLINOIS

NO	DATE	REMARKS
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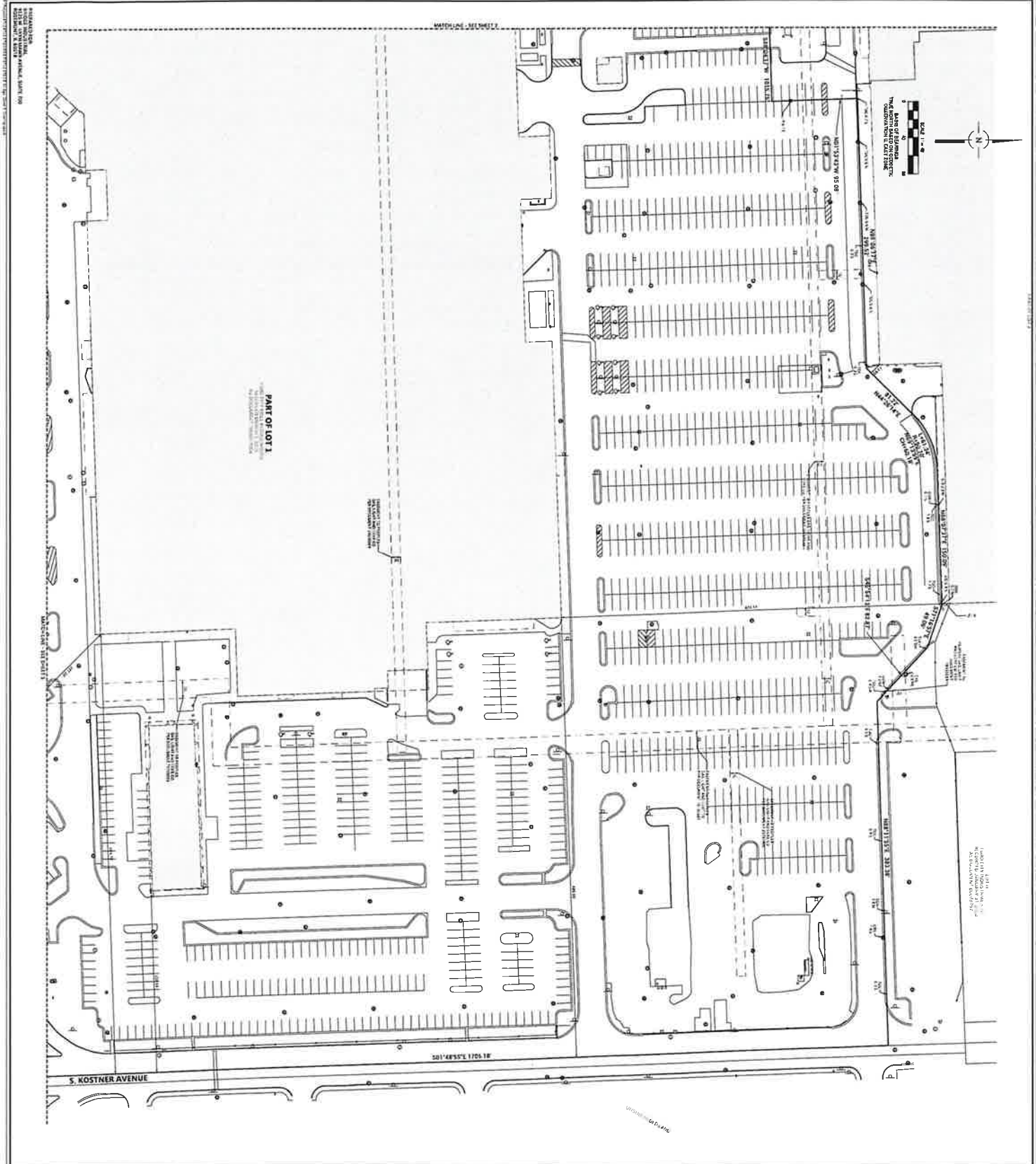
PREPARED FOR:
 FORD CITY MALL
 1000 N. MICHIGAN AVE. SUITE 200
 CHICAGO, IL 60611



PLAT OF SURVEY
 FORD CITY MALL
 CHICAGO, ILLINOIS

NO. DATE REMARKS

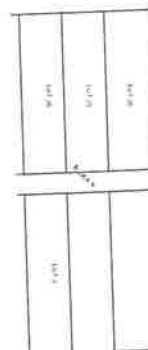
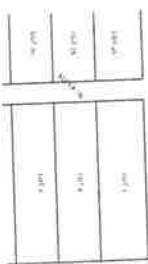
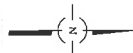
NO. DATE REMARKS



PLAT OF SURVEY
FORD CITY MALL
CHICAGO, ILLINOIS

NO. DATE REMARKS

NO. DATE REMARKS



W. FORD CITY DRIVE
PMS1171

W. 77TH STREET

S. KNOX

S. KENTON AVE

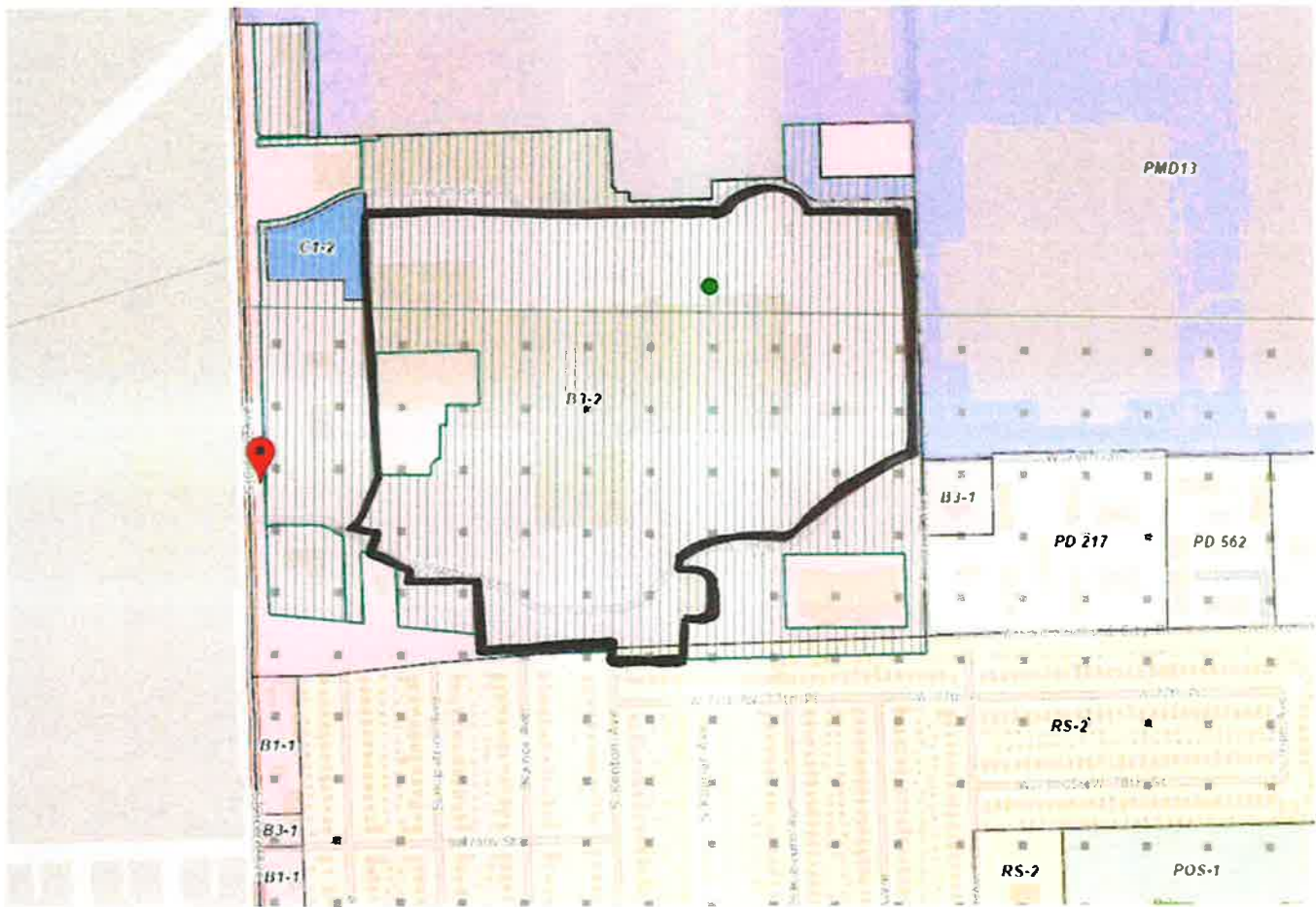
PLAT OF SURVEY

FORD CITY MALL
CHICAGO, ILLINOIS

NO	DATE	REMARKS
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NO	DATE	REMARKS
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Property Location Map



Property Address:

7400-7600 South Kostner Avenue / 7601 South Cicero Avenue

PIN:

19-27-304-039-0000
19-27-304-047-0000
19-27-304-049-0000
19-27-304-050-0000
19-27-304-051-0000
19-27-304-052-0000
19-27-304-053-0000