#23122
INTRO DATE
JULY 15, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

1133 W. Kinzie Street, Chicago, Illinois 60643

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

3. APPLICANT MKR Owner LLC (contract purchaser of Property)

ADDRESS 3175 Commercial Ave., Suite 211

CITY Northbrook STATE IL ZIP CODE 60062

PHONE 847-217-4122 EMAIL shalpern@rangegrp.com

CONTACT PERSON Seth Halpern

Is the applicant the owner of the property? YES _____ NO X
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.

OWNER North Carroll, LLC

ADDRESS 939 W Fulton Mkt. Suite 300

CITY Chicago STATE IL ZIP CODE 60607

PHONE _____ EMAIL ckarnes@sterlingbay.com

CONTACT PERSON Casey Karnes

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 / -7243 FAX (312) 251-2856

EMAIL katie.dale@us.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? December 6, 2018

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

8. Present Zoning District M2-3

Proposed Zoning District DX-5 Downtown Mixed-Use District then Residential Planned Development

9. Lot size in square feet (or dimensions) 27,714 square feet

10. Current Use of the Property Vacant

11. Reason for rezoning the property Elective planned development pursuant to Section 17-8-0600

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 from the M2-3 District to DX-5 Downtown Mixed-Use District then to Residential Planned Development, to develop a 109-unit residential building and 35 accessory parking spaces. The proposed building height is 59'-11" and is five stories tall. The FAR of the property is 3.2.

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 for more information). Is this project subject to the ARO?

YES X NO

COUNTY OF COOK
STATE OF ILLINOIS

Seth Halpern, authorized signatory of **MKR Owner 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.

LEIGHANNE HILDEBRAND
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
September 29, 2026

Signature of Applicant

Subscribed and Sworn to before me this
23 day of June, 2026.

Notary Public

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

AUTHORIZATION

The undersigned, **North Carroll, LLC** ("**Owner**"), being the owner of the property commonly known as 1133 W. Kinzie Street (the "**Subject Property**"), hereby authorizes **MKR Owner LLC**, an Illinois limited liability company, and any affiliate or designee thereof and its attorneys, DLA Piper LLP (US), to file one or more applications for zoning approvals and related permits and approvals with the City of Chicago relating to the Subject Property.

29th **IN WITNESS WHEREOF,** the undersigned has executed this Authorization as of this day of June, 2026

NORTH CARROLL, LLC

By: _____

Name: Andrew Gloor

Its: Authorized Signatory

DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Katie Jahnke Dale
katie.dale@us.dlapiper.com
T 312.368.2153

June 30, 2026

The Honorable Gilbert Villegas, Chairman
City of Chicago Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Laura Flores, Chair
Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Re: Affidavit of Notice of Filing for DX-5 Downtown Mixed-Use District Then Residential Planned Development / 1133 W. Kinzie Street, Chicago, Illinois 60643

Dear Chairman Villegas and Chairwoman Flores:

The undersigned, Katie Jahnke Dale, an attorney with the law firm of DLA Piper LLP (US), which firm represents MKR Owner LLC, the applicant for a proposal for a planned development on the subject property from a M2-3 District to DX-5 Downtown Mixed-Use District then to Residential Planned Development, states that they intend to comply with the requirements for Section 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. Said written notice will be sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contains 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; a statement that the applicant intends to file the application for change in zoning on approximately July 15, 2026; and a source for additional information on the application.

The undersigned certifies that they have 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.

Very truly yours,

DLA PIPER LLP (US)

Katie Jahnke Dale

Subscribed and sworn to before me
This 29th day of June, 2026

Tonya Willis
Notary Public

TONYA WILLIS
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 15, 2027

DLA Piper LLP (US)
444 W. Lake Street Suite 900
Chicago, Illinois 60606
www.dlapiper.com

Katie Jahnke Dale
katie.dale@us.dlapiper.com
T 312.368.2153

July 15, 2026

FIRST CLASS MAIL

Dear Sir or Madam:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about June 30, 2026 the undersigned, on behalf of MKR Owner LLC (the "Applicant"), intends to file an application for a rezoning from M2-3 Light Industry District to DX-5 Downtown Mixed-Use District then Residential Planned Development, relating to the property generally located at 1133 W. Kinzie Street, Chicago, Illinois 60643 (the "Property"). A map of the Property is printed on the reverse side of this letter.

The Property is currently vacant. The Applicant requests a rezoning the M2-3 District to DX-5 Downtown Mixed-Use District then to Residential Planned Development, to develop a 109-unit residential building and 35 accessory parking spaces. The proposed building height is 59'-11" and is five stories tall. The FAR of the property is 3.2.

Please note that the Applicant is not seeking to rezone or purchase your property. You are receiving this notice as required by the Chicago Municipal Code because the assessor's tax records indicate that you own property within 250 feet of the Property.

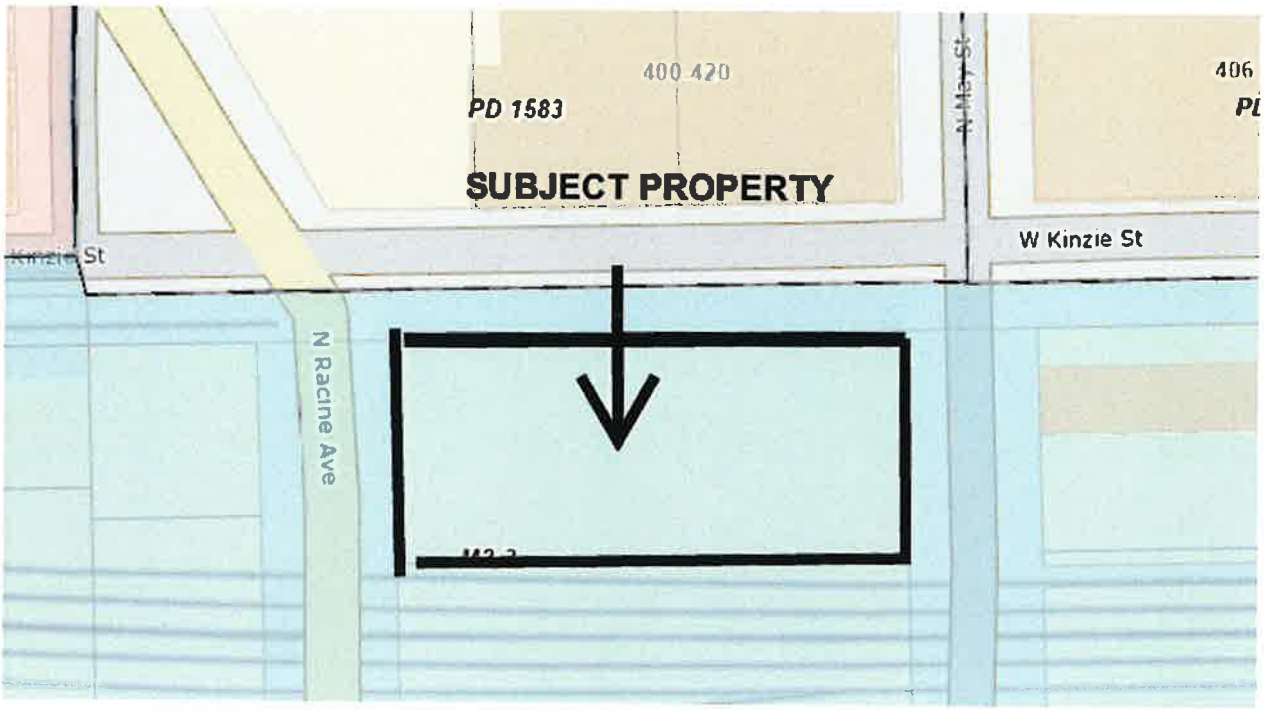
I am an authorized representative of the Applicant, and my address is 444 W. Lake Street, Suite 900, Chicago, IL 60606. The Applicant is MKR Owner LLC and its address is 3175 Commercial Ave., Suite 211, Northbrook, IL. The Owner is North Carroll, LLC, and its address is 939 W Fulton Mkt. Suite 300, Chicago, IL 60607. Please contact me at 312-368-2153 with questions or to obtain additional information.

Very truly yours,

DLA Piper LLP (US)

Katie Jahnke Dale

MAP:



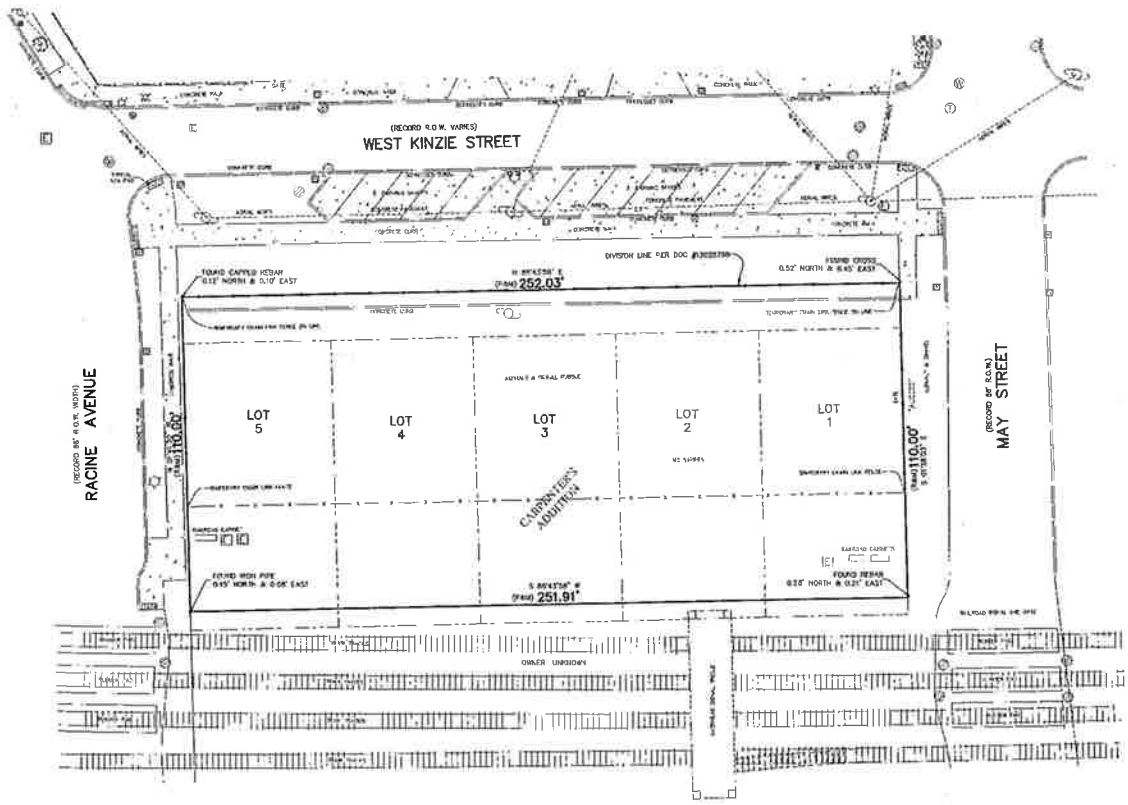
PIN: 17-08-400-004-0000

GRAPHIC SCALE

40 20 0 20 40

(IN FEET)

1" = 20'



LEGEND

- Storm CB
- San Storm Combo MH
- Water MH
- Water Fire Hydrant
- Telephone MH
- Utility Pole
- Electric MH
- Electric Vault
- Electric Light Pole
- Tree – Deciduous
- Sign Post
- Dumper Post
- Iron Pipe
- Cut Cross

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE NO 184-005532

PROFESSIONAL LAND SURVEYORS

6505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-1102 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

THAT PART OF LOTS 1, 2, 3, 4, AND 5 IN BLOCK 8 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF KINZIE STREET LYING NORTH OF AND ADJOINING THE NORTH LINE OF AFORESAID BLOCK 8 AND SOUTH AND ADJOINING THE DIVISION LINE BETWEEN THE LANDS OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND THE LANDS OF THE PITTSBURG, CINCINNATI, CHICAGO AND ST LOUIS RAILWAY COMPANY AS ESTABLISHED BY AGREEMENT DATED FEBRUARY 11, 1903 AND RECORDED FEBRUARY 9, 1943 AS DOCUMENT NUMBER 13028368 DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF AFORESAID BLOCK 8 EXTENDED NORTH TO AFORESAID DIVISION LINE, THENCE WEST IN AFORESAID DIVISION LINE, A DISTANCE OF 252.03 FEET TO ITS INTERSECTION WITH THE WEST LINE OF AFORESAID BLOCK 8 BEING THE EAST LINE OF RACINE AVENUE EXTENDED NORTH, THENCE SOUTH IN AFORESAID DESCRIBED WEST LINE OF BLOCK 8 A DISTANCE OF 110 FEET TO A POINT; THENCE EAST IN A LINE PARALLEL TO THE AFORESAID DIVISION LINE A DISTANCE OF 251.91 FEET TO THE EAST LINE OF AFORESAID BLOCK 8; THENCE NORTH IN THE EAST LINE OF AFORESAID BLOCK 8 AND ITS EXTENSION NORTH, BEING THE WEST LINE OF MAY STREET, A DISTANCE OF 110 FEET TO THE POINT OF BEGINNING, IN CHICAGO IN COOK COUNTY, ILLINOIS

ALSO KNOWN AS: THAT PART OF LOTS 1, 2, 3, 4, AND 5 IN BLOCK 8 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF KINZIE STREET ALL TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID BLOCK 8 EXTENDED NORTH WITH THE DIVISION LINE BETWEEN THE LANDS OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND THE LANDS TO THE PITTSBURGH, CINCINNATI, CHICAGO AND ST LOUIS RAILWAY COMPANY AS ESTABLISHED BY AGREEMENT DATED FEBRUARY 11, 1903, AND RECORDED FEBRUARY 9, 1943, AS DOCUMENT NUMBER 13028368 THENCE SOUTH 89° 43' 58" WEST ALONG THE AFORESAID DIVISION LINE, A DISTANCE OF 252.00 FEET TO ITS POINT OF INTERSECTION WITH THE WEST LINE OF SAID BLOCK 8 EXTENDED NORTH, BEING THE EAST LINE OF RACINE AVENUE EXTENDED NORTH, THENCE SOUTH 01° 41' 50" EAST ALONG SAID WEST LINE OF BLOCK 8 AND ITS EXTENSION NORTH, A DISTANCE OF 110.00 FEET; THENCE NORTH 89° 43' 58" EAST ALONG A LINE PARALLEL WITH THE AFORESAID DIVISION LINE 251.91 FEET TO THE EAST LINE OF SAID BLOCK 8, THENCE NORTH 01° 38' 07" WEST ALONG THE EAST LINE OF SAID BLOCK 8 AND ITS EXTENSION NORTH, BEING THE WEST LINE OF MAY STREET, 110.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING: 27,714 SQ. FT. OR 0.6362 ACRES MORE OR LESS.

REVISED MARCH 18, 2026 PER E-MAIL DATED MARCH 18, 2026 [RL]

ORDERED BY: MKR Owner LLC		CHECKED: RB	DRAWN: RS
ADDRESS: KINZIE STREET & RACINE AVENUE			
GREMLEY & BIEDERMANN, PLCS Corporation			
ORDER NO: 2026-33516-001	DATE: MARCH 9, 2026	SCALE: 1 inch = 20 Feet	PAGES: 1 of 1

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2026

Note: (R&M) denotes Record and Measured distances respectively.

Elevations are marked to feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any difference BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey, you should refer to your abstract, deed, contract, title policy and local building line regulations.

No dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted, bearings are based on the Recording Plat, Elsewhere Angles and Quantities Shown If used Is ASSUMED.

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SURVEY NOTE:
THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMMITMENT NO. CCH2509970LO COMMITMENT DATE: FEBRUARY 9, 2026 AS TO MATTERS OF RECORD.

ITEMS LISTED IN SCHEDULE "B"

17 RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES FOR MAINTENANCE THEREIN OF THE UTILITY POLE, LOCATED IN THE NORTHERN PORTION OF THE PROPERTY AS SHOWN ON THE SURVEY.

18. EASEMENT AND RIGHT OF WAY IN FAVOR OF RAILWAY AND/OR RAILROAD COMPANIES TO MAINTAIN & HI-RAIL THE RAILROAD CARMELTS LOCATED IN THE SOUTHERLY PORTION OF LOT 1 AND LOT 5 OF THE LAND SHOWN ON THE SURVEY.

ALL REMAINING ITEMS ARE NOT A MATTER OF SURVEY

SURVEY NOTES

P I N 17-05-400-004-0000

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO 17031C0418J, EFFECTIVE DATE AUGUST 19, 2008

REGARDING TABLE A ITEM 16 THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

REGARDING TABLE A ITEM 18 THERE ARE NO OFF-SITE EASEMENTS INDICATED IN PROVIDED TITLE COMMITMENT.

OTHER THAN AS SHOWN ON THE SURVEY, THERE ARE NO IMPROVEMENTS THAT ENCROACH ONTO ADJOINING PROPERTY, EASEMENT AREAS, RIGHTS OF WAY, SETBACK LINES, OR BOUNDARY LINES

TO
MKR Owner LLC, an Illinois limited liability company
and Chicago Title Insurance Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 13, 14, 16, 18, 19 AND 20 OF TABLE A THEREOF

THE FIELD WORK WAS COMPLETED ON MARCH 3, 2026

DATE OF PLAT MARCH 20, 2026

BY

ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802