



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

September 22, 2025

Tyler Manic  
Schain Banks  
70 W. Madison St., Suite 5400  
Chicago, IL 60602

**Re: Minor change to PD No. 1325, Additional dwelling unit at 710 W. 14<sup>th</sup> Street**

Dear Mr. Manic:

Please be advised that your request for a minor change to Residential Planned Development No.1325 ("PD 1325") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the PD.

The subject property is improved with a recently constructed seven-story building containing 99 dwelling units and 99 parking spaces. The building contains tenant amenity space including a coworking area, coffee bar, and exercise room on the first floor, a lounge on the fifth floor, a kitchen, outdoor terrace and flex room on the 6th floor, and a roof deck on the seventh floor.

On behalf of the sole property owner of the PD, Phoenicia Real Estate Holdings VI, LLC, you are seeking a minor change to reduce the 1,100 SF fifth floor lounge to 688 SF so that a new 412 SF efficiency unit can be added. You are also seeking to convert the 221 SF flex room on the sixth floor into a second bedroom for the adjacent one-bedroom unit. As a result, the number of dwelling units will increase from 99 to 100. Existing and Proposed Fifth and Sixth Floor Plans are attached.

The Department of Planning and Development has determined that allowing these tenant space conversions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk, and will not change the character of the development, and therefore, would constitute a minor change. The Dept. of Transportation, the Fire Prevention Bureau, the Mayor's Office for People with Disabilities and Stormwater have no objection to this change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1325, I hereby approve the foregoing minor change, but no other changes to this PD. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

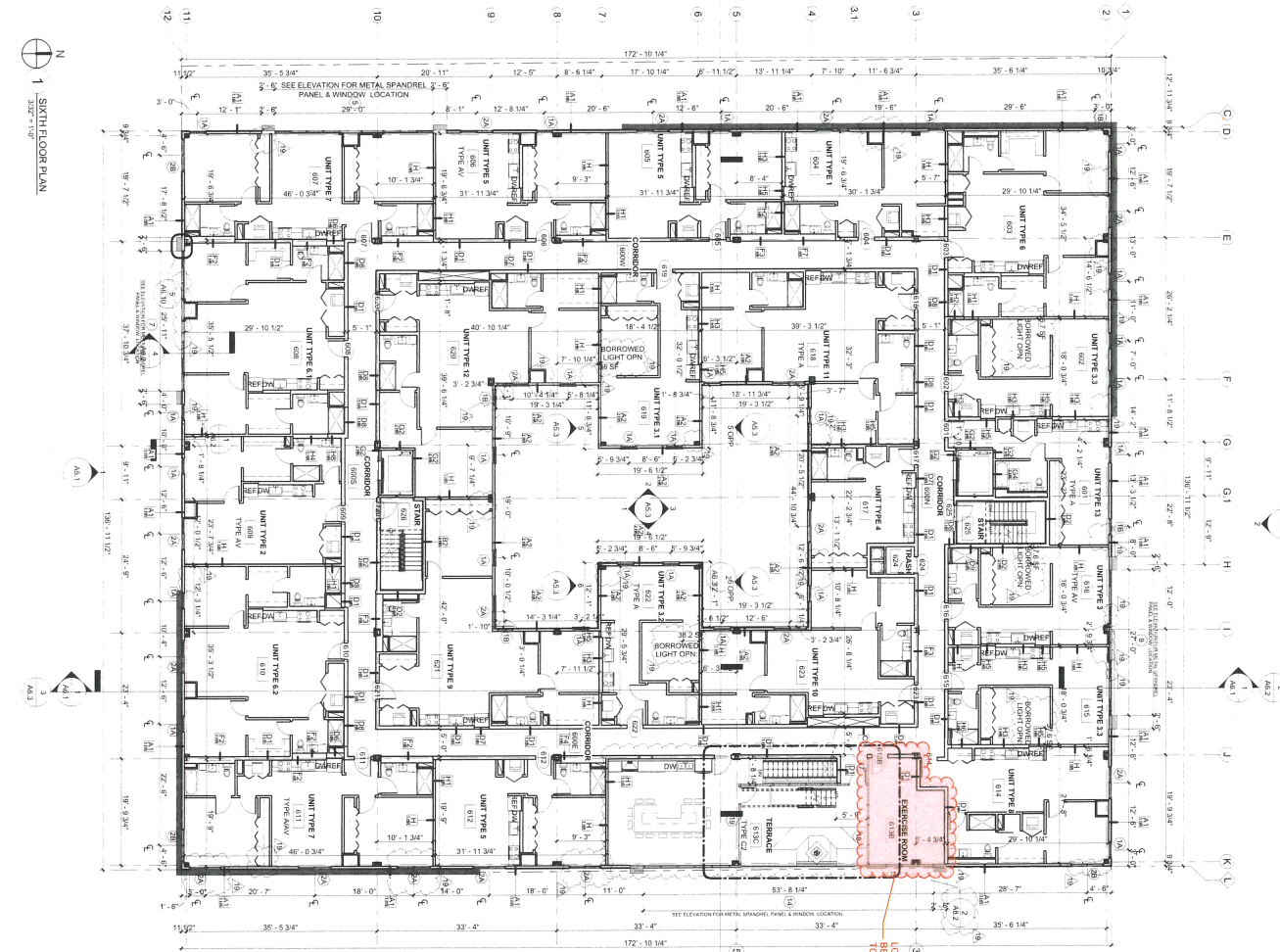
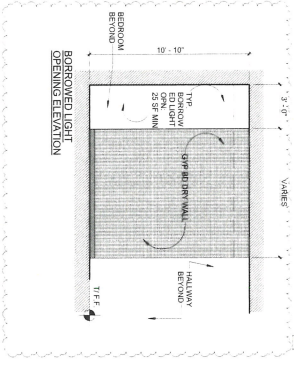
  
Noah Szafraniec  
Assistant Commissioner

NS:tm

C: Janice Hill, Mike Marmo, Stephen Nutt, Main file



UNIT	UNIT NUMBER	ROOM NAME	AREA (SF)	CONSTRUCTION	REVISIONS
1	601	APARTMENT	1,111	AS-BUILT	1
2	602	APARTMENT	1,111	AS-BUILT	1
3	603	APARTMENT	1,111	AS-BUILT	1
4	604	APARTMENT	1,111	AS-BUILT	1
5	605	APARTMENT	1,111	AS-BUILT	1
6	606	APARTMENT	1,111	AS-BUILT	1
7	607	APARTMENT	1,111	AS-BUILT	1
8	608	APARTMENT	1,111	AS-BUILT	1
9	609	APARTMENT	1,111	AS-BUILT	1
10	610	APARTMENT	1,111	AS-BUILT	1
11	611	APARTMENT	1,111	AS-BUILT	1
12	612	APARTMENT	1,111	AS-BUILT	1
13	613	APARTMENT	1,111	AS-BUILT	1
14	614	APARTMENT	1,111	AS-BUILT	1
15	615	APARTMENT	1,111	AS-BUILT	1
16	616	APARTMENT	1,111	AS-BUILT	1
17	617	APARTMENT	1,111	AS-BUILT	1
18	618	APARTMENT	1,111	AS-BUILT	1
19	619	APARTMENT	1,111	AS-BUILT	1
20	620	APARTMENT	1,111	AS-BUILT	1
21	621	APARTMENT	1,111	AS-BUILT	1
22	622	APARTMENT	1,111	AS-BUILT	1
23	623	APARTMENT	1,111	AS-BUILT	1
24	624	APARTMENT	1,111	AS-BUILT	1
25	625	APARTMENT	1,111	AS-BUILT	1
26	626	APARTMENT	1,111	AS-BUILT	1
27	627	APARTMENT	1,111	AS-BUILT	1
28	628	APARTMENT	1,111	AS-BUILT	1
29	629	APARTMENT	1,111	AS-BUILT	1
30	630	APARTMENT	1,111	AS-BUILT	1



**WALL TAG LEGEND**  
 WALL TYPE - SEE ARCHITECTURAL DRAWING FOR DETAILS AND DIMENSIONS  
 - SEE ARCHITECTURAL DRAWING FOR DETAILS AND DIMENSIONS

**WINDOW TAG LEGEND**  
 WINDOW TYPE - SEE ARCHITECTURAL DRAWING FOR DETAILS AND DIMENSIONS  
 - SEE ARCHITECTURAL DRAWING FOR DETAILS AND DIMENSIONS

**DOOR TAG LEGEND**  
 DOOR NUMBER - SEE ARCHITECTURAL DRAWING FOR DETAILS AND DIMENSIONS  
 - SEE ARCHITECTURAL DRAWING FOR DETAILS AND DIMENSIONS

**ROOM TAG LEGEND**  
 ROOM NUMBER - SEE ARCHITECTURAL DRAWING FOR DETAILS AND DIMENSIONS  
 - SEE ARCHITECTURAL DRAWING FOR DETAILS AND DIMENSIONS

IN ADDITION TO THE DIMENSIONS THAT HAVE BEEN PROVIDED, THE DIMENSIONS OF THE WALLS, FLOORS, CEILING, AND ROOF SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS. THE DIMENSIONS OF THE WALLS, FLOORS, CEILING, AND ROOF SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS. THE DIMENSIONS OF THE WALLS, FLOORS, CEILING, AND ROOF SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.

