

PD 1193

Table of Contents

04/29/2024 Zoning Letter **2**

06/14/2013 Minor Change **3**

 Exhibits 4

05/09/2012 PD Adoption **5**

 Ordinance 5

 Statements 5

 Bulk Table 9

 Exhibits 11



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 29, 2024

Mickey Kropf
CEO
Vector Travel
mickey@vectorstays.com

Re: 28 E. Jackson Boulevard

Dear Mr. Kropf:

In response to your recent request, please be advised that the subject property is currently zoned Residential Business Planned Development Number 1193 ("PD 1193"). According to your request letter, you are seeking clarification if six, non-owner occupied short term rentals (shared housing units) could be established within the existing building at 28 E. Jackson Blvd.

Pursuant to Statement No. 5 of PD 1193, the following uses are permitted within the Planned Development: multi-unit residential, financial services, personal service, food and beverage retail sales, office, retail, eating and drinking establishments and accessory uses.

Pursuant to Section 17-17-0104-S of the Chicago Zoning Ordinance, lodging is defined as the provision of lodging services on a temporary basis with incidental food, drink, and other sales and services intended for the convenience of guests. A shared housing unit is a lodging type and is defined as a dwelling unit containing 6 or fewer sleeping rooms that is rented, or any portion therein is rented, for transient occupancy by guests. The term "shared housing unit" does not include: (1) single-room occupancy buildings; (2) hotels/motels; (3) corporate housing, as defined in Section 4-14-010; (4) guest suites, as defined in Section 4-6-300; (5) bed and breakfast establishments; (6) vacation rentals; (7) conversion units; or (8) coach houses lawfully established after May 1, 2021.

Lodging, including a shared housing unit, is not a permitted use in PD 1193, and therefore, is not permitted at the subject site.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Noah Szafraniec, Main file



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

June 14, 2013

CITY OF CHICAGO

Alan Draht
Development Manager
Campus Acquisitions
161 N. Clark Street, Suite 4900
Chicago, IL 60601

**Re: Administrative Relief request for Residential Business Planned Development No. 1193
Gibbons-Steger Building, 20-28 E. Jackson Boulevard, Proposed tree grates**

Dear Mr. Draht:


Please be advised that your request for a minor change to Residential Business Planned Development No. 1193 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development ("PD").

You are requesting, on behalf of the property owner, DRI/CA Gibbons Steger, LLC, to replace the proposed raised planters with trees planted within a new sidewalk with at-grade ornamental iron grates in front of 20, 22 and 28 E. Jackson Blvd. While the PD exhibits show raised planters along E. Jackson Blvd, in a memo dated April 5, 2013, the Department of Streets and Sanitation's Bureau of Forestry denied the proposed raised planters. Unlike raised planters, at-grade tree grates do not impede the flow of pedestrian traffic. The attached Landscape Plan and Typical Tree Grate Planting Detail shall be inserted into the main file.

With regard to your request, the Department of Housing and Economic Development has determined that allowing the replacement of raised planters with at-grade tree grates along E. Jackson Blvd. will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1193, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for 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,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Ron Daye, Main file

5/9/2012

REPORTS OF COMMITTEES

17422
27405

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 2-E.
(As Amended)
(Application No. 17422)
(Common Address: 20, 22 And 28 E. Jackson Blvd.;
And 228 S. Wabash Ave.)

RBPD 1193

[SO2012-626]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by amending all the DX16 Downtown Mixed-Use symbols and indications as shown on Map Number 2-E in the area bounded by:

a line 130.57 feet north of and parallel to East Jackson Boulevard; South Wabash Avenue; a line 76.46 feet north of and parallel to East Jackson Boulevard; a line 100 feet west of and parallel to South Wabash Avenue; a line 51.46 feet north of and parallel to East Jackson Boulevard; South Wabash Avenue; East Jackson Boulevard; and the public alley west of and parallel to South Wabash Avenue,

to those of a Residential Business Planned Development, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1193.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1193 ("Planned Development") consists of approximately 19,949 square feet

of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, DJ Acquisitions, LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors (including any condominium or homeowners' association which may be formed). Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of sixteen (16) statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Subarea Map; Site Plan; Landscape Plan; a Green Roof Plan; Building Elevations (North, South, East and West) and Chicago Builds Green form prepared by (name of architecture firm) and dated April 19, 2012, submitted herein. Full-sized

copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development: multi-unit residential, financial services, personal service, food and beverage retail sales, office, retail, eating and drinking establishments and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 19,949 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The applicant shall construct a 2,420 square foot green roof in Subarea A which shall be a minimum of 50 percent of the net roof area. The applicant shall also construct high efficiency mechanical and plumbing systems, as well as, parkway improvements including new trees, planters and permeable paving within Subarea A. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Housing and Economic Development.
15. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911), planned developments are to give priority to the preservation and adaptive reuse of Chicago landmark buildings. The Planned Development includes the 28 East Jackson Boulevard (Steger) building, which has been identified as potentially significant in the Chicago Historic Resources Survey and for which designation as a Chicago landmark is being sought by the applicant. Work to designated Chicago landmarks is subject to the review and approval of the Commission on Chicago landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740. Pursuant to the Zoning Ordinance, Section 17-8-0911 and Section 13-32-230 of the Municipal Code, the applicant acknowledges that it is in the public interest to promote the preservation and adaptive reuse of historic resources and agrees to retain and preserve the character-defining features of the building. The character-defining features are identified as the facade, lobby, and interior circular staircase. In general, original features and materials of the character-defining features should be retained and preserved as much as reasonably possible, while any changes should be compatible with the building's historic character.

17422

5/9/2012

REPORTS OF COMMITTEES

27409

- 16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a zoning map amendment to rezone the property to DX16 (Downtown Mixed-Use District).

[Surrounding Zoning Map; Surrounding Land-Use Map; Planned Development and Subarea Map; Site Plan; Landscape and Green Roof Plan; Typical Residential Floor Plan; North Elevation; South Elevation -- Jackson Boulevard; East Elevation -- Wabash; West Elevation -- Alley; and Chicago Buildings Green form referred to in these Plan of Development Statements printed on pages 27411 through 27423 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development No. 1193.

Bulk Data And Regulations Table.

Gibbons-Steger Building Data Table.

	Subarea A	Subarea B	Totals
	20 -- 28 East Jackson -- Gibbons-Steger	228 -- 230 South Wabash	
Net Site Area Square Footage:	10,657.76	9,291.24	19,949.00
Area Adjoining Right-of-Way Square Footage:	11,422	2,719	14,142.37
Gross Site Area Square Footage:	22,080.7	12,010.67	34,091.37
Maximum Permitted Floor Area Ratio Square Footage:	170,524.16	148,659.84	319,184

27410

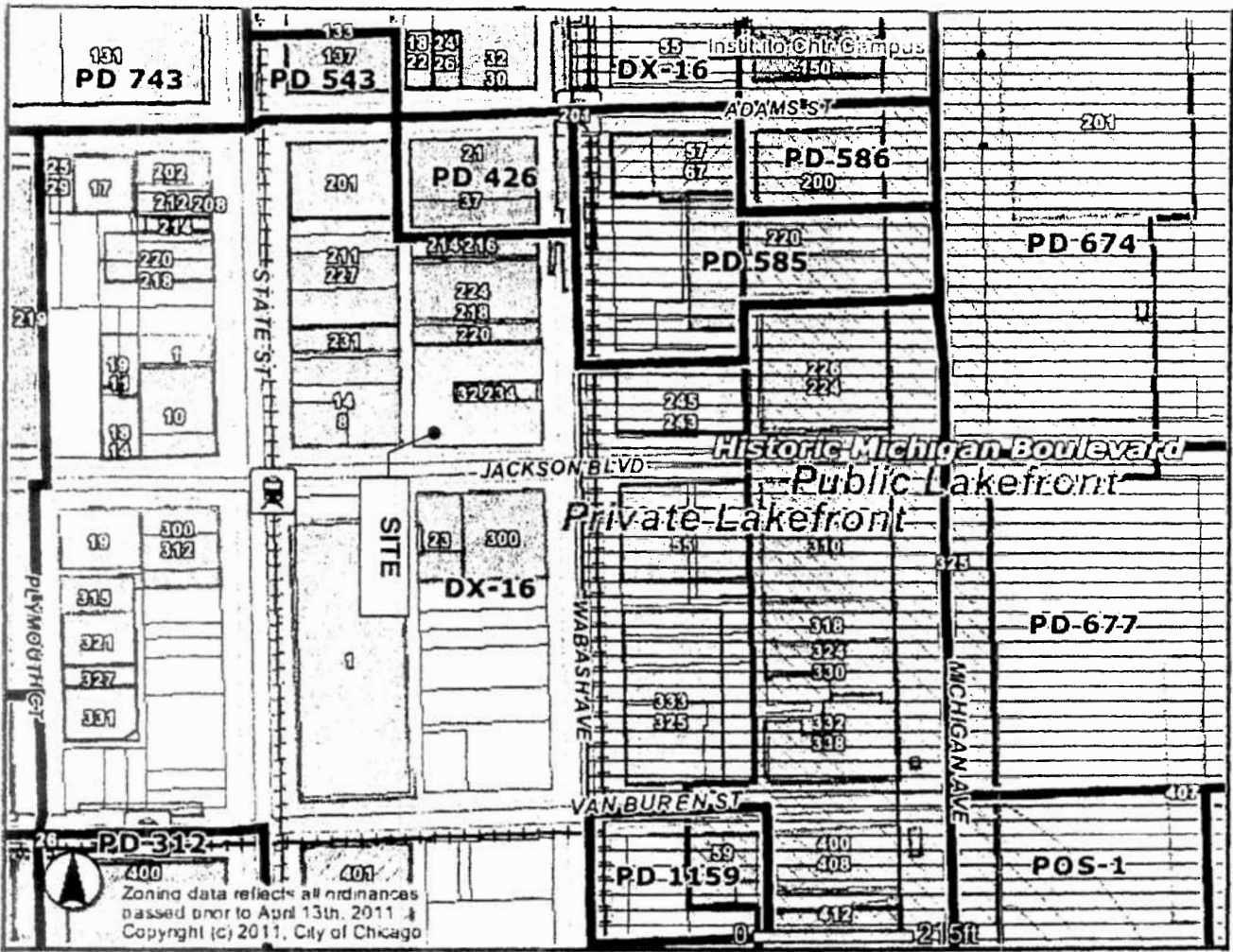
JOURNAL--CITY COUNCIL--CHICAGO

5/9/2012

	Subarea A	Subarea B	Totals
Existing Floor Area Ratio Square Footage:	174,746.73	67,404.96	242,151.69
Proposed Floor Area Ratio Square Footage:	179,946.73	67,404.96	247,351.69
Actual Floor Area Ratio (Proposed):	16.88	7.25	12.4
Maximum Permitted Floor Area Ratio Square Footage:	--	--	319,184.00
Maximum Allowable DUs:	--	--	199
Actual DU Quantity:	199	0	199
Minimum Quantity Off-Street Parking:	0	0	0
Minimum Quantity Off-Street Loading:	0	0	0
Maximum Building Height:			
220 At Gibbons			
245 At Steger		135	
Maximum Site Coverage:	Per Approved Site Plan		
Minimum Property Setbacks:	Per Approved Site Plan		
Permitted Uses:	As Per Planned Development		

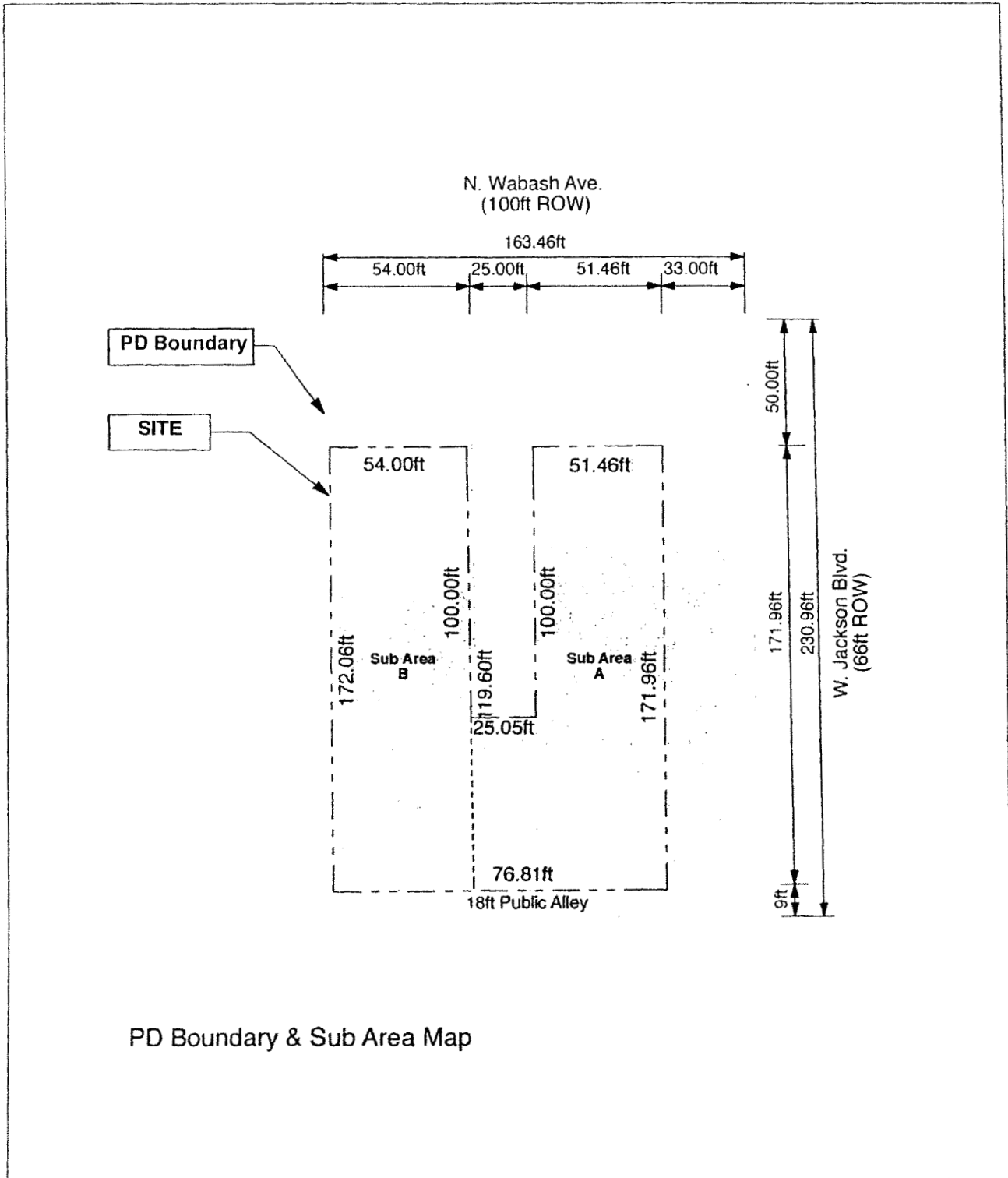
*Height from Grade to Parapet to Highest Occupied Level

Surrounding Zoning Map.



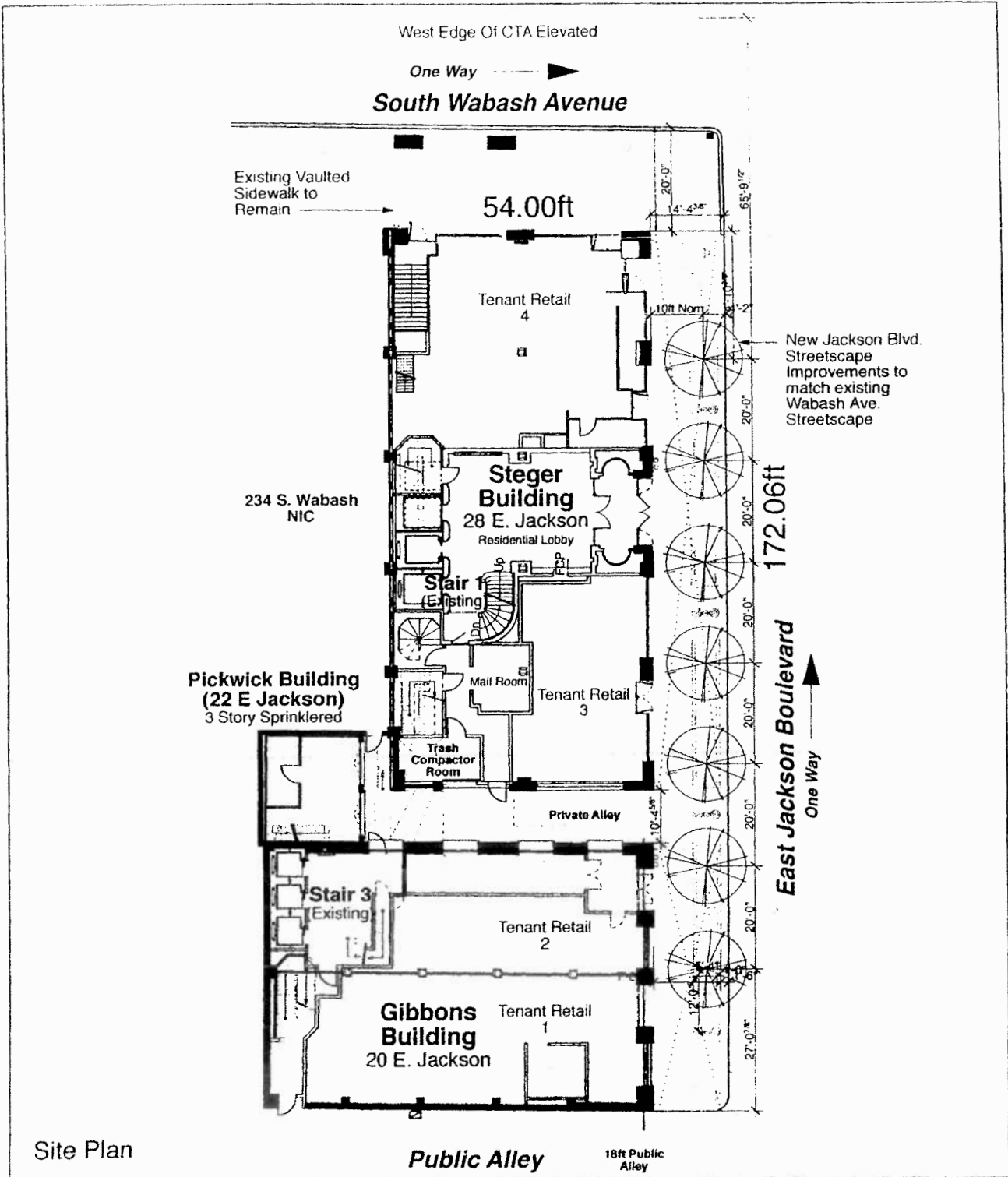
Surrounding Zoning Map

Planned Development Boundary And Subarea Map.



PD Boundary & Sub Area Map

Site Plan.

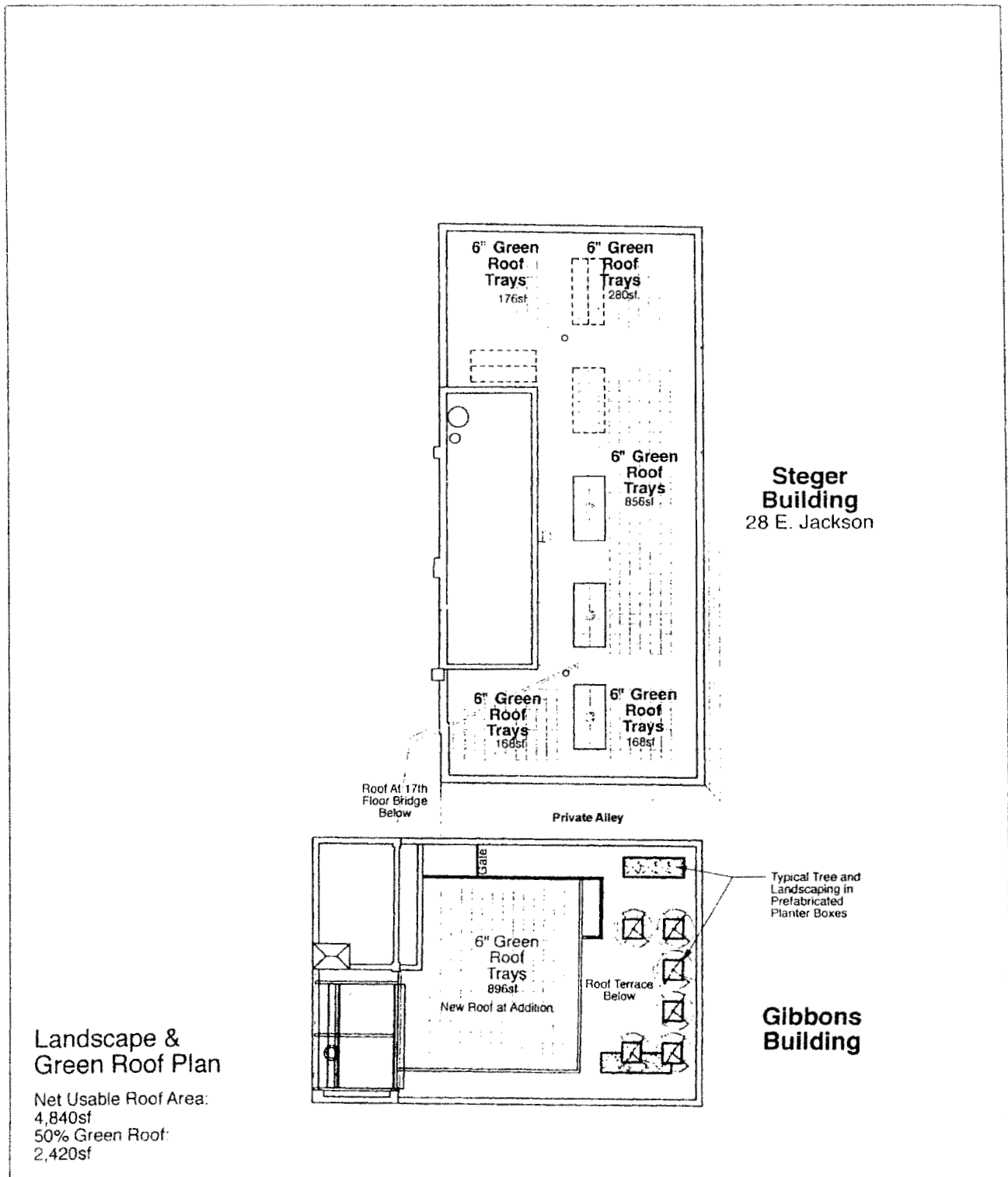


Site Plan

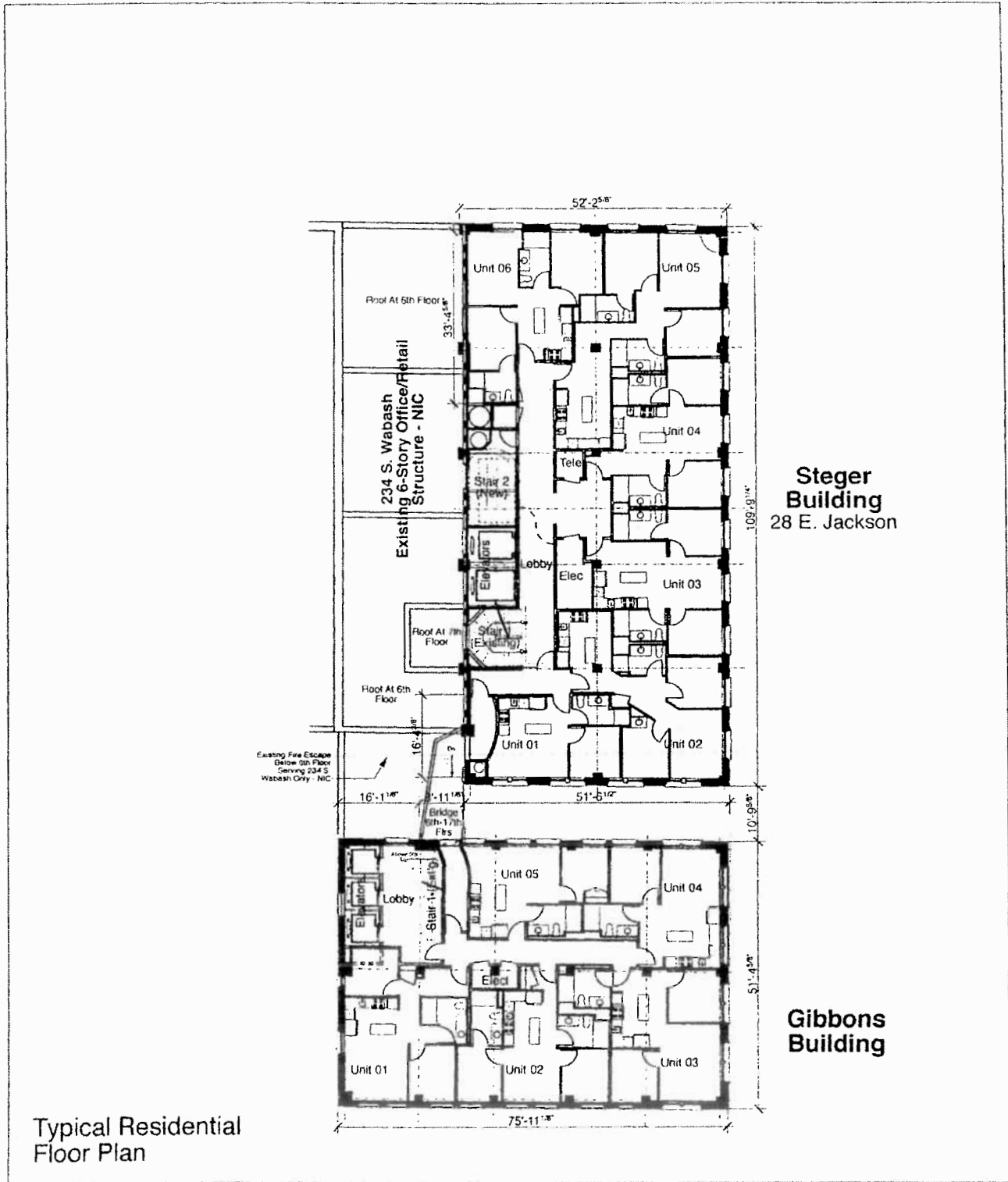
Public Alley

18ft Public Alley

Landscape And Green Roof Plan.



Typical Residential Floor Plan.

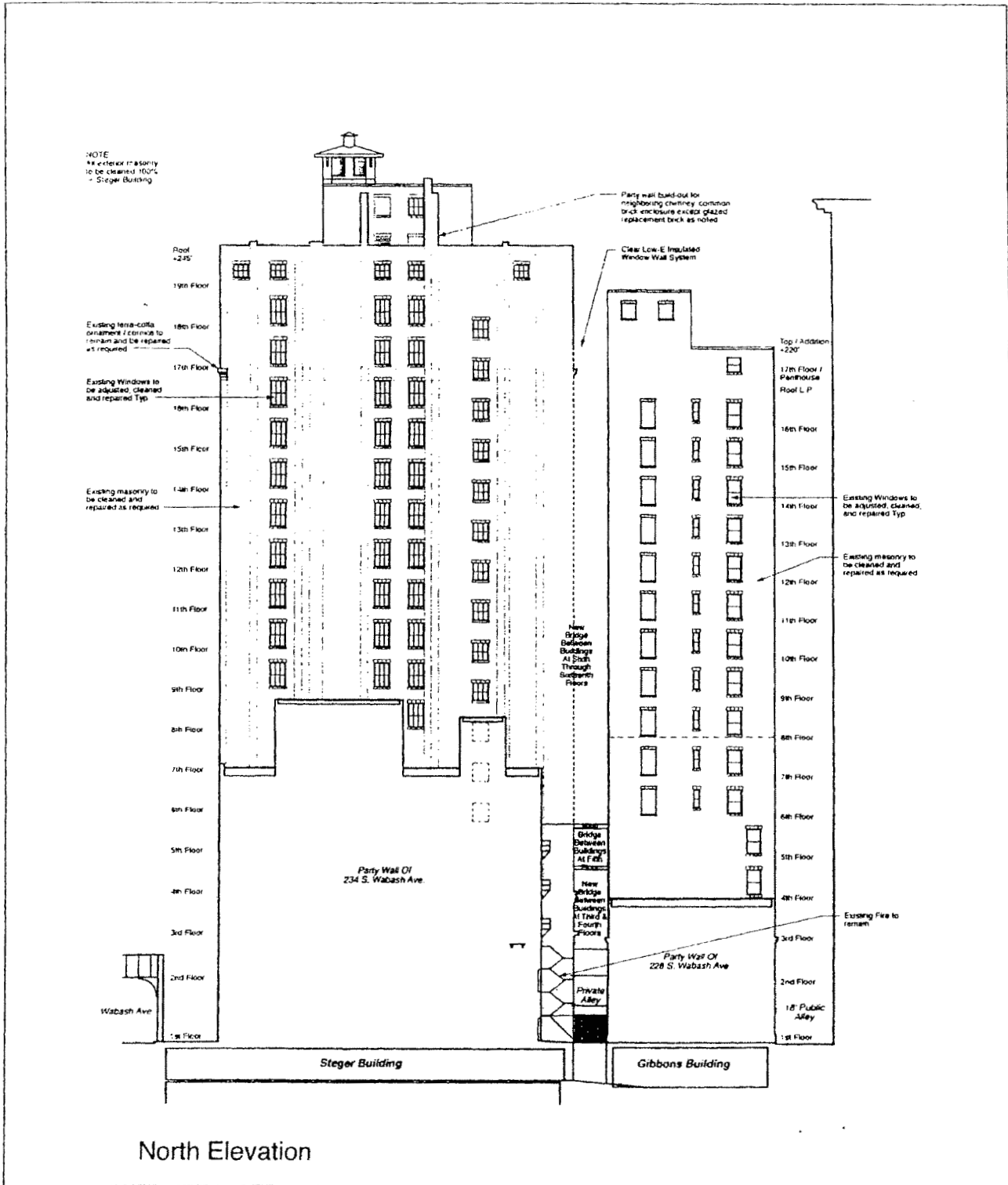


Steger Building
28 E. Jackson

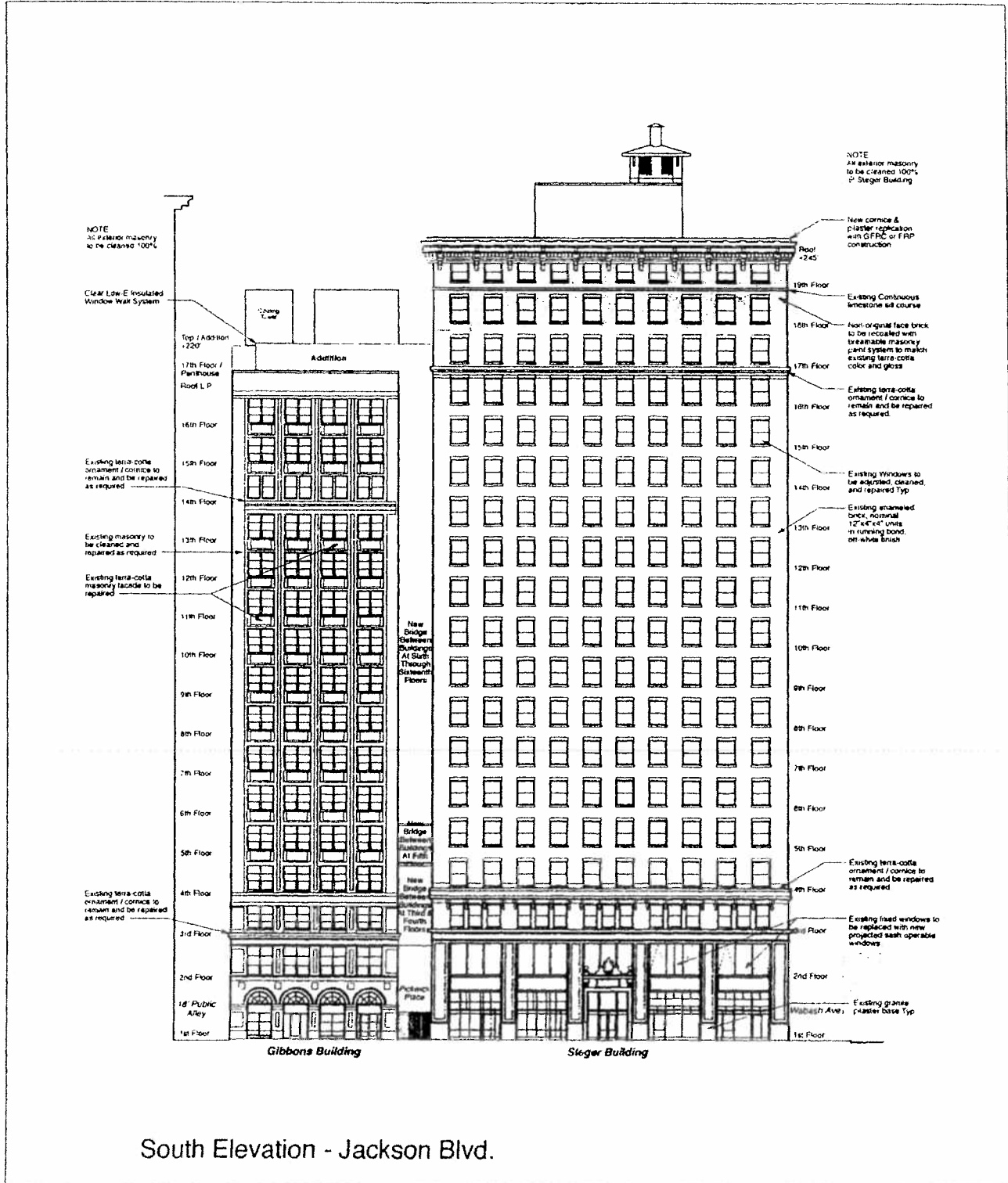
Gibbons Building

Typical Residential Floor Plan

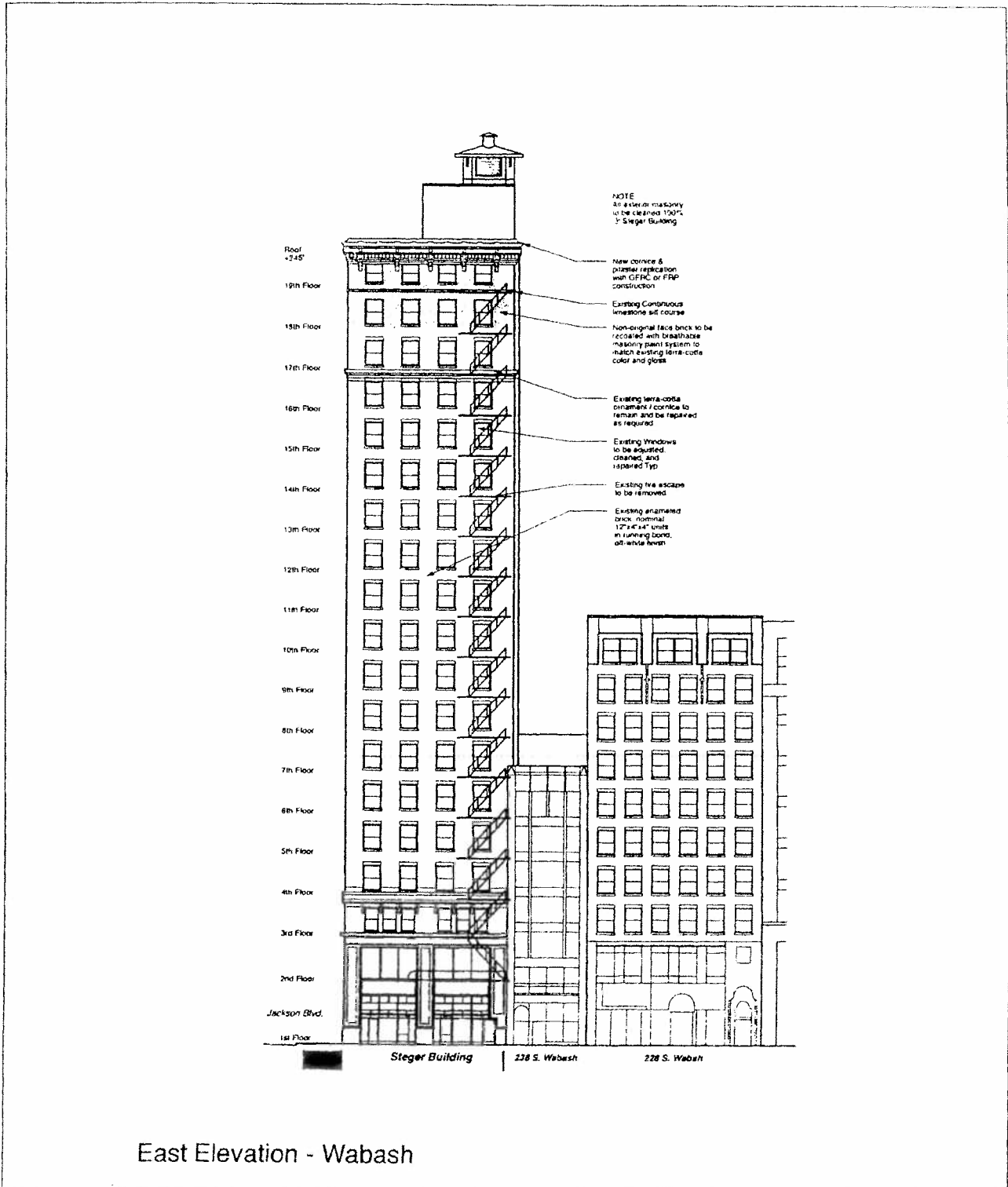
North Elevation.



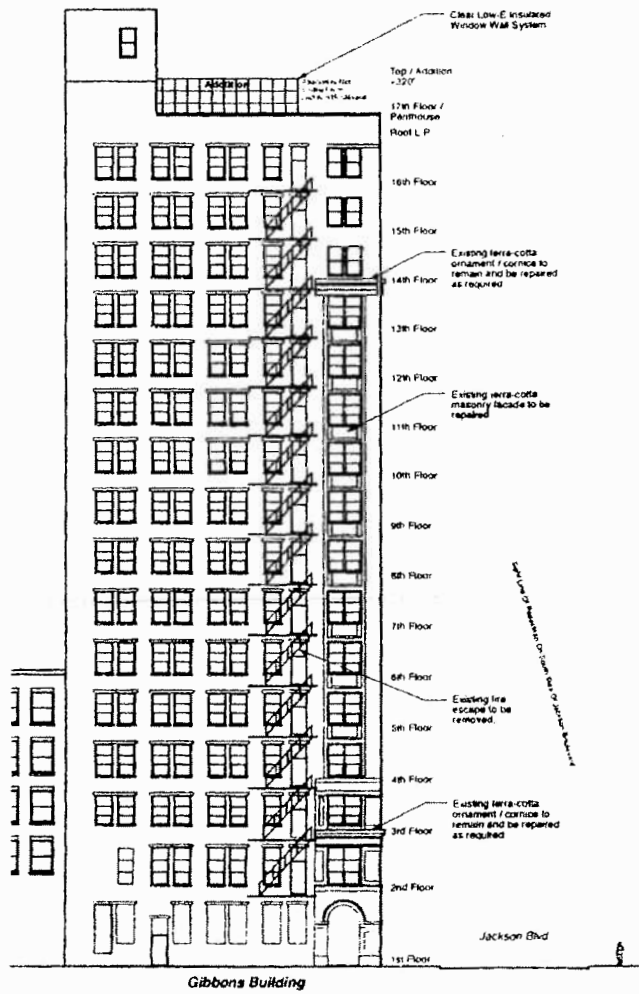
South Elevation – Jackson Boulevard.



East Elevation – Wabash Avenue.



West Elevation - Alley.



West Elevation - Alley

Chicago Builds Green.
(Page 1 of 3)

GREEN

Project Name:

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

From*	To*	Direction:	Street Name:	Select Street Type:
20	28	E	Jackson	Bldv

Ward No. Community Area No:

2	
---	--

Project Type:

Check applicable:

Planned Development
 Redevelopment Agreement
 Zoning Change

PD No:
 RDA No:
 From: To:

Public project
 Landmark

Project Size:

Total land area in sq. ft.:	Total building(s) footprint in sq. ft.:	Total vehicular use area in sq. ft.:
34,091	19,949	0

DPD Project Manager:

Enter First Name Last Name

BG/GR Matrix:

Select project category:

Financial Incentives:

Check applicable:

TIF
 Empowerment Zone Grant
 Class L

GRIF
 Ind. Dev. Revenue Bonds
 Class 6b

SBIF
 Bank Participation Loan
 DOH

Land Sale Write Down

Density Bonus:

Check applicable:

Public plaza & pocket park
 Water features in a plaza or pocket park

Chicago Riverwalk improvements
 Setbacks above the ground floor

Winter gardens
 Lower level planting terrace

Indoor through-block connection
 Green roof

Sidewalk widening
 Underground parking and loading

Arcades
 Concealed above-ground parking

Chicago Builds Green.
(Page 2 of 3)

Landscaping:

7' Landscape Setback
Interior Landscape Area
No. of Interior Trees
No. of Parkway Trees

Required per Zoning Code or Green Roof/Building Green Matrix

To be Provided by the development:

Please fill, if applicable

Square footage	0	0
Square footage	0	0
	0	0
	7	7

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	1290
Privately developed Public Open Space	Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	900
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	0
Rain-water collection cistern/barrel	Gallons:	0
Total impervious area reduction	Square footage:	900

Other sustainable surface treatments:

Green roof	Square footage:	2,420	2,420
Energy Star roof	Square footage:	0	0
High-albedo pavement	Square footage:	0	0

Transportation:

No. of accessory parking spaces	0	0
Total no. of parking spaces (Accessory + Non-Acc.)		0
No. of parking spaces dedicated to car sharing services (E.g., I-Go, Zip-Car)	0	0
No. of bicycle parking	0	50
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input checked="" type="checkbox"/>

Chicago Builds Green.
(Page 3 of 3)

Building Certification:

- | | | |
|----------------------------------|--------------------------|--------------------------|
| Energy Star building | <input type="checkbox"/> | <input type="checkbox"/> |
| LEED certification | <input type="checkbox"/> | |
| LEED Certified | | <input type="checkbox"/> |
| LEED Silver | | <input type="checkbox"/> |
| LEED Gold | | <input type="checkbox"/> |
| LEED Platinum | | <input type="checkbox"/> |
| Chicago Green Homes | <input type="checkbox"/> | |
| Chicago Green Homes [one-star] | | <input type="checkbox"/> |
| Chicago Green Homes [two-star] | | <input type="checkbox"/> |
| Chicago Green Homes [three-star] | | <input type="checkbox"/> |

Energy efficiency strategies not captured above:

-IE: Other than Energy Star Roof - or Energy Star Building Certification-

Renovation and Repurposing of Existing Buildings reducing material use, production and building waste.

Other sustainable strategies and/or Project Notes: