



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 10, 2022

Amy Kurson
Reyes Kurson
328 S. Jefferson, Suite 909
Chicago, IL 60661

Re: **PD 403, 1212 N. LaSalle St.**

Dear Ms. Kurson:

In response to your recent request, please be advised that the subject property is currently zoned Residential-Business Planned Development Number 403 ("PD 403") and the zoning lot abuts a Pedestrian Street (N. Wells), pursuant to Section 17-3-0503-D of the Zoning Ordinance ("Ordinance"). You are seeking confirmation that the Women's Care Center is a permitted use within PD 403.

Per your request letter, the Women's Care Center will occupy 6,854 SF of interior and 588 SF of exterior terrace space in Suite 5300, and as shown on the attached Mezzanine and Floor Plans. They will provide services and resources to pregnant women and families, including counseling, parent education, pregnancy testing, ultrasounds, and Medicaid enrollment. They will not conduct medical procedures, provide prescriptions, or take blood samples. Their hours of operation will be 8 AM to 9 PM Monday through Saturday and they anticipate the space will usually be occupied by 10-12 staff and 15-25 clients with their children.

Pursuant to Statement No. 3 of PD 403, use of land will consist of dwelling units, business uses, an earth station receiving dish, and off-street parking and related uses. Pursuant to the Bulk Table, a maximum of 33,065 sq. ft. is allowed for business uses. The underlying zoning of PD 403 was B4-4 and C1-4 when it was adopted in 1986.

Based on the information submitted, it is our opinion that the Women's Care Center is a medical service use and is permitted within PD 403.

Sincerely,


Patrick Murphey
Zoning Administrator

C: Noah Szafraniec, Janice Hill, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 13, 2022

Amy Kurson
Reyes Kurson
328 S. Jefferson, Suite 909
Chicago, IL 60661

Re: **PD 403, 1212 N. LaSalle St.**

Dear Ms. Kurson:

In response to your recent request, please be advised that the subject property is currently zoned Residential-Business Planned Development Number 403 ("PD 403") and the zoning lot abuts a Pedestrian Street (N. Wells), pursuant to Section 17-3-0503-D of the Zoning Ordinance ("Ordinance"). Pursuant to Statement No. 3 of PD 403, use of land will consist of dwelling units, business uses, an earth station receiving dish, and off-street parking and related uses. Pursuant to the Bulk Table, a maximum of 33,065 sq. ft. is allowed for business uses. You are seeking confirmation that any commercial group use permitted in the B3-5 or C1-5 district is permitted within PD 403.

Neither PD 403 nor the Zoning Ordinance defines business uses. While Section 17-17-0104 of the Ordinance defines the commercial use group as including uses that provide business services, it is not limited to only those uses. While the underlying zoning of PD 403 was B4-4 and C1-4 when it was adopted in 1986, the PD does not state that all uses permitted in these districts are allowed. Finally, certain uses are prohibited on lots abutting pedestrian streets, per Section 17-3-0504-H. Therefore, it is our opinion that not all of the commercial group uses permitted in the B3-5 or C1-5 districts are permitted within PD 403.

Sincerely,

Patrick Murphey
Zoning Administrator
Bureau of Zoning

C: Noah Szafraniec, Janice Hill, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 19, 2020

Peter M. Friedman and Hart M. Passman
Elrod-Friedman LLP
325 N. LaSalle St., Suite 450
Chicago, IL 60654

Re: PD 403, 1212 N. LaSalle St.


Dear Mr. Friedman and Mr. Passman:

In response to your revised request, please be advised that the subject property is currently zoned Residential-Business Planned Development Number 403 ("PD 403"). Pursuant to Statement No. 3 of PD 403, use of land will consist of dwelling units, business uses, an earth station receiving dish, and off street parking and related uses. Pursuant to the Bulk Table, a maximum of 33,065 sq. ft. is allowed for business uses.

Your client is seeking to purchase the property and convert the existing 6,457 sq. ft. space on the second floor into a dine-in restaurant facility. On September 2, 2020, we issued an opinion response that the 20 individual food stalls would be defined as a shared kitchen, not permitted, and an amendment would be required in order to add this use.

You have now submitted a revised request describing the proposed use, as follows: diners will be able to order on-site and either take their food to go or dine in; the facility will be open for pick-up and delivery orders; the operator will not be staffed by or contract with dedicated drivers or an exclusive delivery system; approximately 12 seats will be provided for consumers who desire to eat on site; and, parking is available in the attached garage and four spots will be designated for customers. Per your request, it is our opinion that, pursuant to this new information, this use will operate like a typical restaurant and not a shared kitchen. Based on this additional information, it is our opinion that the proposed use is an eating and drinking (food hall) establishment, and is a permitted business use at the subject site.

Sincerely,


Patrick Murphey
Zoning Administrator
Bureau of Zoning

PM:tm

C: Noah Szafraniec, Janice Hill, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 2, 2020

Peter M. Friedman and Hart M. Passman
Elrod Friedman LLP
325 N. LaSalle St., Suite 450
Chicago, IL 60654

Re: PD 403, 1212 N. LaSalle St.

Dear Mr. Friedman and Mr. Passman:

In response to your recent request, please be advised that the subject property is currently zoned Residential-Business Planned Development Number 403 ("PD 403"). Pursuant to Statement No. 3 of PD 403, use of land will consist of dwelling units, business uses, an earth station receiving dish, and off street parking and related uses. Pursuant to the Bulk Table, a maximum of 33,065 sq. ft. is allowed for business uses. On March 15, 2016, a minor change was granted to allow the conversion of the second and third floor commercial space into a residential unit, however, according to our records, a building permit was never issued, and that minor change has since expired. On April 13, 2018, an opinion was issued that the proposed conversion of this space into a bed and breakfast was not permitted, and would require an amendment to the PD.

Your client is seeking to purchase the property and convert the existing 6,457 sq. ft. space on the second floor into 20 individual food stalls. Per your request, each stall will operate their own kitchen. Customers will order online and their food will be brought to the front of house for pick-up. Approximately 12 seats will be provided in this area for dining in, and pick-up and delivery options will also be provided. Four designated parking spaces will be allocated in the garage for the proposed use.

It is our opinion that the proposed use is a shared kitchen as defined in Section 17-17-02155.1 of the Zoning Ordinance. Pursuant to Section 17-3-0207-UU.2, this is an industrial use, and is therefore, not permitted in PD 403. A planned development amendment is required in order to add a new use.

Sincerely,


Patrick Murphey
Zoning Administrator
Bureau of Zoning



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 13, 2018

Nicholas Ftikas
Law Offices of Samuel V.P. Banks
221 N. LaSalle Street
38th Floor
Chicago, IL 60601

Re: Advisory Opinion for Planned Development No. 403, 1212 N. LaSalle Street


Dear Mr. Ftikas:

This letter is in response to your recent request. As you know, the property at 1212 N. LaSalle St. is zoned Planned Development Number 403 ("PD 403"). On March 15, 2016, administrative relief was granted for the conversion of existing second and third floor commercial space into a residential unit.

You are seeking confirmation that once the residential conversion is complete, your client can operate the unit as a bed and breakfast and if permitted, what the next steps would be. In regards to the 2016 administrative relief, according to our records, a building permit for the proposed conversion was applied for on April 7, 2016, however, it was voided after 120 days due to no activity taken. The minor change was valid for 12 months and since action to implement the change was not commenced and pursued to completion, it has expired. We have no record of an extension being granted.

In regards to the proposed conversion to a bed and breakfast use, the drawings you submitted are not in compliance with the definition of a bed and breakfast contained in Section 17-17-0104-S of the Zoning Ordinance. Pursuant to Statement Number 3 of the Planned Development, the permitted uses consist of dwelling units, business uses, an earth station receiving dish, and off-street parking and related uses. A bed and breakfast is not a permitted use in PD 403 and in order to establish such use, an amendment is required.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Terry Robinson, Mike Marmo, Erik Glass, Janice Hill, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 15, 2016

Nicholas Ftikas
Law Offices of Samuel V.P. Banks
221 N. LaSalle St., Thirty-Eighth Floor
Chicago, IL 60601

**Re: Administrative Relief request for Residential-Business Planned Development No. 403
Proposed additional dwelling unit at 1212 N. LaSalle Street**

Dear Mr. Ftikas:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 403 ("PD 403"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Your client, Michael Chezan, owns the commercial property within the building at 1212 N. LaSalle Street. He is seeking administrative relief to allow for the conversion of existing second and third floor commercial spaces into a residential unit and thereby increase the maximum number of residential units from 230 to 231. The individual residential unit owners are represented by the LaSalle Private Residences Condominium Association and they have provided their consent to this request. There are no other property owners within PD 403.

There are no proposed changes to the building elevations. All of the proposed work will be contained within the interior of the subject space. The revised, attached Site Plan, Existing/Proposed Second Floor Plan, Second Floor Plan, and Mezzanine Floor Plan, shall be inserted into the main file.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed conversion and additional dwelling unit 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 Planned Development No. 403, I hereby approve the foregoing minor change, but no other changes to this Planned Development. 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,

Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Main file

A HANNA ARCHITECTS, INC.
 112 W. WASHINGTON ST.
 CHICAGO, ILLINOIS 60602
 FAX: (312) 796-1001
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER: 18-0000047

THIS PLAN, SPECIFICATIONS, CONTRACT DOCUMENTS, AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF HANNA ARCHITECTS, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF HANNA ARCHITECTS, INC. IS STRICTLY PROHIBITED.

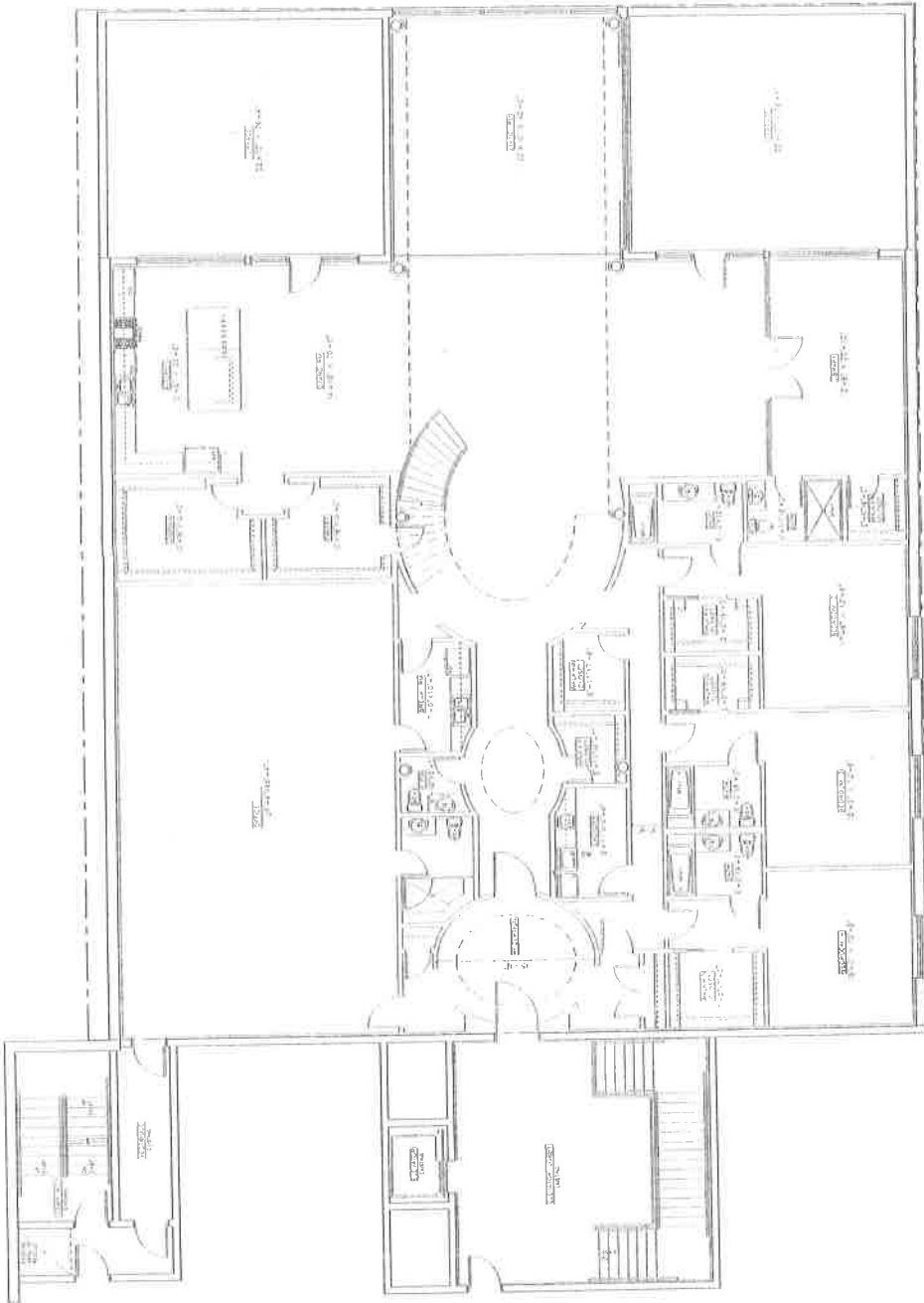
PROJECT NO. 12-12-12
 SHEET NO. 202-01
 DATE: 12/12/12



PROJECT NAME & ADDRESS
 1212 N. LASALLE DR
 ADD ONE UNIT ON
 SECOND FLOOR W/
 INTERIOR MODS
 CHICAGO, ILLINOIS

SHEET TITLE
 PROPOSED
 SECOND FLOOR
 PLAN

FILENAME
 SHEET NUMBER



SECOND FLOOR PLAN
 SCALE: 3/8" = 1'-0"



181 W. WASHINGTON
CHICAGO, ILLINOIS 60601
TEL: 312.746.5464

PROFESSIONAL DESIGNER
ARCHITECT
LICENSE NO. 001-100000

DATE: 01-14-14
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

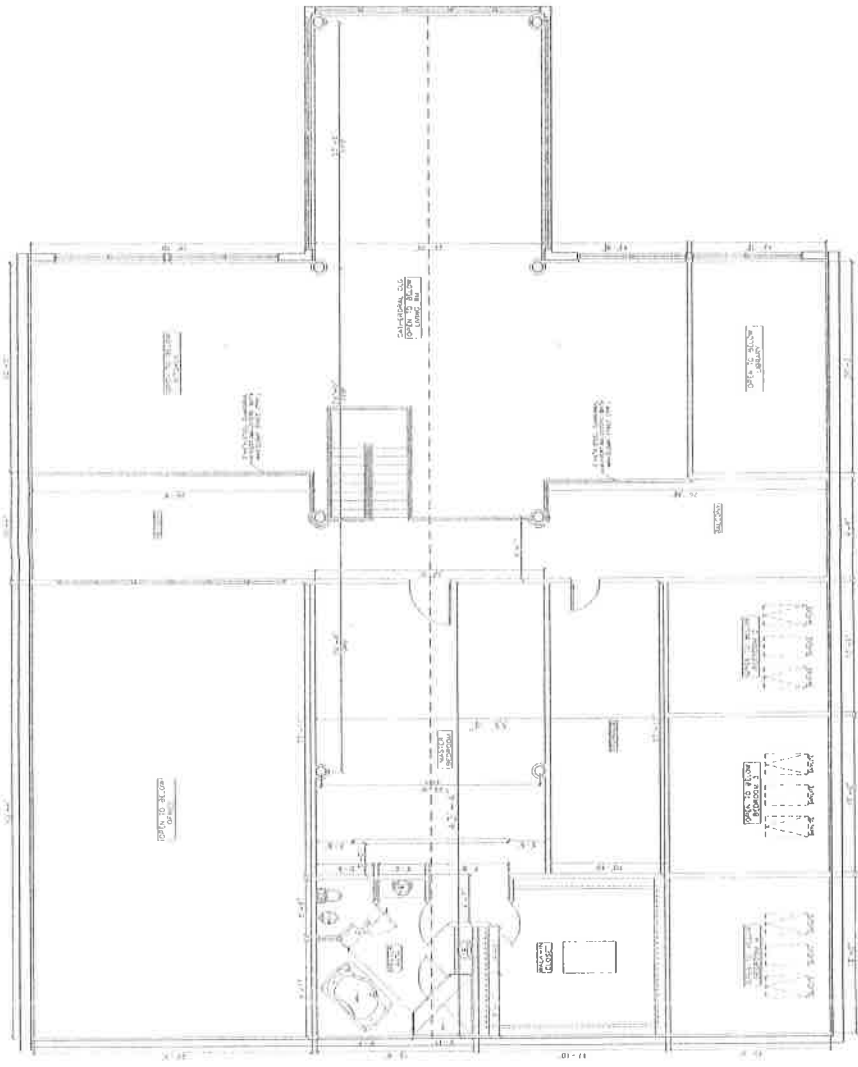
PROJECT NAME: 1212 N. LASALLE DR.
ADD ONE UNIT ON SECOND FLOOR W/ INTERIOR MODIF.
CHICAGO, ILLINOIS



PROJECT TITLE
PROPOSED
MEZZANINE
PLAN

FILE NAME

SHEET NUMBER
A-4



MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"

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the existing zoning district regulations applicable to any other improved or unimproved portions of the above described area.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 3-F.

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

PD 403

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-4 Restricted Commercial District and B4-4 Restricted Service District symbols and indications as shown on Map No. 3-F in the area bounded by

an east-west line 166.23 feet north of and parallel to West Division Street; a north-south line 172.13 feet east of and parallel to North Wells Street; an east-west line 181.26 feet north of and parallel to West Division Street; a north-south line 182.13 feet east of and parallel to North Wells Street; an east-west line 166.26 feet north of and parallel to West Division Street; a north-south line 98.96 feet west of and parallel to North LaSalle Drive; an east-west line 147.19 feet north of and parallel to West Division Street; North LaSalle Drive; an east-west line 66.24 feet north of and parallel to West Division Street; a north-south line 98.96 feet west of and parallel to North LaSalle Drive; West Division Street; and North Wells Street,

to those of Residential-Business Planned Development, and a corresponding use district 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 hereof and to no others.

[Residential-Business Planned Development printed on
pages 35571 through 35577 of this Journal.]

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

Reclassification of Area Shown on Map No. 7-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing symbols and indications as shown on Map No. 7-G in the area bounded by

(Continued on page 35578)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 403

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development consists of approximately 45,676 square feet (1.048 acres) of real property bounded as shown on the attached "Property Lot Line Map". The property is presently owned or controlled by the following: Chicago Title and Trust, as Trustee under Trust Number 1080178 and LaSalle National Bank, as Trustee under Trust Numbers 107443, 109442, 109442 and 107287.
2. All applicable official reviews, approvals or permits are required to be obtained by the Owner or his successors, assignees or grantees.
3. Use of land will consist of dwelling units, business uses, an earth station receiving dish, and off-street parking and related uses.
4. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the Owner and approval by the City Council.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Public Works and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
7. Identification and business identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the Commissioner of the Department of Planning. There shall be no advertising signs permitted.
8. The height restriction of any building or any appurtenance attached thereto shall be subject to:
 - a. height limitations as certified on form FAA-117, or

successor forms involving the same subject matter, and approved by Federal Aviation Administration; and

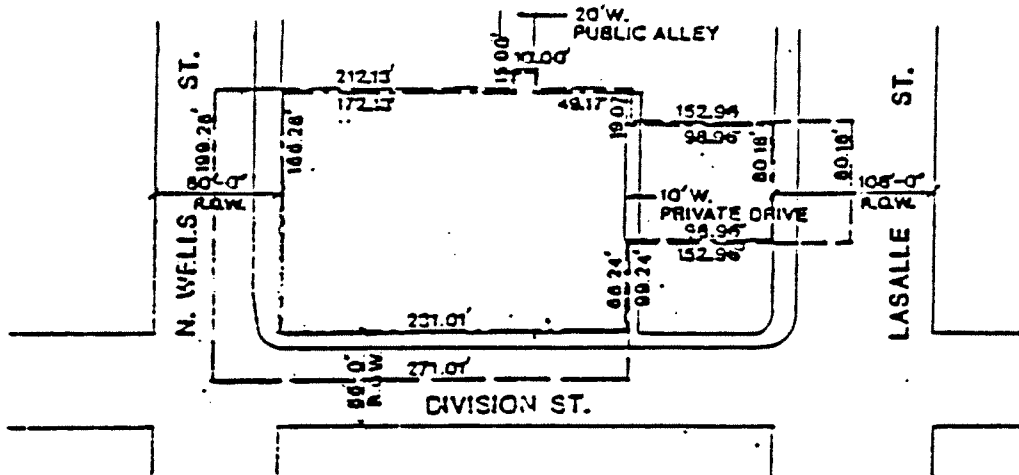
- b. airport zoning regulations as established by the Department of Planning, City of Community Development, Department of Aviation, and Department of Law, and approved by the City Council.
9. The following information sets forth data concerning the property included in said development and generalized Land Use Plan (Site Plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The Plan of Development, hereby attached, shall be subject to the "Rules and Regulations and Procedures in Relation to Planned Development," as adopted by the Commissioner of the Department of Planning.

APPLICANT: DWE ASSOCIATES

Address: 1206-1212 N. LaSalle Street/150-172 W. Division Street/1201-1217 N. Wells Street

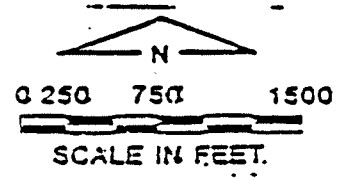
Date: September 10, 1986

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



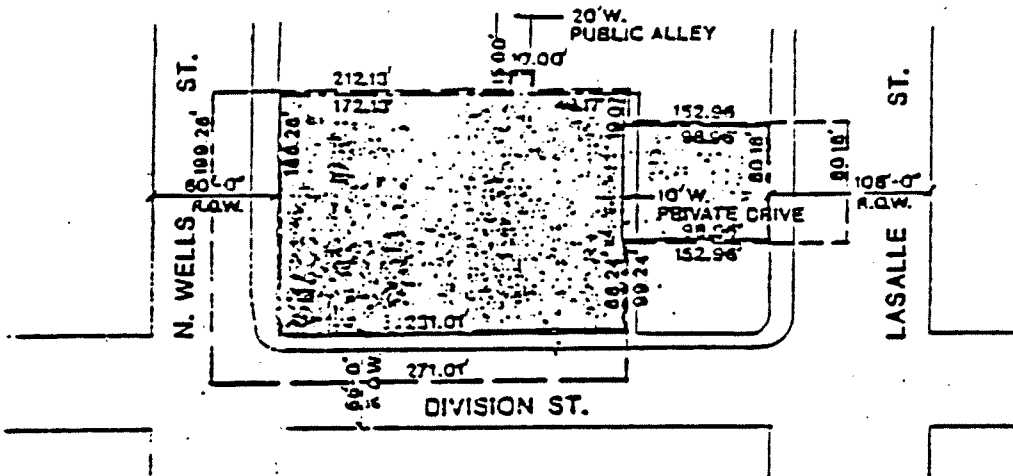
LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE



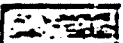


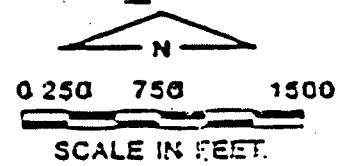
APPLICANT: OML Associates
DATE: September 10, 1986

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT GENERAL LAND USE MAP



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  PROPERTY LINE
-  RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT OFF-STREET PARKING AND RELATED USES

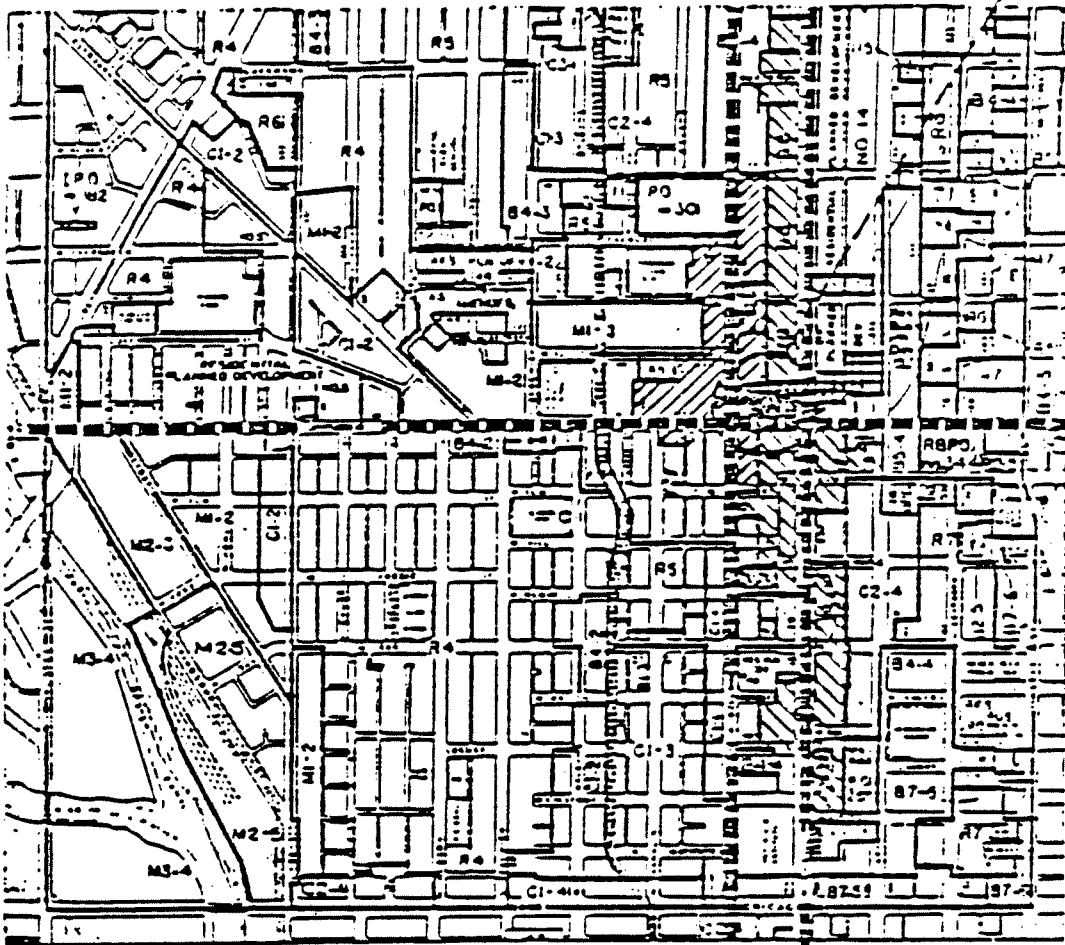


APPLICANT: OWL Associates







DATE: September 10, 1986

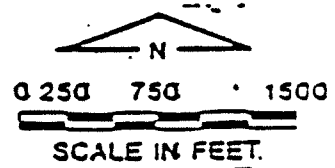
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

SITE LOCATION



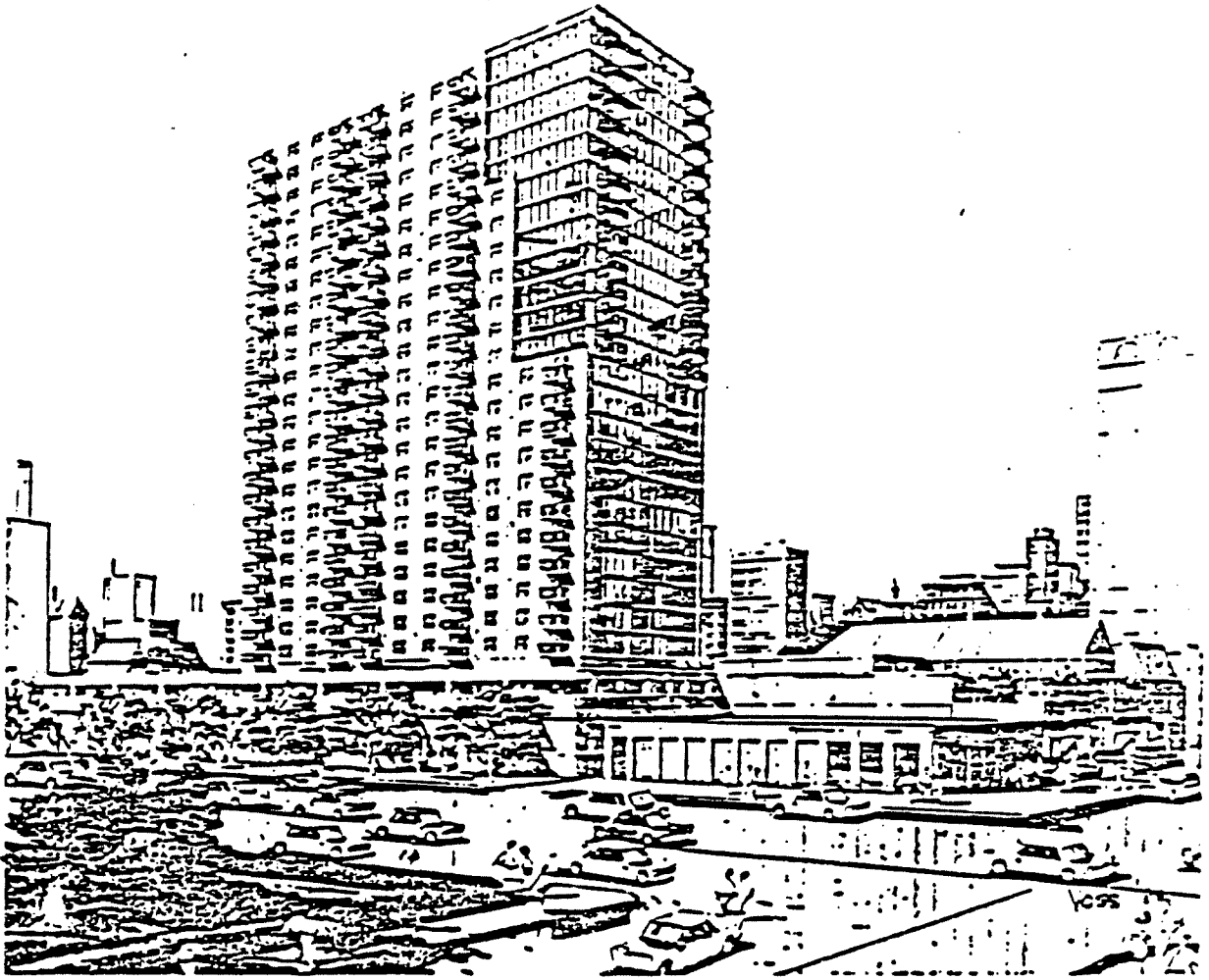
LEGEND

-  RESIDENTIAL-BUSINESS
-  PLANNED DEVELOPMENT BOUNDARY
-  C1-1 TO C1-5
RESTRICTED COMMERCIAL DISTRICTS
-  B4-1 TO B4-5
RESTRICTED SERVICE DISTRICTS
-  R6 GENERAL RESIDENCE DISTRICT
-  PREFERENTIAL STREET SYSTEM



APPLICANT: OWL Associates

DATE: September 10, 1986



1212 N. LASALLE

THE LCEWENBERG, FITCH PARTNERSHIP
ARCHITECTS

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
USE & BULK REGULATIONS & DATA**

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FL.AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERED
SQUARE FT.	ACRES				
46,448 s.f.	1.066 Acres	Dwelling units, Business uses, & off street parking	230	5.0	98.02% at grade; 17.47% @ 45'-6" above grade

GROSS SITE AREA	• NET SITE AREA	ARE OF PUBLIC STREETS and alleys
66,271.43 s.f.	46,448 s.f.	19,923.45 s.f.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 5.0

MAXIMUM NUMBER OF DWELLING UNITS:

230

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 218

MINIMUM NUMBER OF OFF-STREET LOADING SPACES: 4 •

MINIMUM SETBACKS: 0

MAXIMUM AREA DEVOTED TO BUSINESS USE: 33,065 s.f. (26,000 sq. ft. for ext. use)

MAXIMUM PERCENT OF LAND COVERED: 98.02% at grade; 17.47% @ 45'-6" above grade

- Access to the off-street loading areas be limited to non-rush hour periods and if deliveries do occur between the hours of 7 to 9 AM or 4 to 6 PM, arrangements for on-street loading be made and that flashing lights be placed at the entrances to the loading docks. (Off-street loading from Wells Street.)

APPLICANT: OML Associates

DATE: September 10, 1986

AMENDED: OCTOBER 9, 1986