



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

January 10, 2024

Michael Liposcak  
River Bank Lofts Condominium Association  
550 N. Kingsbury St.  
Chicago, IL 60654

**Re: Minor change to PD 556, Security gate at 550 N. Kingsbury St.**

Dear Mr. Liposcak:

Please be advised that your request for a minor change to Residential Planned Development No. 556 ("PD 556") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 14 of PD 556.

PD 556 is improved with a 7-story multi-unit residential building at 550 N. Kingsbury St. River Bank Lofts Condominium Assoc., the sole property owner of the Planned Development, is seeking to install a gate at the northwest corner of the site, between the lower level of the building's parking garage and the Kennedy Expressway infrastructure. Per your request, the security gate will allow egress only and was approved by the Department of Buildings and the Chicago Fire Department's Bureau of Fire Prevention. As shown in the attached photos, the location is immediately adjacent to and below the highway infrastructure. The gate shown in the attached photos will be replaced with a new gate allowing emergency egress. Pedestrian access to the existing public riverwalk will not be affected nor will the new gate limit future riverwalk connections were an under bridge or other connection be facilitated by the city or adjacent property owners.

The Department of Planning and Development has determined that allowing the gate 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 PD 556, 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,



Noah Szafraniec  
Assistant Commissioner

C: Matthew Guski, Brad Roback, Mike Marmo, Janice Hill, Main file





(Continued from page 56680)

Please let the record reflect that I have taken a Rule 14 on Application 10696.

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published with the exception of Application Numbers A-3217 and 11286, for which I request immediate passage because time is of the essence.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,  
Chairman.

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Mazola, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Coleman, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Medrano, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

*Nays* -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

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 Number 1-F.* RPD #556  
(As Amended)

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the M2-5 General Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by:

a line 316.32 feet north of and parallel to the north line of West Grand Avenue running east; thence the west line of North Kingsbury Street; thence the north line of West Grand Avenue running west to the west line of the North Branch of the Chicago River; thence the east line of the North Branch of the Chicago River running north 26.18 feet; thence the east line of the North Branch of the Chicago River running north 80.08 feet; thence the northeast line of the North Branch of the Chicago River running northwest 30.40 feet; thence a line running parallel to the north line of West Grand Avenue running from the Chicago River east 2.3 feet; and thence a line perpendicular to said prior line running north 12.0 feet to the point of beginning,

to those of a B7-5 General Central Business District and a corresponding use district is hereby established in the area above described.

**SECTION 2.** That the Chicago Zoning Ordinance then be amended by changing all of the B7-5 General Central Business District symbols and indications to those of Residential Planned Development Number \_\_\_\_\_, in the area above described.

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

Plan of Development referred to in this ordinance reads as follows:

*Residential Planned Development No. 556  
Plan of Development Statements.*

1. The area delineated herein as Residential Planned Development (the "Planned Development") consists of an approximately 56,517.87 net square foot site of real property, bounded on the west by the north branch of the Chicago River, on the south by the north line of West Grand Avenue, on the east by the west line of North Kingsbury Street and on the north by a line 336.32 feet north of and parallel to West Grand Avenue (the "Property"), which is owned or controlled by Harold Lichterman, Inc., an Illinois corporation (the "Applicant").
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alley or easement or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors, assigns, grantees and lessees, and if different than the Applicant, the legal title holders 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 title holder and ground lessors. Further, pursuant to the requirement of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all of the owners of the Property and any ground lessors. Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any other portion of the Property or the rights herein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.
4. This Plan of Development consists of these fifteen (15) statements, a Bulk Regulations and Data Table, a Planned Development Boundary and Property Line Map, an Existing Land Use Map and Zoning Map, a Right-Of-Way Adjustment Map, a Land Use Plan, a North Kingsbury Street Elevation, a North Branch of the Chicago River Elevation, a Parking Garage Elevation -- Chicago River, a Parking Garage Entry -- Detail Elevation, a River Edge Landscape Plan, a River Edge Cross Section Plan, and a Kingsbury Street Landscape Plan -- Detail, as prepared by Fitzgerald and Associates, dated July 14, 1994, which are hereby incorporated herein. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance and all requirements thereof and satisfied the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein.

5. The following uses shall be permitted subject to the terms of this Planned Development: residential units, either individually or in combination with professional offices or in combination with photographic studios, artist studios, or mail order wholesale businesses; provided that any combination live/work unit shall be limited to no more than 2,500 square feet of floor area, shall not be accessible to the public directly from a public way or street, but only through a common lobby or entrance and shall not include any advertising display or identification signs which are visible from outside the building. Accessory earth station receiving dishes and accessory parking shall also be permitted. No habitable use (i.e., living space or office space) shall be established in any area denoted as storage space on the floor plans prepared by Fitzgerald and Associates, dated July 14, 1994, as incorporated herein.
6. Any service drive or other ingress or egress for motor vehicles shall be adequately designed and paved in accordance with the regulations of the Bureau of Traffic and Engineering and operated in compliance with the Municipal Code of the City of Chicago, and shall be subject to review and approval of the Bureau of Traffic and Engineering and the Department of Planning and Development. Noting specifically, those parking spaces noted on the lower level floor plan dated July 14, 1994, shall be permitted as legal parking spaces.
7. Off-street parking facilities shall be provided in compliance with this Plan of Development, subject to review of the Department of Transportation. The minimum number of off-street parking spaces will be one parking space for each dwelling unit.
8. The maximum permitted floor area ratio (F.A.R.) shall be in accordance with the attached Table of Use and Bulk Regulations. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. Storage spaces as set forth on the floor plans dated July 14, 1994, whose use is restricted hereby solely to storage, shall not be considered as floor area for purposes of F.A.R. calculations.
9. Business identification signs and temporary marketing signs shall be permitted subject to the review and approval by the Department of Planning and Development.
10. Upon renovation of the existing building, the off premise advertising signs located on the north elevation of the building adjacent to the Ontario feeder ramp will be removed.
11. The river edge shall be developed as an unobstructed pedestrian accessible walkway available to the public, with a minimum width of

10 feet and 5 feet, as shown on the site plan prepared by Fitzgerald & Associates, dated July 14, 1994. This pedestrian walkway shall extend the entire length of the Property and shall be suitably paved and landscaped pursuant to the plans noted herein. No additional requirements for access from Grand Avenue shall be imposed. In addition, an accessway allowing access to the Chicago River shall be established as shown on the plans noted herein. If the existing building shall ever be caused to be removed, the minimum river edge setback shall be pursuant to the Chicago River Urban Design Guidelines.

12. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" and as promulgated by the Commissioner of the Department of Planning and Development in effect on the date of this application.
13. Improvements of the Property, including landscaping and all entrances and exits to the parking areas shall be designed and installed in substantial conformance with the plans noted herein, attached hereto and made a part hereof. Parkway trees and other landscaping shall be installed and maintained at all time in accordance with the Landscape Plan, and specifically the plans for North Kingsbury landscaping. Said landscaping will be maintained by the Applicant or its subsequent assignees and grantees. The landscaping as noted on said plan shall be considered to meet the parkway tree requirements of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
14. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of Department of Planning and Development upon the request of the Applicant and after determination by the Commissioner that such modification is minor in nature, and consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance and will not result in increasing the maximum floor area ratio for the total Property. Any such modification shall be deemed to be minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in minimum required distance between structures, a reduction in periphery setbacks or an increase of the maximum percentage of land covered.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes the maximized conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings to be located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration, and Air Conditioning Engineers (A.S.H.R.A.E.) and the Illuminating Engineering Society (I.E.S.). Copies of these standards may be obtained from the Department of Planning and Development.
16. Unless substantial construction on the Property is commenced within five (5) years following adoption of this Planned Development and unless completion is thereafter diligently pursued, then this Planned Development shall expire, and provided, however, that if the City Council amends the Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time as provided for by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of this amendatory ordinance). If this Planned Development expires under the provisions of this statement, then the zoning of the Property shall automatically revert to that of a B7-5 Central Business District.

[Planned Development Boundary and Property Line Map, Existing Land Use and Zoning Map, Right-of-Way Adjustment Map, Land Use Plan Map, North Kingsbury Street Elevation Drawing, North Branch of Chicago River Elevation Drawing, Parking Garage Elevation -- Chicago River Drawing, Parking Garage Entry -- Detail Elevation Drawing, Riveredge Landscape Plan Drawing, Riveredge Cross Section Plan Drawing and Kingsbury Street Landscape Plan -- Detail Drawing attached to this Plan of Development printed on pages 56694 through 56704 of this Journal.]

Bulk Regulations and Data Table attached to this Plan of Development reads as follows:

*Residential Planned Development No. \_\_\_\_.**Bulk Regulations And Data Table.*

**Gross Site Area:** 74,545 square feet.

**Net Site Area:** 56,517 square feet + area of public right-of-way, 18,028 square feet.

**Note:** This does not include any future right-of-way adjustments. See right-of-way adjustment map.

**Maximum Floor Area Ratio:** 5.0 (not including lower level parking spaces or garage structure).

**Maximum Percent of Site Coverage:** In accordance with the site plan prepared by Fitzgerald & Associates dated June 30, 1994.

**Maximum Number of Dwelling Units or Live/Work Units:** 136.

**Off-street Parking Spaces:** 1 space per dwelling unit.

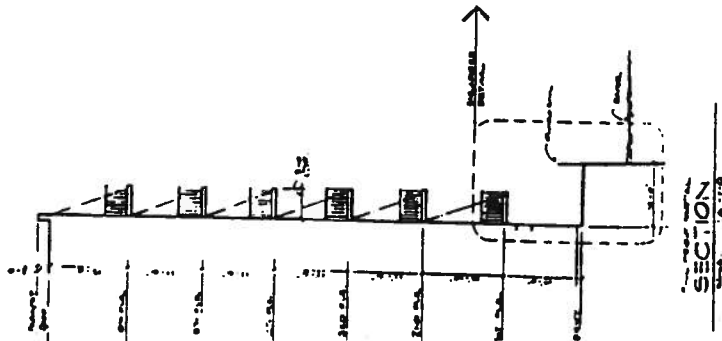
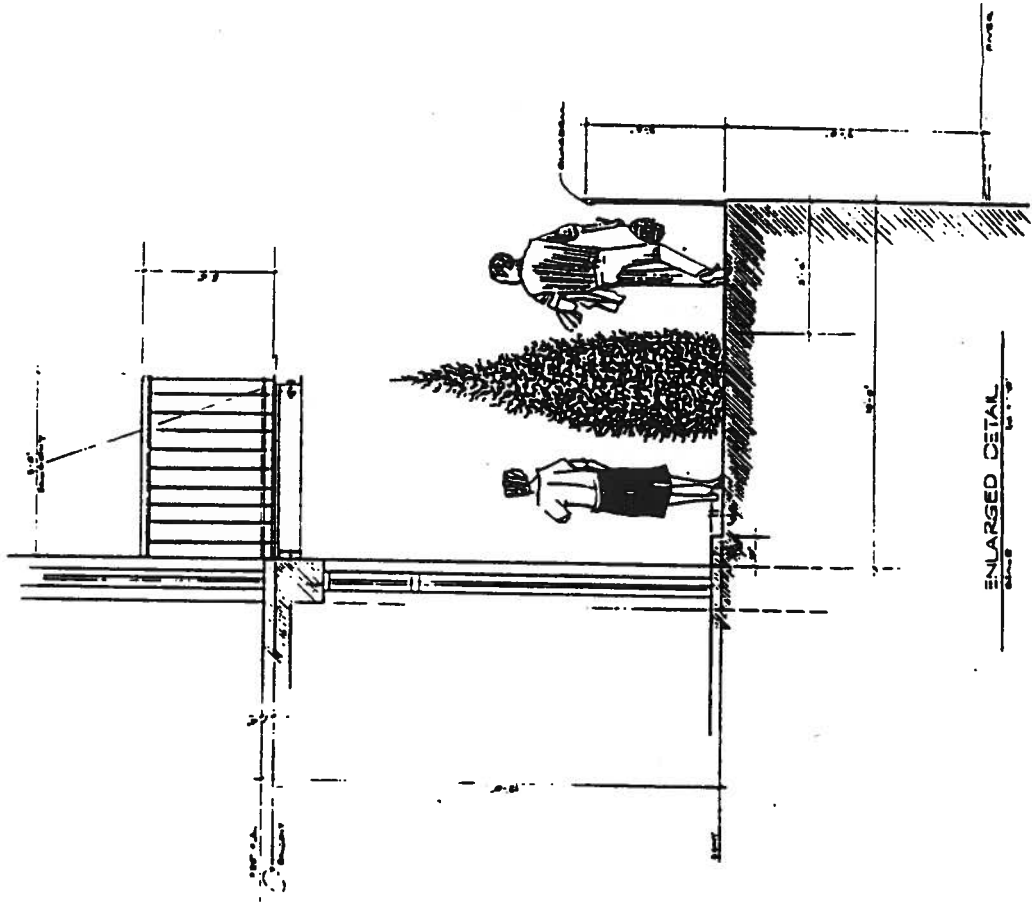
**Off-street Loading Berths:** 0.

**Perimeter Setbacks at Grade:** 0 feet along Grand and Kingsbury Streets; 0 feet from the north property line; 9 feet, 0 inches (minimum) from the Chicago River, along existing building; 6 feet, 0 inches (minimum) from new garage structure.

**Maximum Building Heights (not including mech. penthouse):** Building height, building -- 95 feet, 0 inches garage height -- maximum 50 feet, 0 inches.

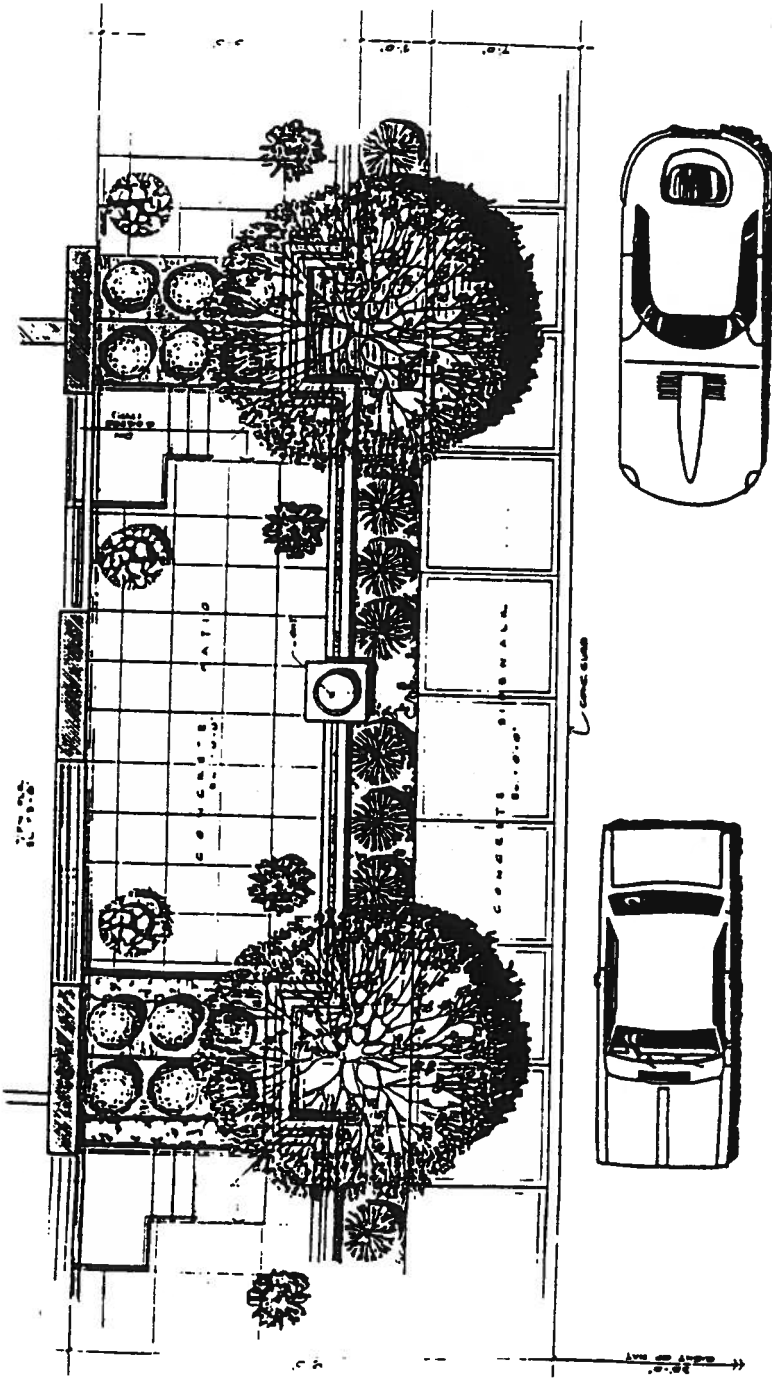
Planned Development Boundary And Property Line Map.

PLANNED DEVELOPMENT SUBJECTS 9348	444 WEST GRAND AVE THE RIVERBANK LOFTS LORD CORPORATION PROJECT	NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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Existing Land Use And Zoning Map.

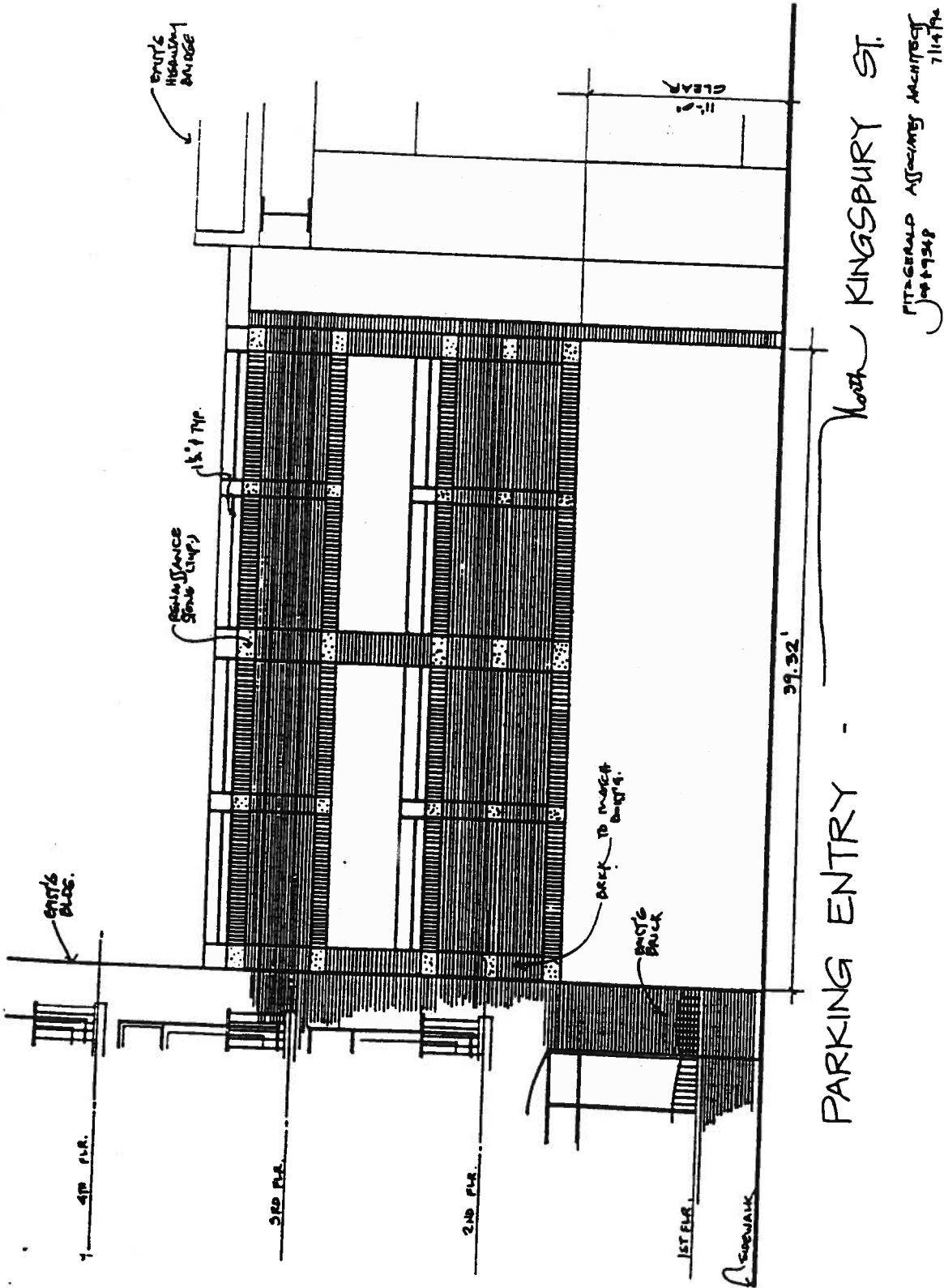
THE RIVERBANK LOFTS 444 WEST GRAND AVE DENVER CONSTRUCTION PROJECTS	SHEET NO. 1 OF 1	DATE: 9/14/94 DRAWN BY: [Name] CHECKED BY: [Name]
	SCALE: 1/8" = 1'-0"	PROJECT NO.: [Number]



NORTH KINGSBURY STREET  
 PARTIAL PLAN SHOWING CONCRETE PATIO, PLANTING & SIDEWALK



Land Use Plan Map.



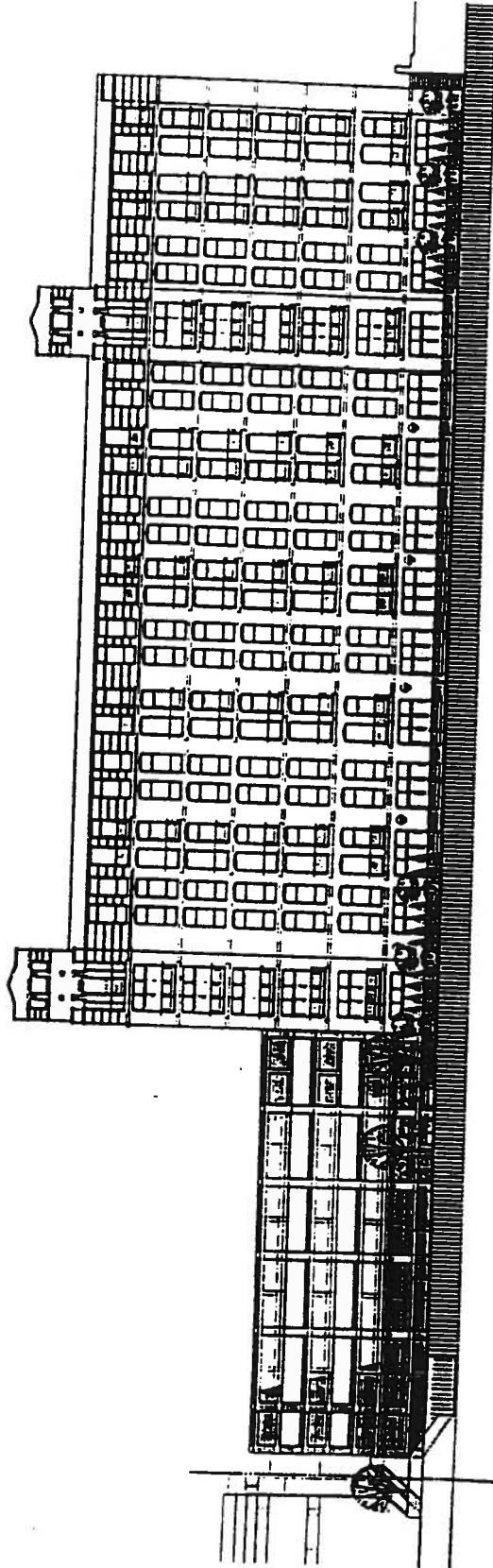


9/14/94

REPORTS OF COMMITTEES

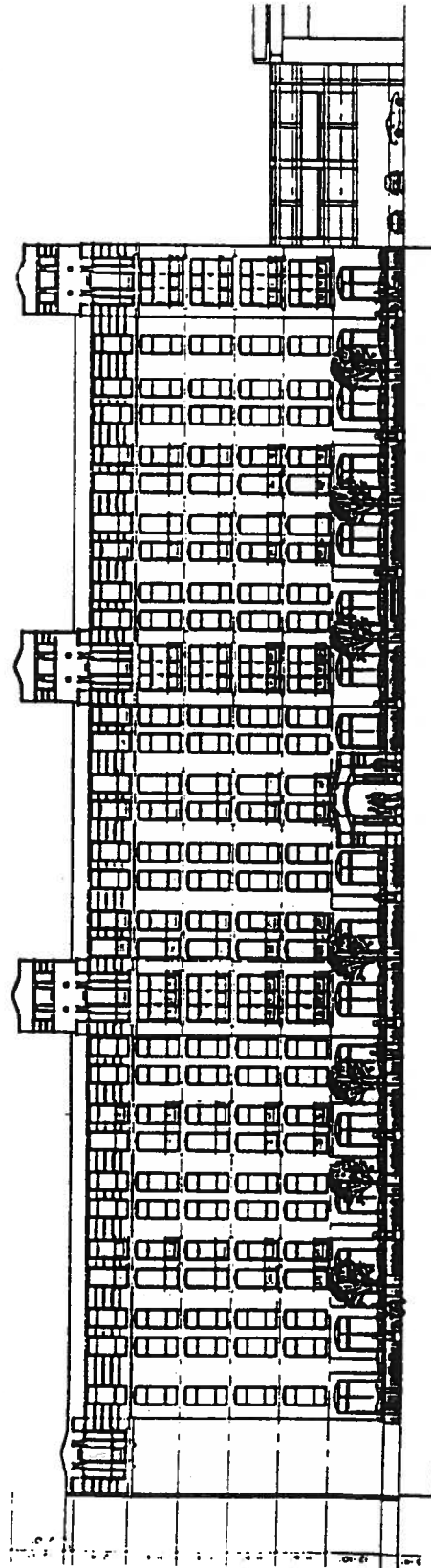
56699

North Branch Of Chicago River Elevation Drawing.



NORTH BRANCH OF CHICAGO RIVER ELEVATION

Parking Garage Elevation -- Chicago River Drawing.



NORTH KINGSBURY STREET ELEVATION

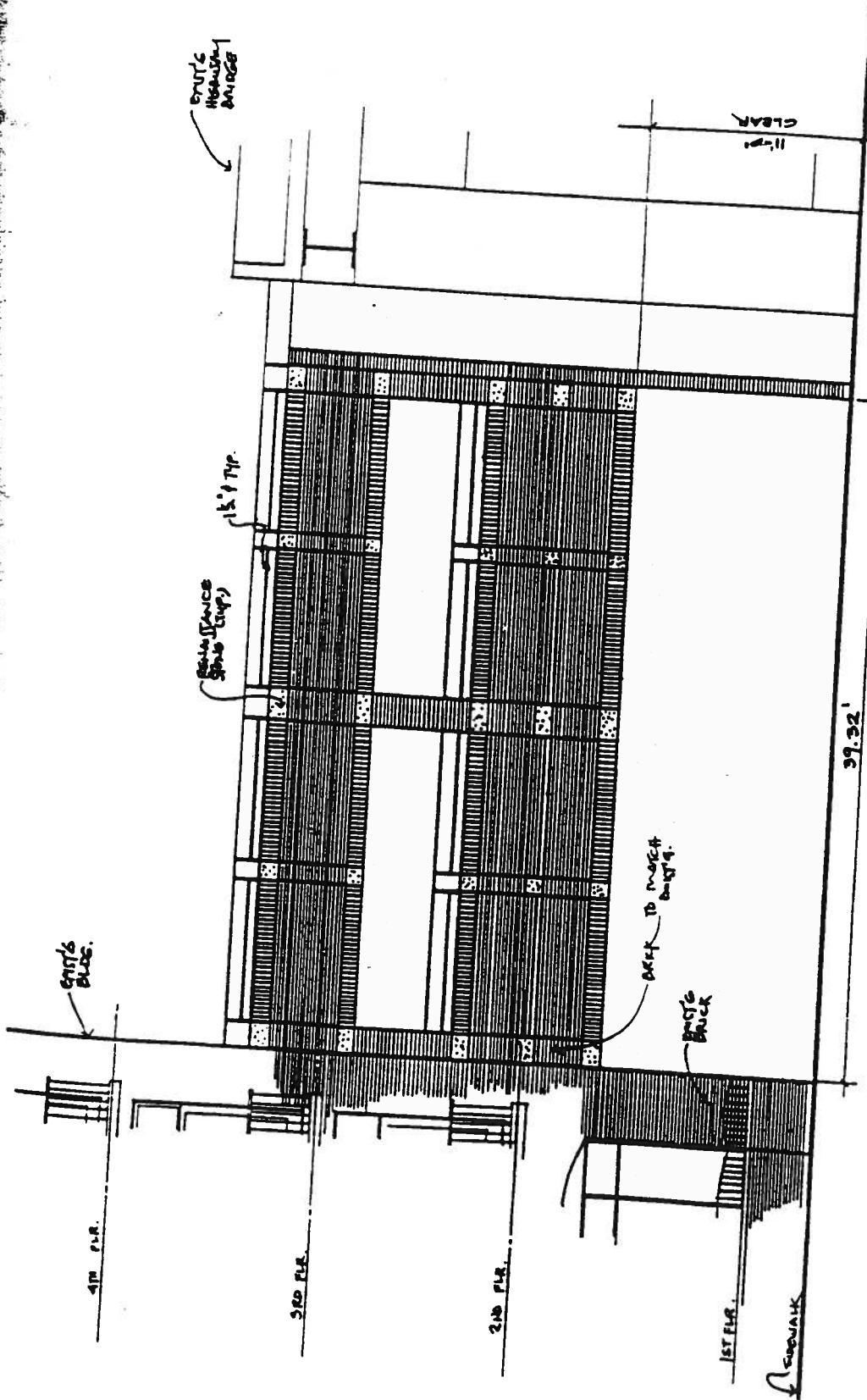
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REPORTS OF COMMITTEES

56701

Parking Garage Entry -- Detail Elevation Drawing.



PARKING GARAGE ENTRY - DETAIL ELEVATION

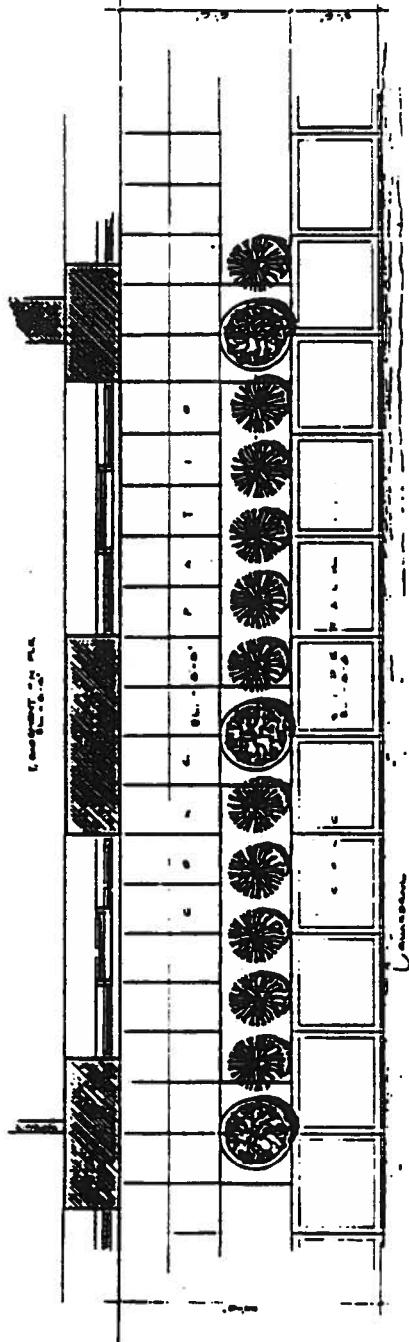
North KINGSBURY ST.

Applicant: Harold Lighteman, Inc.  
 Project: Riverbank lofts 444 W. Grand  
 Revised: 7/14/94

FITZGERALD ASSOCIATES ARCHITECTS  
 1017 17th St  
 71149a

Riveredge Landscape Plan Drawing.

PincGould ASSOCIATES ARCHITECTS 444 WEST GRAND AVE. CHICAGO, ILL. 60610 312.467.1100 312.467.1101	9368	BOARD COOPERATION AGREEMENT THE RIVERBANK LOFTS 444 WEST GRAND AVE	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____ TITLE: _____ SCALE: _____ SHEET NO.: _____ TOTAL SHEETS: _____
			1-2



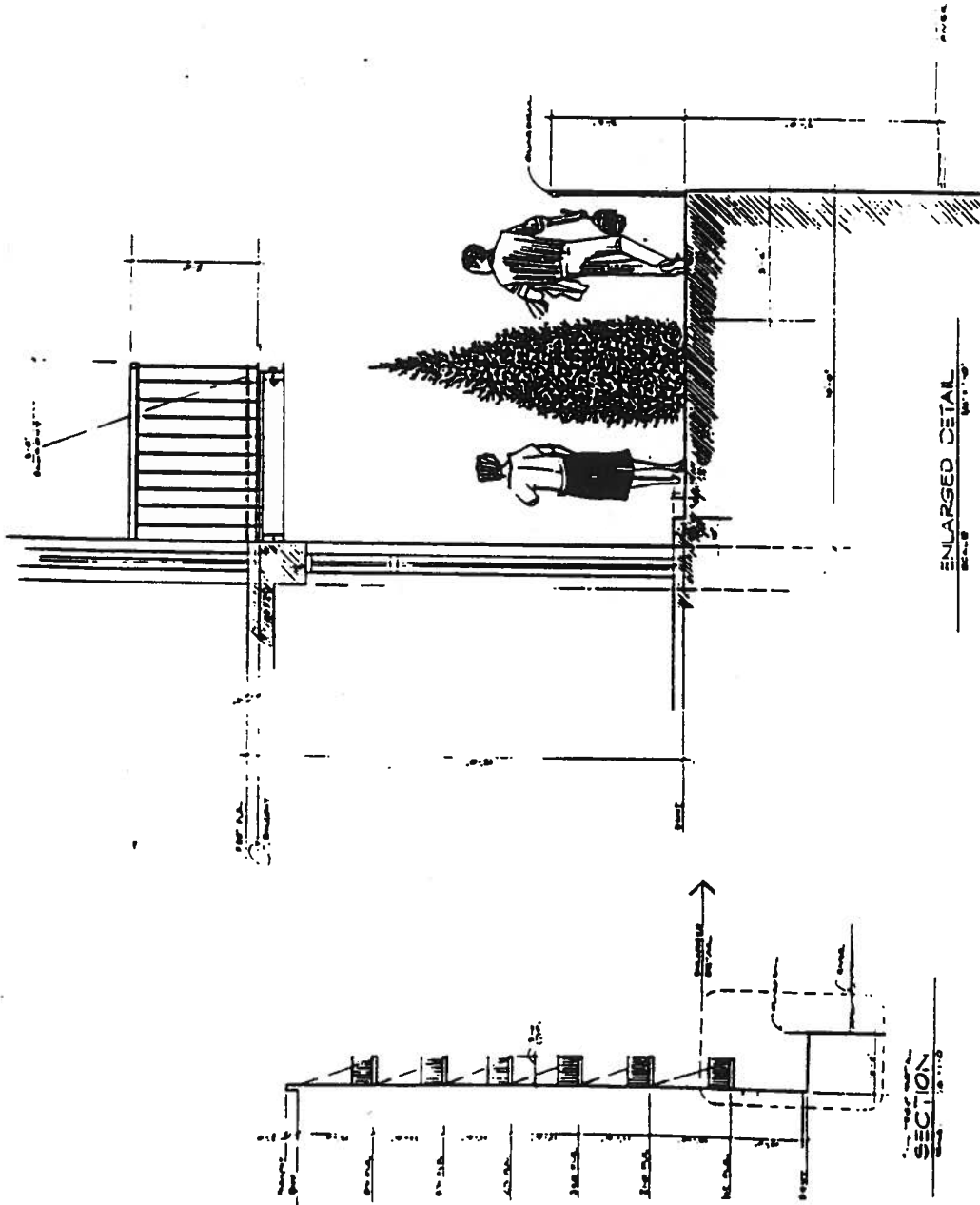
NORTH BRANCH OF CHICAGO RIVER

PARTIAL PLAN - SHOWING PLANTING CONC. PATIO - GENERAL BARBER - RIVEREDGE LANDSCAPE PLAN

Applicant: Harold Lighterman, Inc.  
Project: riverbank lofts 444 W. Grand Ave.  
Revised 7/14/94

Riveredge Cross Section Plan Drawing.

HAROLD LICHTERMAN ASSOCIATES ARCHITECTS 100 WEST GRAND AVE NEW YORK, N.Y. 10014 9348	THE RIVERBANK LOFTS 444 WEST GRAND AVE BOARD COOPERATION PROJECT	SHEET NO. 1 DATE 9/14/94 DRAWN BY [ ] CHECKED BY [ ] APPROVED BY [ ]
	PROJECT NO. 100-100-100 CITY OF NEW YORK DEPARTMENT OF CITY PLANNING 100 WEST 42ND STREET NEW YORK, N.Y. 10018	



ENLARGED DETAIL

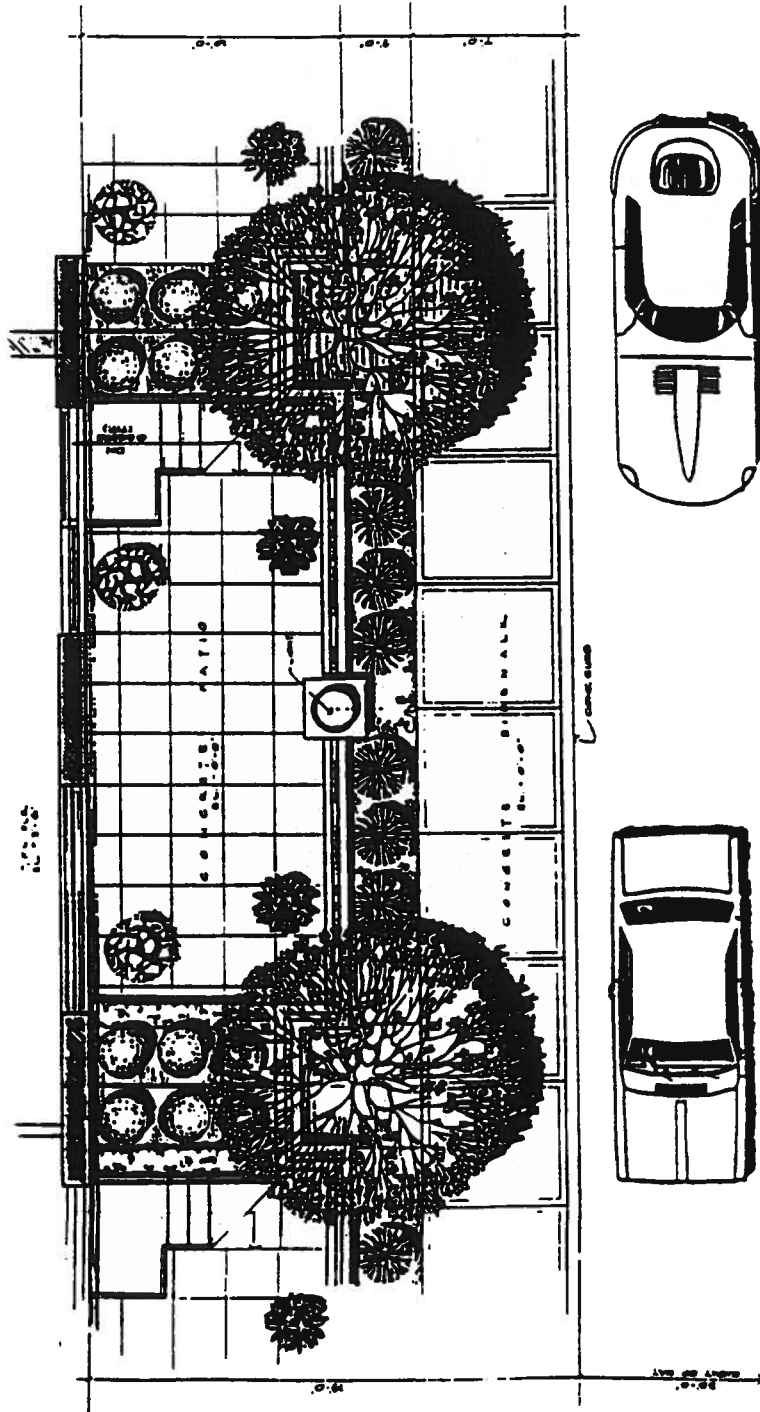
SECTION

RIVEREDGE CROSS-SECTION PLAN

Applicant: Harold Lichterman, Inc.  
 Project: Riverbank lofts 444 W. Grand Ave.  
 Revised: 7/14/94

Kingsbury Street Landscape Plan -- Detail Drawing.

PRYOR & ASSOCIATES ARCHITECTS 111 N. LAUREL ST. CHICAGO, ILL. 60610 312.527.5275	THE RIVERBANK LOFTS GRAND COOPERATION PROJECT	444 WEST GRAND AVE	SHEET NO. 1 OF 1
	DATE: 7/14/94 DRAWN BY: [illegible] CHECKED BY: [illegible]	PROJECT NO. [illegible]	CLIENT: [illegible]



KINGSBURY STREET LANDSCAPE PLAN  
 DETAIL  
 PARTIAL PLAN SHOWING CONC PAVG PLAN AND SIDEWALK  
 Applicant: Harold Lichterman, Inc.  
 Project: Riverbank lofts 444 W. Grand Ave.  
 Revised: 7/14/94