

PD 572

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DEPARTMENT OF Planning AND DEVELOPMENT
CITY OF CHICAGO

November 6, 2018

Mr. Carl Giometti, AIA
Studio GC
233 West Jackson Boulevard
Suite 1200
Chicago, Illinois 60606

Re: 1000 W. Washington Blvd.

Dear Mr. Giometti:

In response to your recent request, please be advised that the subject property is located in Residential Business Planned Development (PD) No. 572. You are seeking confirmation that a proposed day care facility with 15 full-time equivalent staff members serving a total of 91 children, from the ages of six weeks old to six years old, is permitted. Pursuant to the allowed uses, found in Statement 5 of PD 572, a day care is an allowed use. Regarding required parking and loading spaces to serve this use, while PD 572 does not require that off-street parking spaces be provided to support the staff of this day care, one on-street loading space will need to be secured for drop-off and pick up. Such space will need to be dedicated for your use, independent of use by other tenants, and will need to be coordinated with the Department of Transportation and local alderman's office.

Sincerely,

Patrick Murphey
Zoning Administrator
Bureau of Zoning



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
(312) 744-2578 (TTY)

<http://www.ci.chi.il.us>

October 24, 1997

Mr. Walter D. Street III, AIA Architects
4733 West Adams Street
Chicago, Illinois 60644-4635

Re: Request for minor changes to Residential-Business Planned
Development No. 572 (1000 West Washington Street)

Dear Mr. Street:

The Department of Planning and Development has considered your request for minor changes to Residential-Business Planned Development No. 572, and hereby approves your request pursuant to Section 11.11-3© of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested that the Site Plan, Landscape Plan, Building Elevations, and Bulk Regulations and Data Table originally approved by the Chicago City Council on December 21, 1994, be modified to allow for two additional loading docks to provide more accessible service to the first floor retail tenants in Phase II which will include three restaurants. The two proposed docks are located on the east side of the complex along Morgan Street and on the west side along Carpenter Street.

The revision to the plans to permit two additional loading docks has been reviewed by the Chicago Department of Transportation. CDOT has indicated that they have no objection to these modifications. The Department of Planning and Development has further concluded that these two additional docks would improve service to the retail spaces and that this modification would not change the character of the Planned Development.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development, I hereby approve the requested minor changes, but no other changes to Residential-Business Planned Development No. 572. The revised Site Plan, Landscape Plan, Building Elevations, and Bulk Regulation Data Table dated September 27, 1997 are made a part of this approval.

Very truly yours,



Christopher R. Hill
Commissioner

Originated by:



Philip Levin
Assistant commissioner

cc: Christine Slattery
Paul Woznicki
Michael Marmo

Walter D. Street III, AIA, Architects
4733 West Adams Street
Chicago, Illinois 60644-4635
t: 773/921.3309

October 20, 1997

Mr. Philip Y. Levin
Assistant Commissioner
Department of Planning and Development
City Hall, Room #1003
121 North La Salle Street
Chicago, Illinois 60602

Re: Commercial Drives & Loading Zones, "Procedure"
1000 West Washington/PHII
Chicago, Illinois

Dear Mr. Levin:

Pursuant to your recommendations of October 15 and 20, 1997 for this application, we are resubmitting this application with modifications and additional documents.

These following steps were taken by this office upon your suggestion:

1. a letter from the Developer requesting an administrative change of the project's Site Plan
2. a letter from the Alderman of the 27th Ward, Walter Burnett, stating no objections to the requested change*
3. a preliminary review by the Chicago Department of Transportation of the 'application'.

*The substance of the application and Site Plan change was reviewed in detail with the alderman and his staff.

**The staff of the Department of Transportation does not see any cause for their objection to this application. CDOT staff did suggest that as a technical issue the 'application' is viewed actually as a request for "Loading Zones" with "curb-cuts".

We trust that this application meets the criteria required by your office. Our office would like to offer our availability to answer any questions and concerns to facilitate this application.

Thank you in advance for your guidance with this matter.

Sincerely,

Walter D. Street III, AIA, Architects



Walter D. Street III

cc: Mr. James Engel, Managing Member, Washington Phase II Developers, LLC
Mr. Charles Cornelius, Member, Washington Phase II Developers, LLC
Mr. James Sulzer, Attorney, Washington Phase II Developers, LLC
file

Walter D. Street III, AIA, Architects
4733 West Adams Street
Chicago, Illinois 60644-4635
t: 773/921.3309

October 20, 1997

Mr. Philip Levin
Assistant Commissioner
Department of Planning and Development
City Hall, Room #1003
121 North La Salle Street
Chicago, Illinois 60602

Re: Commercial Drives & Loading Zones Permits Application
"Narrative"
1000 West Washington/PHII
Chicago, Illinois

Dear Mr. Levin:

The project's original concept and planning , approximately, four (4) years ago, included an original and now existing Loading Dock located in the basement of the north Phase I building of the complex. To-date, three (3) restaurant tenants have concluded lease agreements or are in the process of concluding lease agreements for space at the First Floor of the south Washington Boulevard, Phase II, building. All the potential needs of retail tenants could not be foreseen at the time of the project's planning. The fact that restaurants would become so interested in this location could not be anticipated.

It was determined by August 1997 that the original Loading Dock at the North Building would prove to be inadequate to service these restaurant tenants because of excessive distance and the complex logistics for accessing the facilities.

With input from these tenants, the First Floor Plan was minimally modified to provide accessible Service Docks at the east side, Morgan Street, and the west side, Carpenter Street. Minimum modifications to the east and west facades are proposed to accommodate these added facilities. These "Docks" do necessitate an access being provided for service vehicles which in turn require 'curb-cuts' at the street edge of the sidewalks.

Sincerely,

Walter D. Street III, AIA, Architects



Walter D. Street III

cc: Mr. Paul Woznicki, Zoning Administrator, Department of Zoning
Mr. James Sulzer, Attorney, Washington Phase II Developers, LLC
file

Washington Phase II Developers, LLC
1000 West Washington Boulevard
Chicago, Illinois 60607

October 16, 1997

Mr. Philip Levin
Assistant Commissioner
Department of Planning and Development
City Hall, Room #1003
121 North La Salle Street
Chicago, Illinois 60602

Re: Commercial Driveway Permits Application
1000 West Washington/PHII
Chicago, Illinois



Dear Mr. Levin:

We request an 'administrative change' to the Site Plan for this project.

The basis for this application and our request for reconsideration is that at the time of initial application for the original Planned Development, it was not possible to determine absolutely the nature and requirements of the retail tenancy that is evolving for the First Floor Retail. Since, to date, two of the tenants are restaurants, it has become essential to provide additional and more accessible Service Dock facilities for their use. These Service Docks have created the need for the access driveways and curb-cuts.

Within the constraints of the existing renovated building, the new driveways are proposed in accordance with the regulations and requirements of the City of Chicago Department of Transportation's "Regulations for Openings, Construction and Repair in the Public Way", January 1997 and the City of Chicago "Building Code", 1997.

Sincerely,

Washington Phase II Developers, LLC



James M. Engel, Managing Member

cc: Mr. Paul Woznicki, Zoning Administrator, Department of Zoning
Mr. James Sulzer, Attorney, Washington Phase II Developers, LLC
file

DATE October 16, 1997

Commissioner Cheryl T. Thomas
Depart of Buildings
121 North La Salle Street
Chicago, IL 60602

Attn.: Mr. Paul Woznicki
Zoning Administrator

Dear Mr. Woznicki

I am aware of the application for this permit

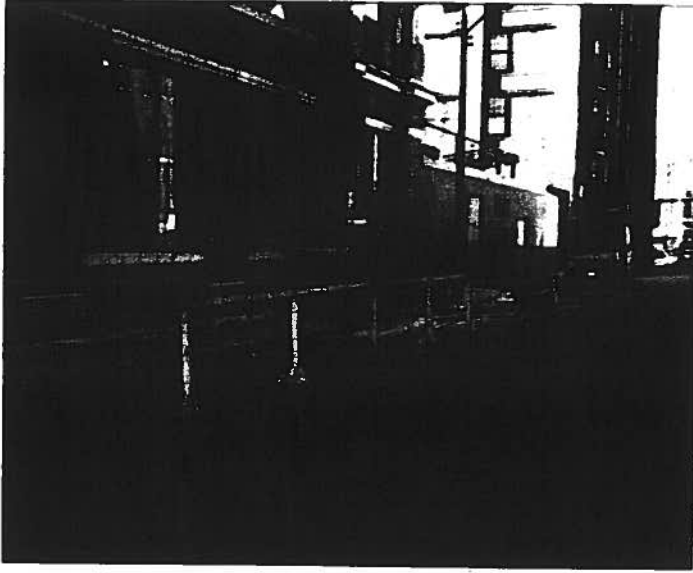
Located at 1000 West Washington, Chicago, IL

Description: Permits for two (2) Commercial Driveways for 108 North Morgan and 107 North Carpenter Streets.

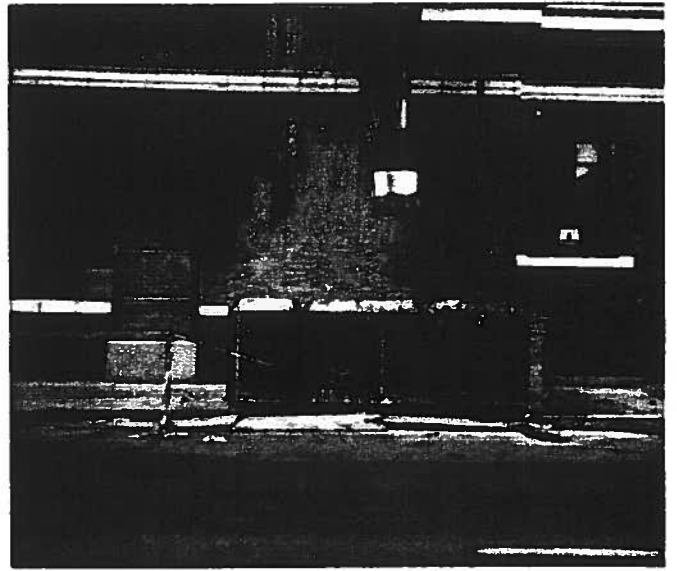
And have no objection to its issuance.

Walter Burnett, Jr. Walter Burnett, Jr.
Alderman (please print and sign) Walter Burnett, Jr.

cc: Mr. Philip Y. Levin, Assist. Commissioner, Dept. of Planning & Development/Zoning



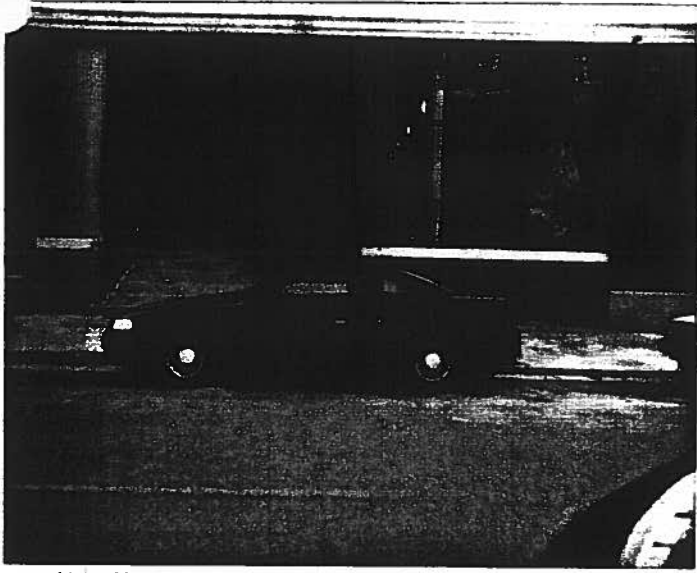
(1) N. MORGAN ST., VIEW NORTH TO W. RANDOLPH ST. & PH I BUILDING.



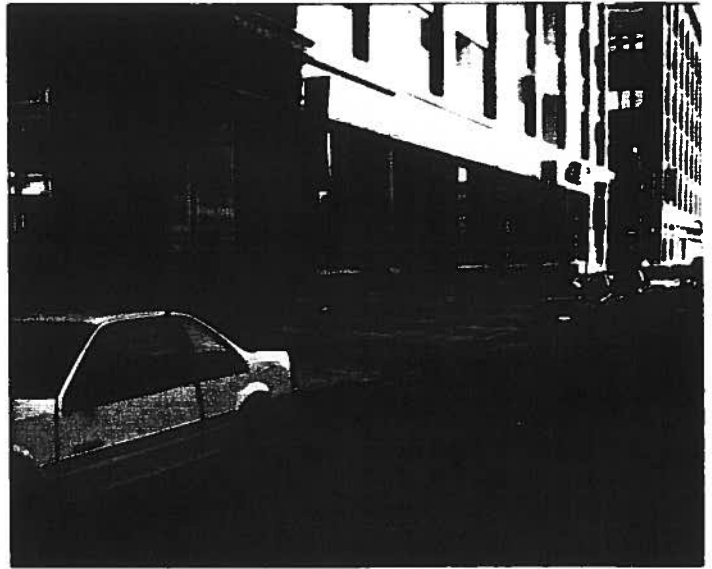
(2) N. MORGAN ST., EAST ELEVATION AT PROPOSED NEW DRIVEWAY & CURB-CUT.



(3) N. MORGAN ST., VIEW SOUTH TO W. WASHINGTON BLVD. & PH II BUILDING.



(4) N. CARPENTER ST., WEST ELEVATION AT PROPOSED NEW DRIVEWAY & CURB-CUT.



(5) N. CARPENTER ST., VIEW SOUTH TO W. WASHINGTON BLVD. & PHII BUILDING.



(6) N. CARPENTER ST., VIEW NORTH TO W. RANDOLPH ST. & PH I BUILDING.

FYI: W. Tippen's



MEMORANDUM

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J.F. Boyle, Jr.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
(312) 744-2578 (TT/TDD)

To: The Honorable William J.P. Banks
Chairman, City Council Committee on Zoning

From: Christine Slattery
Christine Slattery
Deputy Commissioner

Date: April 8, 1996

Re: Journal Correction for Residential-Business Planned Development
No. 572.

On December 21, 1994 the City Council Passed the Ordinance for Residential-Business Planned Development No. 572 for the loft buildings at 1000 W. Washington. Since that time it has been brought to our attention that a mistake was made in calculating the F.A.R. for the existing buildings preventing the completion of the building renovation and loft conversion. We are therefore requesting your assistance in re-publishing the Bulk and Data Table for the Planned Development reflecting the correct F.A.R. (attached). If you have any questions regarding this matter, please do not hesitate to contact me (744-5756) or Philip Levin, Director of Zoning (744-4182).

Thank you for your attention to this matter.

Enclosure

cc: Paul Woznicki
Tom Smith



Residential - Business Planned Development No. 572

Bulk Regulations and Data Table

Gross Site Area: 147,359.5 square feet

Public Right of Way: 60,639.5 square feet (Property line to center of streets)

Net Site Area: 86,720 square feet

Gross Floor Area: 299,894 square feet (Does not include basement level parking in the south building, new parking structures, and the lower level in the north building.)

Maximum Floor Area Ratio: 3.86

Maximum Percentage of Site Coverage: In accord with the site plan prepared by Schroeder Murchie Laya Associates Ltd., dated October 3, 1994

Number of Dwelling Units: Maximum of 217

Offstreet Parking: One space per dwelling unit

Offstreet Loading Berths: Two @ 12'-0" x 24'-0"

Perimeter Setbacks at Grade: Zero feet at the Randolph, Carpenter, Morgan and West Washington

Maximum Building Height: Existing - Estimated at 80'-0" generally along parapet walls and 96'-0" at mechanical penthouses and clock tower

APPLICANT: 1000 West Loft L.L.C.

ADDRESS: 110 North Peoria Street
Chicago, Illinois 60607

DATE: October 3, 1995

REVISED: November 10, 1994

#572

CHICAGO, December 21, 1994.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on December 20, 1994, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of four applications for exceptions.

I beg leave to recommend the passage of seven ordinances which were corrected and amended in their corrected form. They are Application Numbers A-3264, 11420, 11424, 11401, 11417, 11396 and A-3248. Let the record reflect that Application Number 11414 was voted "do not pass". Let the record reflect that on Application Number 11374, Alderman Olivo, Alderman Stone and Alderman Ed Smith abstained from voting.

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published with the exception of the four applications for exceptions and Application Numbers 11401, 11396 and A-3248, 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 ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Burke, Coleman, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Medrano, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 44.

Nays -- None.

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

11401

Alderman Mazola was excused from voting under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

The following is said ordinance as passed:

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 C3-3 Commercial Manufacturing District symbols and indications as shown on Map No. 1-G in the area bounded by:

West Randolph Street; North Morgan Street; West Washington Boulevard; and North Carpenter Street,

to the designation of a B4-4 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B4-4 Restricted Service District symbols and indications as shown on Map No. 1-G in the area described in Section 1 above, to Residential-Business Plan 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 hereof and to no others.

SECTION 3. 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. 572

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of an approximately 86,720 net square foot (1.99 acres) site of real property, bounded on the west by Carpenter Street, on the east by Morgan Street, on the north by Randolph Street, on the south by Washington Boulevard, which is owned or controlled by 1000 West Loft L.L.C., an Illinois limited liability company (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 alleys, or easements or adjustments of rights-of-way, or consolidation or re-subdivision or 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 that Applicant, the legal title holder and ground lessors. Further, pursuant to the requirements 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 or by all or any homeowners association which may be formed to succeed the Applicant for purposes of future zoning amendments. 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 fourteen statements; a Bulk and Regulations and Data Table; a Planned Development Boundary and Property Line Map; an Existing Zoning Map, an Existing Land-Use Map; a Generalized Land-Use Map; a

Site/Landscape Plan; and Building Elevations, as prepared by Schroeder Murchie Laya Associates Ltd., dated November 10, 1994. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance and all requirements thereof and satisfies the established criteria for approval of a planned development.

5. The following uses shall be permitted subject to the terms of this Planned Development: dwelling units, either alone or in combination with professional offices or studios provided that any combination live/work unit 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 outside the building. Residential units shall be permitted from below the second floor and below street level. Accessory earth station receiving dishes and parking shall also be permitted. All uses permitted in a B4-4 Restricted Service District shall be permitted on the first floor of the southern most building fronting on Washington Boulevard except arcades; amusement establishments; animal hospitals; animal pounds; battery and tire stations and gas utility service substations which shall not be permitted. Taverns shall also be a permitted use on the first floor of the southern most building fronting on Washington Boulevard.
6. Any service drives or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such driveway areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic and of the Department of Planning and Development.
7. Off-street parking 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 shall be one parking space for each dwelling unit.
8. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Planning and Development.
9. Improvements of the Property, including landscaping and all entrances and exits to the parking garages shall be designed, and installed and maintained at all times in general conformance with the Site/Landscape Plan and Parkway trees shall be installed and

maintained in accordance with the Parkway trees provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

10. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to:
 - a. Height limitations as certified on form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b. Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation, and Department of Law, and approved by the City Council.
12. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate, and consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. 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, Refrigerating, 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.
14. 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 Chicago 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 is 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 the B4-4 Restricted Service District.

[Planned Development Boundary and Property Line Map; Existing Zoning Map; Existing Land-Use Map; Generalized Land-Use Plan; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 64257 through 64266 of this Journal.]

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

Residential-Business Planned Development No. _____

Bulk Regulations And Data Table.

Gross Site Area:	147,359.5 square feet.
Public Right-of-Way:	60,639.5 square feet (property line to center of streets).
Net Site Area:	86,720 square feet.
Gross Floor Area:	299,894 square feet (does not include basement level parking in the south building, new parking structures, and the lower level in the north building).
Maximum Floor Area Ratio:	3.6.
Maximum Percentage of Site Covering:	In accord with the Site Plan prepared by Schroeder Murchie Laya Associates Ltd., dated October 3, 1994.
Number of Dwelling Units:	Maximum of 217.

Off-Street Parking:	One space per dwelling unit.
Off-Street Loading Berths:	Two at 12 feet, 0 inches by 24 feet, 0 inches.
Perimeter Setbacks at Grade:	Zero feet at West Randolph Street, North Carpenter Street, North Morgan Street and West Washington Boulevard.
Maximum Building Height:	Existing -- estimated at 80 feet, 0 inches generally along parapet walls and 96 feet, 0 inches at mechanical penthouses and clock tower.

CHICAGO ZONING ORDINANCE AMENDED TO
RECLASSIFY PARTICULAR AREAS.

The Committee on Zoning submitted the following:

CHICAGO, December 21, 1994.

To the President and Members of the City Council:

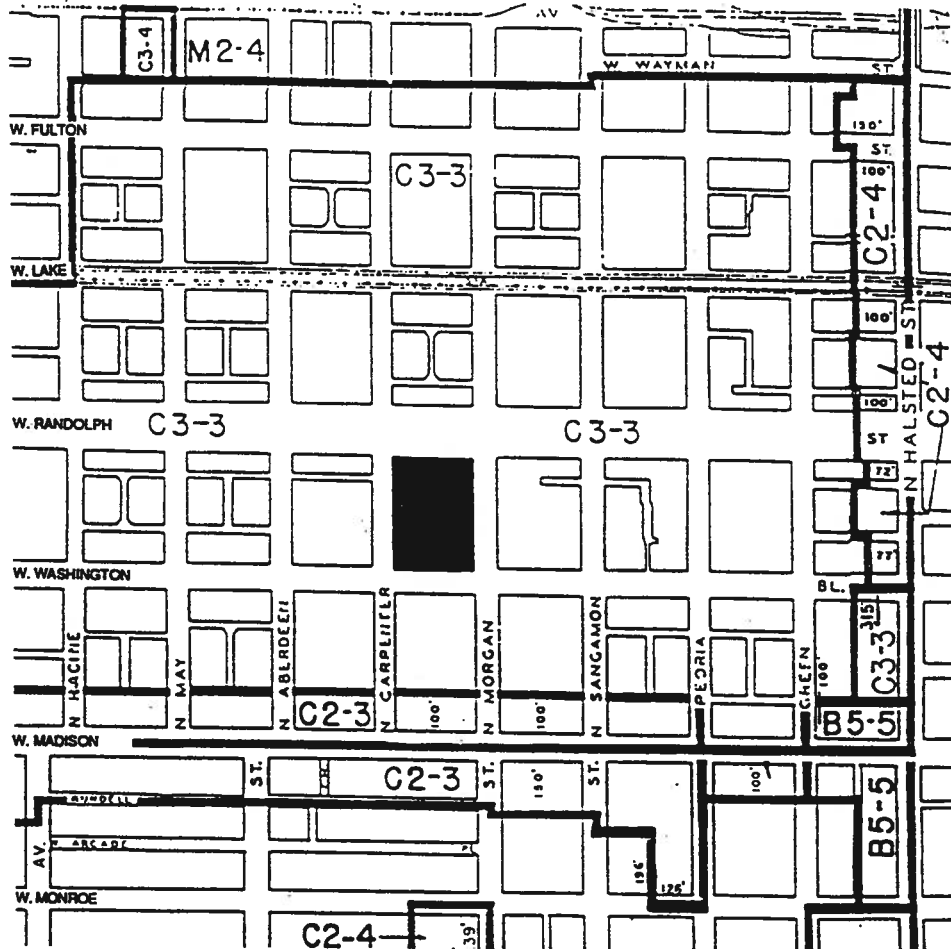
Reporting for your Committee on Zoning, for which a meeting was held on December 20, 1994, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of four applications for exceptions.

I beg leave to recommend the passage of seven ordinances which were corrected and amended in their corrected form. They are Application Numbers A-3264, 11420, 11424, 11401, 11417, 11396 and A-3248. Let the record reflect that Application Number 11414 was voted "do not pass". Please let the record reflect that on Application Number 11374, Alderman Olivo, Alderman Stone and Alderman Ed Smith abstained from voting.

(Continued on page 64267)

Existing Zoning Map.

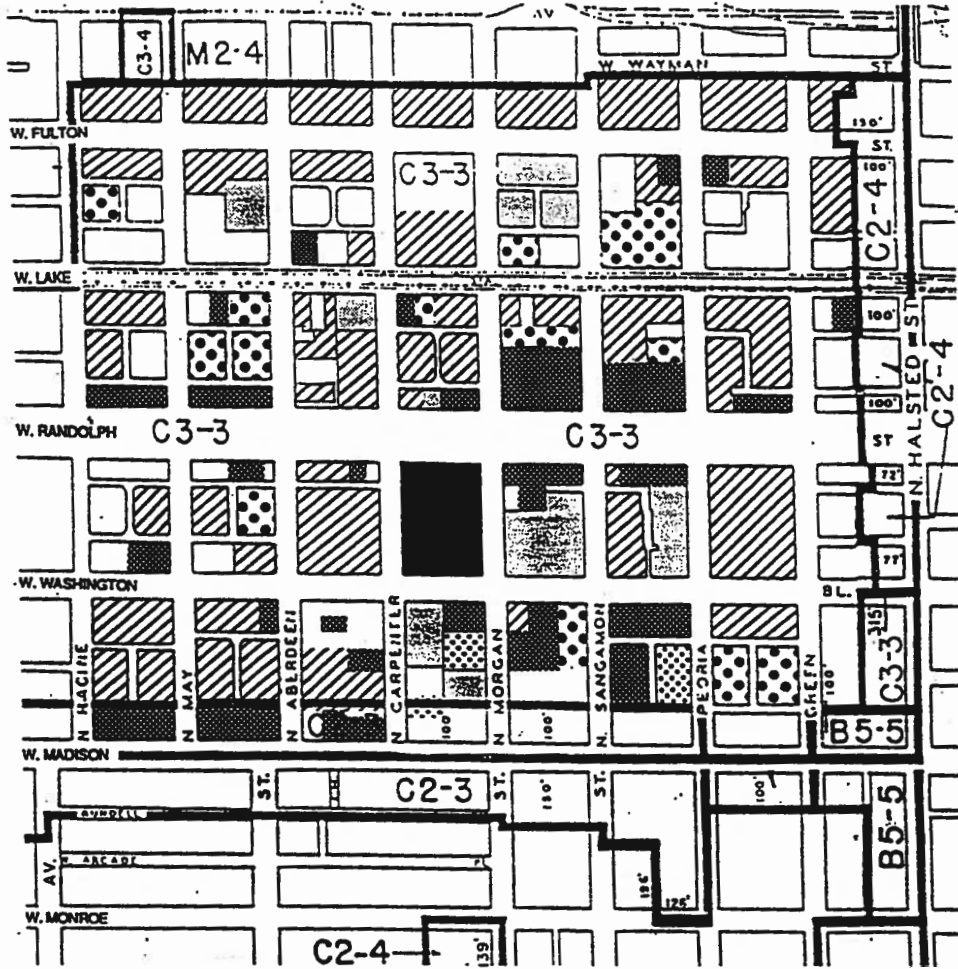


APPLICANT: 1000 WEST WASHINGTON LOFT LLC
 110 NORTH PEORIA
 CHICAGO, IL 60607

■ SUBJECT PROPERTY







DATE: 10 NOVEMBER 1994

Existing Land-Use Map.

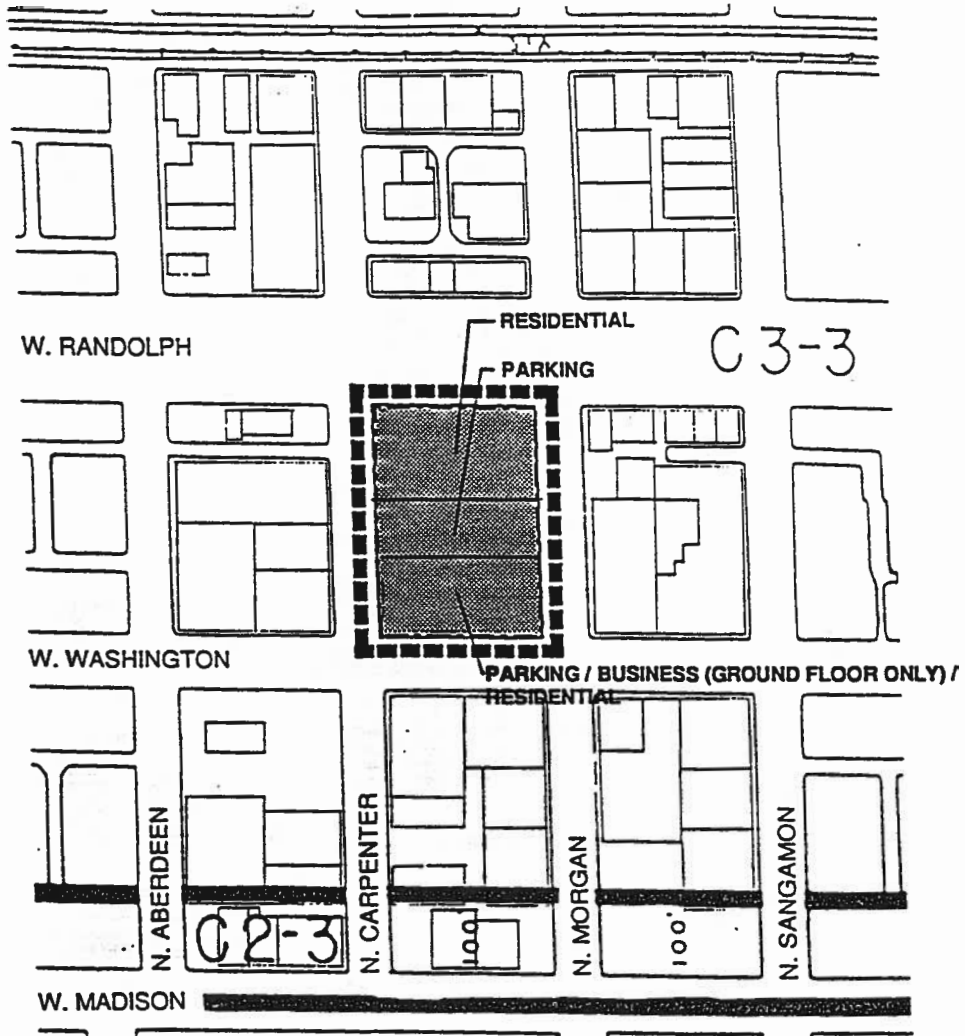


APPLICANT: 1000 WEST WASHINGTON LOFT LLC
 110 NORTH PEORIA
 CHICAGO, IL 60607

DATE: 10 NOVEMBER 1994

- KEY
-  COMMERCIAL
 -  RESIDENTIAL / COMMERCIAL
 -  RESIDENTIAL
 -  MANUFACTURING
 -  RETAIL
 -  SUBJECT PROPERTY

Generalized Land-Use Map.



T

APPLICANT: 1000 WEST WASHINGTON LOFT LLC
 110 NORTH PEORIA
 CHICAGO, IL 60607

DATE: 10 NOVEMBER 1994

- KEY
- PROPERTY LINE
 - ■ ■ ■ PLANNED DEVELOPMENT BOUNDARY
 - SUBJECT PROPERTY

Building Elevation Drawings.
(Page 3 of 5)

BUILDING ELEVATION
(Note: Balcony extensions over public
right-of-way subject to City approval)

