

PD 925

Table of Contents

10/19/2021 Minor Change 2

02/24/2014 Site Plan 3

07/27/2011 Zoning Letter 5

09/01/2004 PD Adoption 6

 Ordinance 6

 Statements 6

 Bulk Table 10



October 19, 2021

Sylvia C. Michas
Taft Law
111 E. Wacker, Suite 2800
Chicago, IL 60601

**Re: Minor Change to PD No. 925
1241-45 W. Jackson Boulevard**

Dear Ms. Michas:

Please be advised that your request for a minor change to Residential Business Planned Development No. 925 ("PD 925") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 11 of PD 925.

Walkout LLC, is the owner of the 4-story, 93-unit residential building located at 1241-45 W. Jackson Boulevard within Subarea B of PD 925. The PD also includes an 8-story, 189-unit residential building located at 1224 W. Van Buren Street within Subarea A. Walkout LLC is seeking a minor change to allow the public to lease 25% of the required residential accessory parking spaces in Subarea B, which amounts to 30 of the existing 123 spaces. The subject parking spaces are located on the first floor of the 1241-45 W. Jackson Building.

Subarea B of PD 925 requires a minimum of 123 parking spaces, including 30 spaces for Subarea A. Since your client purchased the property in Oct. 2019, many of the Subarea B parking spaces have remained vacant. According to your request letter, many residents in both buildings do not own automobiles. You submitted a parking survey which shows that on 6 different dates between November 15, 2019, and September 28, 2021, only 71 of the total 123 spaces, roughly 58%, were occupied, while the remaining 42% were vacant. You also submitted a consent letter from the 1224 Van Buren Buildings' condominium association approving your request to use the inactive spaces.

Regarding your request, the Department of Planning and Development has determined that allowing 25% of the required parking spaces to be used by the public 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 925, 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 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,

A handwritten signature in black ink, appearing to read "S. Valenziano", with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

C: Mike Marmò, Erik Glass, Noah Szafranicc, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 24, 2014

Mr. Jay Keller
SPACE Architects and Planners
2149 North Talman Avenue
Chicago, IL 60647

Re: Site Plan Approval for Subarea B of Residential Business Planned Development No. 925 – Jackson Lofts 1223 West Jackson Boulevard
Proposal: The construction of a new, four-story, 91-unit residential building
Location: 1229 – 1253 West Jackson Boulevard

Dear Mr. Keller:

We have reviewed the plans submitted by you on behalf of 1223 West Jackson Land, LLC, for the construction of a four-story, 93-unit residential residential building. Those plans, prepared by SPACE Architects and Planners and dated approximately November 22, 2013, consist of:

- A1.0 Site/Roof Plan;
- A1.1 Ground Floor Plan;
- A1.2 Typical Floor Plan;
- A2.0 Jackson Street Elevation;
- A2.1 Gladys Street Elevation;
- A2.2 East and West Elevations;
- A2.3 East and West Courtyard Elevations; and
- L1.0 Landscape Plan.

These plans are submitted in accordance with Statement No. 10 of Residential Business Planned Development No. 925.

Features of the submittal include a new four-story, 93-unit residential building with ground floor enclosed parking and support spaces. The Planned Development allows an FAR of 5.0, 207 residential units, and a height of 115 feet in Subarea B. This building would have an FAR of 2.52, 93 residential units, and height of 61 feet. The residential floors would be set back at least ten feet from the side lot lines. The building would be clad with cast stone panels and face brick with stone accents.

As required by the Planned Development, the proposal would provide a minimum of one accessory parking space per residential unit (93 spaces), plus thirty parking spaces for the residents of Subarea A and two off-street loading spaces. A total of 50 bicycle parking/storage spaces would be provided. The parking and loading would all be accessed from the W. Gladys Avenue.

There would be an approximately 2,900 square-foot landscaped courtyard/open space for the residents. There would be ten parkway trees along W. Jackson Boulevard, either existing or new. The building would be Energy Star certified and have a green roof on at least 50% of the net roof area, approximately 17,900 square feet.

This building may be constructed on two phases.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with, and satisfy the requirements of, the Plan of Development. Accordingly, this Site Plan submittal for Residential Business Planned Development No. 64/Subarea B is hereby approved as conforming to the Plan of Development as approved by the Chicago City Council on September 1, 2004. This Site Plan Approval does not cover any signage, which must be covered by a separate application.

Sincerely,



Patricia A. Scudiero,
Zoning Administrator

Originated by: Fred Deters

cc: Thomas S. Moore (Anderson & Moore, P.C.) via email
Thomas Meador (Michigan Avenue Real Estate Group) via email
Mike Marmo (DPD)
Erik Glass (DPD)
Planned Development files



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

July 27, 2011

Mr. Bernard I. Citron
Thompson Coburn LLP
55 East Monroe Street, 37th Floor
Chicago, Illinois 60603

Re: Residential Business Planned Development No. 925, 1223 West Jackson Boulevard

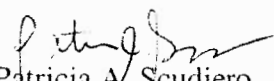
Dear Mr. Citron:

In response to your letter dated July 18, 2011, Residential Business Planned Development No. 925 ("PD") was passed by the City Council on September 1, 2004. The PD included properties located on both West Van Buren St. (an existing commercial loft building) and a property on West Jackson Blvd. (the subject property). The Van Buren property (Sub area A), an existing six story commercial building, was converted into an eight story residential building containing 189 dwelling units several years ago.

The Jackson property (Sub area B) has remained as non-accessory parking since enactment of the PD. The property has fallen into foreclosure and a client you represent has entered into a contract to purchase the property. Their intention is to continue the non-accessory parking use in the near future, and when financially appropriate, construct the project which was approved for Sub area B.

You are seeking confirmation that the PD is still in force and effect and that the existing non-accessory parking use on the Jackson property can still be operated at this location. Pursuant to Statement No. 14 of the PD, since substantial construction of the Van Buren property was completed within six years of the date of passage of the PD, the PD is still in force and effect. Also, pursuant to Statement No. 10 of the PD, until such time as Sub area B is developed, it may continue to be used as a surface parking lot.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm
C: Main file

9/1/2004

REPORTS OF COMMITTEES

14351
30567

Reclassification Of Area Shown On Map Number 2-G.
(As Amended)
(Application Number 14351)

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 M1-5 Restricted Manufacturing District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Jackson Boulevard; a line 3 10.22 feet west of and parallel to South Throop Street; West Gladys Avenue; a line 120.15 feet east of and parallel to South Throop Street running for a distance of 20.00 feet; West Gladys Avenue; a line 53.00 feet east of and parallel to South Throop Street to the point of beginning;

And

West Gladys Avenue; a line 360.06 feet east of and parallel to South Throop Street; West Van Buren Street; and a line 158.75 feet east of and parallel to South Throop Street,

to those of a B3-5 General Retail District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the City Zoning Ordinance be amended by changing all of the B3-5 General Retail District symbols to those of Residential Business Planned Development and a corresponding use is hereby established.

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

Plan of Development Statements attached to this ordinance read as follows:

Residential-Business Planned Development Number 925

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of a net site area of approximately one and nine-tenths (1.9) acres (eighty-three thousand three hundred thirty-three (83,333) square feet) which is controlled by Centurion Lofts L.L.C. and

Jackson Boulevard Development L.L.C. ("Applicant") for purposes of this Residential-Business Planned Development,

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 resubdivision of parcels shall require 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 applicable within this planned development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development, the legal title holder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications, or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under 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 modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development. No amendment may be sought without written approval by the homeowners association unless the right to do so has been retained by applicant and its successors in title documents.
4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; a Planned Development Property Line and Boundary Map; an Existing Zoning and Land-Use Map; a Subarea Plan; a Site Plan; a First Floor Plan; a Landscape Plan; Building Materials Plans; and Building Elevations all dated July 15, 2004, prepared by Bauhs Dring Seglund Main Architects and Planners, which are all incorporated herein. Full size sets of the Site Plan, Exterior Materials Plan, Landscape Plan and Building Elevations are on tile with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies 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 within the areas delineated herein: multi-family dwelling units; uses as permitted in the B3-5 zoning district; accessory parking; surface public parking lot uses; accessory uses; and related uses.
6. Identification and business signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to review of the Departments of Transportation and Planning and Development.
8. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definition in the 1957 City of Chicago Zoning ordinance shall apply.
10. Improvements of the property, including landscaping and all entrances and exits shall be designed, installed and maintained in substantial conformance with the Bulk Regulations and Data Table and the Site Plan attached hereto and made a part hereof. At such time that the Developer chooses to move forward with the development of Subarea B, the site plan, the elevations and materials shall be required to undergo site plan review in accordance with Bulk Regulations established in the bulk table and the July 15, 2004 site plan; balconies which do not overhang the public way will be permitted. Landscaping and a green roof shall be installed and

maintained at all times in accordance with the Site Plan and Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Until such time as Subarea B is developed, it may continue to be used as a surface parking lot.

11. 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 written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner, which promotes and maximizes the conservation of energy resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within this planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating.
14. Unless substantial construction of the building has begun within the planned development within six (6) years of the date of passage of the planned development, the zoning of that property shall revert to the B4-4 General Service District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

9/1/2004

REPORTS OF COMMITTEES

14351
30571

[Planned Development Property Line, Boundary and Subarea Map;
Zoning and Land-Use Map; Site Plan; First Floor Plan;
Landscape Plan; Building Materials Plan; and
Building Elevations referred to in these
Plan of Development Statements
printed on pages 30573
through 30585 of
this Journal.]

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

Residential-Business Planned Development Number 925.

Bulk Regulations And Data Table

Gross Site Area:	106,074 square feet
Net Site Area:	83.03 square feet (1.9 1 acres)
Maximum Floor Area Ratio:	
Subarea A:	7.0
Subarea B:	5.0
Maximum Number of Residential Units:	
Subarea A:	189
Subarea B:	207
Maximum Site Coverage:	In accordance with the Site Plan
Minimum Number of Accessory Off-Street Parking Spaces:	

Subarea A: 159

Subarea B: 237 (includes 30 spaces for Subarea A)

In the event fewer residential units are constructed at the time of Part II approval, fewer parking spaces may also be constructed, so long as the 1:1 parking ratio of residential units to parking spaces is maintained. If revisions are required by another City agency at the time of building permit applications the number of parking spaces may be reduced, so long as a minimum ration of 1: 1 spaces per dwelling unit is maintained.

Minimum Number of Off-Street
Loading Docks:

Subarea A: 0

Subarea B: 2

Minimum Building Setbacks: In accordance with the Site Plan

Maximum Building Height:

Subarea A: In accordance with the Building Elevations

Subarea B: Maximum Height shall be 115 feet

Height shall be defined as on July 15, 2004

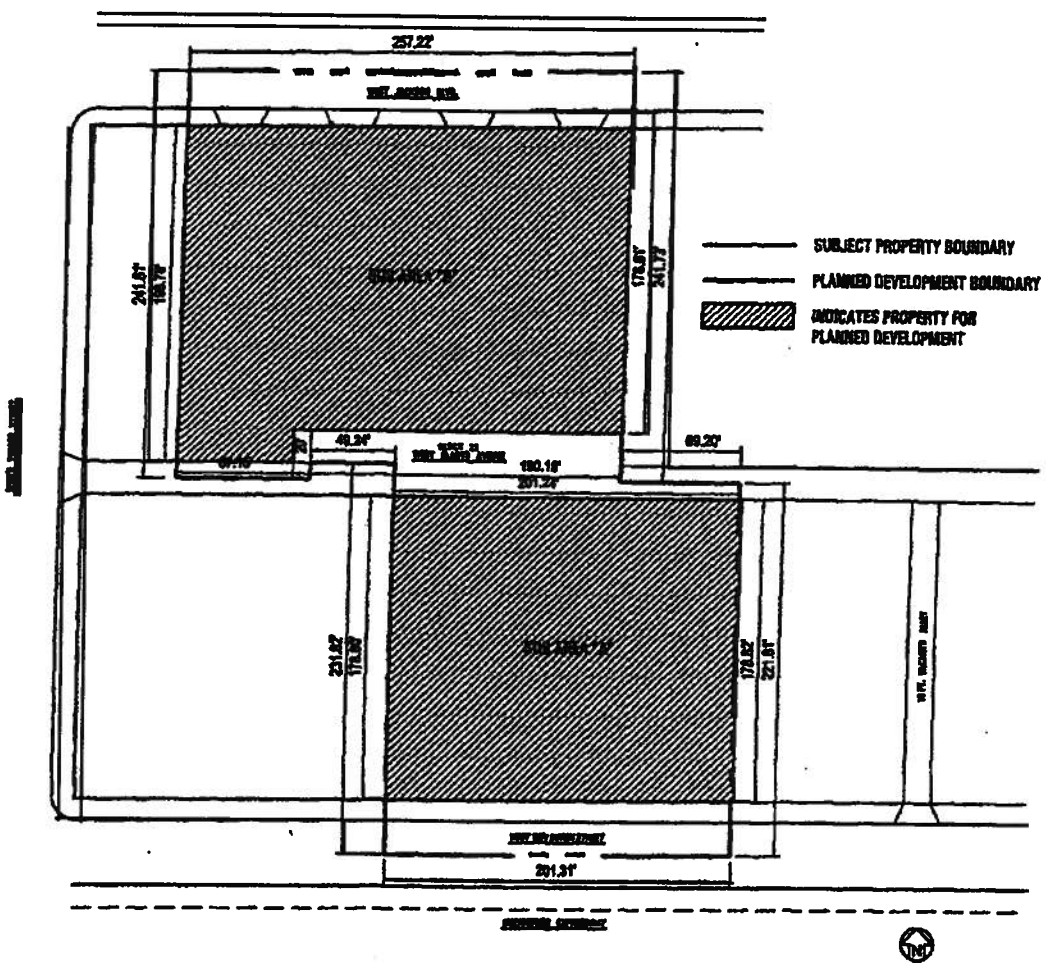
9/1/2004

REPORTS COMMITTEES

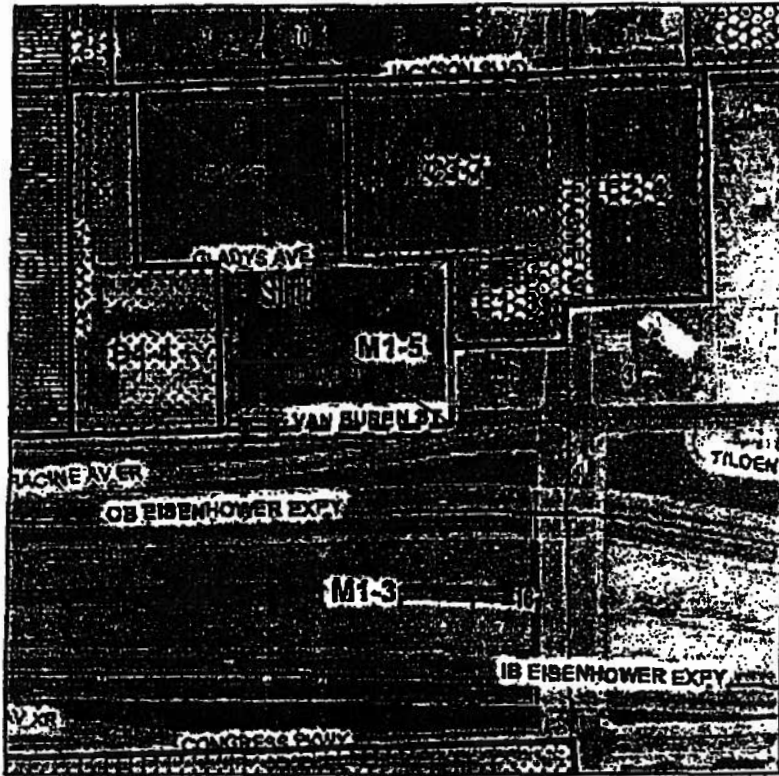
30573

Planned Development Property
Boundary and Sub Area Map

PLANNED DEVELOPMENT PROPERTY LINE, BOUNDARY AND SUB AREA MAP



Zoning And Land-Use Map.



--- INDICATED PROPERTY FOR PLANNED DEVELOPMENT
 - - - ZONING DISTRICT BOUNDARIES

BUSINESS
 COMMERCIAL

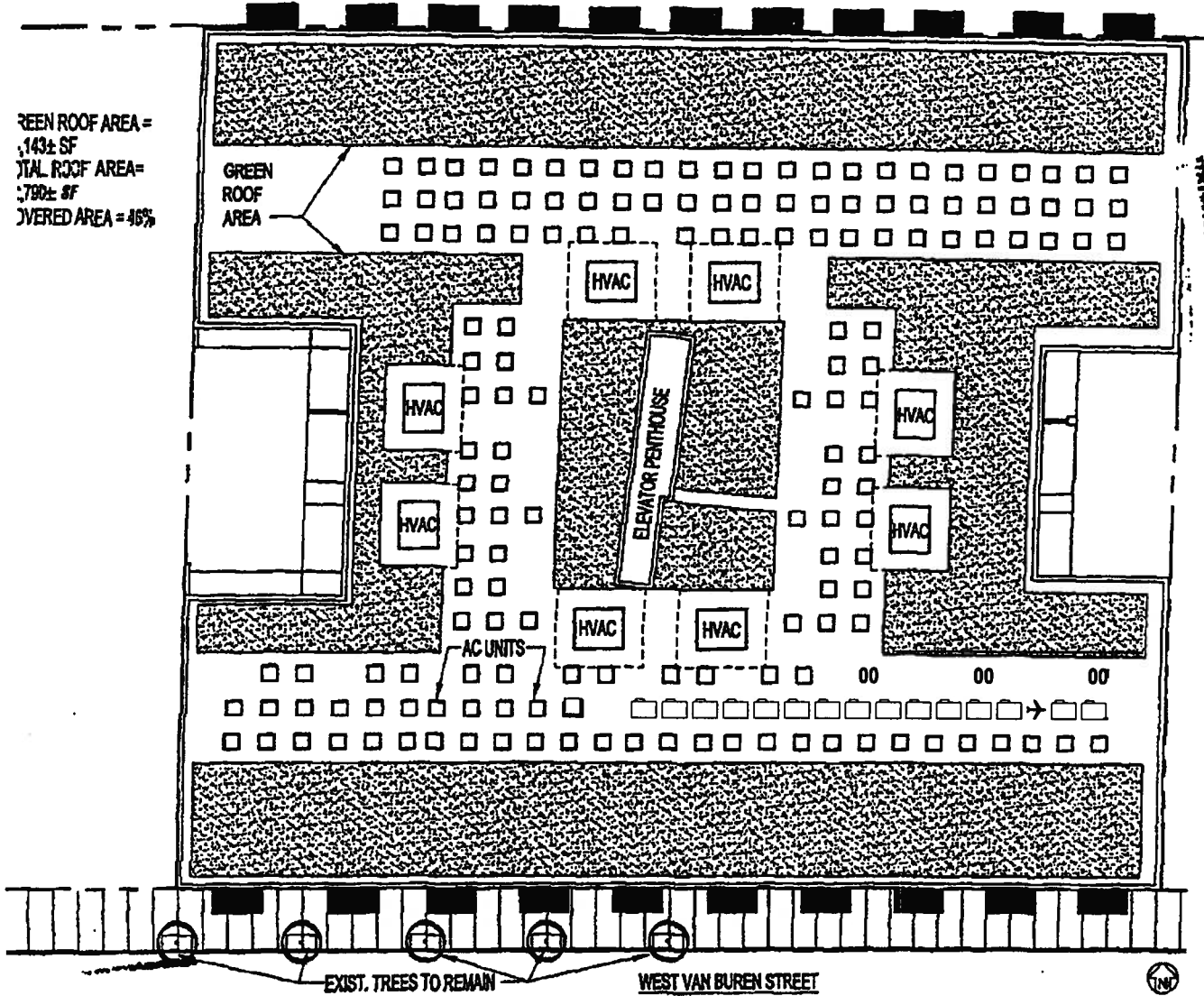
MANUFACTURING
 PLANNED DEVELOPMENT

1. 1250 W. VAN BUREN CONDOMINIUM
2. OXFORD CLOTHES
3. SHELL GAS STATION
4. TORTO OSSI CUCINA ITALIANA
5. HELIX CAMERA & VIDEO
6. MANDER SCHEID
7. RACINE CAFE
8. SHERYON WILLIAMS PROFESSIONAL & INDUSTRIAL SALES
9. 2-STORY HOUSE

10. FREDERIC'S FRAME STUDIO, INC.
 11. C.H.H.
 12. EMPTY LOT
 13. CHICAGO POLICE EDUCATION AND TRAINING ACADEMY
 14. KIMBALL HILL MANAGEMENT CO.
 15. PARKING BUILDING
 16. BLUE LINE TRAIN STATION (RACINE)
- P. PARKING LOTS

LANDSCAPE PLAN - SUB AREA "A"

GREEN ROOF AREA =
1,143± SF
TOTAL ROOF AREA =
2,790± SF
COVERED AREA = 41%



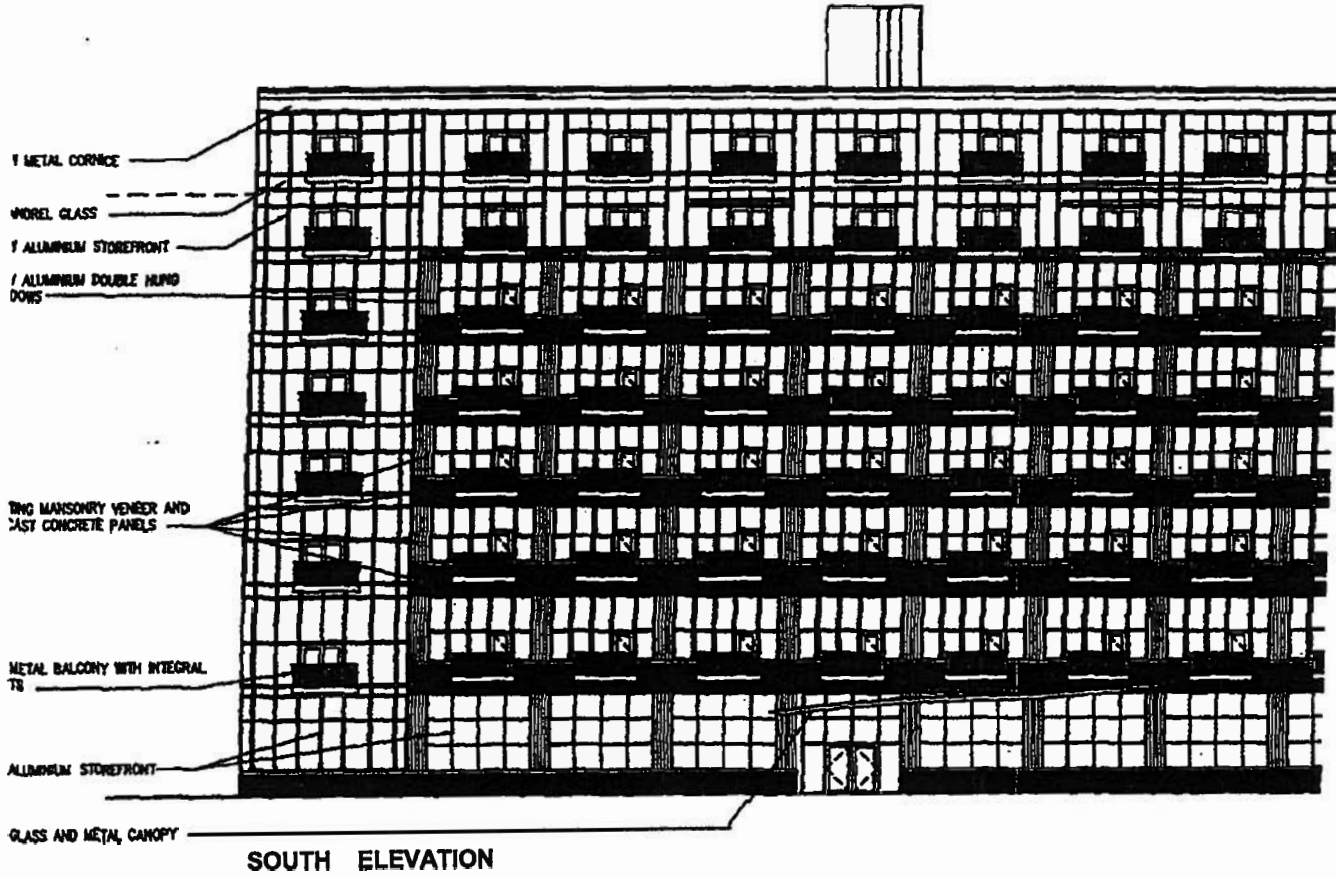
9/1/2004

REPORTS OF COMMITTEES

Landscape Plan -- Subarea "A".

30577

BUILDING MATERIALS - SUB AREA "A"



Materials -- Subarea "A".
(South Elevation)

COUNCIL--CHICAGO

9/1/2004

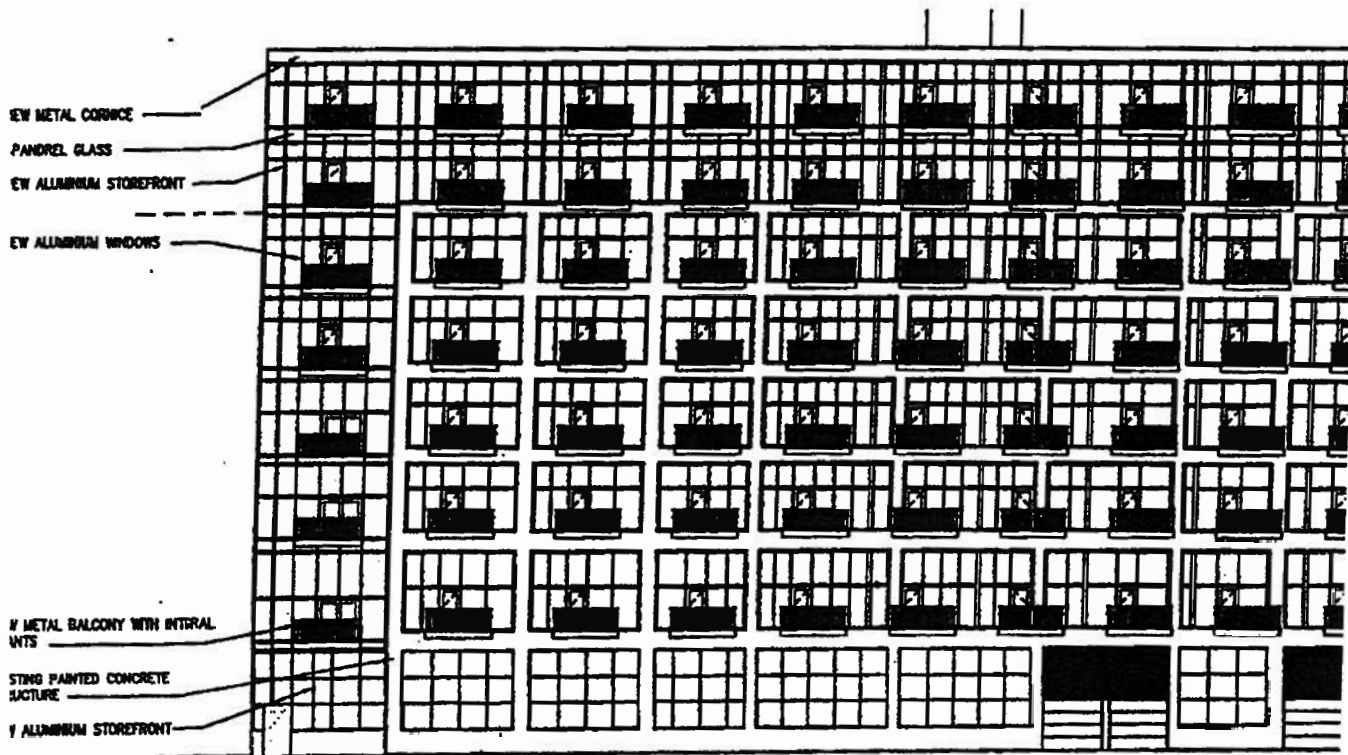
9/1/2004

REPORTS OF COMMITTEES

30579

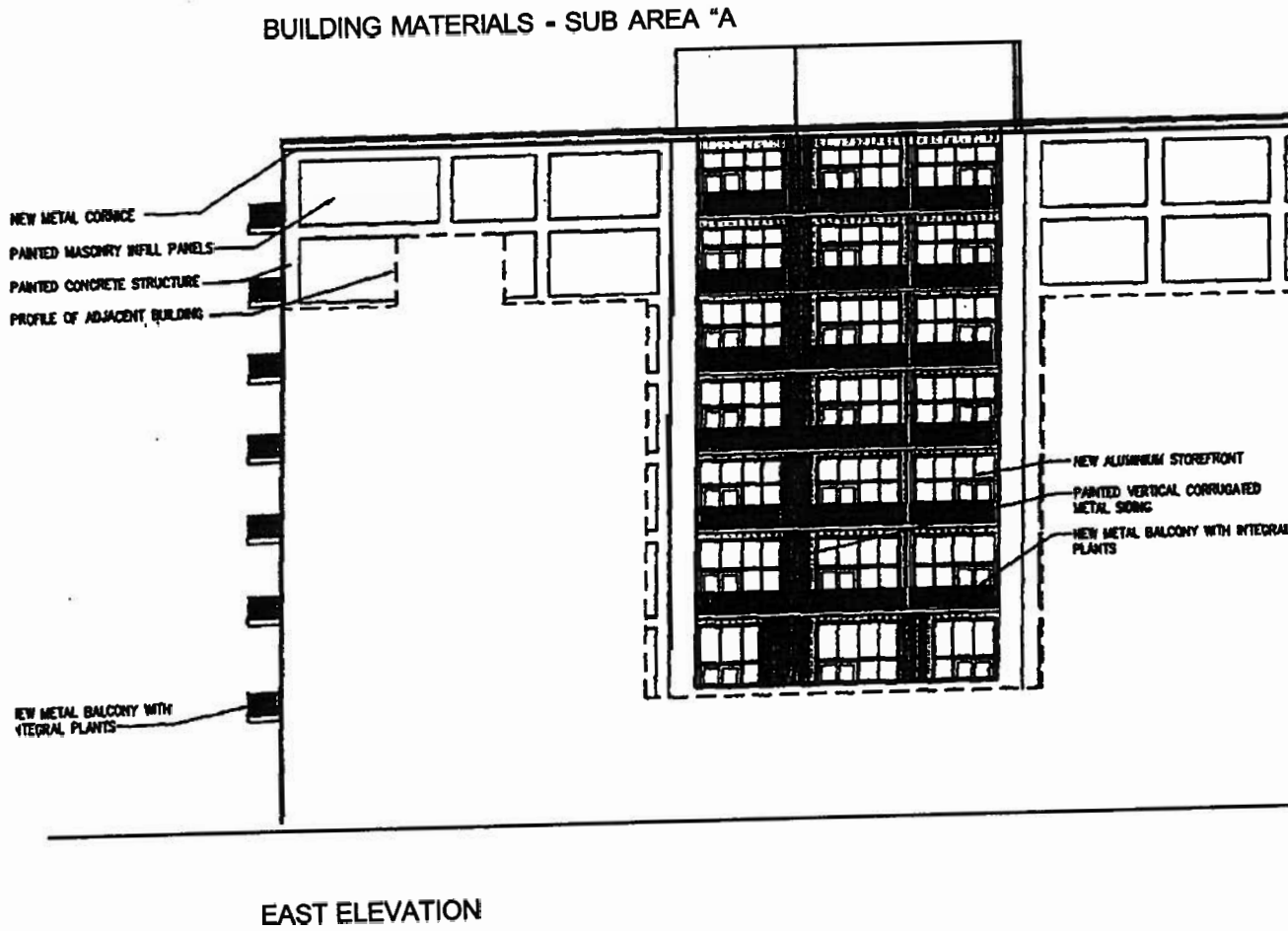
Building Materials -- Subarea "A".
(North Elevation)

BUILDING MATERIALS - SUB AREA "A"



NORTH ELEVATION

Building Materials -- Subarea "A".
(East Elevation)



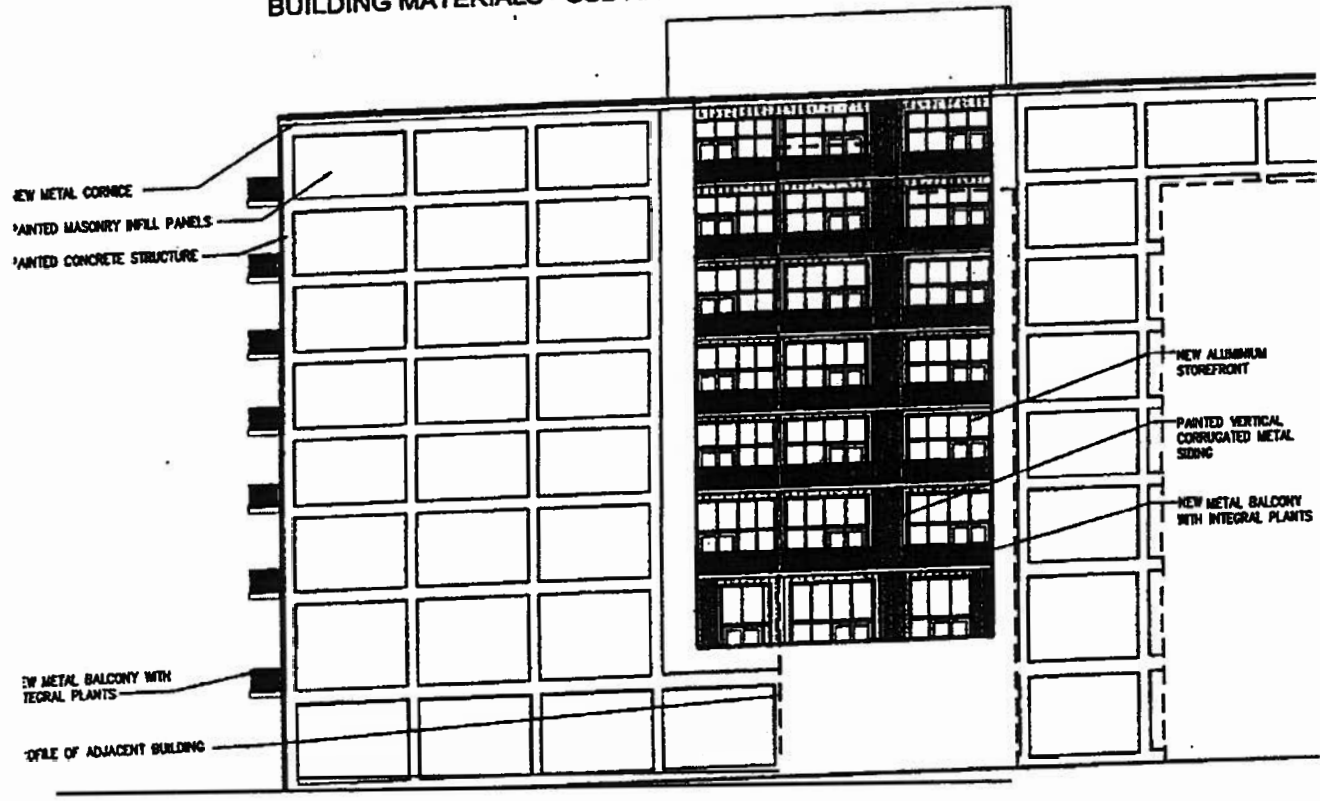
9/1/2004

REPORTS OF COMMITTEES

30581

Building Materials -- Subarea "A".
(West Elevation)

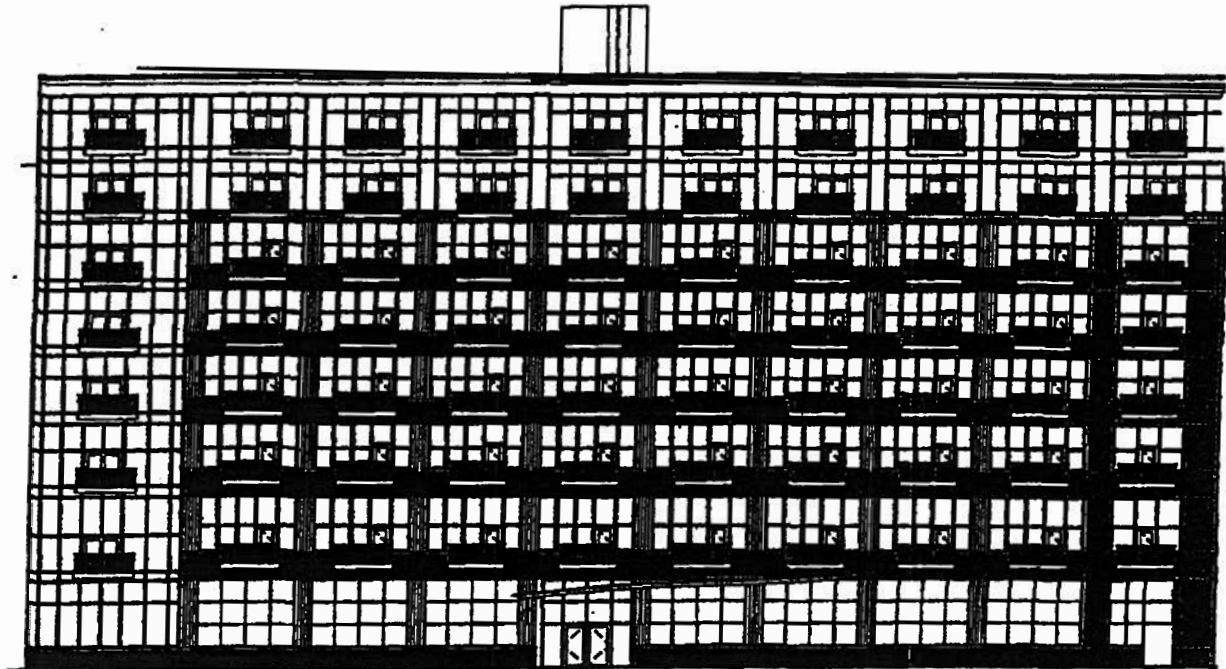
BUILDING MATERIALS - SUB AREA "A"



WEST ELEVATION

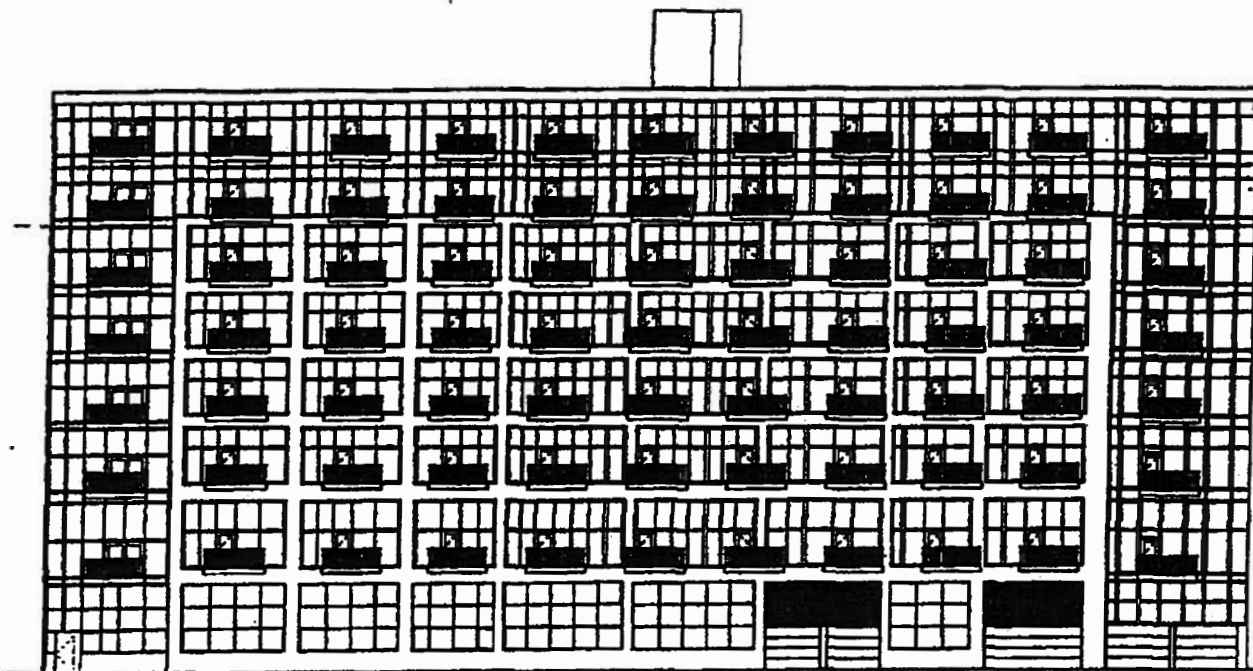
Building Elevations -- Subarea "A".
(South Elevation)

BUILDING ELEVATIONS - SUB AREA "A"



SOUTH ELEVATION

BUILDING ELEVATIONS - SUB AREA "A"



NORTH ELEVATION

9/1/2004

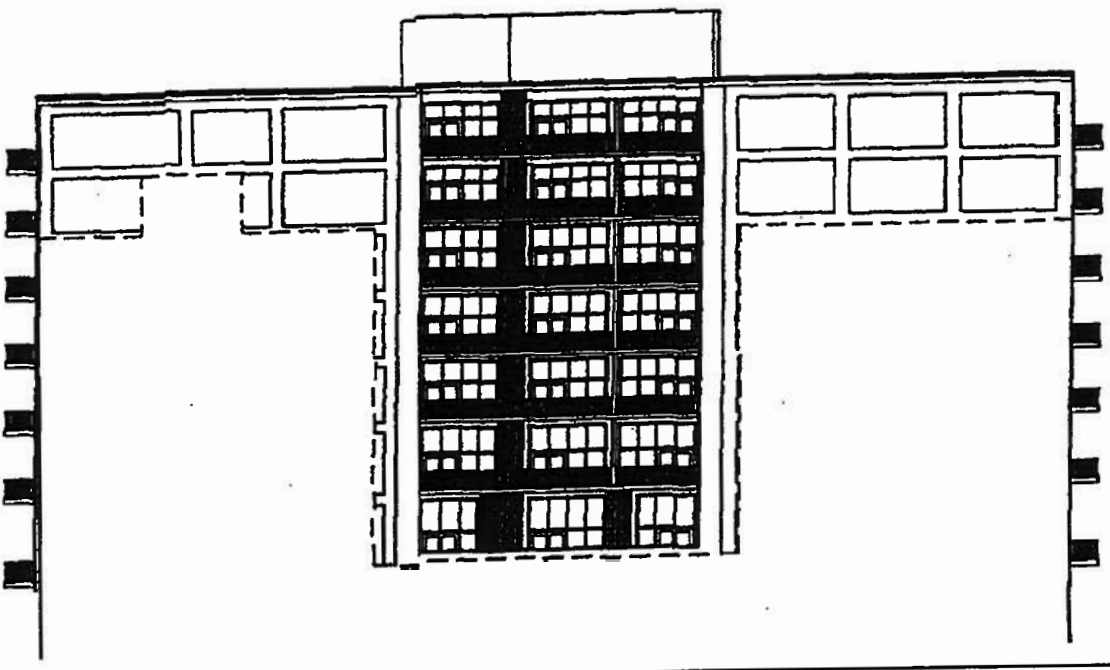
REPORTS OF COMMITTEES

30583

Building Elevations -- Subarea "A".
(North Elevation)

Building Elevations -- Subarea "A".
(East Elevation)

BUILDING ELEVATIONS - SUB AREA "A"



EAST ELEVATION

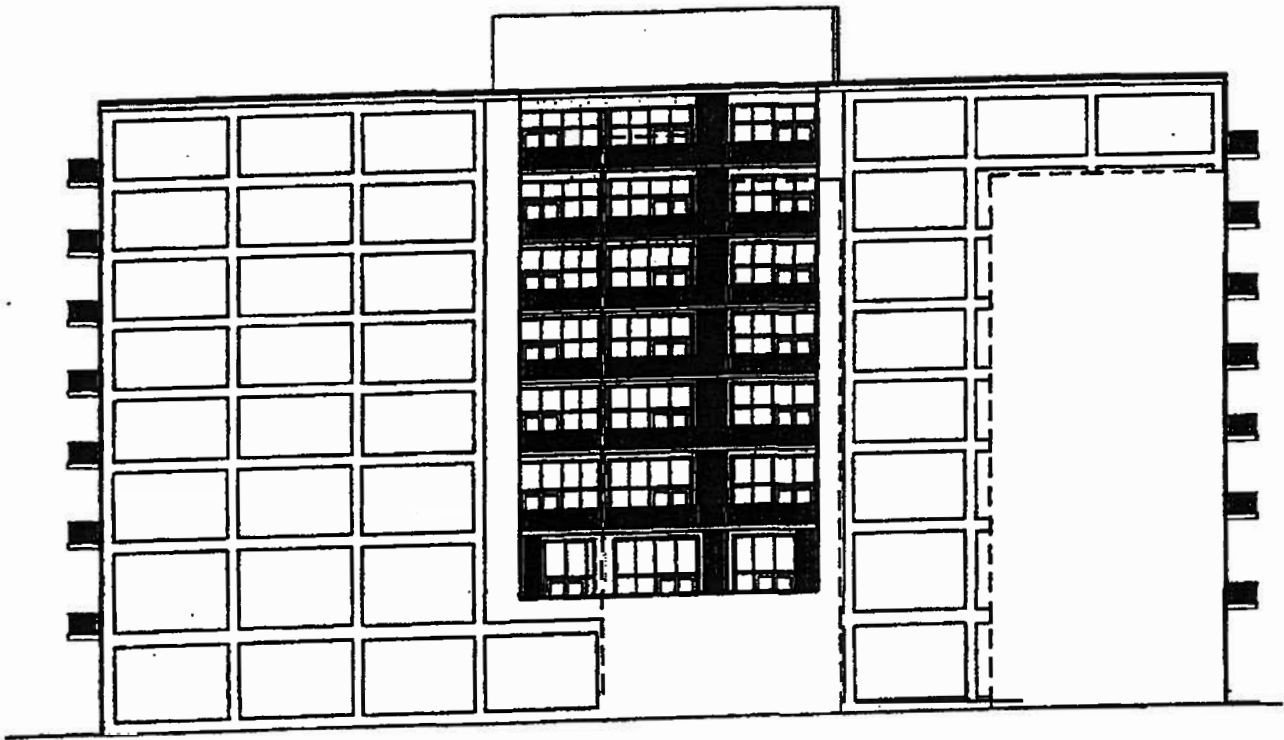
9/1/2004

REPORTS OF COMMITTEES

30585

Building Elevations -- Subarea "A".
(West Elevation)

BUILDING ELEVATIONS - SUB AREA "A"



WEST ELEVATION