



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2020-4562

Type: Ordinance **Status:** Passed

File created: 9/9/2020 **In control:** City Council

Final action: 1/27/2021

Title: Zoning Reclassification Map No. 1-G at 1330-1364 W Washington Blvd/100-138 N Ada St/1349-1389 W Randolph St - App No. 20478

Sponsors: Misc. Transmittal

Indexes: Map No. 1-G

Attachments: 1. O2020-4562.pdf, 2. SO2020-4562.pdf

Date	Ver.	Action By	Action	Result
1/27/2021	1	City Council	Passed	Pass
1/26/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/9/2020	1	City Council	Referred	

ORDINANCE

BB IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby

amended by changing all C1-3 Neighborhood Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by

West Randolph Street; North Ada Street; West Washington Boulevard; A line 466.65 feet west of and parallel to North Ada Street; A line 190.78 feet north of and parallel to West Washington Boulevard running west for 161.91 feet to the public alley next and west of vacated North Loomis Street; the vacated public alley next and west of vacated North Loomis street running 63.89 feet along the east line and then running 24.94 feet to the westerly point; a line 96.08 feet south of and parallel to West Randolph Street; A line 566.71 feet west of and parallel to North Ada Street to the point of beginning.

to those of a DX-3 Downtown Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby

amended by changing all DX-3 Downtown Mixed-Use District symbols and indications as shown on Map No. 1-G in the area bounded by

West Randolph Street; North Ada Street; West Washington Boulevard; A line 466.65 feet west of and parallel to North Ada Street; A line 190.78 feet north of and parallel to West Washington Boulevard running west for 161.91 feet to the public alley next and west of vacated North Loomis Street; the vacated public alley next and west of vacated North Loomis street running 63.89 feet along the east line and then running 24.94 feet to the westerly point; a line 96.08 feet south of and parallel to West Randolph Street; A line 566.71 feet west of and parallel to North Ada Street to the point of beginning.

to those of a Planned Development

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

1330-1364 W. Washington 100-138 N Ada/1349-1389 W Randolph

BUSINESS PLANNED DEVELOPMENT NO. ,
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Business Planned Development Number TBD, ("Planned Development") consists of approximately 179,428 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by Chicago Journeyman Plumber Local 130, UA and Chicago Title and Trust Company Land Trust Number 15408 dated September 10, 1925 (collectively) and is also known as the Applicant.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal 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 any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), each Subarea, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership, or control or designated control. Ownership, or control or single designated control shall be construed pursuant to Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the

Departments of Planning and Development, and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Applicant : Plumber Local 130, UA and Chicago Title and Trust Company Land Trust Number 1540S dated September 10, 1925
Address: 1330-1364 W Washington, 300-138 N Ada, 1349-1389 W-Randolph Introduced: September 9, 2020

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the F*ublic Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans. Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation. All work proposed in the public way must be designed and constructed in

Applicant.: Plumber Local 130, UA and Chicago Title and Trust Company Land Trust Number 15408 dated September 10, 1925
Address: 1330-1364 W Washington, 100-138 N Ada, 1349-1389 W Randolph Introduced: September 9, 2020

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

5. This Plan of Development consists of 19 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; and Existing Site Plan; a Planned Development Boundaiy and Property Line Map; a

Subarea Plan; a Site Plan; a Landscape Plan; a Subarea A Site Section Plan; a Subarea A ground level plan; Subarea A floor plans; a Subarea A Roof Plan; Subarea A Vehicular and Loading Access Plan; and Building Elevations (North, South, East, and West) prepared by OKW Architects and dated July 21, 2020. Full-sized copies of the Site Plan and Subarea A Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code (the "Building Code"), the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

6. The following uses are permitted in the Subarea A, Subarea B, and Subarea C delineated herein as the Planned Development.

Subarea A: general retail sales, office, eating and drinking establishments, outdoor patio (at grade and on rooftop), personal service, artists work or sales space, business equipment sales and service, business support services, accessory and non-accessory parking, financial services, food and beverage retail sales, medical service, artisan manufacturing uses, including any accessory and related uses to these uses as well as accessory loading.

Subarea B: general retail sales, office, eating and drinking establishments, personal service, co-located wireless communication facilities, cultural exhibits and libraries, outdoor patio (at grade and on rooftop), animal services, artists work or sales space, business equipment sales and service, business support services, residential * storage warehouses, communication service establishments, financial services, food and beverage retail sales, medical service, artisan

Applicant: Plumber Local 130, UA and Chicago Title and Trust Company Land Trust Number 15408 dated September 10, 1925
Address: 1330 1364 W Washington, 100-138 N Ada, 1349-1389 W Randolph Introduced: September 9, 2020

manufacturing uses, including accessory and related uses to these uses as well as accessory loading.

Subarea C: general retail sales, office, business equipment sales and service, business support services, colleges and universities, school, community centers, recreation buildings, assembly use, school, accessory and non-accessory parking, artisan manufacturing uses, including accessory and related uses to these uses as well as accessory loading.

7. Any material development in Subarea B and Subarea C shall be submitted and processed under Site Plan Review pursuant to Section 17-13-0801 through Section 17-13-05 of the Chicago Zoning Ordinance. Prior to the Part II Approval (Sec. 17-13-0610 of the Zoning Ordinance) in Sub-Area(s) A, B, or C, the Applicant shall submit a site plan, landscape plan, and building elevations for the specific Sub-Area(s) for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Sub-Area Site Plan Approval Submittals (Sec. 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Sub-Area, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way. No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been

granted. Following approval by the Department of Planning and Development, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development. After approval of the Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement 14. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Sub Area Site Plan Approval Submittals shall, at a minimum, provide the following information: fully-dimensioned site plan (including a footprint of the proposed improvements); fully-dimensioned building elevations; fully-dimensioned landscape plan(s); statistical information applicable to the subject sub-area, including

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floor area, the applicable FAR, uses to be established, building heights and setbacks. Sub Area Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development. This Statement Number 7 shall not apply to alterations to existing buildings that do not increase their height or alter their footprint, to demolition work, or site work.

8. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
9. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
10. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 179,428 square feet and a base FAR of 3.0.
11. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval. Prior to Part II approval, the Applicant shall submit and the Department of Transportation shall approve a traffic study. If the traffic study identifies infrastructure upgrades or improvements that are warranted by and attributed to the project, the Applicant shall be required to fund and install such upgrades and improvements to CDOT standards.
12. The Site and Landscape Plans shall be in substantial conformance with the City of Chicago Landscape Ordinance and any other corresponding regulations and guidelines, Sections 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval. For Subarea

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CPD Date: «

A, the Landscape Ordinance is not applicable if the seeding of Subarea B is more than 50% of the Vehicle Use Area of the entire PD. The Landscape Ordinance will apply to any future development of Subareas B or C, so that all areas of the Planned Development are in compliance with the Zoning Code.

13. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
14. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors of each Subarea.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
16. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain 75 points of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the policy and must provide documentation verifying compliance. In addition to the 75 points, the applicant will also, in keeping within the spirit of the policy, provide a rainwater harvesting system for grey water use, utilize energy efficient LED lighting and

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provide additional bike parking beyond base zoning requirements and item 7.4 of the policy.

17. The Applicant: acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/ WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's

goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned

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development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

18. The Applicant acknowledges that the Planned Development includes a building commonly known as Chicago Journeymen Plumbers Union, designed by architect J.T. Denson and constructed in 1926, and identified as potentially significant in the Chicago Historic Resources Survey. Pursuant to the Zoning Ordinance, Sees. 17-8-0911 and 13-32-230 of the Municipal Code, the Applicant acknowledges that planned developments should give priority to the adaptive reuse of historic buildings which have been designated as a "Chicago Landmark" or color-coded red or orange in the Chicago Historic Resources Survey. Therefore, the applicant agrees to retain and preserve the character-defining features of the building. The character-defining features are identified as the exterior brick, stone facades, and terra cotta detailing. In general, original features and materials of the character-defining features should be retained and preserved as much as reasonably possible, while any changes should be compatible with the building's historic character. Such work to the character-defining features shall be subject to the review and approval of the Department of Housing and Economic Development as a part of the Part II Review.
19. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse because the construction of Subarea A, as authorized by a building permit, is not commenced within six years of City Council approval of this Planned Development and diligently pursued thereafter subject to any approved extensions under Section 17-13-0612, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to C1-3 Neighborhood Commercial District.

Applicant: Plumber Local 130, UA and Chicago Title and Trust Company Land Trust Number 15408 dated September 30, 1925
Address: 1330-1364 W Washington, 100-138 N Ada, 1349-1389 W Randolph Introduced: September 9, 2020 CPD
Date:

BUSINESS PLANNED DEVELOPMENT NO. _ BULK REGULATIONS AND
DATA TABLE

Cross Site Area

Subarea A:	46,828 SF
Subarea B:	43,056 SF
Subarea C:	117,299 SF
Total Gross Site Area:	207,213 SF

Area in Public Way

Subarea A:	4,338 SF
Subarea B:	8,536 SF
Subarea C:	8,911 SF
Total Area in Public Way:	21,785 SF

Net Site Area:

Subarea A:	42,490 SF
Subarea B:	34,550 SF
Subarea C:	102,388 SF
Total Net Site Area:	179,428 SF

Existing Building Area:

Subarea C:	57,760 SF
Total Existing Building Area:	57,760 SF

Area of Proposed Building

Subarea A:	272,318 SF
Subarea B:	255,931 SF
Subarea C:	57,760 SF (Existing to Remain)
Total Proposed Building Area:	586,009 SF

Floor Area Ratio:

FAR Subarea A:	6.4
FAR Subarea B:	5.94
FAR Subarea C:	0.56 (Existing)
Total Project FAR:	2.98

Maximum Allowable Floor Area:

Maximum Floor Area Subarea A:	272,318 SF
Maximum Floor Area Subarea B:	255,931 SF

Maximum Floor Area Subarea C: 57,760 SF Applicant: Plumber Local 130, UA and Chicago Title and Trust Company Land

Trust Number J54US dated September 10, 1925

Address: 1330-1364 W Washington, 100-138 N Ada, 1349-1389 VV Randolph Introduced: September 9, 2020 CPD Dale-

BUSINESS PLANNED DEVELOPMENT NO. _ BULK REGULATIONS AND DATA TABLE

Total Maximum Floor Area: Setbacks:

Maximum Building Height:

586,0009 SF

In accordance with Site Plan Subarea A: 88"10" feet

Subarea B: 80 feet (not including any elevator overrun)

Subarea C: (existing, no change)

Minimum Parking Spaces: Subarea A: Subarea B: Subarea C:

Bicycle Parking Spaces: Subarea A: Subarea B: Subarea C:

Loading Spaces: Subarea A: Subarea B: Subarea C:

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0 (existing, no-change)

1 (10 x 25)

2 (10 x 25)

0 (existing, no-change)

Applicant: Plumber Local 130, UA and Chicago Title and Trust Company Land Trust Number 15408 dated September 10, 1925
Address: 1330-1364 VV Washington, 100-138 N Ada, 1349-1389 W Randolph
Introduced: September 9, 2020 ~^=J^I= CPD Date:

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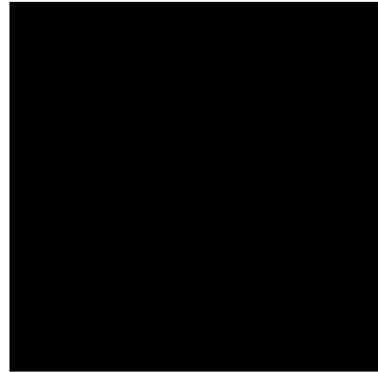
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FINAL FOR PUBLICATION

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

Alderman Tom Tunney
Chairman, City Council Committee on Zoning

From
Maurice D. Cox Chicago Plan Commission

Date: December 17, 2020

Rc: Proposed Planned Development - 1340 W. Washington Blvd.

On December 17, 2020, the Chicago Plan Commission recommended approval of the proposed Planned Development, submitted by Chicago Title Land Trust Co Trust 15408 and Chicago Journeymen Plumbers Local 130, UA. The Applicant proposes to rezone the property from Cl-3 (Neighborhood Commercial District) to DX-3 (Downtown Mixed-Use District) prior to establishing a Planned Development to construct a 85'-0"-tall parking garage containing seven floors, ground floor retail and commercial uses, 502 vehicular parking spaces, four EV charging stations, and 36 bicycle parking spaces. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Joshua Son at 312-744-2780.

Cc: PD Master File (Original PD, copy of memo)

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