#22959
INTRO DATE
DEC. 17, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1061 West Van Buren

2. Ward Number that property is located in: 34

3. APPLICANT 1061 West Van Buren Partners, LLC

ADDRESS 629 N High St FL 500 CITY Columbus

STATE Ohio ZIP CODE 43215 PHONE 614.280.4000

EMAIL aokuley@pizzuti.com CONTACT PERSON Adam J. Okuley

4. Is the applicant the owner of the property? YES ☑ NO ☐
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER

ADDRESS CITY

STATE ZIP CODE PHONE

EMAIL CONTACT PERSON

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Edward J. Kus / Taft Stettinius & Hollister LLP

ADDRESS 111 East Wacker Drive - Suite 2600

CITY Chicago STATE Illinois ZIP CODE 60601

PHONE 312.836.4080 FAX 312.966.8488 EMAIL ekus@taftlaw.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: 1061 West Van Buren Partners, LLC; Pizzuti 1061 Holdings LLC

7. On what date did the owner acquire legal title to the subject property? 2014

8. Has the present owner previously rezoned this property? If yes, when? 11/18/2015

9. Present Zoning District: PD 1300 Proposed Zoning District: PD 1300, as amended

10. Lot size in square feet (or dimensions): 28,749 SF

11. Current Use of the Property: Residential high-rise with ground floor commercial space; 298 dwelling units; and 82 parking spaces.

12. Reason for rezoning the property: Addition of permitted uses. Specifically, personal service; day care; and children's play center.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces, approximate square footage of any commercial space; and height of proposed building. (BE SPECIFIC): Residential high rise with approximately 2,091 SF of commercial space; 298 dwelling units; and 82 parking spaces. Height is approximately 225'. There is no change to the exterior of the existing building

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☐ **Administrative Adjustment 17-13-1003:**

☐ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.**

15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO? YES ☐ NO ☑

COUNTY OF COOK
STATE OF ILLINOIS

Adam J. Okuley, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant

Subscribed and Sworn to before me this 26th day of November, 20 25

Notary Public

KARIN J. SCOTT - NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES MARCH 20, 2026

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Taft/

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011

December 15, 2025

Dear Sir or Madam:

In compliance with the notice requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, please be informed that on or about December 18, 2025, an application for an Amendment to the Chicago Zoning Ordinance will be filed on behalf of the Applicant, 1061 West Van Buren Partners, LLC for the property commonly known as 1061 West Van Buren.

The application seeks a change in zoning from Residential-Business Planned Development No. 1300, to the designation of Residential-Business Planned Development No. 1300, as amended. The sole purpose of the amendment is to allow for personal service uses, day care, and children's play center. There will be no new construction or changes to the existing building.

1061 West Van Buren Partners, LLC is the owner and Applicant. The contact information for the Applicant is as follows: 1061 West Van Buren Partners, LLC, 629 N High St. FL 500, Columbus, Ohio 43215.

Please note that your property is not being rezoned. The Applicant is required by law to send this notice to you because the Cook County Assessor's records indicate you own property within 250 feet of the subject property.

Questions about this notice may be directed to the Applicant's attorney, Edward J. Kus, at 312.836.4080, at Taft Stettinius & Hollister LLP, 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601.

Very truly yours,

Taft Stettinius & Hollister, LLP

Edward J. Kus

Edward J. Kus

Taft/

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011

Honorable Bennett Lawson
Interim Chairman
Committee on Zoning, Landmarks and
Building Standards
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

Honorable Laura Flores
Chair
Chicago Plan Commission
121 North LaSalle Street
Room 1000, City Hall
Chicago, Illinois 60602

RE: 1061 West Van Buren

The undersigned, being first duly sworn on oath, deposes and states the following:

The undersigned certifies that the notice requirements of Section 17-13-0107 of the Chicago Zoning Ordinance were complied with by causing written notice to be sent by first class mail, to such property owners who appear to be the owners of all property within the lot lines of the subject property and within 250 feet in each direction of the lot lines of the subject property, exclusive of public roads, streets, alleys and other public ways.

The undersigned certifies that the notice contained the address of the property which is the subject of the application; a statement of the intended use of the property; the name and address of the applicant; and a statement that the applicant intends to file an application for a Zoning Amendment on or about December 18, 2025.

The undersigned certifies that the applicant has made a *bona fide* effort to determine the addresses of the parties to be notified under Section 17-13-0107-A of the Chicago Zoning Ordinance and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people who were notified.

Edward J. Kus
Attorney for Applicant

Subscribed and sworn to
before me this 17th day of
December 2025

Vanessa R. Montano
Notary Public

"OFFICIAL SEAL"
VANESSA R MONTANO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/23/2026

GREMLEY & BIEDERMANN

A Division of
PLCS Corporation
License No. 184.001332
Professional Land Surveyors
1909 North Clifton Avenue, Chicago, IL 60632
Telephone: (773) 525-5100 Email: INFO@PLCS-Survey.com

ALTA / NSPS Land Title Survey

LEGEND

- Auto Sprinkler
- Electric Light Pole
- Electric Ground Light
- Electric Mounted Wall Light
- Electric Mh
- Electric Manhole
- Utility Pole
- Electric Vault
- Gas Buffalo Box
- Gas Hand Hole
- Gas Meter
- Hose Connection
- Cut Cross
- Cut Notch
- Gas Clean Out
- Gas Mh
- Storm CB
- Storm Inlet
- Tree — Deciduous
- Telephone Mh
- Bumper Post
- Bike Rack
- Mail Box
- Unidentified Manhole
- Sign Post
- Water Fire Hydrant
- Water Hand Hole
- Water Mh
- Security Camera

GRAPHIC SCALE

20 0 10 20
(IN FEET)
1 inch = 20 ft

PARCEL 1
THAT PART OF LOT "A" IN KINATZ AND SAMUEL HASTERLIK'S CONSOLIDATION OF LOTS 1 TO 5 IN ELY'S SUBDIVISION OF LOTS 13, 14 AND 15 IN EGAN'S SUBDIVISION OF LOT 18 IN BLOCK 26 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ALSO OF LOTS 16, 17 AND 18 IN SAID EGAN'S SUBDIVISION OF BLOCK 26, LYING NORTH OF A STRAIGHT LINE WHICH INTERSECTS THE WEST LINE 75 FEET NORTH OF THE SOUTHWEST CORNER AND THE EAST LINE 54.91 FEET NORTH OF THE SOUTHEAST CORNER, IN COOK COUNTY, ILLINOIS.

CONTAINING 10,166 SQ. FT. OR 0.24 ACRES MORE OR LESS.

PARCEL 2
THE EAST 1/2 OF LOT 1 (EXCEPT THAT PART TAKEN BY THE CITY OF CHICAGO FOR CONGRESS EXPRESSWAY) IN C.A. HULL'S SUBDIVISION OF BLOCK 27 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

CONTAINING 2,942 SQ. FT. OR 0.07 ACRES MORE OR LESS.

PARCEL 3
LOTS 2, 3 AND 4 (EXCEPT THAT PART THEREOF CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED AUGUST 31, 1945 AS DOCUMENT NO. 13587742) IN CHARLES J. HULL'S SUBDIVISION OF BLOCK 27 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CONTAINING 8,305 SQ. FT. OR 0.19 ACRES MORE OR LESS.

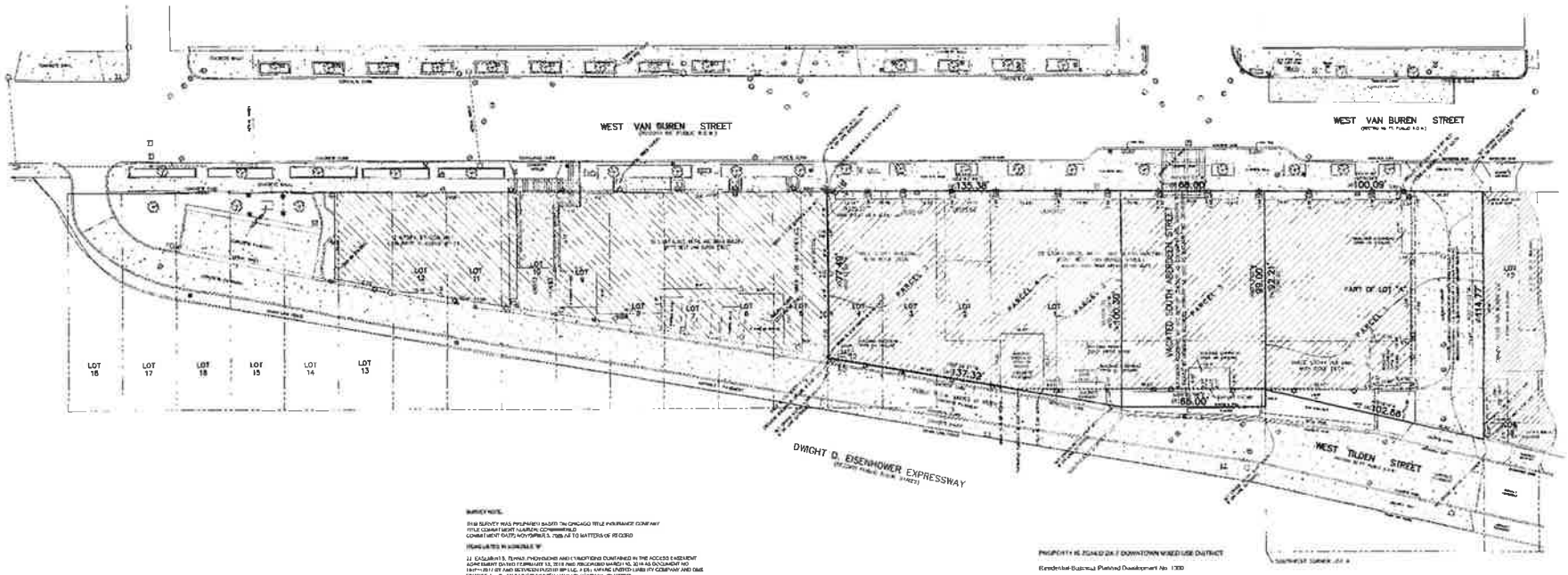
PARCEL 4
THE WEST HALF OF LOT 1, (EXCEPT THAT PART CONDEMNED FOR CONGRESS SUPER HIGHWAY), IN CHARLES J. HULL'S SUBDIVISION OF IN LOCK 27, IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CONTAINING 2,796 SQ. FT. OR 0.06 ACRES MORE OR LESS.

PARCEL 5
THAT PART OF S. ABERDEEN STREET, 66 FOOT WIDE PUBLIC RIGHT OF WAY, AS VACATED BY ORDINANCE RECORDED FEBRUARY 14, 2020 AS DOCUMENT NO 2004508 ME, LYING SOUTH OF AND ADJOINING A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN CHARLES J. HULL'S SUBDIVISION OF BLOCK 27 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 3, 1864 AFTERTHE, TO THE NORTHWEST CORNER OF LOT "A" IN KINATZ AND SAMUEL HASTERLIKS CONSOLIDATION OF LOTS 1 TO 5 IN ELY'S SUBDIVISION OF LOTS 13, 14 AND 15 IN EGAN'S SUBDIVISION OF 18 LOCK 26 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 13, 1908 AS DOCUMENT NO. 4202501 AND LYING NORTH OF AND ADJOINING A LINE DRAWN FROM THE SOUTHEAST CORNER OF AFORESAID LOT 1 (BEING A POINT AND AFORESAID LINE, ON THE NORTH LINE OF THAT PART CONDEMNED FOR CONGRESS SUPER HIGHWAY) TO A POINT ON THE EAST LINE OF SOUTH ABERDEEN STREET (ALSO BEING THE WEST LINE OF SAID LOT "A") BEING 8 / 31 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT "A" AS MEASURED ALONG SAID EAST LINE, ALL IN COOK COUNTY, ILLINOIS

CONTAINING 4,634 SQUARE FEET OR 0.15 ACRES MORE OR LESS.

VICINITY MAP
(NOT TO SCALE)



SURVEY NOTES:

THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER: CCHI5800615, DATED AS OF MATTERS OF RECORD

ITEMS LISTED IN SCHEDULE "B"

22. EASEMENT, TERMS, PROVISIONS AND LIMITATIONS CONTAINED IN THE ACCESS EASEMENT AGREEMENT DATED FEBRUARY 13, 2018 AND RECORDED MARCH 16, 2018 AS DOCUMENT NO 1807619107 AND SECOND AMENDED AND RESTATED AGREEMENT DATED AUGUST 29, 2019 AND RECORDED SEPTEMBER 11, 2019 AS DOCUMENT NO. 1925611068 BY AND BETWEEN 1001 S. WELLS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND 1001 S. WELLS MANAGER, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND 1001 S. WELLS FINANCE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY. (PLOTTED)

23. TERMS, PROVISIONS, CONDITIONS AND COVENANTS CONTAINED IN THE ORDINANCE VACATING A PORTION OF S. ABERDEEN STREET, S. WELLS STREET, W. VAN BUREN ST. AND W. TILDEN ST., A COPY OF WHICH WAS RECORDED FEBRUARY 14, 2020 AS DOCUMENT NO. 2004508 ME. (PLOTTED)

24. EASEMENT RESERVED BY THE CITY OF CHICAGO IN THE ORDINANCE VACATING A PORTION OF S. ABERDEEN STREET, RECORDED FEBRUARY 14, 2020 AS DOCUMENT NO. 2004508 ME FOR EXISTING DEPARTMENT OF WATER MANAGEMENT MAINS AND ASSOCIATED REPAIR STRUCTURES, AND IT IS THAT INSTALLATION OF ANY ADDITIONAL SERVICES, OR NEW LOCATION, OR WHICH ACTIVITIES MAY BE LOCATED IN THE STREET VACATED, AND FOR THE MAINTENANCE, RENEW AND RECONSTRUCTION OF SUCH MAINTAINED THE CITY SHALL HAVE UNRESTRICTED ACCESS TO THE AREA TO BE VACATED. NO BUILDINGS, PERMANENT STRUCTURES, OR TREES (WITHIN 15 FEET OF THE SEWER STRUCTURE) SHALL BE ERECTED ON OR OVER SAID EASEMENT AND THE TERMS AND PROVISIONS RELATING THERETO. AFFECTS PARCEL 5. (PLOTTED)

25. EASEMENT RESERVED BY THE CITY OF CHICAGO IN THE ORDINANCE VACATING A PORTION OF S. ABERDEEN ST. RECORDED FEBRUARY 14, 2020 AS DOCUMENT NO. 2004508 ME FOR EXISTING WATER APPURTENANCES AND FOR THE INSTALLATION OF ANY ADDITIONAL WATER MAINS AND APPURTENANCES, AND IT IS THAT IN THE FUTURE MAY BE LOCATED IN THE STREET AS VACATED AND FOR THE MAINTENANCE, RENEWAL AND RECONSTRUCTION OF SUCH FACILITIES, WITH THE RIGHT OF INGRESS AND EGRESS AT ALL TIMES UPON REASONABLE NOTICE THE CITY SHALL HAVE 24 HOUR ACCESS, AND THE TERMS AND PROVISIONS RELATING THERETO AFFECTS PARCEL 5. (PLOTTED)

26. EASEMENT, LICENSE AND ADJACENT PROPERTY OWNERS AGREEMENT DATED OCTOBER 23, 2013 AND RECORDED OCTOBER 24, 2013 AS DOCUMENT NO. 1329918019 MADE BY AND BETWEEN 1001 WELLS VAN BUREN PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 1125 VR PROPCO LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND THE TERMS, PROVISIONS AND CONDITIONS THEREOF
AFFECTS THE LAND AND OTHER PROPERTY. (BLANKET EASEMENT, NOT PLOTTABLE)

27. RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED STREET. AFFECTS PARCEL 5

28. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED STREET FOR MAINTENANCE, REMOVAL OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES. AFFECTS PARCEL 5.

29. ENCROACHMENT OF A CHAIN LINK FENCE ONTO THE PUBLIC RIGHT OF WAY ADJOINING THE LAND TO THE SOUTH BY VARIOUS DISTANCES UP TO APPROXIMATELY 2.38 FEET AS DISCLOSED BY SURVEY MADE BY GREMLEY & BIEDERMANN, DATED MARCH 31, 2021 AS ORDER NUMBER 2021-20000641. AFFECTS PARCELS 2 THROUGH 4

ALL REMAINING ITEMS ARE NOT A MATTER OF SURVEY

PROPERTY ADDRESS: 1001 W. VAN BUREN STREET CHICAGO, IL 60607

152 GARDNER TABLE AITEM 9 THERE ARE 80 STRIPED REGULAR PARKING SPACES AND 2 STRIPED HANDICAPPED SPACES IN THE BUILDING

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS OF TO BE DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS MAP NO. 17031C0418J, EFFECTIVE DATE AUGUST 19, 2008

PROPERTY IS ZONED DX-7 DOWNTOWN MIXED USE DISTRICT

Residential-Business Planned Development No. 1300

Bulk Regulations And Data Table

Gross Site Area: 42,785 square feet

Area to be vacated in the Public Way: 9,283 square feet

Area in Public Way: 7,562 square feet

Net Site Area: 28,718 square feet

Maximum Floor Area Ratio: 10.15

Base Floor Area Ratio: 7.0

Affordable Housing Bonus: 1.15

Transit Infrastructure Bonus: 1.45

Maximum Building Height: 275 feet

Maximum Number of Dwelling Units: 290*

Minimum Number of Parking Spaces: 140

Minimum Number of Loading Berths: 3

Minimum Number of Bicycle Parking: 100

Minimum Setbacks: In accordance with the Site Plan

* The maximum number of efficiency units cannot exceed 40 percent of the total number of units.

THE ZONING INFORMATION WAS EXTRACTED FROM THE JOURNAL-CITY COUNCIL CHICAGO ORDINANCE DATED NOVEMBER 19, 2015, AT THE REQUEST OF AND AS PROVIDED BY OUR CLIENT

TO:
GPC BANK USA, a Delaware state chartered bank, its successors and assigns,
Pluto BP LLC,
1001 West Van Buren Partners LLC
and Chicago Title Insurance Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 14, 16 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 12, 2025.

DATE OF PLAT NOVEMBER 20, 2025.

BY

ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2852

GREMLEY & BIEDERMANN
PLCS Corporation
1909 North Clifton Avenue, Chicago, IL 60632
Telephone: (773) 525-5100 Email: INFO@PLCS-Survey.com

ORDER NO. 2025-33277-001

ORDERED: NOVEMBER 3, 2025
DRAWN: JS
CHECKED: RGB
SCALE: 1" = 20'
PAGE NO. 1 of 1

SURVEY NOTES:
ANY ITEMS LISTED AS EXCEPTIONS IN SCHEDULE B OF THE TITLE COMMITMENT REFERENCED IN THE SURVEY NOTES ARE ADDRESSED IN THE SURVEY NOTES. NO ADDITIONAL TITLE COMMITMENT OR OTHER TITLE INFORMATION WAS FURNISHED TO THE SURVEYOR.
Boundaries are inferred to be the original party line(s) unless otherwise noted. Fences may or may not be on the boundary lines.
For underground utility locations, the surveyor has relied on the observed evidence and information located on the ground at the time of the survey. The surveyor has not physically excavated the site to confirm the existence or nonexistence of underground utilities.
All distances shown are in feet and decimals thereof unless otherwise noted.
Unless otherwise noted, bearings are based on the Illinois State Plane Coordinate System, East Zone (NAD 83/11).
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