



CHICAGO PLAN COMMISSION

Department of Planning and Development

845 WEST MADISON STREET (27TH WARD)

The John Buck Company (Applicant: 845 West Madison Street Owner, LLC)

10/20/2022



Community Area Snap Shot

General Population Characteristics, 2020

	Near West Side	City of Chicago	CMAP Region
Total Population	67,881	2,746,388	8,577,735
Total Households	33,918	1,142,725	3,266,741
Average Household Size	1.9	2.4	2.6
Percent Population Change, 2010-20	23.7	1.9	1.7
Percent Population Change, 2000-20	46.2	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

Race and Ethnicity, 2016-2020

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	27,402	43.6	900,055	33.3	4,276,699	50.6
Hispanic or Latino (of Any Race)	6,275	10.0	772,791	28.6	1,952,731	23.1
Black (Non-Hispanic)	15,213	24.2	776,470	28.8	1,391,837	16.5
Asian (Non-Hispanic)	11,625	18.5	182,251	6.8	620,988	7.3
Other/Multiple Races (Non-Hispanic)	2,301	3.7	67,780	2.5	209,283	2.5

Source: 2016-2020 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, 2016-2020

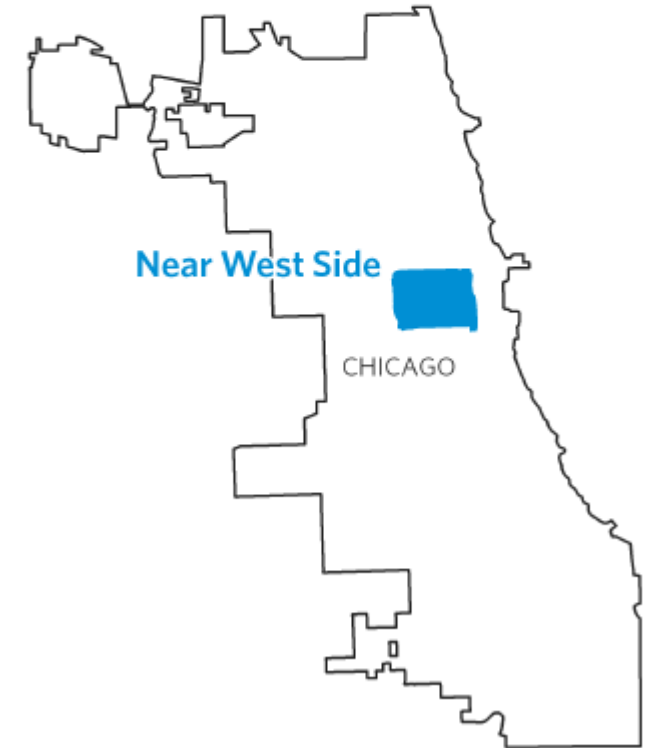
	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	3,744	6.0	165,844	6.1	508,895	6.0
5 to 19	7,911	12.6	451,994	16.7	1,624,354	19.2
20 to 34	25,868	41.2	741,583	27.5	1,781,246	21.1
35 to 49	13,171	21.0	541,728	20.1	1,688,609	20.0
50 to 64	7,358	11.7	456,024	16.9	1,625,883	19.2
65 to 74	3,033	4.8	198,316	7.3	713,897	8.4
75 to 84	1,107	1.8	99,423	3.7	348,205	4.1
85 and Over	624	1.0	44,435	1.6	160,449	1.9
Median Age	31.7		34.8		37.7	

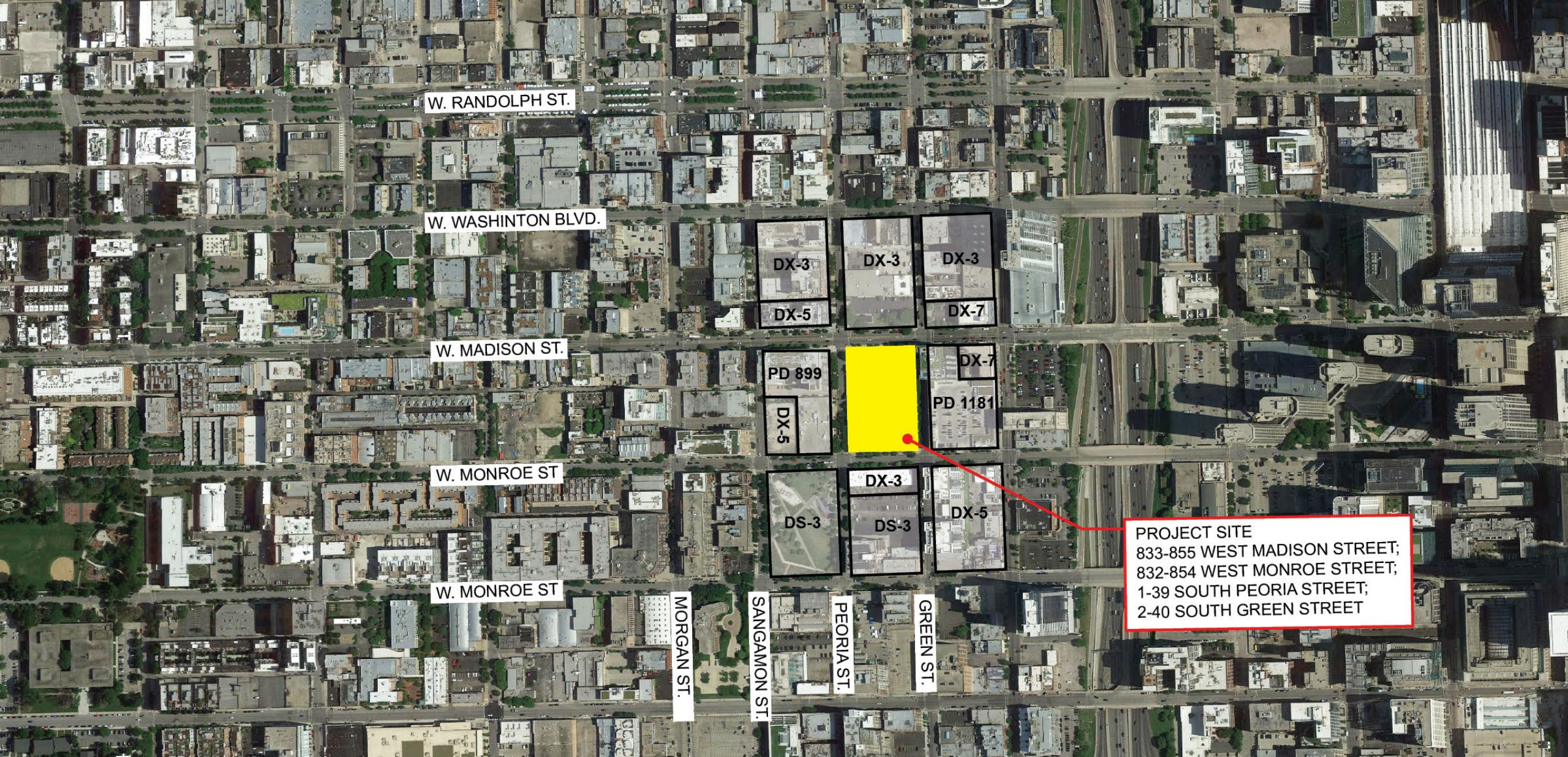
Source: 2016-2020 American Community Survey five-year estimates.

Universe: Total population

Near West Side

Community Data Snapshot
Chicago Community Area Series
July 2022 Release





W. RANDOLPH ST.

W. WASHINGTON BLVD.

W. MADISON ST.

W. MONROE ST

W. MONROE ST

MORGAN ST.

SANGAMON ST.

PEORIA ST.

GREEN ST.

DX-3

DX-3

DX-3

DX-5

DX-7

PD 899

DX-5

DX-7

PD 1181

DS-3

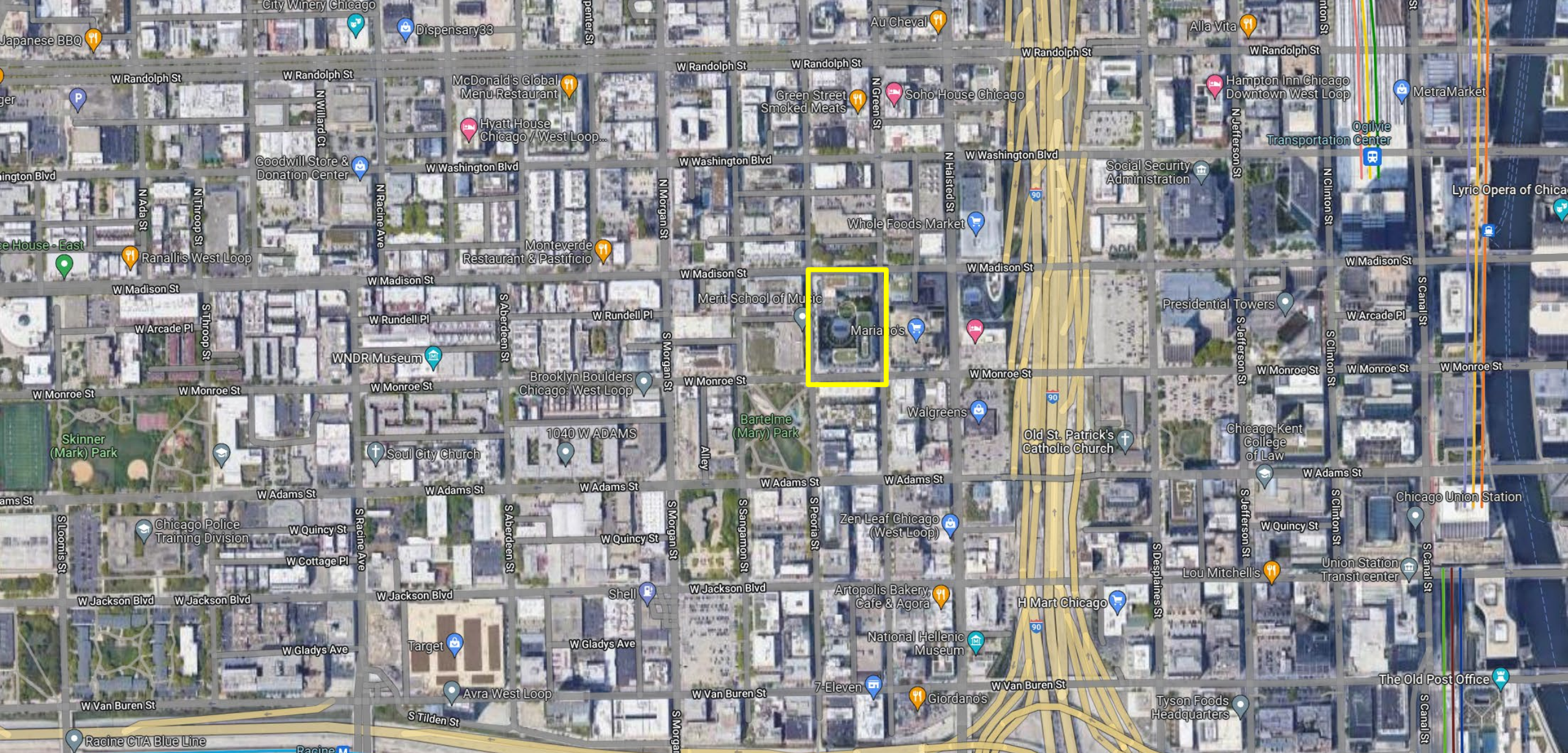
DX-3

DS-3

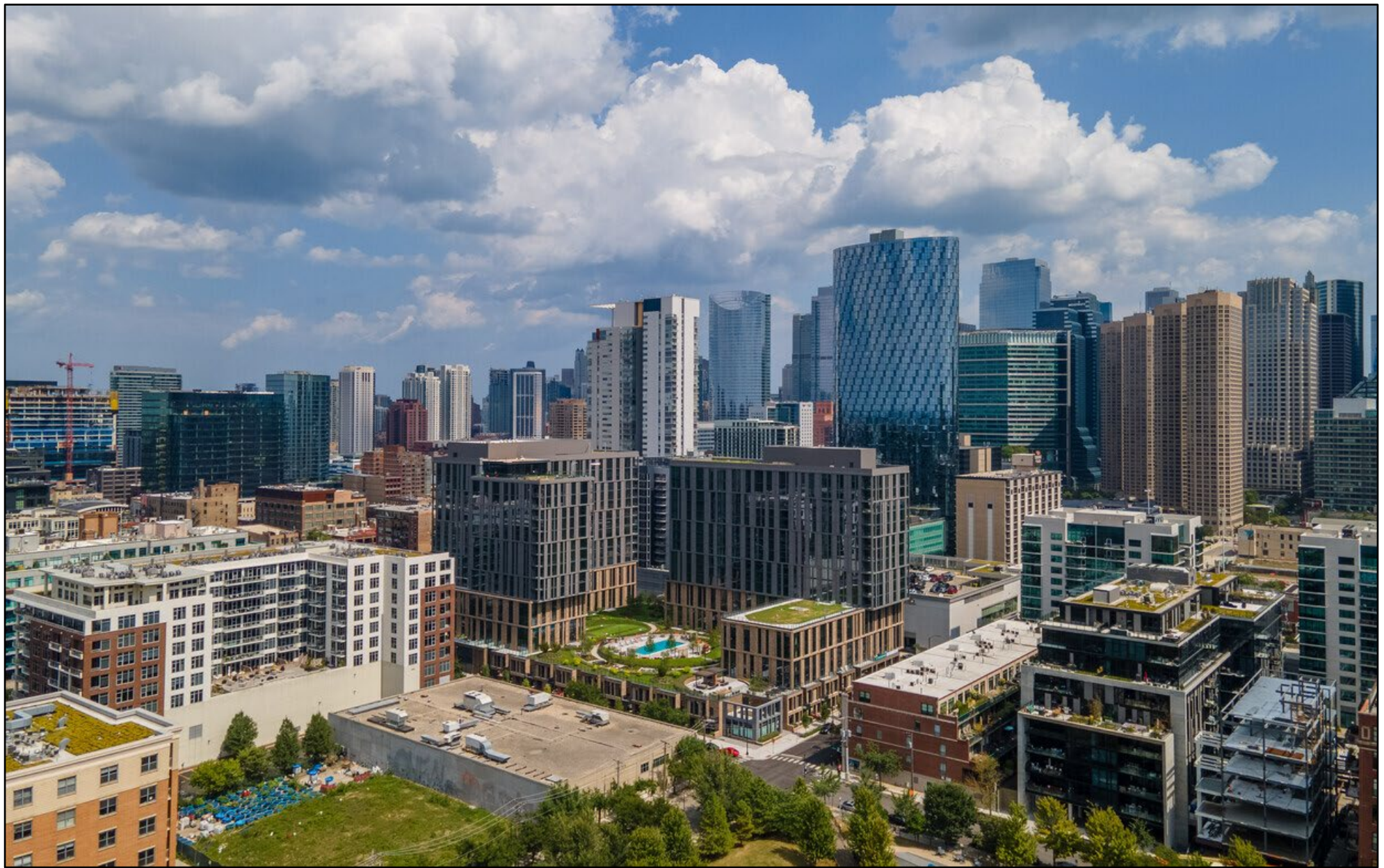
DX-5

PROJECT SITE
833-855 WEST MADISON STREET;
832-854 WEST MONROE STREET;
1-39 SOUTH PEORIA STREET;
2-40 SOUTH GREEN STREET

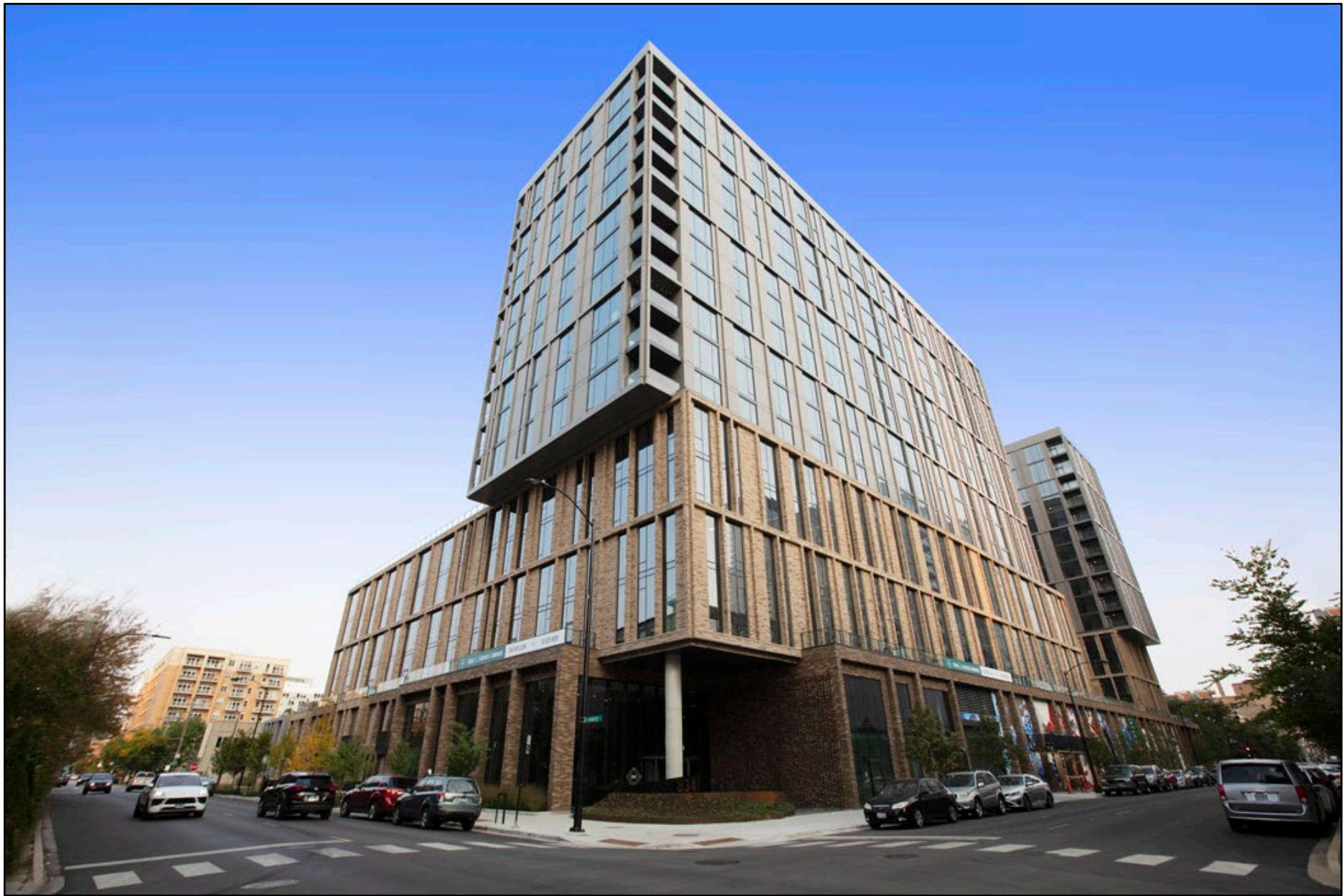




SITE CONTEXT PLAN



AERIAL VIEW FROM SOUTHWEST DIRECTION



STREET VIEW AT CORNER OF MONROE AND GREEN



STREET VIEW AT CORNER OF MADISON AND PEORIA



STREET VIEW AT CORNER OF PEORIA AND MONROE



Planning Context

PLANNED DEVELOPMENT 1377

- Approved June 28, 2017

PD Use Statement:

“The Following uses shall be permitted in this Planned Development: dwelling units, located above and at the ground floor; retail sales; eating and drinking establishments; accessory parking (and up to 45 percent of parking spaces provided for residential uses may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees, or guests of the principal use); non-accessory parking and accessory uses.”



Planning Context

FILED APPLICATION FOR AMENDMENT

- September 21, 2022

Proposed PD Use Statement with Revisions in **Bold** and Underlined:

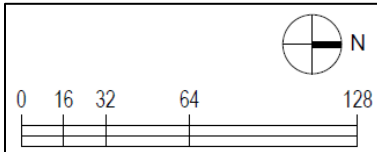
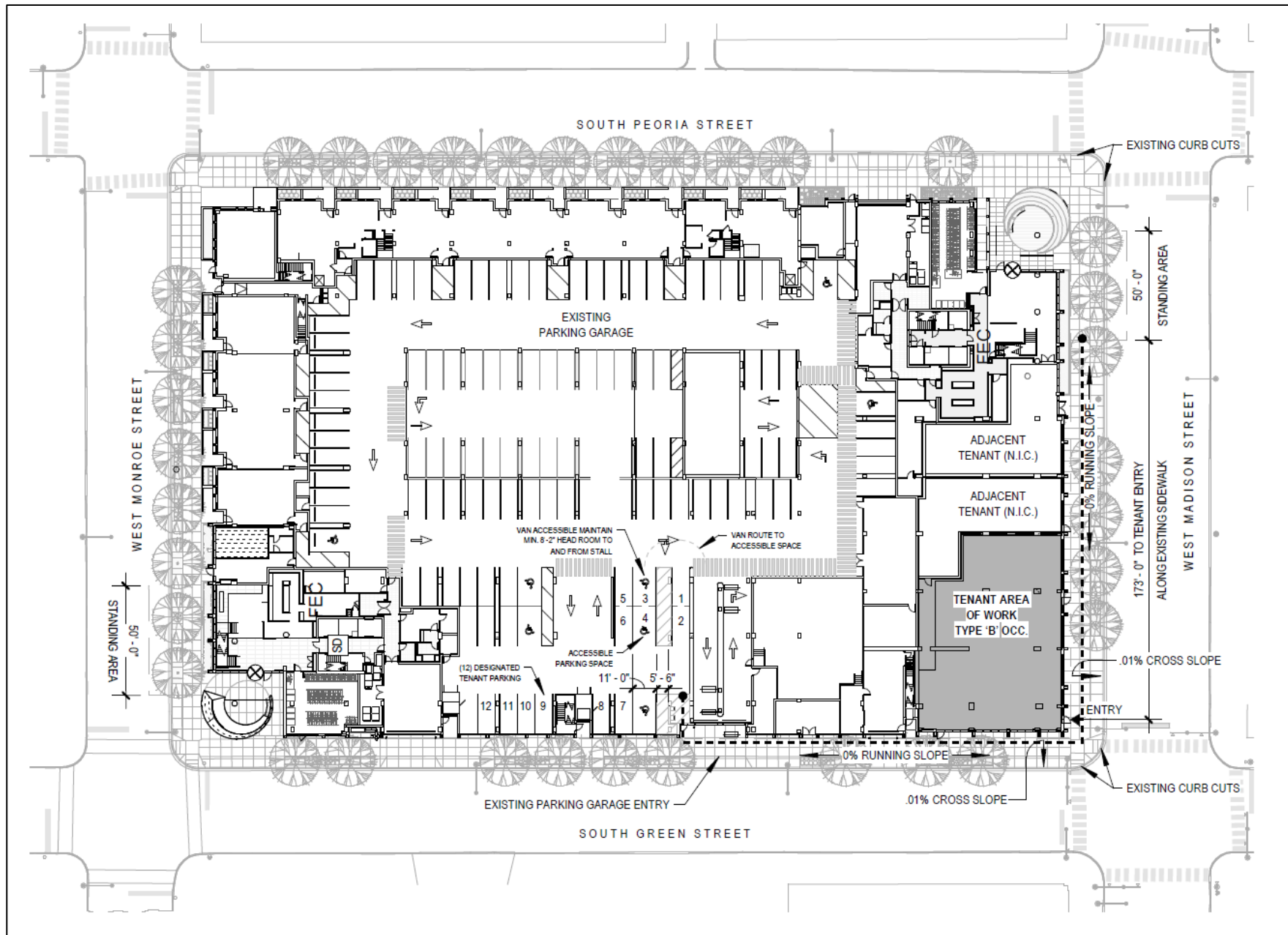
Revised PD Statement #5: The following uses shall be permitted in this Planned Development: dwelling units located above and at the ground floor; **postal service, animal services (except boarding or kennel), medical services, personal services, repair or laundry service [consumer],** retail sales; **financial services (except payday/title secured loan store or pawn shop),** eating and drinking establishments; **sports and recreation [participant, indoor],** accessory parking (and up to 45 percent of parking spaces provided for residential uses may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees, or guests of the principal use); non-accessory parking and accessory uses.

Project Timeline + Community Outreach

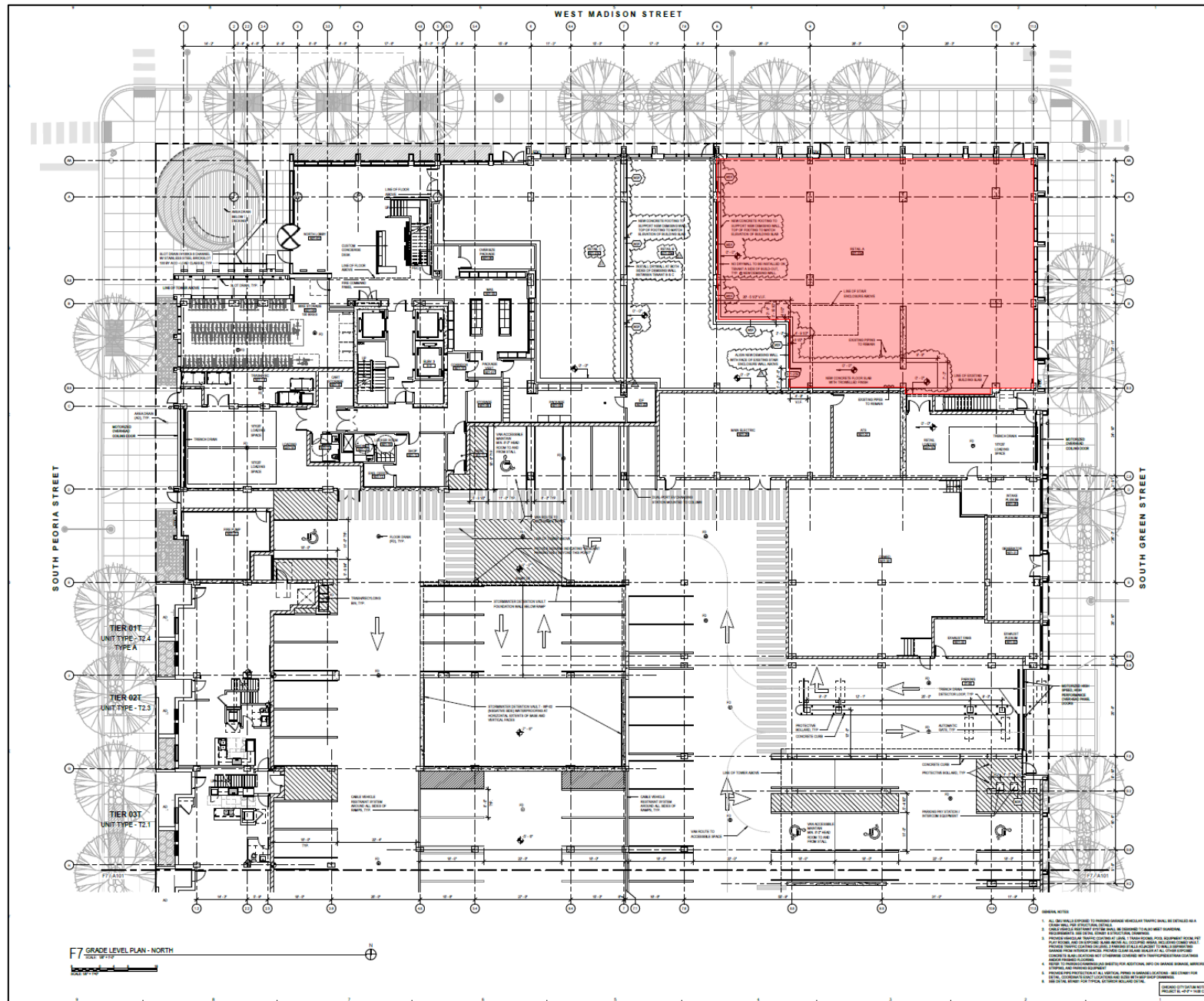
- Date of PD Amendment Filing: Introduction September 21, 2022
- Date(s) of Community Meeting(s): Endorsement letters from the following community organizations in-lieu of community meeting:
 - West Central Association
 - West Loop Community Organization / West Loop Association
 - Neighbors of West Loop



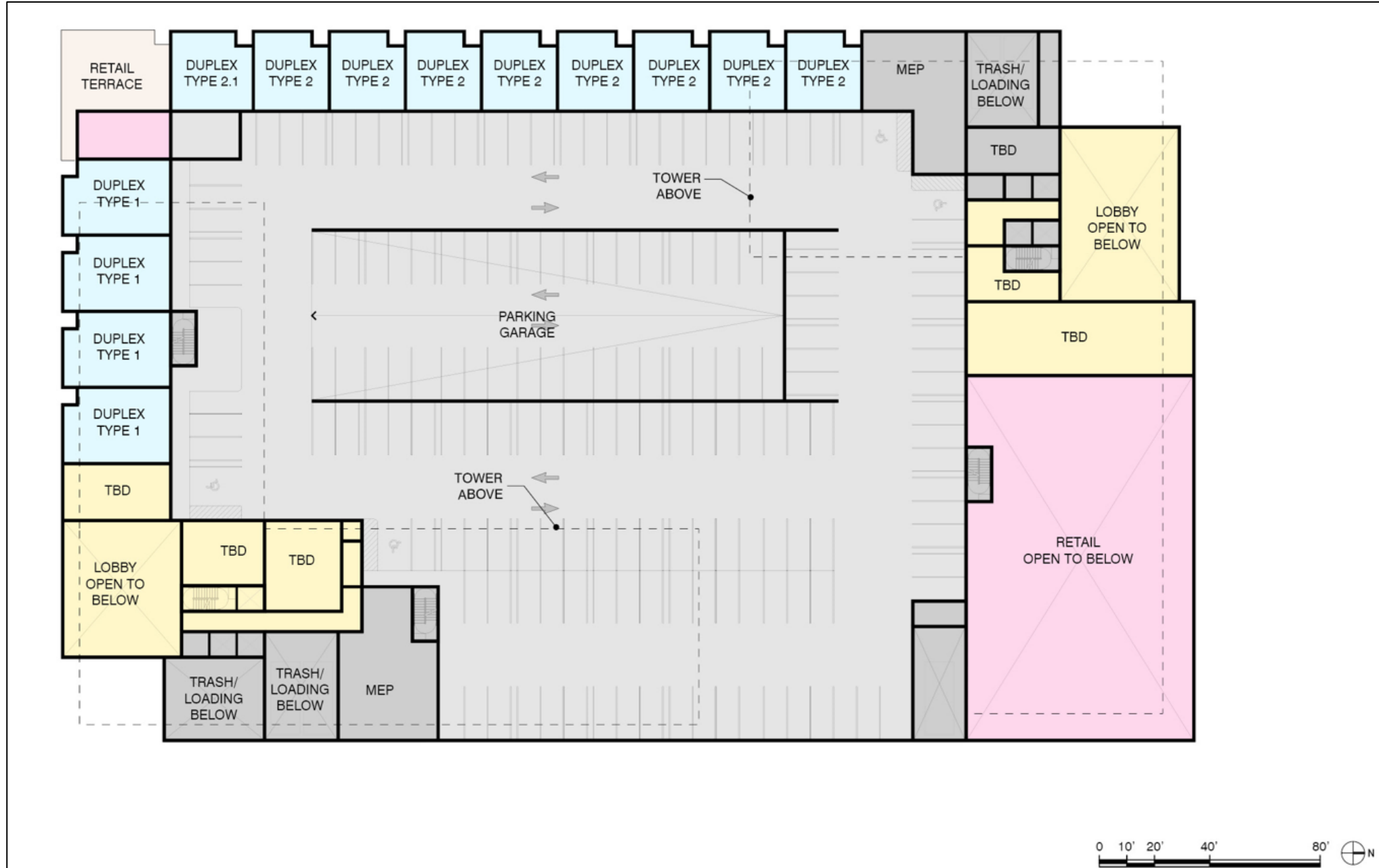
SITE + GROUND FLOOR PLAN



SITE + GROUND FLOOR PLAN – ACCESSIBILITY DETAIL



SITE + GROUND FLOOR PLAN – NORTH RETAIL DETAIL



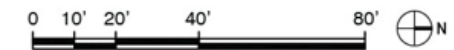
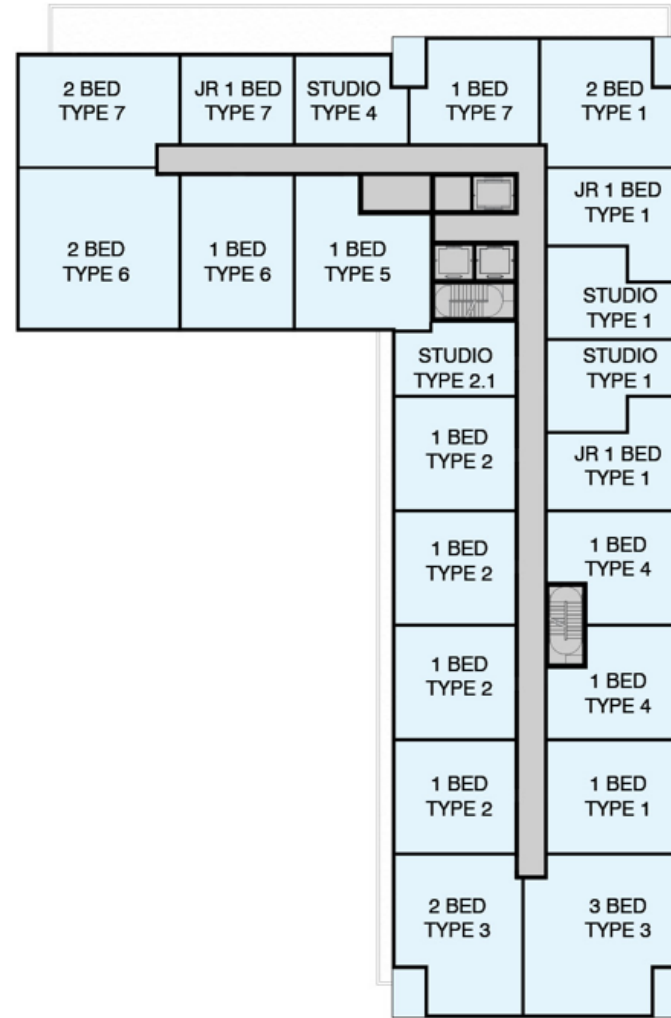
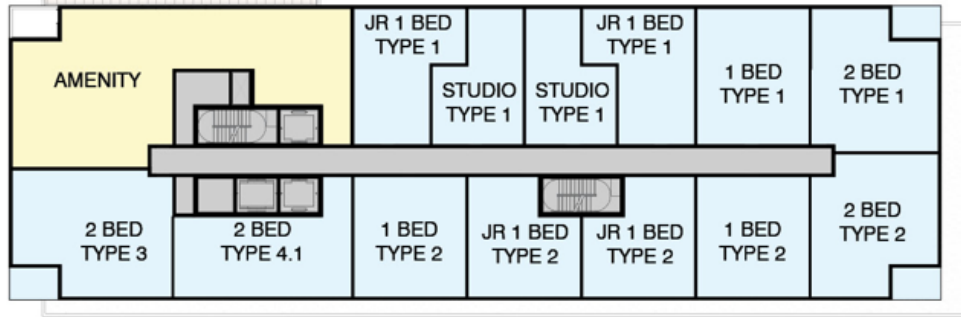
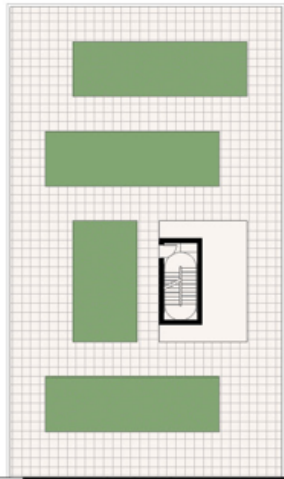
LEVEL 2 FLOOR PLAN



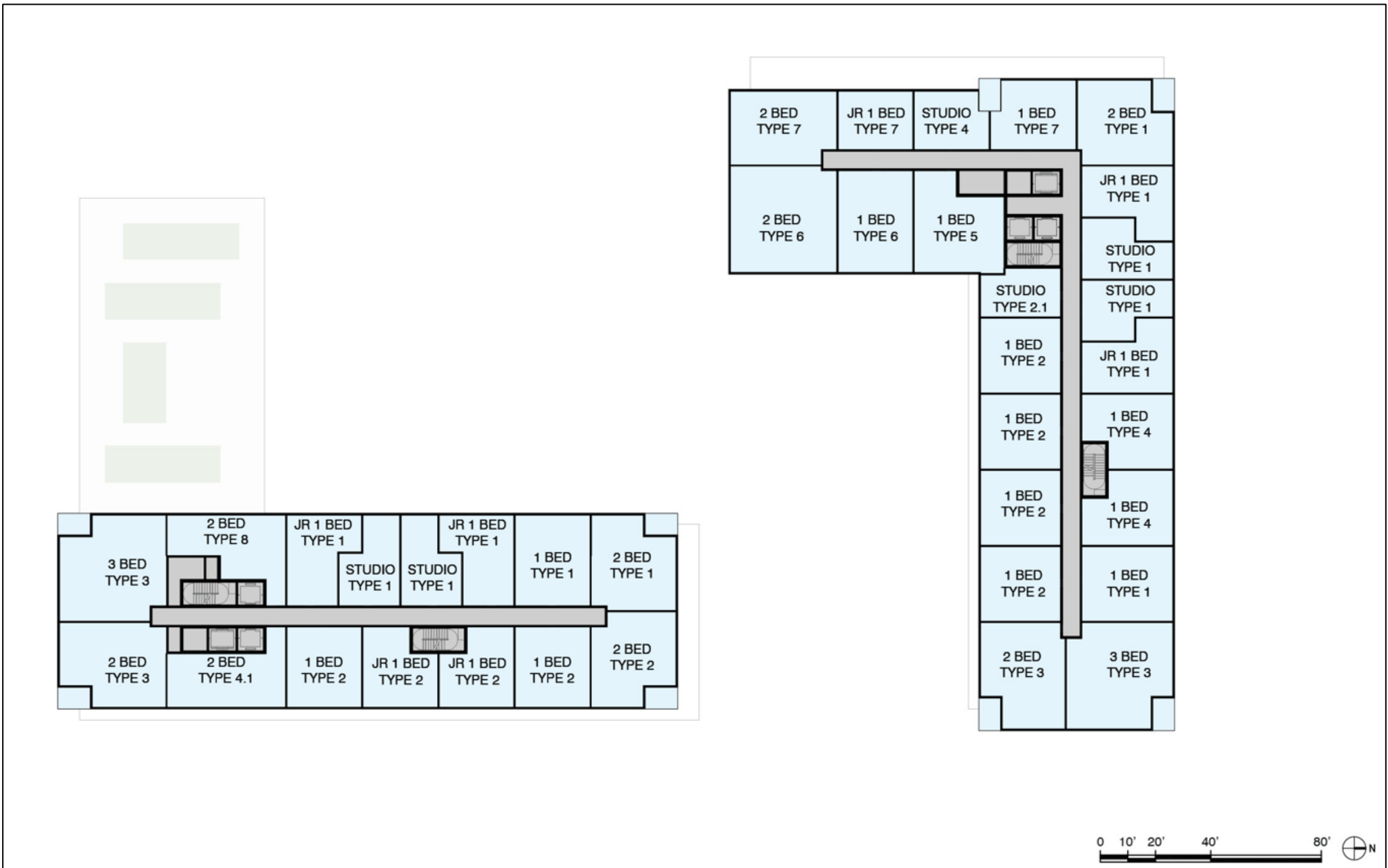
LEVEL 3 FLOOR PLAN



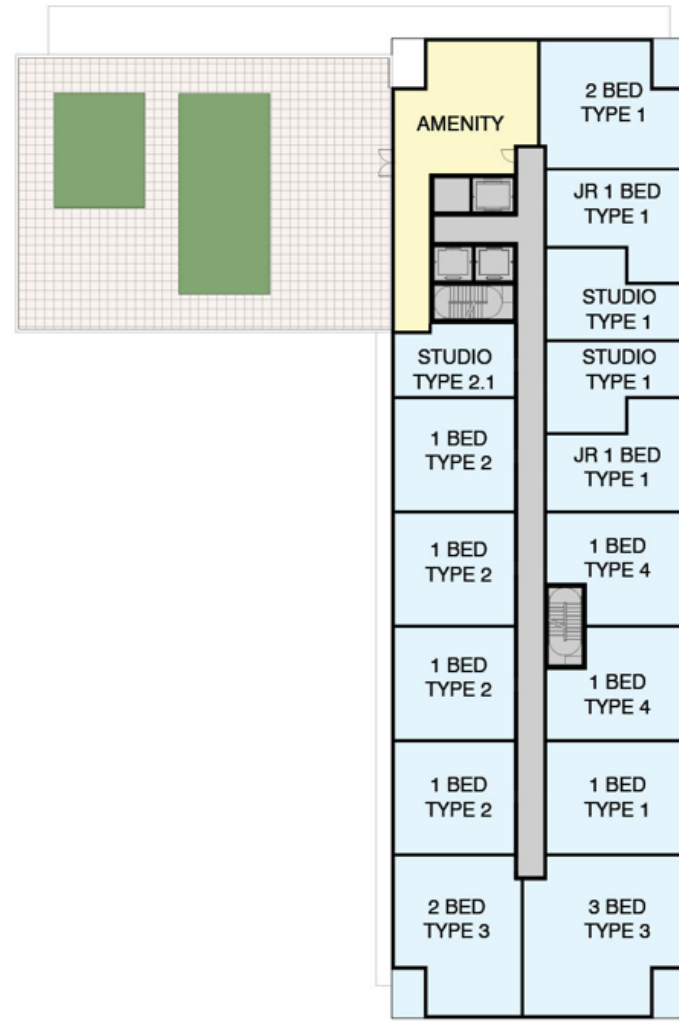
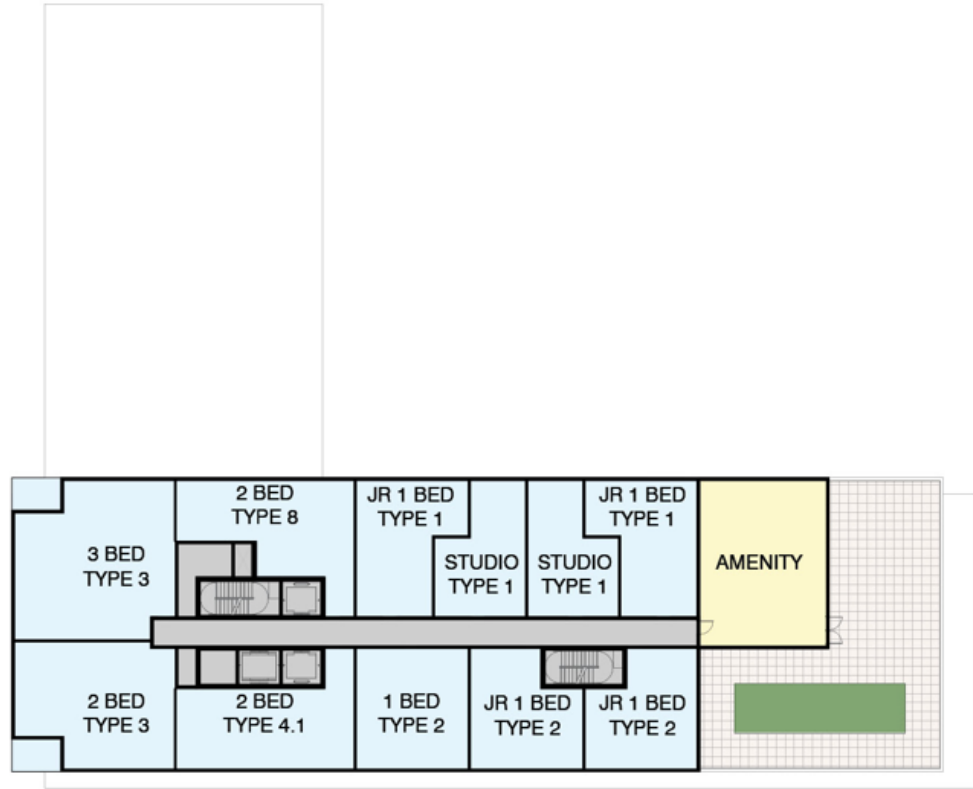
LEVELS 4-6 FLOOR PLAN



LEVEL 7 FLOOR PLAN



LEVELS 8-16 FLOOR PLAN



LEVEL 17 FLOOR PLAN

  **DPD Recommendations (staff to complete)**