

PD 1017

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City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

August 6, 2008

Mr. Anthony F. DeGrazia
Mr. Raymond DeGrazia
DeGrazia Development Group
3465 S. Litanica Avenue
Chicago, IL 60608

**Re: Administrative Relief request for Residential Planned Development
No. 1017, East 90th Street and South State Street**

Dear Mr. Anthony DeGrazia and Mr. Raymond DeGrazia:

Please be advised that your request for a minor change to Residential Planned Development No. 1017, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Residential Planned Development No. 1017 permitted a maximum of 63 dwelling units (25 detached and 38 attached single family residences). On February 6, 2008, an Administrative Relief was granted to allow an increase from 63 to 64 (24 detached and 40 attached) single-family residences. You are now requesting to:

- Eliminate the 40 attached single-family residences and replace them with 27 condominium units (consisting of nine three-unit buildings).
- Increase the detached single-family residences from 24 to 37.

With regard to your request, the Department of Planning and Development has determined that this proposed substitution of single-family housing types with multi-family housing types (condominiums) would result in a change in the character of the development and therefore, would not constitute as a minor change. If you wish to proceed with this proposal, you would be required to file an application for an amendment to the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1017, I hereby deny this request for an Administrative Relief.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Judy Minor Jackson, Mike Marmo, Pat Haynes, Erik Glass, DPD files



ATTN: MAYA
312 424-2424



City of Chicago
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February 6, 2008

Mr. Richard Mann
Principal
cubellis
325 North LaSalle Street
Suite 700
Chicago, IL 60610

Re: Administrative Relief request for Residential Planned Development No. 1017, East 90th Street and South State Street

Dear Mr. Mann:

Please be advised that your request for a minor change to Residential Planned Development No. 1017, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Residential Planned Development No. 1017 permits a maximum of 63 dwelling units (25 detached and 38 attached single family residences). Of the 25 detached residences, one unit proposed was a combination of two attached single family residences into a larger single family unit (approximately 4,000 square feet). Based on a lack of demand for this larger unit, you are requesting to replace the larger unit with two attached single family residences (approximately 2,000 square feet each). There will be no change to the building footprint and the two resulting attached single family residences will be externally identical to the proposed larger unit and the other 38 attached single-family residences. As a result, the maximum number of dwelling units will increase from 63 to 64; the number of detached single family units will decrease from 25 to 24; and the number of attached single-family units will increase from 38 to 40. A revised Bulk Regulations and Data Table, dated January 31, 2008, shall be inserted into the main file.

With regard to your request, the Department of Planning and Development has determined that this substitution of housing types does not create an adverse impact on the Planned Development or surrounding neighborhood, does 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 Residential Planned Development No. 1017, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:tm

cc: Judy Minor Jackson, Mike Marmo, Pat Haynes, Erik Glass, DPD files



6/28/2006

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15261
79841

~~a line 170.00 feet north of and parallel to East 95th Street; a line 317.85 feet east of and parallel to South Yates Avenue; East 95th Street; and South Yates Avenue, to those of an RM5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.~~

~~SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.~~

Reclassification Of Area Shown On Map Number 22-E.

(As Amended)

(Application Number 15261)

RPD 1017

Be 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, be amended by changing all the M2-2 Light Industry District symbols and indications as shown on Map Number 22-E in the area bounded by:

East 89th Place or the line thereof if extended where no street exists; South Wabash Avenue; East 90th Street; and South State Street,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit 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 the RT4 Residential Two-Flat, Townhouse and Multi-Unit District established in Section 1 above to the designation of a Residential Planned 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 Planned Development Number 1017.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of approximately one hundred forty-six thousand five hundred seventy-seven (146,577) square feet (three and thirty-six hundredths (3.36) acres) and is owned or controlled by the Applicant, 89th & State, L.L.C.
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of 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 and assigns and, if different than the applicant, the legal titleholder 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, then to the owners of record title to all of the Property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any 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 other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Proposed Right-of-Way Adjustment Map; a Proposed Site Plan; a Proposed Landscape Plan;

Detached Single-Family House Plans; Detached Single-Family House Plans -- Visitable; Detached Single-Family House Plans -- Accessible; Attached Single-Family House Plans -- First Floor; Attached Single-Family House Plans -- Visitable-Ground Floor Plan; Detached Single-Family House Plans -- First Floor; Typical Front Elevation of Detached Single-Family Homes -- Type "A" and Type "B" Facades; Typical Front Elevation of Detached Single-Family Homes-Type "C" and Type "D" Facades; Typical Side and Rear Elevations of Detached Single-Family; Typical Front Elevation of Attached Single-Family Home; Typical Front Elevation of Attached Single-Family Home-Visitable/ Accessible; Attached Single-Family Unit-Typical Side and Rear Elevation; Attached Visitable Single-Family Unit-Typical Side and Rear Elevation dated May 19, 2006, prepared by Cubellis MGDf. Full-size sets of the Site Plan, Landscape Plan, and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": single-family detached houses; townhouses; and related uses.
6. Identification 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, subject to the review and approval of the Department of Planning and Development.
7. 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 proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.

10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Applicant agrees that no two (2) adjacent detached homes shall appear identical from the front (street-facing) side and agrees that no more than thirty percent (30%) of the front (street-facing) facades shall be identical on the same block.
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 application for such a 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 consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this planned development 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 17-13-0611 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 and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design and construct the 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 System.
13. 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 ("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 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 to be constructed pursuant to the permit.
14. Unless substantial construction of the improvements has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the property shall

6/28/2006

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automatically revert to the RS3 Residential Single-Unit (Detached House) District classification.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Right-of-Way Adjustment Map; Site Plan; Landscape Plan; Attached/Detached Single-Family House Plans; Detached Single-Family Combined House Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 79846 through 79863 of this *Journal*.]

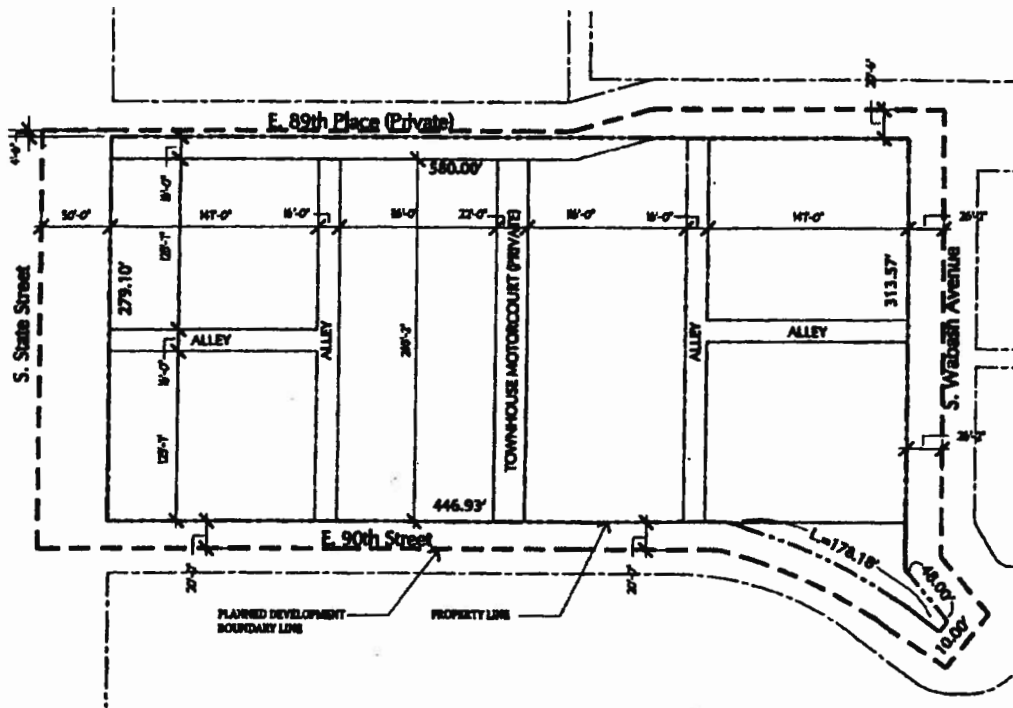
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development Number 1017.

Bulk Regulations And Data Table.

Gross Site Area:	210,225 square feet (±4.82 acres)
Net Site Area:	146,577 square feet (±3.36 acres)
Area to be Dedicated:	19,218 square feet (±0.44 acres)
Area in Adjoining Right-of-Way:	44,430 square feet (±1.01 acres)
Maximum Number of Dwelling Units:	63
Detached Single-Family Units:	25
Attached Single-Family Units:	38
Maximum Permitted Floor Area Ratio for Total Net Site Area:	1.20
Maximum Percentage of Site Coverage:	In accordance with site plan attached
Minimum Number of Off-Street Parking Spaces:	1:1
Minimum Periphery Setbacks:	In accordance with site plan attached
Maximum Building Height:	33 feet

Planned Development Boundary
And Property Line Map.



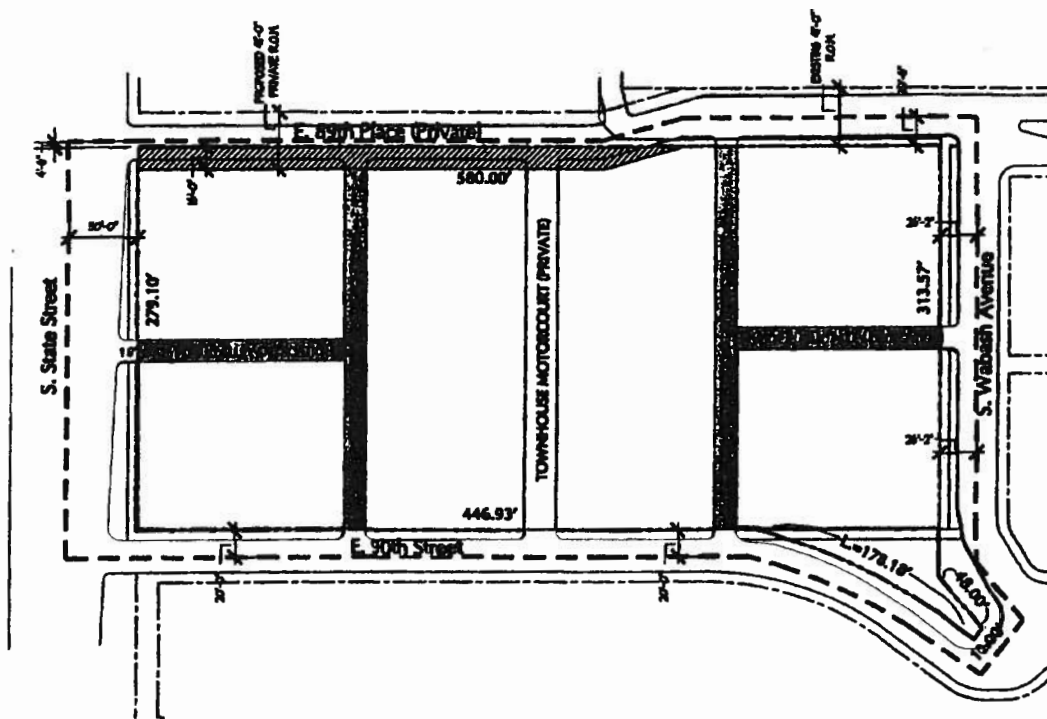
PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP

T=100'



LEGEND:	
---	PLANNED DEVELOPMENT BOUNDARY LINE
.....	PROPERTY LINE

Right-Of-Way Adjustment Map.



PROPOSED R.O.W. ADJUSTMENT

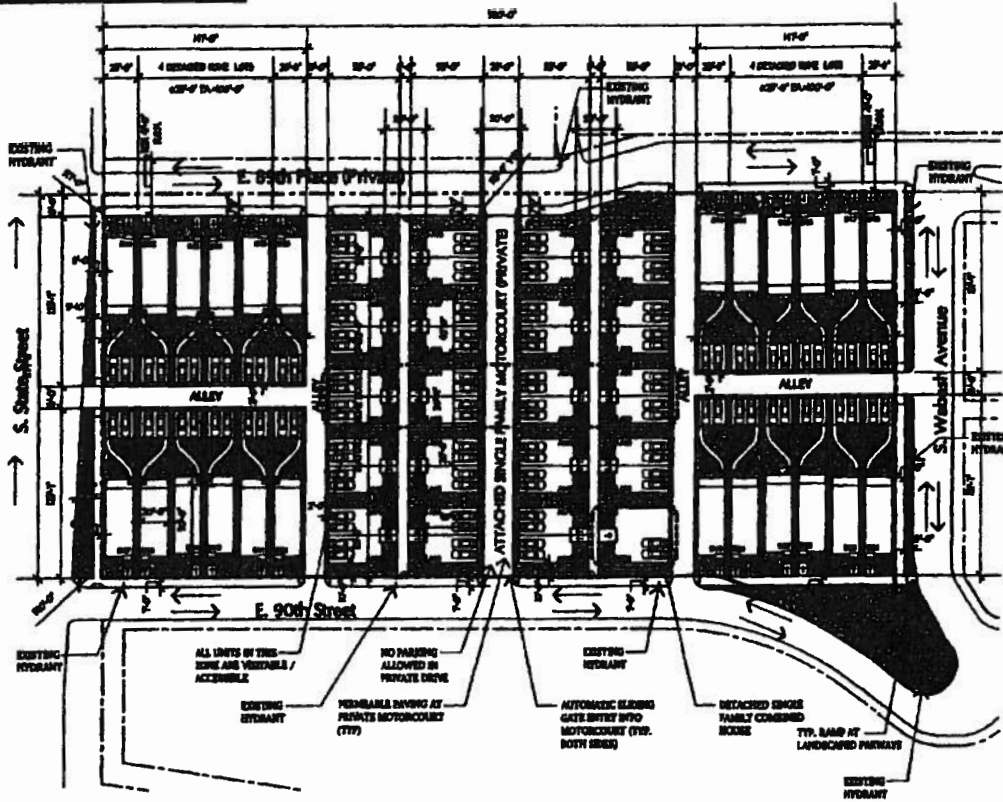
1"=100'-0"



LEGEND:	
	PRIVATE STREET EASEMENT
	PRIVATE DRIVEWAYS
	AREAS TO BE DEDICATED TO CITY
	PLANNED DEVELOPMENT BOUNDARY LINE
	PROPERTY LINE

Site Plan.

TOTAL PLANNED D.U.s:
 38 ATTACHED SINGLE FAMILY HOMES
 25 DETACHED SINGLE FAMILY HOMES



PROPOSED SITE PLAN

1"=100'-0"

LEGEND:	
	GRASS / LANDSCAPED AREAS
	TRAFFIC DIRECTION
	PROPERTY LINE
A00	ATTACHED SINGLE FAMILY UNIT #
D00	DETACHED SINGLE FAMILY UNIT #

GENERAL NOTES:	
1.	PROPOSED 89TH PLACE TO BE PAVED
2.	ALL EXISTING UTILITY LINES ON THE SITE TO BE RECONFIGURED



APPLICANT: 89th & STATE, LLC
 PREMISES: 2-60 EAST 90th STREET
 8930-9004 SOUTH WABASH AV.
 1-59 EAST 89th PLACE PRIVATE
 8933-8957 SOUTH STATE ST.

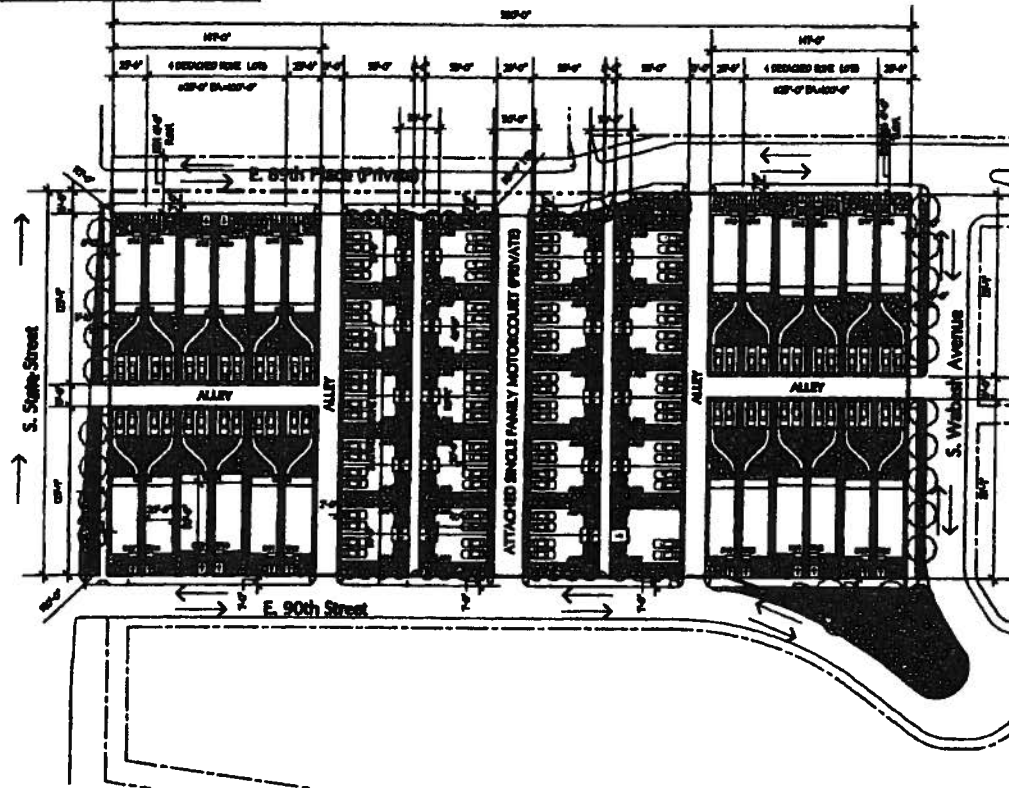
PROPOSED SINGLE-FAMILY
 RESIDENCES

DATE: FEBRUARY 21, 2006
 REVISED: MAY 19 2006

89th PL. & SOUTH STATE ST.
 CHICAGO, ILLINOIS 60619

Landscape Plan.

TOTAL PLANNED D.U.s:
 38 ATTACHED SINGLE FAMILY HOMES
 25 DETACHED SINGLE FAMILY HOMES



PROPOSED LANDSCAPE PLAN

1"=100'



LEGEND:

- GRASS / LANDSCAPED AREAS
- TRAFFIC DIRECTION
- PROPERTY LINE
- SHADE TREE
- ORNAMENTAL TREE



Cubellis MGD

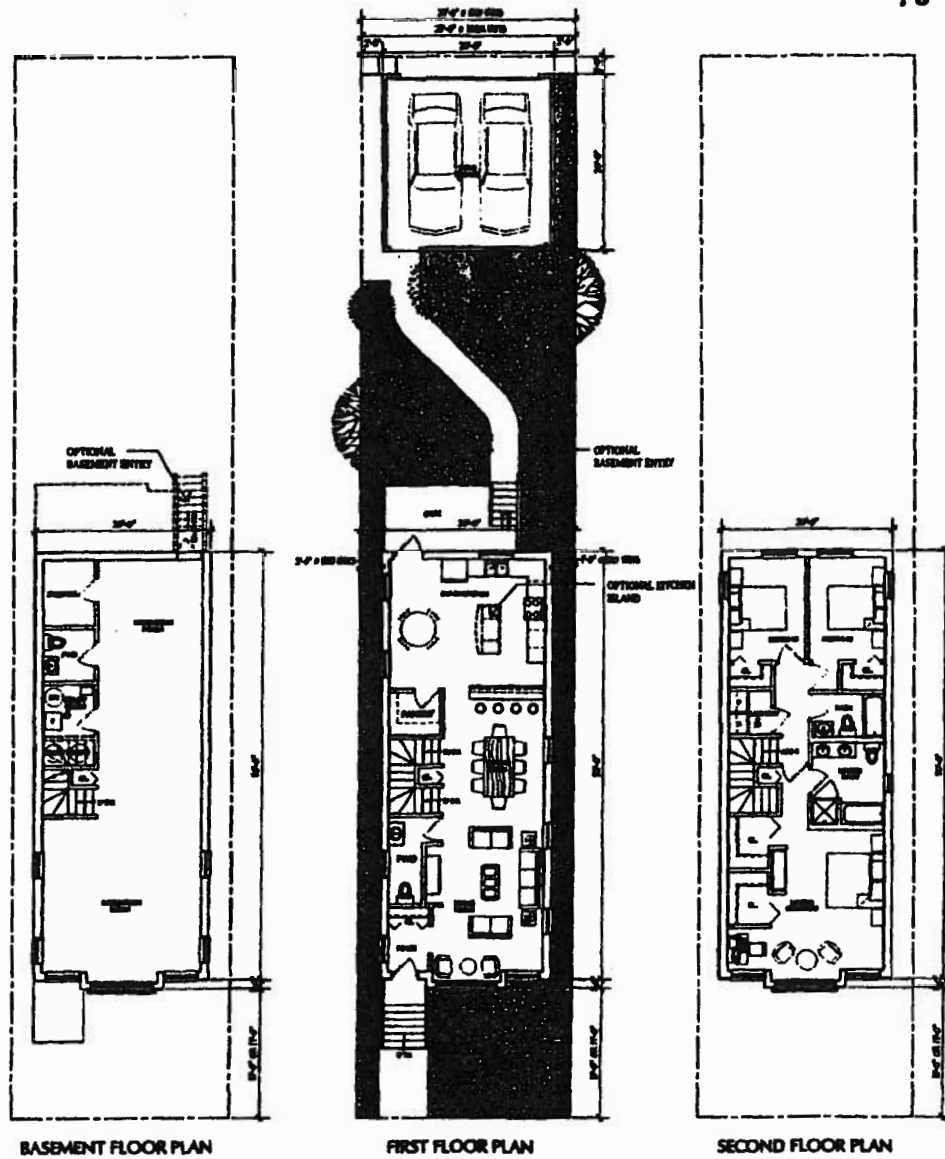
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PROPOSED SINGLE-FAMILY
 RESIDENCES

DATE: FEBRUARY 21, 2006
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89th PL. & SOUTH STATE ST.
 CHICAGO, ILLINOIS 60619

Detached Single-Family House Plans.



DETACHED SINGLE FAMILY HOUSE PLANS
 1/16"=1'-0"

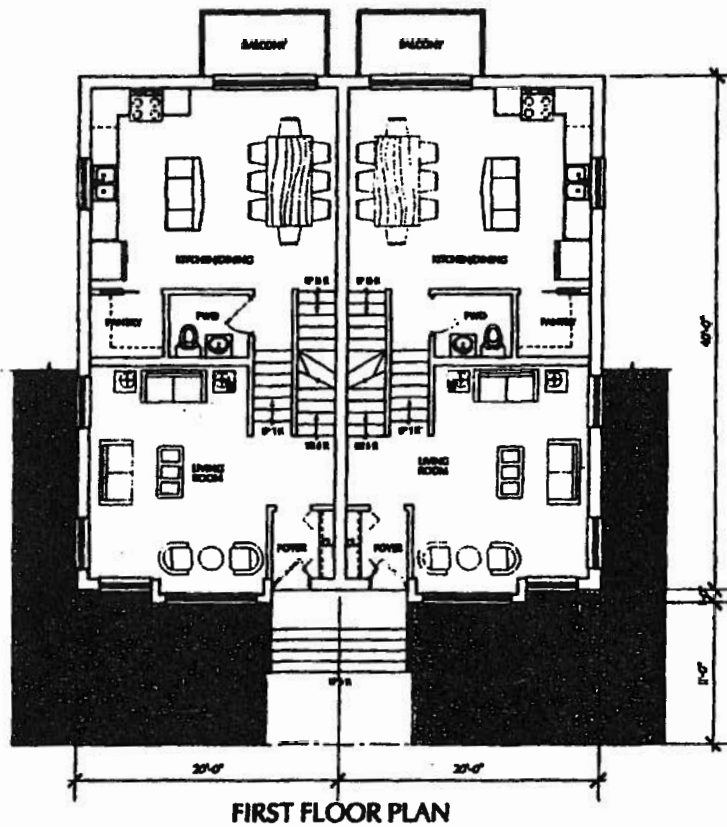


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PROPOSED SINGLE-FAMILY
 RESIDENCES

89th PL. & SOUTH STATE ST.
 CHICAGO, ILLINOIS 60619

Attached Single-Family House
Plans -- First Floor Plan.



ATTACHED SINGLE FAMILY HOUSE PLANS

3/12"=1'-0"

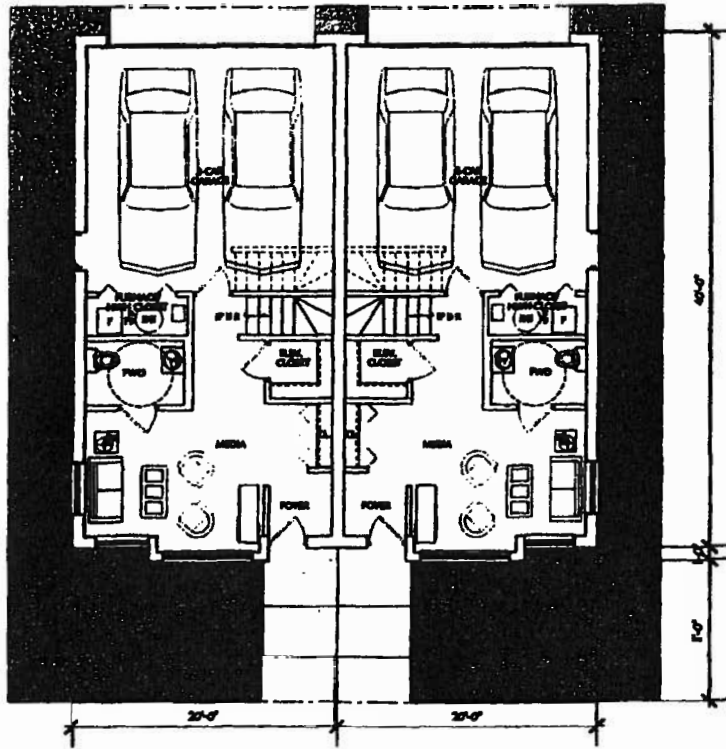


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**PROPOSED SINGLE-FAMILY
 RESIDENCES**

89th PL. & SOUTH STATE ST.
 CHICAGO, ILLINOIS 60619

Attached Single-Family House Plans --
Visitable -- Ground Floor Plan.



GROUND FLOOR PLAN

ATTACHED SINGLE FAMILY HOUSE PLANS - VISITABLE

1/8" = 1'-0"

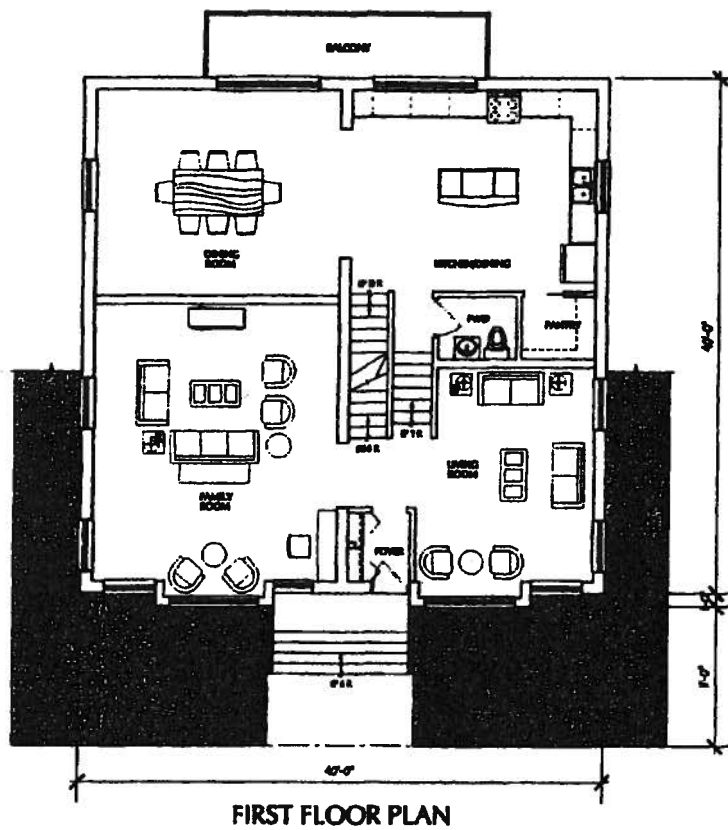


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PROPOSED SINGLE-FAMILY
 RESIDENCES

89th PL. & SOUTH STATE ST.
 CHICAGO ILLINOIS 60619

Detached Single-Family Combined House Plan -- First Floor Plan.



DETACHED SINGLE FAMILY COMBINED HOUSE PLAN
1/32"=1'-0"

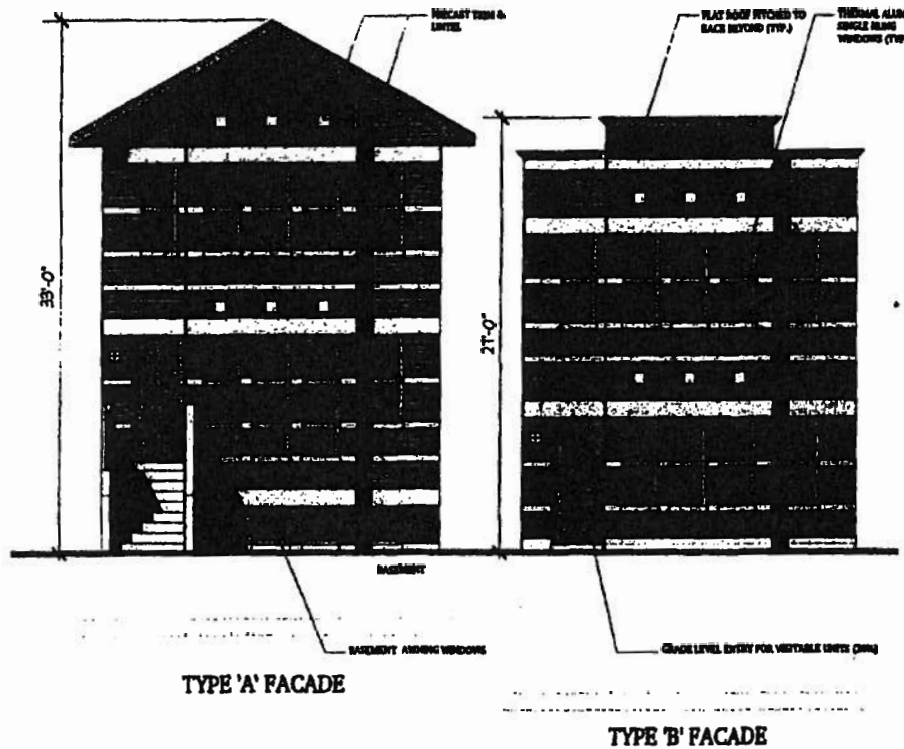


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PROPOSED SINGLE-FAMILY RESIDENCES

89th PL. & SOUTH STATE ST.
CHICAGO, ILLINOIS 60619

Typical Front Elevation Of Detached Single-Family Homes -- Type "A" And "B" Facade.



TYPICAL FRONT ELEVATION OF DETACHED SINGLE FAMILY HOMES

1/8"=1'-0"



Cubellis MGDF

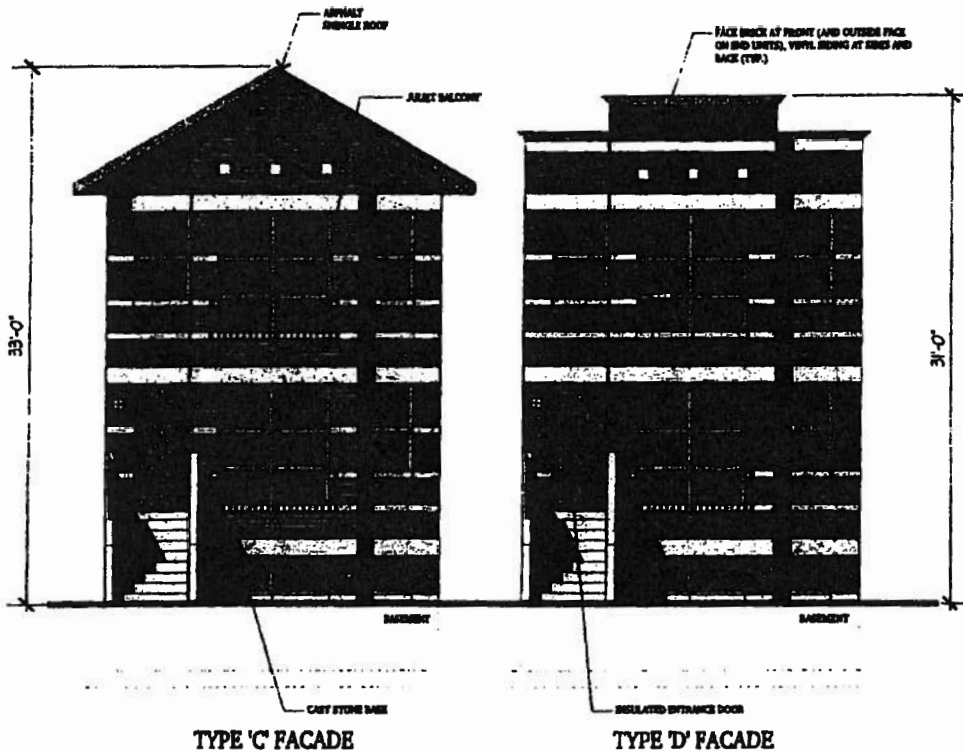
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PREMISES: 2-60 EAST 90th STREET
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1-39 EAST 89th PLACE PRIVATE
8933-8957 SOUTH STATE ST.

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PROPOSED SINGLE-FAMILY
RESIDENCES

89th PL. & SOUTH STATE ST.
CHICAGO, ILLINOIS 60619

Typical Front Elevation Of Detached Single-Family Homes -- Type "C" And "D" Facade.



TYPICAL FRONT ELEVATION OF DETACHED SINGLE FAMILY HOMES
1/8"=1'-0"



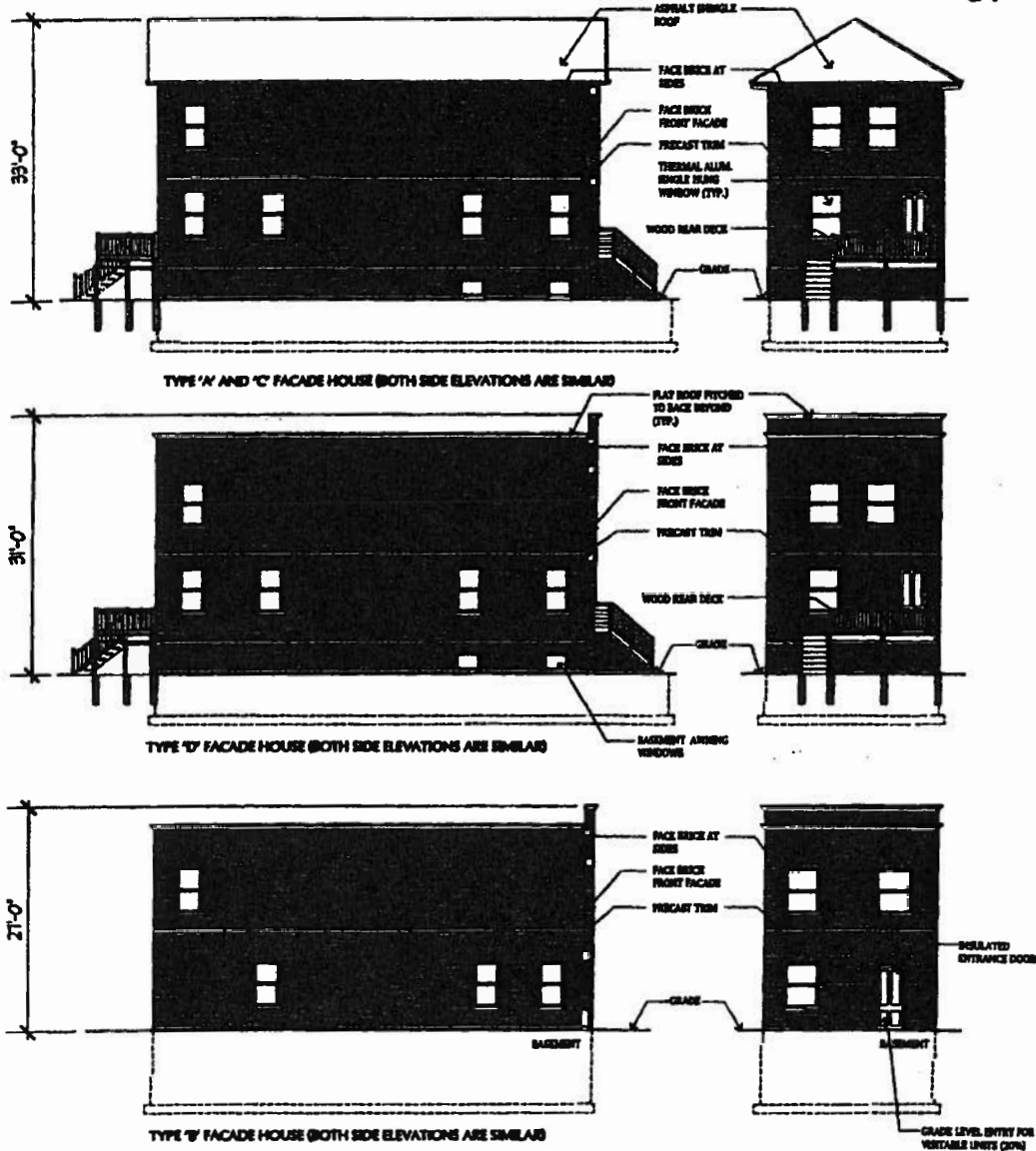
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PROPOSED SINGLE-FAMILY RESIDENCES

89th PL. & SOUTH STATE ST.
CHICAGO, ILLINOIS 60619

Typical Side And Rear Elevations Of Detached Single-Family Home.

54



TYPICAL SIDE AND REAR ELEVATIONS OF DETACHED SINGLE FAMILY

1/16"=1'-0"



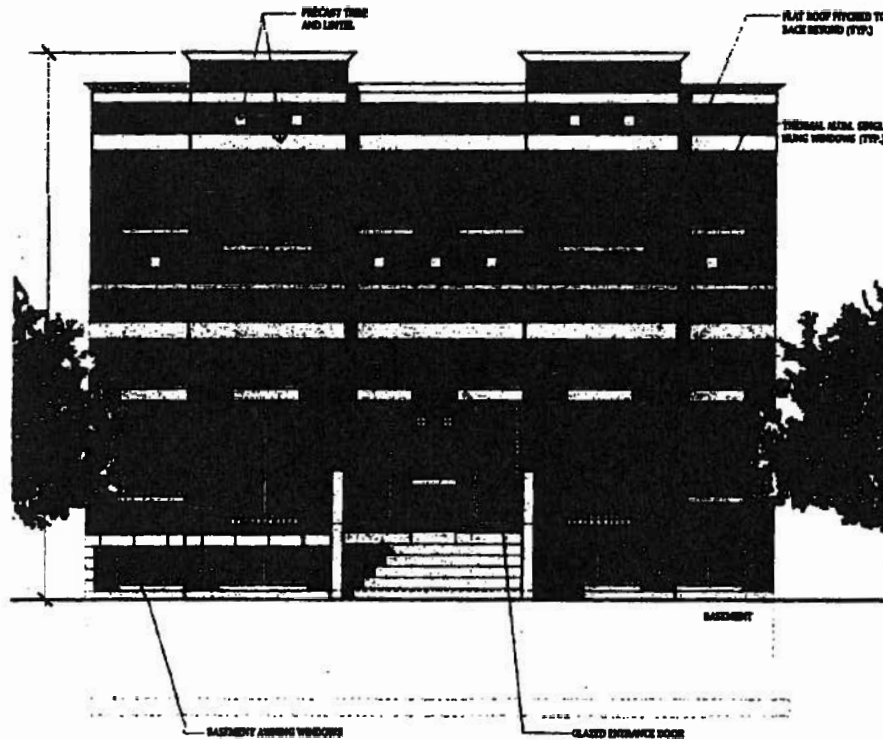
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PROPOSED SINGLE-FAMILY RESIDENCES

DATE: FEBRUARY 21, 2006
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89th PL. & SOUTH STATE ST.
 CHICAGO, ILLINOIS 60619

Typical Front Elevation Of Attached Single-Family Home.
(Page 1 of 2)



TYPICAL FRONT ELEVATION OF ATTACHED SINGLE FAMILY HOME

1/8"=1'-0"

(SINGLE FAMILY COMBINED HOUSE SIMILAR)



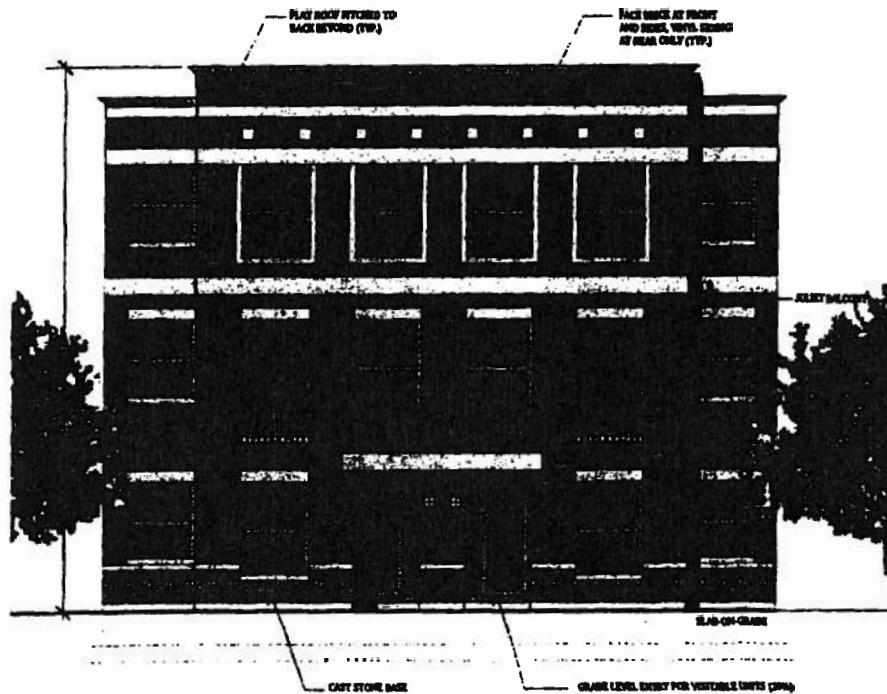
Cubellis MGDF

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PROPOSED SINGLE-FAMILY
RESIDENCES

89th PL. & SOUTH STATE ST.
CHICAGO, ILLINOIS 60619

Typical Front Elevation Of Attached Single-Family Home.
(Page 2 of 2)



TYPICAL FRONT ELEVATION OF ATTACHED SINGLE FAMILY HOME

1/8"=1'-0"

VISITABLE / ACCESSIBLE UNIT

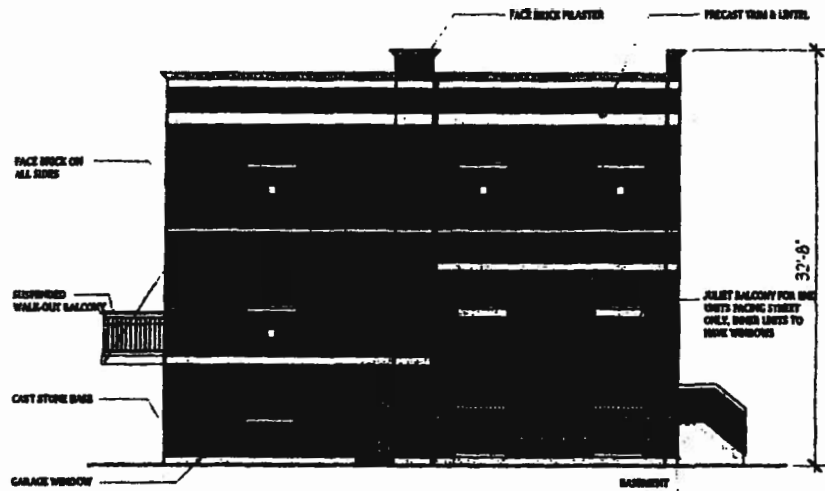


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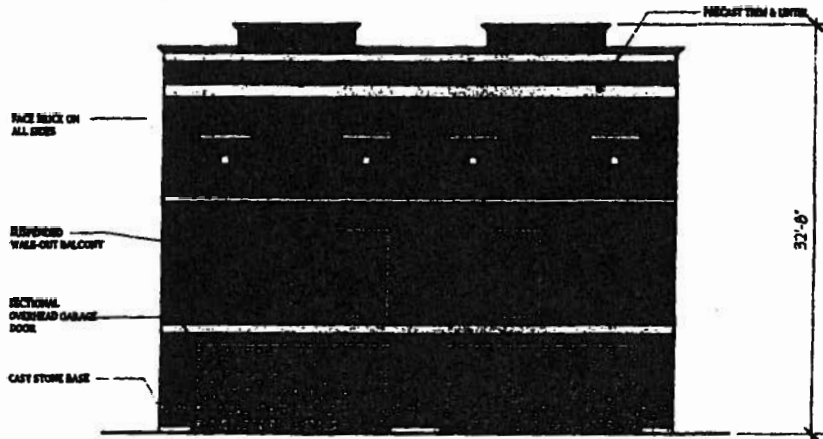
**PROPOSED SINGLE-FAMILY
 RESIDENCES**

89th PL. & SOUTH STATE ST.
 CHICAGO, ILLINOIS 60618

Attached Single-Family Unit -- Typical
Side And Rear Elevation.
(Page 1 of 2)



SIDE ELEVATION



REAR ELEVATION

ATTACHED SINGLE FAMILY UNIT - TYP. SIDE AND REAR ELEVATION

3/32"=1'-0"

(DETACHED SINGLE FAMILY COMBINATION UNIT SIMILAR)



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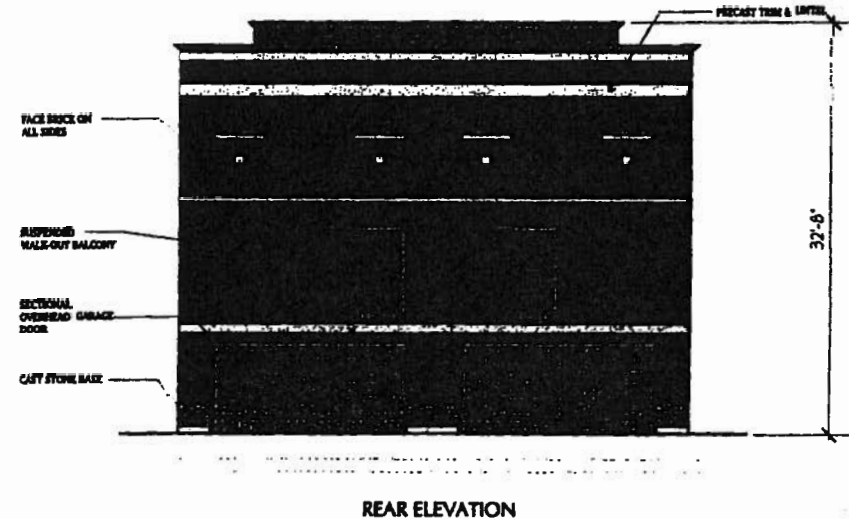
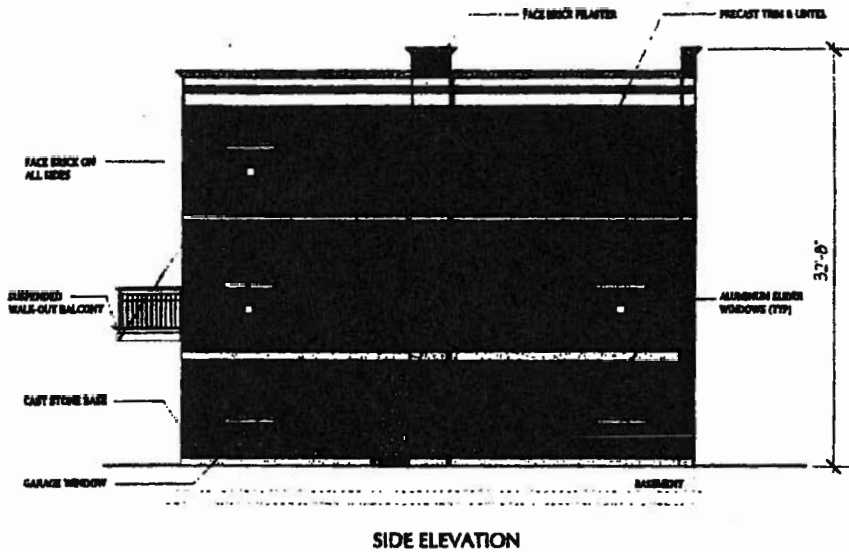
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PROPOSED SINGLE-FAMILY
RESIDENCES

89th PL. & SOUTH STATE ST.
CHICAGO, ILLINOIS 60619

Attached Visitable Single-Family Unit -- Typical Side And Rear Elevation.
(Page 2 of 2)



ATTACHED VISITABLE SINGLE FAMILY UNIT - TYP. SIDE AND REAR ELEV.
3/32"=1'-0"



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APPLICANT: 89th & STATE, LLC
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PROPOSED SINGLE-FAMILY
RESIDENCES

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