

# PD 1020

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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

November 28, 2011

Fenton C. Booth  
Ogden Partners, Inc.  
333 South Desplaines Street  
Chicago, IL 60661

**Re: Administrative Relief request for Residential Planned Development No. 1020, 416  
West Deming Place**

Dear Mr. Booth:

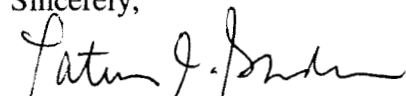
Please be advised that your request for a minor change to Residential Planned Development No. 1020 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

You are requesting to reduce the number of dwelling units from 23 to 16 units with a minimum of 22 parking spaces. The Planned Development was passed on June 28, 2006 and allowed a maximum of 35 dwelling units. On July 31, 2007, an administrative relief was granted to allow for a reduction from 35 to 23 dwelling units and on November 21, 2007, an administrative relief was granted for further design changes. Your proposed reduction has resulted in a smaller, shorter building as well as modified locations of windows and balconies on the elevations. Additionally, you are proposing to relocate the green roof from the fifth floor to the garage roof. A revised Site Plan, and North, South, East and West Elevations, prepared by Booth Hansen Architects, and dated November 7, 2011, shall be inserted into the main file. Due to financing constraints, you are proposing to construct the building in two phases and therefore, will be submitting two separate building permits for eight units each. However, if a permit for the second phase is not obtained within 18 months of the first phase's completion, you will need to clad the exposed north-south wall in a finished building material such as face brick, utility brick, stone or metal panels. Exposed CMU (smooth or split faced) and EIFS are not acceptable.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not increase the number of dwelling units, 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 Residential Planned Development No. 1020, I hereby approve the foregoing minor change, but no other changes to this Planned Development. However, please be advised that the site is also located in the Lake Michigan and Chicago Lakefront Protection District and as such, will require the review and approval of a lakefront application before the Chicago Plan Commission. You may wish to contact Loretta Walsh at (312) 744-4182 to schedule a meeting to discuss the lakefront approval process.

Sincerely,



Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Main file



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>

November 21, 2007

Mr. Scott R. Borstein  
Neal & Leroy, LLC  
Suite 2300  
203 North LaSalle Street  
Chicago, IL 60601-1243

Re: **Administrative Relief request for Residential Planned Development No. 1020, 416 West Deming Place**

Dear Mr. Borstein:

Please be advised that your request for a minor change to Residential Planned Development No. 1020 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.

Specifically, you requested the following design changes:

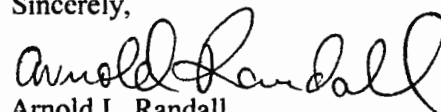
- Adding glass at the first floor level to create a distinct base for the building.
- Enlarging the glass widows on the south facade and using a brick lintel in order to minimize the "heavy" appearance and potential water infiltration issues created by the Renaissance Stone material.
- Adding glazing and replacing the brick with a wood panel material at the penthouse level to create a lighter and distinct top for the building.
- Adding glazing on the west facade to comply with light and vent requirements.
- Using a metal panel system in lieu of brick in the narrow channels on the north (backside) elevation.
- Increasing the height of the structure by 0'-4", from 65'-8" to 66'-0".

These proposed changes are shown on revised North, South, East and West Elevations (dated October 29, 2007) and a proposed Building Section (dated October 15, 2007) prepared Behnisch Architects, Inc.

With regard to your request, the Department of Planning and Development has reviewed the request and has determined that these design changes will not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1020, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Arnold L. Randall  
Commissioner

ALR:SA:tm

cc: Terri Haymaker, Mike Marmo, Pat Haynes, DPD files





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

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>

July 31, 2007

Mr. Scott R. Borstein  
Neal & Leroy, LLC  
203 North LaSalle Street, Suite 2300  
Chicago, IL 60601

Re: **Administrative Relief request for Residential Planned Development  
No. 1020, (416 West Deming Place)**

Dear Mr. Borstein:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1020 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No.11 of the Planned Development.

Specifically, you requested the following changes:

- **Modified Elevations.** The approved Planned Development (PD) includes a maximum of 35 dwelling units, only 23 will be constructed. The reduction in units has led to a change in the floor plan as well as a slight modification in the location of windows and balconies on the north, west, and east elevations.
- **Reorientation of Penthouse Floor.** To accommodate plumbing equipment on the roof of the building the Penthouse level was extended to the north but recessed to the west. The overall aesthetics of the building has not been altered.
- **Relocation of the Green Roof.** The Green Roof will be moved from the penthouse level to the fifth floor roof. The 25% of the overall net roof area as stated in the Planned Development statement number 12 will still be provided.

The following drawings shall be inserted into the main file:

- Site/Landscape Plan (Behnisch Architects, Inc., June 22, 2007)
- West Elevation (Behnisch Architects, Inc., June 22, 2007)
- East Elevation (Behnisch Architects, Inc., June 22, 2007)
- North Elevation (Behnisch Architects, Inc., June 22, 2007)

With regard to your request, the Department of Planning and Development, along with a recommendation from the Department of Transportation, has determined that these design changes would not have an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1020, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

A handwritten signature in black ink that reads "Kathleen Nelson". The signature is written in a cursive style with a large, looping "N" at the end.

Kathleen Nelson   
First Deputy Commissioner

KN:MRD:ss

cc: Kathleen Nelson, Danita Childers, Mike Marmo, Pat Haynes, DPD files

*Reclassification Of Area Shown On Map Number 7-G.*

(As Amended)

(Application Number 15295)

RPD 1020

*Be It Ordained by the City Council of the City of Chicago:*

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all of the RM6 Residential Multi-Unit District symbols and indications as shown on Map Number 7-G in the area bounded by:

a line perpendicular to West Deming Place and 253.91 feet west of the northwest corner of the intersection of West Deming Place and North Lakeview Avenue (as measured along the north boundary of West Deming Place (the "West Line")); a line 78.08 feet north of and parallel to West Deming Place; a line 5.81 feet east of and parallel to the West Line; a line 126.25 feet north of and parallel to West Deming Place; a line 12.57 feet east of and parallel to the West Line; a line 137.24 feet north of and parallel to West Deming Place; a line 35 feet east of and parallel to the West Line; a line 148 feet north of and parallel to West Deming Place; a line 100 feet east of and parallel to the West Line; and West Deming Place,

to those of an RM6 residential Multi-Unit District and a corresponding use district is hereby established in the area described above.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all of the RM6 Residential Multi-Unit District symbols and indications as shown on Map Number 7-G in the area bounded by:

a line perpendicular to West Deming Place and 253.91 feet west of the northwest corner of the intersection of West Deming Place and North Lakeview Avenue (as measured along the north boundary of West Deming Place (the "West Line")); a line 78.08 feet north of and parallel to West Deming Place; a line 5.81 feet east of and parallel to the West Line; a line 126.25 feet north of and parallel to West Deming Place; a line 12.57 feet east of and parallel to the West Line; a line 137.24 feet north of and parallel to West Deming Place; a line 35 feet east of and parallel to the West Line; a line 148 feet north of and parallel to West Deming Place; a line 100 feet east of and parallel to the West line; and West Deming Place,

to those of a Residential Planned Development which is hereby established in the area described, subject to such and bulk regulations as are set forth in the Plan of Development herein attached and made a part thereof 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 1020.*

*Plan Of Development Statements*

1. The area delineated herein as Residential Planned Development consists of approximately fourteen thousand five (14,005) square feet (zero and thirty-two hundredths (0.32) acres) and is controlled by the applicant, 416 West Deming Place L.L.C.
2. All applicable official reviews, approvals or permits 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 rights-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 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. 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; an Existing Land-Use Map; a Site/Landscape Plan; and Building Elevations dated May 18, 2006 prepared by Behnisch and Behnisch Architects. A full size set of the Site/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.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": all uses permitted in the RM5 Residential Multi-Unit District, including, but not limited to residential, parking 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 also 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 Department of Transportation.
8. In addition to the maximum height of buildings and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations as 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/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
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 modification by the applicant and after the 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, construct and maintain the building 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. The applicant agrees to install a minimum of twenty-five percent (25%) (three thousand five hundred (3,500) square feet) of the net roof area as a vegetative green roof upon the building.
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 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 granted by the Departments 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 automatically revert to the pre-existing RM5 Residential Multi-Unit District classification.

[Planned Development Boundary and Property Line Map referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Existing Land-Use Map; Site/Landscape Plan; Building Elevations; Parking Level Floor Plans; Building Floor Plans; and Section Drawing referred to in these Plan of Development Statements printed on pages 79943 through 79955 of this *Journal*.]

15295

79942

JOURNAL--CITY COUNCIL--CHICAGO

6/28/2006

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

*Use And Bulk Regulations Table.*

<b>Gross Site Area</b>	<b>=</b>	<b>Net Site Area</b>	<b>+</b>	<b>Area Within Public Right-Of-Way</b>
17,005 square feet (0.39 acres)	=	14,005 square feet (0.32) acres	+	3000 square feet (0.69 acres)

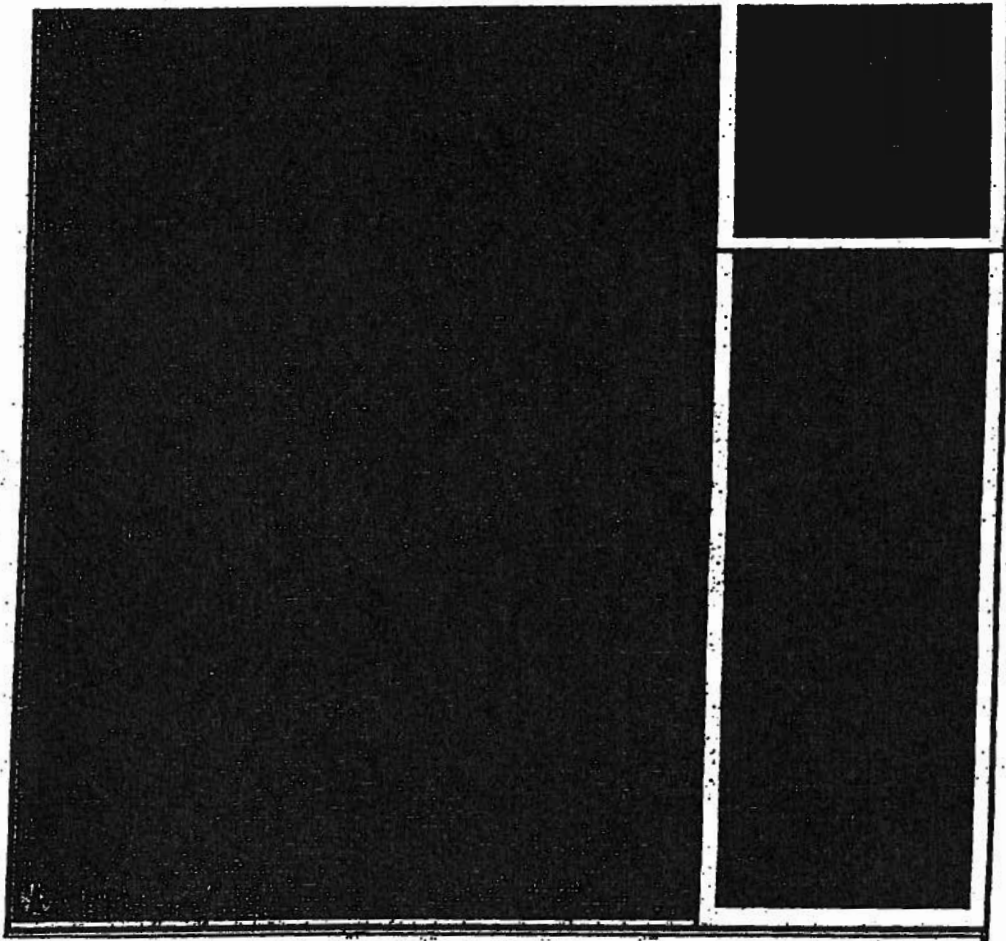
<b>General Description of Land-Use:</b>	See Statement Number 5
<b>Maximum Permitted Floor Area Ratio:</b>	4.1
<b>Setbacks from Property Line:</b>	In substantial conformance with Site/Landscape Plan
<b>Maximum Percentage of Site Coverage:</b>	In substantial conformance with Site/Landscape Plan
<b>Maximum Building Height:</b>	In substantial conformance with Site/Landscape Plan and the Building Elevations
<b>Maximum Number of Dwelling Units:</b>	35
<b>Maximum Number of Efficiency Units:</b>	20%
<b>Minimum Number of Off-Street Parking:</b>	35 spaces
<b>Maximum Area of Green Roof:</b>	25% (3,500 square feet)

6/28/2006

REPORTS OF COMMITTEES

79943

Existing Zoning Map.



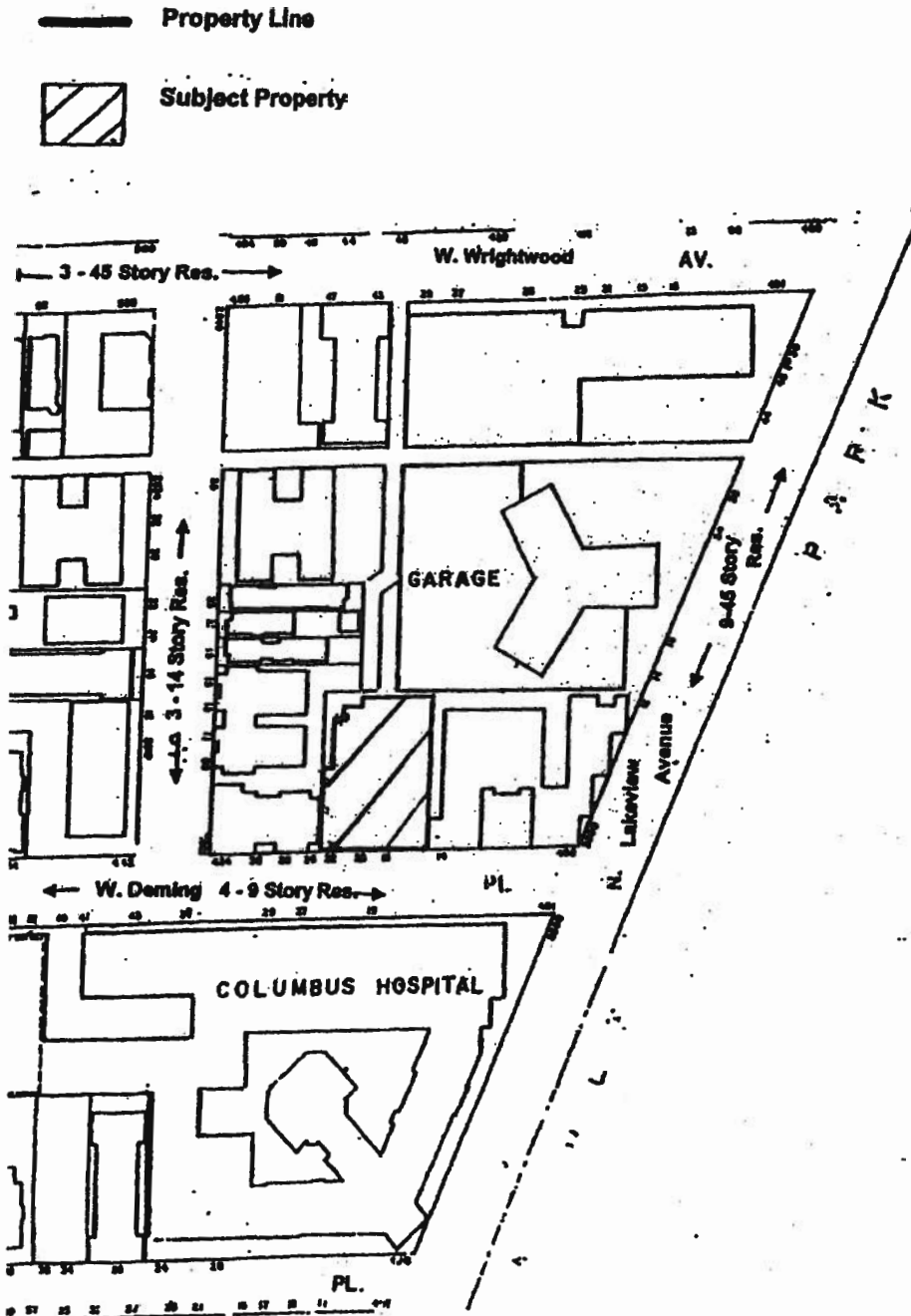
**Subject Property**

**APPLICANT:** 416 West Deming Place LLC  
416-22 West Deming Place  
Chicago, Illinois 60614

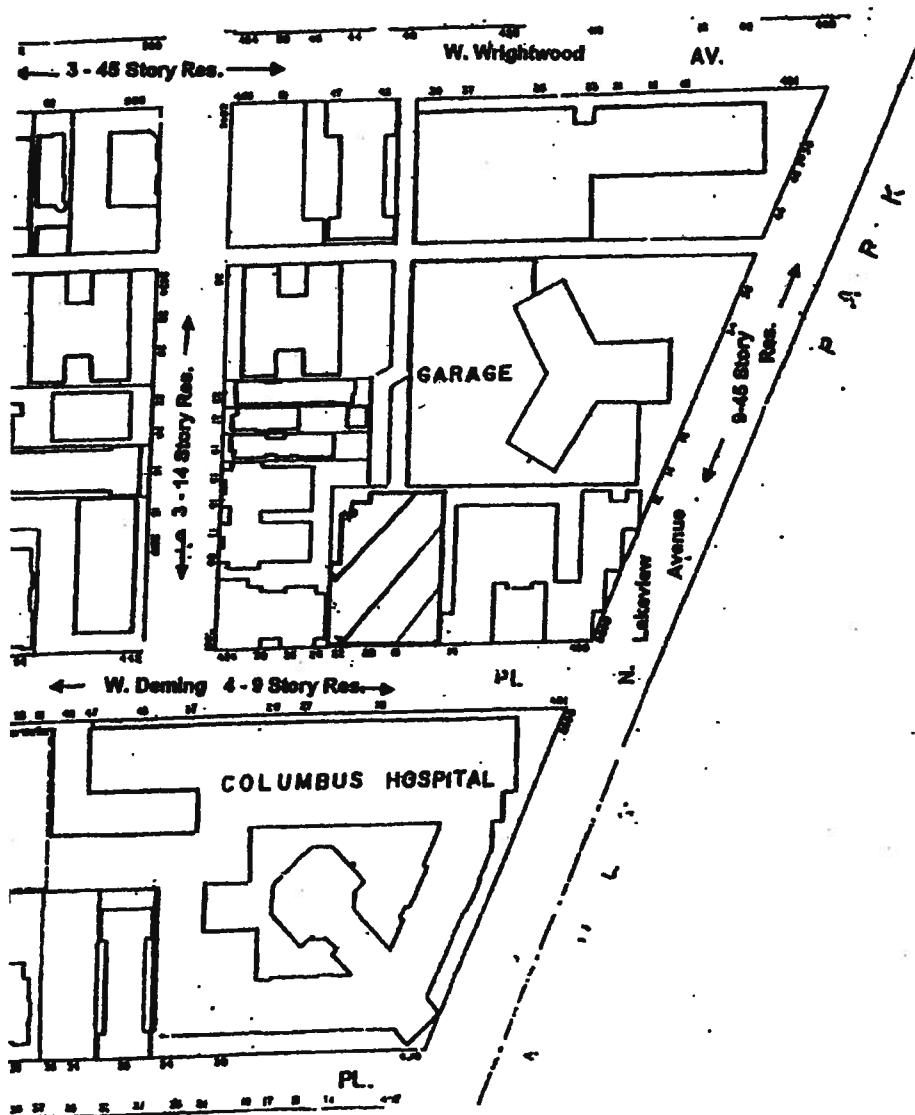
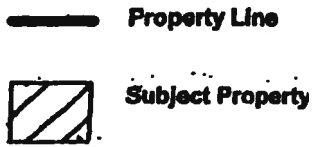
**DATE:** November 1, 2005

**REVISED:** May 19, 2006

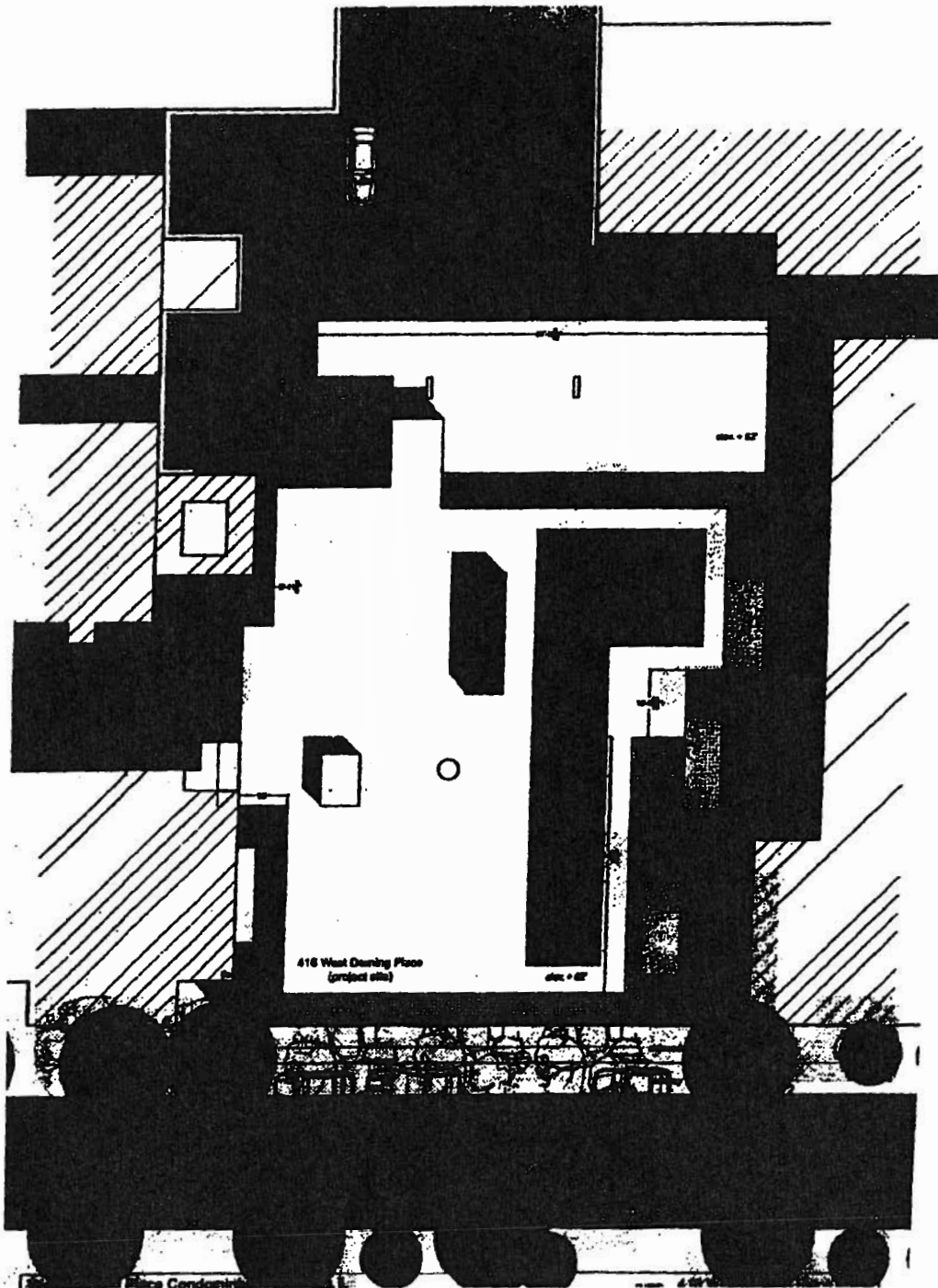
Existing Land-Use Map/Map Of The  
Vicinity And The Existing Site.  
(Figures 1 and 2)  
(Page 1 of 2)



Existing Land-Use Map/Map Of The  
Vicinity And The Existing Site.  
(Figures 1 and 2)  
(Page 2 of 2)



Site/Landscape Plan.

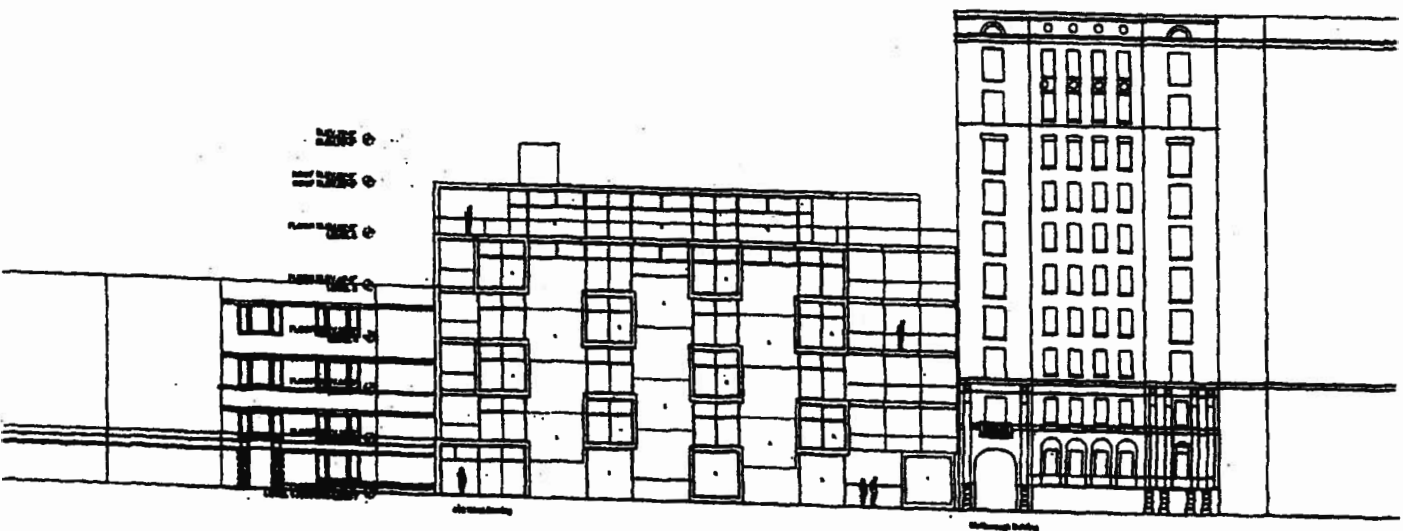


6/28/2006

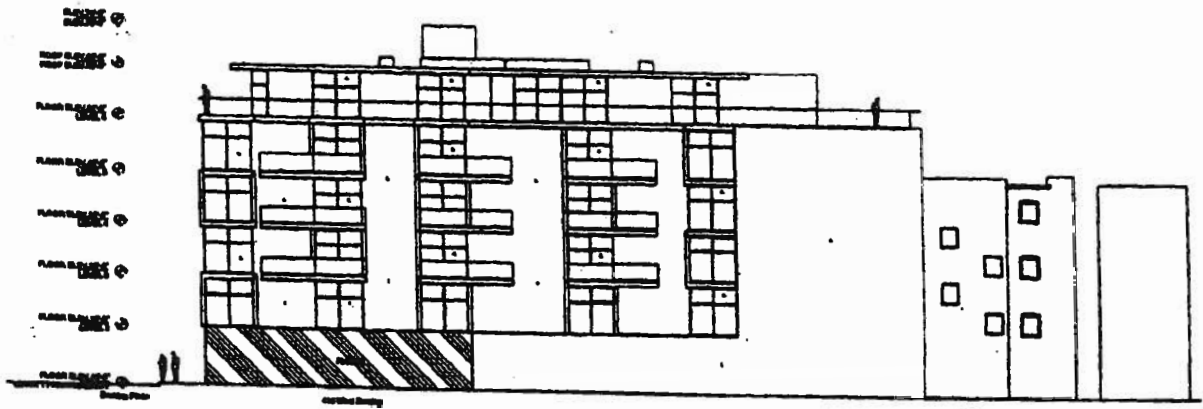
REPORTS OF COMMITTEES

79947

Building Elevations.  
(Page 1 of 4)



Building Elevations.  
(Page 2 of 4)



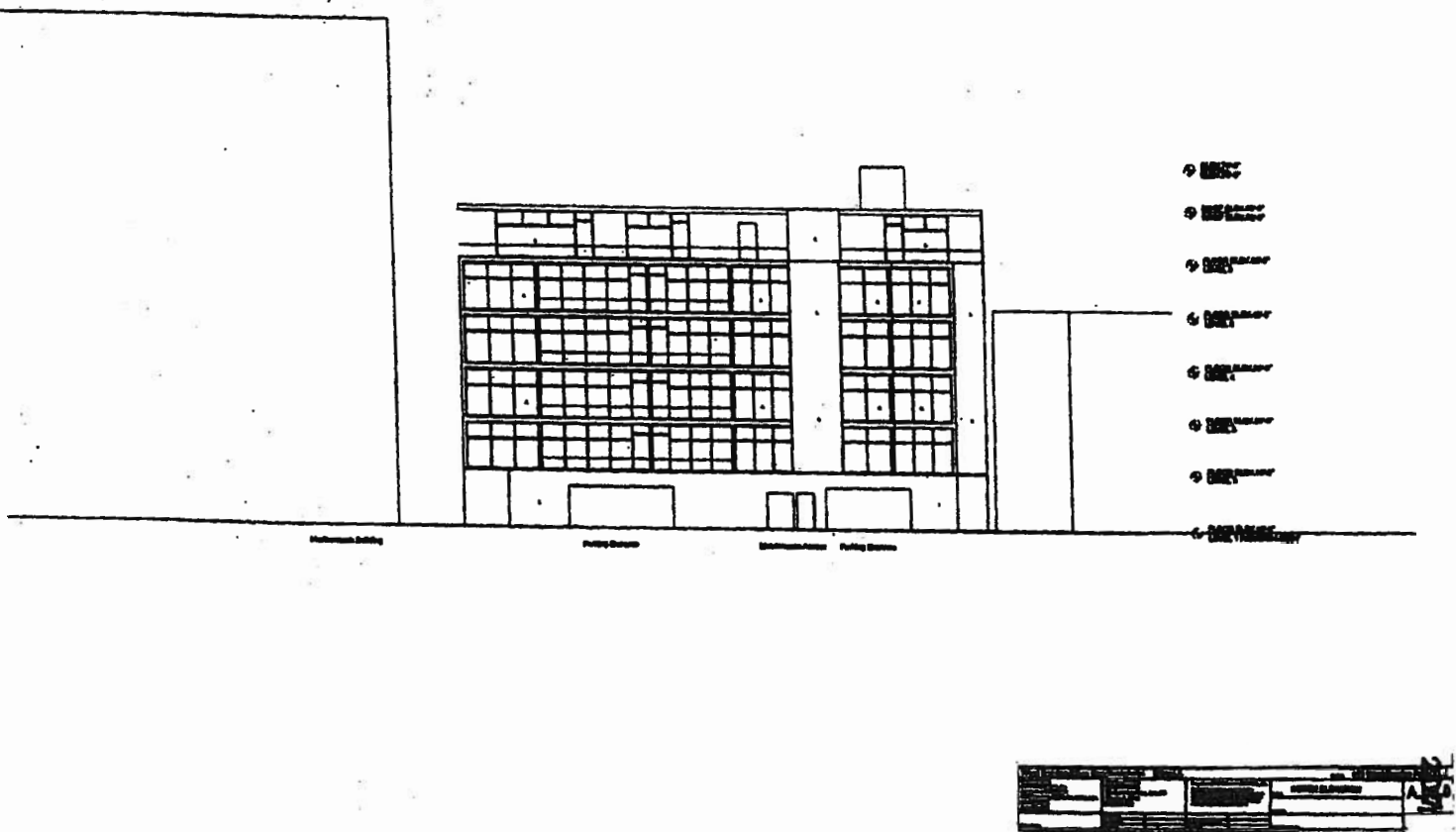
5/19/

6/28/2006

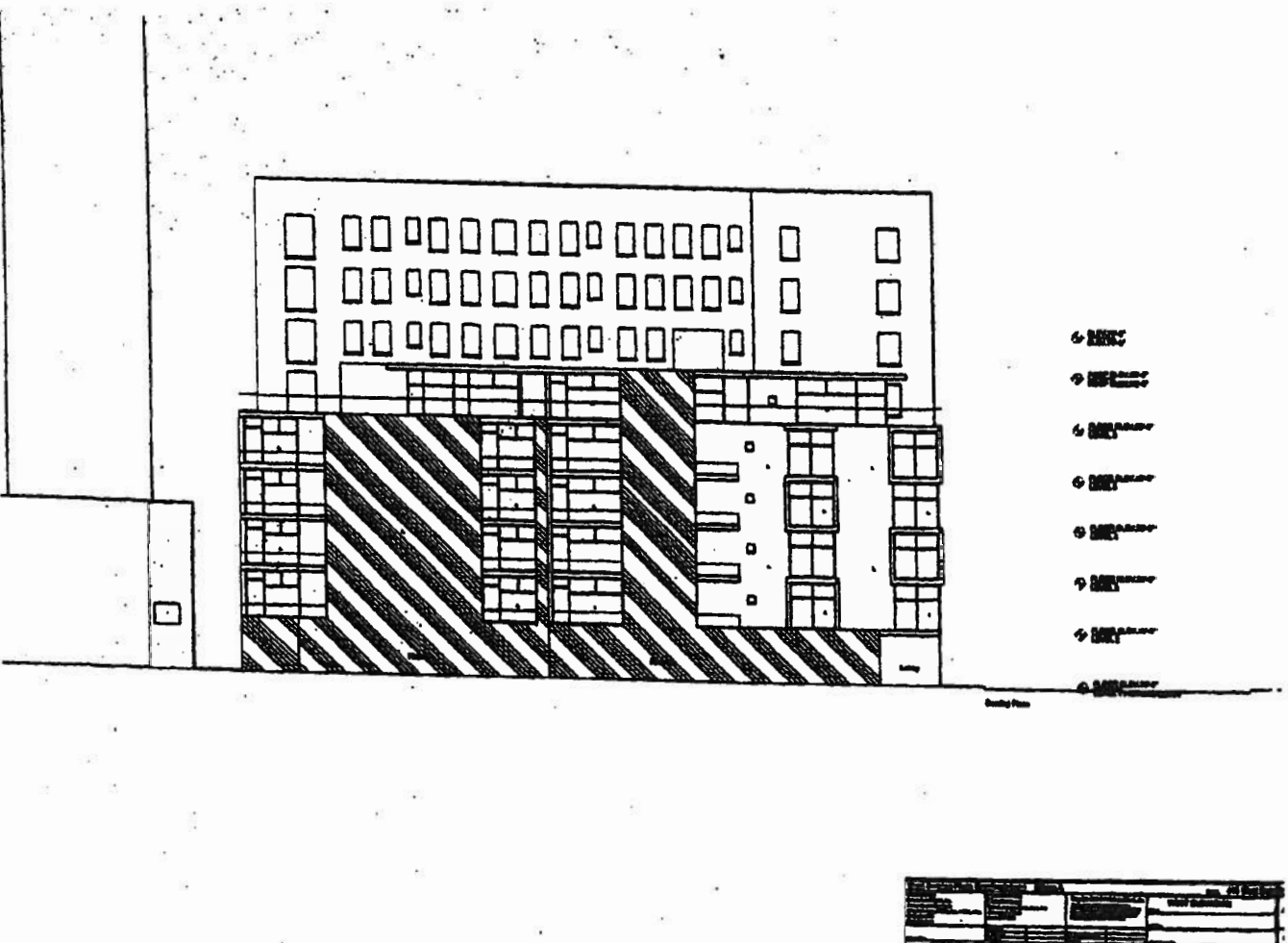
REPORTS OF COMMITTEES

79949

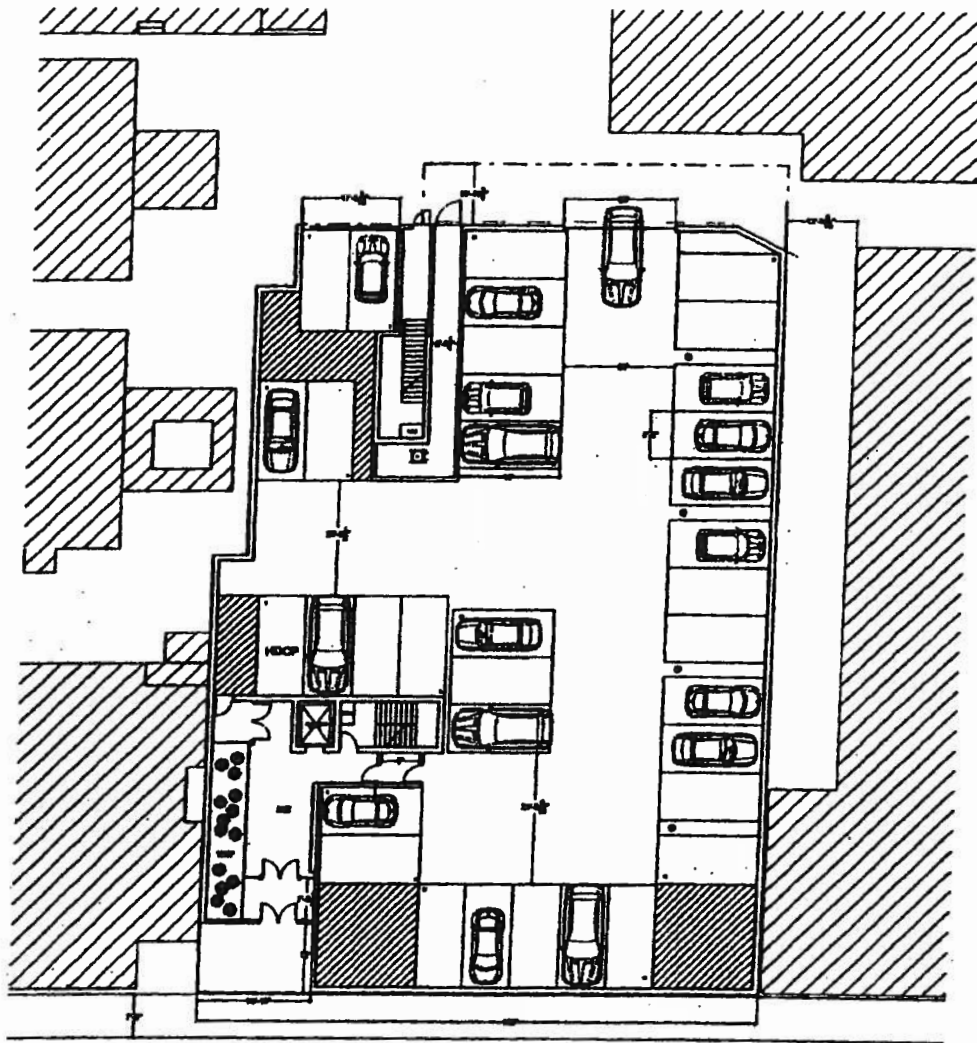
Building Elevations.  
(Page 3 of 4)



Building Elevations.  
(Page 4 of 4)

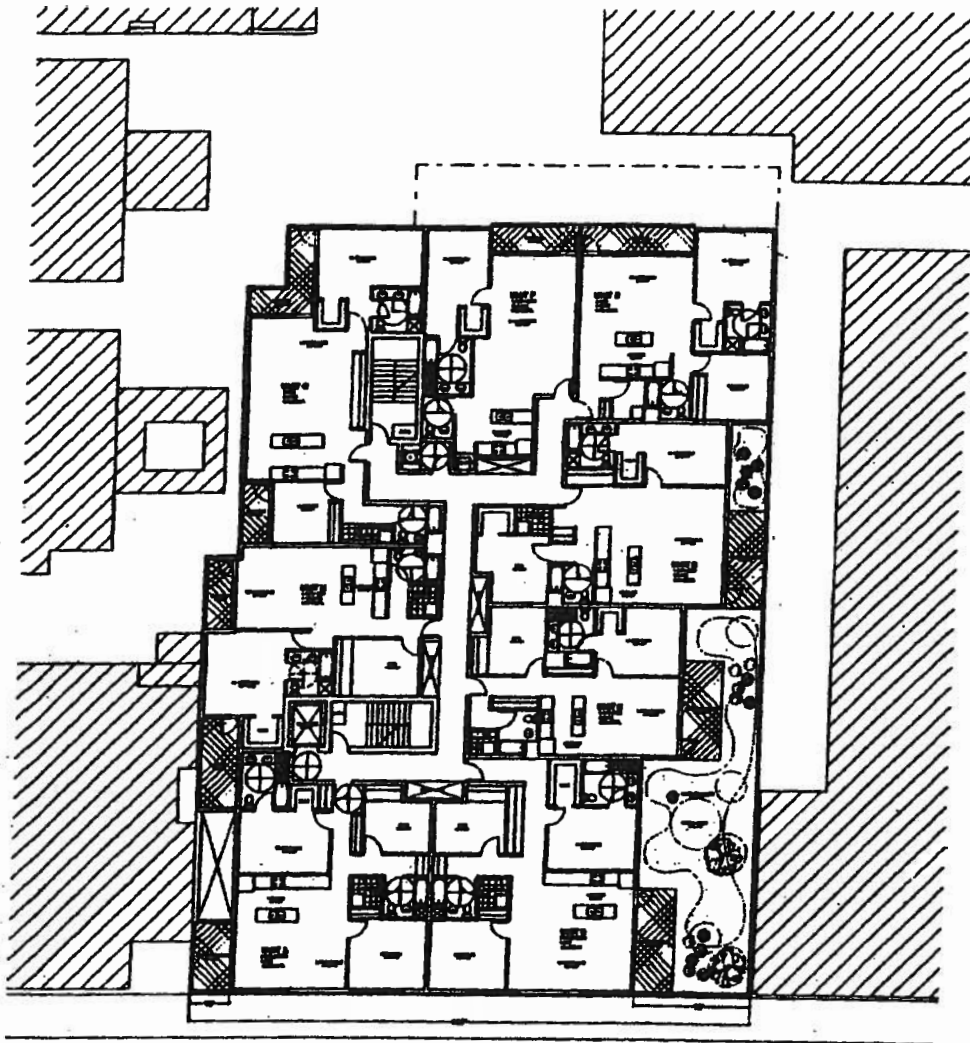


P1 -- Parking Level Floor Plan.



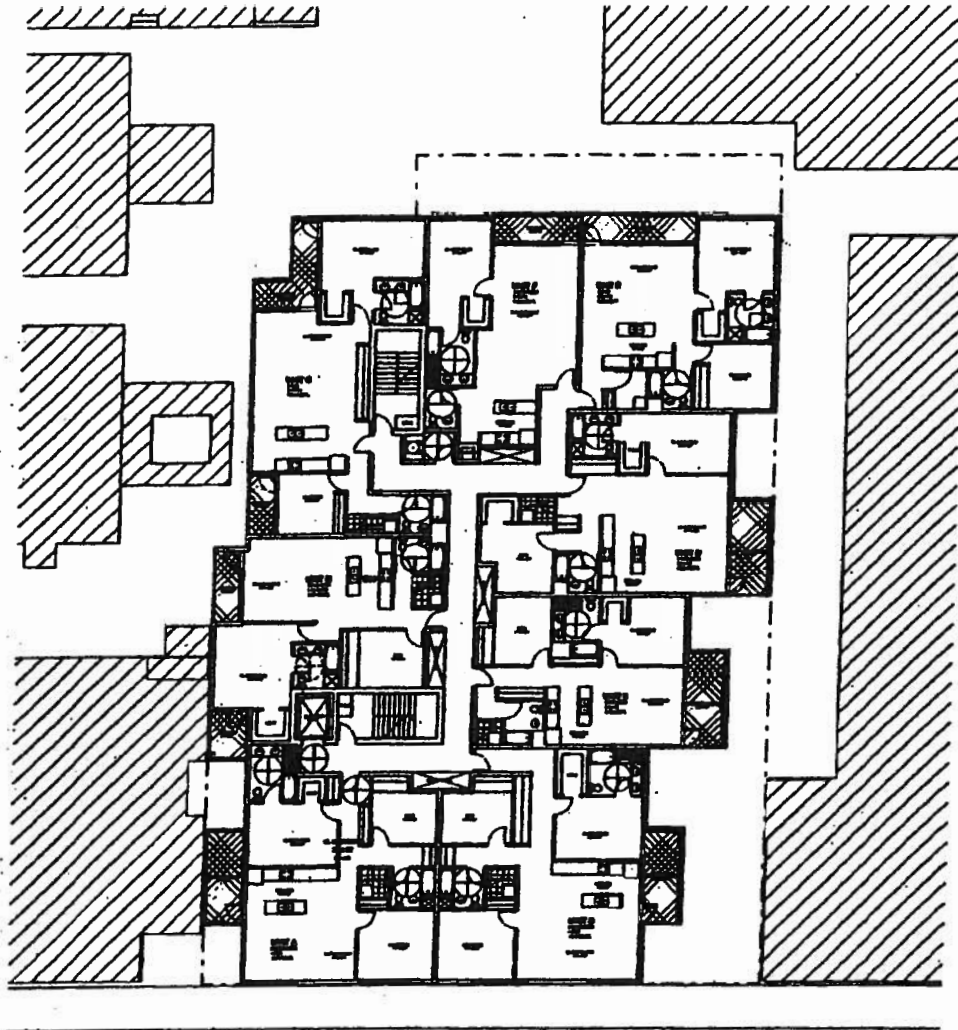
<b>West Deming Place Condominiums Chicago, IL</b>		416 West Deming Place LLC	
Drafted by Robert A. Anderson Architect and Designer 8017 Park Row, Van Nuys, CA 91411, USA (818) 708-8888 (818) 708-0377	Checked by Robert A. Anderson 233 W. Institute Plaza, Suite 700 Chicago, IL 60610 (312) 362-1389	Copyright © 2006 Robert A. Anderson, Inc. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Robert A. Anderson, Inc.	Title <b>P1- PARKING LEVEL</b>
Revision 1. 05/19/06			Drawing No. <b>A.01.0</b>
Date 05/19/06			Scale AS SHOWN

Level 2 -- Floor Plan.



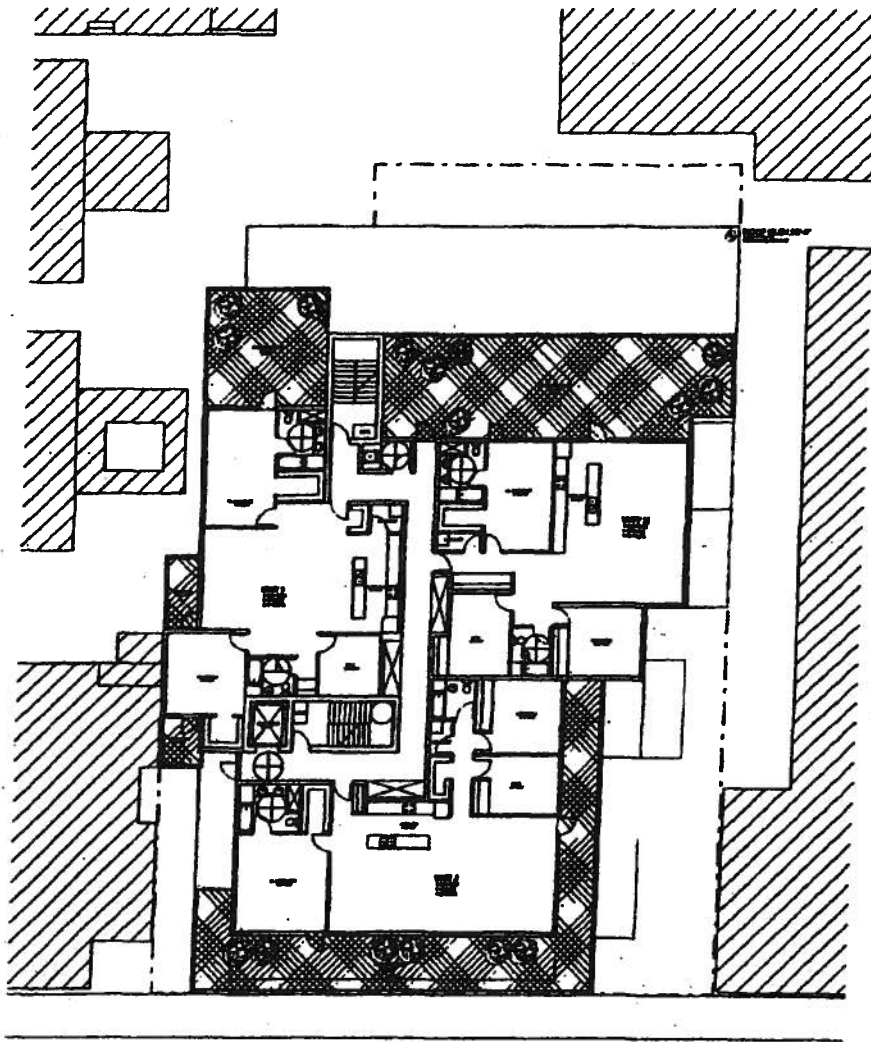
<b>416 West Dering Place Condominiums Chicago, IL</b>		NAME: <b>416 West Dering Place LLC</b>	
Design Architect: <b>Stark Architects, Inc.</b> Architects and Designers 1047 Paul Place, Waukegan, IL 60094, USA (815) 291-0000 (815) 291-0007	Consultant Architect: <b>CGS Architects Ltd.</b> 210 W. Institute Plaza, Suite 710 Chicago, IL 60610 (312) 561-1000	Copyright © 2004 Stark Architects, Inc. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Stark Architects, Inc.	<b>L 2-FLOOR PLAN</b>  <b>A.02.0</b>  DATE: 5/19/04

Levels 3, 4 And 5 -- Unit Size Layout.



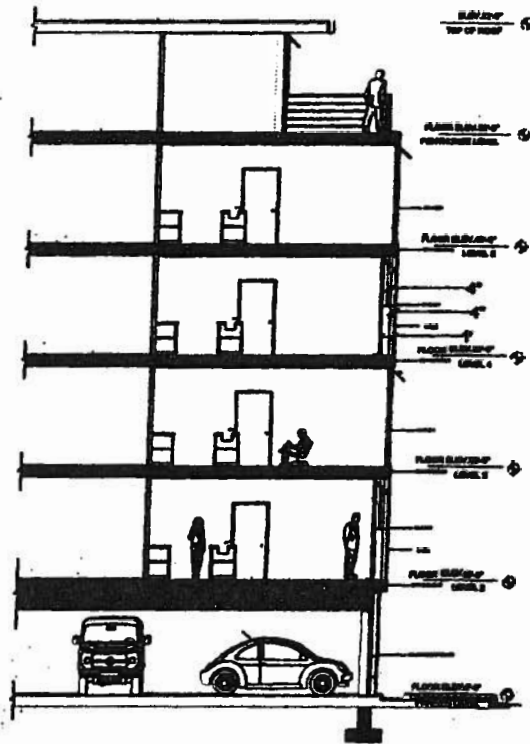
<b>West Dering Place Condominiums Chicago, IL</b>		<b>416 West Dering Place LLC</b>	
George A. ... 1827 Park Place, Venice, CA, 90291, USA 310-393-2888 310-393-2887	Copyright 2006 ... 225 W. ... Chicago, IL 60606 312-557-1200	<b>L 3,4,5 -UNIT SIZE LAYOUT</b>	<b>A.03.0</b>
Date: 5/19/06		Page: 1 of 1	

Level 6 -- Unit Size Layout.



<b>West Deming Place Condominiums Chicago, IL</b>		CLASS 416 West Deming Place LLC	
Design Architect: <b>Skidmore, Owings &amp; Merrill, Inc.</b> Architects and Engineers 1301 Park Road, Menlo Park, CA 94025, USA (415) 957-3300 (415) 957-3377	General Contractor: <b>CH2M Hill Construction</b> 2101 N. LaSalle Place, Suite 710 Chicago, IL 60610 (312) 516-1000	Copyright © 2006 Skidmore, Owings & Merrill, Inc. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Skidmore, Owings & Merrill, Inc.	<b>L 6 - UNIT SIZE LAYOUT</b> SHEET <b>A.04.0</b> SCALE: N/A DATE: 5/18/06
DESIGN: [ ] CHECK: [ ] DATE: [ ]	DESIGN: [ ] CHECK: [ ] DATE: [ ]	DESIGN: [ ] CHECK: [ ] DATE: [ ]	DESIGN: [ ] CHECK: [ ] DATE: [ ]

Section Drawing.



<b>West Dering Place Condominiums Chicago, IL</b>		<b>416 West Dering Place LLC</b>	
Design Architect Skidmore, Archibald, & Smith Architects and Interiors 1017 Park Street, New York, NY 10017, USA Tel: 212 310 6200 Fax: 212 310 6201	Structural Architect LUSKINSKI & ASSOCIATES 210 W. Randolph Street, Suite 710 Chicago, IL 60606 Tel: 312 521 1200	Copyright 2006 Skidmore, Archibald, & Smith All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Skidmore, Archibald, & Smith.	SECTION Title A.06.1 Date 5/19/06