



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

May 8, 2012

Mr. John J. George
Attorney At Law
Two First National Plaza
20 South Clark Street
Suite 400
Chicago, Illinois 60603-1835

Re: One-year sunset extension for Residential Planned Development No. 1033, Northwest corner of East 18th Street and South Prairie Avenue

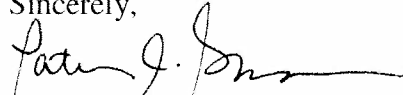
Dear Mr. George:

Please be advised that your request for a one-year sunset extension to the six-year construction period for Residential Planned Development No. 1033 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0612-B of the Chicago Zoning Ordinance and Statement No. 20 of the Planned Development.

Residential Planned Development No. 1033 was passed by the Chicago City Council on October 4, 2006. Statement No. 20 of the Planned Development contains the sunset provisions, which requires commencement of substantial construction within six years of the effective date of the ordinance. As a result of economic conditions, you are requesting, on behalf of your client and the owner of the property, SZG Prairie LLC, a one-year extension of the sunset provisions.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1033, I hereby approve a one-year sunset extension from October 4, 2012 to October 4, 2013.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm
C: Mike Marmo, Erik Glass, Main file

10/4/2006

REPORTS OF COMMITTEES

15622
88449

On motion of Alderman Banks, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, Stone -- 45.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 1-H.
(Application Number 15519)

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 1-H in the area bounded by:

West Erie Street; a line 239.7 feet east of and parallel to North Oakley Boulevard; the alley next south of West Erie Street; and a line 215.7 feet east of and parallel to North Oakley Boulevard,

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

Reclassification Of Area Shown On Map Number 4-E.
(As Amended)

(Application Number 15622) RPD 1033

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, is hereby amended by changing all the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 4-E in the area bounded by:

a line 547.13 feet north of and parallel to East 18th Street; South Prairie Avenue; East 18th Street; and the alley next west of and parallel to South Prairie Avenue,

to those of a Residential Planned Development which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Planned Development herewith attached and made a part hereof and to no others.

SECTION 2. 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 1033.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development ("Planned Development") consists of approximately ninety-seven thousand two hundred seven (97,207) square feet (two and twenty-three hundredths (2.23) acres) of net site area which is depicted on the attached Planned Development Boundary Plan and Right-of-Way Plan. The property is controlled by the applicant, 1712 South Prairie, L.L.C.
2. The applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. 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 submission on behalf of the Applicant or its successors, assignees or grantees and approval by the Chicago City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, and, if different than the Applicant, the legal titleholders or 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 titleholder

or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time 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, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among property owners, the board of directors of any property owners association, or 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 the following twenty (20) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and East, South, West and North Conceptual Building Elevations prepared by Lucien LaGrange Architects, dated August 17, 2006; and resolution of the City of Chicago Commission on Chicago Landmarks, dated June 1, 2006. Full-size sets of the Site Plan, Landscape Plan and Conceptual Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof and satisfies the established criteria for approval as a Planned Development. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The uses permitted within the area delineated herein as a "Residential Planned Development" shall include residential, recreational, accessory parking and related uses.
6. The Applicant agrees that the public will not be prohibited access to the landscaped garden or open spaced located at the northwest corner of East 18th Street and South Prairie Avenue. The Applicant, successors and or assigns reserve the right to post signage on the landscaped garden or open space designating the hours that the space will be open to the public.

7. The Applicant acknowledges and discloses to all purchasers and owners of dwelling units in residential buildings (the "Premises") within this Planned Development, and their successors and assigns, that other buildings may be constructed on properties surrounding these Premises, and such buildings may obscure views from dwelling unit windows of these Premises.
 8. Identification and temporary signs, including temporary construction signs and marketing signs, may be permitted within the area delineated herein as a "Residential Planned Development", subject to the review and approval of the Department of Planning and Development.
 9. Three (3) off-street loading facilities for deliveries will be provided within this Planned Development. All parking utilized within this Planned Development will be associated with the residential and related uses. This plan is subject to the review of the Departments of Transportation and Planning and Development.
 10. Ingress and egress shall be subject to the review and approval of the Department of Transportation -- Bureau of Traffic and the Department of Planning and Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards 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.
 11. 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 as approved by the Federal Aviation Administration.
 12. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
 13. 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. The Applicant shall install appropriately designed and scaled street lights along the South Prairie Avenue and East 18th Street frontages of the property. The street lights shall be selected with the approval of the Department of Planning and Development and the
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Department of Streets and Sanitation Bureau of Electricity, and installed with the approval of the Bureau of Electricity.

14. The permitted floor area ratio ("F.A.R.") identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of ninety-seven thousand two hundred seven (97,207) square feet, a base F.A.R. of five and zero-hundredths (5.00) and additional F.A.R. for a series of proposed amenities, as follows:

Description	Floor Area Ratio
Base Floor Area Ratio	5.00
Affordable Housing Bonus	1.00
Adopt-a-Landmark Bonus	1.00
Total Floor Area Ratio	7.00

15. Pursuant to the Affordable Housing Provision of the City of Chicago Zoning Ordinance, Title 17, Chapter 17-4-1004, et seq. ("Zoning Ordinance") the Applicant has asked for an increase in the Floor Area Ratio of the property. The Applicant hereby acknowledges that according to Section 17-4-1004D of the Zoning Ordinance, the total floor area devoted to affordable housing units must equal at least twenty-five percent (25%) of the total increase in floor area allowed under the Affordable Housing Bonus or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund based on the increase in allowable floor area multiplied by eighty percent (80%) of the median cost of land per buildable square foot. Based on Section 17-4-1004D the Applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of Six Hundred Ninety-nine Thousand Eight Hundred Ninety-nine Dollars (\$699,899). Prior to the issuance of permits, the Applicant will enter into an Affordable Housing Agreement with the Chicago Department of Housing or provide a letter of credit or other security device in an amount equal to the cash contribution. The Applicant must comply with all of the applicable sections of the Affordable Housing Provision of the Zoning Ordinance which sections are hereby incorporated into this Planned Development. The Affordable Housing Agreement required by Section 17-4-1004-E9 is also incorporated into this Planned Development.
16. Pursuant to the Adopt-a-Landmark provision of the Chicago Zoning Ordinance, Title 17 Chapter 17-4-1022, et seq. ("Zoning Ordinance") the

Applicant has asked for an increase in the Floor Area Ratio of the property. The Applicant hereby acknowledges that according to Section 17-4-1022-B of the Zoning Ordinance, floor area bonuses may be granted in return for payments to property owner of officially designated historic buildings to support specific building restoration projects. Section 17-4-1022-C-1 states that floor area bonuses for qualifying activities are to be based on financial contributions that reflect the value of property within the geographic area, based on the following formula: Cost of one (1) square foot of floor area equals eighty percent (80%) multiplied by median cost of land per buildable square foot. Based on Section 17-4-1022-C-1, the Applicant has agreed to make cash contribution to the Glessner House, which is an officially designated historic building, in the amount of Six Hundred Ninety-nine Thousand Eight Hundred Ninety-nine Dollars (\$699,899).

Pursuant to the provisions of Section 17-4-1022 of the Chicago Zoning Ordinance, the Commissioner of the Department of Planning and Development acting on behalf of the City of Chicago and the Commission on Chicago Landmarks is authorized to enter into an agreement with the Glessner House Museum, the owner of the John J. Glessner House and a Chicago landmark located at 1800 South Prairie Avenue (the "Landmark Project"), regarding the manner in which the funds for the renovation work in the Landmark Project, as approved by the Commission on Chicago Landmarks on June 1, 2006, will be used. The agreement shall be in a form approved by the Corporation Counsel. A separate agreement between the Glessner House Museum and the Applicant regarding the transfer, administration and use of the funding to be provided by the Applicant for the Landmark Project shall also be in a form approved by the Corporation Counsel. Both agreements shall be executed and submitted as part of the Part II submission to the Department of Planning and Development. The terms and conditions of the Landmark Project scope of the work and budget may be modified administratively by the Commissioner of the Department of Planning and Development in accordance with the provisions of Statement 12 of this Planned Development. Upon completion of the work related to the Landmark Project, the Applicant shall apply to the Commission on Chicago Landmarks for the issuance of a Certificate of Completion of the Landmark Project.

17. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. Additionally, Applicant

shall provide a green roof identified on the Landscape Plan. The green roof shall be at least twenty-five percent (25%) of the net roof area.

18. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on the subject 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 a high 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.
19. 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 is made 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.
20. Unless substantial construction has commenced within six (6) years following adoption of this Residential 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 prior DX-5 Downtown Mixed-Use District.

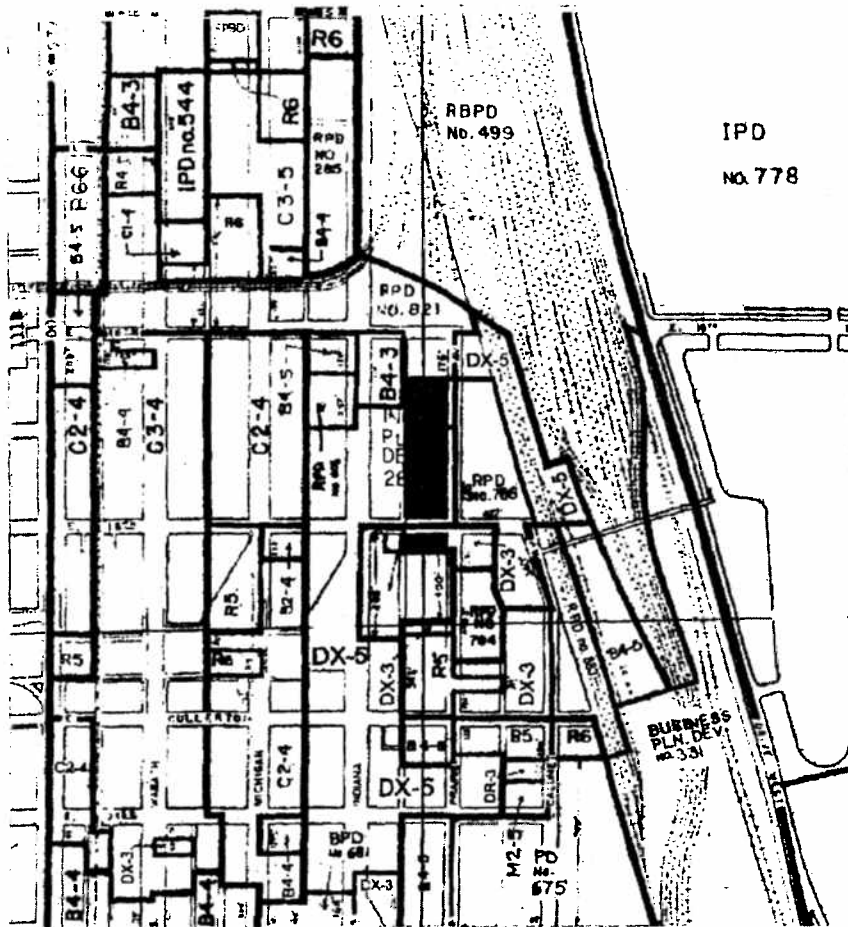
[Existing Zoning Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 88457 through 88464 of this *Journal*.]

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

*Residential Planned Development Number 1033.**Plan Of Development.**Bulk Regulations And Data Table.*

Gross Site Area:	121,790 square feet (2.93 acres)
Net Site Area:	97,207 square feet (2.23 acres) = Gross Site Area (127,790 square feet) - Area remaining in adjacent public streets and alleys (36,583 square feet)
Maximum Floor Area Ratio (F.A.R.):	
Base F.A.R.:	5.0
Affordable Housing Bonus:	1.0
Adopt-a-Landmark Bonus:	1.0
Total F.A.R.:	7.0
Permitted Uses:	residential, recreational, accessory parking and related uses.
Maximum Number of Dwelling Units:	571
Minimum Number of Off-Street Parking Spaces:	586 (1.13:1 parking ratio)
Minimum Number of Bicycle Spaces:	1:2 automobile spaces; maximum 50 required
Minimum Number of Loading Berths:	3 at 10 feet width by 25 feet length by 14 feet height
Maximum Site Coverage:	In accordance with the Site Plan
Minimum Periphery Setbacks:	In accordance with the Site Plan
Maximum Building Height:	460 feet

Existing Zoning Map.

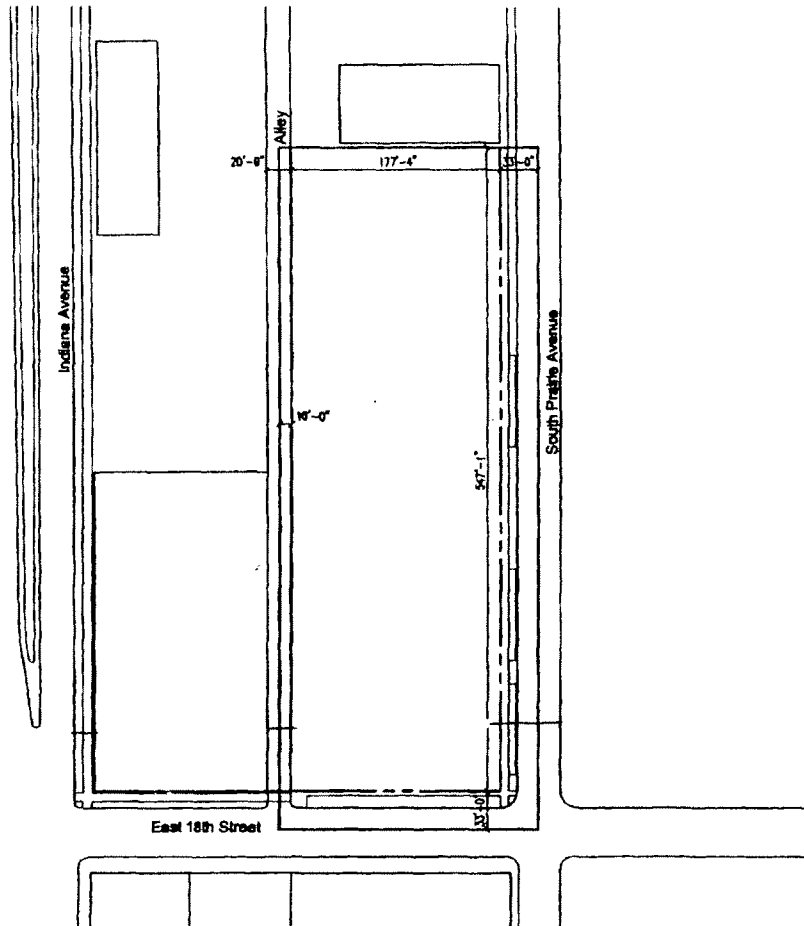


EXISTING HISTORICAL
STRUCTURE
(GLESSNER HOUSE)

LUCIEN LAGRANGE
ARCHITECTS
100 North Michigan Avenue Chicago, IL, USA

APPLICANT: 1712 SOUTH PRAIRIE LLC
ADDRESS: 1626-1736 SOUTH PRAIRIE AVENUE
200-224 EAST 16TH STREET
DATE: APRIL 24, 2006
REVISED: AUGUST 17, 2006
PD 01 - EXISTING ZONING MAP

Planned Development Boundary
And Property Line Map.



PROPERTY LINE - - - - -
PD BOUNDARY - - - - -

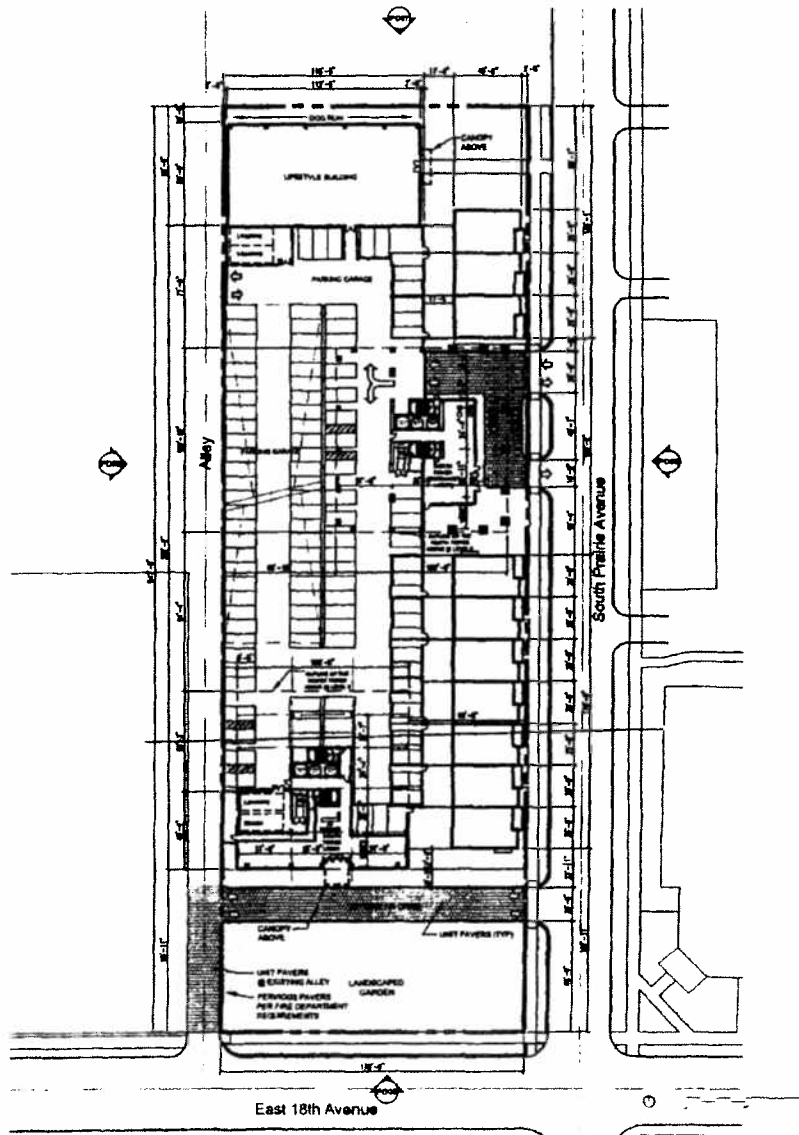
LUCIEN LAGRANGE
ARCHITECTS

100 North Michigan Avenue Chicago, IL, 60611

APPLICANT: 1712 SOUTH PRAIRIE LLC
ADDRESS: 1436-1736 SOUTH PRAIRIE AVENUE
200-236 EAST 18TH STREET
DATE: APRIL 26, 2006
REVISED: AUGUST 17, 2006

PD 03 - PLANNED DEVELOPMENT
BOUNDARY AND PROPERTY LINE MAP

Site Plan.



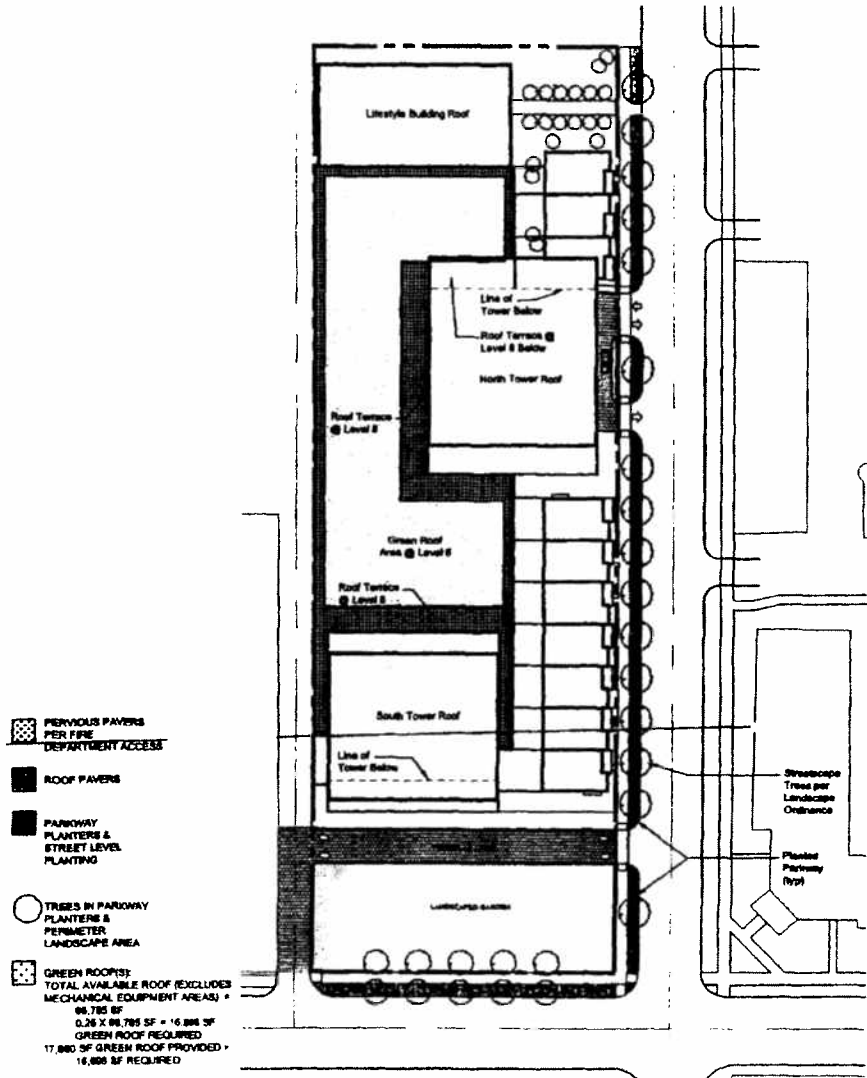
LUCIEN LAGRANGE
ARCHITECTS

1712 South Prairie Avenue Chicago, IL 60608

APPLICANT: 1712 SOUTH PRAIRIE LLC
ADDRESS: 1626-1736 SOUTH PRAIRIE AVENUE
200-236 EAST 18TH STREET
DATE: APRIL 26, 2006
REVISED: AUGUST 17, 2006

PD 04 SITE PLAN

Landscape Plan.



NOTE: ALL PLANT MATERIALS, PLANTING REQUIREMENTS & GROWING MEDIUM SPECIFICATIONS ARE PER CITY OF CHICAGO LANDSCAPE ORDINANCE.

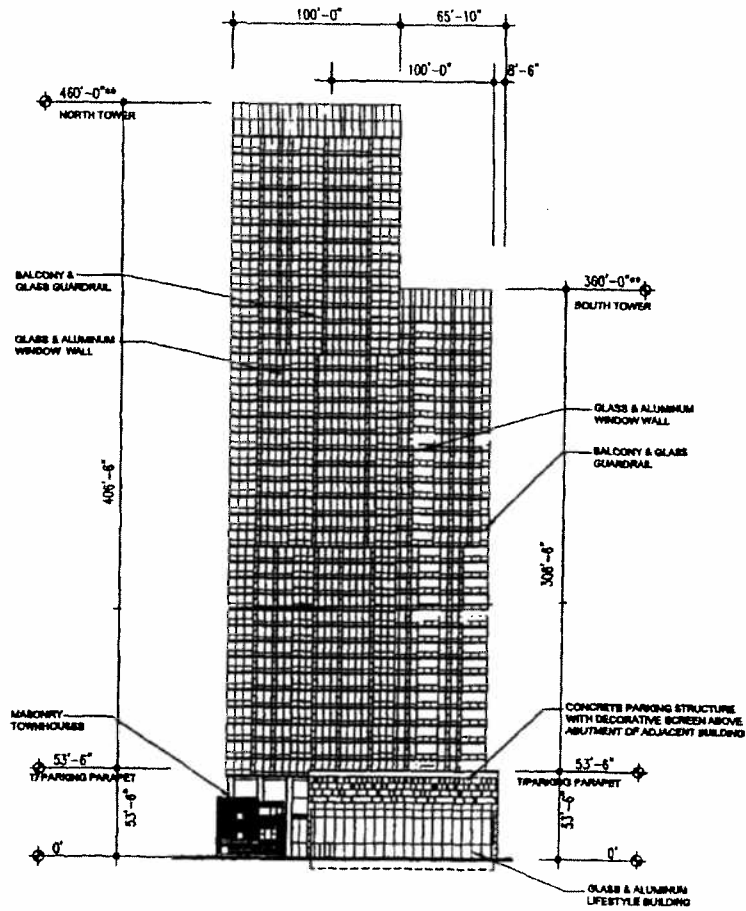
LUCIEN LAGRANCE
ARCHITECT

by Hand-Made/Artisan Chicago Co. Artist

APPLICANT 1712 SOUTH PRAMIE LLC
ADDRESS 1626-1736 SOUTH PRAMIE AVENUE
200-756 EAST 18TH STREET
DATE APRIL 26 2006
REVISED AUGUST 17 2006

PD 05 LANDSCAPE PLAN

North Elevation.



** Absolute height

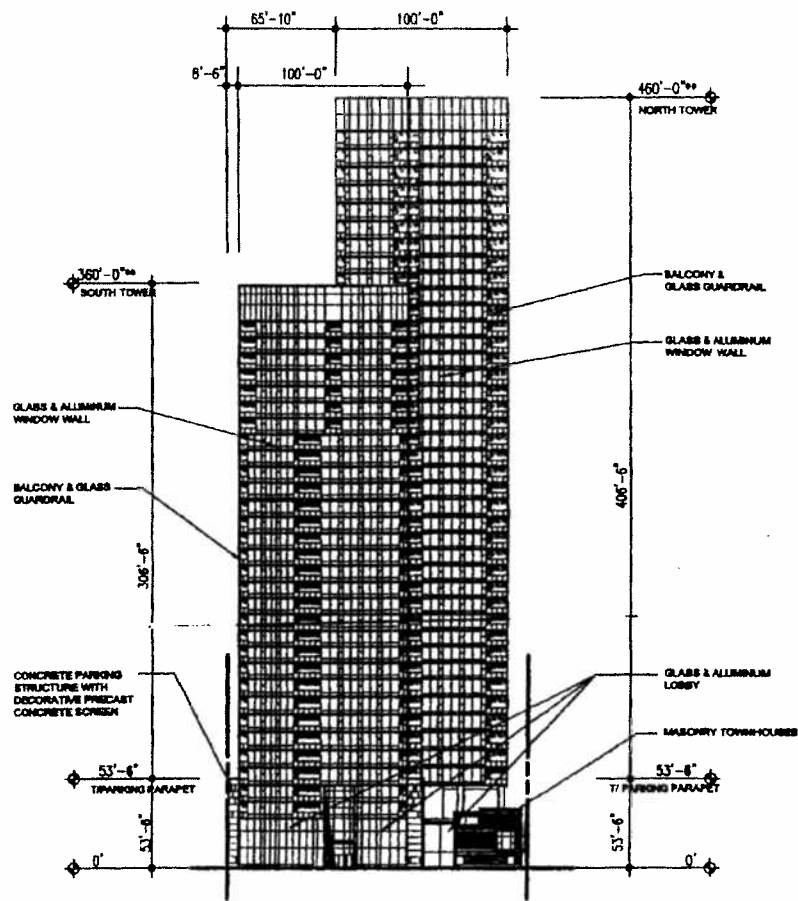
LUCIEN LAGRANGE
ARCHITECT

400 North Michigan Avenue, Chicago, IL, 60611

APPLICANT: 1712 SOUTH PRAIRIE LLC
ADDRESS: 1624-1738 SOUTH PRAIRIE AVENUE
200 236 EAST 18TH STREET
DATE: APRIL 26, 2006
REVISED: AUGUST 17, 2006

PD 07, NORTH ELEVATION

South Elevation.

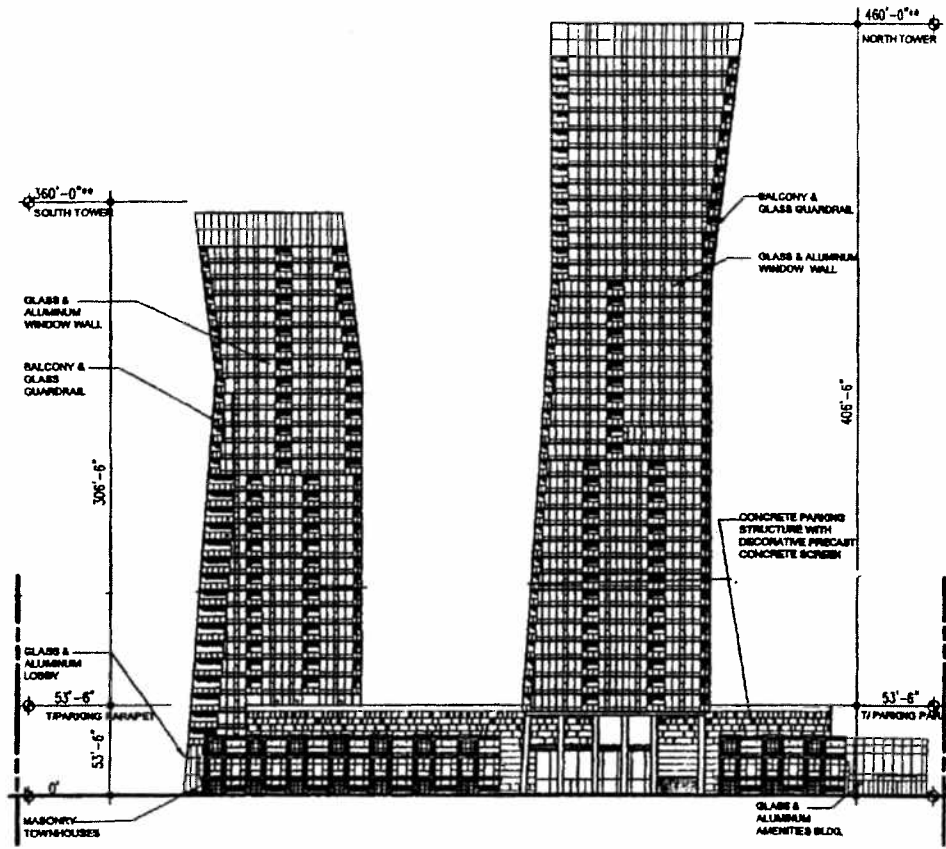


** Absolute height

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LUCIEN LAGRANGE
 ARCHITECTS
 100 North Michigan Avenue, Chicago, IL, 60602

APPLICANT: 1712 SOUTH PRAIRIE LLC
 ADDRESS: 1628-1736 SOUTH PRAIRIE AVENUE
 200-236 EAST 18TH STREET
 DATE: APRIL 26, 2006
 REVISED: AUGUST 17, 2006
 PD 09 - SOUTH ELEVATION

East Elevation.



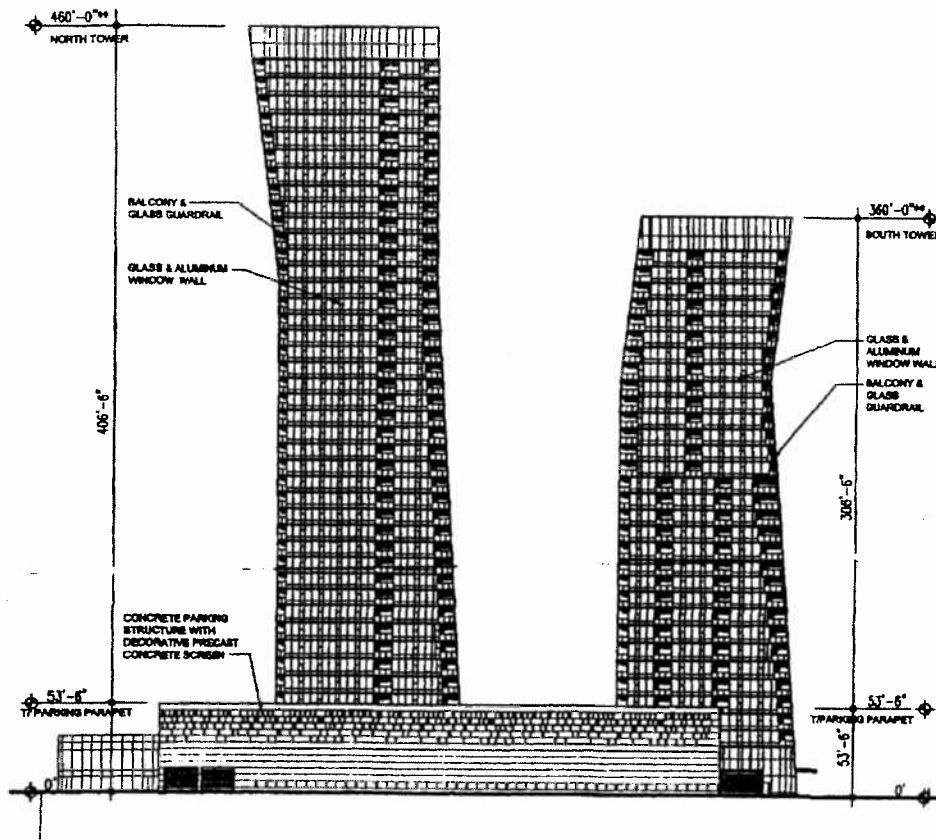
** Absolute height

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LUCIEN LAGRANGE
ARCHITECTS
100 North Michigan Avenue Chicago IL, 60611

APPLICANT: 1712 SOUTH PRAIRIE LLC
ADDRESS: 1426-1736 SOUTH PRAIRIE AVENUE
200-236 EAST 18TH STREET
DATE: APRIL 26, 2006
REVISED: AUGUST 17, 2006

PD 08 , EAST ELEVATION

West Elevation.



** Absolute height

LUCIEN LAGRANGE
ARCHITECTS

44 North Michigan Avenue, Chicago, IL, 60611

APPLICANT: 1712 SOUTH PRAIRIE LLC
ADDRESS: 1626-1734 SOUTH PRAIRIE AVENUE
200-226 EAST 18TH STREET
DATE: APRIL 26, 2006
REVISED: AUGUST 17, 2006

PD 06 - WEST ELEVATION