

PD 1040

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04/09/2008 Minor Change **2**

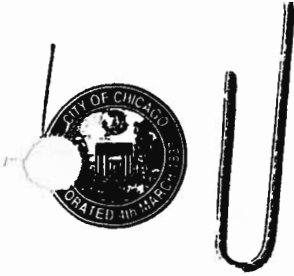
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City of Chicago
Richard M. Daley, Mayor

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>

April 9, 2008

Mr. Bernard I. Citron
Schain, Burney, Ross & Citron, Ltd.
222 North LaSalle Street
Suite 1910
Chicago, Illinois 60601-1102

Re: Administrative Relief request for Residential Planned Development No. 1040, 2620 West Washington Street

Dear Mr. Citron:

Please be advised that your request for a minor change to Residential Planned Development No. 1040 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.

The Planned Development proposal called for the rehabilitation of an existing six-story building and a proposed four-story addition to be built on top of the existing building. However, at this time, Bold Development, the contract purchaser of 2620 West Washington Street, is proposing to rehabilitate the existing building only. The proposed four-story addition is no longer included. As a result, you are requesting to:

- Reduce the maximum number of dwelling units from 83 to 68 units.
- Reduce the minimum number of off-street parking spaces from 94 total spaces (83 spaces for residential uses and 11 spaces for residential support services) to 68 total spaces.
- Reduce the area of residential support services from 5,000 square feet to approximately 3,400 square feet.
- Reduce the minimum number of off-street loading berths from 2 berths to 1 berth.
- Increase the green roof from approximately 5,700 square feet to 8,300 square feet. These proposed changes are shown on a revised Site Plan, Partition Plan Roof, Floor Plans and Elevations, prepared by FUEL Design Collaborative and dated March 21, 2008.

With regard to your request, the Department of Planning and Development has determined that allowing these revisions would not result in a change in the character of the development, would not create an adverse impact on the Planned Development or surrounding neighborhood and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1040, I hereby approve the foregoing change but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Mary Bonome, Mike Marmo, Pat Haynes, Erik Glass, DPD files



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 Haithcock, Preckwinkle, Hairston, Lyle, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Rugai, Troutman, Brookins, Zalewski, Chandler, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Austin, Colón, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Shiller, Schulter, Moore, Stone -- 39.

Nays -- None.

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

Alderman Banks invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that while he had no personal or financial interest in the ordinances he had a familial relationship with the applicants' attorney.

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-I.

(As Amended)

(Application Number 15402)

RPD 1040

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

SECTION 1. Title 17 of the Municipal Code of the City of Chicago, the Chicago Zoning Ordinance, be amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 1-I in the area bounded by:

West Maypole Avenue; a line 100 feet east of and parallel to North Talman Avenue; West Washington Boulevard; and North Talman Avenue,

to those of an RM6.5 Residential 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 all the RM6.5 Residential Multi-Unit District symbols and indications within the area hereinabove described 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 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 1040.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 1040 consists of a total of approximately nineteen thousand three hundred eighty (19,380) square feet or forty-four hundredths (0.44) of an acre of property and is owned or controlled by Mansion View Development Corporation (the "Applicant").
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of street or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the Chicago City Council.
3. The requirements, obligations and conditions applicable within this planned development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the legal titleholders 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, the legal titleholders 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, the legal titleholder and any ground lessees and their respective successors and assigns.

Further, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time application for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under designated control. The term "single designated control" for the purpose of this paragraph shall mean that any application to the City for any modification to this planned development or any other modification or changes thereto (administrative, legislative or otherwise) is made or authorized by the Applicant, the owners of all the property

within the planned development or any homeowners association(s) formed to succeed the Applicant for purpose of control and management of any portion of the planned development. No amendment may be sought without written approval by any homeowners association unless the right to do so has been retained by Applicant in a private agreement or agreements record against the property in title documents. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the property or any rights, interests or obligations therein.

4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; a Site Plan; a Landscape Plan; Elevations; Building Floor Plans dated October 19, 2006 prepared by Fajardo & Fajardo Ltd. Architects. Full size sets of the Site/Landscape Plan and Building Elevations, and Roof Plan are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. 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 apply.
 5. The following uses shall be permitted within the areas delineated herein:

residential units totaling eighty-three (83) both dwelling and efficiency to be located within a ten (10) story building, with residential support services uses on the first floor to be those allowed as permitted and special were identified in Section 17-9-0114 and Section 17-17-0104-X of the Chicago Zoning Ordinance and including accessory uses, accessory parking and loading.
 6. On-premise signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs and banners, such as construction and marketing signs, shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development.
 7. Any service drive or other ingress or egress including emergency vehicles access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas, except
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as noted on the site plan, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street loading facilities shall be provided in compliance with this plan of development subject to the review of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public street or alley during demolition or construction shall be subject to the review of the Chicago Department of Transportation. All work proposed in the public ways must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Ways and in compliance with the Municipal Code of the City of Chicago.

8. The height of any building and any appurtenance attached thereto prescribed in this planned development shall not exceed the heights established in the Bulk Regulations and Table and Building Elevations and shall also be subject to height limitation established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of floor area ratio calculations and floor area measurements, the terminology as defined in Chapter 17-17-0300 of the Chicago Zoning Ordinance shall apply.
10. The improvements to the property shall be designed, install and maintained in substantial conformance with Site/Landscape Plan; Building Elevations and the Roof Plan and in accordance with parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Specifically, the Applicant will provide a minimum of five thousand (5,000) square feet of residential support services uses (as defined in Section 17-17-0104-X of the Chicago Ordinance) of floor area on the ground floor as indicated on the site plan.
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 written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. Any such modifications of the requirements of this statement 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-A of the Chicago Zoning Ordinance. Such minor changes may include; a reallocation of dwelling units and/or floor area devoted to Residential Support Services. Finally it is acknowledged that the demising walls for

interior spaces are illustrative only and that the location and/or relocation of demising walls or division of interior spaces shall be deemed to require any further approvals pursuant hereto.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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 at the time of application for a building permit.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of nature resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the 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. The Applicant shall provide vegetative ("green") roofs totaling twenty-five percent (25%) of the net roof area of the buildings. ("Net roof area" shall be defined as the total area of the roof minus any required perimeter setbacks, rooftop structures and roof-mounted equipment)
14. Unless substantial construction of the improvements contemplated in this planned development has commenced within six (6) years following adoption of this planned development and unless completion thereof is diligently pursued, then this planned development shall expire and the property shall automatically revert to that of an M1-2 Limited Manufacturing/Business Park District. This six (6) year period may be extended for up to one (1) additional year if, before expiration of the six (6) year period, the Commissioner of Planning and Development determines that good cause for an extension is shown.

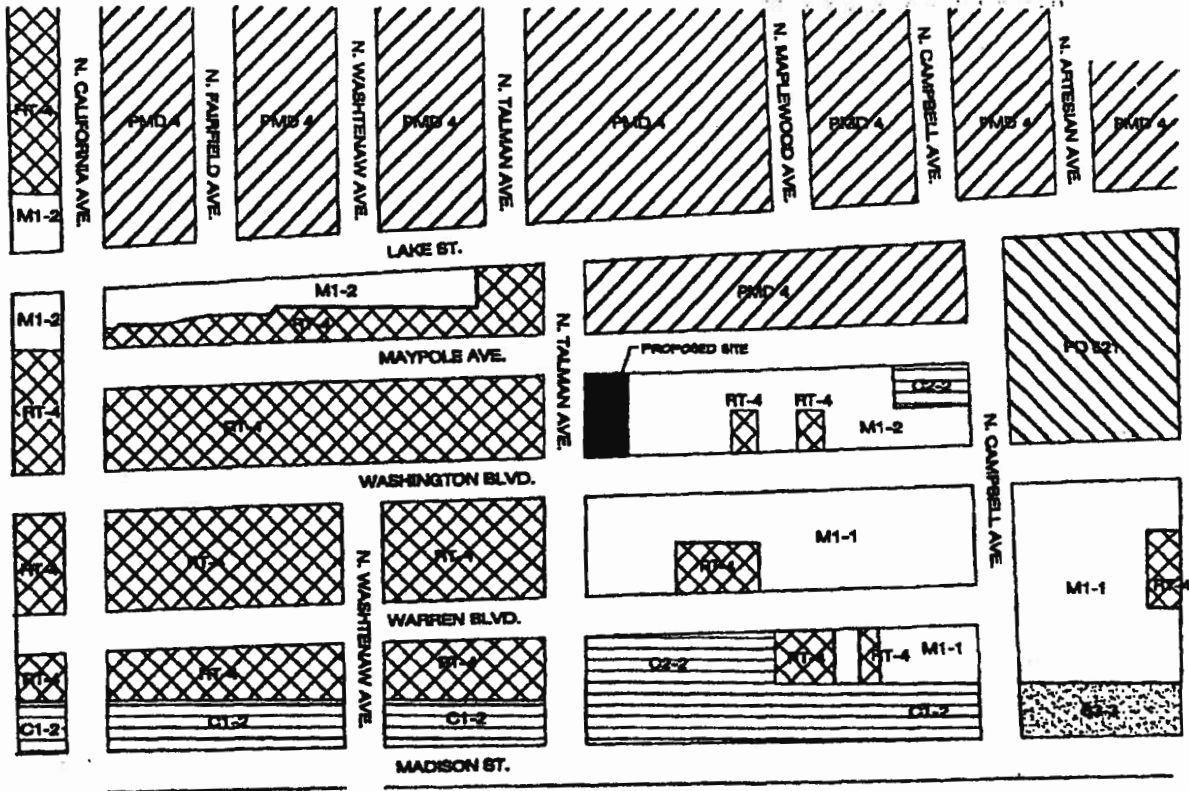
[Existing Zoning and Land-Use Map; Zoning Map; Planned Development Property Line, Boundary and Right-Of-Way Adjustment Map; Site Plan; Landscape Plan; Building Elevation Drawings; Floor and Parking Plans; and Building View Drawings referred to in these Plan of Development Statements printed on pages 95406 through 95418 of this *Journal*.]

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

*Residential-Business Planned Development Number 1040.**Plan Of Development**Bulk Regulations And Data Table.*

Gross Site Area:	34,221 square feet (0.78 of an acre)
Area of Public Right-of-Way:	14,841 square feet (0.34 of an acre)
Net Site Area:	19,380 square feet (0.44 of an acre)
Maximum Floor Area Ratio:	6.0
Permitted Uses:	Residential Uses, residential support services and related use listed in statement Number 5
Maximum Number of Units:	83 residential units of which there may be 50 dwelling units and 33 efficiency units
Minimum Number of Off-Street Parking Spaces to be provided:	83 spaces for residential uses, 11 spaces for residential support services 94 total spaces
Area of Residential Support Services to be provided:	5,000 square feet
Minimum Number of Off-Street Loading Spaces:	Total: 2 berths at 10 feet by 25 feet
Minimum Setbacks:	0 feet at the north, east and west property lines Existing (No change to set-backs)
Maximum Percentage of Site Coverage:	100%
Maximum Building Height:	116 feet as measured by the CZO

Existing Zoning And Land-Use Map.



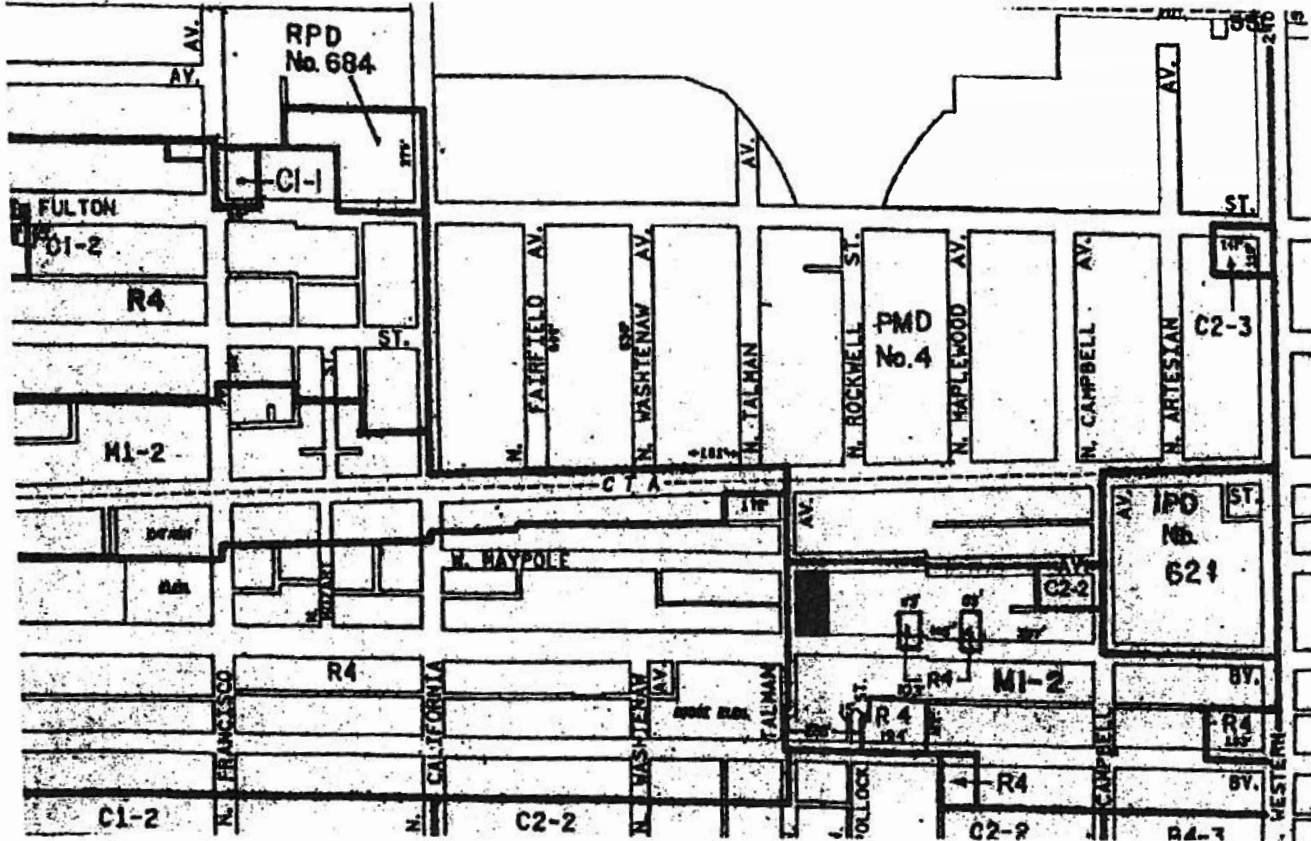
NOT TO SCALE



LEGEND

-  SITE
-  BUSINESS
-  COMMERCIAL
-  RESIDENTIAL
-  MANUFACTURING
-  PLANNED MANUFACTURING DEVELOPMENT 4
-  PLANNED DEVELOPMENT 62

Zoning Map.



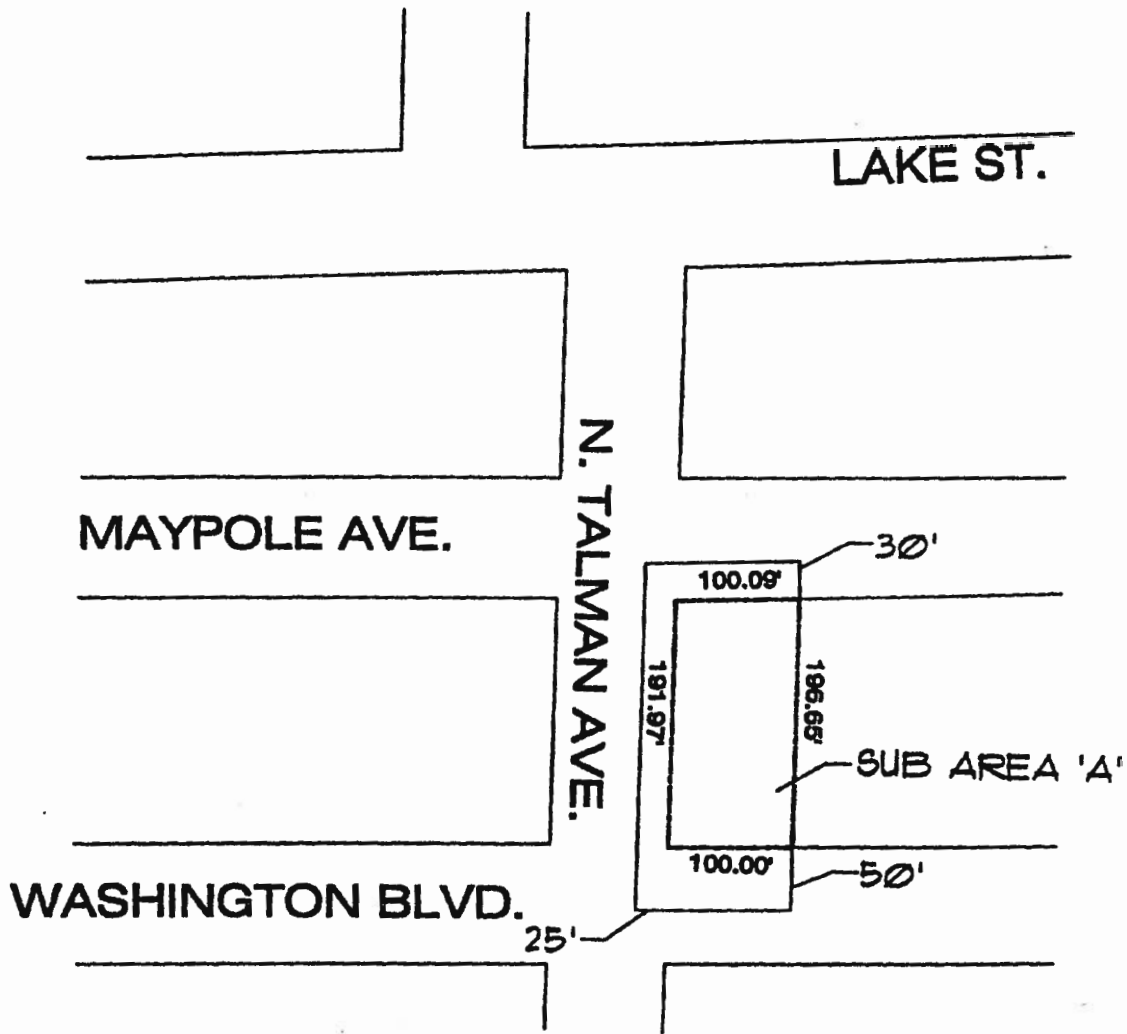
NOT TO SCALE

LEGEND

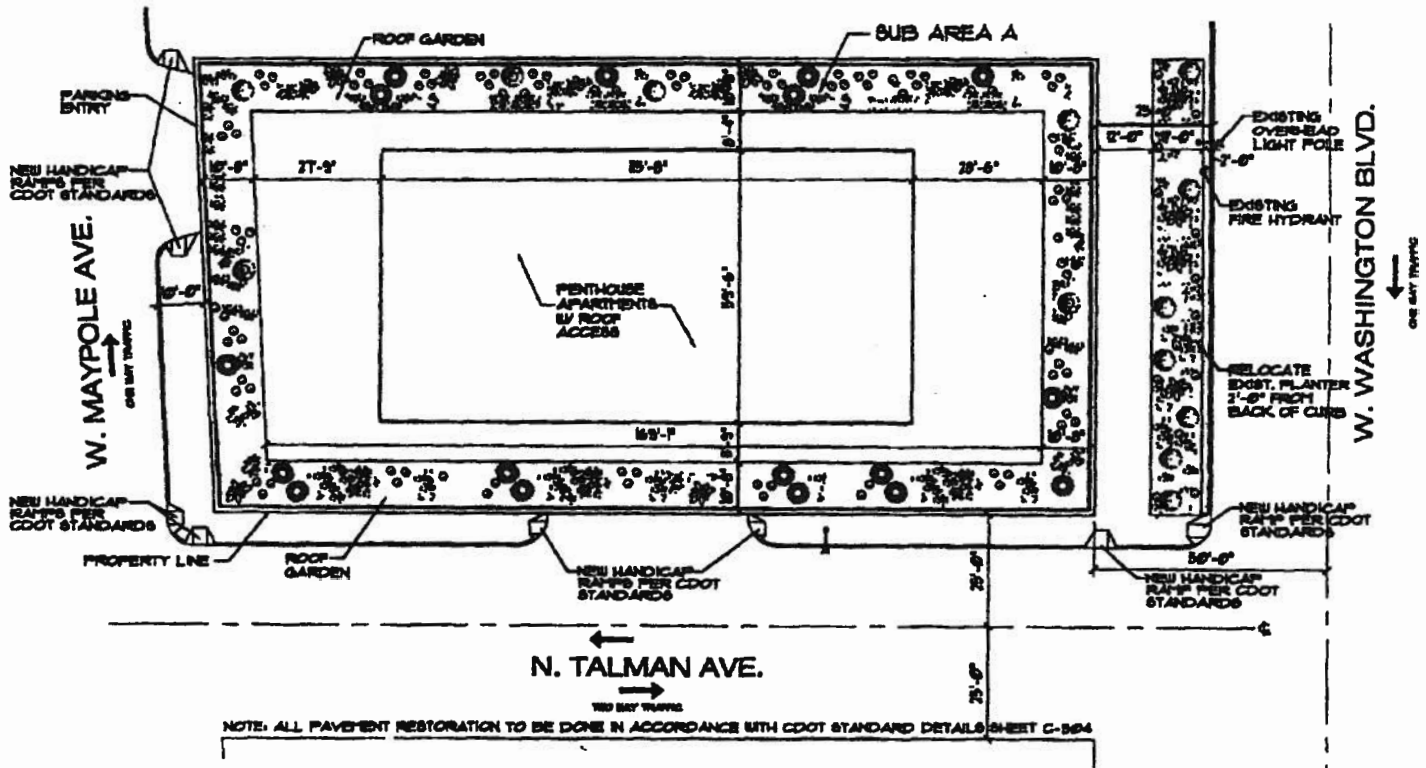
 SUBJECT PROPERTY



Planned Development, Property Line, Boundary
And Right-Of-Way Adjustment Map.

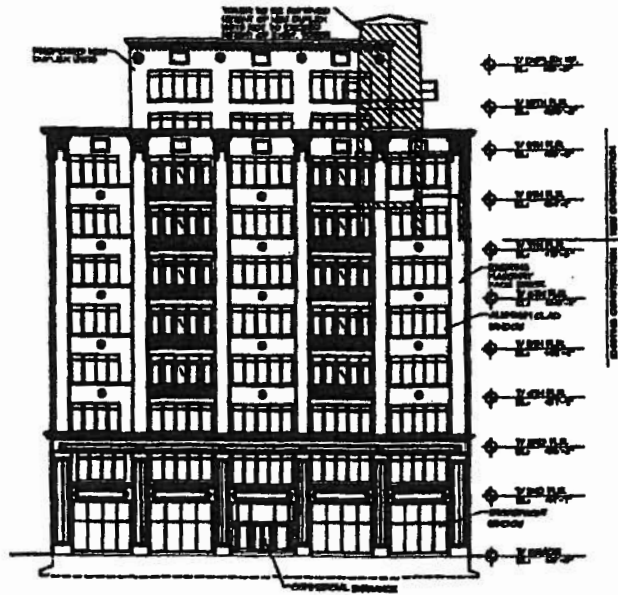


Landscape Plan.



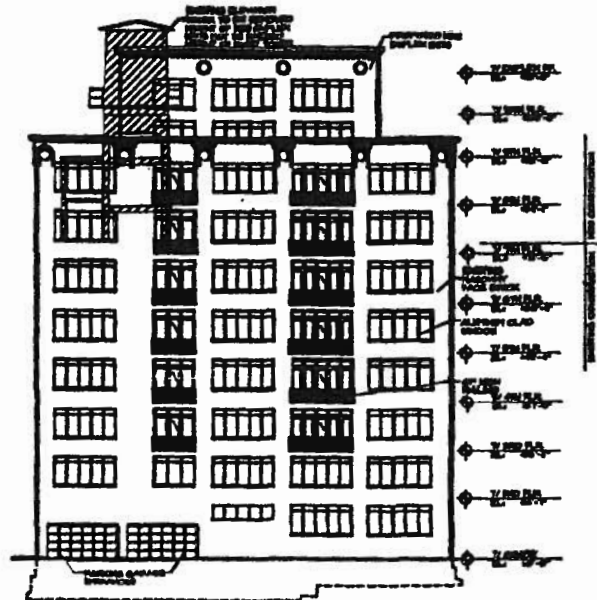
NOTE: ALL PAVEMENT RESTORATION TO BE DONE IN ACCORDANCE WITH CDOT STANDARD DETAILS SHEET C-364

South And North Elevation.



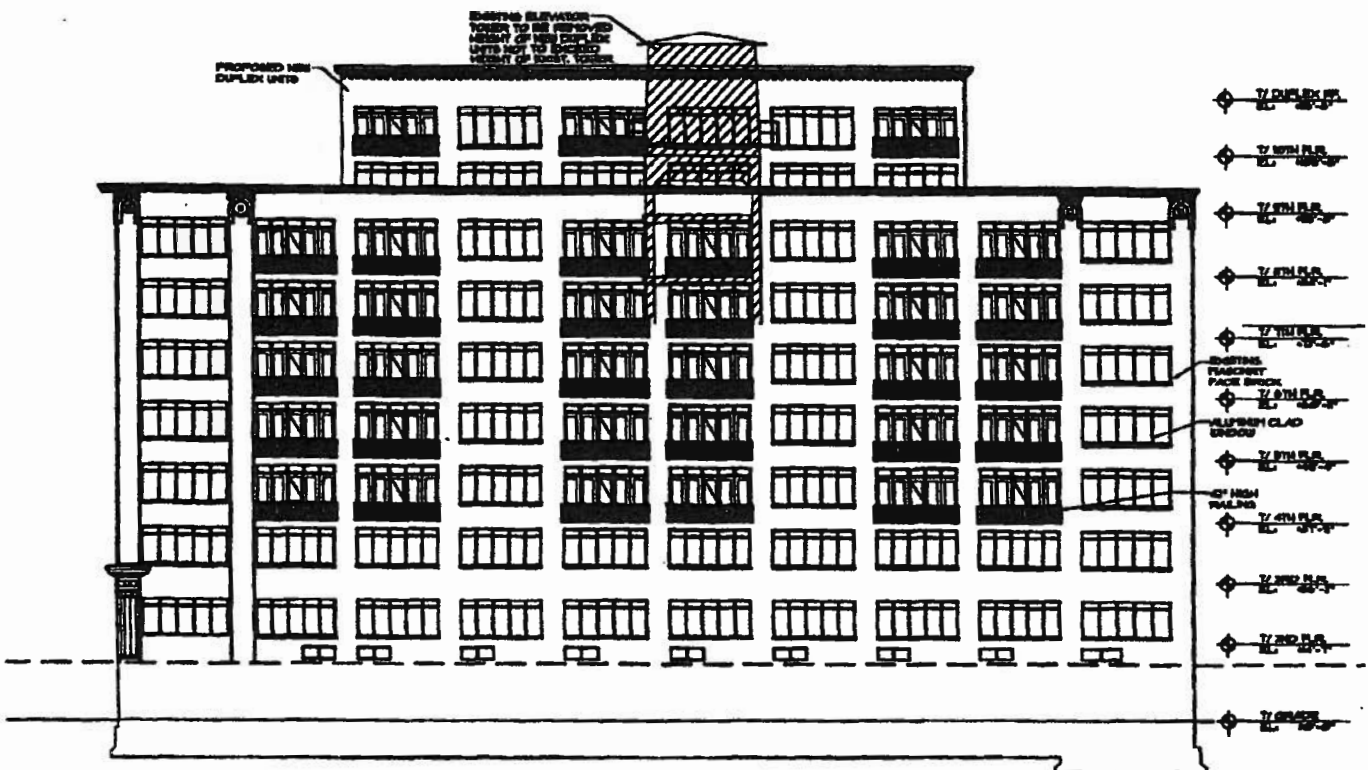
(2 COMM./83 D.U.)

SCALE: N.T.S.



(2 COMM./83 D.U.)

SCALE: N.T.S.

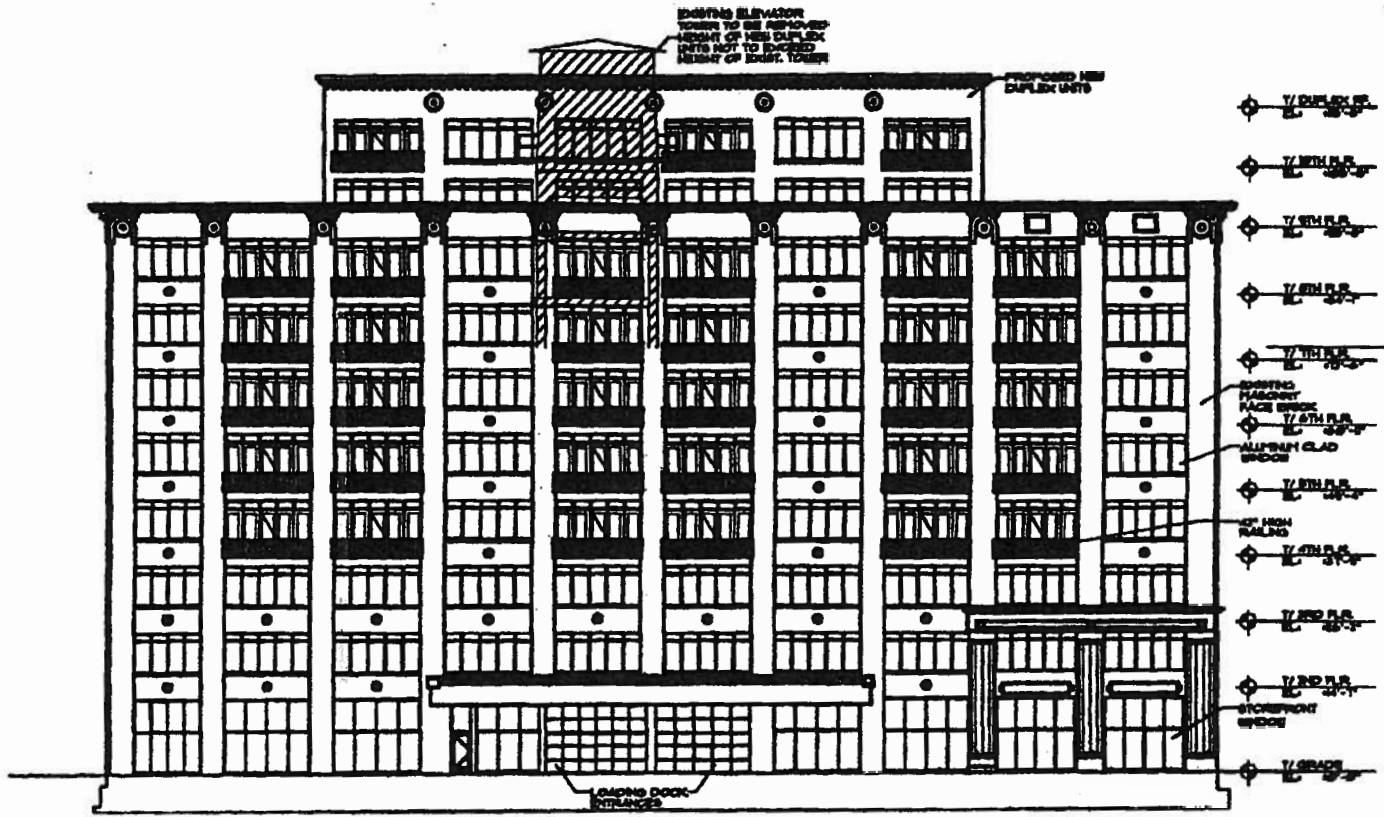


East Elevation.

12/13/2006

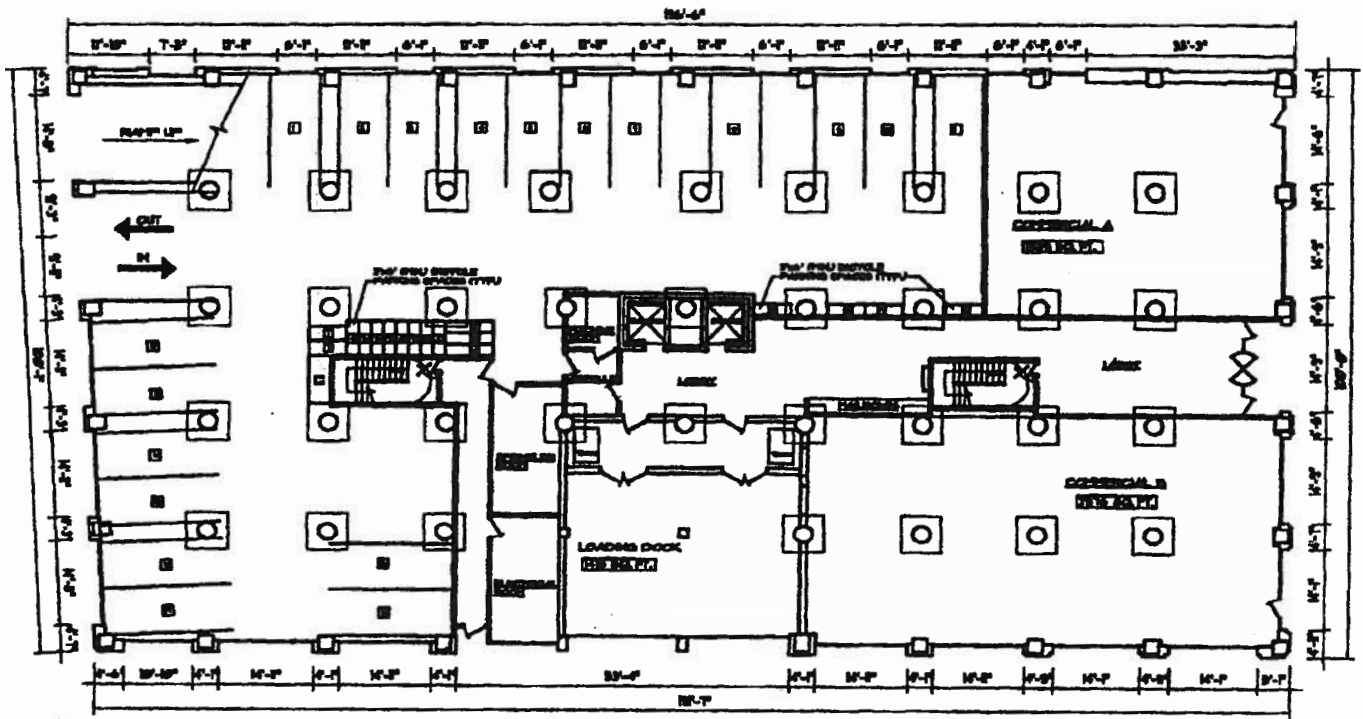
REPORTS OF COMMITTEES

95413



West Elevation.

First Floor Plan/Commercial And Parking Layout.



BUILDING AREA	SQUARE FOOTAGE
1ST FLOOR COMMERCIAL A COMMERCIAL B COMMON AREA	1839 2376 3338
2ND FLOOR COMMON AREA	666
3RD FLOOR COMMON AREA	666
4TH THRU 6TH FLOOR	53,373
7TH FLOOR	11,781
8TH FLOOR	11,781
9TH FLOOR (PENTHOUSE)	9,871
10TH FLOOR (PENTHOUSE)	9,887
TOTAL BUILDING AREA	106,434

FIRST FLOOR PLAN/ COMMERCIAL AND PARKING LAYOUT

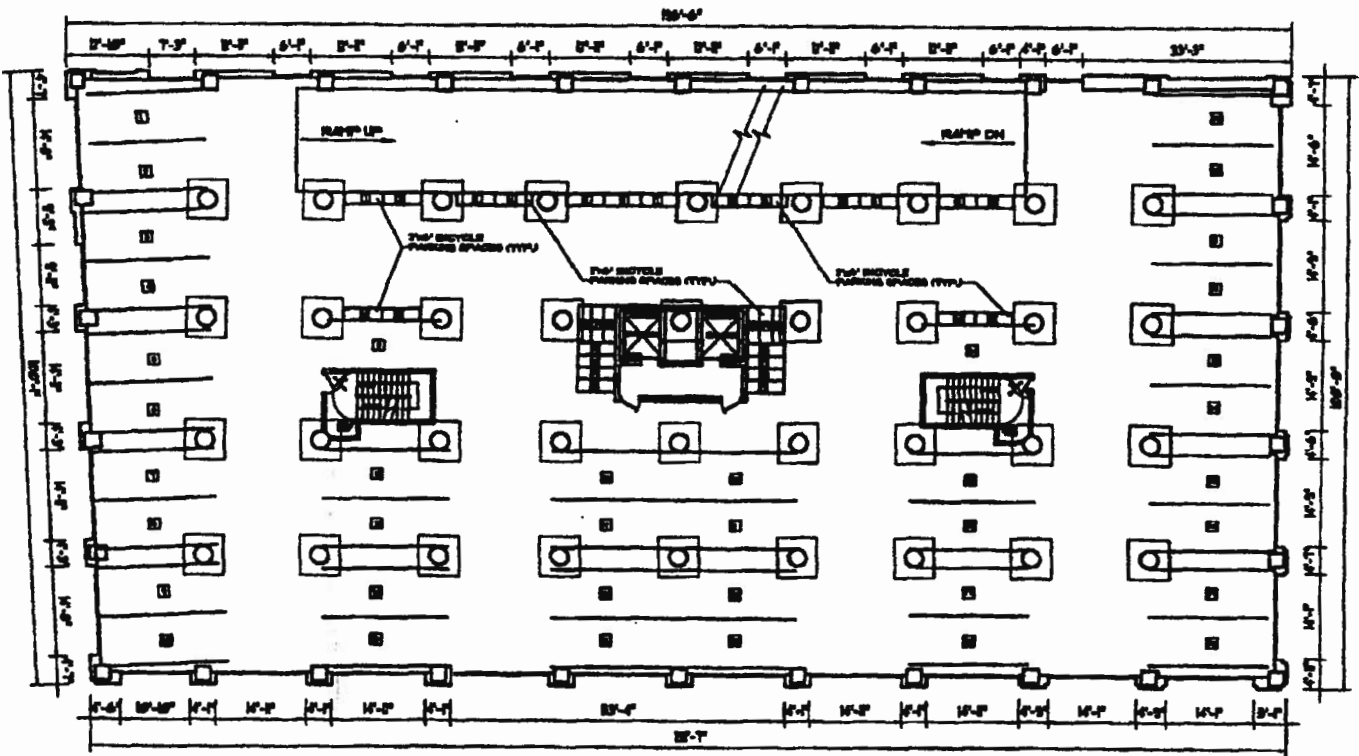
APPLICANT: MANNING VIEW DEVELOPMENT CORP.
 ADDRESS: 2825 W. WASHINGTON BLVD.
 CHICAGO, IL
 APPLICATION DATE: JANUARY 11, 2006
 REVISED APPLICATION DATE: OCTOBER 16, 2006

GROSS FLOOR SQ. FT.: 16,788 SQ. FT.
 NET FLOOR SQ. FT.:
 COMMERCIAL A: 1839 SQ. FT.
 COMMERCIAL B: 2376 SQ. FT.
 COMMON AREA: 3338 SQ. FT.

BASE	Ordinance Requirements	Actual
Zoning District	RTS-3	RTS-3
Lot Area	29,200	28,424
Maximum Floor Area Ratio	0.6	0.6
Total Building Area	59,866	106,434

ORGANICITY UNITS	# OF UNITS
DUPLING UNITS	0
EFFICIENCY UNITS	13
TOTAL # OF UNITS	13

Second Floor Plan/Parking Layout.



SECOND FLOOR PLAN/PARKING LAYOUT

APPLICANT: MARSH VILL DEVELOPMENT CORP.
 ADDRESS: 282 W. WASHINGTON BLVD.
 CHICAGO, IL
 APPLICATION DATE: OCTOBER 16, 2006
 APPLICATION DATE: JANUARY 11, 2006
 REVISED APPLICATION DATE: OCTOBER 16, 2006

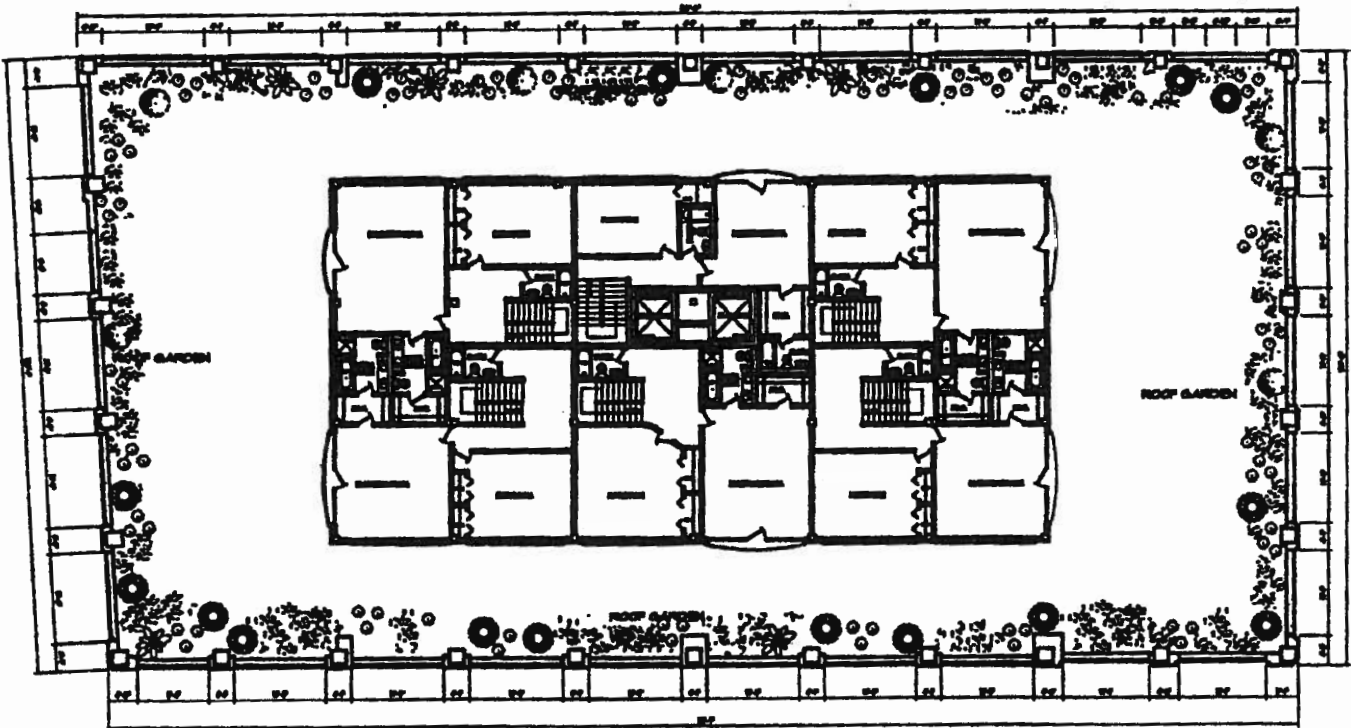
GROSS FLOOR SQ. FT.: 18,768 SQ. FT.
 (PARKING LEVEL)
 COMMON AREA SQ. FT.: 688 SQ. FT.

12/13/2006

REPORTS OF COMMITTEES

95417

Duplex Floor Plan -- Tenth Floor.



DUPLEX FLOOR PLAN 10TH FLOOR (6 D.U.)

APPLICANT: MARSHON VIEW DEVELOPMENT CORP.
ADDRESS: 8820 N. WASHINGTON BLVD.
CHICAGO, IL
APPLICATION DATE: JANUARY 11, 2006
REVISED APPLICATION DATE: OCTOBER 18, 2006

GROSS FLOOR SQ. FT.: 8,890 SQ. FT.
NET FLOOR SQ. FT.: 8,890 SQ. FT.

Building View.

