

PD 1081

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City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
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Chicago, Illinois 60602
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<http://www.cityofchicago.org>

March 27, 2008

Mr. Rod J. Kelly
Senior Architect
Fitzgerald Associates Architects
912 W. Lake Street
Chicago, Illinois 60607-1707

**Re: Administrative Relief request for Residential Planned Development
No. 1081, 1810 West Grace Street**

Dear Mr. Kelly:

Please be advised that your request for a minor change to Residential Planned Development No. 1081 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 10 of the Planned Development.

Specifically, you are requesting to reduce the parking from 91 spaces to 90 spaces. The Planned Development allows for 91 dwelling units with a minimum of 91 parking spaces. Minor parking layout changes, as requested by CDOT, resulted in the loss of one parking space.

With regard to your request, the Department of Planning and Development has determined that reducing the parking from 91 to 90 spaces would not create an adverse impact on the Planned Development or surrounding neighborhood, would 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. 1081, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Danita Childers, Mike Marmo, Pat Haynes, Erik Glass, DPD files



16140

~~the public alley next north of and parallel to West 35th Street; a line 151 feet east of and parallel to the public alley next east of and parallel to South Lituanica Avenue; West 35th Street; a line 151 feet east of and parallel to South Lituanica Avenue,~~
to those of an RS1 Residential Single-Unit (Detached House) District.

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

*Reclassification Of Area Shown On Map Number 9-H.
(As Amended)*

(Application Number 16140) *RPD 1081*

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 9-H in area bounded by:

West Bernice Avenue; North Ravenswood Avenue; West Grace Street; and a line 158.32 feet west of and parallel to North Ravenswood Avenue,

to those of an RM6 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 of the RM6 Residential Multi-Family District symbols and indications in the areas described above in Section 1 to those of a Residential Planned Development and a corresponding use district be established.

Plan of Development Statements attached to this ordinance read as follows:

Residential Planned Development Number 1081.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately ninety seven hundredths (.97) acres forty-two thousand two hundred fifteen (42,215) square feet ("Property") which is controlled by 1810 W. Grace St., L.L.C. ("Applicant") for purposes of this Residential Planned Development.
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 streets or alleys or easements or adjustments of right-of-ways 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 City Council. All conveyance of property to the City for public right-of-way shall be through the City's dedication process.
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 titleholders and any ground lessees except as provided herein. All rights granted hereunder to Applicant shall inure to the benefit of Applicant's successors and assignees and, if different than the Applicant, the legal titleholders and any ground lessees and their respective successors and assignees. 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 statement 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 of the Property. Moreover, where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. 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. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise

as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This plan of development consists of these thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; South and East Building Elevations and North and West Building Elevations, all dated September 20, 2007, prepared by Fitzgerald Associates, which are all incorporated herein. Full-size sets of the Site/ Landscape Plan, and Building Elevations 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 in Chicago) and all requirements thereof and satisfies the established criteria for approval of a Planned Development. These and no other zoning controls shall apply to the area delineated herein. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the areas delineated herein: Multi-Family Dwelling Units; accessory parking; accessory uses; temporary sales pavilions as further set forth herein; 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 within the planned development subject to review and approval of the Department of Planning and Development. Off-Premises Signs shall not be permitted in the planned development.
7. Any service drives or other ingress or egress including emergency vehicle 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. 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. 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 accordance with the Municipal Code of the City of Chicago. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to review of the Departments of Transportation and Planning and Development.

8. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved 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 purposes of F.A.R. calculations and floor area measurements, the definition in the 2004 City of Chicago Zoning Ordinance shall apply. Improvements of the property, including landscaping and all entrances and exits shall be designed, installed, and maintained in substantial conformance with the Bulk Regulations and Data Table and the Site Plan attached hereto and made a part hereof. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance whereas provision of the planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance. Landscaping and a twenty-five percent (25%) green roof shall be installed and maintained at all times in accordance with the Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
10. 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 written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that any such modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. 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.

11. 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.
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 natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all 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. The Applicant shall provide a vegetated ("green") roof equal to at least twenty-five percent (25%) of the combined net roof areas the buildings within this Planned Development, approximately eight thousand nine hundred thirty-seven (8,937) square feet. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.
13. Unless substantial construction of at least one building has begun within the planned development within six (6) years of the date of passage of the planned development, the zoning of shall revert to the M1-2 Limited Manufacturing/Business Park District. The six (3) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Existing Zoning and Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 12124 through 12130 of this *Journal*.]

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

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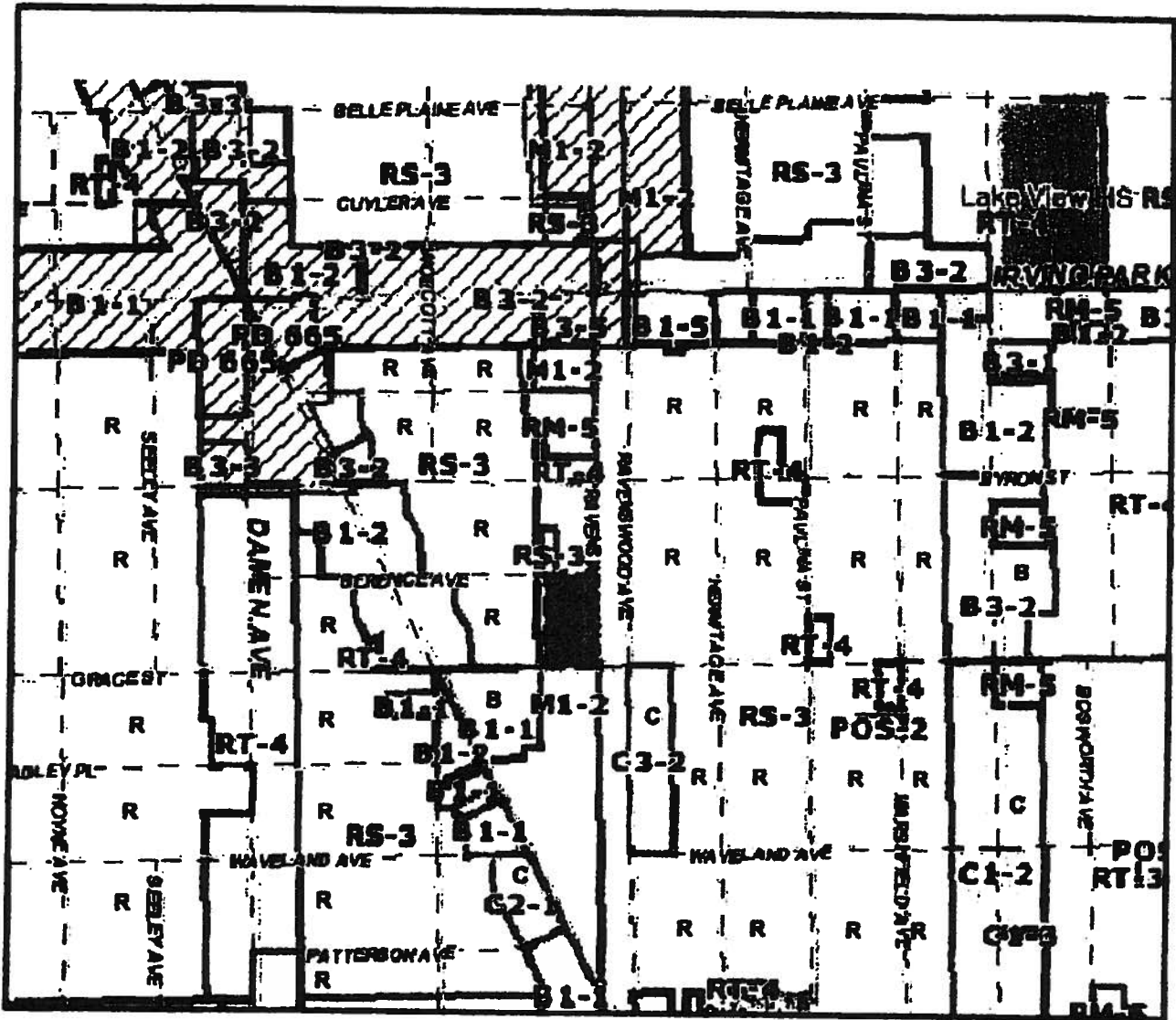
16140
12123

Residential Planned Development Number 1081.

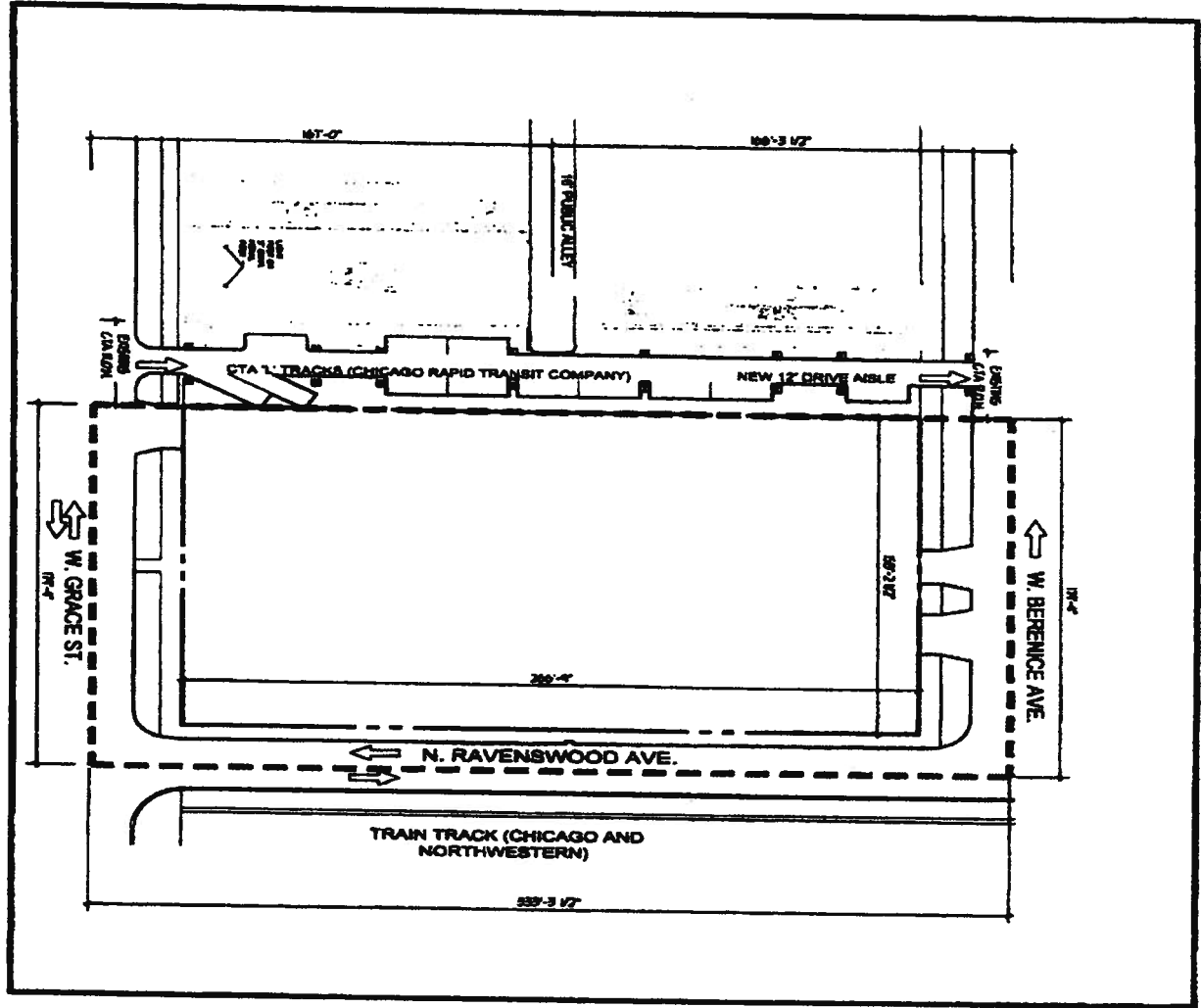
Bulk Regulations And Data Table.

Gross Site Area:	Total:	59,763 square feet (1.37 acres)
Net Site Area:	Total:	42,215.0 square feet (0.97 acres)
Maximum Floor Area Ratio:	Total:	4.0
Permitted Uses:		Multi-Family Dwelling, Units; accessory parking; accessory uses; temporary sales pavilions; and related uses
Maximum Number of Residential Units:	Total:	91 units
Maximum Site Coverage:	In accordance with the Site Plan,	
Minimum Number of Accessory Off-Street Parking Spaces:		91 (Note: In the event fewer units are built, the number of parking spaces may be reduced so long as the parking ratio of 1:1 is maintained)
Minimum Number of Off-Street Loading Docks:		1
Minimum Bicycle Spaces:		46
Minimum Building Setbacks From the Property Line:		0 feet
Maximum Building Height:		80 feet

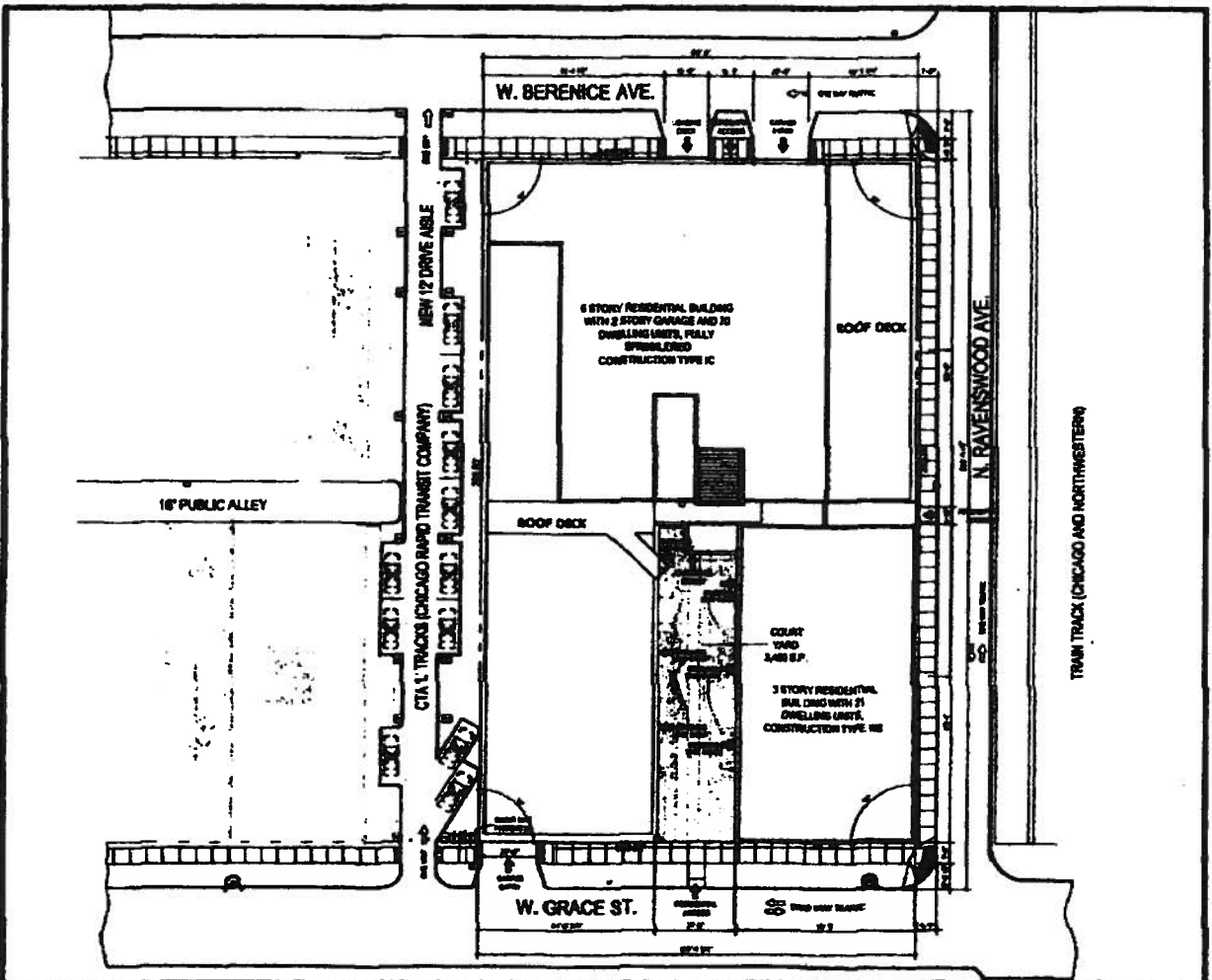
Existing Zoning And
Land-Use Map.



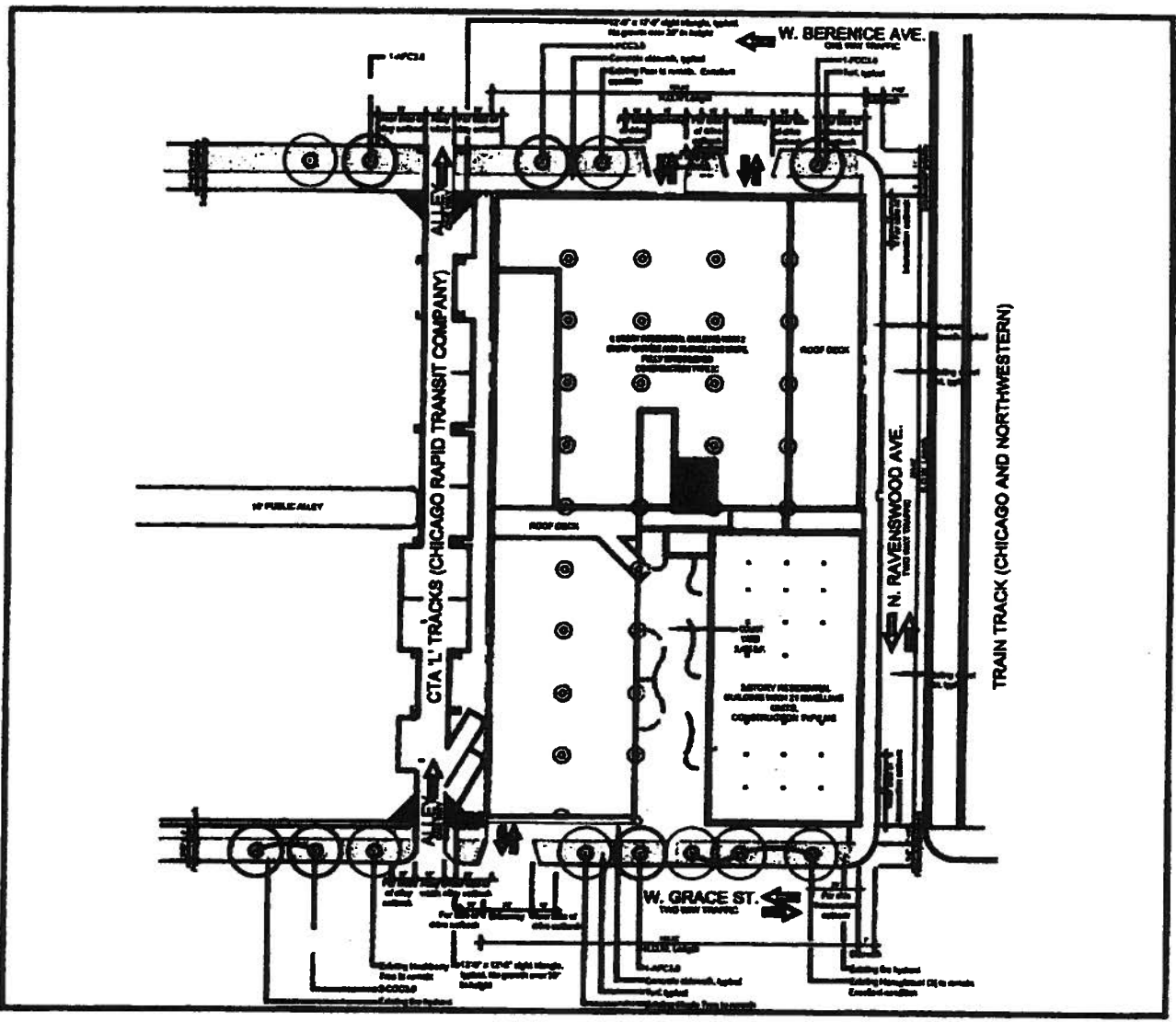
Planned Development Boundary And
Property Line Map.



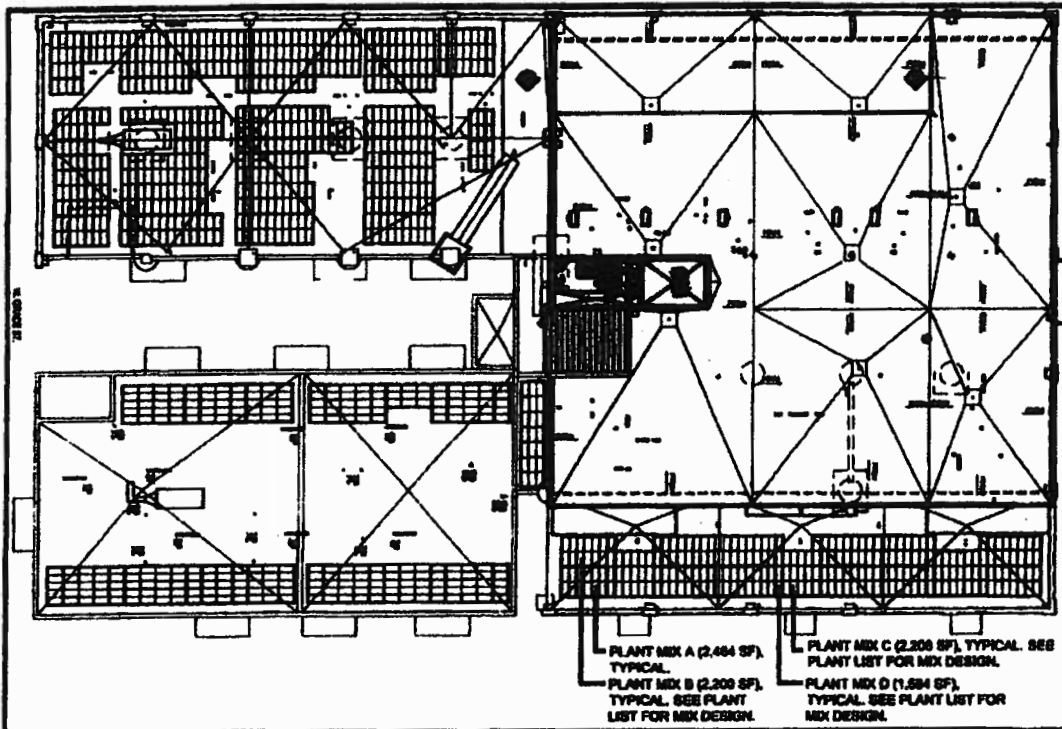
Site Plan.



Landscape Plan.



Green Roof Plan.



PLANT MIX A (2,484 SF), TYPICAL. SEE PLANT LIST FOR MIX DESIGN.
 PLANT MIX B (2,200 SF), TYPICAL. SEE PLANT LIST FOR MIX DESIGN.
 PLANT MIX C (2,200 SF), TYPICAL. SEE PLANT LIST FOR MIX DESIGN.
 PLANT MIX D (1,584 SF), TYPICAL. SEE PLANT LIST FOR MIX DESIGN.

ROOF PLANT LIST NOTE: THE PLANT LIST IS PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES LISTED MAY VARY AND ARE INDICATED FOR THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACTOR SHALL BE BOUND BY THE CONTRACTOR'S SCHEDULE OF MATERIALS.

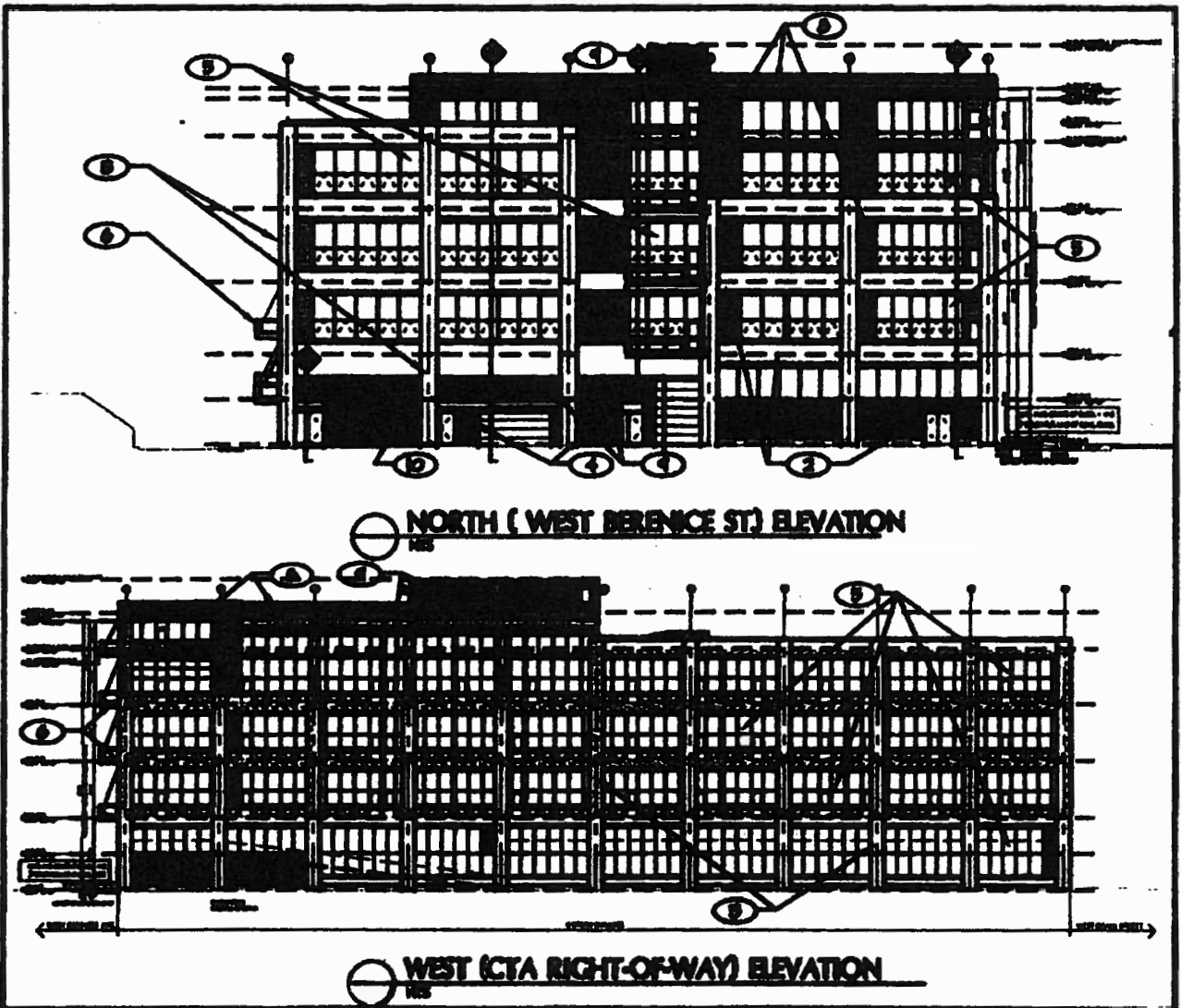
CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	ROOT	REMARKS
Plant Mix A	Alchemilla mollis	Woolly Plantain	400		F FOR	17% OF MIX, EQUALLY SET PLANTS THROUGHOUT PLANTING AREA, 0.1% OF THE TOTAL AREA
	Salix repens	Common Willow	400		F FOR	17% OF MIX, EQUALLY SET PLANTS THROUGHOUT PLANTING AREA, 0.1% OF THE TOTAL AREA
	Salix repens	Common Willow	400		F FOR	17% OF MIX, EQUALLY SET PLANTS THROUGHOUT PLANTING AREA, 0.1% OF THE TOTAL AREA
	Salix repens	Common Willow	400		F FOR	17% OF MIX, EQUALLY SET PLANTS THROUGHOUT PLANTING AREA, 0.1% OF THE TOTAL AREA
Plant Mix B	Alchemilla mollis	Woolly Plantain	400		F FOR	17% OF MIX, EQUALLY SET PLANTS THROUGHOUT PLANTING AREA, 0.1% OF THE TOTAL AREA
	Salix repens	Common Willow	400		F FOR	17% OF MIX, EQUALLY SET PLANTS THROUGHOUT PLANTING AREA, 0.1% OF THE TOTAL AREA
	Salix repens	Common Willow	400		F FOR	17% OF MIX, EQUALLY SET PLANTS THROUGHOUT PLANTING AREA, 0.1% OF THE TOTAL AREA
	Salix repens	Common Willow	400		F FOR	17% OF MIX, EQUALLY SET PLANTS THROUGHOUT PLANTING AREA, 0.1% OF THE TOTAL AREA
Plant Mix C	Alchemilla mollis	Woolly Plantain	720		F FOR	17% OF MIX, EQUALLY SET PLANTS THROUGHOUT PLANTING AREA, 0.1% OF THE TOTAL AREA
	Salix repens	Common Willow	720		F FOR	17% OF MIX, EQUALLY SET PLANTS THROUGHOUT PLANTING AREA, 0.1% OF THE TOTAL AREA
Plant Mix D	Alchemilla mollis	Woolly Plantain	320		F FOR	17% OF MIX, EQUALLY SET PLANTS THROUGHOUT PLANTING AREA, 0.1% OF THE TOTAL AREA
	Salix repens	Common Willow	320		F FOR	17% OF MIX, EQUALLY SET PLANTS THROUGHOUT PLANTING AREA, 0.1% OF THE TOTAL AREA

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North And West Elevations.



South And East Elevations.

