

PD 1262

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July 22, 2021

Drs. Jennifer Remnes and Jessica Trice
77 W. Chestnut St.
Chicago, IL 60610

Re: PD 1262, Subarea C, 77 W. Chestnut St.

Dear Dr. Remnes and Dr. Trice:

In response to your recent request, please be advised that the subject property is zoned Residential Business Planned Development Number 1262 ("PD 1262"), Subarea C. You are seeking clarification if a veterinary is a permitted use at the subject site.

Pursuant to Statement No. 5 of PD 1262, the following uses are permitted: multi-family dwelling units, commercial, retail, office, bank and bank drive-through, accessory uses and accessory parking. A veterinary is classified within the animal services use, pursuant to the definition within Section 17-17-0104-B of the Zoning Ordinance ("Ordinance"). Pursuant to Section 17-4-0207-Q of the Ordinance, animal services is a permitted use within the DX district, and the subject property was zoned DX prior to the establishment of the Planned Development. Therefore, a veterinary is permitted at the subject site.

Sincerely,



Patrick Murphey
Zoning Administrator

PM:tm

C: Janice Hill, Noah Szafraniec, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 13, 2015

Joseph M. Antunovich, AIA
President
Antunovich Associates
224 West Huron Street
Suite 7 East
Chicago, IL 60654

**Re: Administrative Relief request for Residential Planned Development No. 1262
Sub Area A, 801-833 N. Clark Street/77 W. Chestnut Street**

Dear Mr. Antunovich:

Please be advised that your request for a minor change to Residential Planned Development No. 1262 ("PD 1262"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1262.


Your clients and the owners of all of the property within Sub Area A of PD 1262, The Ryan Companies U.S. Inc., and Lincoln Property Company, are seeking administrative relief to allow for design modifications and material substitutions to the proposed residential high-rise building to be located at 801-833 N. Clark Street and 77 W. Chestnut St. The proposed changes are:

- A reduction in units within Sub Area A from 386 to 369 residential units.
- A reduction in height from 380'-0' to approximately 339'-0" and a modification to the "stepping" of the upper floors of the building, as shown on the attached drawings.
- A substitution of cladding materials, including the use of precast concrete in place of painted architectural concrete, the use of precast concrete panels with granite cladding on the lower two floors along Clark St., and the use of corrugated and perforated aluminum screen panels enclosing the parking base rather than the painted architectural concrete and metal approved in the PD. The following drawings, prepared by your firm, and dated March 4, 2015, shall be inserted into the main file: Sheet 3A West and South Building Elevations, Sheet 4A East and North Building Elevations.
- An increase in automobile parking from 154 to 160 spaces and an increase in bicycle parking from 105 to 167 spaces.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed design modifications and material substitutions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

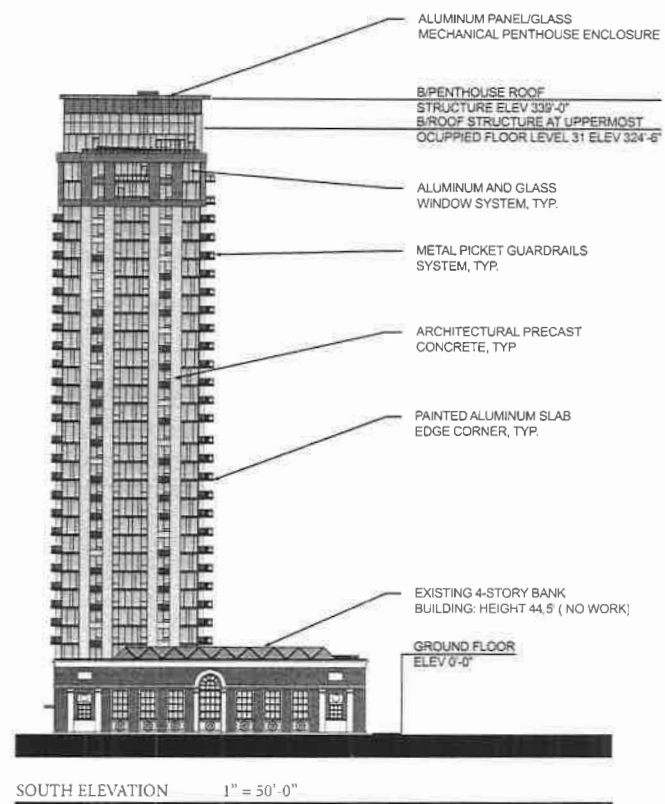
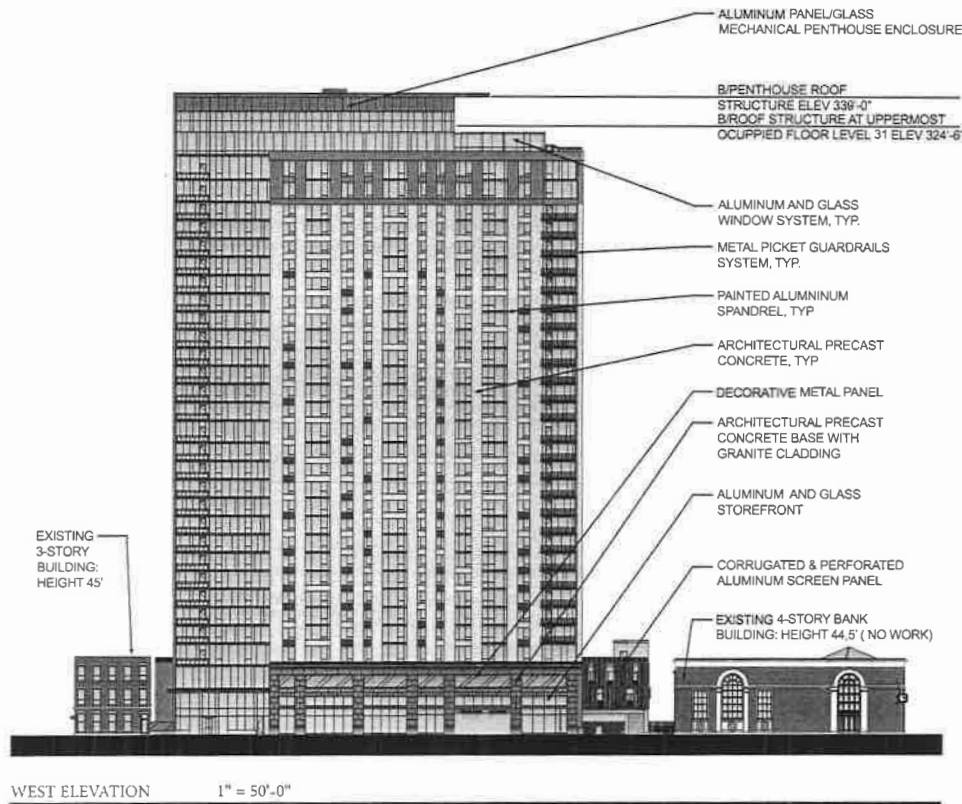
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1262, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file

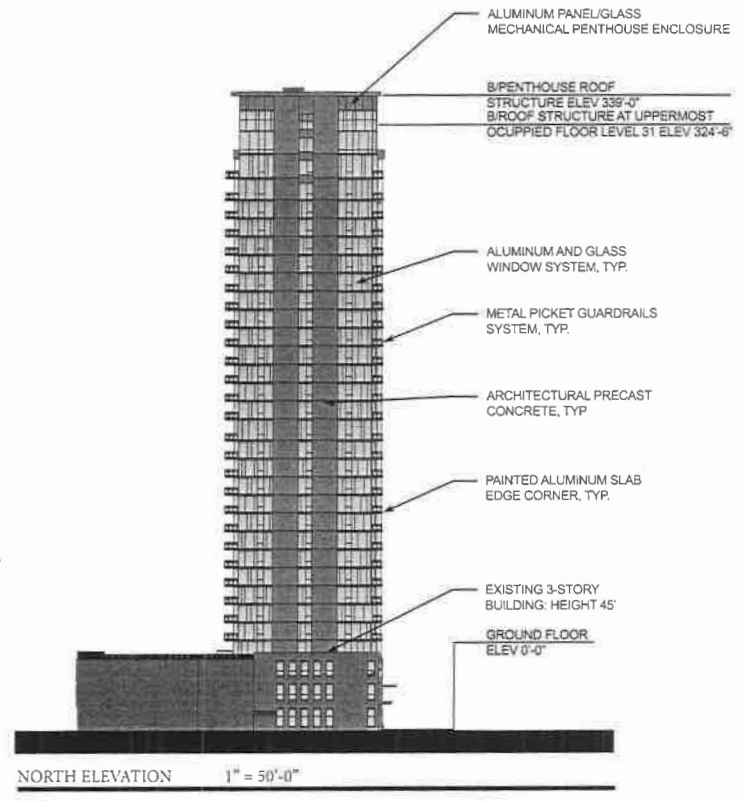
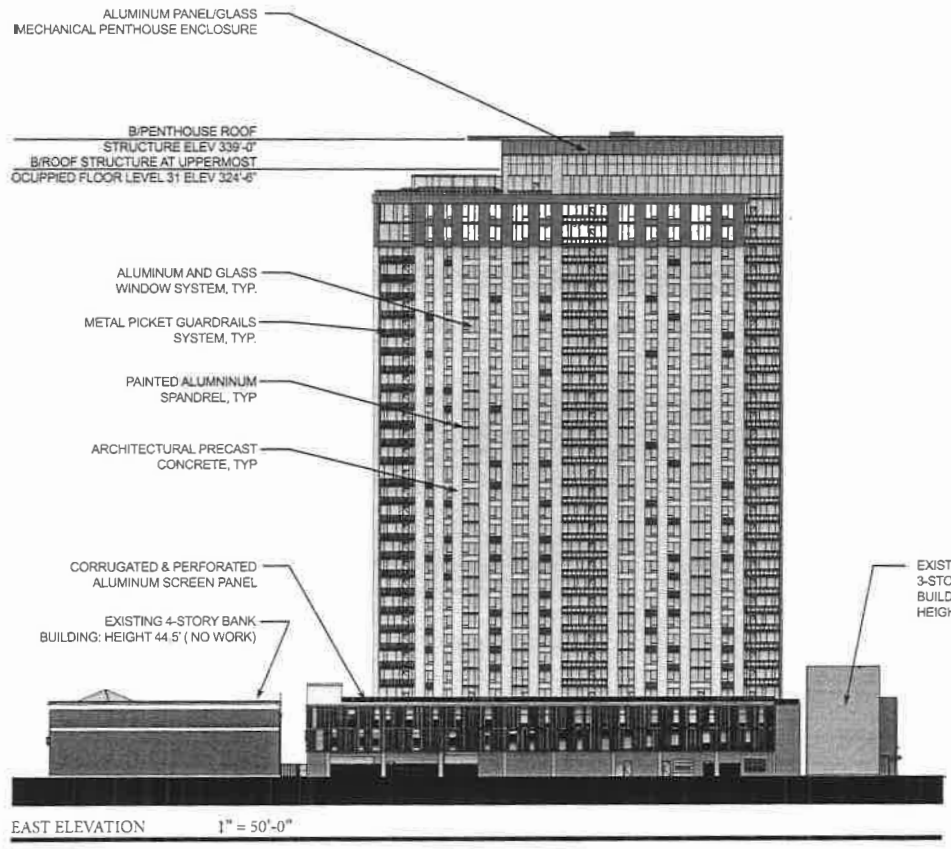


833 CLARK APARTMENTS

The Ryan Companies U.S. Inc Developers | Lincoln Property Company Developers | Ryan A+E Architects | Antunovich Associates Architects

west and south building elevations; minor change

Chicago, Illinois | Minor Change Request - March 4, 2015



833 CLARK APARTMENTS

The Ryan Companies U.S. Inc Developers | Lincoln Property Company Developers | Ryan A+E Architects | Antunovich Associates Architects

east and north building elevation; minor change

Chicago, Illinois | Minor Change Request - March 4, 2015

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF
AREA SHOWN ON MAP NO. 3-F.

(As Amended)

(Application No. 18023)

(Common Address: 801 -- 833 N. Clark St. And 77 W. Chestnut St.)

RBPD 1262

[SO2014-3303]

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, November 5, 2014.

To the President and Members of the City Council:

Presenting a series of reports for your Committee on Zoning, Landmarks and Building Standards which held a meeting on October 28, 2014, the following items were passed by a majority of the members present:

Pages 1 through 10 of the committee report contain one Mayoral application, two text amendments and various map amendments.

Page 10 contains applications for large business signs and substituted business identification signs.

Page 11 contains one historical landmark designation and two applications for landmark fee waivers.

I hereby move for passage of the proposed ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Holmes, Harris, Pope, Balcer, Cárdenas, Quinn, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 48.

Nays -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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 of the DX-5 Downtown Mixed-Use District and DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 3-F in the area bounded by:

West Chestnut Street; a line 70.00 feet east of North Clark Street traveling south for a distance of 40.06 feet; a line 40.06 feet south of West Chestnut Street traveling east 25.0 feet; a line 40.06 feet south of West Chestnut Street traveling south for 14.42 feet; a line 53.81 feet south of West Chestnut Street traveling east 55.00 feet; the north/south public alley east of and parallel to North Clark Street; West Chicago Avenue; and North Clark Street.

SECTION 2. To those of a DX-7 Downtown Mixed-Use District.

SECTION 3. Changing all of the DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 3-F in the area bounded by:

West Chestnut Street; a line 70.00 feet east of North Clark Street traveling south for a distance of 40.06 feet; a line 40.06 feet south of West Chestnut Street traveling east 25.0 feet; a line 40.06 feet south of West Chestnut Street traveling south for 14.42 feet; a line 53.81 feet south of West Chestnut Street traveling east 55.00 feet; the north/south public alley east of and parallel to North Clark Street; West Chicago Avenue; and North Clark Street.

SECTION 4. To those of a Residential-Business Planned Development.

SECTION 5. This ordinance takes effect after its passage and due publication.

Residential-Business Planned Development No. 1262.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1262 ("Planned Development") consists of approximately 56,648 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Ryan Companies US, Inc.
2. 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 title holders 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development, and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 17 Statements: a Bulk Regulations Table; an Existing Zoning and Land Use Map; a Planned Development Boundary, Sub-Area and Property Line Map; Site/Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East and West) prepared by Antunovich Associates and Ryan A+E, Inc., dated October 16, 2014, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a

provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: multi-family dwelling units, commercial, retail, office, bank and bank drive through, accessory uses, and accessory parking.
6. On-Premise signs and temporary signs, 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. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 56,648 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development.
15. Pursuant to the Chicago Zoning Ordinance (Sec. 17-8-0911), Planned Developments are to give priority to the preservation and adaptive reuse of Chicago Landmark buildings. The Planned Development includes the Cosmopolitan State Bank Building (Former), which is designated as a Chicago Landmark or within a district designated as a Chicago Landmark. ~~Work to designated Chicago Landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740. The existing drive through canopy for the bank building shall be removed as part of the construction of Sub Area A.~~
16. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the Applicant has requested an increase in the floor area ratio for the Property as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as Exhibit A ("Bonus Worksheet"). Any developer of a building receiving an affordable housing floor area bonus ("Eligible Building") must either provide on-site affordable housing units or make a cash payment to the City's Affordable Housing Opportunity Fund. The Applicant has elected to make a cash payment in lieu of providing on-site affordable housing units. In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must make a cash payment in the amount of \$974,345.60 ("Cash Payment"). The Applicant must make the required Cash Payment before the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, and must comply with all applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to DX-7 Downtown Mixed-Use District.

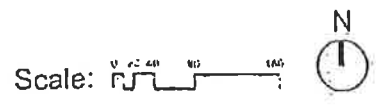
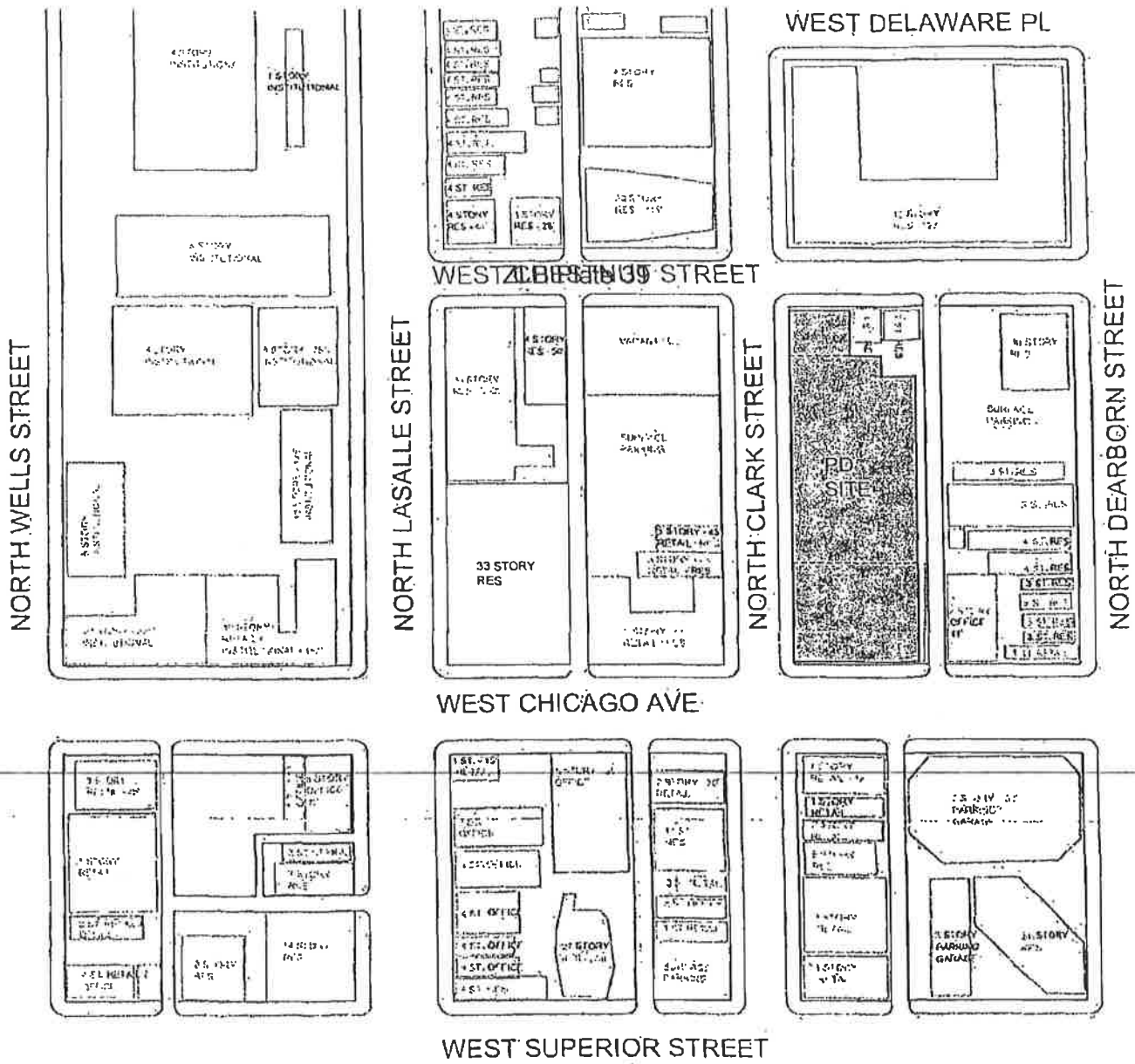
[Existing Land-Use Map; Existing Zoning Map; Boundary, Subarea A and Property Line Map; Site Plan/First Floor Landscape Plan; Green Roof Diagram; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 96224 through 96232 of this *Journal*.]

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

Residential-Business Planned Development No. 262

Bulk Regulations And data Table.

GROSS SITE AREA (NET SITE AREA+ REMAINING IN PUBLIC RIGHT OF WAY)	56,648 Net sf + 33,784 sf = 90,432 gsf
NET SITE AREA	56,648 sf Sub Area A – 37,688 sf Sub Area B – 16,500 sf Sub Area C – 2,870 sf
MAXIMUM ALLOWABLE FAR:	.7 FAR
<u>AFFORDABLE HOUSING BONUS:</u>	<u>.5 BONUS FAR</u>
TOTAL PERMITTED FAR:	7.5 FAR (424,860 FAR sf)
FAR AREA OF PROPOSED DEVELOPMENT:	
FAR – EXISTING BANK:	26,971 sf – Sub Area B
FAR – EXISTING 3-STORY BLDG:	7,380 sf – Sub Area C
<u>FAR – PROPOSED TOWER:</u>	<u>390,509 sf – Sub Area A</u>
FAR – TOTAL PD:	424,860 sf
MAXIMUM RESIDENTIAL UNITS	392 Units: Sub Area A: 386 Sub Area B: 0 Sub Area C: 6
MINIMUM ACCESSORY PARKING	Sub Area A – 154 Spaces (3HC) Includes 12 spaces for Bank All Standard 8' or 8'-6" x 18' Sub Area B – 0 spaces Sub Area C – 0 spaces
LOADING BERTHS:	Two 10' x 25'
MAXIMUM BUILDING HEIGHT:	Sub Area A – 380'-0" Sub Area B – 45'-0" (existing bank) Sub Area C – 45'-0" (existing 3-story building)
MINIMUM ACCESSORY BICYCLE SPACES	105



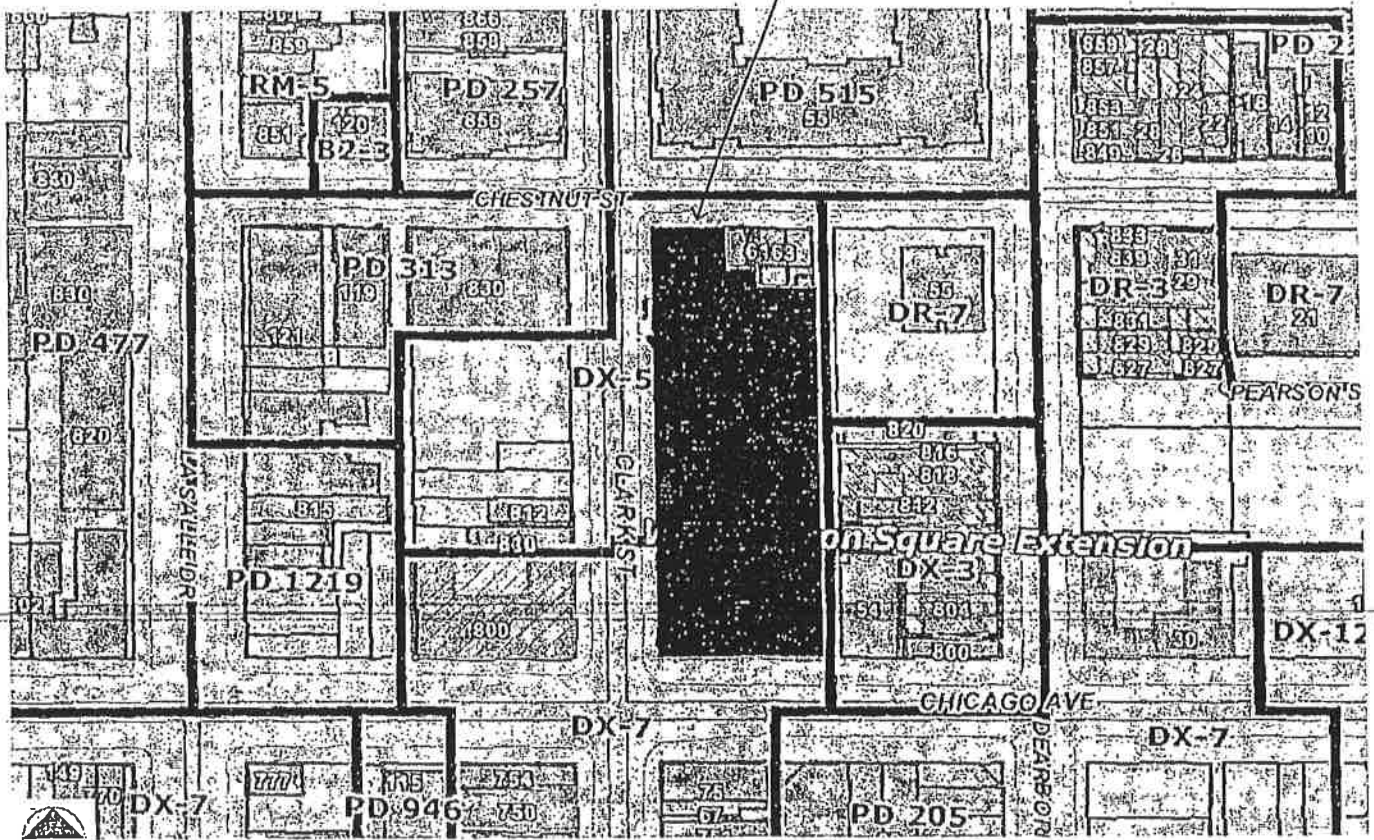
B. EXISTING LAND-USE MAP

833 CLARK STREET - Planned Development Exhibits

Applicant: Ryan Companies US, Inc.
 Address: 801-833 North Clark Street/ 77 West Chestnut Street

City Council Introduction Date: April 30, 2014
 Chicago Plan Commission Date: October 16, 2014

SUBJECT PROPERTY

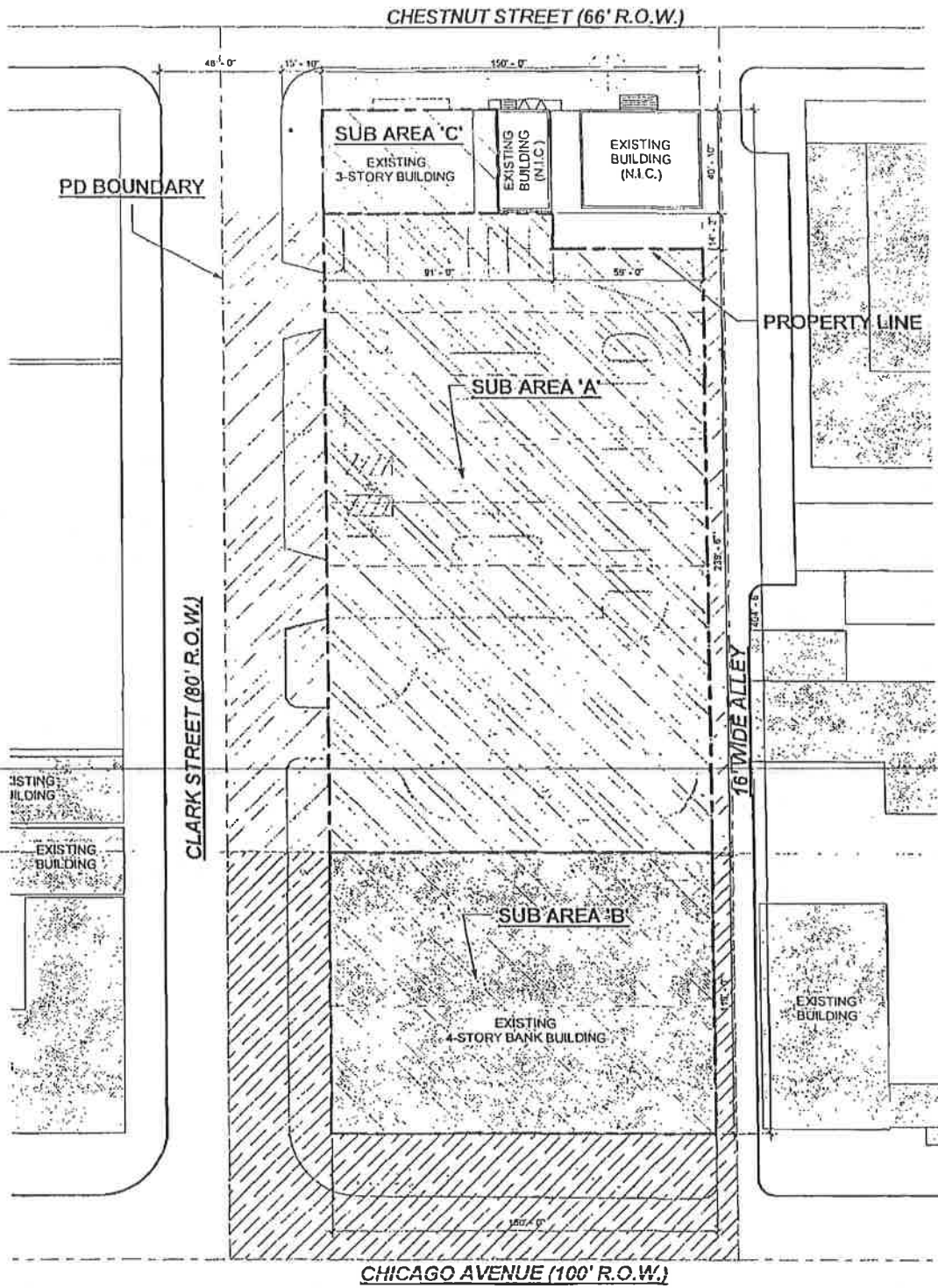


C. EXISTING ZONING MAP

833 CLARK STREET - Planned Development Exhibits

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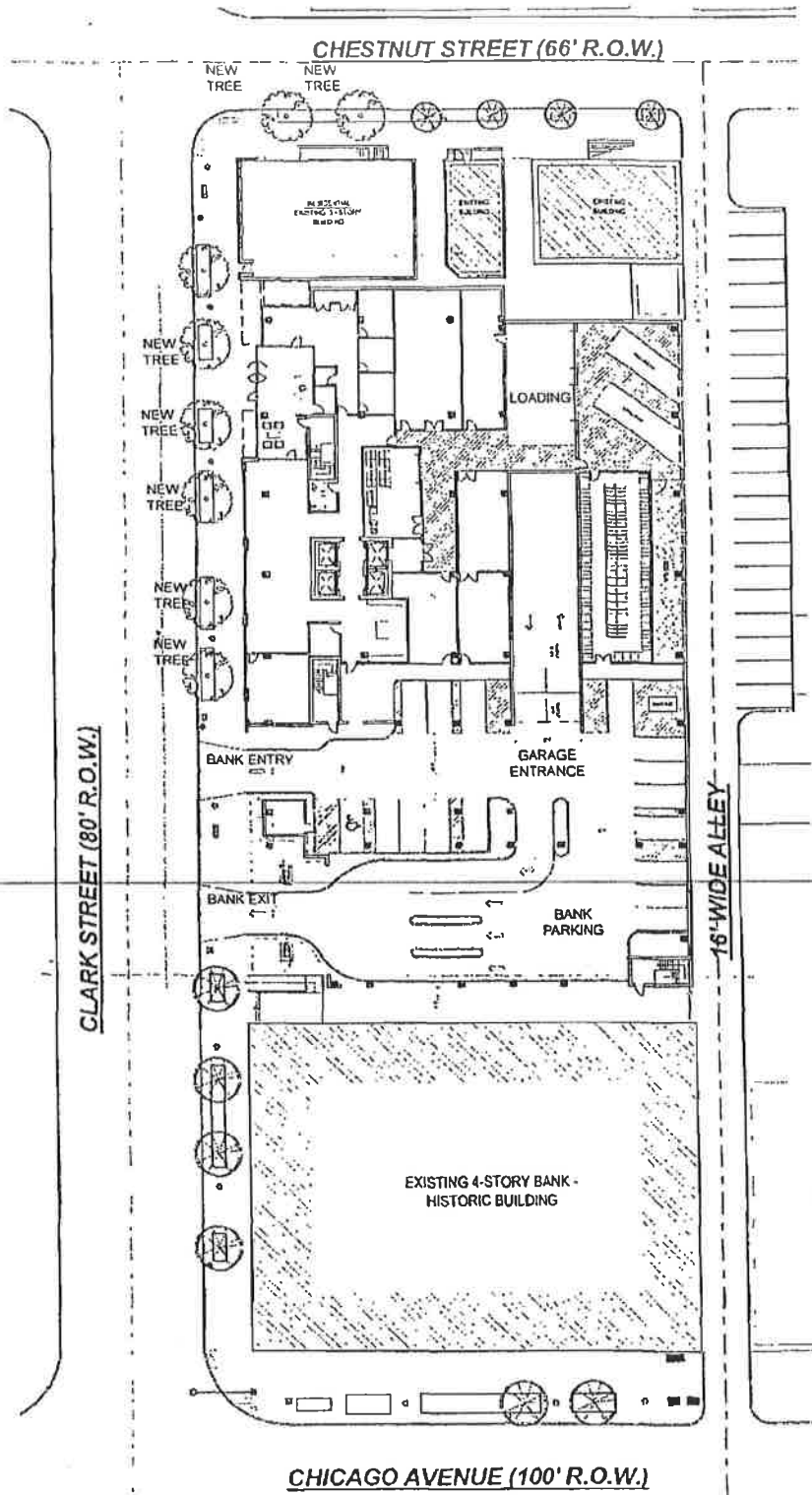


D. PLANNED DEVELOPMENT BOUNDARY, SUB AREA A PROPERTY LINE MAP

833 CLARK STREET - Planned Development Exhibits

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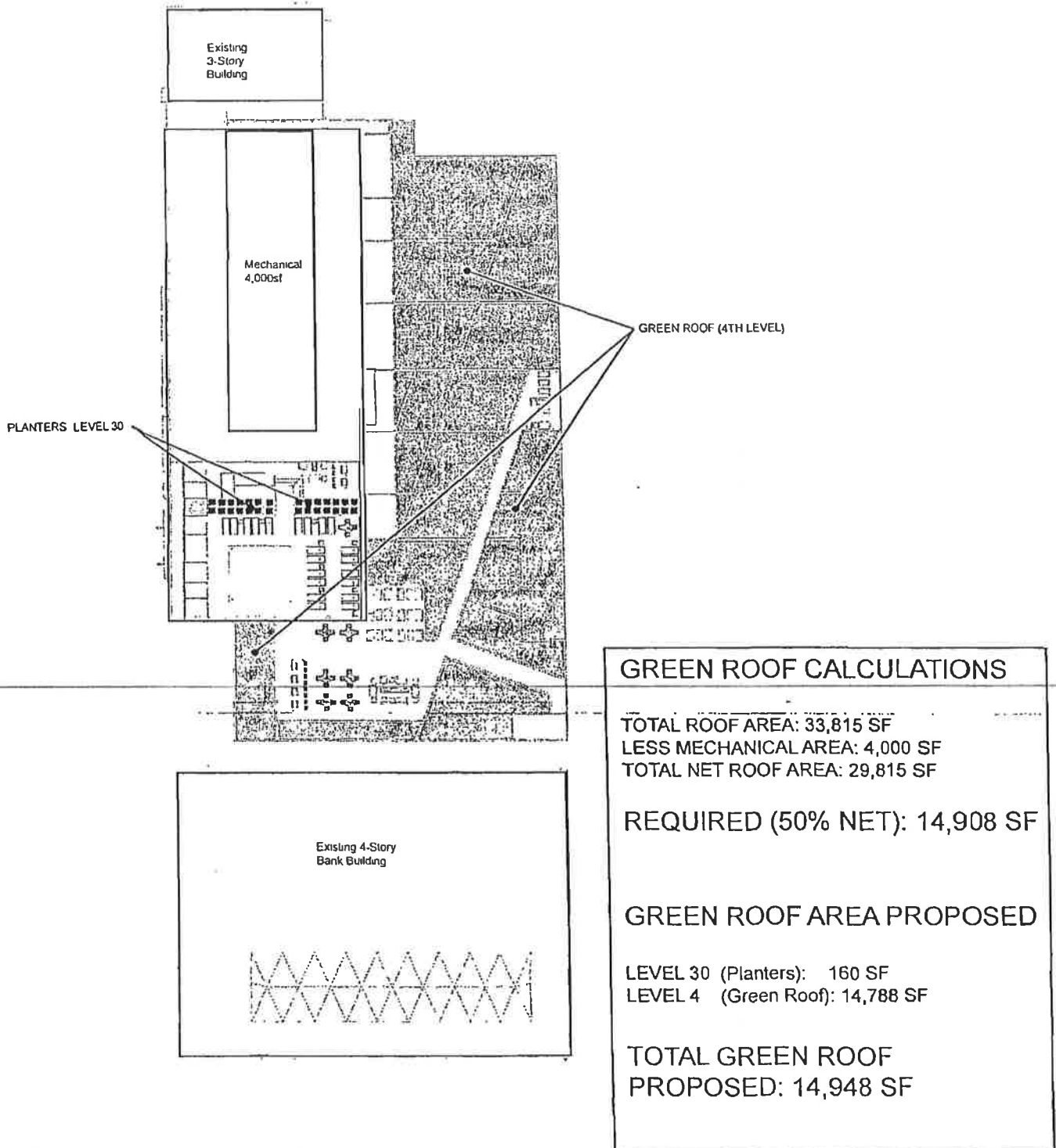


E. SITE PLAN / FIRST FLOOR / LANDSCAPE PLAN

833 CLARK STREET - Planned Development Exhibits

Applicant: Ryan Companies US, Inc.
Address: 801-833 North Clark Street/ 77 West Chestnut Street

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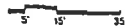
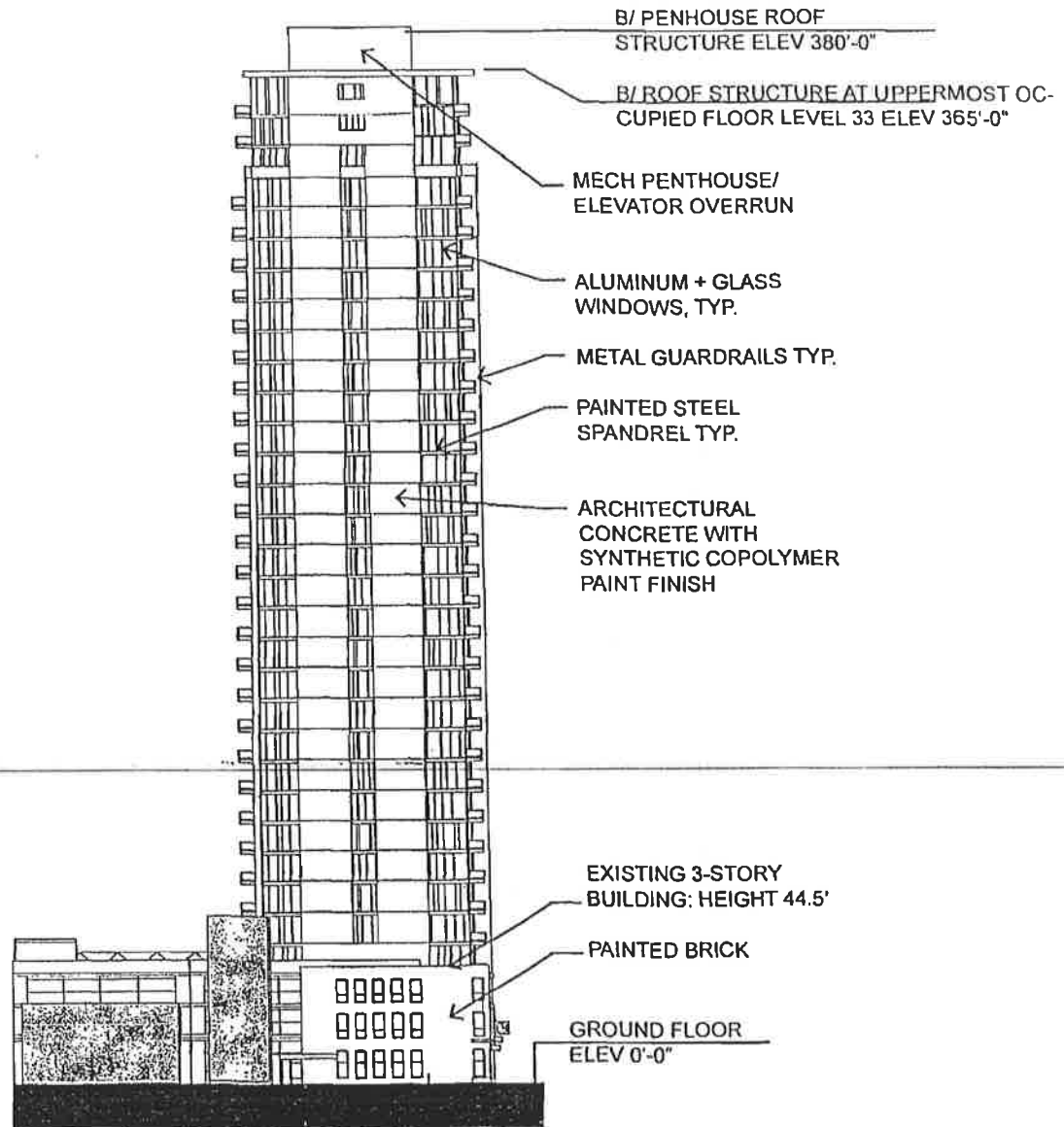


F. GREEN ROOF DIAGRAM

833 CLARK STREET - Planned Development Exhibits

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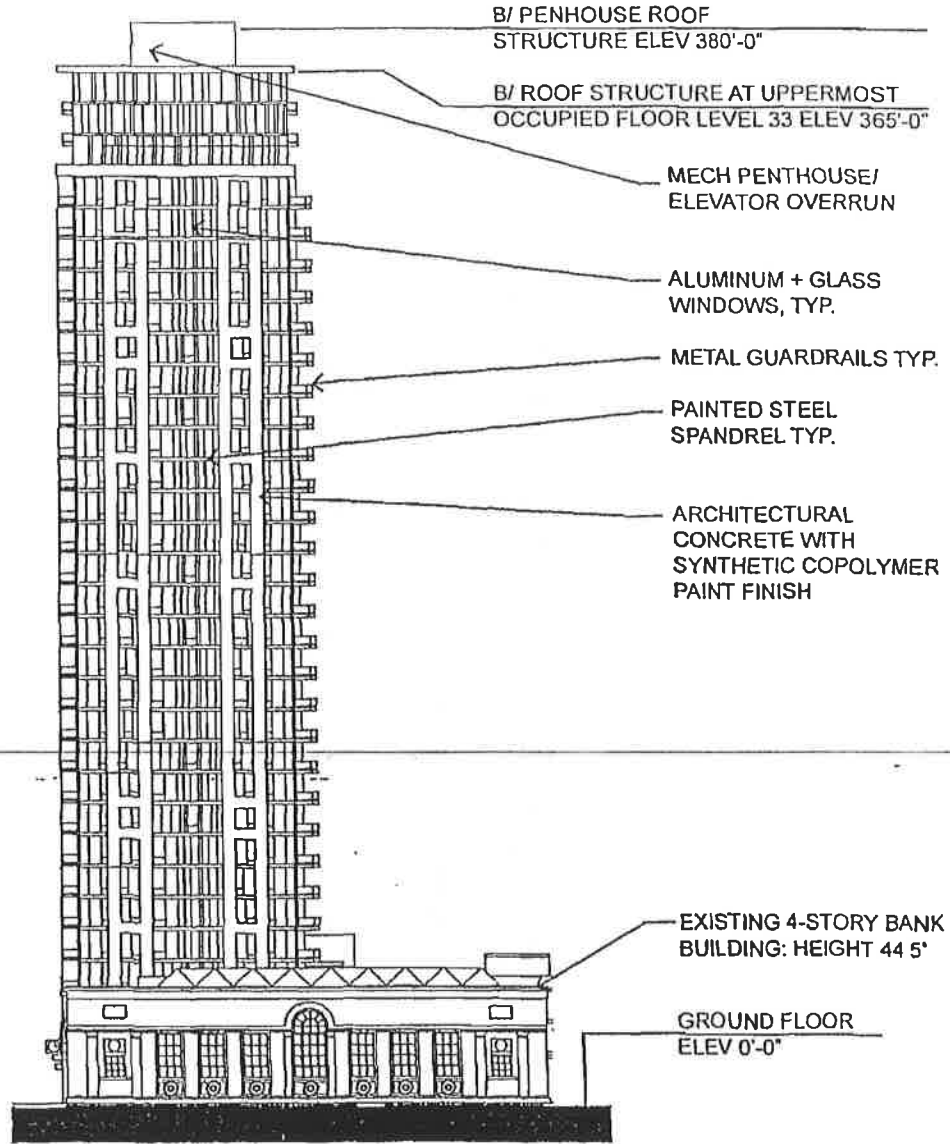


G4. NORTH ELEVATION ALONG CHESTNUT STREET

833 CLARK STREET - Planned Development Exhibits

Applicant: Ryan Companies US, Inc.
Address: 801-833 North Clark Street/ 77 West Chestnut Street

City Council Introduction Date: April 30, 2014
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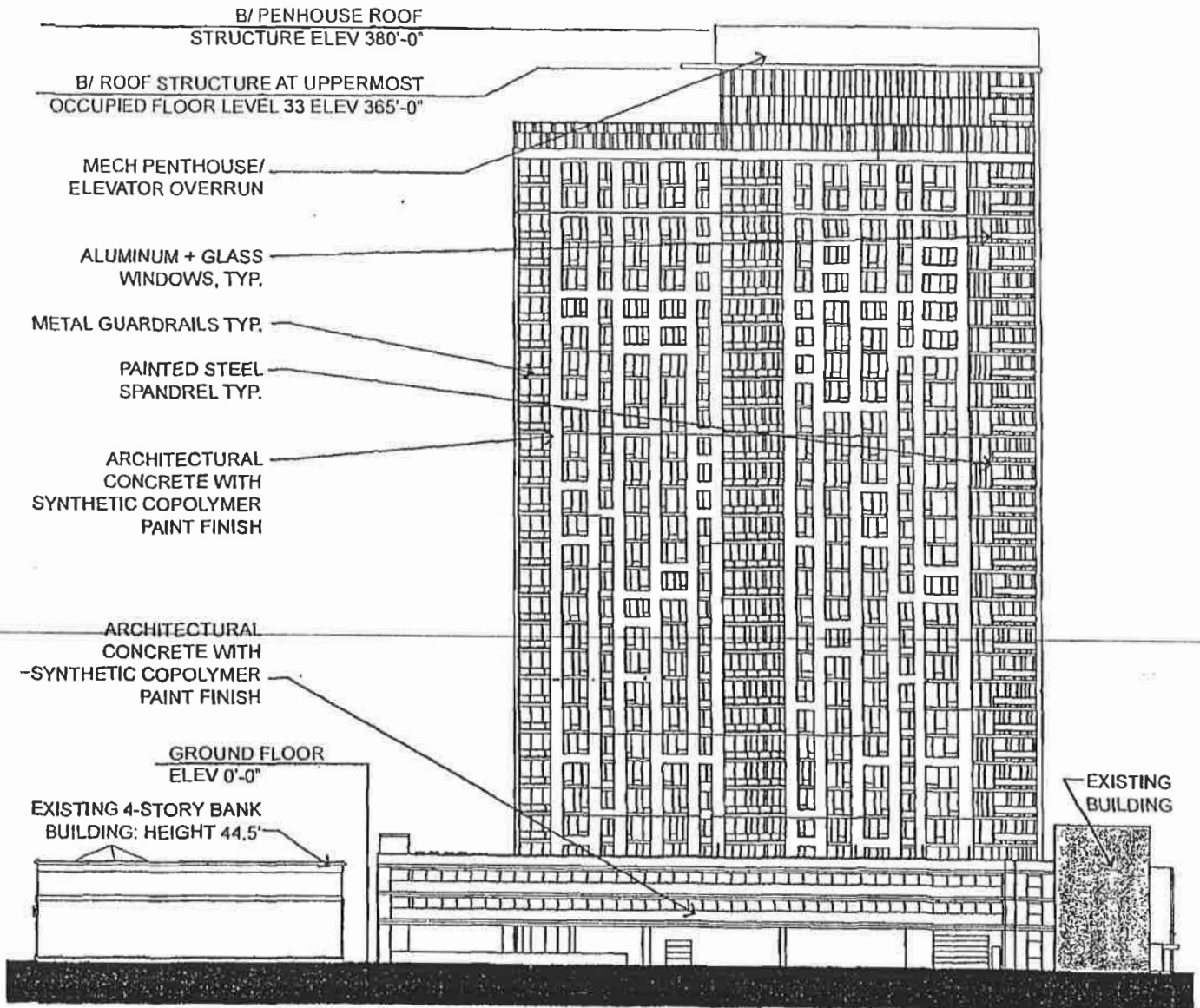


G2. SOUTH ELEVATION

833 CLARK STREET - Planned Development Exhibits

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City Council Introduction Date: April 30, 2014
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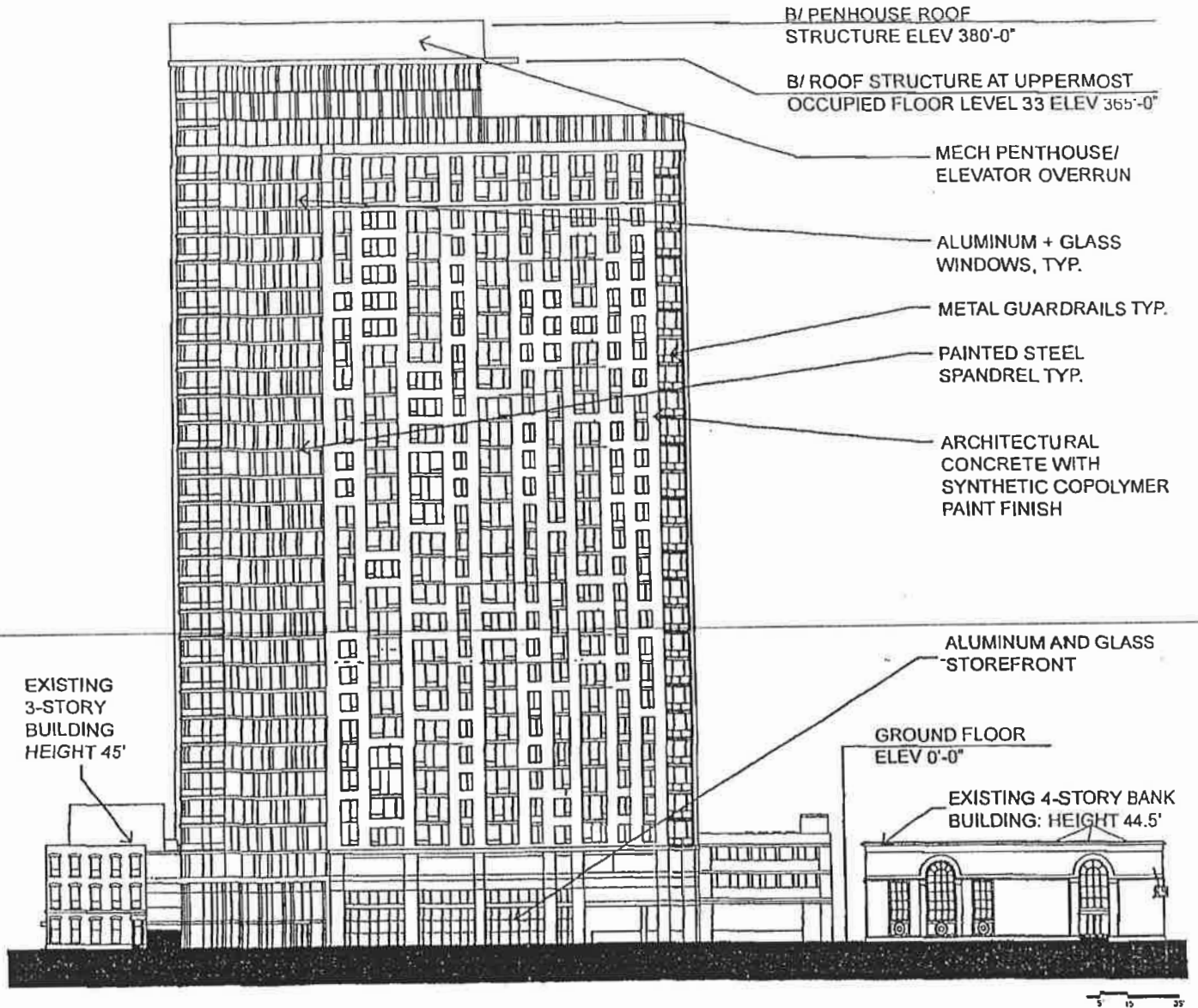


G3. EAST ELEVATION ALONG ALLEY

833 CLARK STREET - Planned Development Exhibits

Applicant: Ryan Companies US, Inc.
Address: 801-833 North Clark Street/ 77 West Chestnut Street

City Council Introduction Date: April 30, 2014
Chicago Plan Commission Date: October 16, 2014



G1. WEST ELEVATION ALONG CLARK STREET

833 CLARK STREET - Planned Development Exhibits

Applicant: Ryan Companies US, Inc.
Address: 801-833 North Clark Street/ 77 West Chestnut Street

City Council Introduction Date: April 30, 2014
Chicago Plan Commission Date: October 16, 2014