

PD 1294

Table of Contents

01/08/2018 Minor Change **2**

08/09/2016 Minor Change **3**

 Exhibits 4

09/24/2015 PD Adoption **8**

 Ordinance 8

 Statements 9

 Bulk Table 12

 Exhibits 13



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 8, 2018

Jon McNeely
Pappageorge Haymes Partners
640 N. LaSalle St., Suite 400
Chicago, IL 60654

**Re: Administrative Relief request for Planned Development No. 1294, Subarea A
Sustainability changes at 506-514 W. Diversey Parkway**

Dear Mr. McNeely:

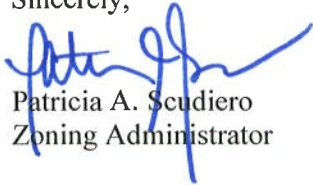
Please be advised that your request for a minor change to Residential Business Planned Development No. 1294 ("PD 1294"), Subarea A, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 and Statement No. 14 of PD 1294.

Your client and the owner of all of the property within Subarea A, Broder Diversey LLC, is seeking administrative relief to substitute LEED Certification and 50% green roof with the 100 point requirements from the City's new Sustainability Development Policy. Broder Diversey intends to achieve a minimum of LEED Gold (90 points) and to provide EV Charging Stations (10 points) for the building currently under construction at 506-514 W. Diversey Parkway. The proposed replacement of the green roof is due in part to the difficulty in maintaining green roofs in the building's rental units.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed sustainability substitution 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 PD 1294, 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:PM:tm

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



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 9, 2016

Paul W. Shadle
DLA Piper LLP
203 N. LaSalle St., Suite 1900
Chicago, IL 60601-1293

**Re: Administrative Relief request for Planned Development No. 1294, Subarea A
Height increase for 506-514 W. Diversey Parkway**

Dear Mr. Shadle:


Please be advised that your request for a minor change to Residential Business Planned Development No. 1294 ("PD 1294"), Subarea A, 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 1294.

Your client and the owner of all of the property within Subarea A, Broder Diversey LLC, is seeking administrative relief to increase the maximum building height within Subarea A only, from 135'-4" to 137'-0", in order to accommodate the buildings mechanical equipment and elevator overrun. The attached, revised North, South, East and West Elevations shall be inserted into the main file.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed height increase 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 Planned Development No. 1294, 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

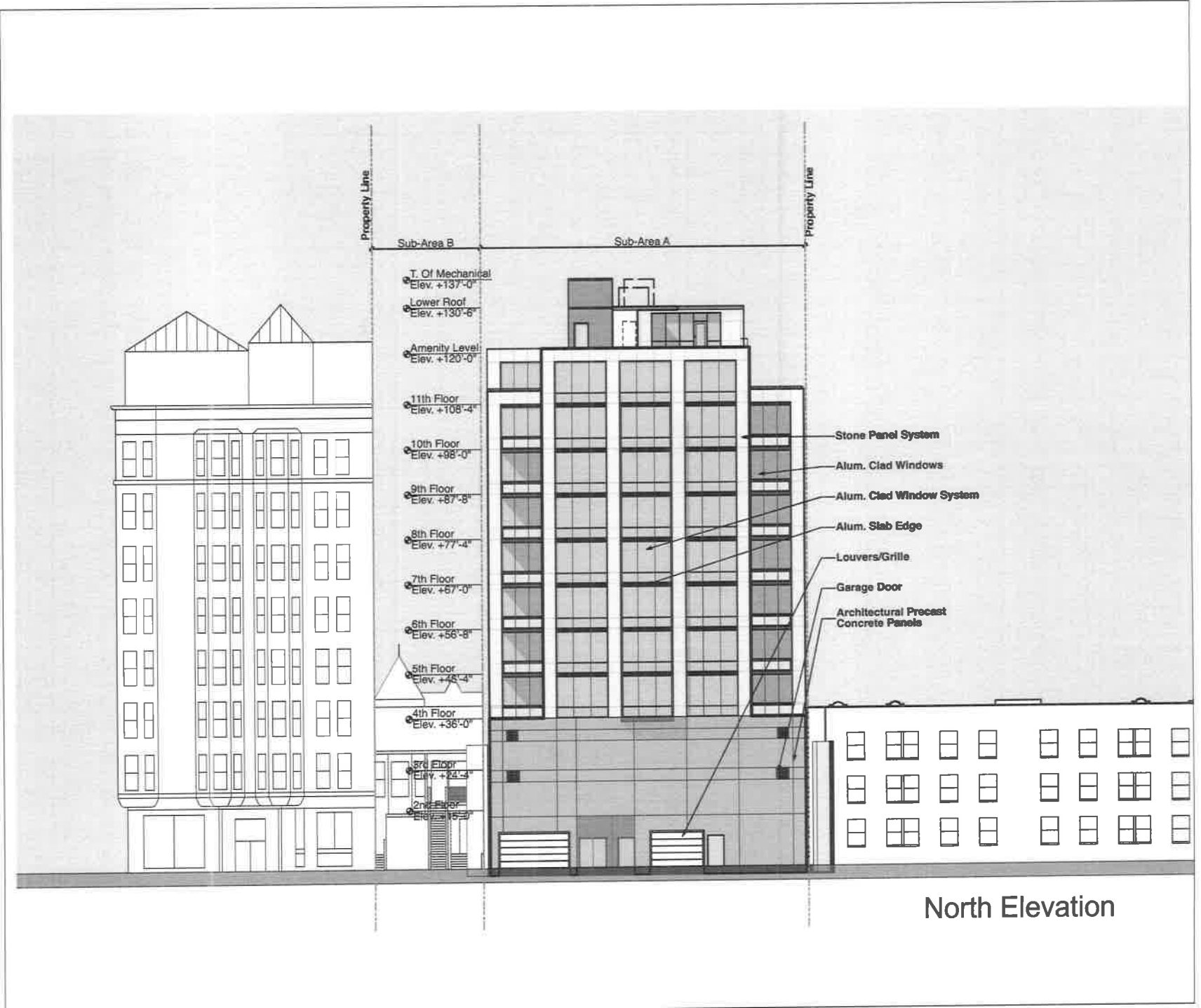
C: Katie Jahnke Dale, Mike Marmo, Erik Glass, Fernando Espinoza, Main file



pappageorgehayes architects
 640 N. LaSalle, Suite 400
 Chicago, IL 60654
 312.337.3344 FAX 204.8988

Applicant: Broder Diversey LLC
 Address: 506-514 West Diversey Parkway
 Chicago, IL 60614
 Introduction date: May 20th, 2015
 Plan commission date: August 20th, 2015
 Request Administrative Relief date: July 8th, 2016

North Elevation
 Scale: 1" = 30'



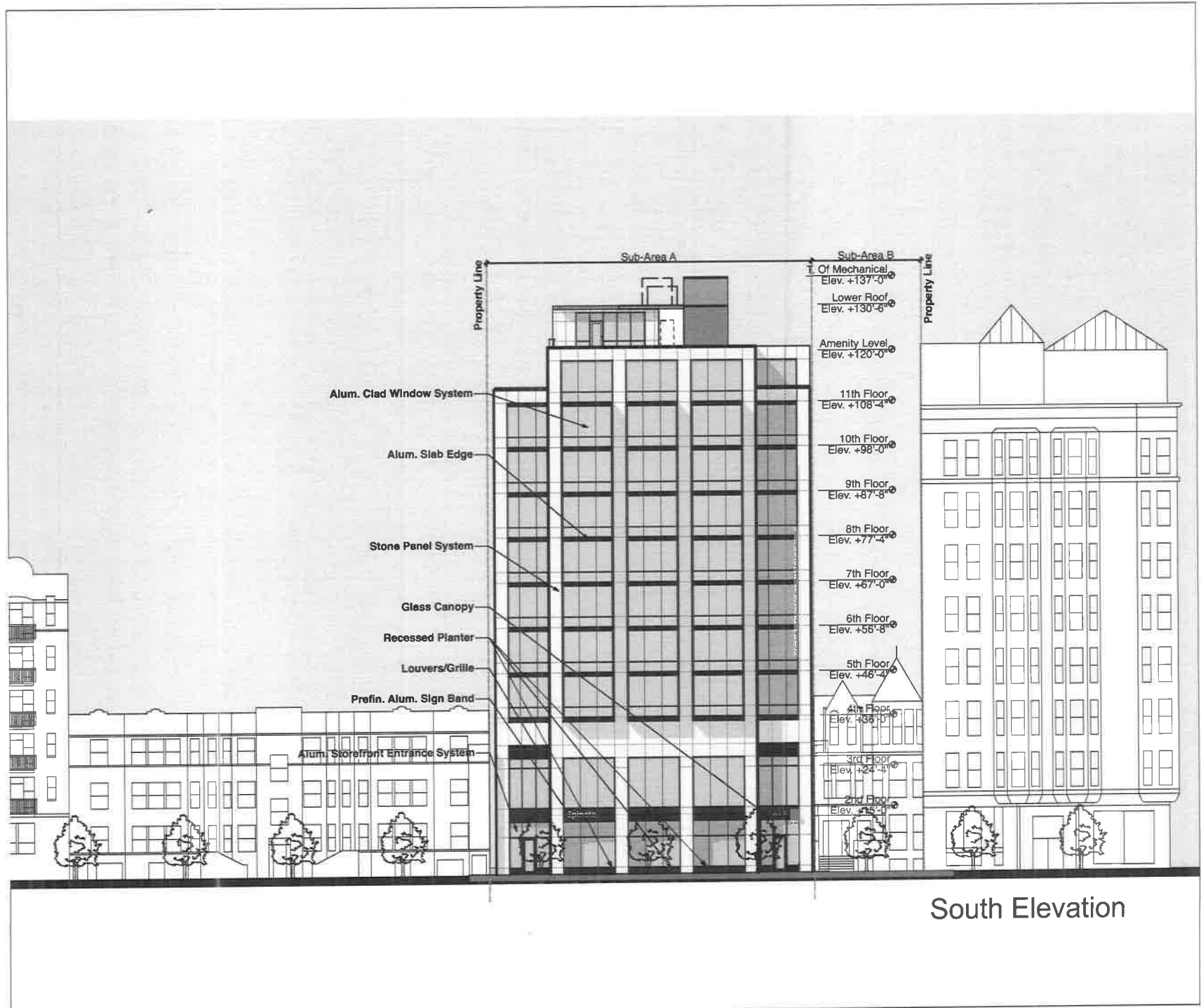
North Elevation



Pappageorge Hayes Architects
 architect
 640 N. LaSalle, Suite 400
 Chicago, IL 60654
 312.357.3944 FAX 204.8998

Applicant: **Broder Diversey LLC**
 Address: 506-514 West Diversey Parkway
 Chicago, IL 60614
 Introduction date: **May 20th, 2015**
 Plan commission date: **August 20th, 2015**
 Request Administrative Relief date: **July 8th, 2016**

South Elevation
 Scale: 1" = 30'



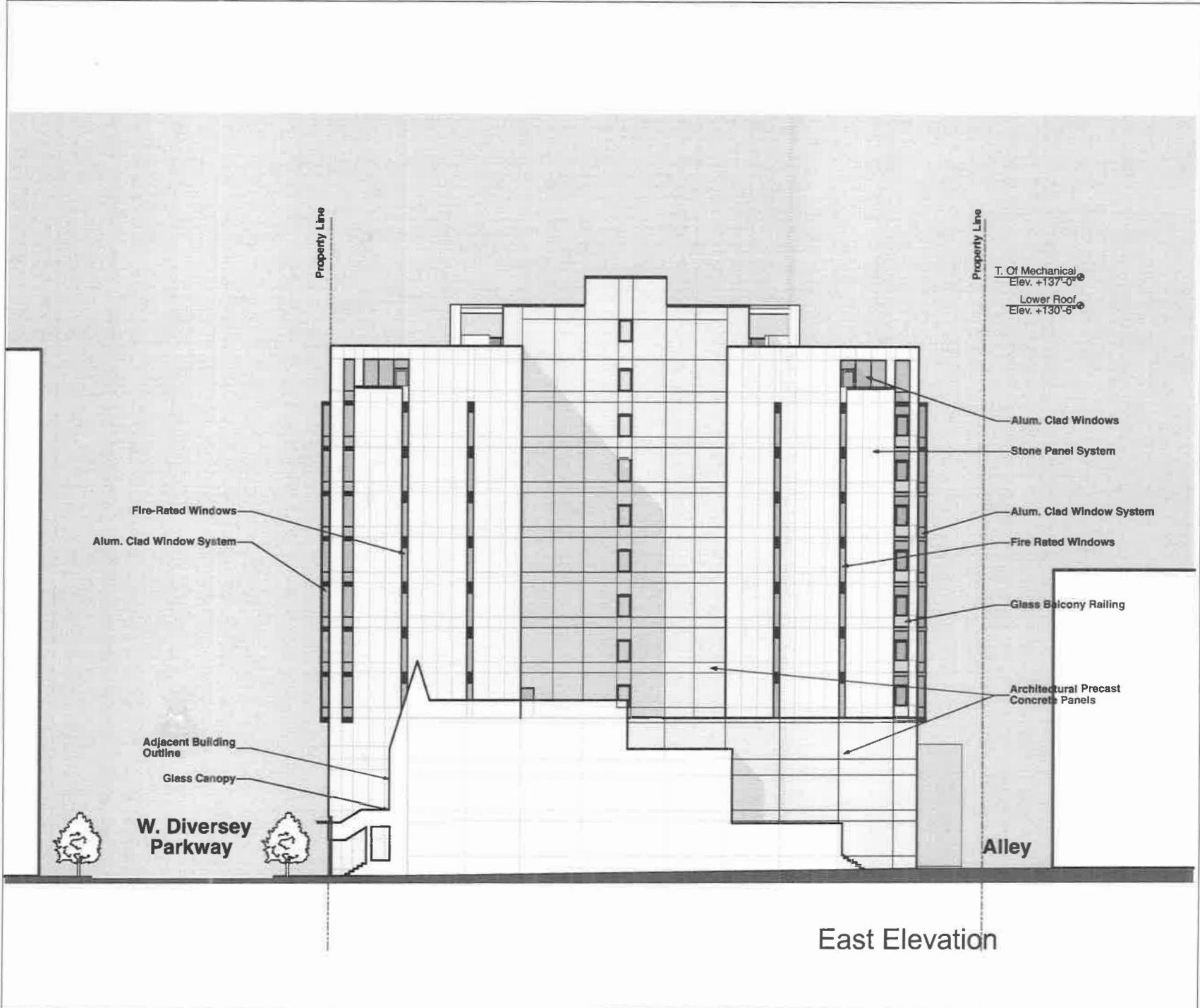
South Elevation



Pappageorge Hayes partners
 architect
 640 N. LaSalle, Suite 400
 Chicago, IL 60654
 312.337.3344 FAX 204.8988

Applicant: **Broder Diversey LLC**
 Address: 506-514 West Diversey Parkway
 Chicago, IL 60614
 Introduction date: **May 20th, 2015**
 Plan commission date: **August 20th, 2015**
 Request Administrative Relief date: **July 9th, 2016**

East Elevation
 Scale: 1" = 30'



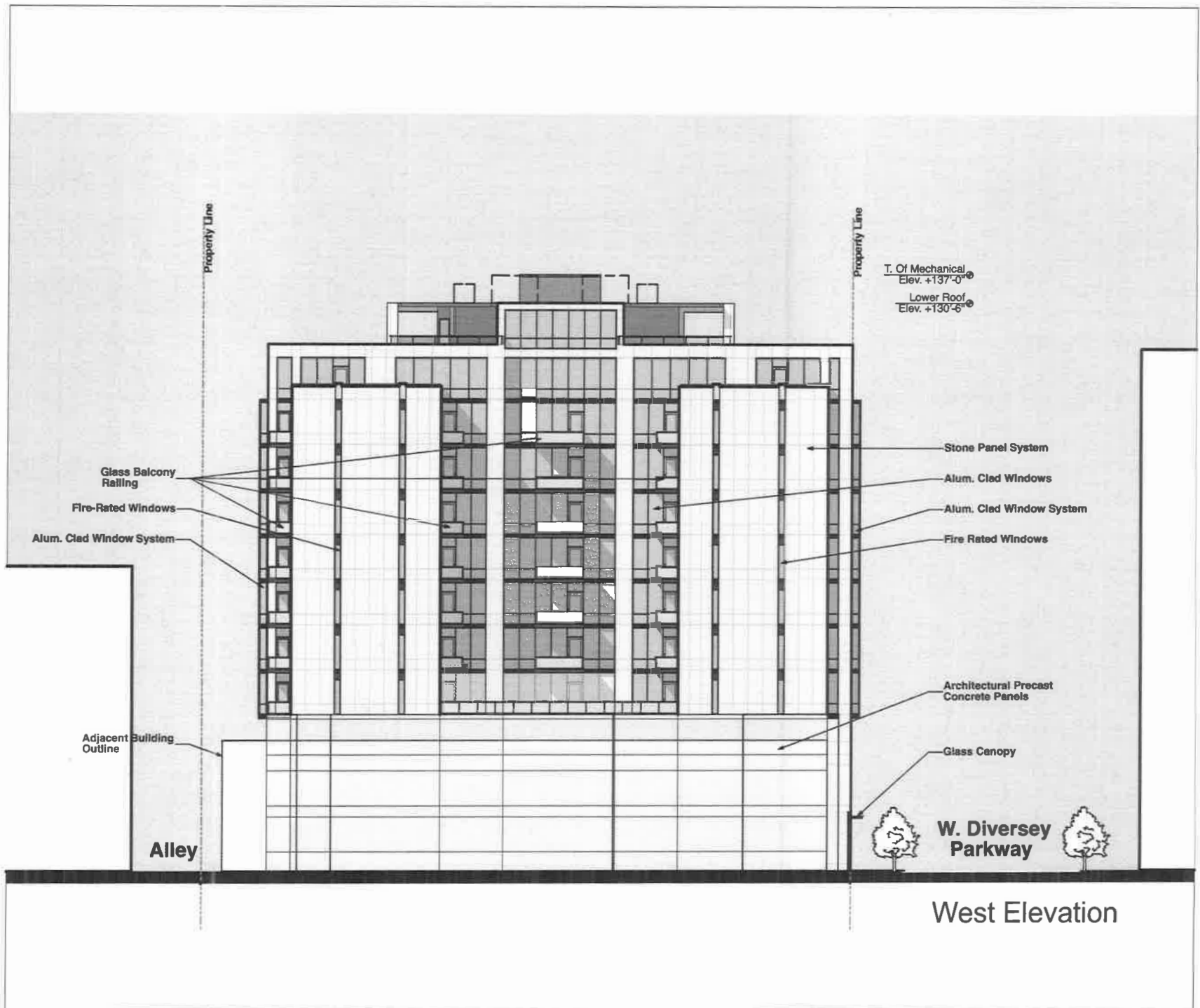
East Elevation



peppageorgehaymes partners
 architect
 640 N. LaSalle, Suite 400
 Chicago, IL 60654
 312.357.3944 FAX 204.8988

Applicant: Broder Diversey LLC
 Address: 506-514 West Diversey Parkway
 Chicago, IL 60614
 Introduction date: May 20th, 2015
 Plan commission date: August 20th, 2015
 Request Administrative Relief date: July 8th, 2016

West Elevation
 Scale: 1" = 30'



Reclassification Of Area Shown On Map No. 6-F.

(Application No. A-8149)

(Common Address: 2401 -- 2421 S. Archer Ave., 2412 -- 2434 S. Wallace St.
And 600 -- 634 W. 24th Pl.)

[O2015-4704]

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 B3-5 Community Shopping District and M2-2 Light Industry District symbols and indications as shown on Map Number 6-F in the area bounded by:

South Archer Avenue; South Wallace Street; West 24th Place; and the northeast boundary line of the Stevenson outbound Dan Ryan Expressway,
to those of a C3-3 Commercial Manufacturing and Employment District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 7-F.

(As Amended)

(Application No. 18382)

(Common Address: 506 -- 514 W. Diversey Pkwy.)

RBPD 1294

[SO2015-4175]

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 B3-5 Community Shopping District symbols and indications as shown on Map Number 7-F in the area bounded by:

West Diversey Parkway; a line approximately 82.00 feet west of and parallel to North Pine Grove Avenue; the public alley next north of and parallel to West Diversey Parkway; and a line approximately 182.00 feet west of and parallel to North Pine Grove Avenue,
to those of a Residential-Business Planned Development.

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-Business Planned Development No. 1294

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1294 ("Planned Development") consists of approximately 15,000 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Broder Diversey LLC is the owner of Subarea A and the applicant for this Planned Development, with the consent of the owner of Subarea B.
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 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 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 in effect as of the date of this Planned Development.
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 Chicago Department of Transportation ("CDOT") 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 Chicago Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

4. This Plan of Development consists of these 15 Statements; a Bulk Regulations and Data Table, ~~and the~~ following exhibits and plans prepared by PappageorgeHaymes Partners, Ltd. and dated August 20, 2015 (collectively, the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Green Roof Plan; and Building Elevations. Full-sized copies of the Plans are on file with the DPD. 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 thereof, 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 shall be permitted in this Planned Development: dwelling units located above the ground floor (and on the ground floor, as to Subarea B only); animal services; artist work or sales space; eating and drinking establishments; financial services; food and beverage retail sales; medical service; office; consumer repair or laundry service; personal service; general retail sales; valuable objects dealer; co-located wireless-communications facilities; accessory parking; and related, incidental and accessory uses. As contemplated by Section 17-10-0503 of the Zoning Ordinance, upon the applicant's request and only after satisfactory evidence is provided to the Commissioner of Department of Planning and Development that fewer than 53 spaces are needed to adequately serve the needs of on-site uses, the Zoning Administrator may allow, up to a maximum of 25 percent of the required number of parking spaces (13 spaces) may be leased out to the adjacent neighboring residential developments on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees, or guests of the principal use.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 15,000 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 DPD. 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 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 DPD. 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 applicable 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 or assigns and, if different than the applicant, the legal titleholders and any ground lessees of the Property.
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. The Applicant shall seek LEED certification, and provide a green roof of not less than 50 percent of the net roof area equivalent to an actual total of 4,287 square feet in Subarea A.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development Ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the B3-5 Community Shopping District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property
Line Map; Site Plan; North, South, East and West Building
Elevations; and Landscape and Greenroof Plan
referred to in these Plan of Development
Statements printed on pages
7776 through 7784 of
this *Journal*.]

9/24/2015

REPORTS OF COMMITTEES

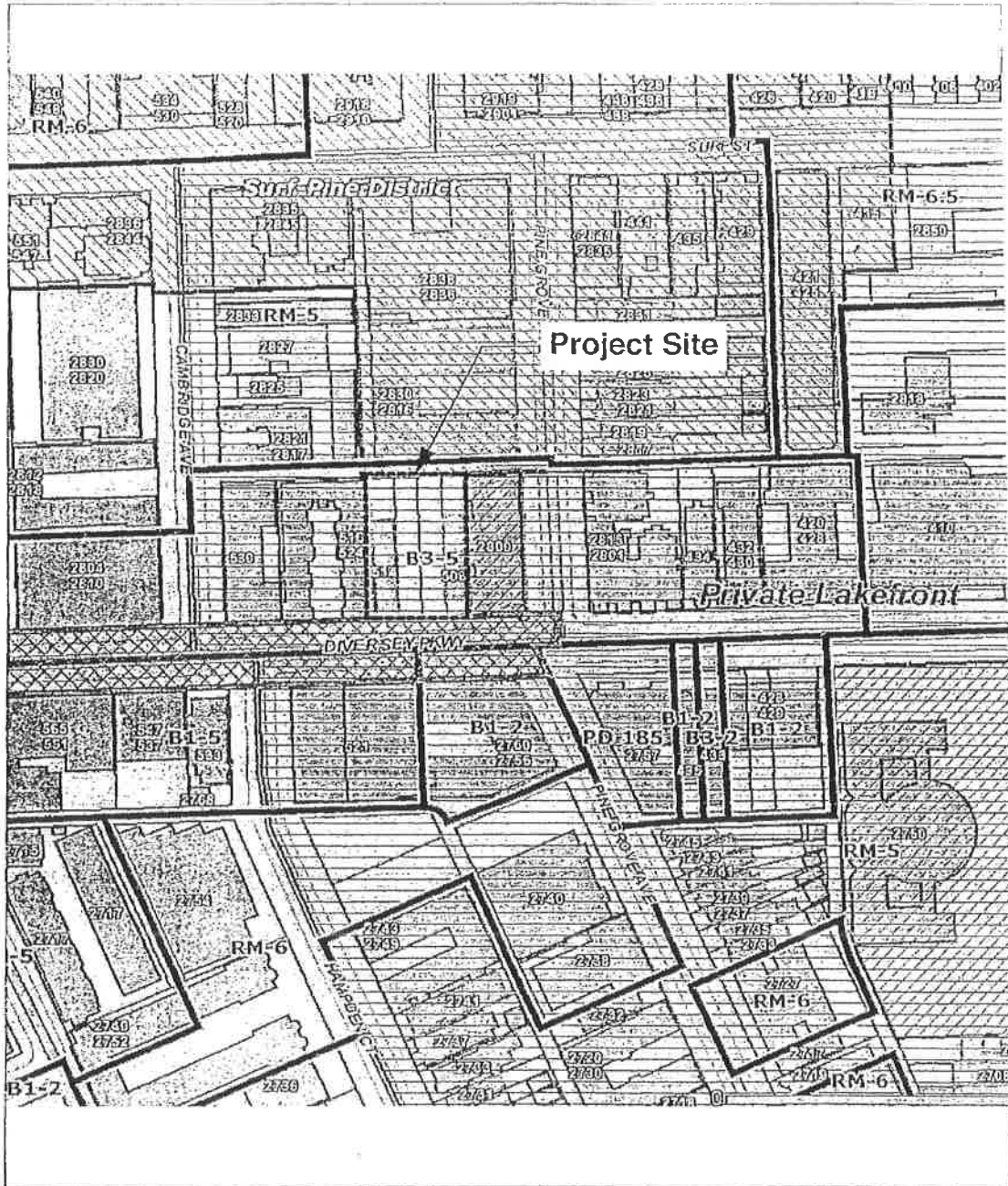
7775

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

Residential-Business Planned Development No. 1294

Bulk Regulations And Data Table

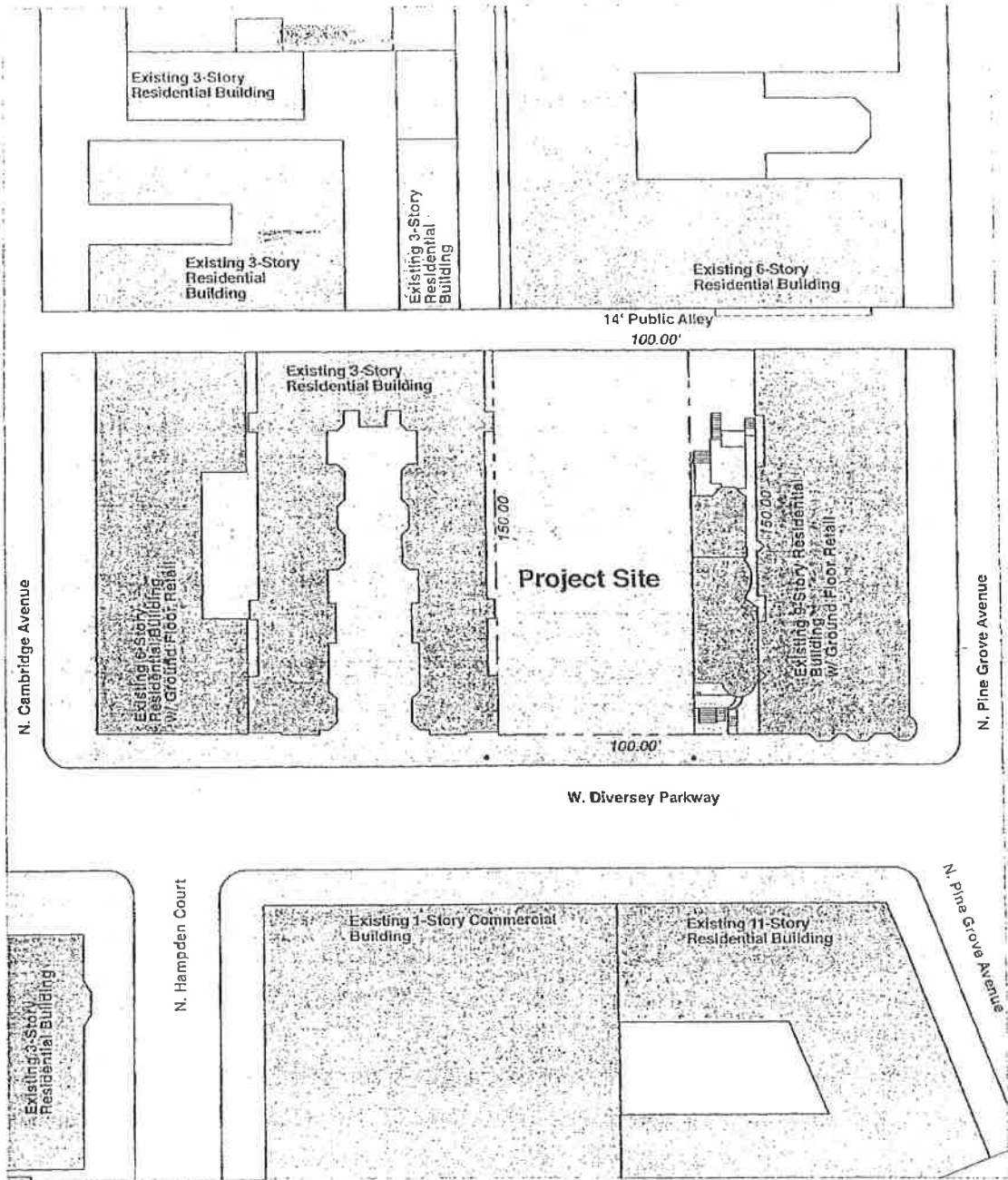
	Subarea A	Subarea B	Total
Gross Site Area (square feet):	14,250	4,750	19,000
Area of Public Rights-of-Way (square feet):	3,000	1,000	4,000
Net Site Area (square feet):	11,250	3,750	15,000
Maximum Permitted Floor Area (square feet):			
Existing:	NA	4,982	4,982
Proposed:	70,018	NA	70,018
Maximum Floor Area Ratio:			5.0
Maximum Number of Dwelling Units:	53	3	56
Minimum Off-Street Parking Spaces:	53	0	53
Minimum Off-Street Loading Spaces:	1 (10 feet by 25 feet)	0	1
Maximum Building Height:	135 feet, 4 inches	Existing	
Minimum Setbacks:	Per plans	Per plans	



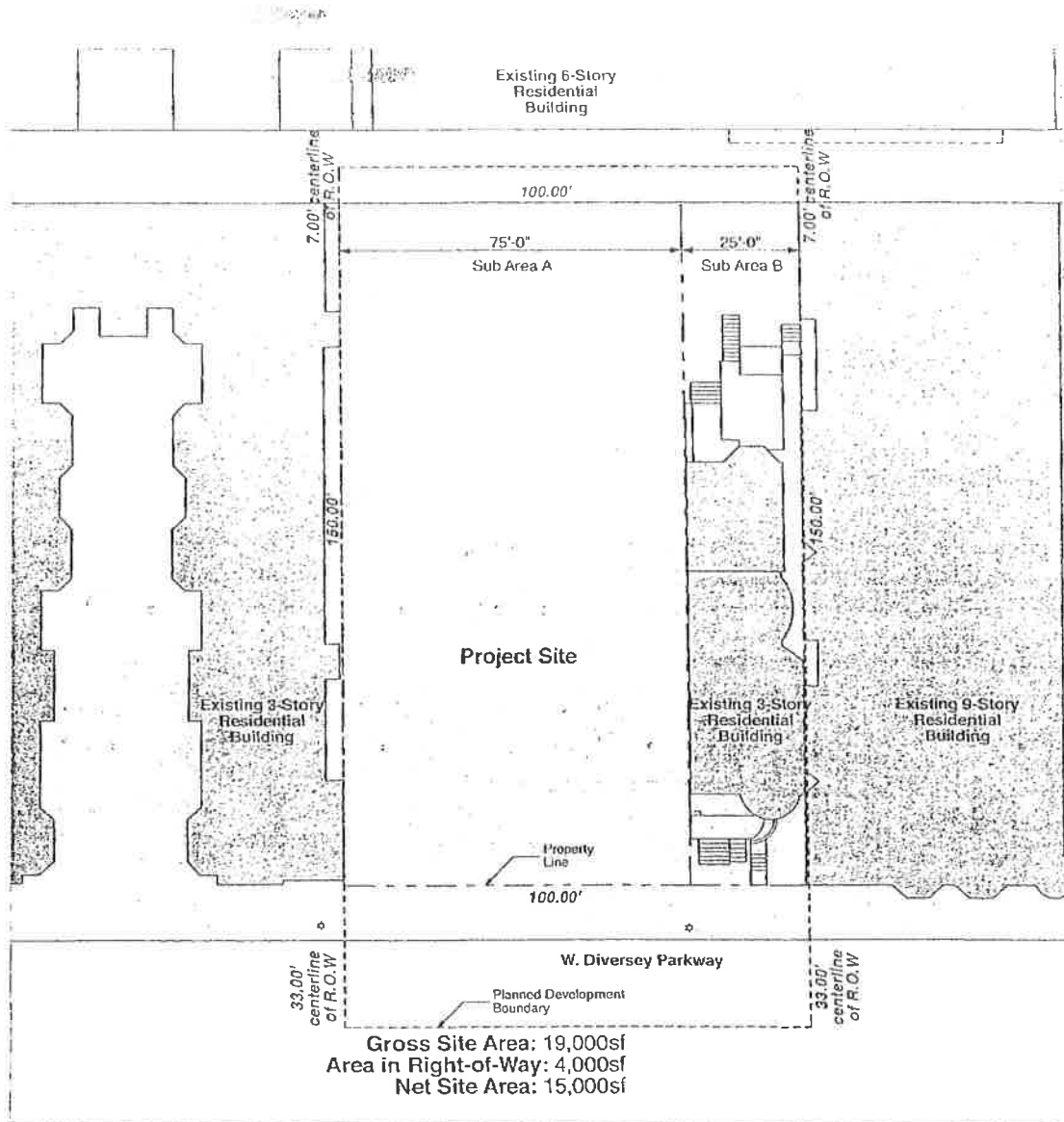
**PAPPAEORGE
MAYMES**
 Pappageorge/maymes partners
 architect
 640 N. LaSalle, Suite 400
 Chicago, IL 60654
 312.337.3344 FAX 204.8960

Applicant: Broder Diversey LLC
 Address: 506-514 West Diversey
 Chicago, IL 60614
 Introduction date: May 20th, 2015
 Plan commission date: August 20th, 2015

Existing Zoning Map
 Scale:

<p>PAPPAGEORGE HAYMES</p>	<p>pappageorgehaymes partners architect</p> <p>640 N. LaSalle, Suite 400 Chicago, IL 60654 312.337.3344 FAX 204.8968</p>	<p>Applicant: Broder Diversey LLC</p> <p>Address: 506-514 West Diversey Parkway Chicago, IL 60614</p> <p>Introduction date: May 20th, 2015 Plan commission date: August 20th, 2015</p>	<p>Existing Land Use Map</p> <p>Scale: 1" = 50'</p>
	<p>© 2015 Pappageorge Haymes</p>		



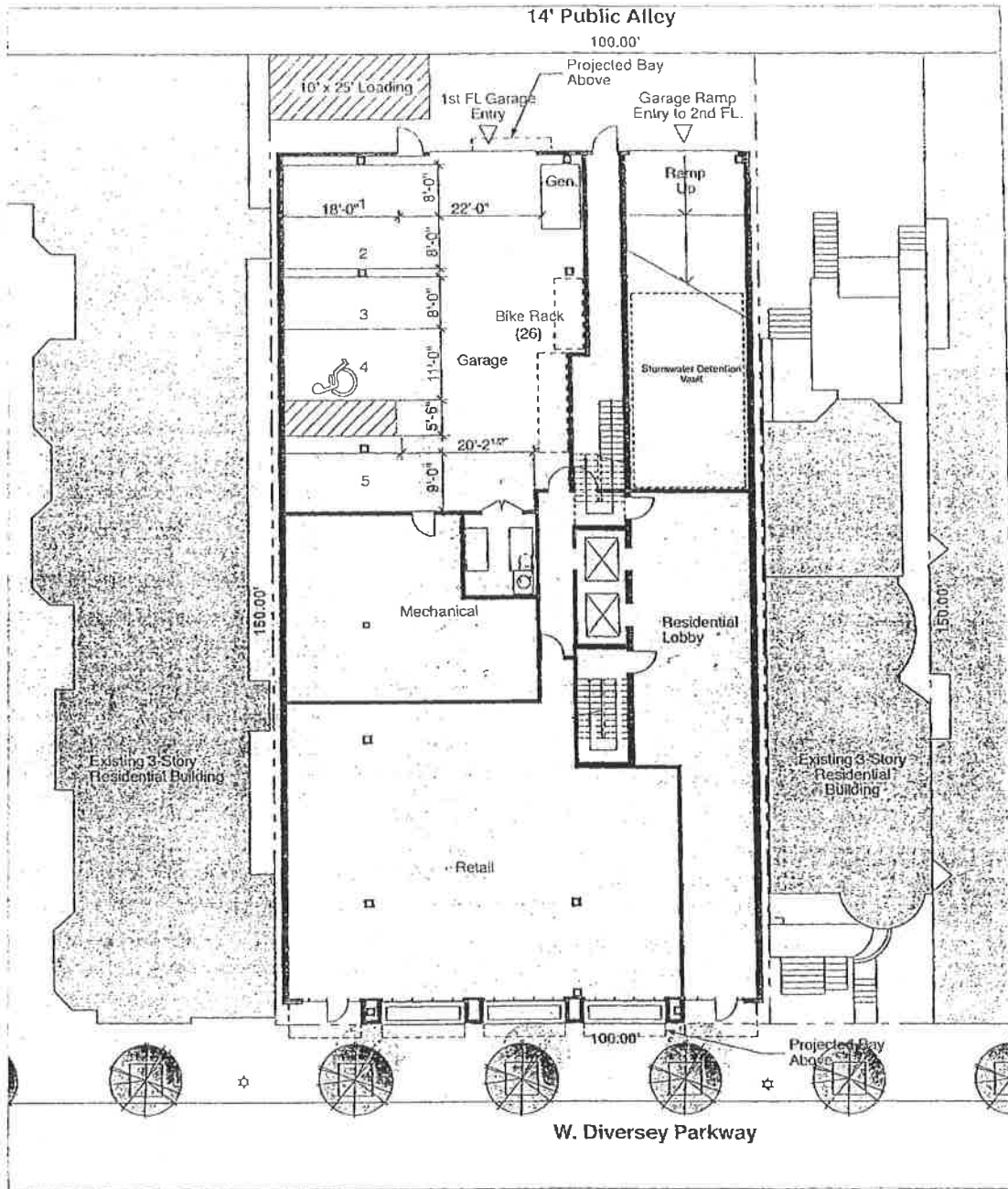
PAPPAEORDE HAYMES
 pappageorgehaymes partners
 architect
 640 N. LaSalle, Suite 400
 Chicago, IL 60654
 312.357.3344 FAX 204.6388

Applicant: **Broder Diversey LLC**
 Address: 506-514 West Diversey
 Parkway Chicago, IL 60614
 Introduction date: May 20th, 2015
 Plan commission date: August 20th, 2015

Planned Development Boundary and Property Line Map
 Scale: 1" = 30'

N

RIGHTS RESERVED



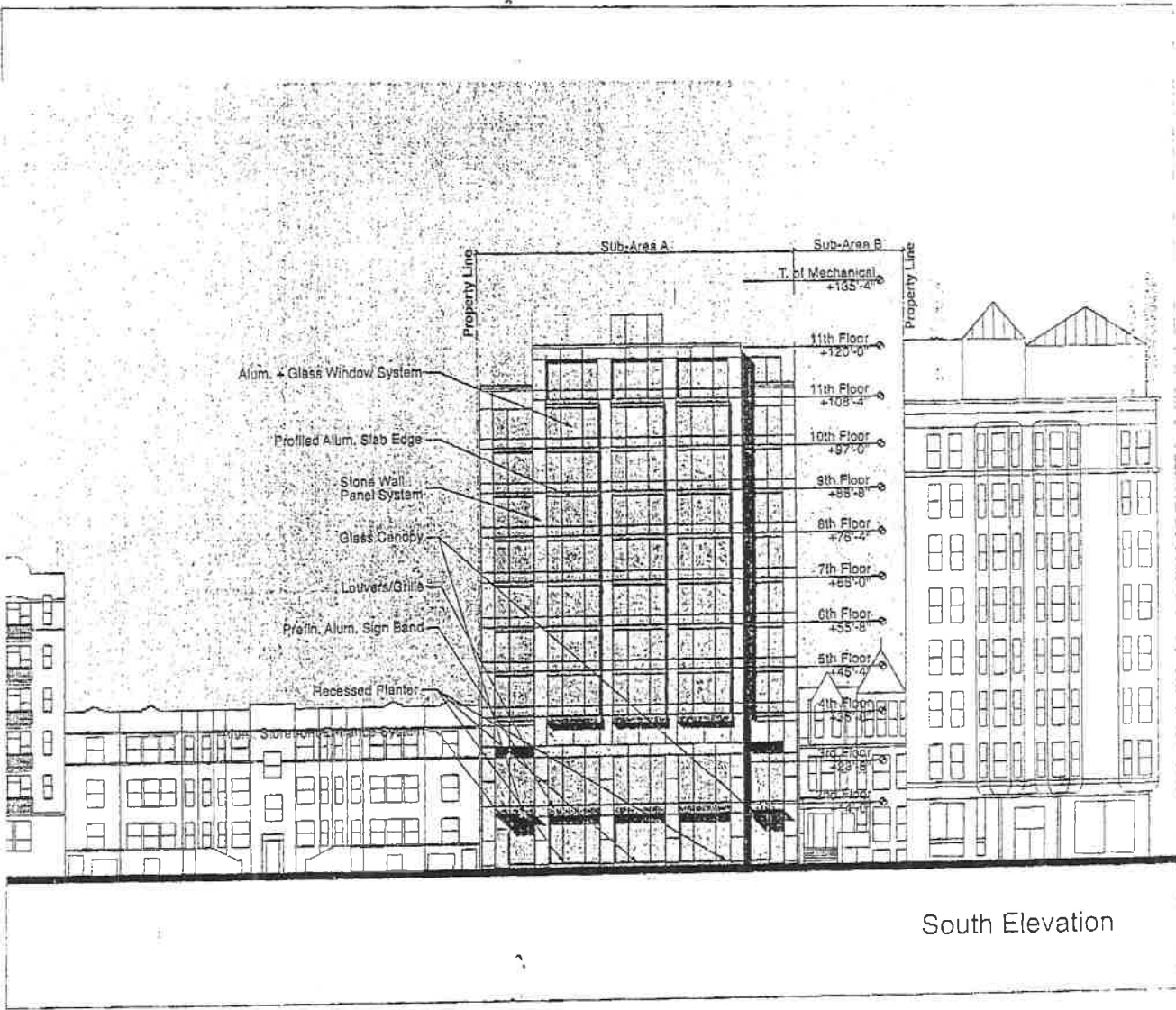
PAPAGEORGE HAYMES
 pappageorgehaymes partners
 architect
 640 N. LaSalle, Suite 400
 Chicago, IL 60654
 312.537.3364 FAX 204.8985

Applicant: Broder Diversey LLC
 Address: 506-514 West Diversey
 Parkway Chicago, IL 60614
 Introduction date: May 20th, 2015
 Plan commission date: August 20th, 2015

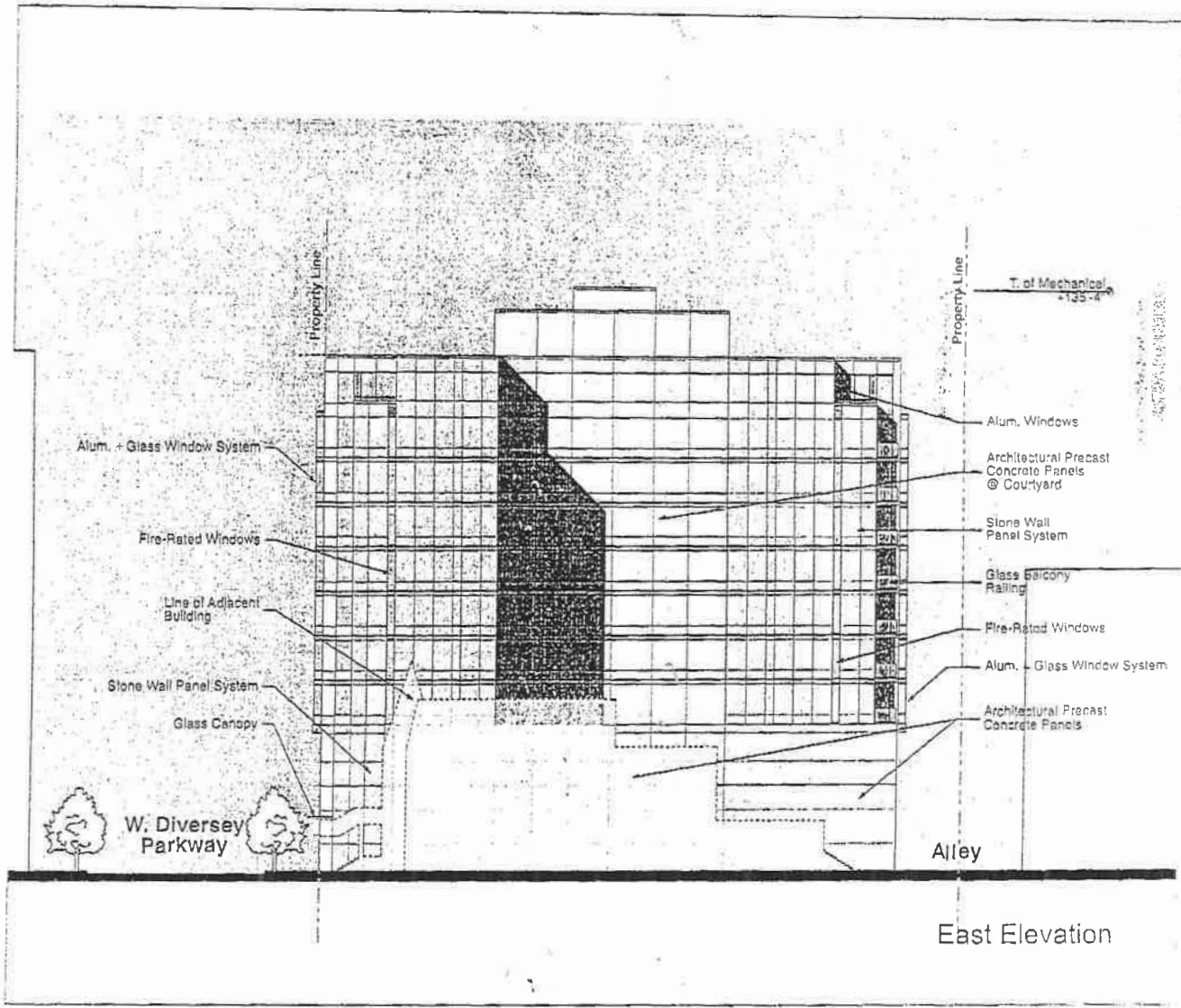
Site Plan
 Scale: 1" = 20'



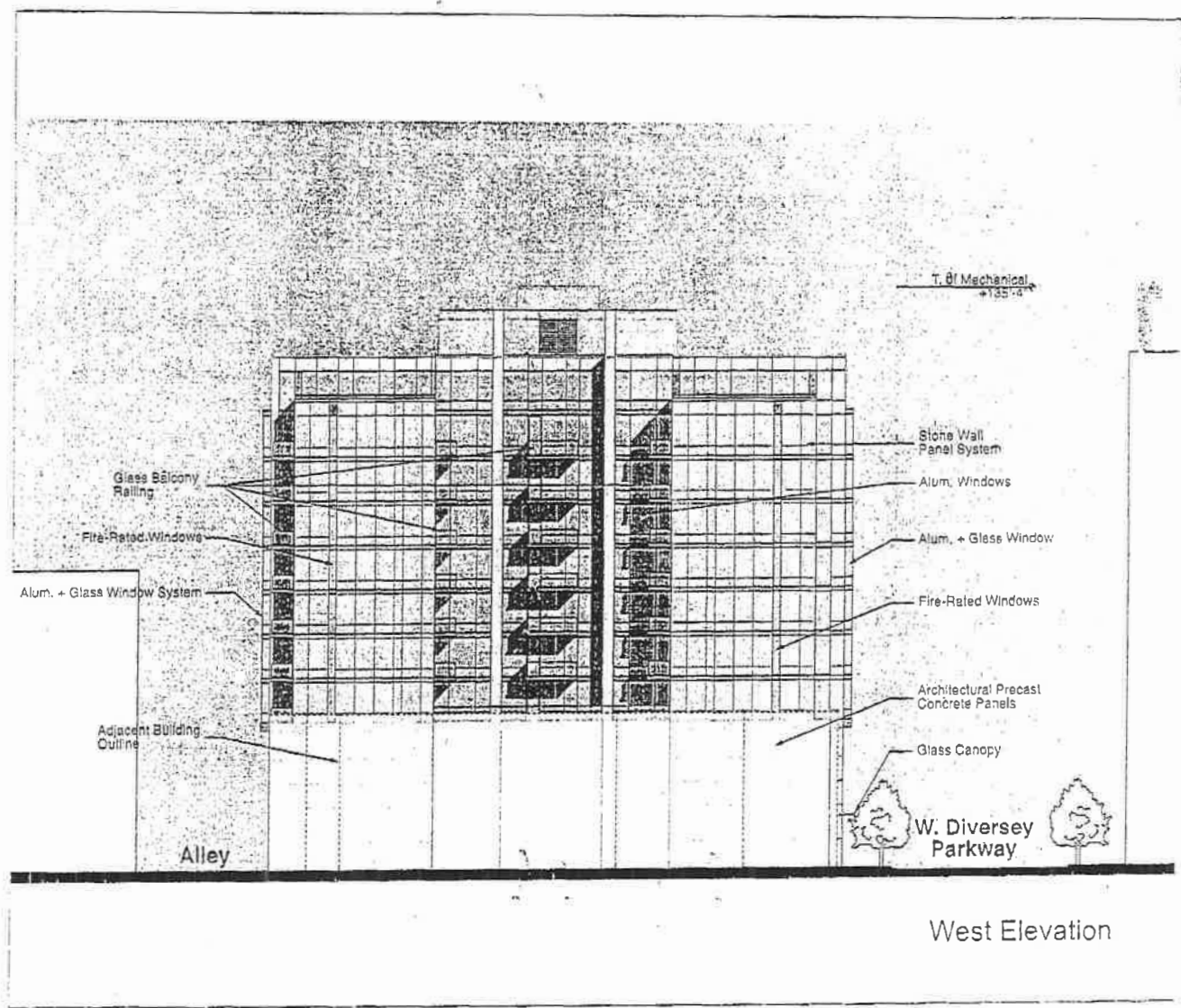
S:\Projects\7779\7779.dwg (15/09/2015)



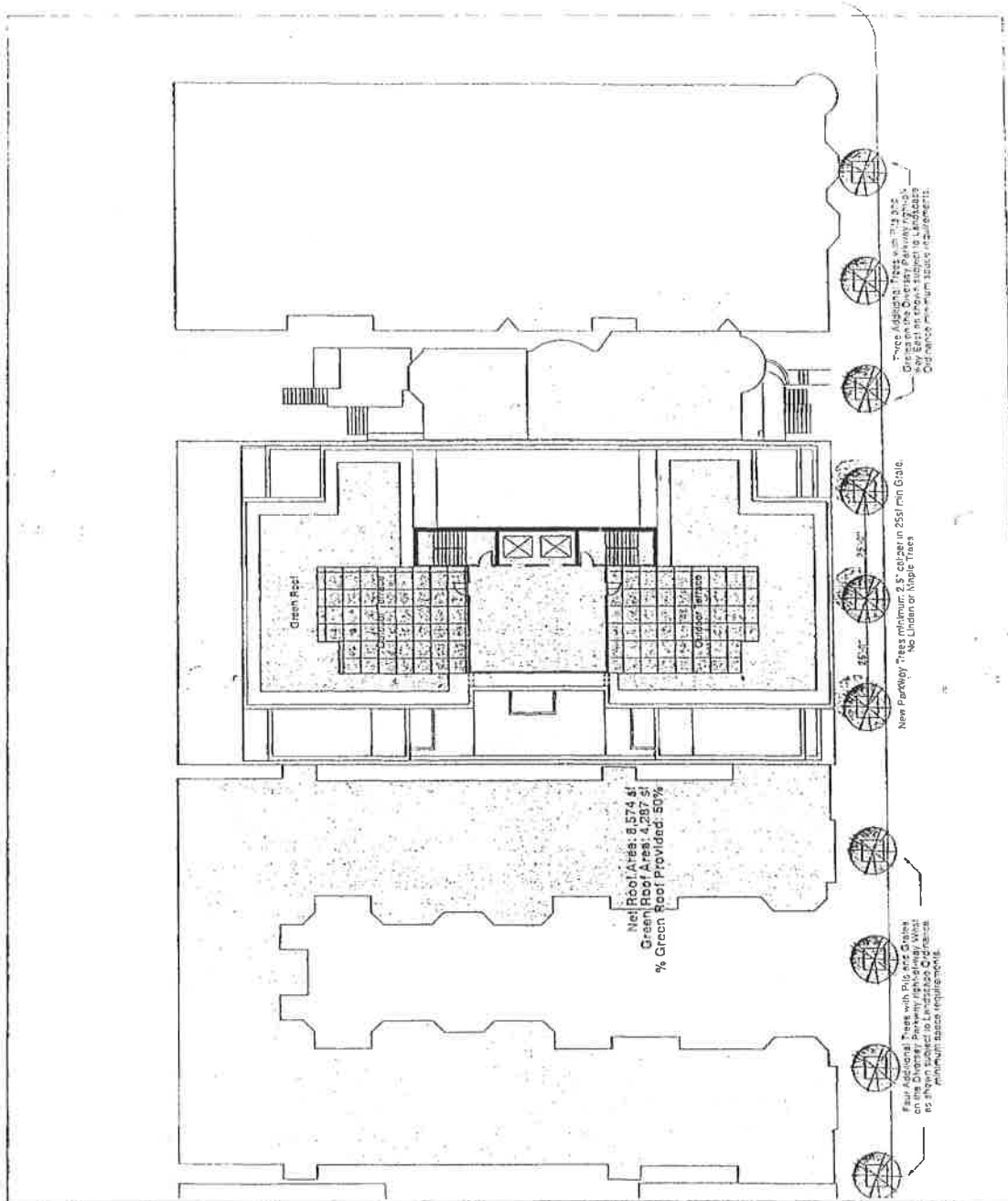
<p>PAPAGEORGIS MYERS papageorgismyers partners architect</p> <p>600 N. LASALLE, Suite 400 312.237.3344 FAX 312.237.8998</p>		<p>Applicant: Broder Diversify LLC Address: 506-514 West Diversify Parkway Chicago, IL 60614 Production date: May 20th, 2015 Plan submission date: August 20th, 2015</p>	
<p>South Elevation Scale: 1" = 20'</p>			



<p>PAPAPAGEORGELIAYNES PARTNERS MEYER</p>	<p>papapageorgeliaynes partners architect 640 N. LaSalle Street, 400 Chicago, IL 60610 312.237.3344 FAX 312.464.6936</p>	<p>Applicant: Brader Diversey LLC Address: 500-515 West Diversey Chicago, IL 60614 Information date: May 20th, 2015 Plan submission date: August 20th, 2015</p>	<p>East Elevation Scale: 1" = 30'</p>
--	--	---	---



<p>312.337.3145 WWW.PAPPAPEERCHAYNUS.COM</p>	<p>pappapeerchaynus partners architect</p> <p>640 N. LaSalle, Suite 400 Chicago, IL 60610 312.337.3145 FAX 312.337.3145</p>	<p>Applicant: Broder Diversey LLC</p> <p>Address: 508-514 West Diversey Parkway Chicago, IL 60614</p> <p>Introduction date: May 20th, 2015 Final presentation date: August 20th, 2015</p>	<p>West Elevation</p> <p>Scale: 1" = 30'</p>
--	---	--	--



pappalorgehaymes partners
architect

640 N. LaSalle, Suite 400
Chicago, IL 60654
312.237.3344 FAX 204.6980

Applicant: Broder Diversey LLC

Address: 506-514 West Diversey
Parkway Chicago, IL 60614

Introduction date: May 20th, 2015
Plan commission date: August 20th, 2015

Landscape and Green Roof Plan

Scale: 1" = 30'



PAPPALORGE HAYMES ARCHITECTS