

PD 1579

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 27, 2024

Steven D. Friedland
Applegate & Thorne-Thomsen
425 S. Financial Pl., Suite 1900
Chicago, IL 60605

Re: Minor change to PD 1579, EV parking reduction at 1609 W. 21st Place

Dear Ms. Herrera:

Please be advised that your request for a minor change to Residential Planned Development No. 1579 ("PD 1579") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 1579.

PD 1579 allows for a proposed 8-story building containing 98 affordable units with 20 surface parking spaces at 1609 W. 21st Pl. Your client, TRP 2136 Ashland LLC, the sole property owner, is seeking a minor change to reduce the electric vehicle supply equipment ("EVSE")-ready spaces or EVSE-installed spaces from 100% to 20% (or from 20 to 4 spaces). This is similar to the administrative adjustment reduction allowed for EVSE requirements for affordable housing, pursuant to Section 17-13-1003-LL of the Zoning Ordinance. Attached is an Electrical Site Power Plan which identifies 4 of the 20 parking spaces as electric charging spaces.

The Department of Planning and Development has determined that allowing only four of the twenty parking spaces to be electric vehicle charging spaces 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.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1579, 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,


Noah Szafraniec
Assistant Commissioner

NS:tm

C: Mike Marmo, Janice Hill, Main file

Reclassification Of Area Shown On Map No. 3-K.

(Application No. 22216)

(Common Address: 1551 -- 1553 N. Kostner Ave.)

[O2023-2288/O2023-0002175]

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 RS3 Single-Unit (Detached House) District symbols and indications as shown on Map Number 3-K in the area bounded by:

the alley next south of and parallel to West North Avenue; the alley next east of and parallel to North Kostner Avenue; a line 50 feet south of and parallel to the alley next south of and parallel to West North Avenue; and North Kostner Avenue,

to those of a C2-1 Motor Vehicle-Related 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. 4-H.

(As Amended)

(Application No. 22090)

(Common Address: 2134 -- 2146 S. Ashland Ave. And 1601 -- 1629 W. 21st Pl.)

[O2023-916/SO2023-0003863]

RPD1579

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 M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 4-H in the area bounded by:

West 21st Place; South Ashland Avenue; a line 133.12 feet south of and parallel to the south line of West 21st Place; the alley next south of and parallel to West 21st Place; and a line 299.1 feet west of and parallel to the west line of South Ashland Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 4-H in the area bounded by:

West 21st Place; South Ashland Avenue; a line 133.12 feet south of and parallel to the south line of West 21st Place; the alley next south of and parallel to West 21st Place; and a line 299.1 feet west of and parallel to the west line of South Ashland Avenue,

to those of Planned Development Number 1579, as amended, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

SECTION 3. This ordinance takes effect after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Planned Development Statements.

1. The area delineated herein as Residential Planned Development Number 1579 ("Planned Development") consists of approximately 38,607 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is controlled by the Applicant, TRP 2136 Ashland LLC.
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.
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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide

improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary/Property Line Map; a Site and Landscape Plan; Plant List; West Elevation; North Elevation; South Elevation; East Elevation; prepared by Designbridge, 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses shall be permitted in this Planned Development: multi-family dwelling units located above and on the ground floor; artist live/work space located above and on the ground floor; residential support services; community center; wireless communication facilities (co-located); accessory parking and accessory uses.

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 the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago 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 purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 38,607 square feet and a base FAR of 4.0.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, 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, including Section 17-13-0800. 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 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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 titleholders 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.

The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. The Applicant acknowledges and agrees that the rezoning of the Property from an M1-1 Limited Manufacturing/Business Park District to a B2-3 Neighborhood Mixed-Use District and then to this Planned Development ("P.D.") Number 1579 is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Applicant has applied for Low-Income Housing Tax Credits or other forms of financial assistance from the City. Such financial assistance imposes affordability requirements (the "Financing Requirements") that exceed the ARO requirements. As a result, if the Applicant receives such financial assistance, the Financial Requirements shall govern the Applicant's obligation to provide affordable

housing in the P.D. If the Applicant does not receive such financial assistance, the Applicant shall comply with the ARO.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to B2-3 Neighborhood Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site and Landscape Plan; Plant List; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 2983 through 2991 of this *Journal*.]

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

Planned Development No. 1579.

Bulk Regulations And Data Table.

Gross Site Area:	58,877 square feet (1.3 acres)
Area Remaining In Public Right-of-Way:	18,270 square feet (.42 acre)
Net Site Area:	38,607 square feet (.88 acre)
Maximum Number Of Dwelling Units:	98 dwelling units
Maximum Floor Area Ratio:	4.0
Off-Street Parking Spaces:	20 parking spaces
Bicycle Parking:	98 bike spaces
Off-Street Loading Spaces	1 (10 feet by 25 feet)
Minimum Required Perimeter Setbacks:	In accordance with site plan
Maximum Building Height:	94 feet 6 inches

**FINAL FOR PUBLICATION
EXISTING ZONING MAP**



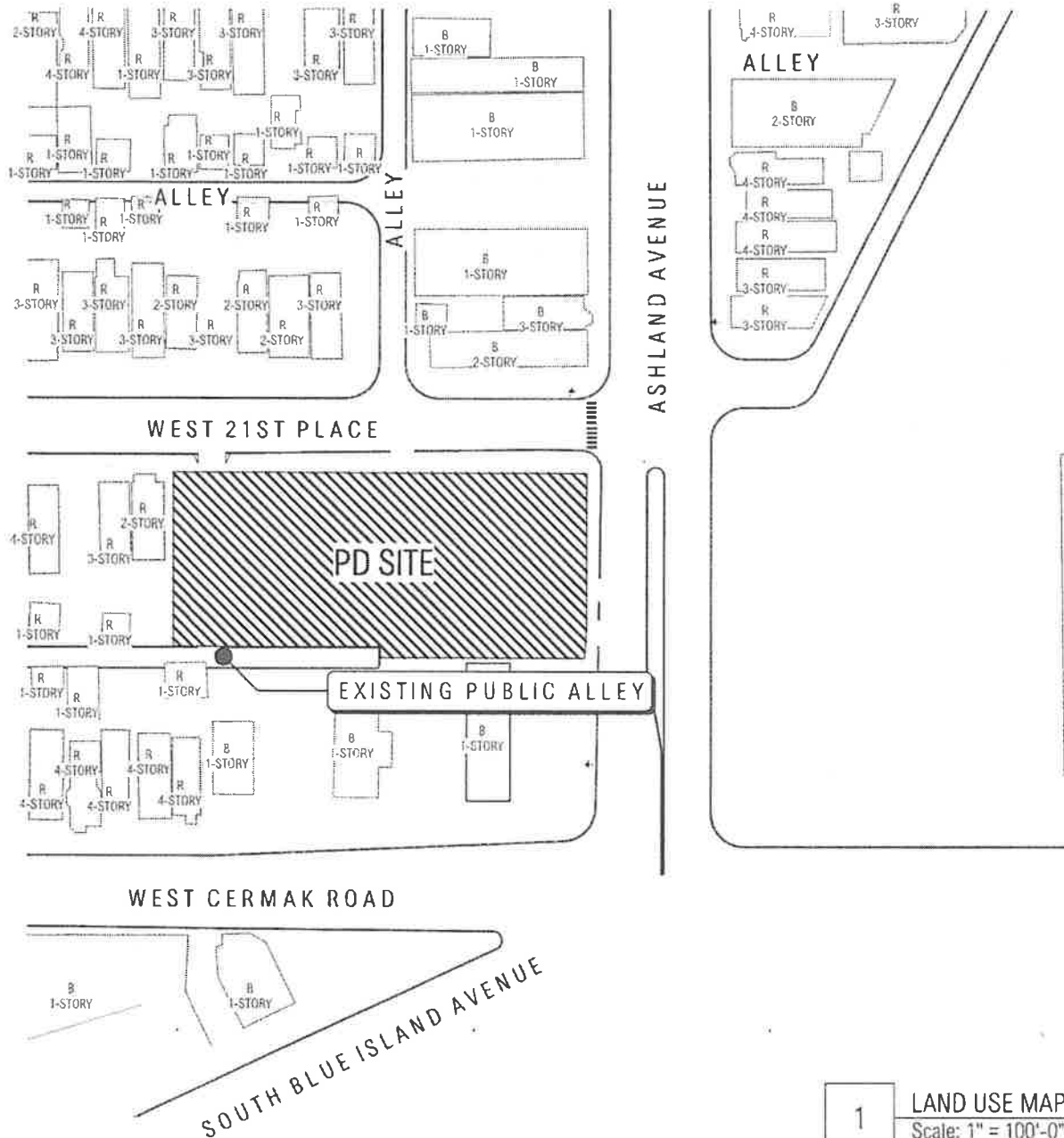
1 EXISTING ZONING MAP

CASA YUCATAN

PD-1

APPLICANT: TRP 2136 ASHLAND, LLC
ADDRESS: 2134-2136 ASHLAND AVENUE ; 1601-1629 W 21ST PLACE
CHICAGO, IL 60608
INTRODUCED: FEBRUARY 1, 2023
PLAN COMMISSION: 08/17/2023

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EXISTING LAND USE MAP



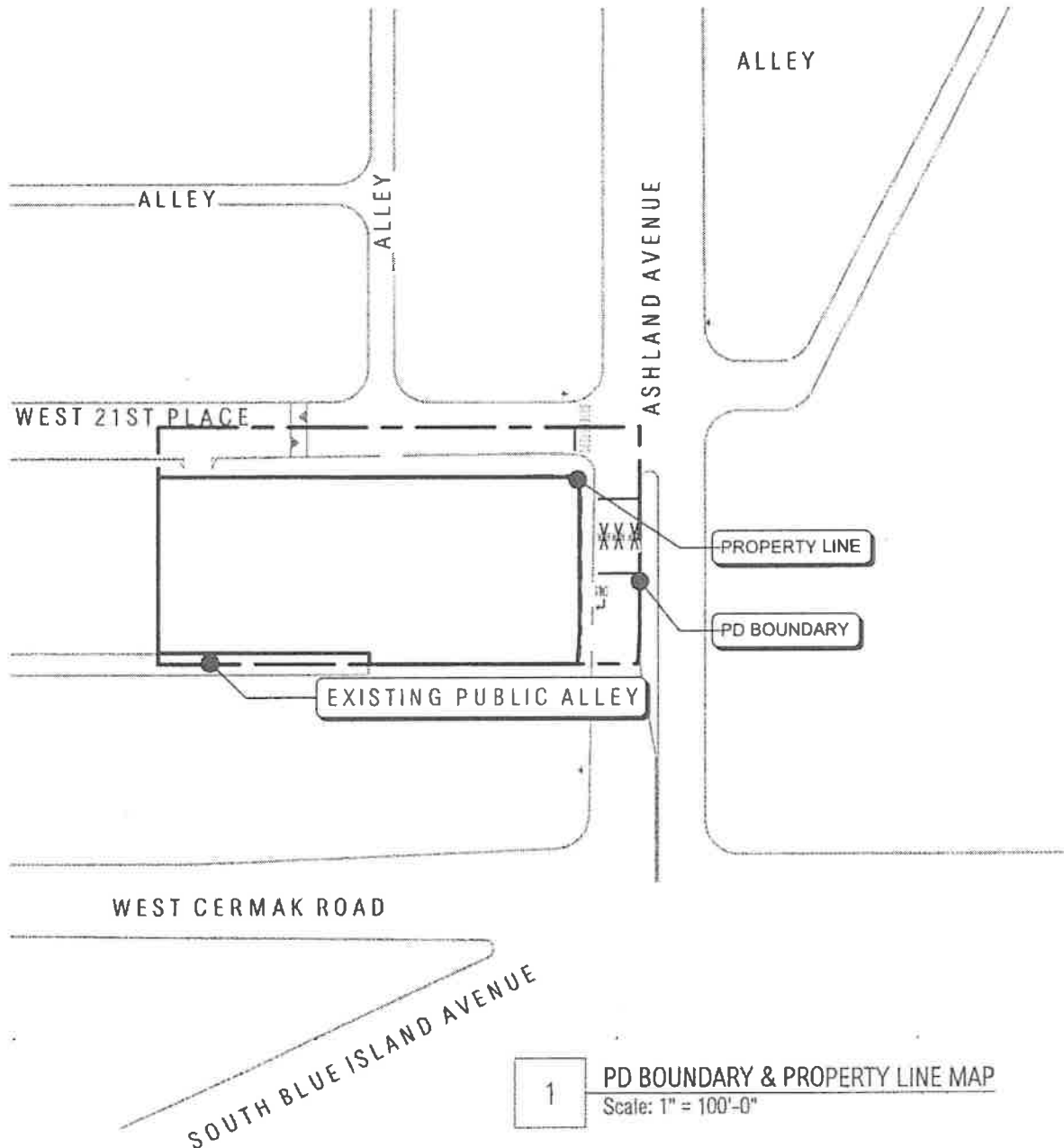
CASA YUCATAN

PD-2

APPLICANT: TRP 2136 ASHLAND, LLC
ADDRESS: 2134-2136 ASHLAND AVENUE ; 1601-1629 W 21ST PLACE
 CHICAGO, IL 60608
INTRODUCED: FEBRUARY 1, 2023
PLAN COMMISSION: 08/17/2023

1 LAND USE MAP
 Scale: 1" = 100'-0"

FINAL FOR PUBLICATION
PLANNED DEVELOPMENT BOUNDARY / PROPERTY LINE MAP

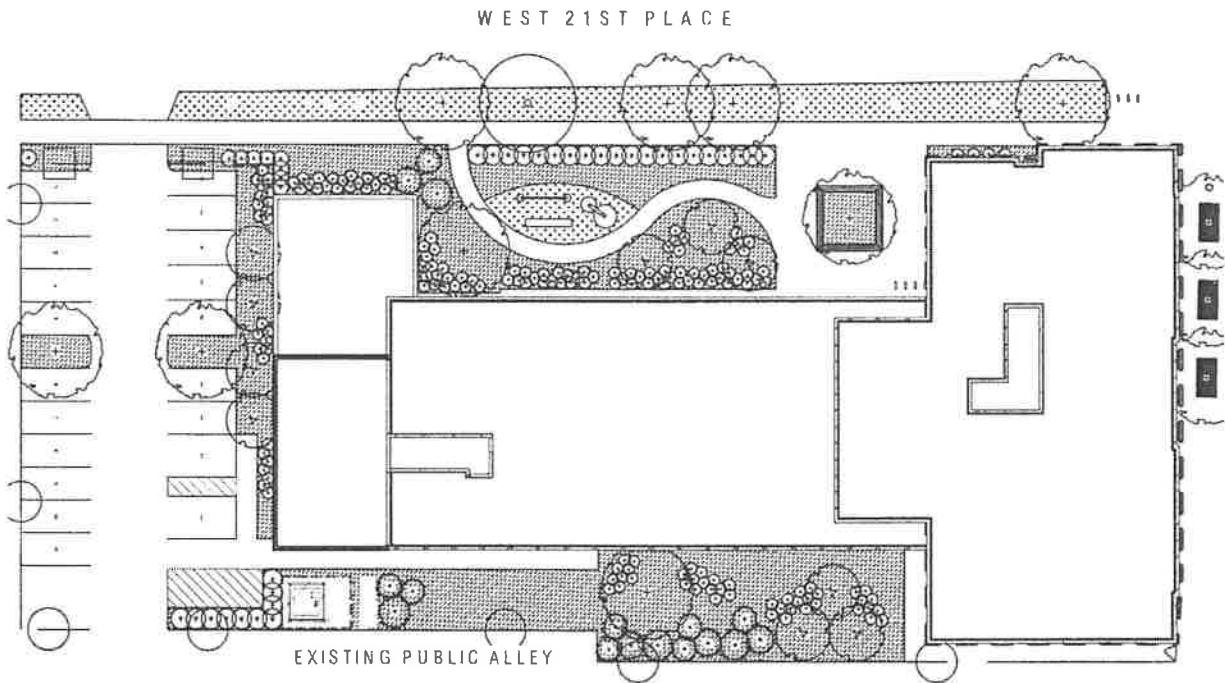


CASA YUCATAN

PD-3

APPLICANT: TRP 2136 ASHLAND, LLC
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SITE AND LANDSCAPE PLAN**



1 SITE AND LANDSCAPE PLAN
Scale: 1" = 40'-0"

CASA YUCATAN

PD-4

APPLICANT: TRP 2136 ASHLAND, LLC
ADDRESS: 2134-2136 ASHLAND AVENUE ; 1601-1629 W 21ST PLACE
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INTRODUCED: FEBRUARY 1, 2023
PLAN COMMISSION: 08/17/2023

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PLANT LIST

CASA YUCATAN PLANT SCHEDULE						
Prepared by Ornni Workshop						
Code	Quantity	Latin Name	Common Name	Size	Spacing	Notes
Shade Trees						
ACRU		<i>Acer rubrum</i> 'Frank Jr.'	Redpointe Red Maple	4" cal., B&B	on plans	Spring Dig
GYDE	3	<i>Gymnocladus dioica</i> 'Espresso JFS'	Espresso Kentucky Coffeetree	4" cal., B&B	on plans	Spring & fall dig
LIST		<i>Liquidambar styraciflua</i> 'Happdell'	Happidaze American Sweetgum	4" cal., B&B	on plans	Spring Dig
QUIM	2	<i>Quercus imbricaria</i>	Shingle Oak	4" cal., B&B	on plans	Spring dig only
TADI		<i>Taxodium distichum</i> 'Mickelson'	Shawnee Brave Bald Cypress	4" cal., B&B	on plans	Spring & Fall Dig
Ornamental Trees						
CACA		<i>Carpinus caroliniana</i> 'JN Strain'	Wisconsin Red American Hornbeam	14' ht., B&B	on plans	Spring & Fall Dig, 3-5 trunks
HAVI		<i>Hamamelis virginiana</i>	Common Witchhazel	6' ht., B&B	on plans	Spring & Fall Dig, 3-5 trunks
POTR		<i>Populus tremuloides</i>	Quaking Aspen	14' ht., B&B	on plans	Spring Dig, 3-5 trunks
Evergreen Trees						
TH08		<i>Thuja occidentalis</i> 'Hetz Wintergreen'	Wintergreen Arborvitae	8' ht., B&B	on plans	Spring, Summer & Fall Dig
TH010		<i>Thuja occidentalis</i> 'Hetz Wintergreen'	Wintergreen Arborvitae	10' ht., B&B	on plans	Spring, Summer & Fall Dig
TH012		<i>Thuja occidentalis</i> 'Hetz Wintergreen'	Wintergreen Arborvitae	12' ht., B&B	on plans	Spring, Summer & Fall Dig
Evergreen Shrubs						
JUVI		<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Juniper	#5 cont.	36" o.c.	
Deciduous Shrubs						
ARME		<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Black Chokeberry	#3 cont.	36" o.c.	
COST		<i>Cornus stolonifera</i> 'Arctic Fire'	Arctic Fire Red-Osier Dogwood	#3 cont.	36" o.c.	
DILO		<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	#3 cont.	36" o.c.	
HYOU		<i>Hydrangea quercifolia</i> 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	#7 cont.	48" o.c.	
RHCO		<i>Rhus copallina</i> var. <i>latifolia</i> 'Morton'	Prairie Flame Shining Sumac	#7 cont.	48" o.c.	
SPME		<i>Spiraea media</i> 'SMSMBK'	Double Play Blue Kazoo Spirea	#3 cont.	30" o.c.	
Perennials						
ALWI		<i>Allium</i> 'Windy City'	Windy City Allium	#1 cont.	15" o.c.	
ASDU		<i>Aster dumosus</i> 'Wood's Light Blue'	Wood's Light Blue Aster	#1 cont.	18" o.c.	
ECPU		<i>Echinacea purpurea</i>	Purple Coneflower	#1 cont.	18" o.c.	
EUMA		<i>Eurybia macrophylla</i>	Bigleaf Aster	#1 cont.	18" o.c.	
GETR		<i>Geum triflorum</i>	Prairie Smoke	#1 cont.	12" o.c.	
HEAM		<i>Heuchera americana</i> 'Green Spice'	Green Spice Coral Bells	#1 cont.	18" o.c.	
MOBR		<i>Monarda bradburiana</i>	Eastern Beebalm	#1 cont.	18" o.c.	
PHDI		<i>Phlox divaricata</i> 'Blue Moon'	Blue Moon Woodland Phlox	#1 cont.	18" o.c.	
Ornamental Grasses						
CAPE		<i>Carex pensylvanica</i>	Pennsylvania Sedge	#1 cont.	12" o.c.	
PAVI		<i>Panicum virgatum</i> 'Cape Breeze'	Cape Breeze Switch Grass	#1 cont.	24" o.c.	
SEAU		<i>Sesleria autumnalis</i>	Autumn Moor Grass	#1 cont.	15" o.c.	
SPHE		<i>Sporobolus heterolepis</i>	Prairie Dropseed	#1 cont.	18" o.c.	
Bulbs						
NAEN		<i>Narcissus</i> 'Endless Sensation Mix'	Endless Sensation Mix Daffodil	bulb	drifts	
Vines						
PAQU		<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#2 cont.	24" o.c.	

CASA YUCATAN

PD-5

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INTRODUCED: FEBRUARY 1, 2023
PLAN COMMISSION: 08/17/2023

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BUILDING ELEVATIONS



1 WEST ELEVATION
Scale: 1/32" = 1'-0"

CASA YUCATAN

PD-6

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INTRODUCED: FEBRUARY 1, 2023
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**FINAL FOR PUBLICATION
BUILDING ELEVATIONS**



1 NORTH ELEVATION
Scale: 1/32" = 1'-0"

CASA YUCATAN

PD-7

APPLICANT: TRP 2136 ASHLAND, LLC
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PLAN COMMISSION: 08/17/2023

**FINAL FOR PUBLICATION
BUILDING ELEVATIONS**



1 SOUTH ELEVATION
Scale: 1/32" = 1'-0"

CASA YUCATAN

PD-8

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PLAN COMMISSION: 08/17/2023

**FINAL FOR PUBLICATION
BUILDING ELEVATIONS**



1 EAST ELEVATION
Scale: 1/32" = 1'-0"

CASA YUCATAN

PD-9

APPLICANT: TRP 2136 ASHLAND, LLC
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PLAN COMMISSION: 08/17/2023