



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
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<http://www.cityofchicago.org>

May 3, 2010

Matthew E. Wasson
339 Hawthorn Boulevard
Deleware, Ohio

Re: **Residential Business Planned Development No. 344, as amended,
1133 North Dearborn Street**

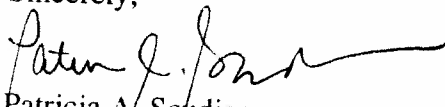
Dear Mr. Wasson:

In response to your letter dated February 9, 2010, please be advised that your request for zoning confirmation in regards to the above-referenced Planned Development has been considered by the Department of Zoning and Land Use Planning.

Residential Business Planned Development No. 344 was passed by the City Council on February 20, 1985 and allowed a maximum of 236 dwelling units, including a maximum of 50% efficiency units and a minimum of 152 off-street parking spaces. On October 9, 1985, the Planned Development was amended to allow a maximum of 276 dwelling units, including a maximum of 50% efficiency units, and a minimum of 174 off-street parking spaces.

If you have any additional questions, please contact Teresa McLaughlin at 312.744.4891 for assistance.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HG:tm

c: Heather Gleason, Mike Marmo, Main file



RESIDENTIAL-BUSINESS PALNED DEVELOPMENT NO. 344, as AmendedSTATEMENTS

1. The area delineated hereon as "Residential-Business Planned Development No. 344, as Amended" is owned or controlled by JGS Associates, an Illinois limited partnership, 21 West Elm Street, Chicago, Illinois.
2. All applicable officials reviews, approvals or permits are required to be obtained by the Owner or his successors, assignees or grantees.
3. Use of land will consist of dwelling units, related recreational uses, including a swimming pool and health club, business uses, an earth station receiving dish, and off-street parking and related uses.
4. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the Owner and approval by the City Council.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Public Works and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
7. Identification and business identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the Commissioner of the Department of Planning. There shall be no advertising signs permitted.
8. The height restriction of any building or any appurtenance attached thereto shall be subject to:
 - a. height limitations as certified on form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Planning, City of Community Development, Department of Aviation, and Department of Law, and approved by the City Council.

9. The following information sets forth data concerning the property included in said development and generalized Land Use Plan (Site Plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The Plan of Development, hereby attached, shall be subject to the "Rules and Regulations and Procedures in Relation to Planned Development," as adopted by the Commissioner of the Department of Planning.

APPLICANT: JGS Associates

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS AND DATA

NET SITE AREA	GENERAL DESCRIPTION OF LAND USE	MAX NO. OF DWELLING UNITS	MAX FLOOR AREA RATIO	MAX PERCENTAGE OF LAND COVERED
26,250 sq. ft. or 0.603 acres	Dwelling units, 276 related recreational uses, business uses, (including an earth station receiving dish) and off-street parking	276	11.50	95% ground level

NET SITE AREA

26,250 sq. ft.

GROSS SITE AREA (Net site area + area of public streets and alleys)

37,339 sq. ft. = 26,250 sq. ft. + 11,089 sq. ft.

F.A.R. FOR NET SITE AREA

11.50

NUMBER OF DWELLING UNITS

276 including a maximum of 50 per cent Efficiency units

MINIMUM NUMBER OF OFF-STREET PARKING SPACES

174

MINIMUM NUMBER OF OFF-STREET LOADING BERTHS

2

PERCENTAGE OF LAND COVERED

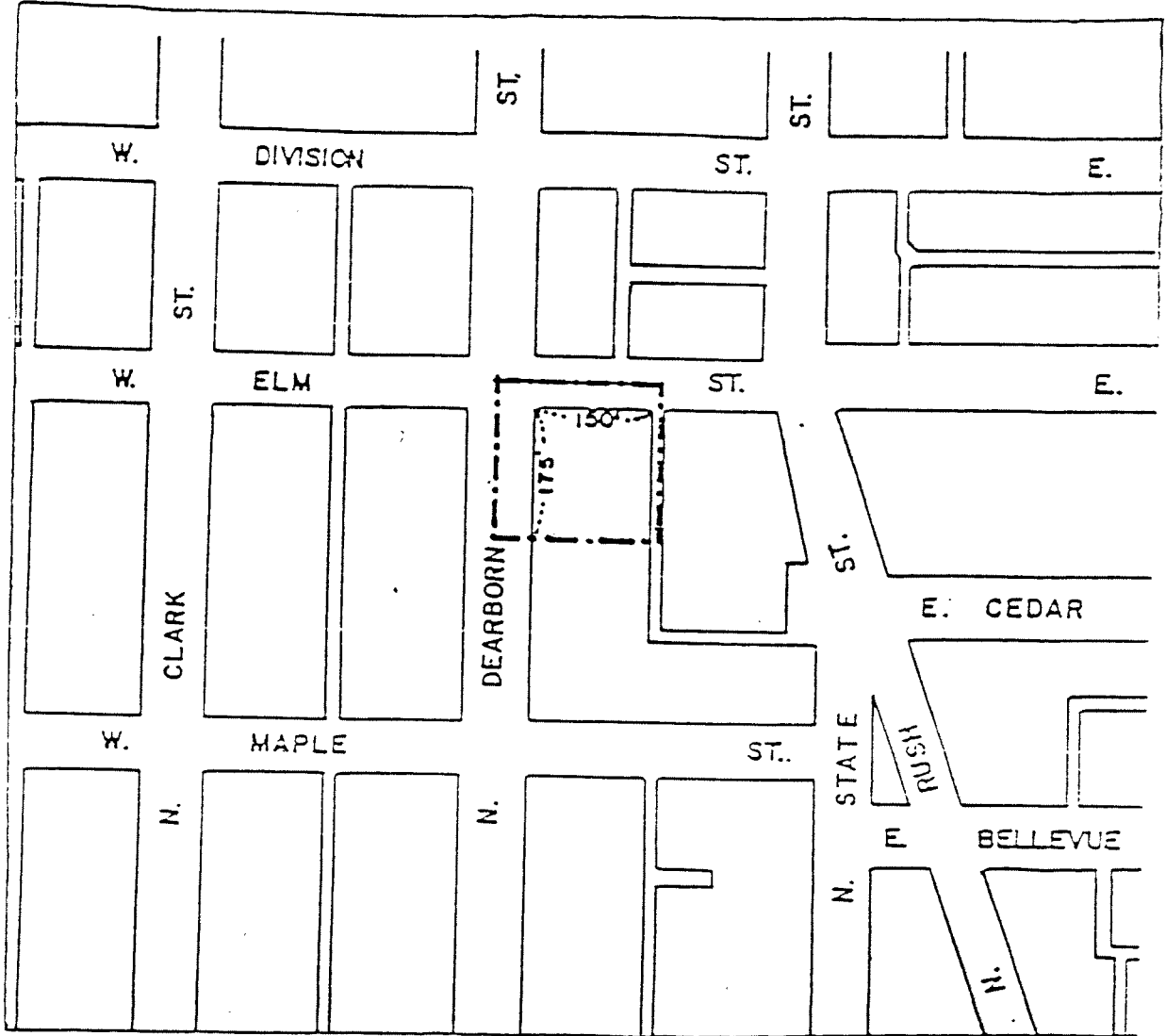
95% at ground level

SETBACKS AND YARD REQUIREMENTS may be adjusted where required to permit conformances to the pattern of, or architectural arrangement related to, existing structures or, where necessary, because of technical reasons, subject to the approval of the Commissioner of Planning.

APPLICANT: JGS ASSOCIATES

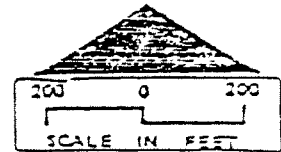
DATE: June 26, 1985

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



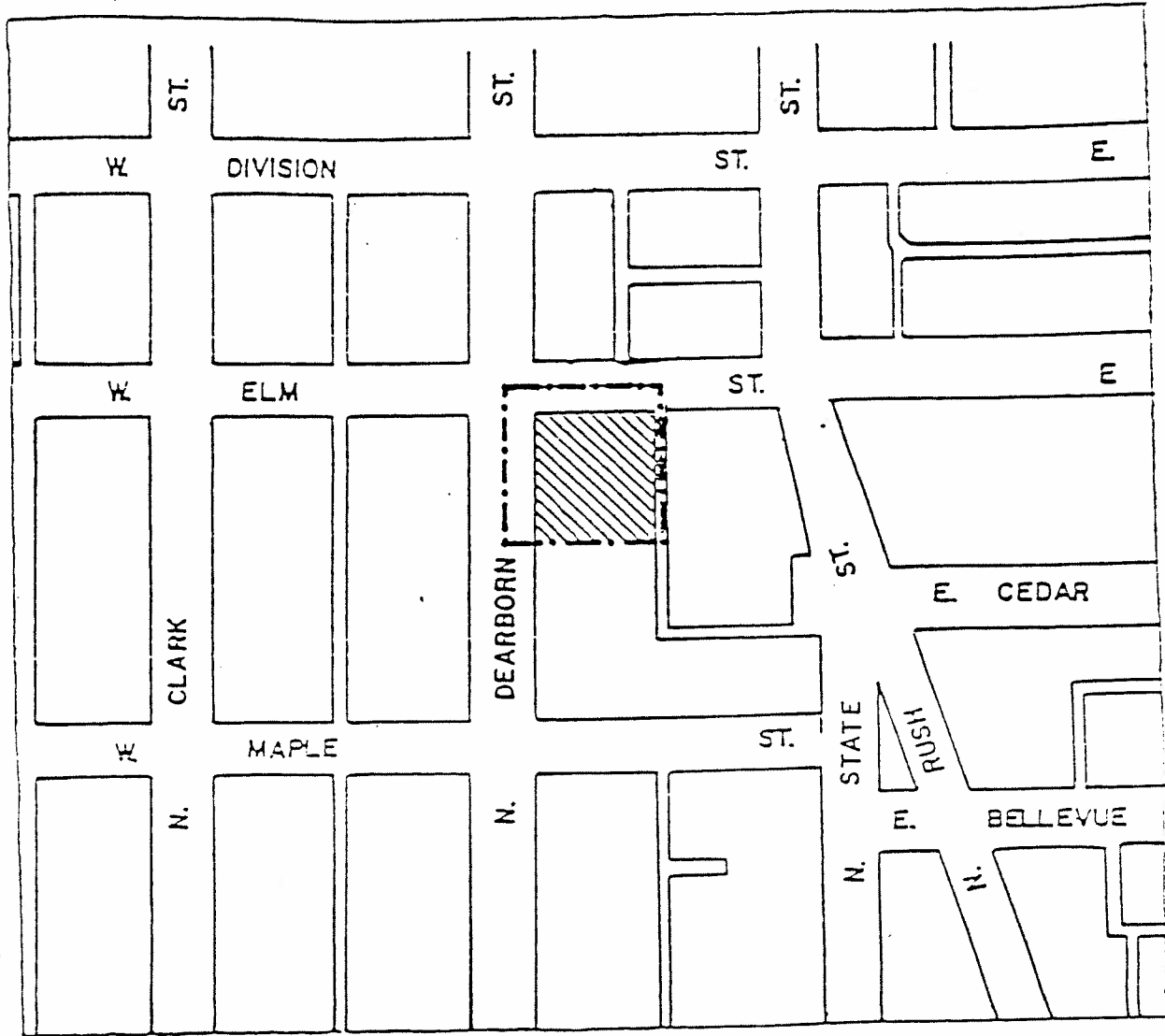
LEGEND

----- PLANNED DEVELOPMENT BOUNDARY




APPLICANT: J G S ASSOCIATES
 DATE: JUNE 26, 1985

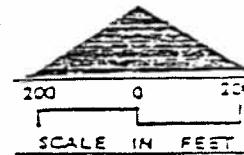
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND

----- PLANNED DEVELOPMENT BOUNDARY

 DWELLING UNITS, RELATED RECREATIONAL USES, BUSINESS USES, WITH OFF-STREET PARKING AND LOADING.



APPLICANT: J G S ASSOCIATES

DATE: JUNE 26, 1985

Reclassification of Area Shown on Map No. 4-E.

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

SECTION 1. That the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, be, and is hereby amended by supplementing all the M2-5 General Manufacturing District symbols and indications as shown on Map No. 4-E to reflect the establishment of a Communications Planned Development for the erection of satellite transmit/receiving dishes on the surface of the existing parking lot located at 2013 South Calumet Avenue, Chicago, Illinois.

SECTION 2. This Communications Planned Development is specifically for the erection of a satellite receiving dish and in no way affects, alters or prejudices the existing zoning district regulations applicable to any other improved or unimproved portions of the above described area.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 6-K.

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 R3 General Residence District symbols and indications as shown on Map No. 6-K in the area bounded by:

West 30th Street; South Kostner Avenue; a line 28 feet south of West 30th Street; and the alley next west of South Kostner Avenue,

to those of a B4-1 Restricted Service District and a corresponding use district is hereby established in the area above described.

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-H.

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 M2-3 General Manufacturing District symbols and indications as shown on Map No. 7-H in the area bounded by:

2/20/85

REPORTS OF COMMITTEES

13785

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY
AREA SHOWN ON MAP NO. 3-F.

The Committee on Zoning submitted the following report:

CHICAGO, February 14, 1985.

To the President and Members of the City Council:

Your Committee on Zoning begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (referred to your committee on September 6, 1984) to amend the Chicago Zoning Ordinance for the purpose of reclassifying the area shown on Map No. 3-F.

This recommendation was concurred in by 7 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) TERRY M. GABINSKI,
Chairman.

(Signed) EDWARD R. VRDOLYAK,
Vice-Chairman.

On motion of Alderman Gabinski, the committee's recommendation was *Concurred In* and the said proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Langford, Streeter, Sheahan, Kelley, Sherman, Stemberk, Krystyniak, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Santiago, Gabinski, Mell, Kotlarz, Banks, Damato, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schulter, Volini, Orr, Stone -- 45.

Nays -- None.

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

Aldermen Hagopian and Frost were excused from voting under the provisions of Rule 14 of the Council's Rules of Order.

The following is said ordinance as passed:

PD 344

Reclassification of Area Shown on Map No. 3-F.

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 R7 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Elm Street; the alley next east of and parallel to N. Dearborn Street; a line 150 feet south of and parallel to W. Elm Street; and N. Dearborn Street,

to the designation of a Residential-Business 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.

[Residential-Business Planned Development printed on pages 13787 thru 13793 of this Journal.]

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

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY
PARTICULAR AREAS.

The Committee on Zoning submitted the following report:

CHICAGO, February 14, 1985.

To the President and Members of the City Council:

Your Committee on Zoning begs leave to recommend that Your Honorable Body *Pass* the proposed ordinances transmitted herewith (referred to your committee on September 6, October 31, November 14, 28, December 7, 18, 28, 31, 1984 and January 9, 1985) to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

This recommendation was concurred in by 7 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) TERRY M. GABINSKI,
Chairman.

(Signed) EDWARD R. VRDOLYAK,
Vice-Chairman.

On motion of Alderman Gabinski, the committee's recommendation was *Concurred In* and each of the said proposed ordinances was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Langford, Streeter, Sheahan, Kelley, Sherman, Stemberk, Krystyniak, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Mell, Frost, Kotlarz, Banks, Damato, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schuller, Volini, Orr, Stone -- 47.

(Continued on page 13794)

No. 344

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
STATEMENTS

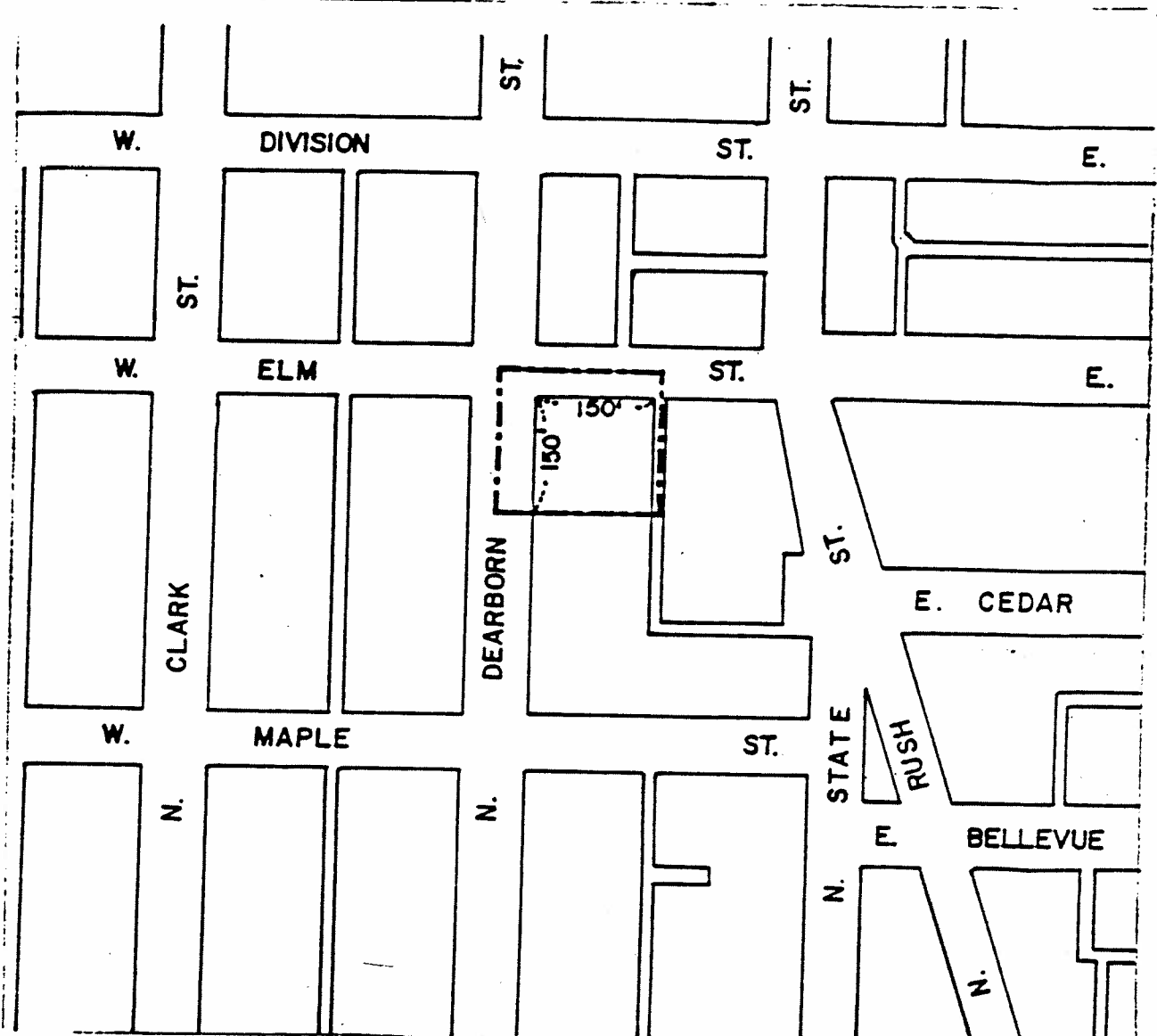
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4. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the Owner and approval by the City Council.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Public Works and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
7. Identification and business identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the Commissioner of the Department of Planning. There shall be no advertising signs permitted.
8. The height restriction of any building or any appurtenance attached thereto shall be subject to:
 - a. height limitations as certified on form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Planning, City and Community Development, Department of Aviation, and Department of Law, and approved by the City Council.

9. The following information sets forth data concerning the property included in said development and a generalized Land Use Plan (Site Plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The Plan of Development, hereby attached, shall be subject to the "Rules and Regulations and Procedures in Relation to Planned Development", as adopted by the Commissioner of the Department of Planning.

APPLICANT: JGS Associates

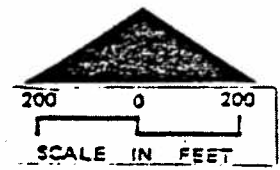
DATE: September 5, 1984

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



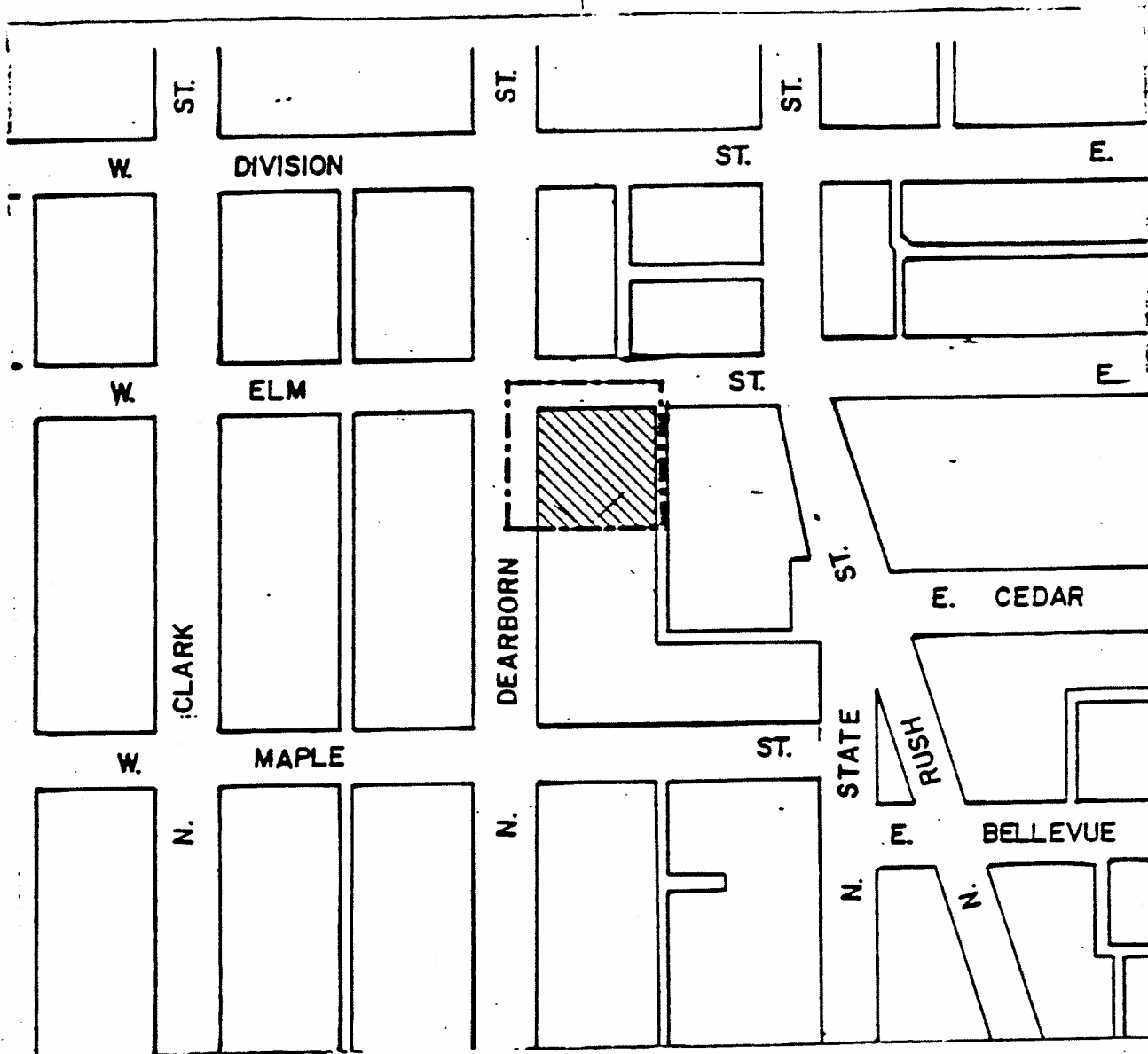
LEGEND

----- PLANNED DEVELOPMENT BOUNDARY



APPLICANT: JGS ASSOCIATES
 DATE: SEPTEMBER 6, 1984

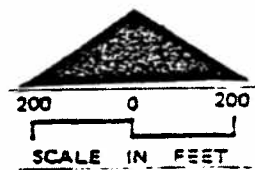
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND

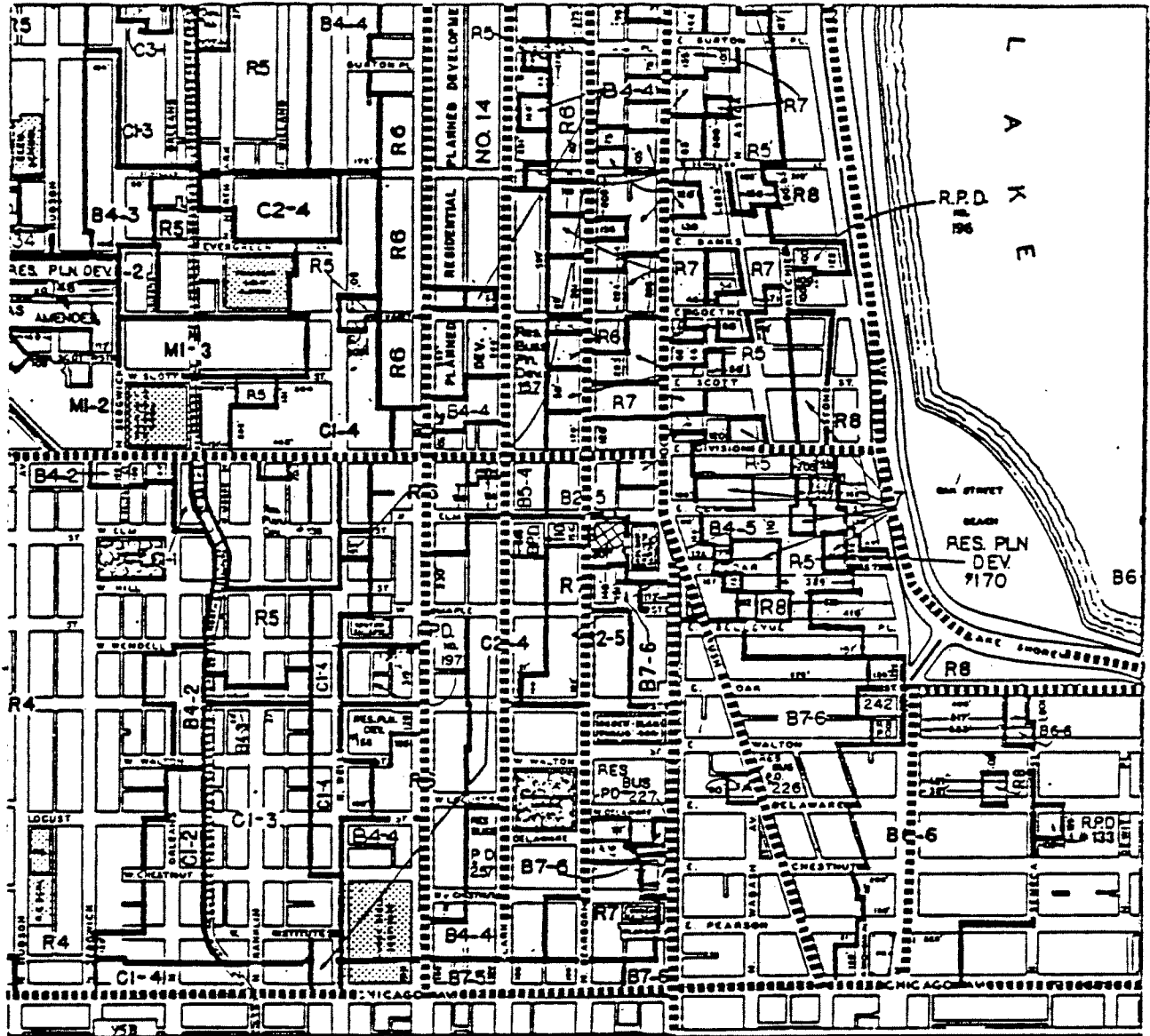
----- PLANNED DEVELOPMENT BOUNDARY

 DWELLING UNITS, RELATED RECREATIONAL USES, BUSINESS USES, WITH OFF-STREET PARKING AND LOADING.




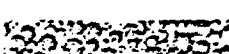
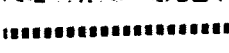


APPLICANT: J G S⁺ ASSOCIATES
DATE: SEPTEMBER 6, 1984

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

-  RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARY
-  PUBLIC AND QUASI-PUBLIC FACILITIES
-  PARKS AND PLAYGROUNDS
-  PREFERENTIAL STREET SYSTEM



APPLICANT: JGS ASSOCIATES
 DATE: SEPTEMBER 6, 1984

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS AND DATA

NET SITE AREA	GENERAL DESCRIPTION OF LAND USE	MAX NO. OF DWELLING UNITS	MAX FLOOR AREA RATIO	MAX PERCENTAGE OF LAND COVERED
22,500 sq. ft. or 0.517 acres	Dwelling units, related recreational uses, business uses, (including an earth station receiving dish) and off-street parking	236	11.50 level	95% at ground

NET SITE AREA

22,500 sq. ft.

GROSS SITE AREA (Net site area + area of public streets and alleys)

33,489 sq. ft. = 22,500 sq. ft. + 10,989 sq. ft.

F.A.R. FOR NET SITE AREA

11.50

NUMBER OF DWELLING UNITS

236 including a maximum of 50 per cent Efficiency units

MINIMUM NUMBER OF OFF-STREET PARKING SPACES 152MAXIMUM AREA FOR BUSINESS USES 23,745 Sq. ft.MINIMUM NUMBER OF OFF-STREET LOADING BERMS

2

PERCENTAGE OF LAND COVERED

95% at ground level

SETBACKS AND YARD REQUIREMENTS may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures or, where necessary, because of technical reasons, subject to the approval of the Commissioner of Planning.

APPLICANT: JGS ASSOCIATES

DATE: September 5, 1984

REVISED: November 19, 1984