



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

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June 13, 2007

Mr. Robert Rejman  
Director of Lakefront Construction  
Chicago Park District  
Administrative Offices  
541 North Fairbanks  
Chicago, IL 60611

Re: **Administrative Relief request for Lake Michigan and Chicago  
Lakefront Protection Ordinance No. 398, DuSable Harbor Building**

Dear Mr. Rejman:

Please be advised that your request for a minor change to Lake Michigan and Chicago Lakefront Protection Ordinance No. 398, the DuSable Harbor Building, has been considered by the Department of Planning and Development.

Specifically, you are requesting to:

- Provide a fully accessible green roof.
- Provide a grade separated crossing where the Lakefront Trail intersects with the east/west public sidewalk.
- Achieve LEED Silver certification for the project.

These changes are shown on a revised Site Plan, Floor Plan, and East Elevation prepared by Davis Woodhouse Architects and dated June 2007. There will be no change to the building's location, floor area or height as a result of these revisions.

Accordingly, I hereby approve the foregoing minor change, but no other changes to Lake Michigan and Chicago Lakefront Protection Ordinance No. 398.

Sincerely,

Kathleen Nelson  
First Deputy Commissioner

KCN:MRD:tm

cc: Kathleen Nelson, Terri Haymaker, Mike Marmo, Pat Haynes, DPD files



5/1/2002

REPORTS OF COMMITTEES

13568

84817

*Reclassification Of Area Shown On Map Number 9-G.  
(As Amended)  
(Application Number 13568)*

*Be It Ordained by the City Council of the City of Chicago: RPD 398,00*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 9-G in the area bounded by:

that part of Lot 27 lying south of the right-of-way of the Northwestern elevated railroad in Block 1 in George Cleveland's Subdivision of Lot 3 in Assessor's Division of the northwest quarter of the southeast quarter of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, and all that part of the 50 foot wide corridor of the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company in Lot 3 of Assessor's Division of the northwest quarter of the southeast quarter of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, City of Chicago, Cook County, Illinois which is bounded on the north by the centerline of the elevated railroad of the Chicago Transit Authority; bounded on the south by the north line of West Roscoe Street; and bounded on the west by the east line of North Racine Avenue, in Cook County, Illinois,

to those of an R5 General Residence District and a corresponding use district is hereby established in the above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District and Residential Planned Development Number 398 symbols and indications as shown on Map Number 9-G in the area bounded by:

that part of Lot 27 lying south of the right-of-way of the Northwestern elevated railroad in Block 1 in George Cleveland's Subdivision of Lot 3 in Assessor's Division of the northwest quarter of the southeast quarter of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, and all that part of the 50 foot wide corridor of the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company in Lot 3 of Assessor's Division of the northwest quarter of the southeast quarter of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, City of Chicago, Cook County, Illinois which is

bounded on the north by the centerline of the elevated railroad of the Chicago Transit Authority; bounded on the south by the north line of West Roscoe Street; and bounded on the west by the east line of North Racine Avenue, in Cook County, Illinois and the area bounded by a line 99.14 feet north of West Roscoe Street; a line 90.75 feet east of the east line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way; West Roscoe Street; North Clifton Avenue; the alley next south of West Roscoe Street; the alley next west of North Clifton Avenue; West School Street; North Racine Avenue; and the east line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way,

to those of Residential Planned Development Number 398, as amended, 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.

SECTION 3. 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 Planned Development Number 398, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 398, as amended, consists of approximately one hundred fourteen thousand eight hundred twenty-six (114,826) square feet (two and sixty-four hundredths (2.64) acres). The property identified herein as Subarea A is owned or controlled by the applicant, Atlantis Properties, L.L.C. The property identified herein as Subarea B is controlled by the Hawthorne Court Townhome Association.
2. 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 easements, or adjustments

of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.

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 title holder 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time any 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 paragraph 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. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change. For purposes of this planned development, Atlantis Properties, L.L.C., its successors and assigns, shall have designated control over Subarea A and the Hawthorne Court Townhome Association, its successors and assigns, shall have designated control over Subarea B.
4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land- Use Map; a Property Line and Boundary Map; a Subarea A Site/Landscape Plan and Subarea A Building Elevations dated April 18, 2002 prepared by Bauhs Dring Main Architects. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development Number 398, as amended":

Subarea A: multi-family dwelling units, accessory parking and related uses.

Subarea B: attached single-family dwelling units, multi-family dwelling units, accessory parking 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, subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. 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.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements within Subarea A shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. In particular, integral planter boxes shall be located within the balconies of the dwelling units. Garbage cans shall be stored in garages except on trash pick-up days.

11. 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 application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement 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 11.11-3(c) of the Chicago Zoning Ordinance.
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 energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
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 ("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. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction within Subarea A of this planned development has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing Residential Planned Development Number 398, as approved on September 8, 1986, and M1-2 Restricted Manufacturing District classifications.

13568

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Site Plan Subarea A; Landscape Plan Subarea A; and Building Elevations Subarea A referred to in these Plan of Development Statements printed on pages 84824 through 84829 of this *Journal*.]

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

*Residential Planned Development Number 398, As Amended.*

*Bulk Regulations And Data Table.*

Gross Site Area:	177,376 square feet (4.07 acres).
Net Site Area:	Total = Gross Site Area (177,376 square feet) - Area in Public and Private Streets and Alleys (62,550 square feet) = Net Site Area of 114,826 square feet (2.64 acres).
Subarea A:	Gross Area, 34,732 square feet (.79 acres)/Net Area, 18,358 square feet.
Subarea B:	Gross Area 142,644 square feet (3.27 acres)/Net Area 96,468 square feet.
Note:	Net Site Area is net of private streets and alleys.
Maximum Floor Area Ratio:	
Subarea A:	2.2.
Subarea B:	1.2.

Maximum Number of Residential  
Units:

Subarea A:	28.
Subarea B:	80.

Minimum Number of Off-Street  
Parking Spaces:

Subarea A:	28.
Subarea B:	80.

Maximum Site Coverage:

Subarea A:	In accordance with Site Plan.
Subarea B:	98%.

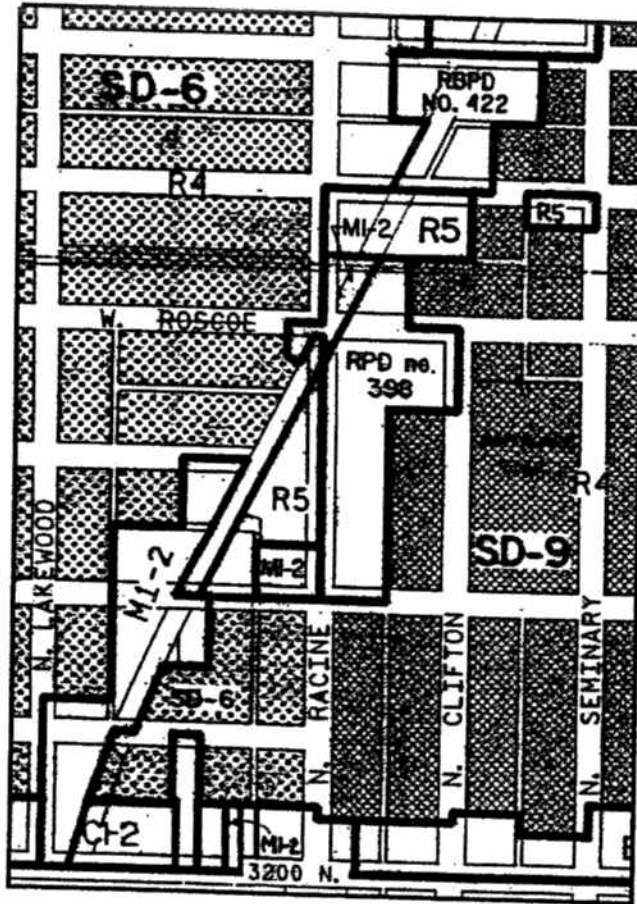
Minimum Building Setbacks:

Subarea A:	In accordance with Site Plan. No H.V.A.C. units may be located on the ground; those located on the roof must be screened from Roscoe Street.
Subarea B:	0 feet (as per existing).

Maximum Building Heights:

Subarea A:	In accordance with Building Elevations.
Subarea B:	Existing.

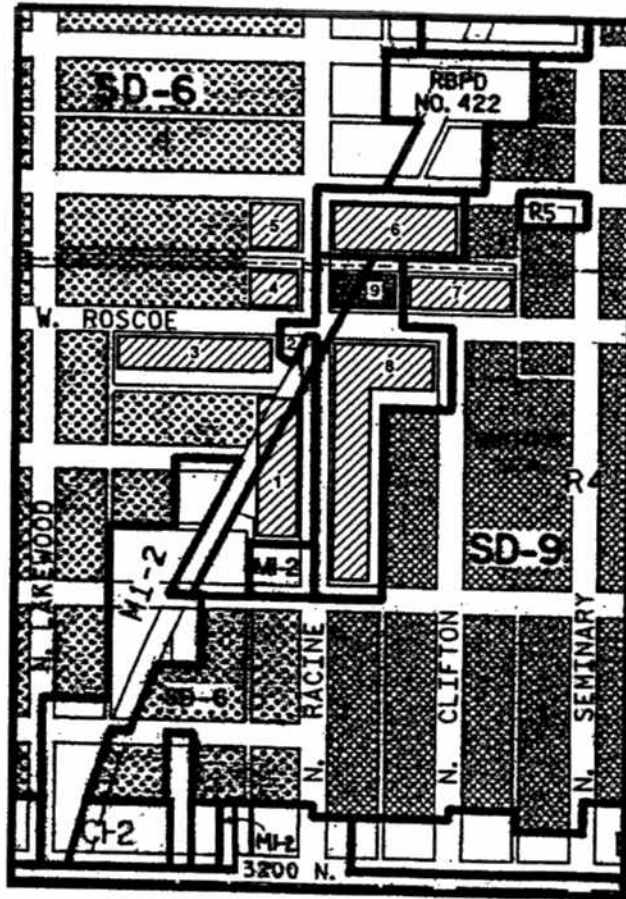
Existing Zoning Map.



EXISTING ZONING MAP

ROSCOE AND RACINE  
© REVISED APRIL 18, 2002  
SK-1.0

Existing Land-Use Map.



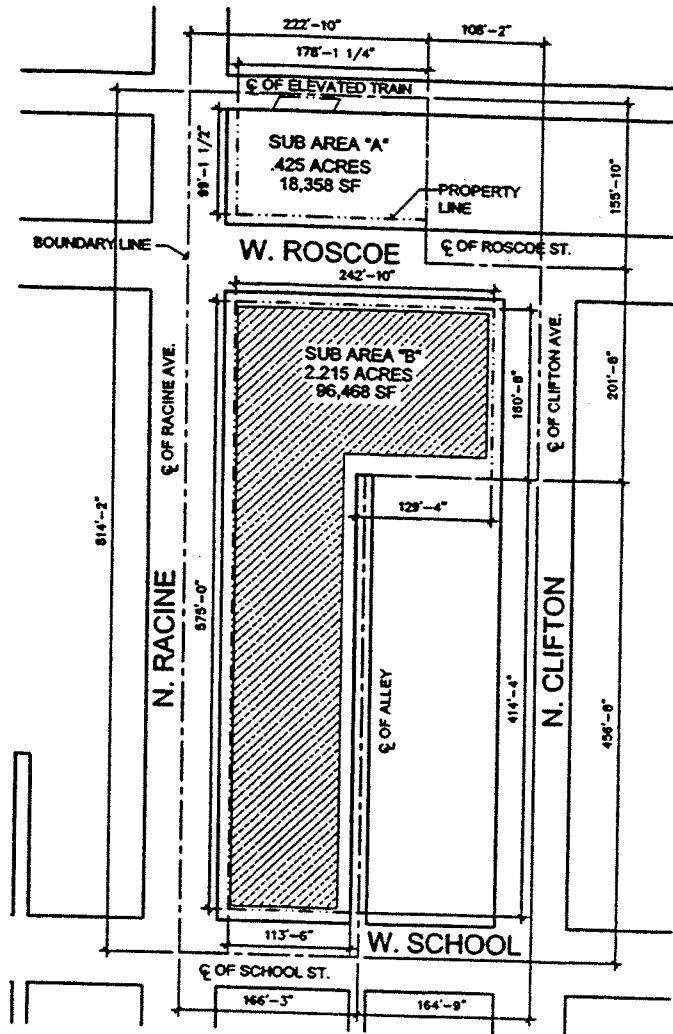
**LEGEND:**

- 1 - RESIDENTIAL USE  
R-5 DISTRICT
- 2 - MIXED USE  
BUSINESS /  
RESIDENTIAL
- 3 - RESIDENTIAL USE  
R-4 DISTRICT
- 4 - RESIDENTIAL USE  
R-4 DISTRICT
- 5 - RESIDENTIAL USE  
R-4 DISTRICT
- 6 - RESIDENTIAL USE  
R-5 DISTRICT
- 7 - RESIDENTIAL USE  
R-4 DISTRICT
- 8 - RESIDENTIAL USE  
RPD NO. 398
- 9 - SUBJECT SITE

**EXISTING LAND USE MAP**

**ROSCOE AND RACINE**  
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SK-1.1

Planned Development Property  
Line And Boundary Map.

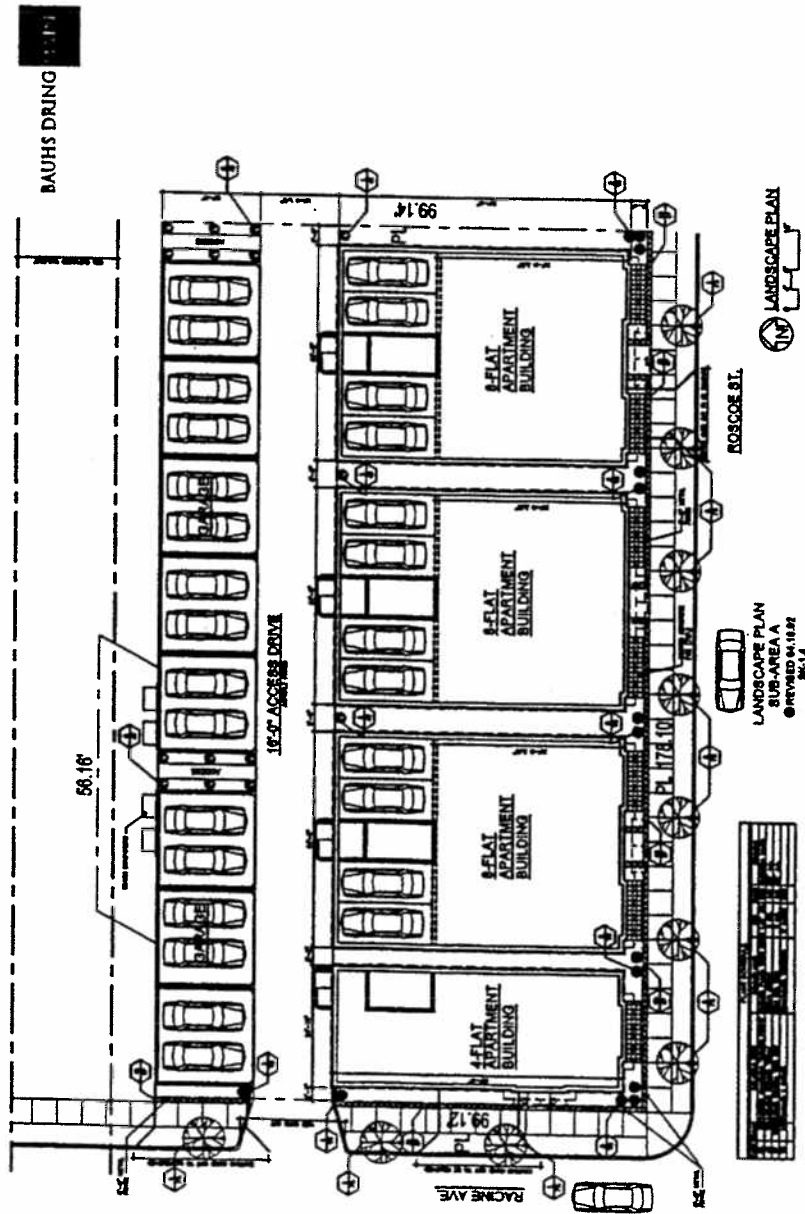


PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP

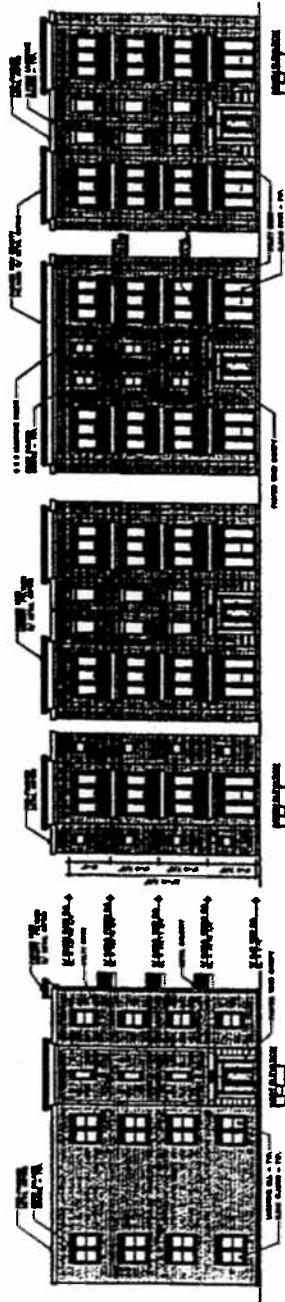
ROSCOE AND RACINE  
© REVISED APRIL 18, 2002  
SK-1.2



Landscape Plan Subarea "A".



Building Elevations Subarea "A".



(Continued from page 33717)

to those of an R4 General Residence 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.

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*Reclassification of Area Shown on Map No. 9-G.*

PD 398

*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 Restricted Manufacturing District symbols and indications as shown on Map No. 9-G in area bounded by

a line 99.14 feet north of West Roscoe Street; a line 90.75 feet east of the east line of the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way; West Roscoe Street; North Clifton Avenue; the alley next south of West Roscoe Street; the alley next west of North Clifton Avenue; West School Street; North Racine Avenue; and the east line of the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way,

to the designation of a Residential Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth on the Plan of Development herewith attached and made a part hereof and to no others.

[Residential Planned Development printed on pages 33728 through 33733 of this Journal.]

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

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*Reclassification of Area Shown on Map No. 12-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 R2 Single Family Residence District symbols and indications as shown on Map No. 12-K in area bounded by

the alley next north of and parallel to West 55th Street; South Kenneth Avenue; West 55th Street; and a line 209.10 feet west of and parallel to South Kenneth Avenue,

to those of an R4 General Residence 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.

P.D. # 12

RESIDENTIAL PLANNED DEVELOPMENT  
STATEMENTS

1. The area delineated herein as "Residential Planned Development" is owned or controlled by PAP Associates, an Illinois Partnership and is subject to a Contract of Sale to Atlantis Properties, Ltd. and The Kenard Corporation.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
3. Any dedication or vacation of streets, or resubdivision of parcels shall require a separate submittal on behalf of the Applicant, its successors, assignees or grantees and approval by the City Council.
4. All applicable official review, approvals or permits are required to be obtained by the Applicant, its successors, assignees or grantees.
5. Service drives, if any, 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 Streets and Sanitation 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 area.
6. 107 residential dwelling units and accessory uses and 107 off-street parking spaces shall be permitted within the planned development.
7. The following information sets forth data concerning the property included in said development. A Generalized Land Use Plan is also included illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. Identification signs may be permitted within the area delineated as Residential Planned Development subject to the review and approval of the Department of Inspectional Services and the Department of Planning.

APPLICANT: Atlantis-Kenard Joint Venture  
222 West Ontario  
Chicago, Illinois 60610

DATE: May 30, 1986  
Revised: July 17, 1986

9/8/86

UNFINISHED BUSINESS

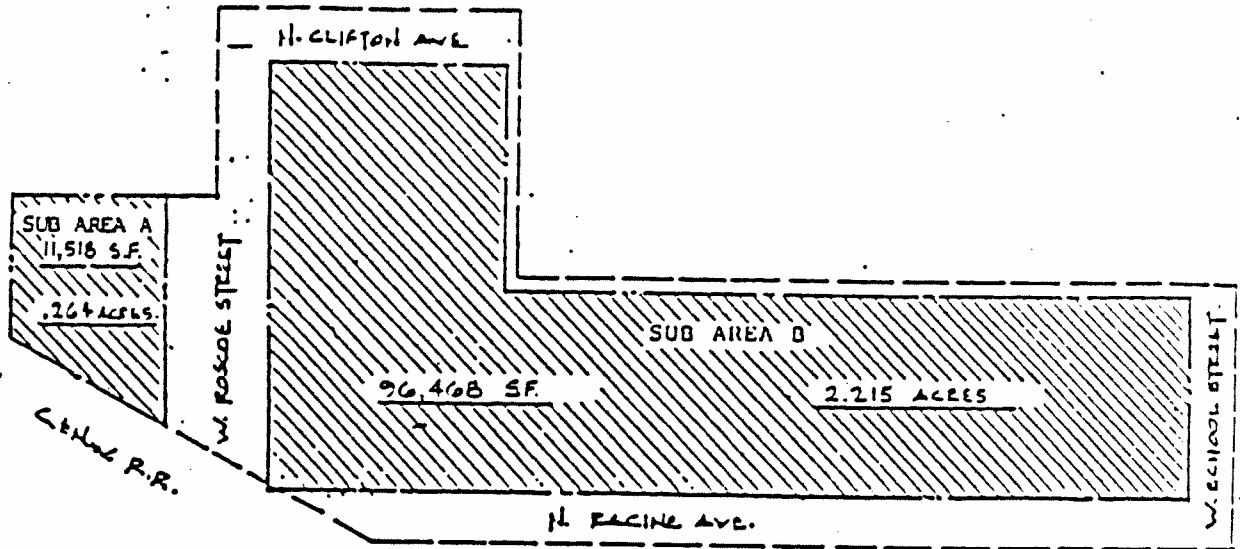
33729

9. This Plan of Development is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a Planned Development under Chicago Zoning Ordinance section 11.11-1(e).
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as adopted by the Department of Planning.


APPLICANT: Atlantis-Renard Joint Venture  
222 West Ontario  
Chicago, Illinois 60610

DATE: May 30, 1986  
Revised: July 17, 1986

RESIDENTIAL PLANNED DEVELOPMENT  
FIGURE 3: GENERALIZED LAND USE MAP



GENERALIZED LAND USE MAP

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
-  DWELLING UNITS AND PARKING

APPLICANT: Atlantis-Kenard Joint Venture  
222 West Ontario  
Chicago, IL 60610

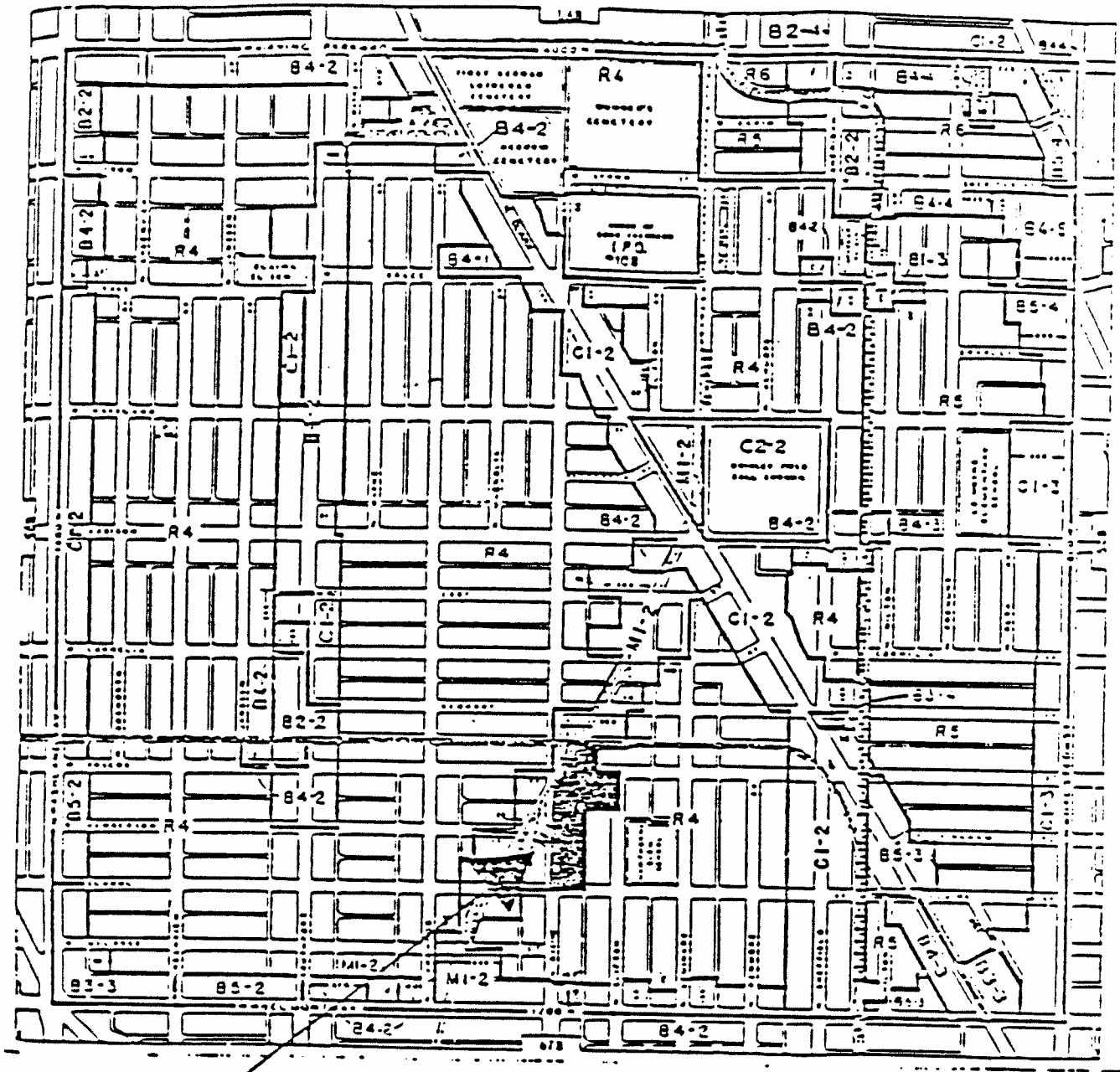
DATE: May 30, 1986  
Revised: July 17, 1986

9/8/86

UNFINISHED BUSINESS

33731

RESIDENTIAL PLANNED DEVELOPMENT  
FIGURE 2: Existing Zoning Map

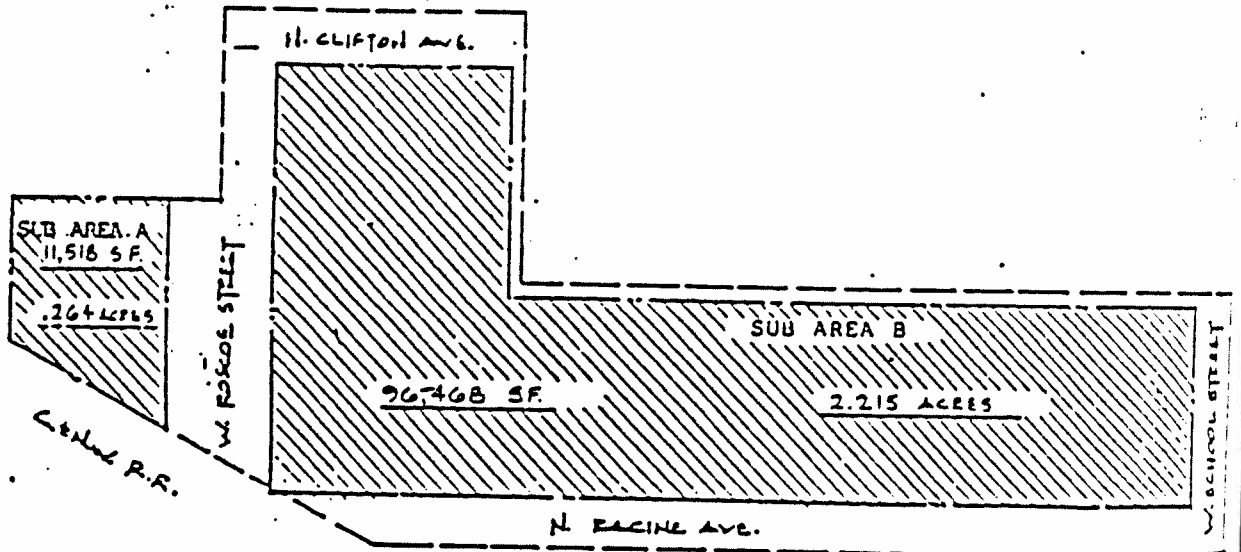


Existing Zoning Map


APPLICANT: Atlantis-Renard Joint Venture  
222 West Ontario  
Chicago, IL 60610

DATE: May 30, 1986

RESIDENTIAL PLANNED DEVELOPMENT  
FIGURE 1: BOUNDARY AND PROPERTY LINE MAP



BOUNDARY AND PROPERTY LINE MAP

- — — — — PROPERTY LINE
- - - - - PLANNED DEVELOPMENT BOUNDARY
-  DWELLING UNITS AND PARKING

APPLICANT: Atlantis-Kenard Joint Venture  
222 West Ontario  
Chicago, IL 60610

DATE: May 30, 1986  
Revised: July 17, 1986

9/8/86

UNFINISHED BUSINESS

33733

BUSINESS PLANNED DEVELOPMENT NO. 119, AS AMENDED  
PLAN OF DEVELOPMENT

USE AND BULK REGULATIONS AND DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT OF SITE COVERAGE
SQUARE FEET	ACRES			
Sub Area A 11,518	0.26	27 residential dwelling units and accessory uses	2.2	98%
Sub Area B 96,468	2.22	80 residential dwelling units and accessory uses	1.2	98%
Total 107,986	2.48	107 residential dwelling units and accessory uses	1.31	98%

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way  
153,289.98 = (Sub Area A: 11,518 + Sub Area B: 96,468) + 45,303.98

Off Street Parking:

Sub Area A: 27 spaces  
Sub Area B: 80 spaces  
Total: 107 spaces

Maximum Floor Area Ratio:

Sub Area A: 2.2  
Sub Area B: 1.2  
Total: 1.31

Set Backs and Site Coverage:

Sub Area A: Minimum Setbacks: 0  
Maximum Site Coverage: 98%  
Sub Area B: Minimum Setbacks: 0  
Maximum Site Coverage: 98%  
Total: Minimum Setbacks: 0  
Maximum Site Coverage: 98%

APPLICANT: Atlantis-Kenard Joint Venture

ADDRESS: 222 West Ontario  
Chicago, Illinois 60610

DATE: May 30, 1986  
Revised: July 17, 1986

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