



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

July 26, 2006

Howard A. Tullman
President
Kendall College
900 N. Branch Street
Chicago, Illinois 60622

**Re: Administrative Relief request for Commercial Planned
Development No. 424, Kendall College**

Dear Mr. Tullman:

Please be advised that your request for a minor change to Commercial Planned Development No. 424 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Specifically, you requested to allow the replacement of approximately 19,000 square feet of traditional "tree, shrub, plantings and sod" landscaping with the same amount of "urban farm" landscaping. A replacement site/landscape plan is attached to this request.

Kendall College's proposed urban farm would include planting beds and the construction of two 40' x 88' hoop houses, which would allow for the growing of produce year round. The proposed urban farm would provide greater educational opportunities and partnerships for the college and their culinary students. Growing Power, a local not-for-profit organization, will operate the farm on the Kendall Riverworks Campus.

With regard to your request, the Department of Planning and Development has determined that this replacement of "traditional" landscaping with "urban farm" landscaping does not create an adverse impact on the Planned Development or surrounding neighborhood, and does not change the character of the development and therefore, would constitute a minor change. The above-mentioned replacement site/landscape plan will become part of the main file.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Commercial Planned Development No. 424, I hereby approve the foregoing minor change, but no other changes to this Commercial Planned Development.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Nora Curry, Mike Marmo, DPD files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

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121 North LaSalle Street
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(312) 744-2578 (TTY)
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October 7, 2004

Gerald P. Callaghan
Freeborn & Peters, LLP
311 South Wacker Drive, Suite 3000
Chicago, IL 60606-6677

RE: Request for minor change to Commercial Planned
Development No. 424

Dear Mr. Callaghan:

Please be advised that your request for a minor change to Commercial Planned Development No. 424 on behalf of Kendall College and River Works LLC has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance.

Specifically, you requested to modify the requirement in Statement No. 11 that 150 spaces of off-site parking be located within 500 feet of the main entrance on N. North Branch Street to, instead, require that those off-site parking spaces be located within 800 feet of the entrance. This would allow all of the current parking lot to fulfill the off-street parking requirement.

The Department has reviewed the request and has determined that the proposed modifications would be appropriate.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change to Commercial Planned Development No. 424.

Very truly yours,

A handwritten signature in black ink, appearing to read "D. Casalino".

Denise M. Casalino, P.E.
Commissioner

DMC:SRP:fwd

CC: Michael Marmo, Tom Smith, Danita Childers, Nora Lynn-Curry, Planned Development files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

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(312) 744-2271 (FAX)
<http://www.cityofchicago.org>

May 24, 2004

Mr. Economou
Economou Partners
8350 North Lincoln Avenue, Suite 2000
Skokie, IL 60077

Re: Kendall College -- Riverworks Campus PD #424

Dear Mr. Economou:

In reviewing the landscape plans dated 5/14/04 for the above-referenced project, the following issues have been raised:

- Continue riverwalk path to provided access to the adjacent property on north (Ravenswood Boat Yard). The boat yard is proposing limited public access and pedestrian area next to Kendall College river's edge for viewing of boat yard activities.
- Show lighting locations on the plan and provide specifications.
- Is there a directional signage system? If so, provide information as to the content and appearance.
- Need information on the seat wall and planter specifications such as height, material, etc.,.
- Recommend modifying design to place set of diagonal planting of trees parallel to the river's edge.
- Recommend some of the alders near the circular seating areas change to larger canopy tree species
- Remove river birch species and specify a canopy tree species for trees along the rivers edge.
- Remove ash species and specify another canopy tree species. Bureau of Forestry is no longer accepting ash species to be planted in the city at this time.
- Recommend accent circular planters with a specimen understory tree or canopy tree. A canopy or large understory tree will provide future shade for the seating area.



- There is an area in the parking island and along North Branch Street that looks like a cloud but there is no indication of plant species. Add direct labels on the plan to indicate all plant species and quantities to be planted.
- There is a label indicating HVAC to be on steel supports facing the river. It is our understanding the HVAC units were to be placed elsewhere on the site away from the rivers edge. Clarify if this is an error or the intention is to place HVAC units along the river.

If you have any questions, please feel free to call me at 312.744.6504

Sincerely,

Ronald J. Daye, RLA
Chief Landscape Architect

Cc: Nelson Cheung, Mike Marmo



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J. F. Boyle, Jr.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
(312) 744-2578 (TTY)
<http://www.ci.chi.il.us>

March 28, 1997

Mr. Bernard Citron
Schain Firsel and Burney, Ltd.
222 North LaSalle Street
Suite 1910
Chicago, IL 60601-1101

Re: Planned Development No. 424
River Point Lofts - N. Halsted Street/Chicago River

Dear Mr. Citron:

Your request for minor changes to Planned Development No. 424, on behalf of Drew Development Company, has been considered by the Department of Planning and Development and is hereby denied.

The Department has determined that the proposed modifications to the approved Planned Development would change the character of the development and thus, would not constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. As originally approved, the Planned Development provided for leased commercial space controlled by common ownership responsible for specific monitoring and reporting functions. These provisions were intended to minimize conflicts between business tenants (with accessory residential uses) and neighboring industrial uses. The Planned Development was approved as a compromise at a very difficult time when the fate of industrial land uses on Goose Island was uncertain. Since the Planned Development was adopted, however, industrial uses have grown and flourished, largely due to the protection provided by the Goose Island Planned Manufacturing District (adopted in 1991). Concerns about the impact of owner occupied units which could more easily be converted to purely residential units without common ownership and monitoring have been raised by industrial neighbors. Our ability to monitor and enforce zoning restrictions relative to a single landlord is much different than our ability to enforce restrictions against many individual unit owners.

Given the intensification of industrial uses in the surrounding area, even the fragile compromise that was reached in 1987 to allow a very limited form of residential occupancy now appears to be inappropriate. To allow any loosening of the original compromise would only invite fiercer conflict than already exists. With major

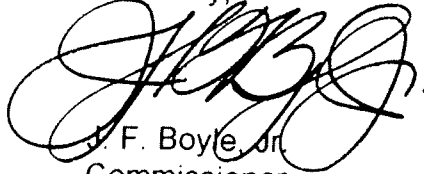


Please
Recycle!



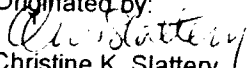
investments in jobs and continuing industrial growth on Goose Island and across the river in the Elston PMD, this conflict must be avoided at all cost. Accordingly, I hereby deny the foregoing requested minor changes to Planned Development No. 424.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'J.F. Boyle, Jr.'.

J. F. Boyle, Jr.
Commissioner

Originated by:

A handwritten signature in black ink, appearing to read 'Christine K. Slattery'.

Christine K. Slattery
Deputy Commissioner

cc: John George
P. Levin
P. Woznicki
M. Marmo
J. Bower
V. Sorrells

*Reclassification Of Area Shown On Map No. 3-G.**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 M3-4 Heavy Manufacturing District symbols and indications as shown on Map No. 3-G in the area bounded by

North Branch Street; North Halsted Street; a line 226.30 feet south of North Branch Street (as measured along North Halsted Street); a line 28.50 feet west of and parallel to North Halsted Street; the North Branch of the Chicago River, a line 315.50 feet west of North Halsted Street (as measured along North Branch Street); a line 100 feet southeasterly and parallel to North Branch Street; and a line 335 feet west of North Halsted Street (as measured along North Branch Street),

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to the designation of a B4-3 Restricted Service District and a corresponding use district is hereby established in the area described above.

SECTION 2. Further, that the Chicago Zoning Ordinance be amended by changing all the B4-3 Restricted Service District symbols and indications as shown on Map No. 3-G in the area bounded by

North Branch Street; North Halsted Street; a line 226.30 feet south of North Branch Street (as measured along North Halsted Street); a line 28.50 feet west of and parallel to North Halsted Street; the North Branch of the Chicago River, a line 315.50 feet west of North Halsted Street (as measured along North Branch Street); a line 100 feet southeasterly and parallel to North Branch Street; and a line 335 feet west of North Halsted Street (as measured along North Branch Street),

to the designation of a Business-Residential Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof 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 attached to this ordinance reads as follows:

Commercial Planned Development No. 424

Plan Of Development Statements.

1. The area delineated herein as a Business-Residential Planned Development consists of approximately 120,742 square feet or 2.77 acres of real property. It is bounded by North Branch Street; North Halsted Street; a line 226.30 feet south of North Branch Street (as measured along North Halsted Street); a line 28.50 feet west of and parallel to North Halsted Street; the North Branch of the Chicago River; a line 315.50 feet west of North

Halsted Street (as measured along North Branch Street); a line 100 feet southeasterly and parallel to North Branch Street; a line 335 feet west of North Halsted Street (as measured along North Branch Street), as shown on the attached "Property Line Map". Legal title to the property is currently held by American National Bank, Trustee under Trust No. 64617, dated June 14, 1985. The beneficial owner is River Lofts Venture, a joint venture.

2. This Plan of Development consists of seventeen statements; an existing zoning map; a boundary and property line map; a generalized land use map; an off-site parking plan; and a table of use and bulk regulations and related controls. The Plan of Development is applicable to the area delineated herein and these and no other controls shall apply to the delineated area.

3. The information in the Plan of Development sets forth data concerning the generalized land use plan of the Planned Development, and illustrates that the development of such areas will be in accordance with the intent and purpose of this Plan of Development.

4. The Applicant or its successors, assignees, grantees or such other person or entity as may then own or control the subject property shall obtain all required reviews, approvals, licenses and permits in connection with this Planned Development and shall be bound by all of its terms.

5. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.

6. The uses permitted in the Planned Development shall be in general conformity with the permitted and special uses in the C3-4 Commercial- Manufacturing District, under Ch. 9.3-3 and Ch. 9.4-3 of the Chicago Zoning Ordinance, except that: (a) all residential space shall satisfy the definition of "work/live" space under Statement 7, and (b) "work/live" space may be located below the second floor. All Units shall be leased as commercial space. Earth Station receiving dishes shall be permitted with the review of the Commissioner of Planning. The maximum number of restaurants which include a bar shall be two. This limitation does not apply to establishments or purveyors of food which serve no alcoholic beverages. No taverns (without a restaurant) shall be permitted. All restaurants must be located either on or in the existing three- story annex in Sub-Area B, the buildings in Sub-Area C, or the open space between them. No restaurant shall be licensed to operate outdoors in any area which is less than sixty feet from the Chicago River or less than sixty feet from North Branch Street.

7. For purposes of this Planned Development, residential uses shall be limited to "work/live" uses. "Work/live" uses are defined as the maintenance of a part- or full-time residence which is accessory to an ongoing business, retail or commercial use, in space which is leased for business, retail or commercial use. "Work/live" space shall be permitted only in the areas so designated on Figure 3 and the Table of Controls hereto, and shall meet all of the applicable provisions of the City's residential building code.

8. Every lease shall contain the following provision:

"The Lessee acknowledges, and has actual notice of, the nature of the area generally surrounding the leased premises -- specifically, the presence of a cement handling facility across the River, a bus maintenance facility across Halsted street, and heavy manufacturing facilities on Goose Island such as those located in the vicinity of Division Street at North Branch and in areas to the north of it. The Lessee has notice of commercial truck traffic which uses Halsted and North Branch Streets, and may do so at all hours, and the Lessee further understands that manufacturing enterprises may be noisy, odorous or dirty."

In addition, to encourage compatibility and mutual understanding among permitted uses on the subject property and permitted uses elsewhere on Goose Island (without the abrogation or abridgement of any party's rights under the law), the Applicant (or its successors or assignees) voluntarily will take the following steps, during any portion of the ten-year period following occupancy that the subject property is used in part for "work/live" uses (as defined in Statement 7):

1. Applicant will provide, at the time of execution of every lease, educational materials concerning the nature of Goose Island, together with such other information as Applicant may deem pertinent.
2. Applicant will from time to time host an orientation seminar for new tenants concerning the Island, its land uses, and such other information as Applicant may deem pertinent. Such information shall also be included among Applicant's marketing materials.
3. Applicant shall post educational materials concerning the Island in locations on the premises where they are likely to be seen by "work/live" tenants.
4. Applicant shall establish a voluntary procedure for the reporting and mediation of any complaints by tenants concerning the impact on the leased premises of any industrial activity undertaken on the Island in the ordinary course of business. Applicant may involve such interested parties or groups in any such procedure as in its judgment will facilitate a response to, and resolution of, any such complaints. Involving interested groups shall include notifying them of the placement and nature of complaints against any of their membership known to Applicant. The L.E.E.D.S. Council of the New City Y.M.C.A. shall be an interested group for purposes of this sub-paragraph for a minimum of three years after passage of this Plan of Development.
5. Applicant will be available at reasonable times and upon reasonable notice to participate in discussions among any of its tenants and any other land users (defined for purposes of this and the following sub-paragraph as any property owner or tenant operating a business on Goose Island) concerning questions or complaints by any tenant about the activities of other land users on the Island.
6. Applicant will from time to time host such seminars or lectures, and disseminate such information, as in its judgment may be necessary or helpful to further mutual understanding among its tenants and other land users on Goose Island.

9. Any service drive or other ingress or egress for motor vehicles shall be adequately designed and paved in accordance with the now published regulations of the Bureau of Traffic Engineering and Operations and in compliance with the Municipal Code of the City of Chicago.
10. The height restriction of the Planned Development and any appurtenance attached shall be subject to:
- (1) Height limitations as certified on Form F.A.A.-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration;
 - (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council; and
 - (3) Height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.
11. Loading facilities will be provided in compliance with this Plan of Development and shall be subject to the review and approval of the Commissioners of Planning, Inspectional Services and Public Works. A minimum of 38 parking spaces will be provided on the subject property, and an additional 150 parking spaces on property owned or controlled by the Applicant will be located within 500 feet walking distance of the main entrance off North Branch Street as shown on Figure 4. The parking area shall be visually screened from adjoining non-parking uses.
12. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Departments of Planning, Zoning and Inspectional Services. Temporary signs, such as construction and marketing signs, may be permitted subject to the aforesaid approvals.
13. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply, provided, however, that space devoted to heating, ventilation, air conditioning, plumbing and electrical equipment, wherever located, shall not be counted as floor area for purposes of F.A.R. calculations.
14. All "work/live" spaces shall feature double glazed windows. Heavy masonry walls are already existing to deaden sound transmission. There shall be no porches or balconies on any building except as follows: they are permitted on any ground floor, on the site of any existing loading dock or platform, and on any rooftop area of the eight-story building in Sub-Areas A and B and the three-story annex in Sub-Area B. There shall be a wall or other barrier at the western boundary of the property with a minimum height of seven feet.
15. The Applicant or its successors shall submit to the Department of Planning annually for ten years, within thirty days of the anniversary date of passage of the Planned Development, a report containing the following:

- (1) the total amount of square footage leased or vacated, as the case may be;
- (2) the total amount of "work/live" space leased or vacated, as the case may be;
- (3) the number and nature of any complaints by tenants known to Applicant relating to the environmental impacts of industrial activities;
- (4) to the best of Applicant's knowledge, the resolution or status, as the case may be, of said complaints;
- (5) a summary of steps taken to educate "work/live" tenants concerning the nature of the Island; and
- (6) a copy of the current "Rules and Regulations" governing "work/live" tenants concerning the nature of the Island.

16. At its next regularly scheduled meeting following submission of the third and sixth annual reports under paragraph 15. above, the Plan Commission shall hold a public hearing at which testimony may be presented by any party (including the Applicant, any property owner on Goose Island, and the L.E.E.D.S. Council) concerning the compatibility of "work/live" uses with other uses on the Island; the compatibility of any outdoor restaurant uses with other permitted uses on the Island; and the presence or absence of tenant complaints concerning other permitted uses on the Island. This hearing shall supplement the annual reports for those years and shall serve to inform the Plan Commission more fully concerning the status of the development.

17. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and in force on the date of this application.

[Bulk Regulations and Maps attached to this ordinance are printed on pages 2908 through 2912 of this Journal.]

Reclassification Of Area Shown On Map No. 3-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 B4-2 Restricted Service District symbols and indications as shown on Map No. 3-H in the area bounded by

West North Avenue; North Bell Avenue; the alley next south of West North Avenue; and a line 125 feet west of North Bell Avenue, A-2473

to those of a C1-2 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

(Continued on page 2913)

Commercial Planned Development No. _____

FIGURE 5: USE AND BULK REGULATIONS DATA

NET SITE AREA (SQ.FT.)	AREA (ACRES)	SUB- AREA	GENERAL DESCRIPTION OF LAND USE	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT OF SITE COVERED
120,742	2.77	A	Any use permitted in a C3-4, Commercial-Manufacturing District (with the exception of exclusively residential uses), "work/live" uses as defined in Statement 7 above the seventh floor only, restaurants as permitted in Statement 6; earth station receiving dishes and off-street parking	2.19 for Sub-Areas A, B and C	45% for Sub-Areas A, B and C
		B	Any use permitted in Sub-Area A and "work/live" uses (as defined in Statement 7) anywhere including below the second floor, and all retail uses (including restaurants)		
		C	Any use permitted in Sub-Area A (except "work/live" uses as defined in Statement 7) and all retail uses (including restaurants)		

GROSS SITE AREA = PUBLIC-RIGHTS-OF-WAY + NET SITE AREA
 (146,949 square feet) = (26,207 square feet) + (120,742 square feet)

OFF-STREET PARKING: Minimum number of parking spaces: 38 on-site and 150 off-site within 500 feet of the entrance to the site and on property owned or controlled by the Applicant

OFF-STREET LOADING: Minimum number of loading spaces: 2

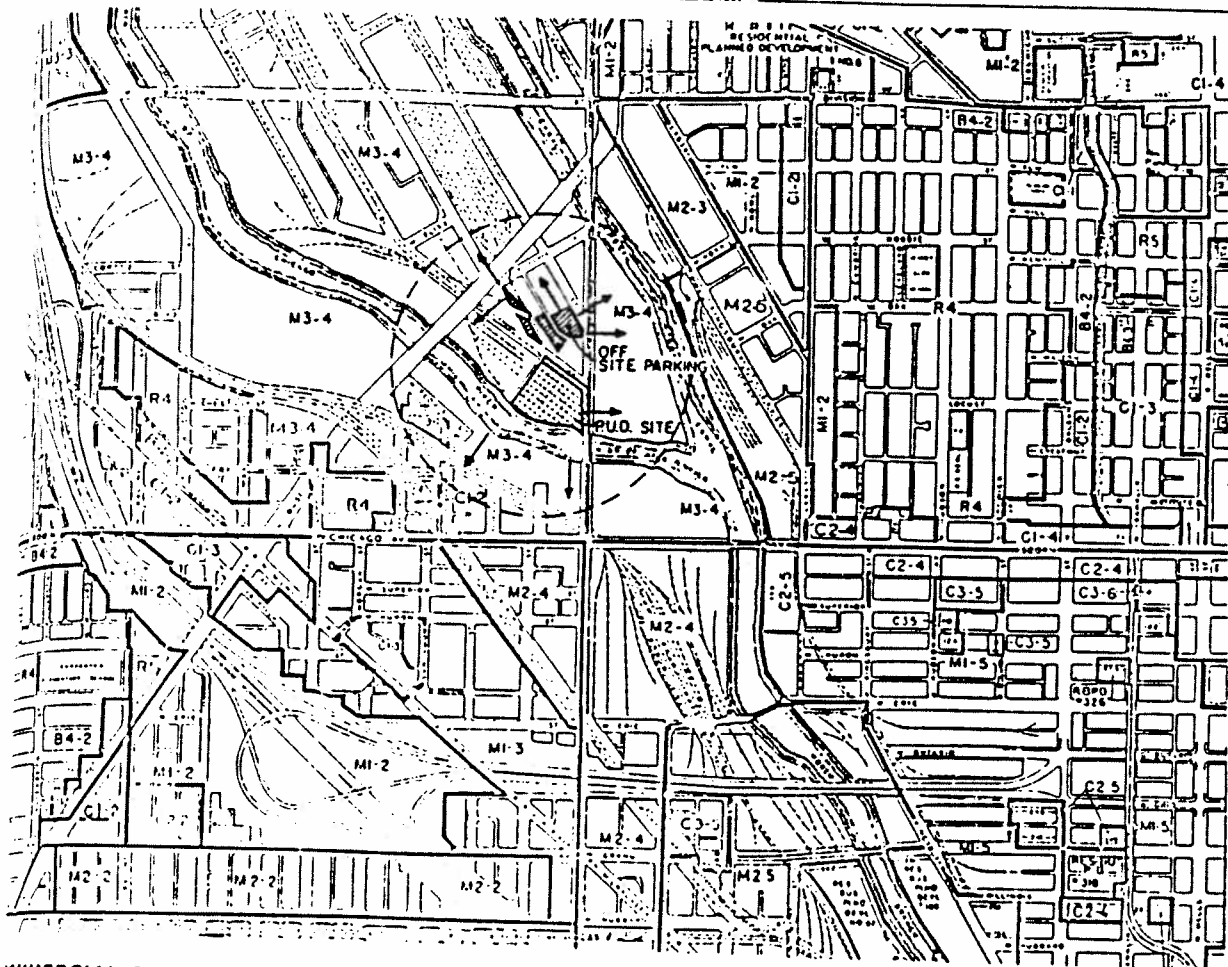
BULK REGULATIONS:

Maximum number of residential units qualifying as "work/live" units under this Plan of Development: 100
 Minimum size of "work/live" units: 1,000 square feet
 Perimeter setbacks at grade: A minimum of nineteen feet, totalling 9,466 square feet, at the Chicago River edge; otherwise, none

APPLICANT: River Lofts Venture
 ADDRESS: 1015 North Halsted Street
 Chicago, Illinois 60622

CON
 Figure

PERCENT
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3



RIVER LOFTS

Planned Development

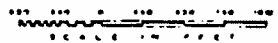
Applicant:
River Lofts Venture
1015 North Halsted
Chicago, Illinois
60622

Date: 7/28/86

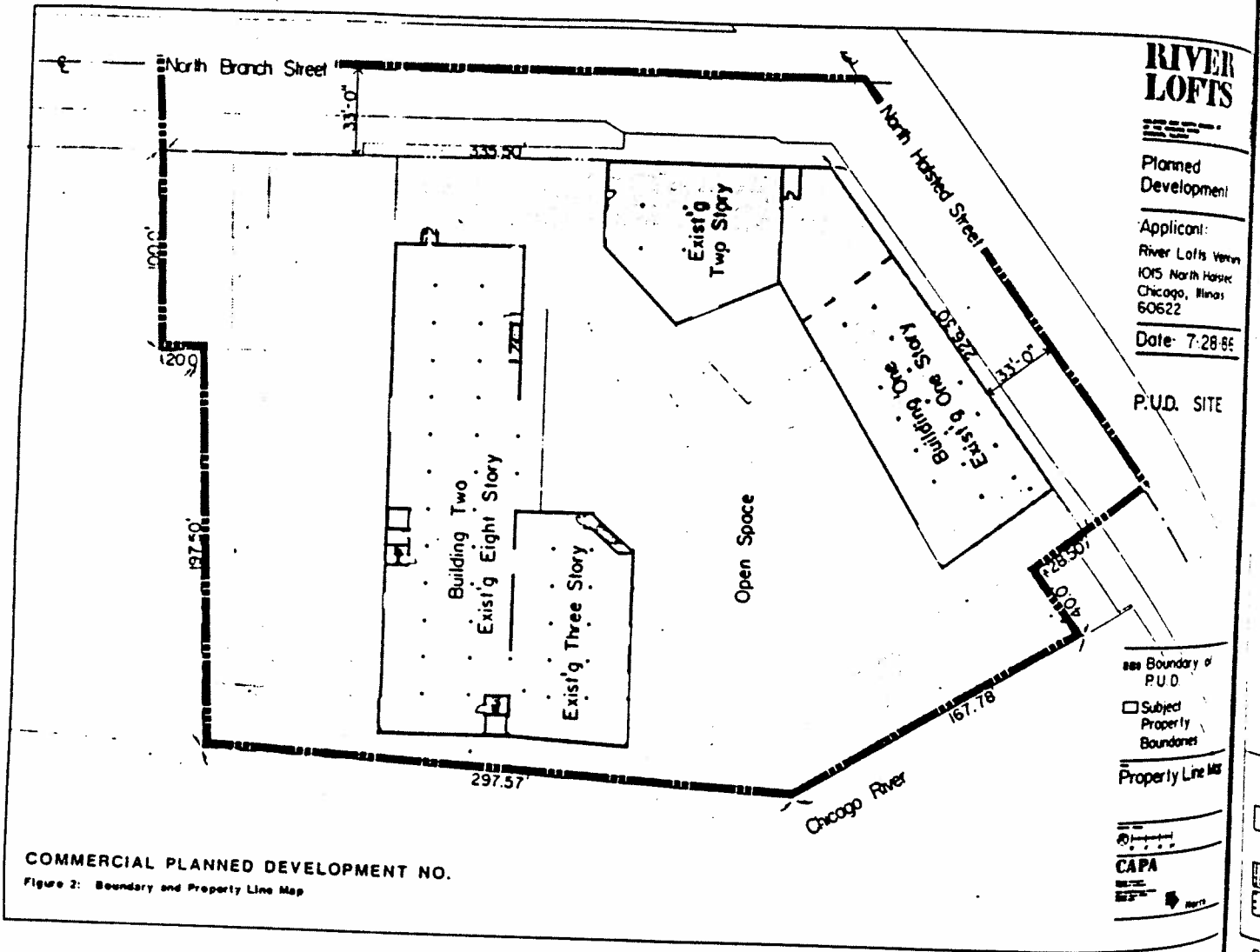
KEY:
SUBJECT
PROPERTIES

North
CAPA

COMMERCIAL PLANNED DEVELOPMENT NO.
see Existing Zoning Map



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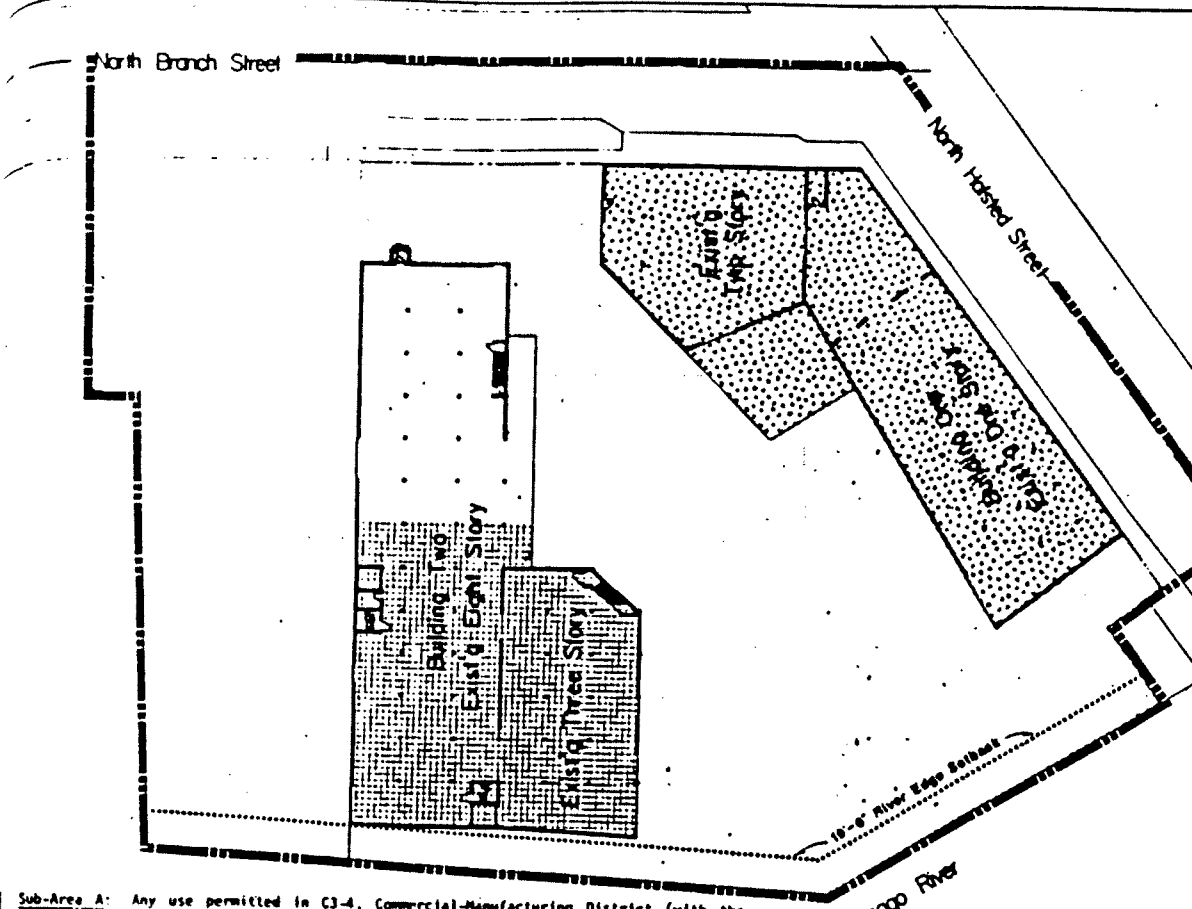
28-86

SITE

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y Line Map

North



RIVER LOFTS

Planned Development

Applicant:
River Lofts Venture,
1015 North Halsted
Chicago, Illinois
60622

Date: 7-28-86

P.U.D. SITE

Boundary of P.U.D.

Generalized Land Use Plan

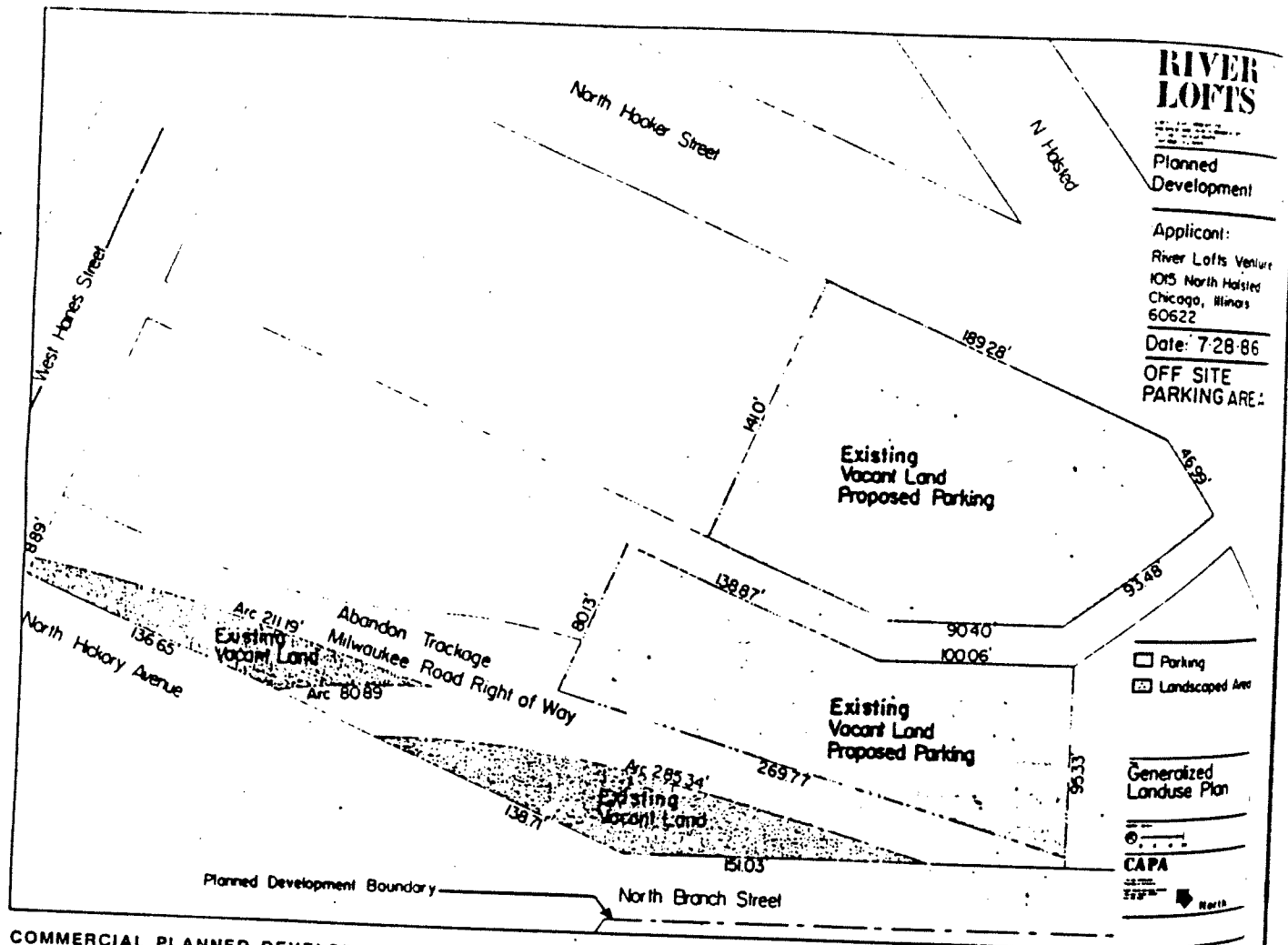
CAPA

North

- Sub-Area A: Any use permitted in C3-4, Commercial-Manufacturing District (with the exception of exclusively residential uses), "work/live" uses as defined in Statement 7 above the seventh floor only, earth station receiving dishes and off-street parking and retail uses in conformity with Statement 6.
- Sub-Area B: Any use permitted in Sub-Area A plus "work/live" uses as defined in Statement 7.
- Sub-Area C: Any use permitted in Sub-Area A (except "work/live" uses) and all retail uses.

COMMERCIAL PLANNED DEVELOPMENT NO.

Figure 3: Generalized Land Use Map



COMMERCIAL PLANNED DEVELOPMENT NO.
Figure 4: Off-Site Parking Area