



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 6, 2016

John J. George
Schuyler, Roche & Crisham, P.C.
Two Prudential Plaza
180 North Stetson Ave., Suite 3700
Chicago, IL 60601

Re: Administrative Relief request for Planned Development No. 434, 420 East Ohio Street

Dear Mr. George:

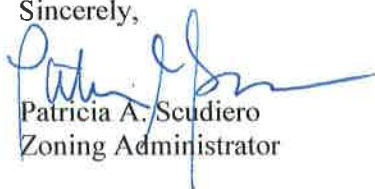
Please be advised that your request for a minor change to Residential-Business Planned Development No. 434 ("PD 434"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Your client and the owner of all of the property within PD 434, 420 East Ohio, LLC has entered into a contract to sell the property at 420 E. Ohio St. to Gerding Edlen Green Cities III, L.P. During the due diligence review of the property, it was discovered that the 263 unit apartment building has 140 on site accessory parking spaces instead of the 146 spaces required. You submitted photographs which show mechanical ductwork occupying six of the parking spaces. Therefore, you are seeking administrative relief to reduce the minimum number of parking spaces from 146 to 140 spaces (a reduction in the parking ratio from .55 to .53 spaces per dwelling unit). You also stated that historically the parking garage has not been fully utilized and only 121 parking spaces are currently being leased by tenants of the building.

With regard to your request, the Department of Planning and Development has determined that allowing a parking reduction from 146 to 140 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.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 434, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Main file

12/16/87

7499

Alderman T. Evans moved to *Approve* said printed Official Journal and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

UNFINISHED BUSINESS.

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY PARTICULAR AREAS.

On motion of Alderman T. Evans, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of December 9, 1987, pages 7232 through 7297, recommending that the City Council pass said proposed ordinances amending the Chicago Zoning Ordinance by reclassifying particular areas.

On motion of Alderman Davis, the said proposed ordinances were *Passed* by yeas and nays as follows:

Yeas - Aldermen Roti, Rush, Tillman, T. Evans, Bloom, Robinson, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, J. Evans, Garcia, Krystyniak, Henry, Soliz, Gutierrez, Butler, Smith, Davis, Hagopian, Figueroa, Gabinski, Mell, Kotlarz, Banks, Giles, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Eisendrath, Hansen, Levar, Shiller, Schuller, Osterman, Orr, Stone -- 48.

Nays - None.

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

Said ordinances as passed read respectively as follows (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-E.

PD 434

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 C3-6 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-E in the area bounded by

a line 109 feet north of East Ohio Street; a line 396 feet east of North McClurg Court; East Ohio Street; and a line 196 feet east of North McClurg Court,

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.

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

Residential-Business Planned Development attached to this ordinance reads as follows:

Residential-Business Planned Development No. 434

Plan Of Development

Statements.

1. The area delineated herein as "Residential-Business Planned Development" is owned by W.R.M. Ohio Street Associates through LaSalle National Bank and Trust Company of Chicago, not personally, but as Trustee under Trust Agreement No. 111690 dated October 29, 1986, whose address is: Suite 1030/135 South LaSalle Street, Chicago, IL 60603, as beneficiary.
2. The applicant, W.R.M. Ohio Street Associates, Irving J. Markin--General Partner, is the agent for the beneficiary, and shall obtain all official reviews, approvals, licenses and permits.
3. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": elevator apartment structure; related health and recreational uses, including swimming pool; and required parking and earth station satellite receiving dishes.
4. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
5. Any dedication or vacation of streets or alleys or easements or any adjustments of rights of way shall require a separate submittal on behalf of the applicant, W.R.M. Ohio Street Associates, Limited Partnership, Irving J. Markin General Partner as Agent, and approval by the City Council.
6. Business 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 Department of Inspectional Services and the Department of Planning.
7. 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.

8. The height restriction of each building and any appurtenance attached thereto shall be subject to:
 - (a) Height limitations as certified on Form F.A.A.-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
 - (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.
9. The information in the table attached hereto sets forth the data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of this Planned Development.
10. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning.

Planned Development Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Residential-Business Planned Development

Planned Development Use And Bulk Regulations And Data.

Net Site Area	General Description Of Land Use	Max. No. Of Dwelling Units	Max. Floor Area Ratio	Max. % Of Land Covered
21,737 square feet or 0.499 acres	dwelling units, related recreational uses, including a swimming pool and off-street parking and earth station satellite receiving dishes	263	15	100% at grade 40% at 50 feet above grade

Net Site Area

21,737 square feet

F.A.R. for Net Site Area

15

Number of Dwelling Units

263, including a maximum of 33 per cent efficiency units

Percentage of Land Covered

100% at grade; 40% at 50 feet above grade

Minimum Number of Off-Street Parking Spaces

146

Minimum Number of Off-Street Loading Berths

2

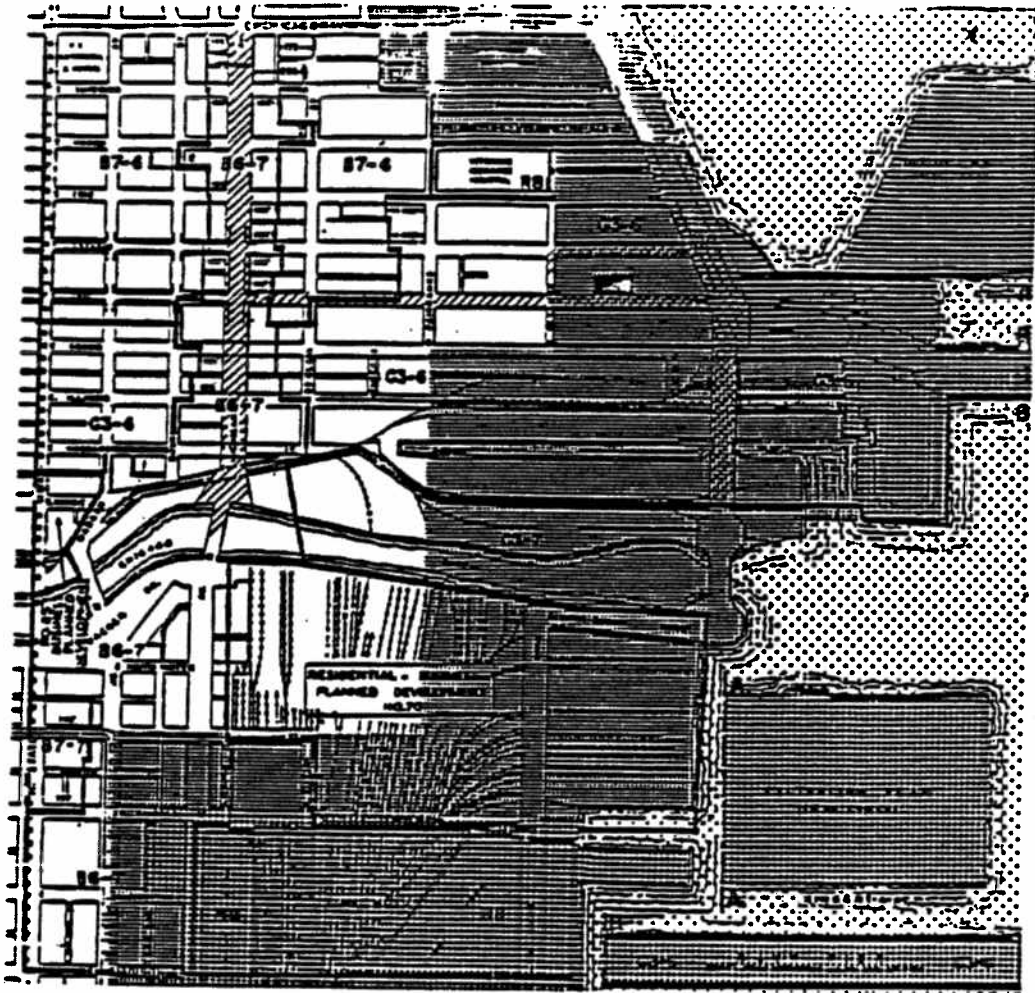
Minimum Setbacks

0

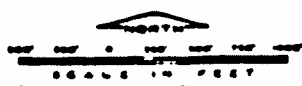
Maximum Allowable Perimeter Projections Beyond Property Line.

Bay window extending along face of building not more than two feet beyond property line, and periodic brick cornices extending not more than four feet beyond property line. Projections will not be lower than 15 feet above grade.

[Maps attached to the Plan of Development are printed on pages 7503 through 7506 of this Journal.]






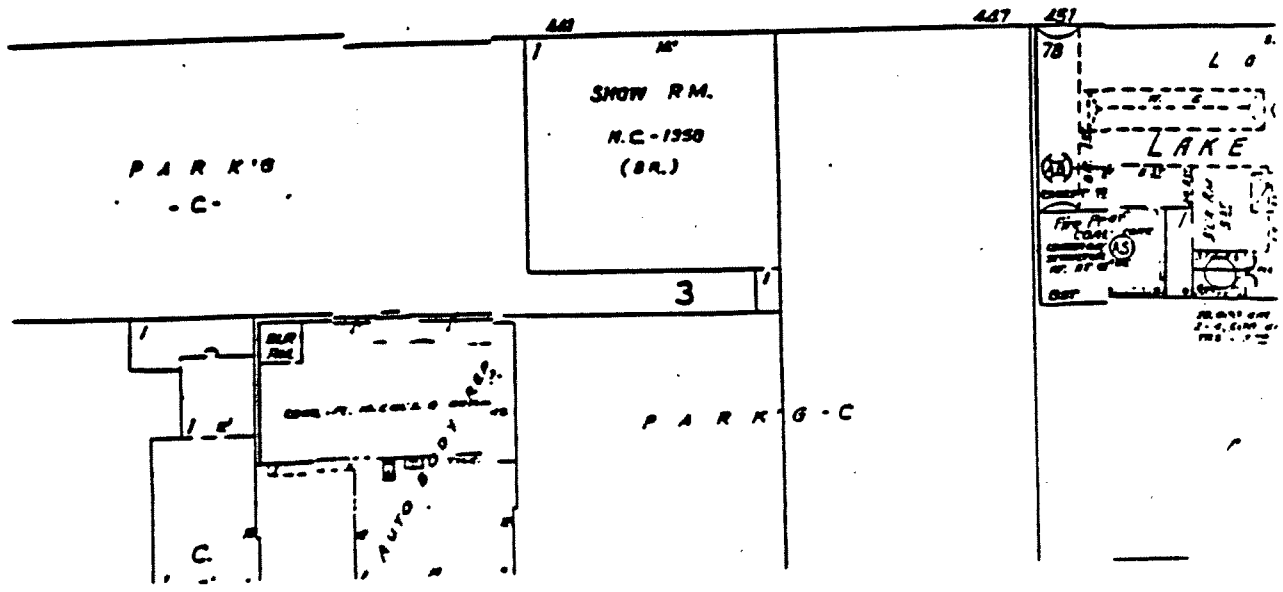
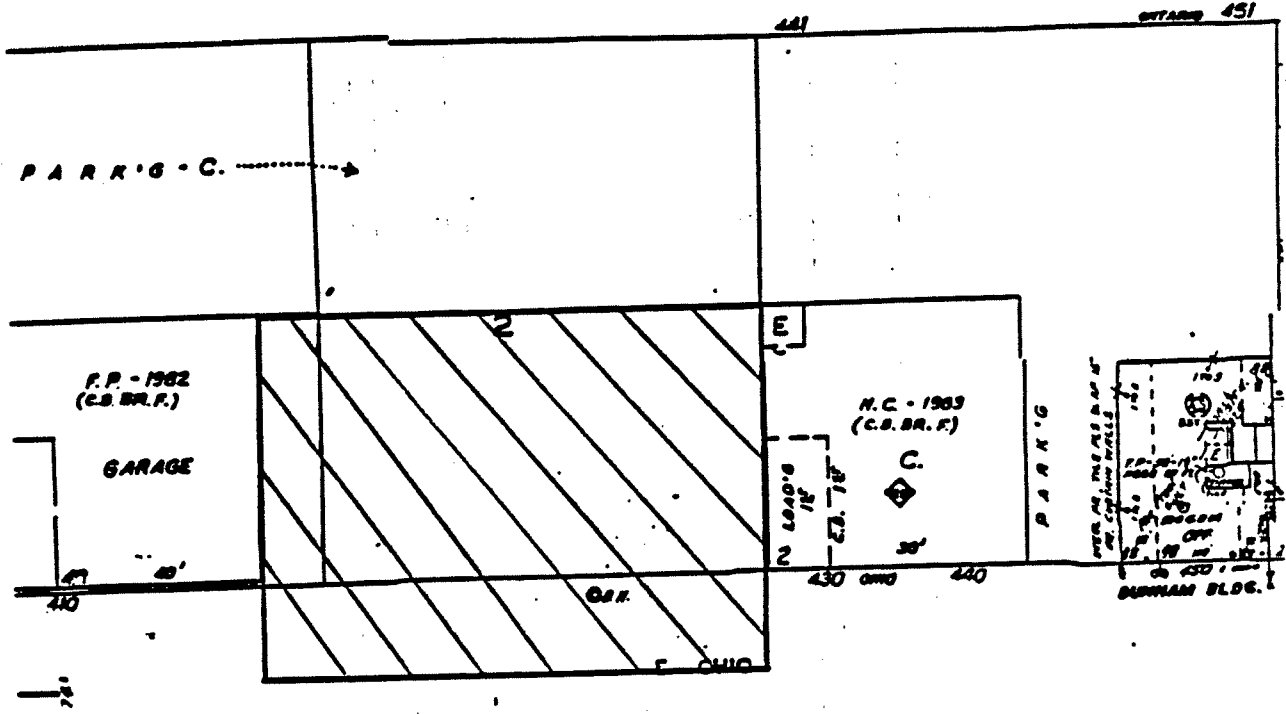
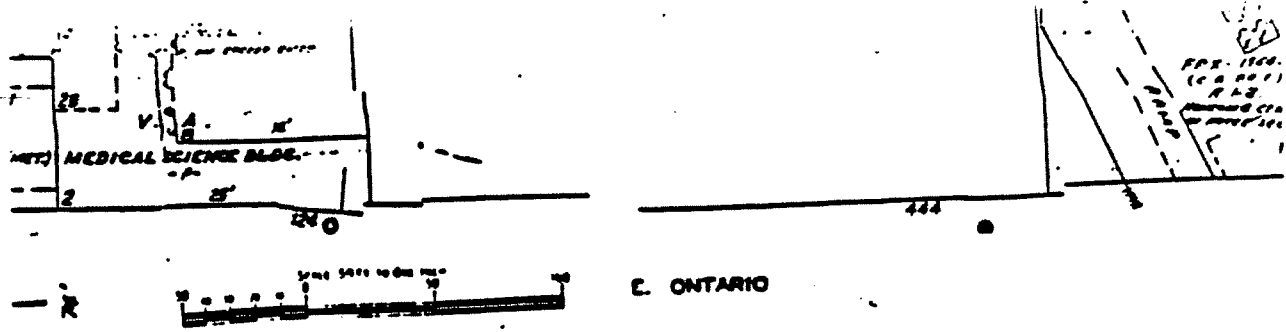
-  OFF SHORE ZONE
-  PUBLIC USE ZONE
-  PRIVATE USE ZONE



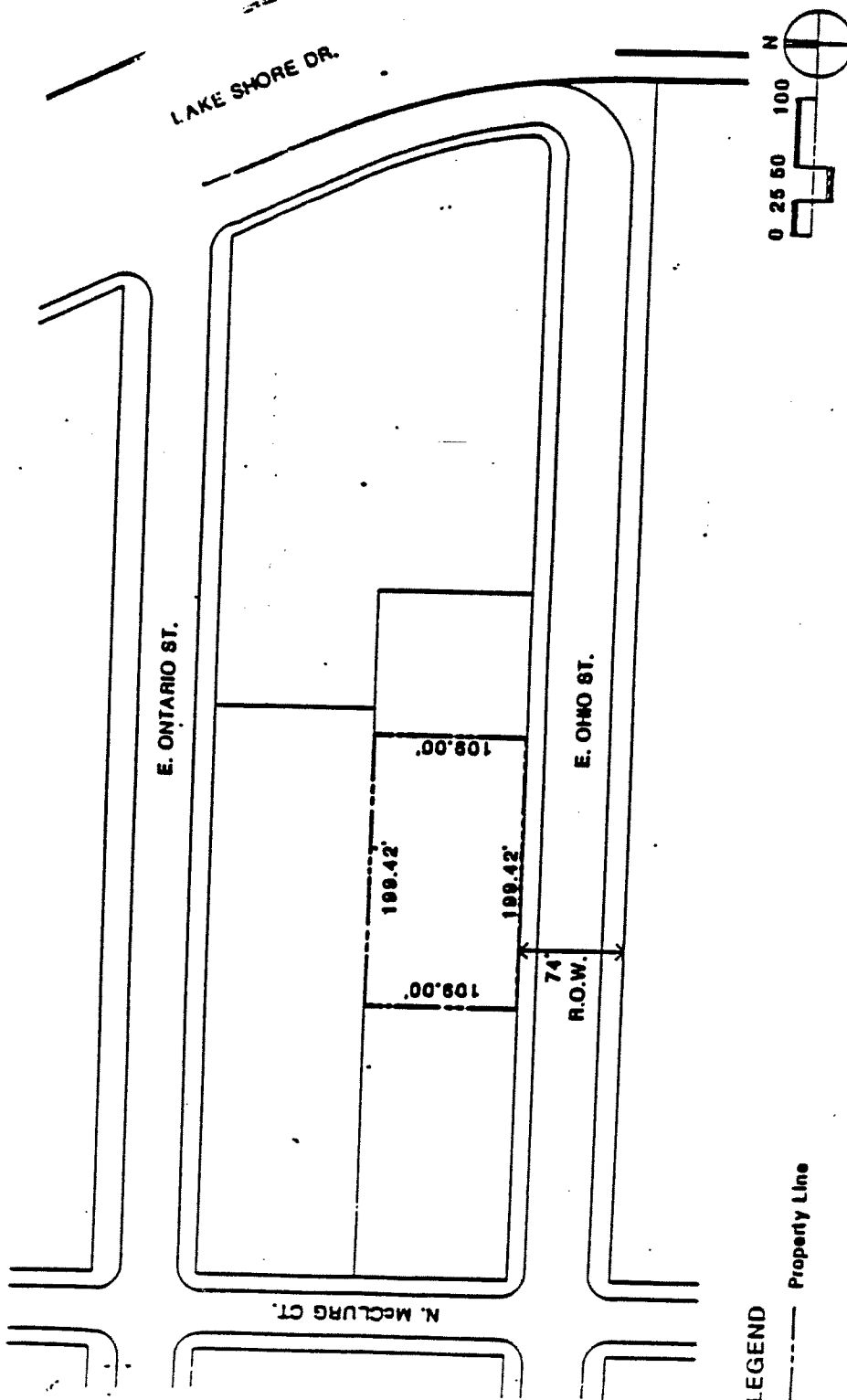
**RESIDENTIAL PLANNED DEVELOPMENT
ZONING AND PREFERENTIAL STREETS MAP**

LEGEND

-  ZONING BOUNDARIES
-  PREFERENTIAL STREETS
-  PROPOSED PLANNED DEVELOPMENT AREA



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



RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN

