



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

August 21, 1992

Mr. John J. George
Daley and George, Ltd.
100 West Monroe Street
Chicago, Illinois 60603

Re: Central Station (P.D. No. 499)

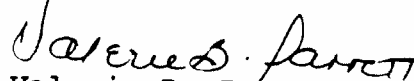
Dear Mr. George:

Please be advised that the Department of Planning and Development has considered your request for a minor change to the Central Station Residential/Business Planned Development (P.D. No. 499) on behalf of the applicant, Central Station Limited Partnership, and hereby approves such request. Specifically, you requested authority to allow non-accessory parking as an interim use on Indiana Avenue, which has been constructed but has not yet been dedicated or opened. The proposed interim use is not authorized by the approved Master Plan for P.D. No. 499.

Statement 11 of Planned Development No. 499, as published in the City Council Journal on July 31, 1990, authorizes the Commissioner to approve changes or modifications to the approved Master Plan provided that such changes are minor in nature and that the changed Master Plan remains consistent with the Central Station Development Guidelines.

With regard to this requested change, the Department of Planning and Development has determined that the interim use of Indiana Avenue for non-accessory parking constitutes a change that would be minor in nature, and that the Master Plan as changed would remain consistent with the Central Station Development Guidelines. The approval of this minor change is expressly conditioned on the termination of the interim use upon dedication of Indiana Avenue or the issuance of the first certificate of occupancy for any dwelling unit located on Parcels A, B, C, D or E within Planned Development No. 499, whichever occurs first.

Sincerely,


Valerie B. Jarrett
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Please be advised that the Department of Planning and Development has considered your request for a minor change to the Central Station Residential/Business Planned Development (P.D. No. 499) on behalf of the applicant, Central Station Limited Partnership, and hereby approves such request. Specifically, you requested authority to allow non-accessory parking as an interim use on Indiana Avenue, which has been constructed but has not yet been dedicated or opened. The proposed interim use is not authorized by the approved Master Plan for P.D. No. 499.

Statement 11 of Planned Development No. 499, as published in the City Council Journal on July 31, 1990, authorizes the Commissioner to approve changes or modifications to the approved Master Plan provided that such changes are minor in nature and that the changed Master Plan remains consistent with the Central Station Development Guidelines.

With regard to this requested change, the Department of Planning and Development has determined that the interim use of Indiana Avenue for non-accessory parking constitutes a change that would be minor in nature, and that the Master Plan as changed would remain consistent with the Central Station Development Guidelines. The approval of this minor change is expressly conditioned on the termination of the interim use upon dedication of Indiana Avenue or the issuance of the first certificate of occupancy for any dwelling unit located on Parcels A, B, C, D or E within Planned Development No. 449, whichever occurs first.

Sincerely,


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April 9, 1992

Mr. Daniel E. McLean
MCL Development Corporation
1337 West Fullerton
Chicago, IL 60614

RE: Central Station
Residential Business Planned
Development No. 499/Lakefront
No. 254

Dear Mr. McLean:

Please be advised that your request for a minor change to the Central Station Residential/Business Planned Development No. 499 on behalf of the central station limited partnership, has been considered by this Department pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Specifically, you requested authority to install a sales center structure as an interim use. You also indicated that such use was intended but inadvertently omitted from the originally Planned Development application.

With regard to this requested change to the Planned Development, the Department of Planning and Development has determined that the use of property at the southeast corner of Michigan Avenue and Roosevelt Road within Planned Development No. 499 for a temporary sales office subject to the conditions stated below would not adversely affect the public health, safety or welfare and would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and that this minor change will not:

1. Change the character of this development;
2. Increase the maximum floor area ratio for the total net site area;
3. Increase the maximum number of units per acre;
4. Reduce the minimum required distance between structures or in periphery setbacks; or
5. Increase the maximum percent of land covered for the total net site;

Pursuant to the authority granted to me by Section 11.11-3(c) of the Zoning Ordinance, I hereby authorize and approve the following minor change to Planned Development No. 499:



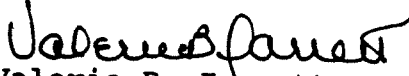
Statement No. 4 of the Plan of Development statements made part of Planned Development No. 499 is hereby revised to include the following language as a new paragraph following the existing text of said statement:

In addition to the foregoing uses permitted by the Planned Development, a temporary sales office may be permitted as an interim use prior to Master Plan approval. Notwithstanding any other provision of this Planned Development, such a sales office structure shall not require Master Plan approval. The authority to operate such a temporary sales office, however, shall terminate by April 10, 1994. Renewals of this time period may be granted by the Commissioner of Planning and Development.

Such temporary sales structure shall be designed and operated to protect the public health, safety and welfare and shall be constructed in substantial conformance with the Site Plan prepared by Riha Design, Inc. dated March 9, 1992 submitted to the Department of Planning and Development and made part hereof.

The development of such a temporary sales office shall not, notwithstanding the provisions of Statement No. 12 of this Planned Development, require site plan approval; provided, however, that such development shall require approval pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance.

Very truly yours,


Valerie B. Jarrett
Commissioner



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April 9, 1992

Mr. Daniel E. McLean
MCL Development Corporation
1337 West Fullerton
Chicago, IL 60614

RE: Central Station Planned
Development Residential-
Business Planned Development
499/Master Plan Area 1
Lakefront No. 254

Dear Mr. McLean:

Please be advised that your request for minor changes to Residential Business Planned Development No. 499 on behalf of the central station limited partnership has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance. Your letter dated January 21, 1992, indicated your proposals for modifying the approval of this development by the Plan Commission in certain respects. Specifically you requested approval for the following:

- 1) Increase the maximum permitted setbacks described in the Bulk and Use Table along the west and south parcel lines of Parcel B from five (5) feet and seventy-one (71) feet respectively, to ten (10) feet and seventy-six (76) feet, respectively; and eliminate the requirement described in the Setback Table (Table 2) for maintaining an average minimum (5) five foot setback facing the east parcel line of Parcel B.

The objective of the maximum and average setback requirements is to maintain a continuous street wall. The increase of 5 feet in the maximum setback is minor and will not compromise the street wall objective. From the site plans and elevations submitted by Fitzgerald and Associates, dated March 24, 1992 (Parcel B) we have determined that this objective will be satisfied by the proposed change.

- 2) Eliminate the requirement applicable to Parcel C contained in the Setback Table (Table 2) which states that "the distance between any portion of the facade of any structure set



back from a parcel line and any other portion of the facade or any other structure facing that same parcel line shall not be greater than five (5) feet".

The elimination of this requirement will result in the maximum distance between any two portions of the facade being fifteen (15) feet (i.e., equal to the maximum permitted setback). As stated above, the objective of this requirement is to maintain a continuous street wall. A fifteen (15) foot variation in the depth of street wall is an acceptable range to maintain the continuous character of the wall. Since the site plan and elevations of Roy Kruse and Associates dated January 31, 1992 indicate that this street wall will be maintained, we have determined that the elimination of this requirement is appropriate.

- 3) Redesign the entry road changing it from a split roadway of two, eleven foot drives as depicted on Exhibit 11 of the Master Plan to a single roadway of 24 feet in width. The objective of the split roadway design was to increase the landscaping and enhance the pedestrian character of the Restricted Development Zone.

Since the redesign (depicted on the plan prepared by Roy Kruse and Associates dated January 31, 1992) includes a 21 foot parkway on each side of the roadway, we have determined that the landscaping goal is maintained and that the parkway redesign is appropriate.

- 4) Revise the required sidewalk location described in exhibit number 12 to permit sidewalks to be centered within the parkway along the Indiana Avenue, 15th Street and Central Station Drive boundaries of Parcels B and C.

This change results in the revised design providing a curb, carriage walk, and sidewalk located between two grass parkways. This adjustment is intended to increase the size of the grass parkway immediately adjacent to the private property and it is not intended to permit curb-attached sidewalks.

We have determined that the proposed redesign is consistent with the objectives of the Master Plan calling for a substantially landscaped parkway.

For similar reasons, we find that the reduction in sidewalk width in the Restricted Development Zone (and only in this zone) from six (6) feet to five (5) feet and the provision of a one foot setback along the private property line is appropriate.

5. Eliminate the Master Plan requirement contained in Section 7, Subsection D (ii) g providing that private roadways serving the proposed residences be open and unrestricted to public access by pedestrians.

The Department of Planning and Development recognizes the need for providing reasonable security and privacy internal to the private development parcels. Restricted access along private roadways, as described in your letter of January 21, 1992, is appropriate.

6. Elimination of the energy conservation requirement contained in Section 7, Subsection F of the Master Plan.

These energy conservation requirements were included in anticipation of the adoption of detailed guidelines for energy management and conservation applicable to all new development. Since these guidelines have not been adopted, it is appropriate to eliminate this requirement for Master Plan One. Although these mandatory requirements are waived, the Department nevertheless encourages voluntary compliance.

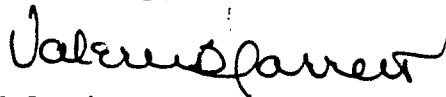
7. Increase the permitted length of the temporary roadway within the Restricted Development Zone from a maximum of 190 feet (see Master Plan, page 28) to 290 feet as measured in an easterly direction from the right-of-way of Indiana Avenue.

Since this is a temporary improvement that must be removed as the property is built out, this change is appropriate and is substantially consistent with the Master Plan.

With regard to your request, the Department of Planning and Development has determined that the requested modifications constitute appropriate changes which are consistent with the nature of the contemplated improvements. The approval of these minor changes are granted under the authority of the Commissioner of Planning and Development as authorized by Section 12 of the Planned Development 499 adopted July 31, 1990. This section specifically states that the requirements of an adopted Master Plan may be modified administratively upon the request of the applicant and after a determination that such modification is appropriate and consistent with the nature of the improvements contemplated by this planned development.

Pursuant to the authority granted by the Chicago Zoning Ordinance, and Planned Development No. 499 the Commissioner of the Department of Planning and Development hereby authorizes and approves the foregoing described minor changes, but no other changes, to Residential-Business Planned Development No. 499.

Sincerely,



hw Valerie B. Jarrett
Commissioner