



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.ci.chi.il.us>

August 17, 1999

Mr. Jack Guthman
Shefsky & Froelich Ltd.
444 North Michigan Ave.
Chicago, IL 60611

Re: Request for minor changes to
Residential Planned Development No. 656
15th and Clark Streets

Dear Mr. Guthman:

The Department of Planning and Development has considered your request on behalf of JDL Corporation for minor changes to Residential Planned Development No. 656 pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Plan of Development.

Specifically, you requested to replace an eleven-story, 73-unit mid-rise condominium building containing 94 parking spaces with a three-story structure containing 22 units and 22 enclosed spaces. The proposed changes are due to the market demand in this neighborhood for larger, townhome style units. The current proposal would result in a total of 117 dwelling units on the site, which is well below the maximum of 222 permitted by the Planned Development. The total number of parking spaces would be 168, and the ratio of parking spaces to dwelling units would be 1.44:1, which is lower than the ratio of 1.73:1 approved in the Planned Development but is still above the minimum required for residential units by the Zoning Ordinance.

RPD No. 656 was previously amended in July of 1998 to reduce the height and number of units in the mid-rises and to reconfigure the townhouses at the northeastern portion of the site. The current proposal would not affect the previous administrative relief, except to replace the eastern mid-rise with a low-rise structure. This low-rise structure would occur within the same footprint as the previously-approved mid-rise. The design, orientation, and materials of the low-rise building would be consistent with the character of the development and that of surrounding ones, while decreasing the density and height of the project. The 12'-9" wide Dearborn Street right-of-way adjacent to the structure would be bermed and landscaped with parkway trees and provided with a two-foot wide carriage walk adjacent to the curb, rather than a sidewalk, in light of the dead-end of Dearborn at this location.

The maximum floor area ratio for the planned development would be reduced



from the original 2.42 to 1.61. There would be no change to setbacks from property lines, percentage of land coverage, or distances between buildings. Two loading berths that were to be in the mid-rise would be eliminated.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 656, I hereby approve the requested minor changes, but no other changes to this Planned Development. As stated in Scott Borstein's letter of April 23, 1999, JDL Development Corporation has been negotiating with the CTA to obtain permission to landscape and enclose the CTA substation adjacent to the site, but has not been able to arrive at an agreement that is acceptable to both parties. While the Department will not delay its approval of this administrative relief, we trust that JDL will continue to negotiate with the CTA and that this issue will be resolved before the issuance of the last Part II for the project. We will be happy to assist you in any way that we can.

The Site/Landscape Plan dated July 26, 1999 and modified on August 16, 1999, and Building Elevations dated March 22, 1999 (West and East) and July 26, 1999 (North), prepared by Tigerman McCurry Architects, are hereby made a part of this approval.

Very truly yours,



Christopher R. Hill
Commissioner

Originated by:



Mary Fishman

cc: Jack Swenson
Philip Levin
Michael Marmo
Paul Woznicki

Adopted 11-5-97

12141

61816

JOURNAL--CITY COUNCIL--CHICAGO

2/5/98
(corrected)

November 5, 1997.

Pages 56333, 56344 --56347 and 56350 -- 56358 -- by striking it in its entirety the ordinance authorizing the reclassification of the area shown on Map Number 4-F and inserting in lieu thereof the following:

Reclassification Of Area Shown On
Map Number 4-F.
(As Amended)
(Application Number 12141)

RPD No 656

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the M2-5 General Manufacturing District symbols and indications as shown on Map Number 4-F in the area bounded by:

West 15th Street; South Dearborn Street; a line 399.86 feet south of and parallel to West 15th Street; a line 114.51 feet west of and parallel to South Dearborn Street; a line 414.95 feet south of and parallel to West 15th Street; South Clark Street; and a line from a point 157.99 feet south of West 15th Street to a point 180.12 feet west of West Dearborn Street,

to those of an R5 General Residence District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the R5 General Residence District symbols and indications as shown on Map Number 4-F in the area bounded by:

West 15th Street; South Dearborn Street; a line 399.86 feet south of and parallel to West 15th Street; a line 114.51 feet west of and parallel to South Dearborn Street; a line 414.95 feet south of and parallel to West 15th Street; South Clark Street; and a line from a point 157.99 feet south of West 15th Street to a point 180.12 feet west of West Dearborn Street,

to those 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 in the Plan of Development attached hereto and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its

CHICAGO, February 5, 1998.

To the President and Members of the City Council:

Your Committee on Committees, Rules and Ethics, having held a meeting on February 2, 1998 for the purpose of considering corrections of the Journals of the Proceedings of the City Council dated November 5, 1997, October 28, 1997, October 1, 1997, April 16, 1997 and February 7, 1996, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Approve* said Journal corrections.

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

Respectfully submitted,

(Signed) RICHARD F. MELL,
Chairman.

On motion of Alderman Mell, the said proposed corrections of the Journals of the Proceedings of the City Council transmitted with the foregoing committee report were *Approved* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Lyle, Beavers, Dixon, Shaw, Buchanan, Balcer, Frias, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zaleski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 49.

Nays -- None.

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

The following are said corrections to the Journals of the Proceedings of the City Council as approved (the italic heading in each case not being a part of the correction):

October 28, 1997.

Page 54867 -- by deleting the address "2631 West Greenleaf Avenue" appearing in the eighteenth line from the top of the page and inserting in lieu thereof the address "2635 West Greenleaf Avenue".

October 1, 1997.

Page 53245 -- by deleting the Handicapped Parking Permit Number "15323" appearing in the fourth line from the bottom of the page and inserting in lieu thereof the Handicapped Parking Permit Number "15325".

April 16, 1997.

Page 42342 -- by deleting the address "6400 South Kenwood Avenue" appearing in the first and second lines from the bottom of the page and inserting in lieu thereof the address "6359 South Kenwood Avenue".

February 7, 1996.

Page 15473 -- by deleting the dimensions "length, 110 feet; height, 96 feet" appearing in the fourteenth line from the top of the page and inserting in lieu thereof the dimensions "length, 110 feet; height 96 inches".

2/5/98
(Corrected)

REPORTS OF COMMITTEES

61817

passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development. No. 656

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately one hundred twenty-one thousand seven hundred twenty-four and sixty-two hundredths (121,724.62) square feet (plus or minus two and seventy-nine hundredths (± 2.79) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, JDL Development Corporation.
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, alleys or easements or any adjustment of right-of-way 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 holders 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, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time 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, or any condominium association which may be formed to represent all of the owners for zoning purposes and any ground lessors.

4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site Plan; a Lower Level Parking Plan; a Landscape Plan; and Building Elevations prepared by Tigerman McCurry Architects, all dated October 16, 1997. Full sized copies of the Site Plan, the Lower Level Parking Plan, the Landscape Plan and the Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the area delineated herein as a Residential Planned Development:
 - A. Single- and multiple-family attached and detached dwellings.
 - B. Valet shops within the multiple-family buildings accessible to the public only through an entrance which does not have access directly to a public way or street, accessible through the main lobby only and principally for the convenience and use of residents of the single- and multiple-family dwellings permitted herein. There shall be no advertising, display or identification signs for these uses visible from outside the building.
6. Identification signs and temporary signs as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
8. Any service drive 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 paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the

Department of Planning and Development.

9. In addition to the maximum height of the improvements and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvement shall also be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, the Lower Level Parking Plan, the Landscape Plan and the Building Elevations. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
11. The Applicant acknowledges that there is a shortage of improved open space in the immediate area and that the proposed development may have an impact on existing neighborhood parks and recreational facilities. Accordingly, the Applicant voluntarily commits to contribute the sum of Sixty Thousand and no/100 Dollars (\$60,000.00) toward the future development of public open space in the vicinity of this Planned Development. Payment in full shall be made concurrently with the issuance of the first Part II approval for this Planned Development.
12. The requirements of the Planned Development 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 a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purpose underlying the provisions hereof. Any such modification of the requirements of the Planned Development 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.
13. 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, Refrigeration and Air-

Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within ten (10) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first (1st) day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to an R5 General Residence District.

[Existing Zoning Map; Planned Development Boundary and
Property Line Map; Existing Land-Use Map; Site Plan;
Lower Level Parking Plan; Landscape Plan; Lobby,
Street and Side Elevations and Building
Elevation Drawings attached to these
Plan of Development Statements
printed on pages 61822
through 61833 of
this Journal.]*

Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

* Page numbers indicated refer to this Journal.

2/5/98
(Corrected)

REPORTS OF COMMITTEES

61821

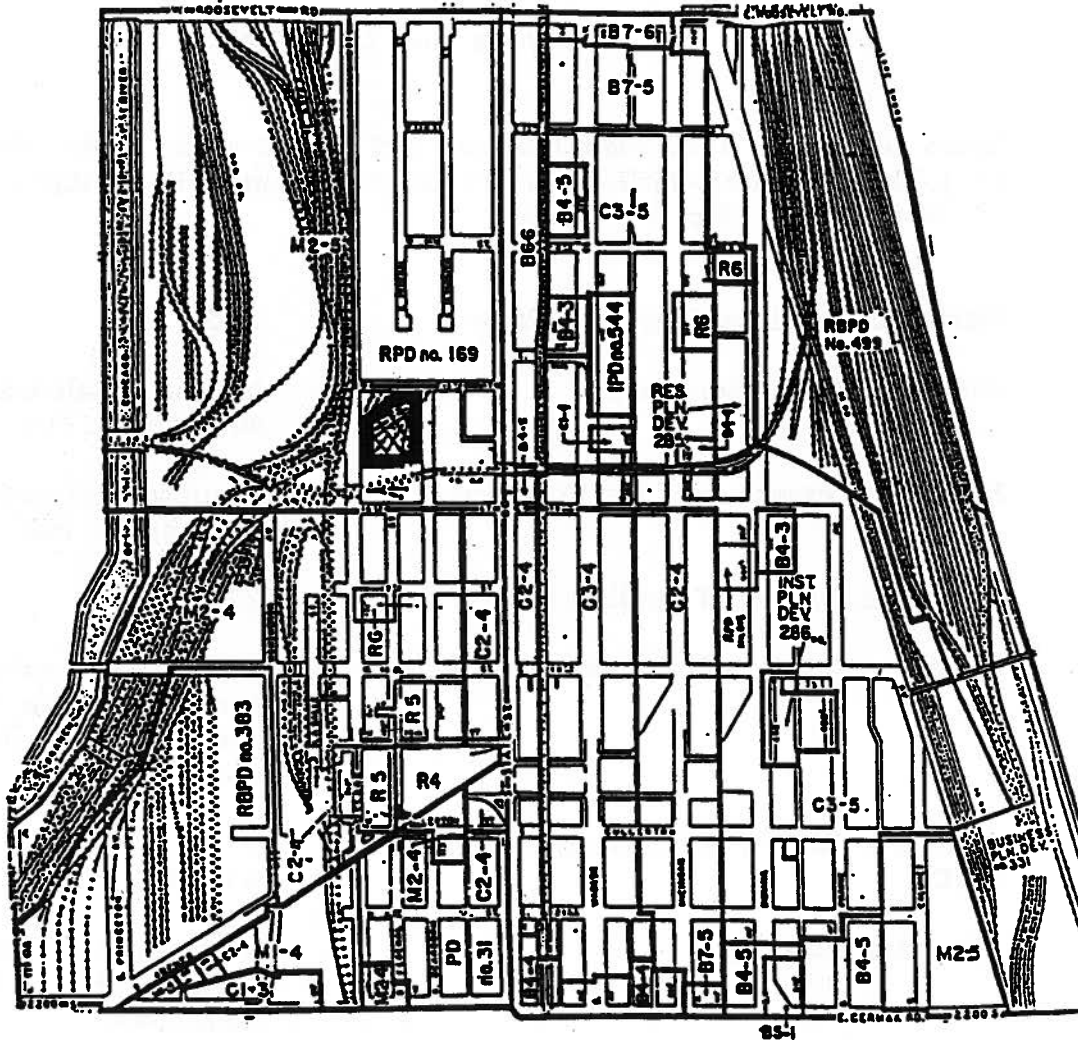
Residential Planned Development Number 656.
(As Amended)

Bulk Regulations And Data Table.

Gross Site Area, ±153,208.00 square feet (±3.52 acres) = Net Site Area, ±121,724.62 square feet (±2.79 acres) + Area Remaining in Public Rights-of-Way, ±31,484.00 square feet (±0.72 acres).

Maximum Permitted Floor Area Ratio:	2.42.
Setbacks from Property Line:	In substantial conformance with the Site Plan.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan.
Maximum Number of Dwelling Units:	222 units.
Minimum Number of Off-Street Parking:	328 spaces, including 6 compact-car spaces and 32 townhome driveway spaces.
Minimum Number of Off-Street Loading Berths:	4 berths.
Maximum Height:	In substantial conformance with the building elevations.

Existing Zoning Map.



EXISTING ZONING MAP

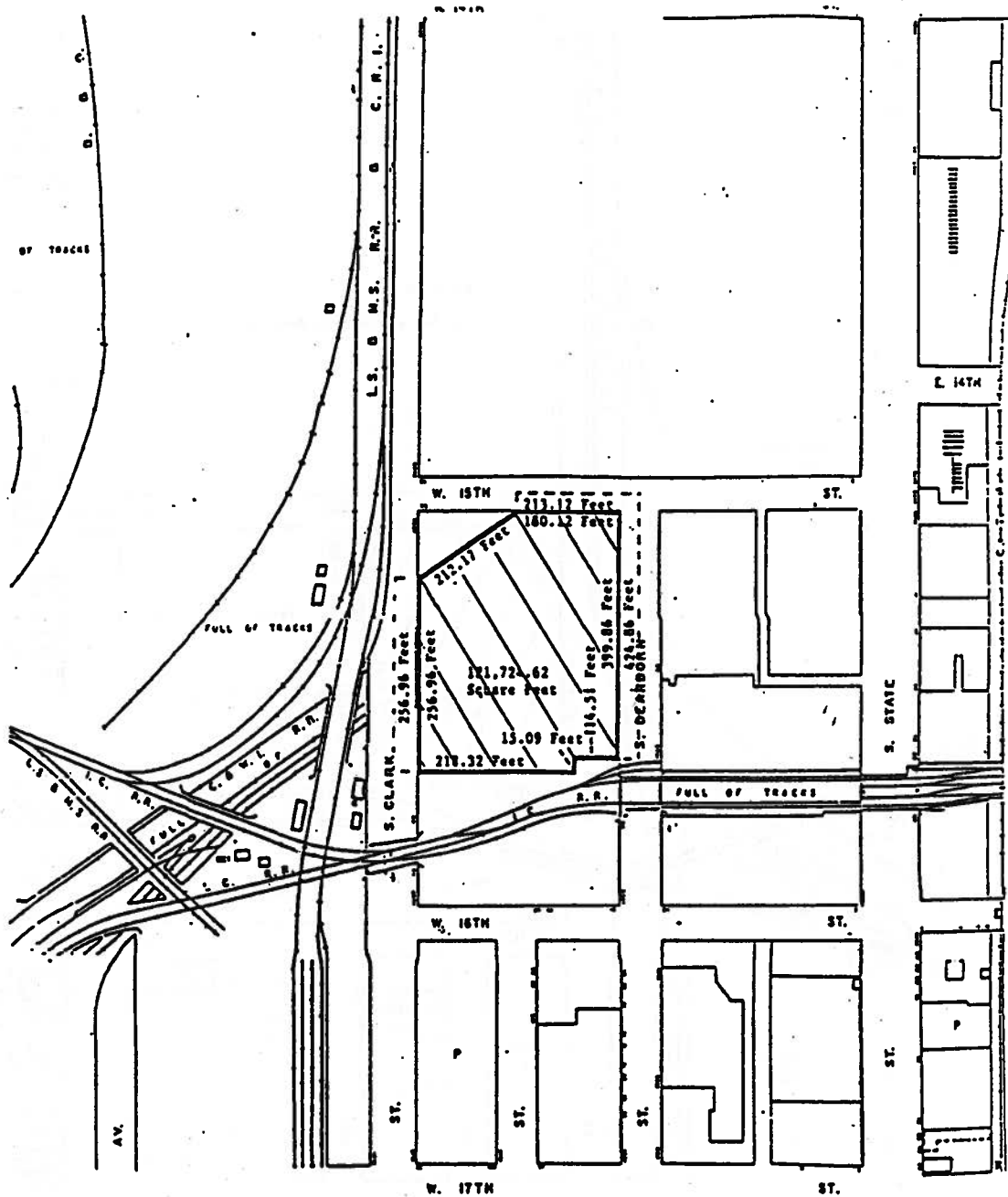
Applicant: JDL Development Corporation
 1333 North Kingsbury Street
 Chicago, Illinois 60622

Date: July 30, 1997

Revised: October 16, 1997

Legend:  Subject Property
 Zoning Boundaries

Planned Development Boundary And Property Line Map.

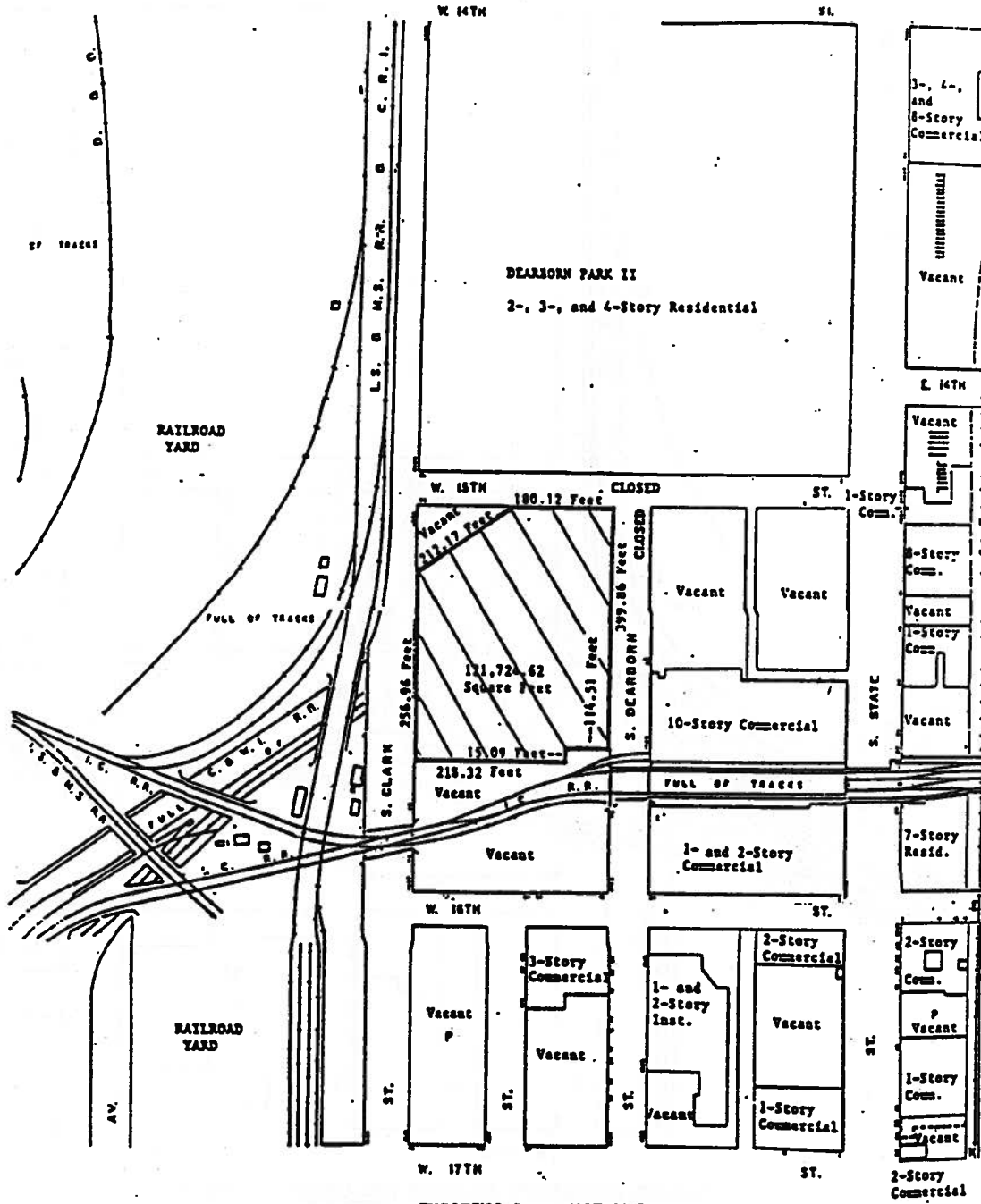


PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

Applicant: JDL Development Corporation
 1333 North Kingsbury Street
 Chicago, Illinois 60622
 Date: July 30, 1997
 Revised: October 16, 1997

Legend: - - - - - Planned Development
 Boundary Line
 ————— Property Line

Existing Land-Use Map.



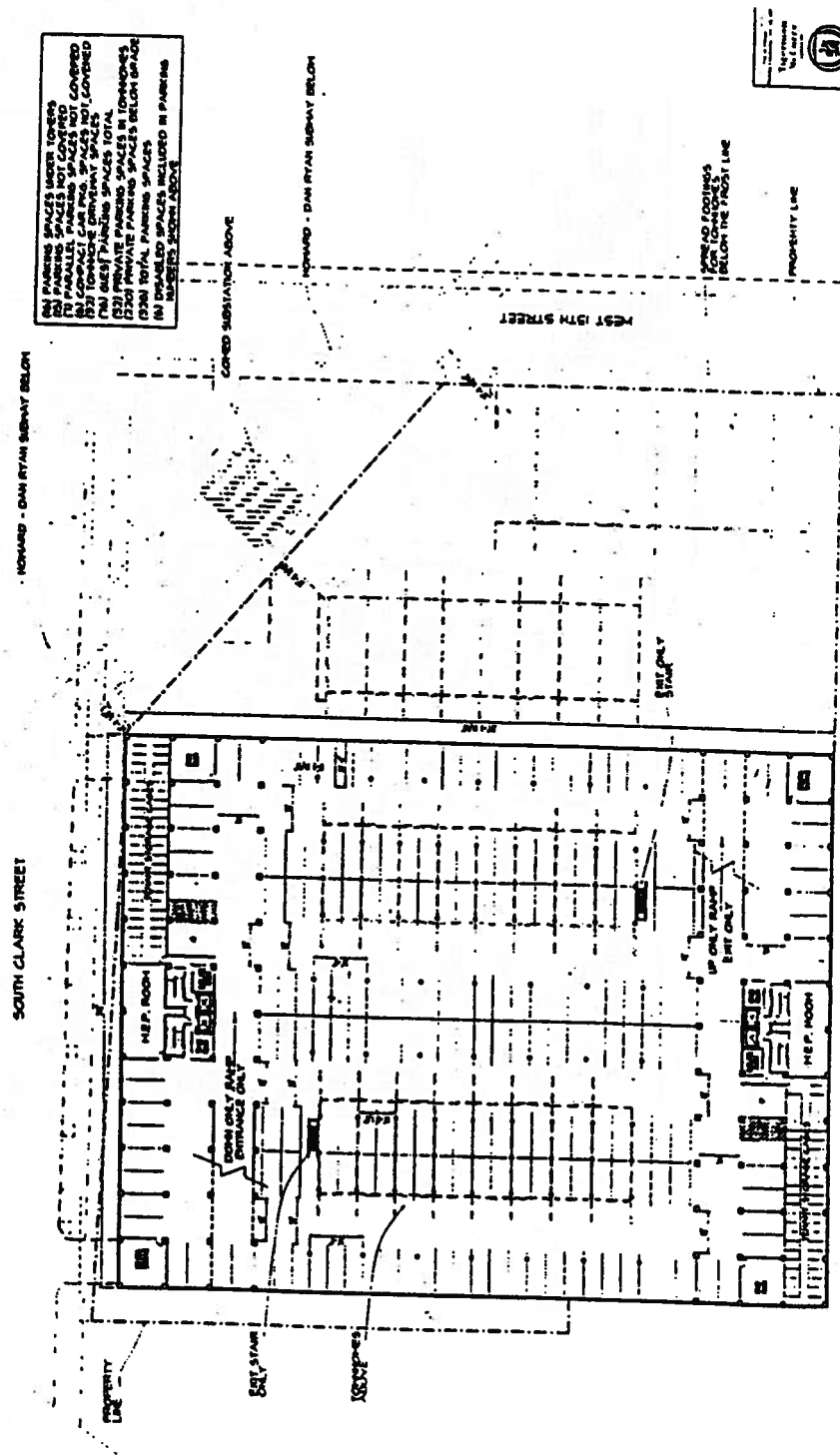
EXISTING LAND USE MAP

Applicant: JDL Development Corporation
 1333 North Kingsbury Street
 Chicago, Illinois 60622

Date: July 30, 1997
 Revised: October 16, 1997

Legend: ——— Subject Property

Lower Level Parking Plan.

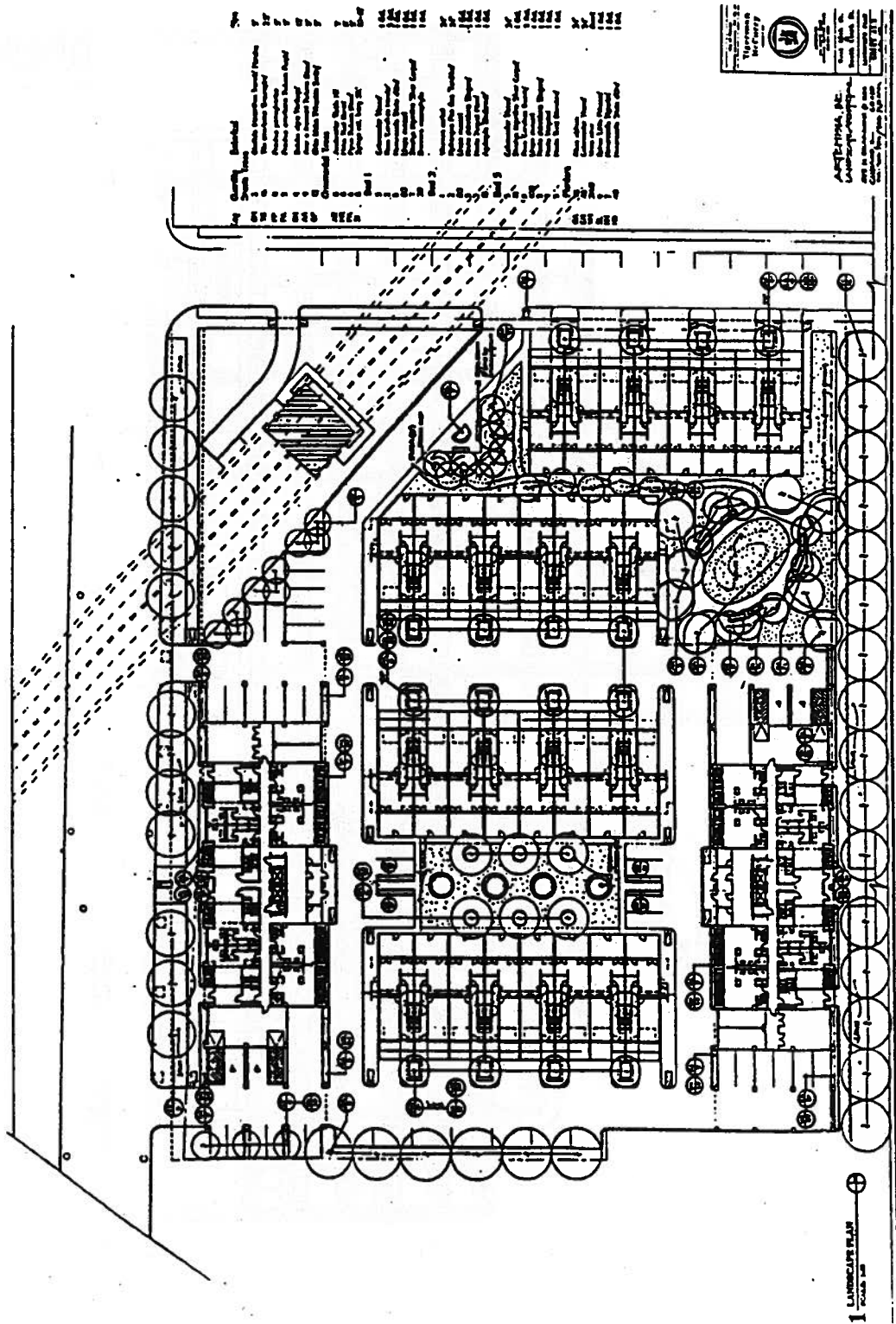


288 PARKING SPACES UNDER TOWERS
 177 PARALLEL PARKING SPACES COVERED
 811 COMPACT CAR PROG. SPACES NOT COVERED
 1741 MEET PARKING SPACES TOTAL
 1741 PRIVATE PARKING SPACES TOTAL
 17200 TOTAL PARKING SPACES BELOW GRADE
 100 DISABLED SPACES INCLUDED IN PARKING
 SPACES SHOWN ABOVE

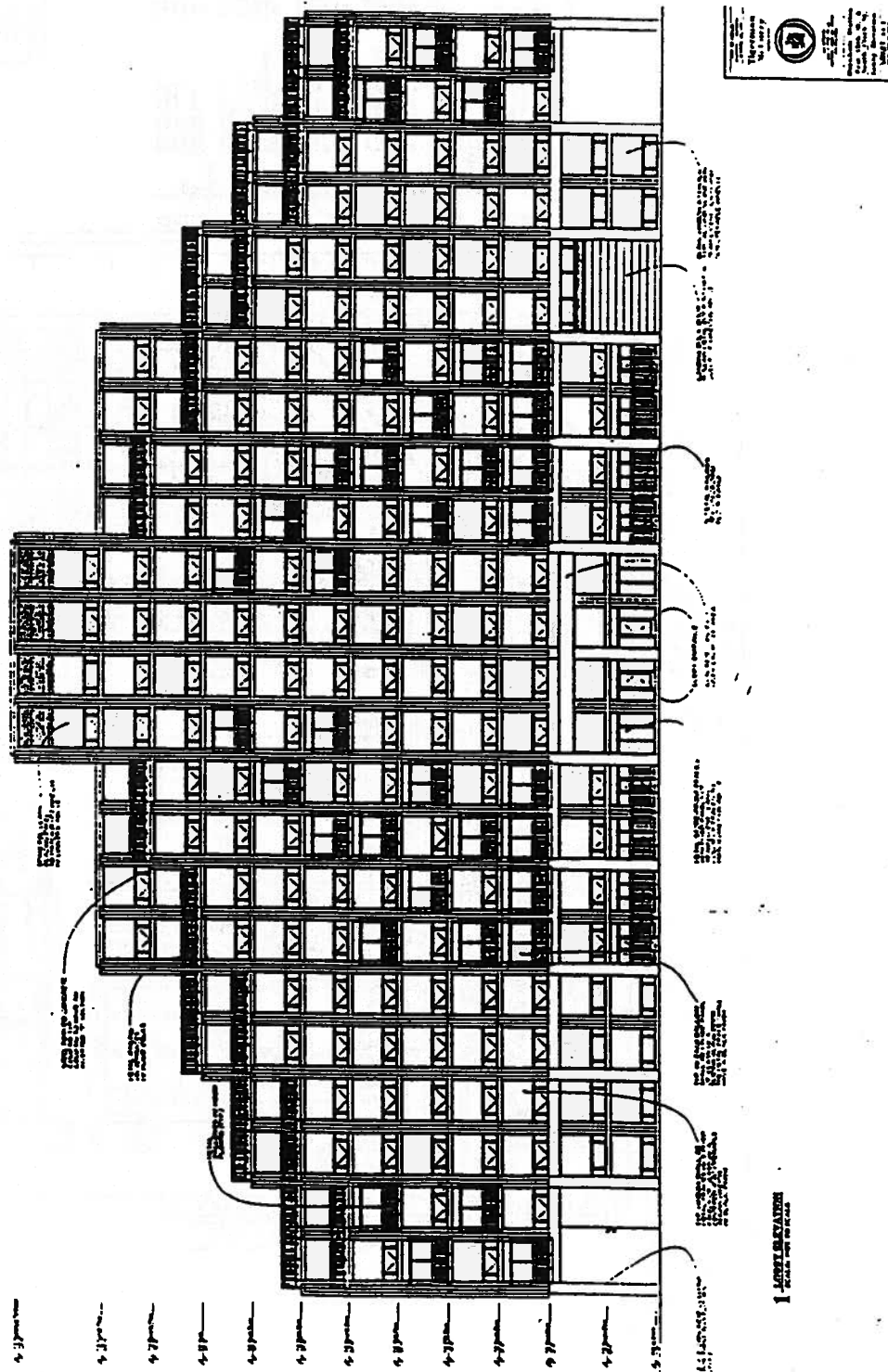


I hereby certify that the above is a true and correct copy of the original as filed in my office.

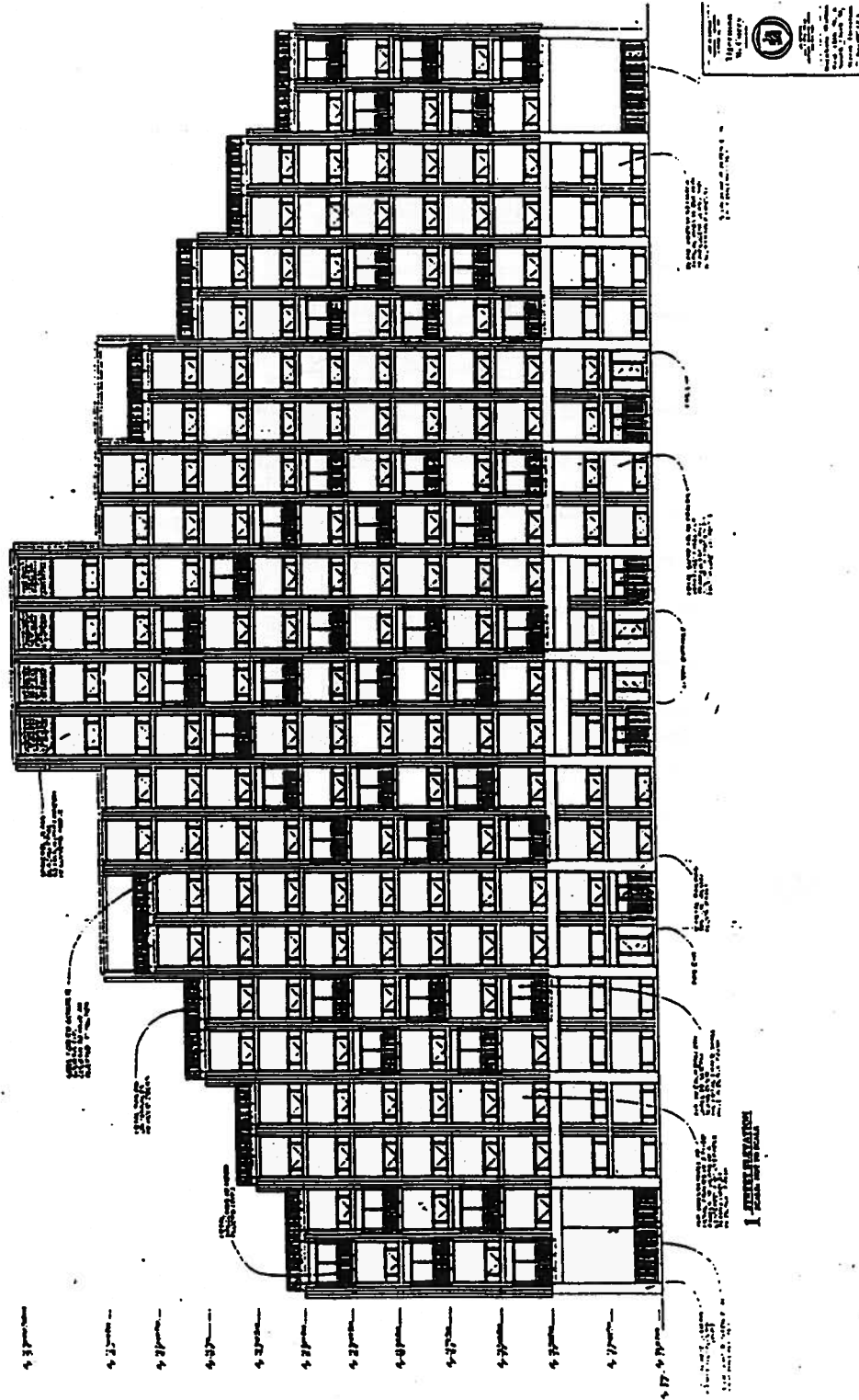
Landscape Plan.



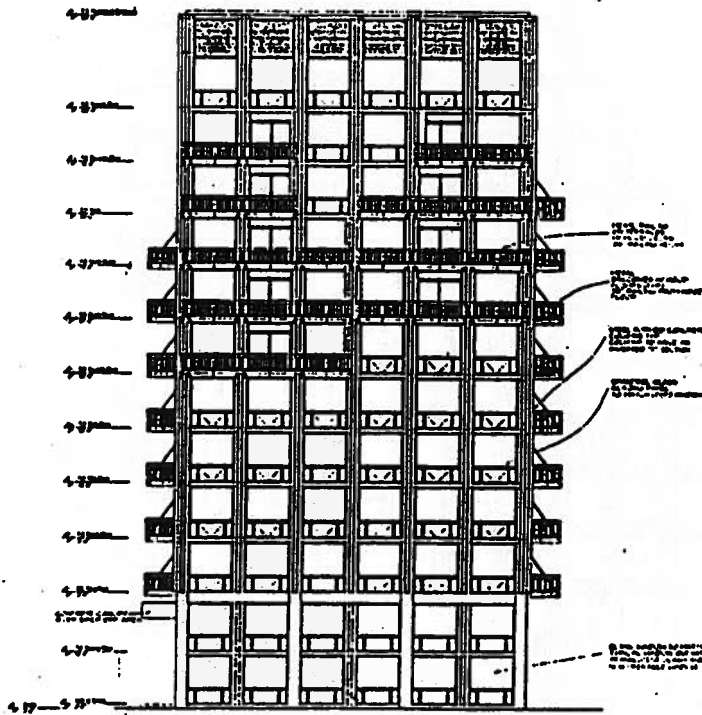
Lobby Elevation.



Street Elevation.



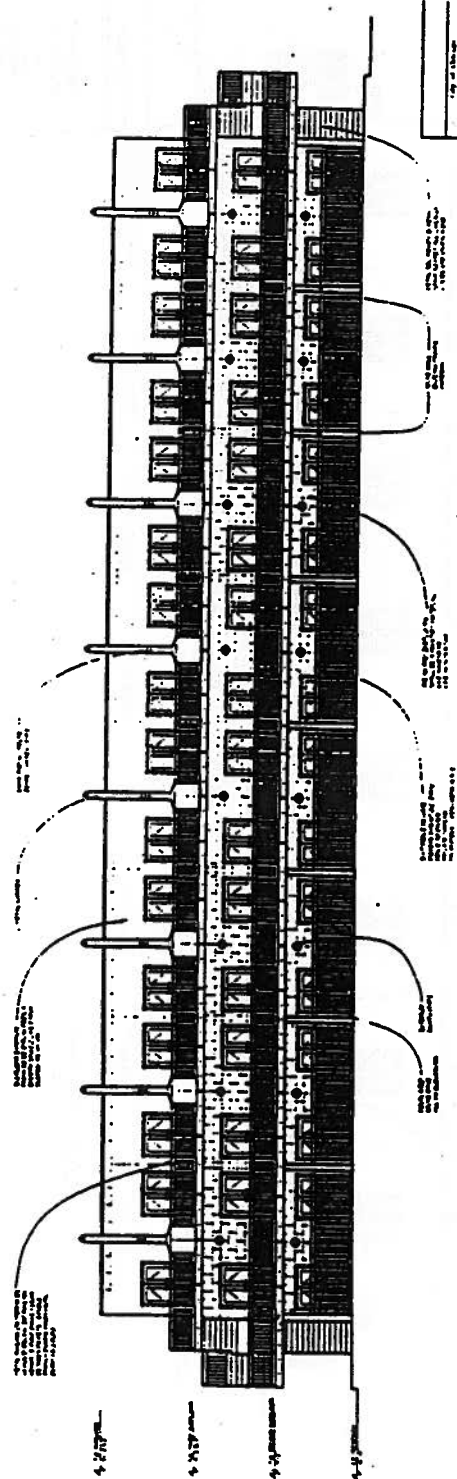
Side Elevation.



1 SIDE ELEVATION
SCALE: 1/4" = 1'-0"
SEE OTHER SHEETS



Building Elevation.
(Page 2 of 3)



<p>Ticeman McCurry</p>	<p>W. 1500 ST. S. CLARK ST. CHICAGO ILLINOIS</p>
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BUILDING ELEVATIONS
 -TOWNHOUSES
 SHEET 2 OF 3