

PD 729

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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>

October 19, 2000

Mr. Bernard Citron
Shain, Burney, Ross and Citron, Ltd.
Suite 1910
222 North LaSalle Street
Chicago, IL 60601-1102

Re: Request for a minor change to
Residential Planned Development No. 729
1260 West Washington Street

Dear Mr. Citron:

The Department of Planning and Development has considered your requested for a minor change on behalf of Stonegate Development, to Residential Planned Development No. 729 pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of Residential Planned Development No. 729.

Specifically, you requested a modification to the Site Plan and Building Elevations which depict the relocation of the loading berth for the building from the adjacent alley north of the property to an area in the garage accessed from the garage driveway on Elizabeth Street. This modification is needed because the adjacent alley is a private alley and your client was unable to secure access rights. The Department of Transportation has reviewed the revised site plan and has stated their approval.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. The proposed change will not change the character of the development.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 729, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 729.

Very truly yours,

A handwritten signature in black ink, appearing to read 'CHRISTOPHER HILL', written over a circular stamp or mark.

Christopher R. Hill
Commissioner

cc: Jack Swenson
Phillip Levin
Michael A. Marmo
Paul Woznicki

Reclassification Of Area Shown On Map Number 1-G.
(Application Number 12778)

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 C2-2 General Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

a line 25.5 feet south of and parallel to West Ohio Street; North May Street; a line 122.5 feet south of and parallel to West Ohio Street; and the alley next west of North May Street,

to those of an R5 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.

Reclassification Of Area Shown On Map Number 1-G.

(As Amended)

(Application Number 12785)

RPD No. 729

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 C3-3 Commercial-Manufacturing District symbols and indications as shown on Map Number 1-G in the area bounded by:

a line 119 feet north of and parallel to West Washington Street; North Elizabeth Street; West Washington Street; and a line 107 feet, 6 inches west of and parallel to North Elizabeth Street,

to those of a B4-4 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B4-4 Restricted Service District symbols and indications as shown on Map

Number 1-G in the area bounded by:

a line 119 feet north of and parallel to West Washington Street; North Elizabeth Street; West Washington Street; and a line 107 feet, 6 inches west of and parallel to North Elizabeth 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 Statement attached hereto 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 _____

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately twelve thousand seven hundred ninety-two (12,792) square feet (\pm twenty-nine hundredths (.29) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the Applicant, 1260 W. Washington, L.L.C.
2. All applicable official reviews, approvals or permits which are necessary to implement this Plan of Development shall 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, including any condominium association which may be formed to represent all or some 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/Landscape Plan; and Building Elevations prepared by Hartshorne & Plunkard, Ltd., revised as of October 14, 1999. Full sized copies of the Site/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 shall be permitted in the area delineated herein as a Residential Planned Development: multi-family dwelling units, accessory parking and accessory uses, ground floor commercial and retail uses as permitted in the B4-4 District, excluding the following: restaurant, convenient store or any other establishment which sells alcohol.
6. Identification signs including ground floor business identifying signs and temporary signs such 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. No neon business identification or advertising signs shall be permitted within the Planned Development.
7. Off-street loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and 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 Departments of Transportation and Planning and Development.

9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of the improvements 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 loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/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 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.
12. The requirements of the Planned Development may be modified, administratively, by the Commissioner of Planning and Development upon the application for such a modification by the Applicant and a determination by the Commissioner 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 purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner 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 six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the pre-existing C3-3 Commercial Manufacturing District.

[Existing Zoning Map; Existing Land-Use Map; Property Line and Planned Development Boundary Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 16567 through 16574 of this Journal.]

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

Residential Planned Development Number _____

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way ($\pm 21,019$ square feet (± 48 acres)) = $\pm 12,792$ square feet (± 29 acres) + $\pm 8,227$ square feet (± 19 acres)

Maximum Permitted
Floor Area Ratio:

5.0.

Setbacks From Property Line:	In substantial conformance with the Site/Landscape Plan.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site/Landscape Plan.
Maximum Number of Dwelling Units:	44 units.
Minimum Number of Off-Street Parking Spaces:	47.
Minimum Number of Off-Street Loading Berths:	1 berth.
Maximum Building Height:	In substantial conformance with the Building Elevations.

Reclassification Of Area Shown On Map Number 2-F.
(Application Number A-4226)

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

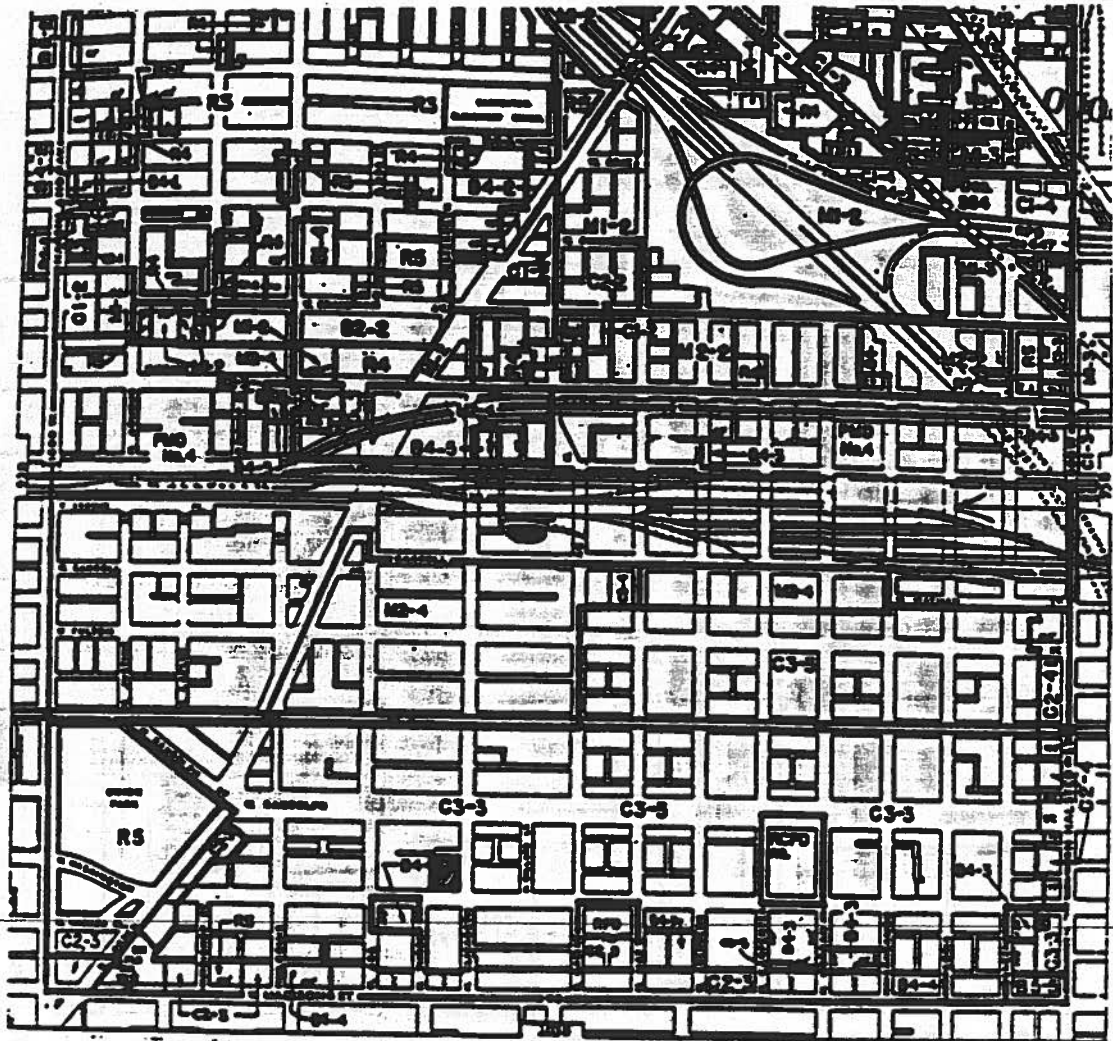
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-7 Commercial-Manufacturing District symbols and indications as shown on Map Number 2-F in the area bounded by:

West Adams Street; the alley next east of and parallel to South Halsted Street; West Quincy Street; and South Halsted Street,

to those of a C1-4 Restricted Commercial 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.

Existing Zoning Map.



EXISTING ZONING MAP

FINAL FOR PUBLICATION

Legend



Subject Property

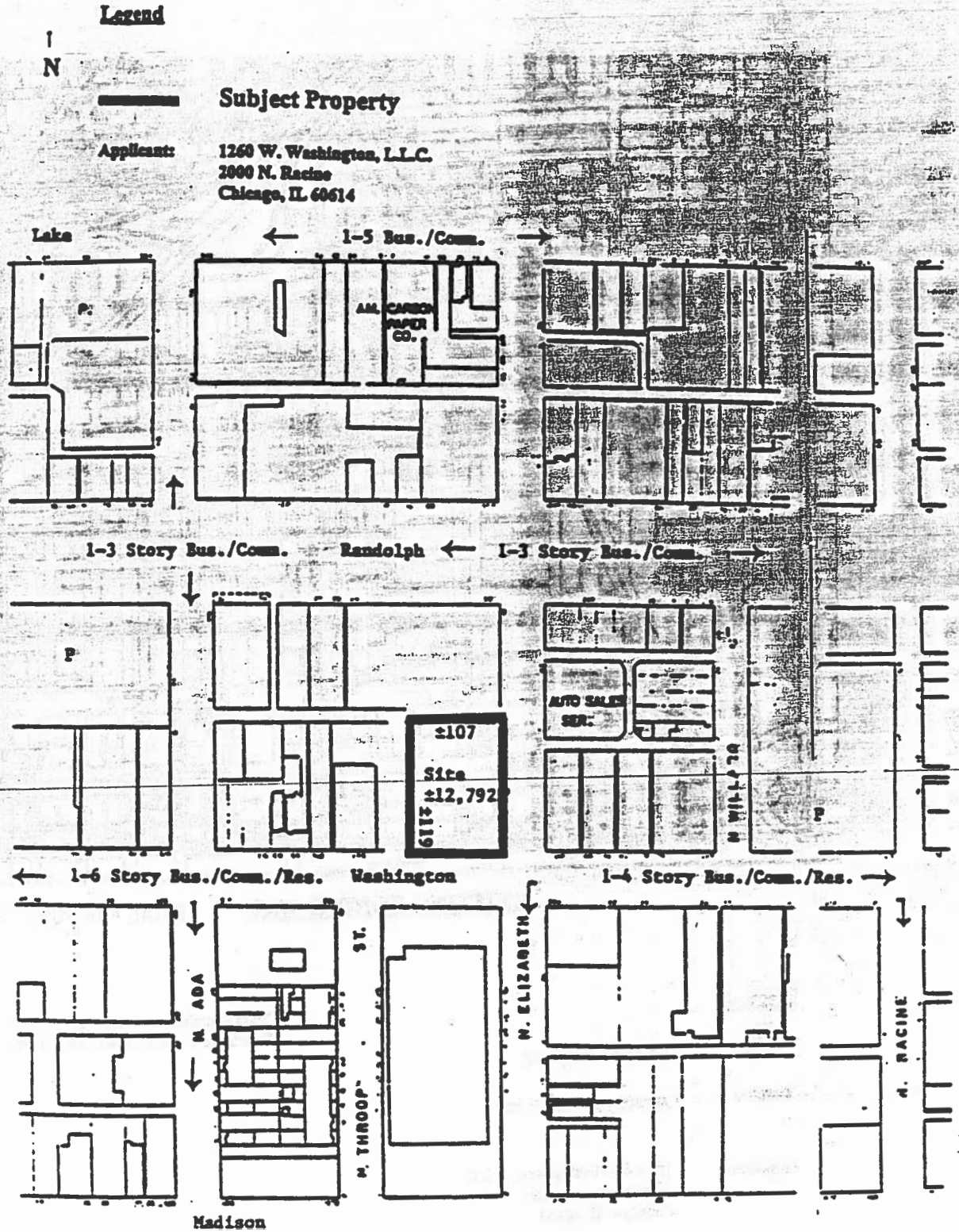


Zoning Boundaries

Applicant: 1260 W. Washington, L.L.C.
2000 Racine Avenue
Chicago, IL 60614

Introduced: July 21, 1999
Revised: October 14, 1999

Existing Land-Use Map.



Site/Landscape Plan: 0411-00000007

STONEGATE DEVELOPMENT

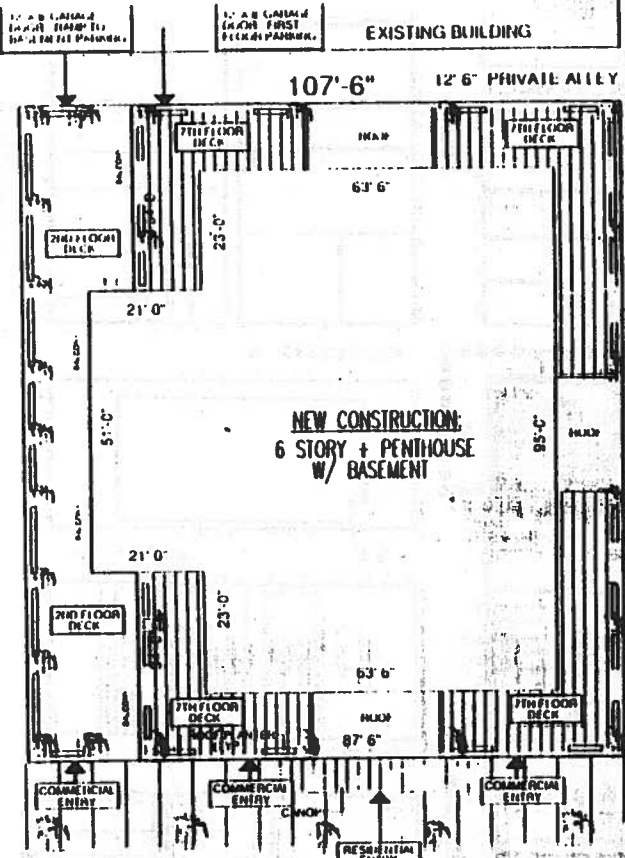
1260 WEST WASHINGTON
Chicago, Illinois

LANDSCAPING NOTES

MINIMUM SIZE SHALL BE 2 1/2" INCH CALIPER MEASURED 6" ABOVE GROUND
TRUNK SHALL BE FREE OF BRANCHES TO A MINIMUM HEIGHT OF 6' 0"
TREES TO BE BALLED AND BURLAPPED 2 1/2" CALIPER TREES SHALL BE 12' 0"
TO 14' 0" IN HEIGHT WITH A MAXIMUM HEIGHT OF 16' 0"
2 1/2" CALIPER TREES SHALL HAVE A MINIMUM 20' DIAMETER & 18" DEEP ROOTBALL

SHRUBS
MAINTAIN BELOW 7' HEIGHT
SUGGESTED PLANTINGS
TREES
SHRUBS IN FINE CURRENT TREES IN PINNAC
GROUND COVER - PERENNIALS (VINCA MINOR)

Applicant shall coordinate the final landscape plan with the Department of Planning and Development prior to Part II approval



WASHINGTON BOULEVARD
(1) SITE/LANDSCAPE PLAN

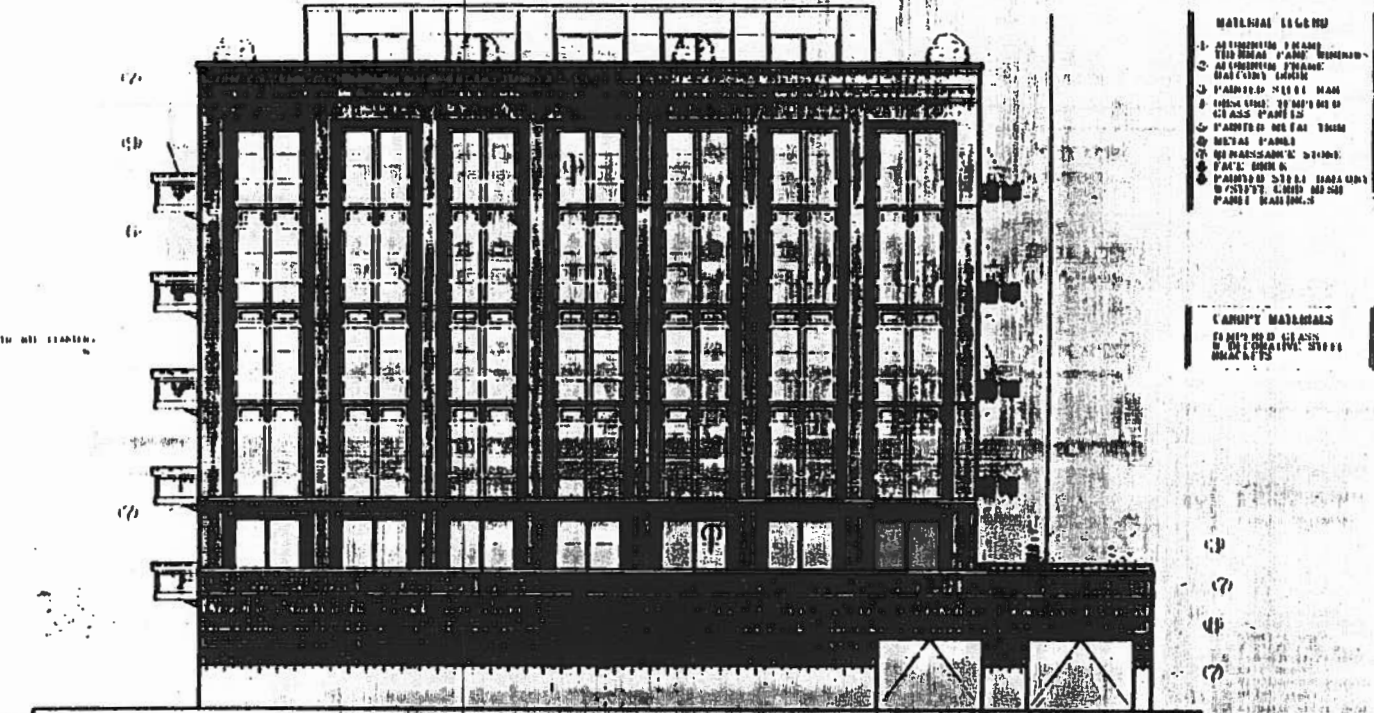
DRAWING #
1

Architects
Hartshorne + Plunkard, Ltd.
1555 N. Sheffield Chicago, Illinois 60622
312 664.7272 312 664 71201

STONEGATE DEVELOPMENT
1260 W WASHINGTON CHICAGO, ILLINOIS

DAT
10/14/99

Building Elevations (North).
(Page 1 of 4)



(1) NORTH ELEVATION

DRAWING #

8

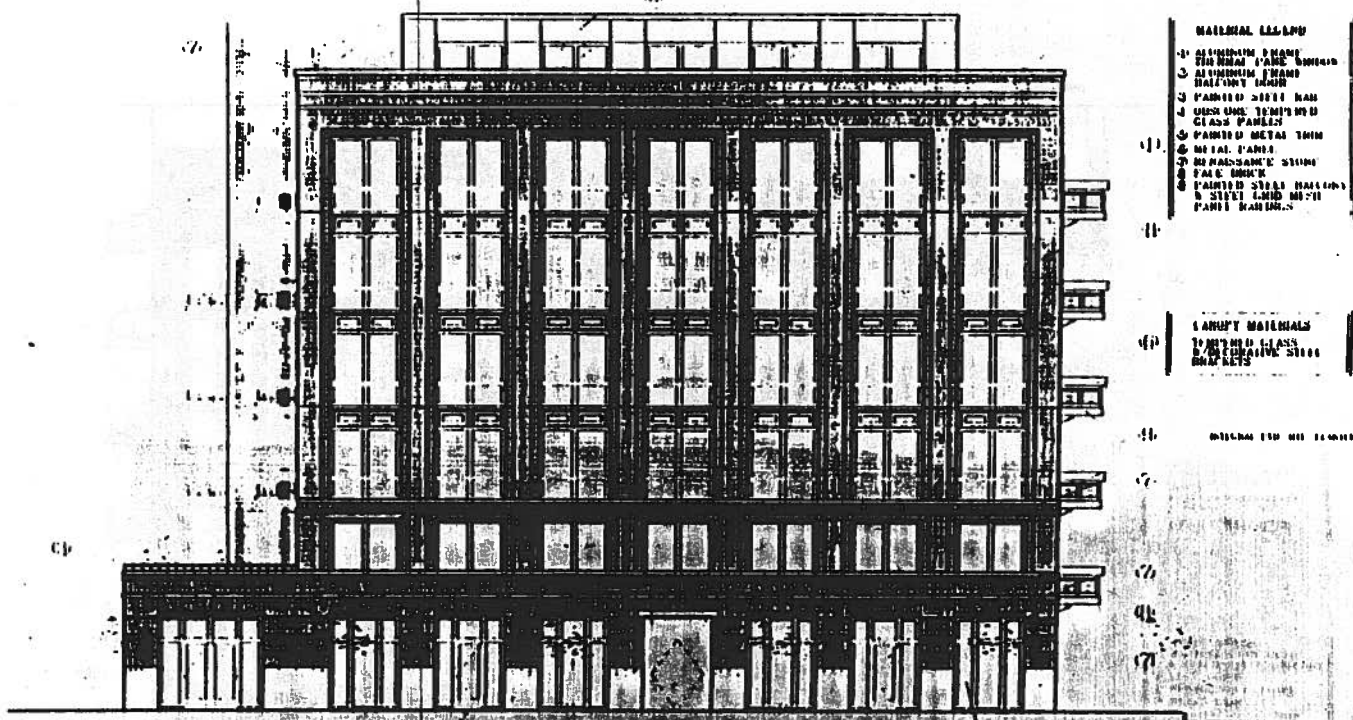
Architects
Hartshorne + Plunkard, Ltd.
 1555 N. Sheffield Chicago, Illinois 60622
 312.664.7272 312.664.71201

STONEGATE DEVELOPMENT

1260 W. WASHINGTON

CHICAGO, ILLINOIS

Building Elevations (South).
(Page 2 of 4)



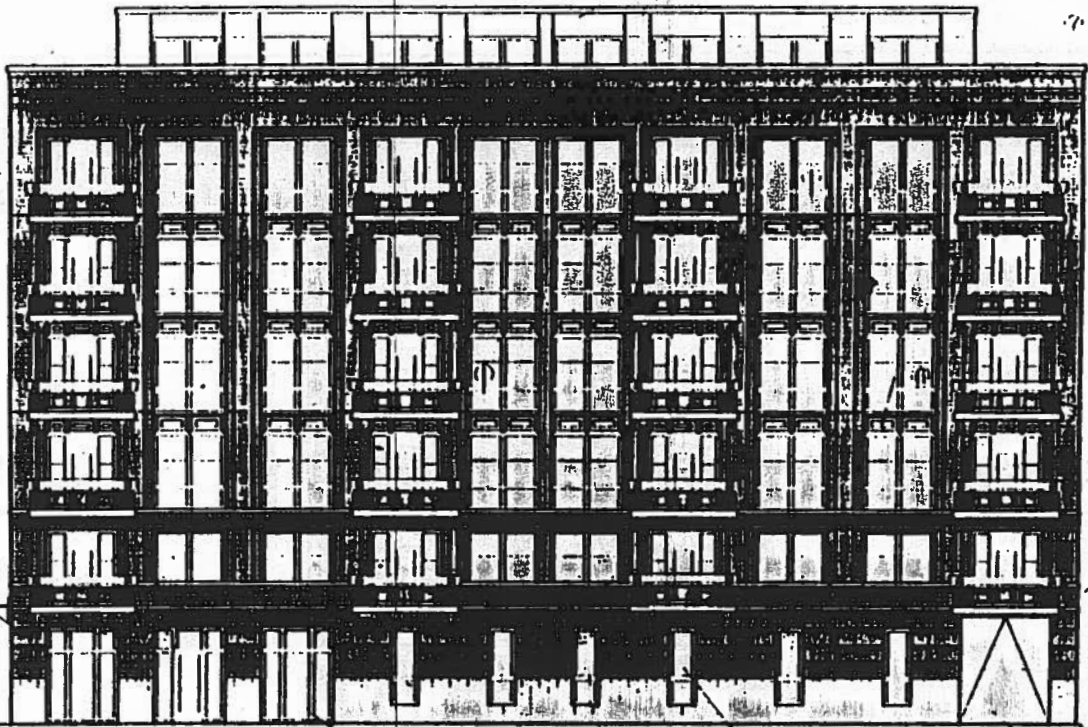
(1) SOUTH ELEVATION

DRAWING #
7

Architects
Hartshorne + Plunkard, Ltd.
1555 N. Sheffield Chicago, Illinois 60622
312 664.7272 312 684 71201

STONEGATE DEVELOPMENT
1260 W. WASHINGTON CHICAGO, ILLINOIS

Building Elevations (East).
(Page 3 of 4)



- MATERIAL LEGEND**
- 1 ALUMINUM FRAME
 - 2 ALUMINUM FRAME
 - 3 PAINTED STEEL
 - 4 PAINTED STEEL
 - 5 PAINTED STEEL
 - 6 PAINTED STEEL
 - 7 PAINTED STEEL
 - 8 PAINTED STEEL
 - 9 PAINTED STEEL
 - 10 PAINTED STEEL

1 ALUMINUM FRAME

2 ALUMINUM FRAME

3 PAINTED STEEL

4 PAINTED STEEL

5 PAINTED STEEL

6 PAINTED STEEL

7 PAINTED STEEL

8 PAINTED STEEL

9 PAINTED STEEL

10 PAINTED STEEL

1 EAST ELEVATION
NTS

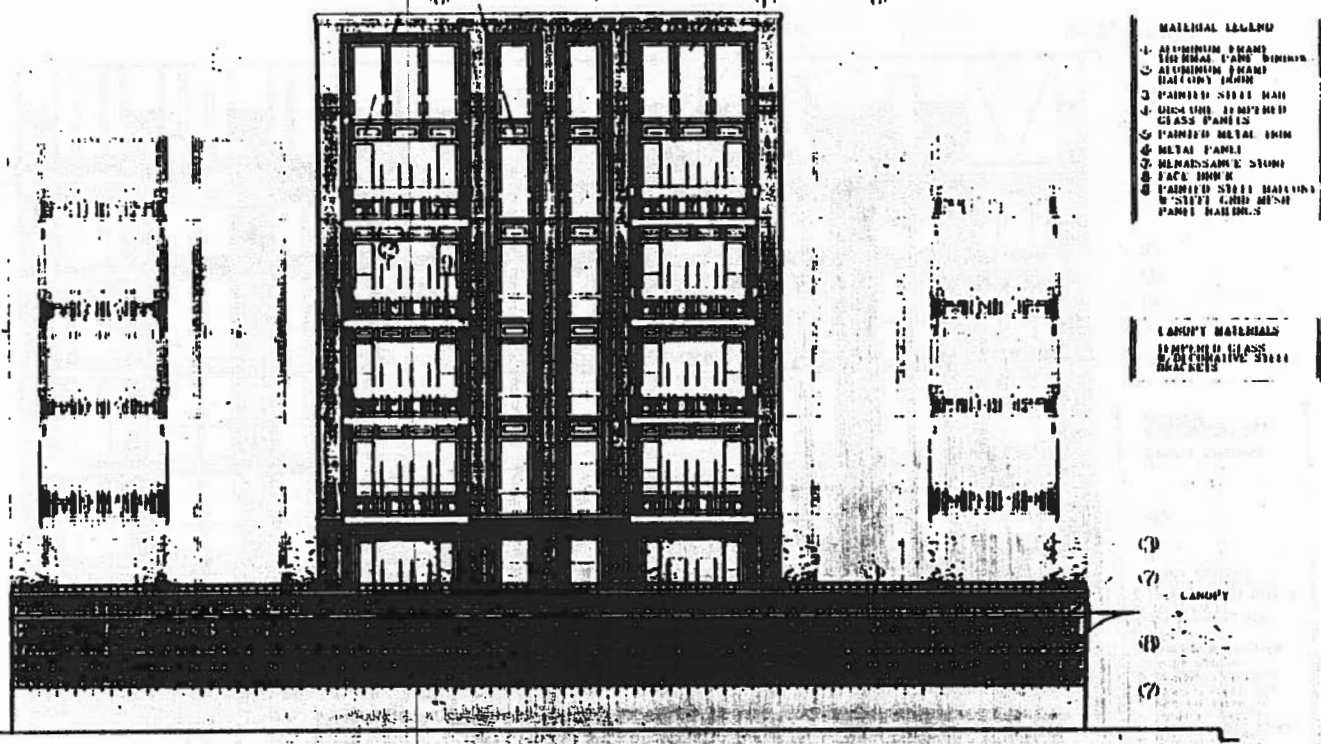
DRAWING #
9

Architects
Hartshorne + Plunkard, Ltd.
 1555 N. Sheffield Chicago, Illinois 60622
 312.664.7272 312.664.71201

STONEGATE DEVELOPMENT
 1260 W. WASHINGTON CHICAGO, ILLINOIS

D
10/

Building Elevations (West).
(Page 4 of 4)



(1) WEST ELEVATION
HTS

DRAWING #
10

Architects
Hartshorne + Plunkard, Ltd.
 1555 N. Sheffield Chicago, Illinois 60622
 312.664.7272 312.664.71201

STONEGATE DEVELOPMENT
 1260 W. WASHINGTON CHICAGO, ILLINOIS