



City of Chicago
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero
 Zoning Administrator

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 121 North LaSalle Street
 Chicago, Illinois 60602
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<http://www.cityofchicago.org>

February 13, 2009
 John J. George
 Attorney At Law
 Two First National Plaza
 Suite 400
 20 South Clark Street
 Chicago, Illinois 60603-1903

Re: Administrative Relief request and Lake Michigan and Chicago Lakefront Protection Ordinance Waiver request for Residential Planned Development No. 732, Lakefront No. 388, Vanacore Apartment Renovations, 65 East Goethe Street

Dear Mr. George:

Please be advised that your request for an minor change to Residential Planned Development No. 732 and a Lake Michigan and Chicago Lakefront Protection Ordinance waiver has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of the Planned Development.

You are requesting to substitute the following revised drawings, prepared by Cicognani Kalla Architects and dated August 12, 2008, for the 8th floor and roof of the Vanacore Apartment at 65 East Goethe Street in place of those previously approved:

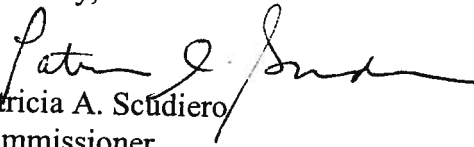
- A-101 Design Development 8th Floor and Roof Reference Plans
- A-102A Design Development Penthouse Floor Plan
- A-102B Design Development Penthouse Floor Plan
- A-103A Design Development Penthouse Roof Plan
- A-103B Design Development Penthouse Roof Plan
- A-201 Design Development Exterior Elevations
- A-202 Design Development Exterior Elevations
- A-203 Design Development Exterior Elevations
- A-204 Design Development Exterior Elevations
- A-205 Design Development Exterior Elevations

Secondly, you are requesting a waiver from the Chicago Plan Commission approval provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance (the "Ordinance") for this project. Pursuant to Section 16-4-150 of the Ordinance, Approval required-Exemptions, one of the exemptions to the Chicago Plan Commission approval requirement for any physical change, etc., within the Lake Michigan and Chicago Lakefront Protection District is for additions which do not increase the site coverage or the height of the structure. Based on the above-referenced drawings, the proposed renovations will not increase the site coverage of the height of the structure.



Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 732, I hereby approve the foregoing minor change and I also hereby approve the waiver from the Chicago Plan Commission approval provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance for this project.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HG:tm

cc: Mike Marmo, Pat Haynes, Erik Glass, DPD files

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 3-E
(As Amended)*

(Application Number 12822) *RPD 732*

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 R6 General Residence District symbols and indications as shown on Map Number 3-E in the area bounded by:

East Goethe Street; North Stone Street; the alley next south of and parallel to East Goethe Street; and a line 177.5 feet west of and parallel to North Stone Street,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to 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 2. 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 732

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of approximately twenty-two thousand four hundred seventy-six (22,476) square feet (zero and fifty-one hundredths (0.51) acres) and is owned or controlled by the Applicant, The Fordham Company.

*Reclassification Of Area Shown On Map Number 2-G.
(Application Number A-4299)*

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 C3-5 Commercial-Manufacturing District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Van Buren Street; a line 101.59 feet east of South Morgan Street; the alley next south of West Van Buren Street; and South Morgan Street,

to those of an M1-3 Restricted Manufacturing 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 2-K.
(Application Number A-4258)*

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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 2-K in the area bounded by:

a line 50.53 feet north of West Arthington Street; the alley next east of and parallel to South Cicero Avenue; West Arthington Street; and South Cicero Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

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 or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, 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 holder 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, then to the owners of record title to all of the Property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time any 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 and any ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.
4. This Plan of Development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line and Boundary Map; a Site Plan; a Landscape Plan, Building Elevations, a Building Section and a Detailed Townhouse Terrace Section at Goudy Park dated November 18, 1999 prepared by Lucien LaGrange and Associates. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": residential uses and accessory parking.

6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. Prior to the issuance of a demolition permit involving the existing buildings on the site, the Applicant shall submit to the Department of Planning and Development a copy of the application for demolition permit and reasonable evidence of funds adequate to finance the construction of the improvements contemplated in this Planned Development.
12. The terms, conditions and exhibits of this Planned Development Ordinance 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 after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement 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 most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. 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.
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the R6 General Residence District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Line and Property Map; Site Plan; Existing Site Plan; Landscape Plan; Proposed Building Elevation Drawings; Proposed Building Section; Detailed Townhouse Terrace Section at Goudy Park; and Typical Balcony Section and Plan referred to in these Plan of Development Statements printed on pages 21935 through 21947 of this Journal.]

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

Residential Planned Development. No. 732

Bulk Regulations And Data Table.

Gross Site Area, 35,544 square feet = Net Site Area, 22,476 square feet + Area in Public Right-of-Way, 13,068 square feet.

Maximum Permitted Floor Area Ratio:

5.20.

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:

28 dwelling units.

Minimum Number of Parking Spaces:

1.7 space for each dwelling unit.

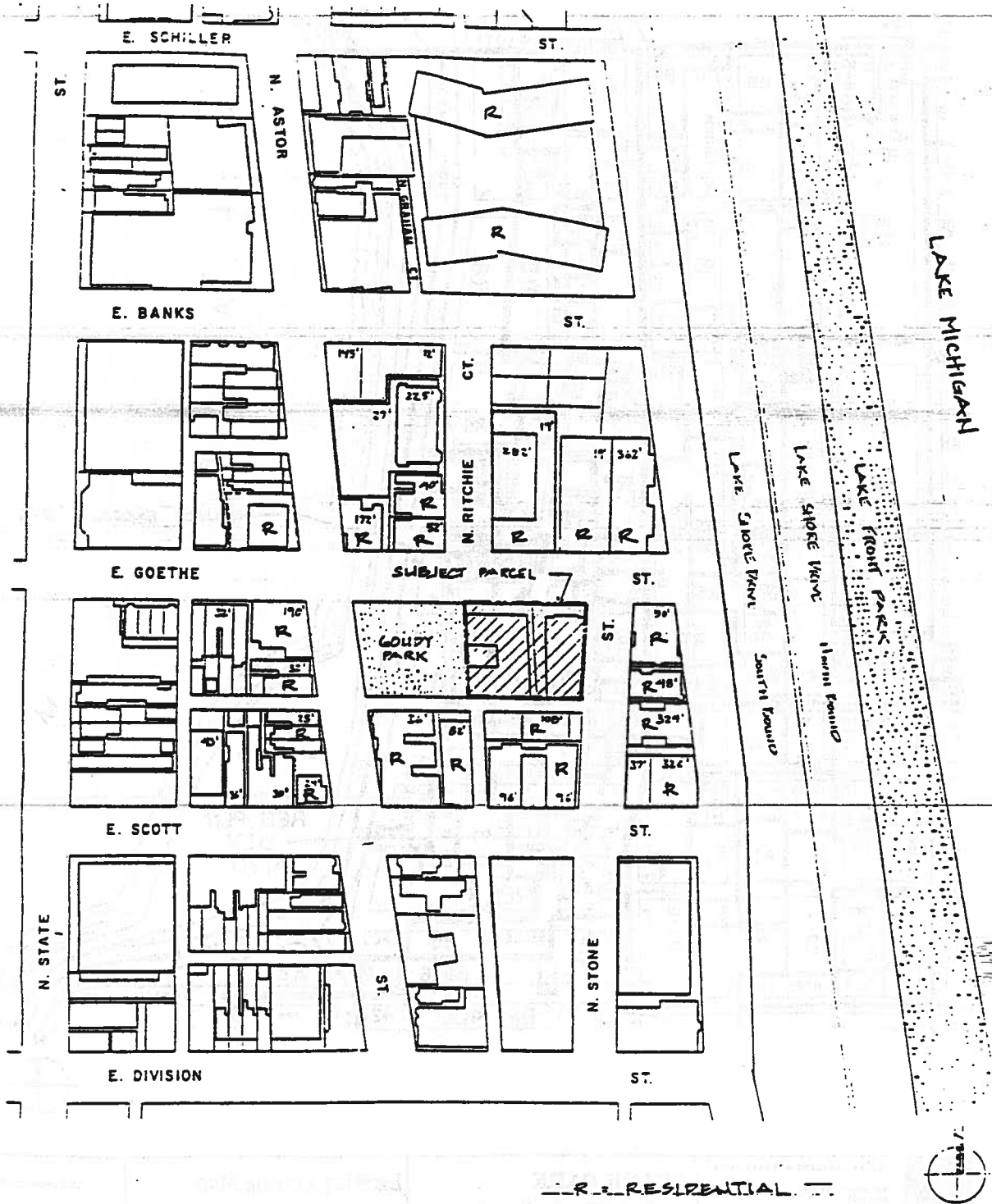
Minimum Number of Off-Street Loading Berths:

0 loading berths.

Maximum Building Height:

In substantial conformance with Building Elevations.

Existing Land-Use Map.



R - RESIDENTIAL

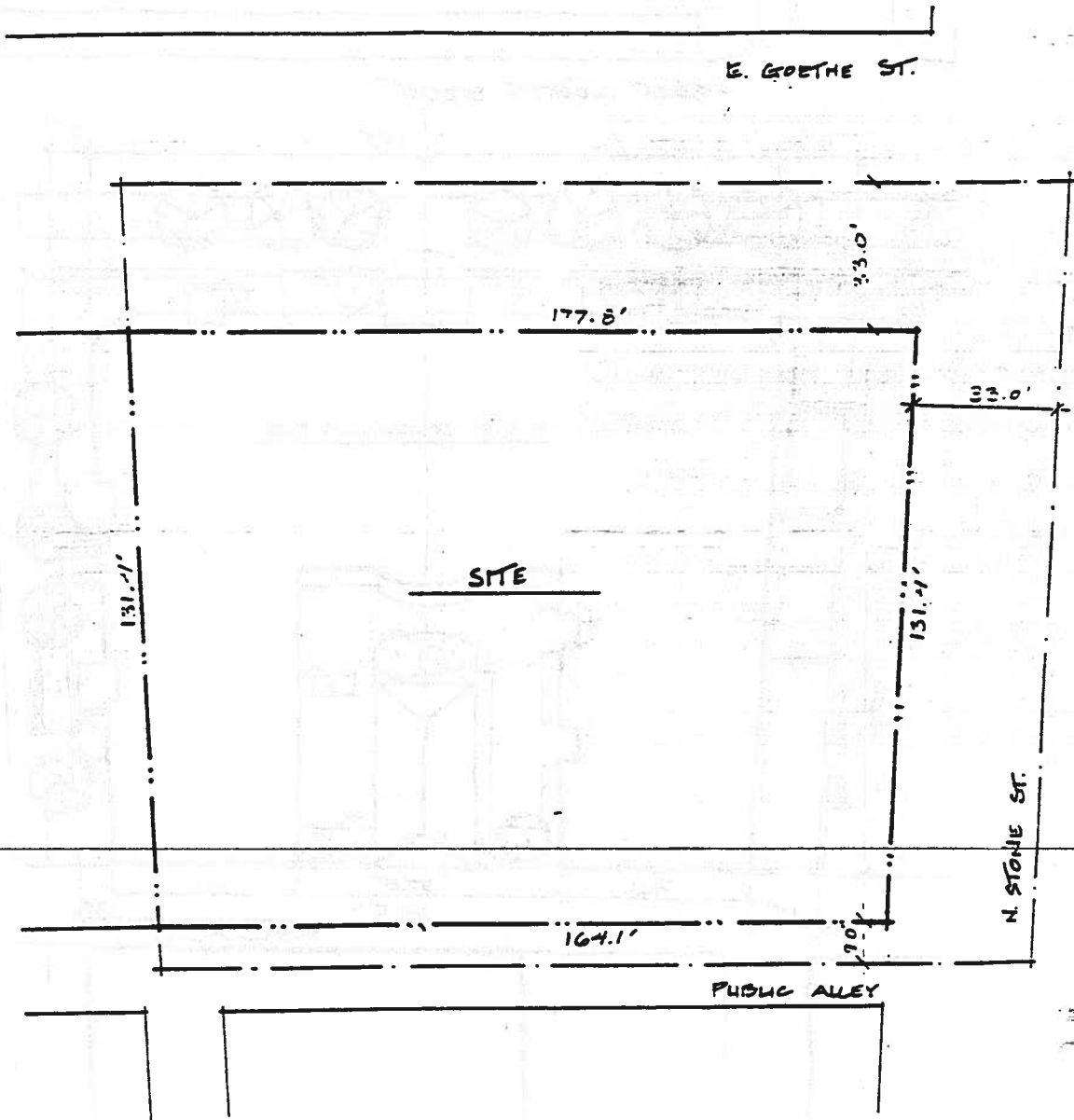
LUCIEN LABERGE AND ASSOCIATES
 685 N MICHIGAN AVE
 CHICAGO
 ILLINOIS 60611
 USA
 ARCHITECTS


ASTOR PARK
 Applicant: The Fordham Company
 61 E. Goethe St.; 1250 N. Stone St.

Existing Land Use Map

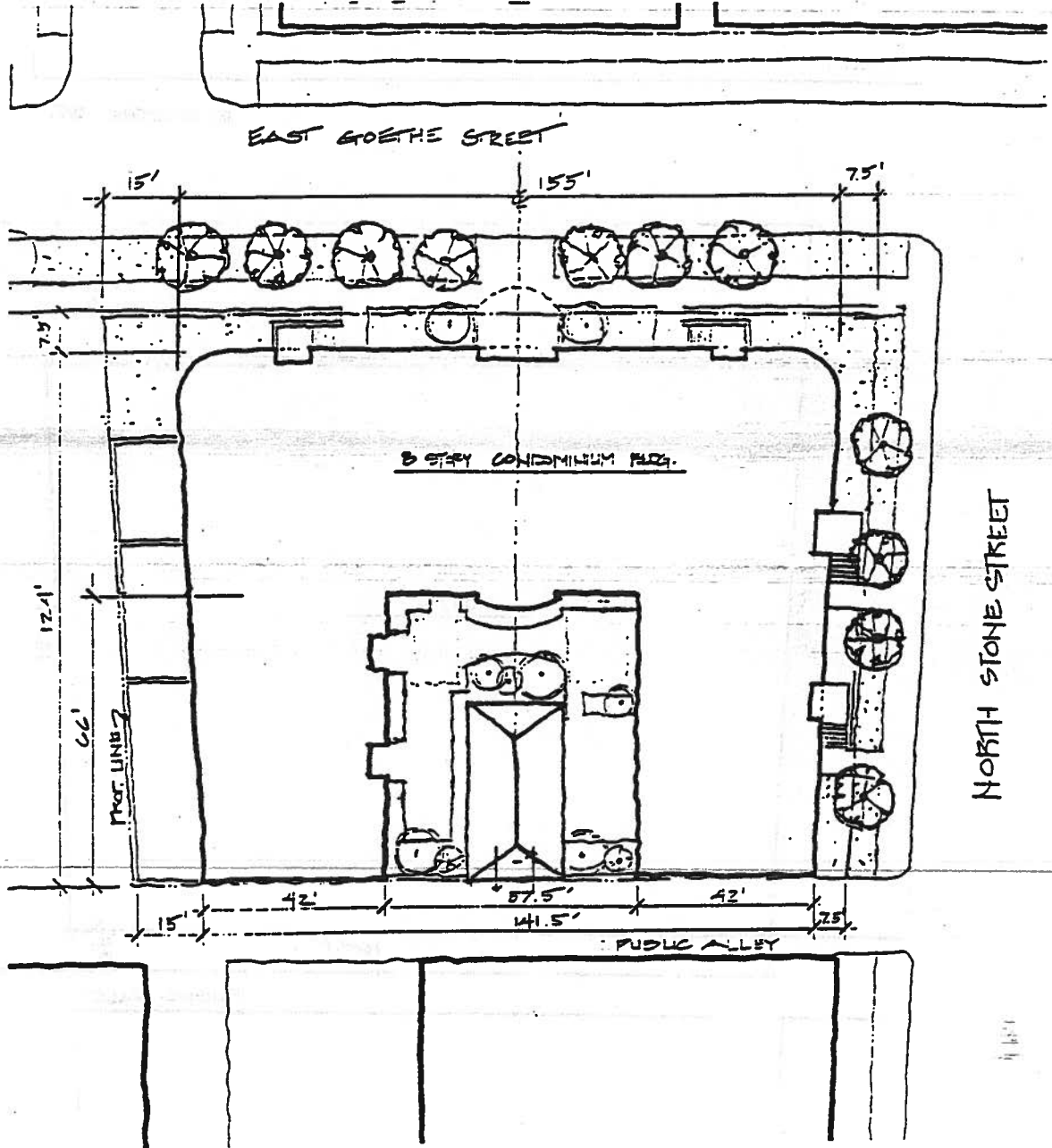
18 November 1999

Planned Development Property Line And Boundary Map.

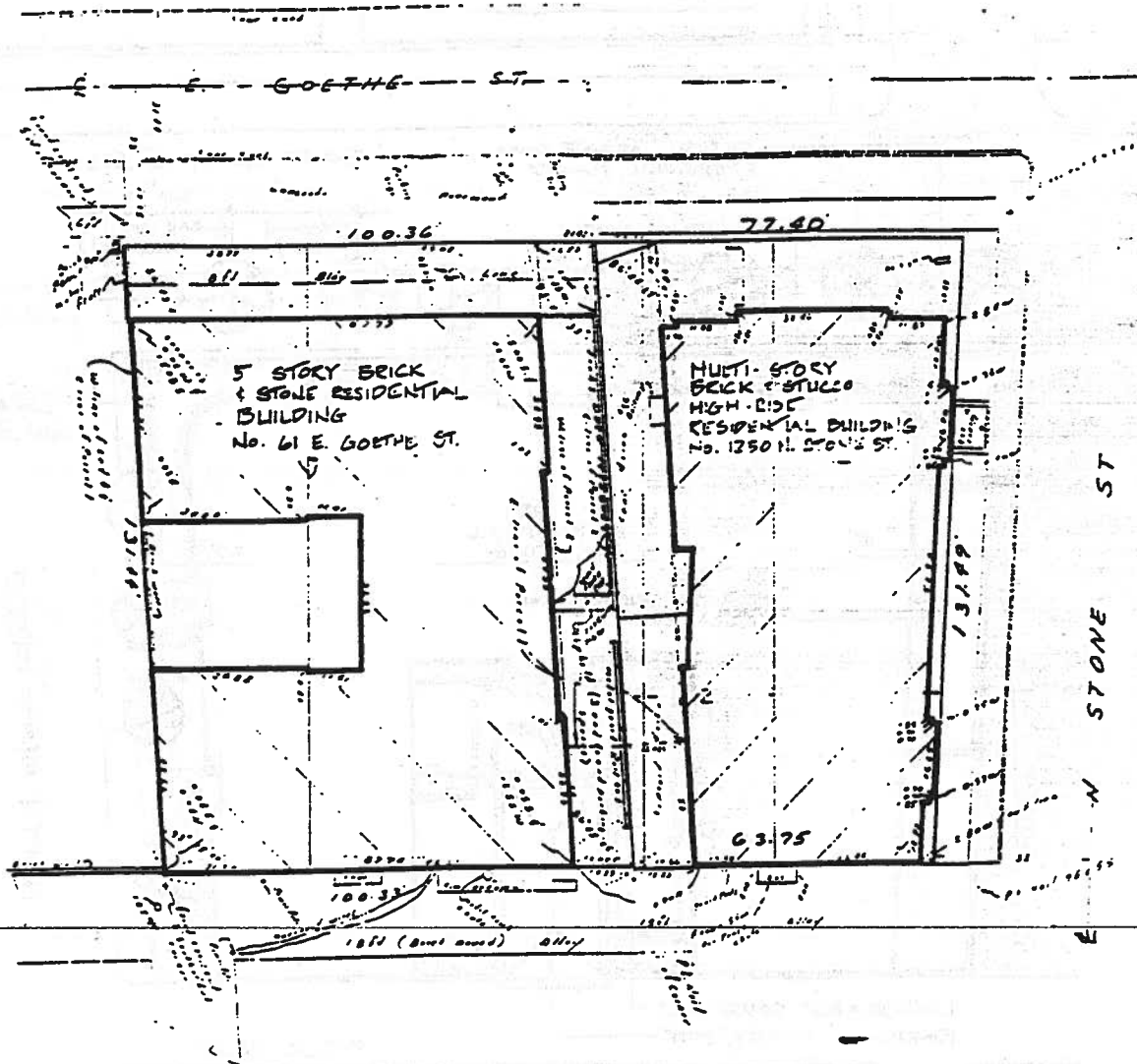


 <p>LUCIEN LARONDE AND ASSOCIATES 625 N MICHIGAN AVE CHICAGO ILLINOIS 60611 USA ARCHITECTS</p>	<p>ASTOR PARK Applicant: The Fordham Company 61 E. Goethe St.; 1250 N. Stone St.</p>	<p>Planned Development Boundary and Property Line Map</p>	<p>18 November 1999</p>
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Site Plan.



Existing Site Plan.



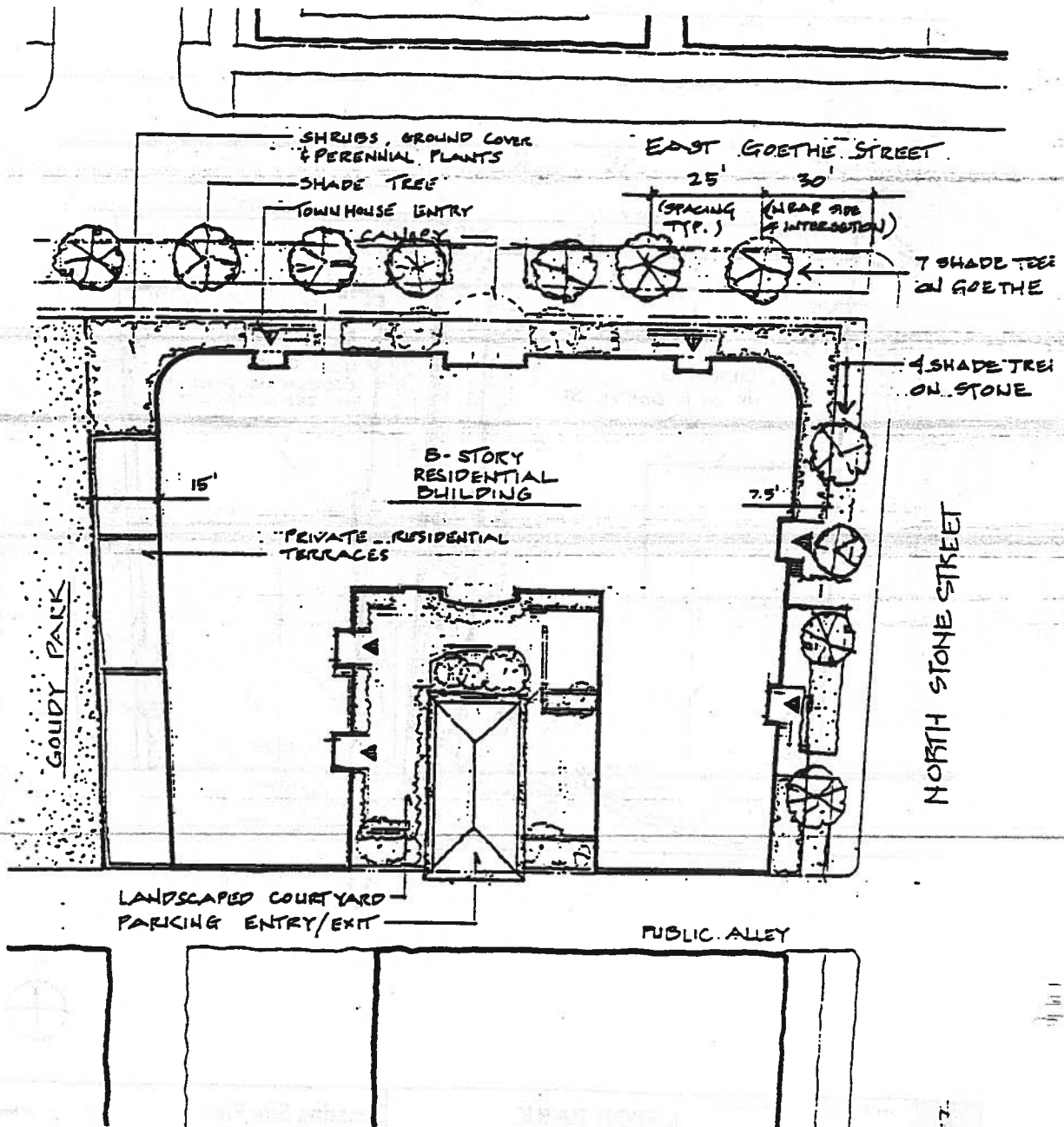
LUCIEN LAGUARDE AND ASSOCIATES
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 CHICAGO
 ILLINOIS 60611
 USA
 ARCHITECTS


ASTOR PARK
 Applicant: The Fordham Company
 61 E. Goethe St.; 1250 N. Stone St.

Existing Site Plan

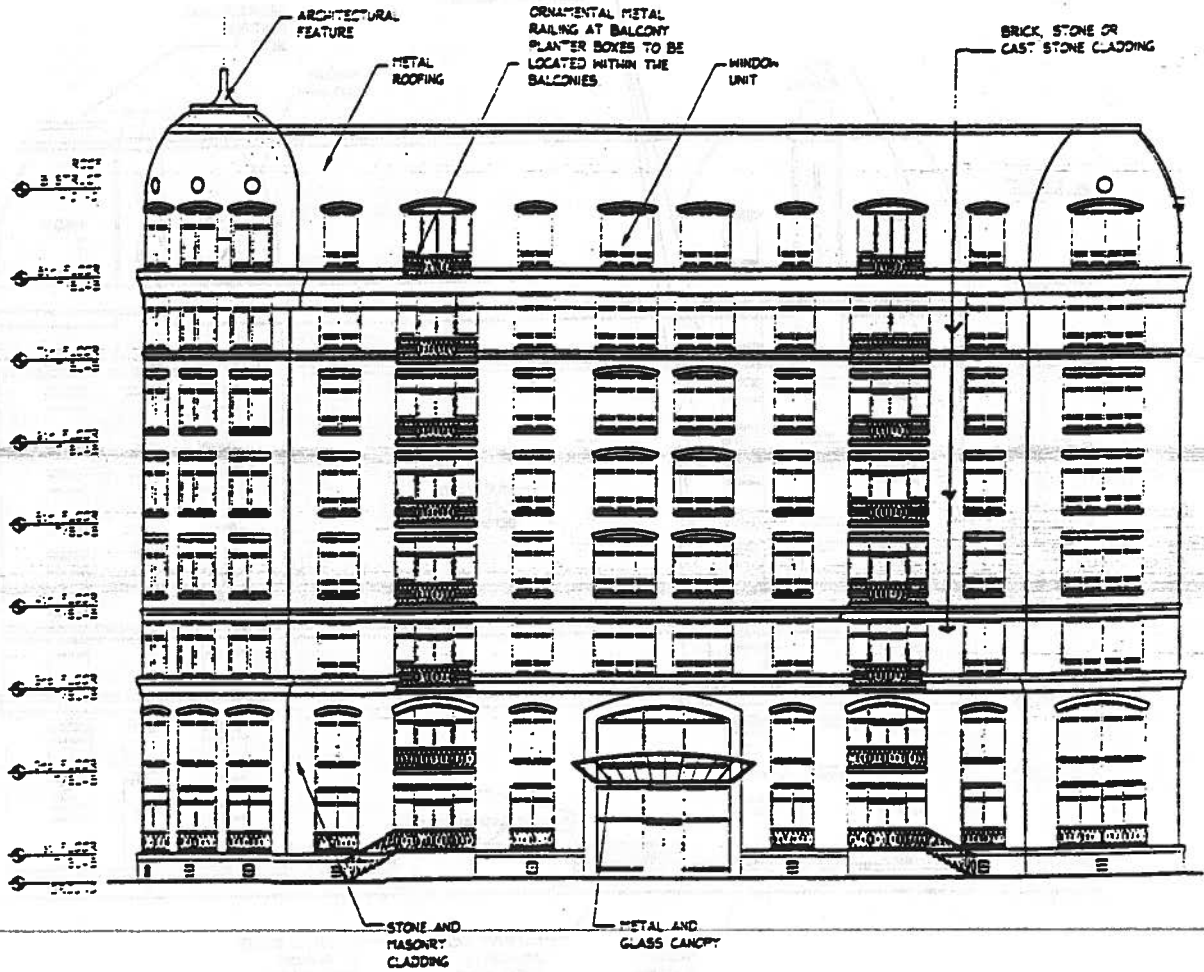
18 November 1999


Landscape Plan.



 <p>LUCIEN LARONDE AND ASSOCIATES 600 N. MICHIGAN AVE CHICAGO ILLINOIS 60611 USA ARCHITECTS</p>	<p>ASTOR PARK Applicant: The Fordham Company 61 E. Goethe St.; 1250 N. Stone St.</p>	<p>Landscape Plan</p>	<p>18 November 1999</p>
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Proposed North Elevation.



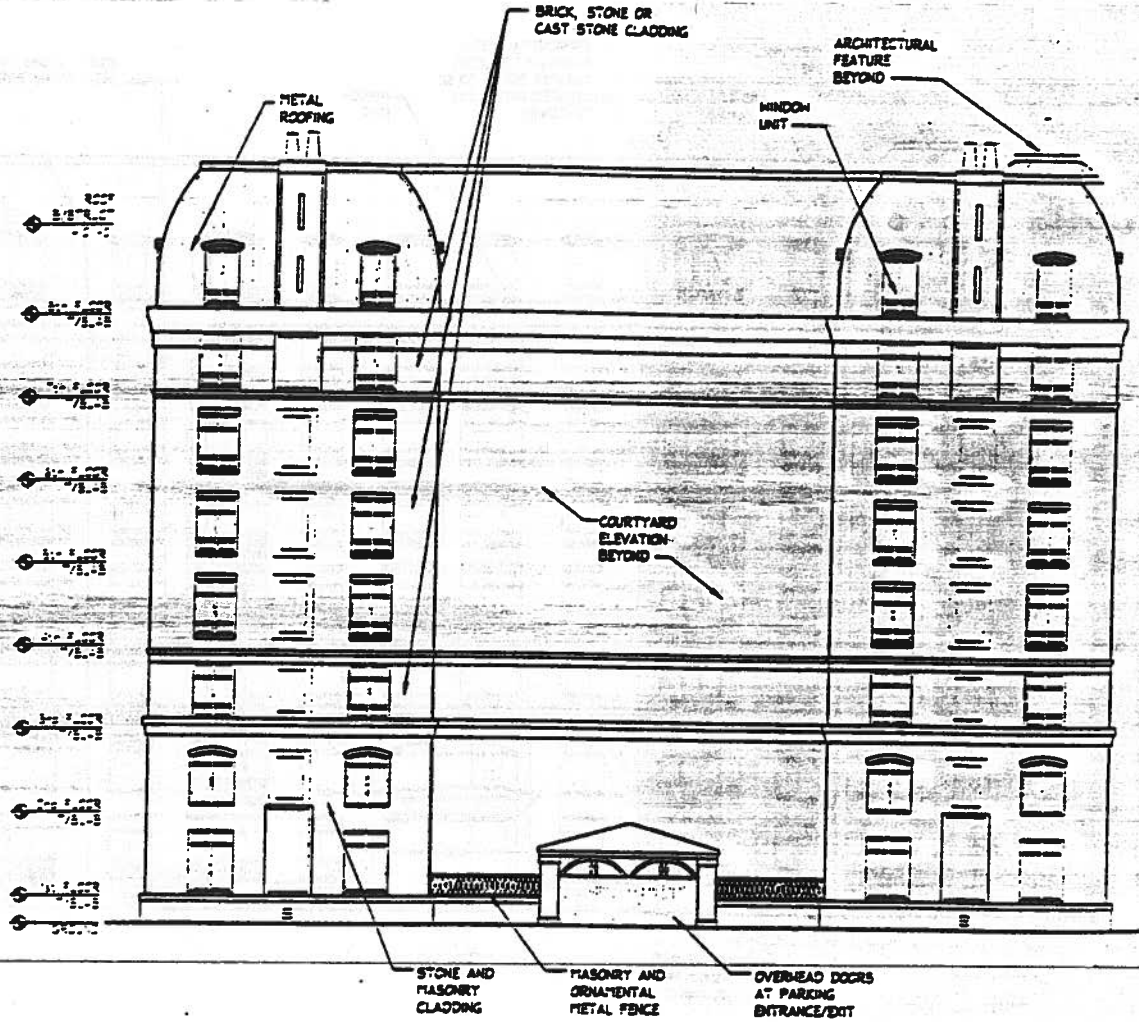

LUCIEN LAGRANGE AND ASSOCIATES
 600 N. MICHIGAN AVE
 CHICAGO
 ILLINOIS 60611
 USA
 ARCHITECTS



Astor Park
 Applicant: The Fordham Company
 61 E. Goethe St., 1250 N. Stone St.

Proposed North Elevation
 Goethe Street

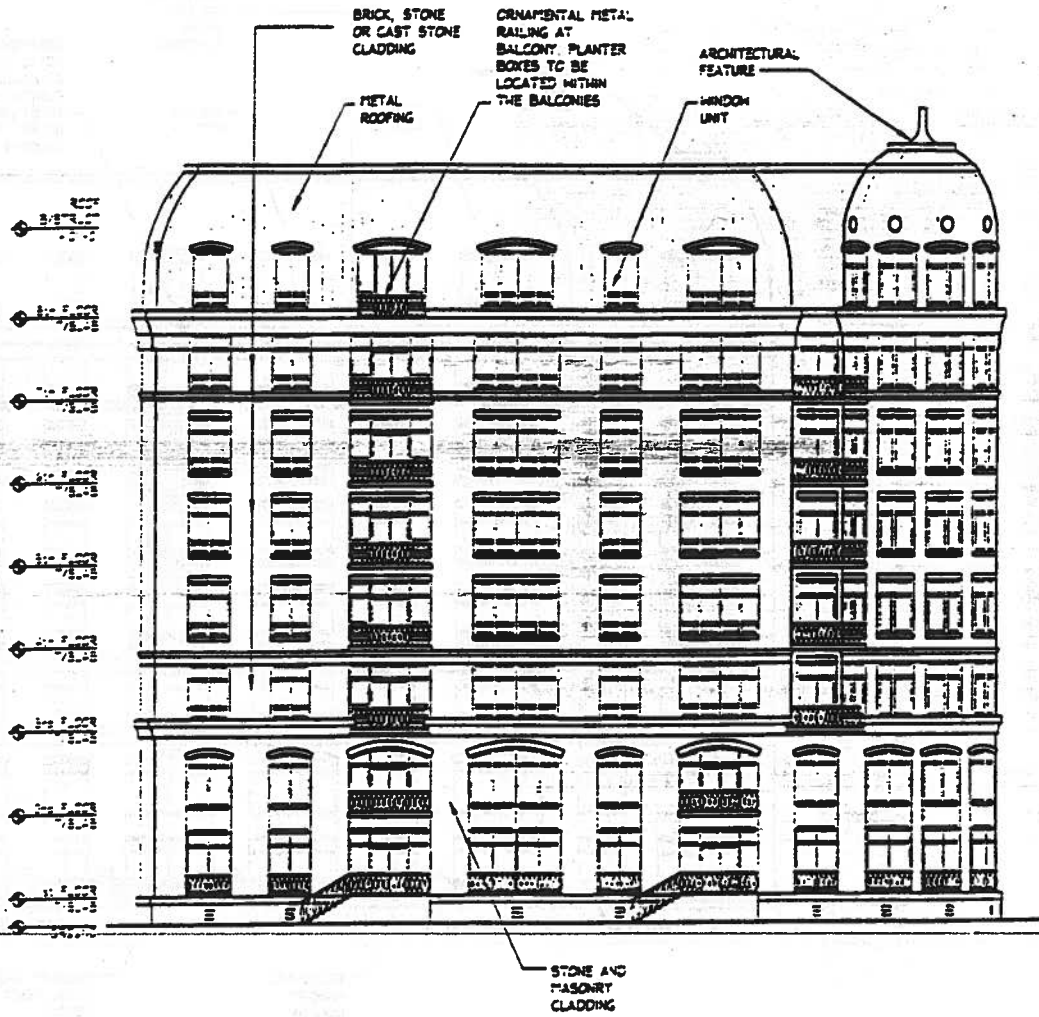

 18 November 1999

Proposed South Elevation.



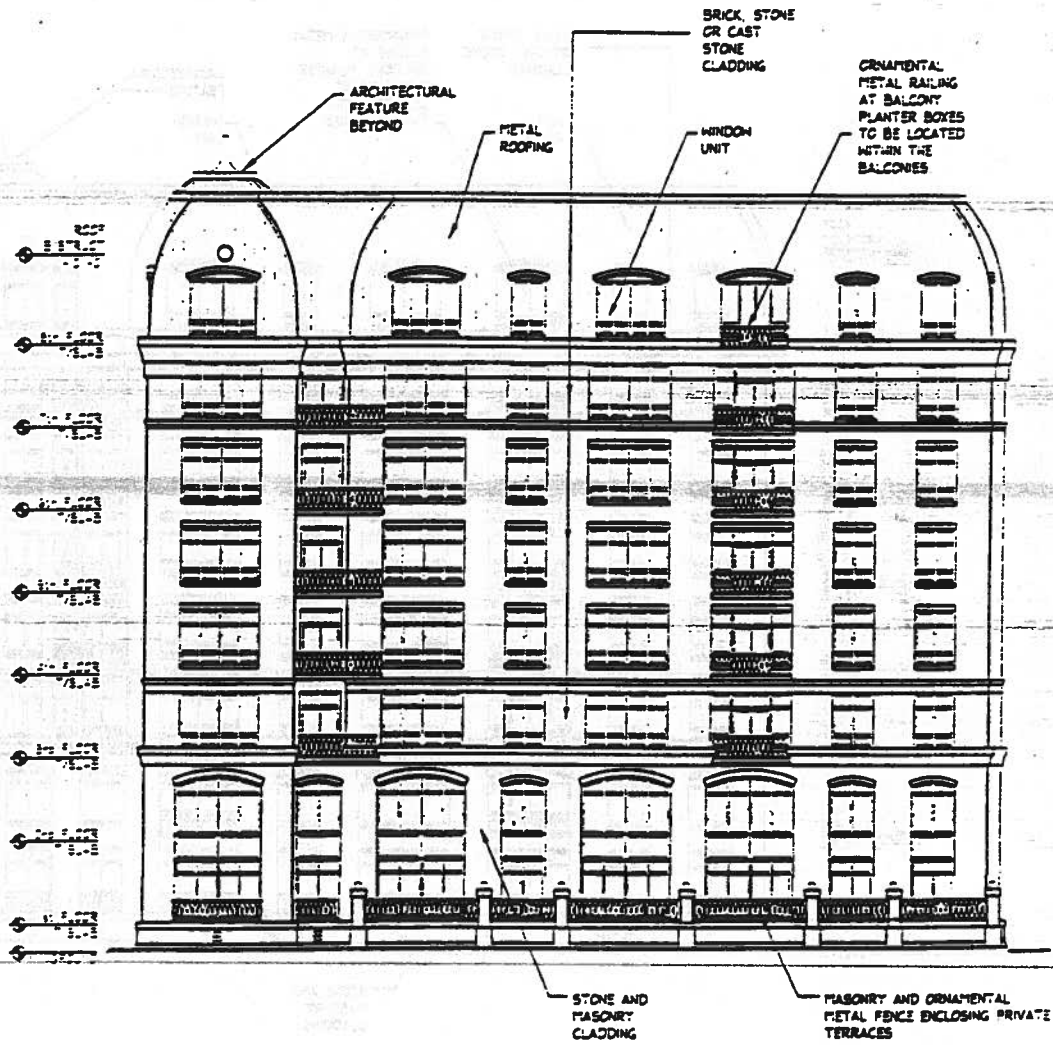
 <p>LUCIEN LABADIE AND ASSOCIATES 300 N. MICHIGAN AVE CHICAGO ILLINOIS 60611 USA ARCHITECTS</p>	<p>Astor Park Applicant: The Fordham Company 61 E. Goethe St., 1250 N. Stone St.</p>	<p>Proposed South Elevation</p>	 <p>18 November 1999</p>
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Proposed East Elevation.



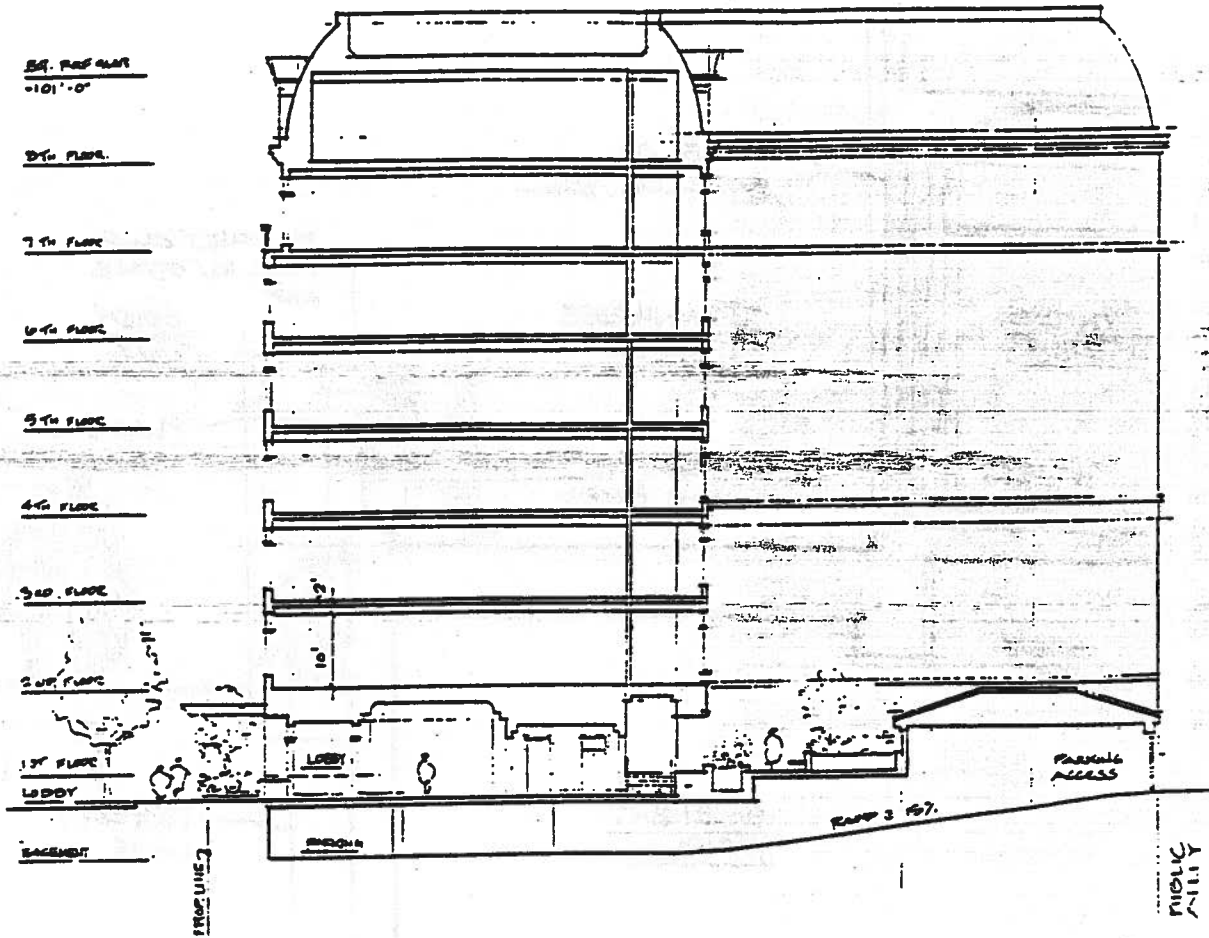
 <p>LUCIEN LAGRANGE AND ASSOCIATES 600 N. MICHIGAN AVE CHICAGO ILLINOIS 60611 USA ARCHITECTS</p>	<p>Astor Park Applicant: The Fordham Company 61 E. Goethe St., 1250 N. Stone St.</p>	<p>Proposed East Elevation Stone Street</p>	 <p>18 November 1999</p>
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Proposed West Elevation.



 <p>LESTER LAQUE AND ASSOCIATES 405 N MICHIGAN AVE CHICAGO ILLINOIS 60611 USA ARCHITECTS</p>	<p>Astor Park Applicant: The Fordham Company 61 E. Goethe St., 1250 N. Stone St.</p>	<p>Proposed West Elevation</p>	 <p>18 November 1999</p>
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Proposed Building Section.



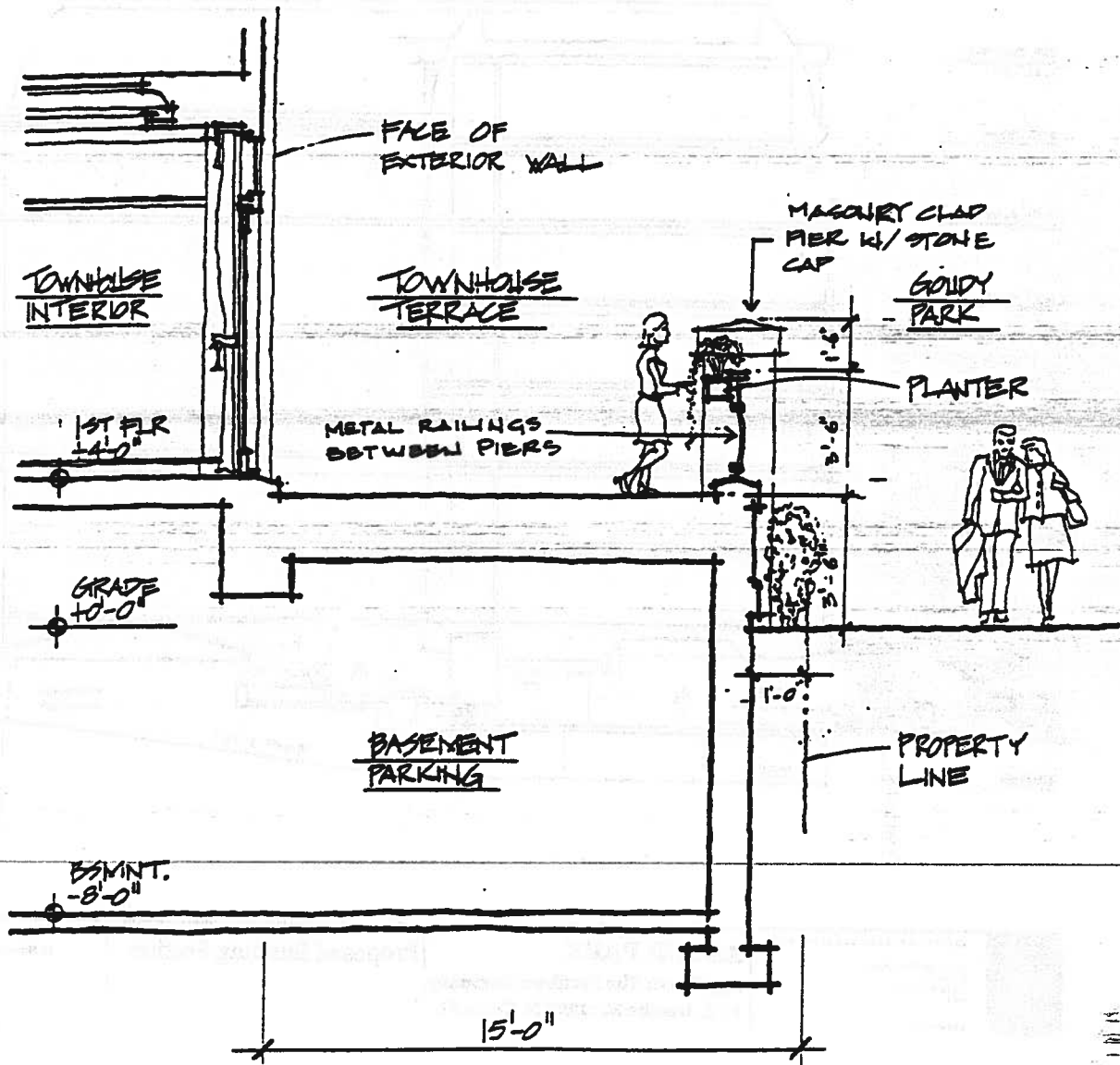

LUCIEN LABANOWSKI AND ASSOCIATES
 600 N MICHIGAN AVE
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 USA
 ARCHITECTS



ASTOR PARK
 Applicant: The Fordham Company
 61 E. Goethe St.; 1250 N. Stone St.

Proposed Building Section

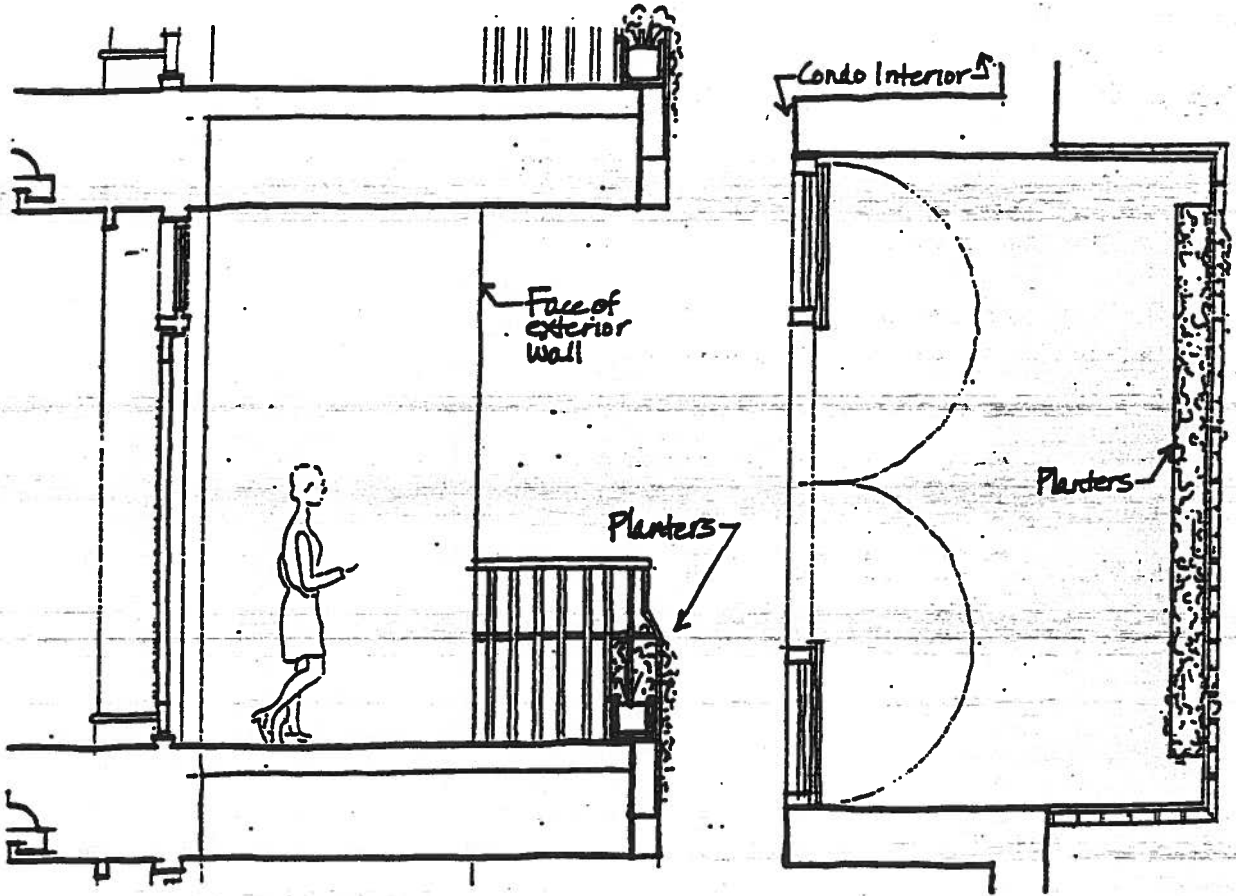
18 November 1999

Detailed Townhouse Terrace Section
At Goudy Park.



 <p>LUCIEN LABADIE AND ASSOCIATES 800 N MICHIGAN AVE CHICAGO ILLINOIS 60611 USA ARCHITECTS</p>	<p>Astor Park Applicant: The Fordham Company 61 E. Goethe St., 1250 N. Stone St.</p>	<p>T.H.Terrace/Goudy Park Section</p>	 <p>18 November 1999</p>
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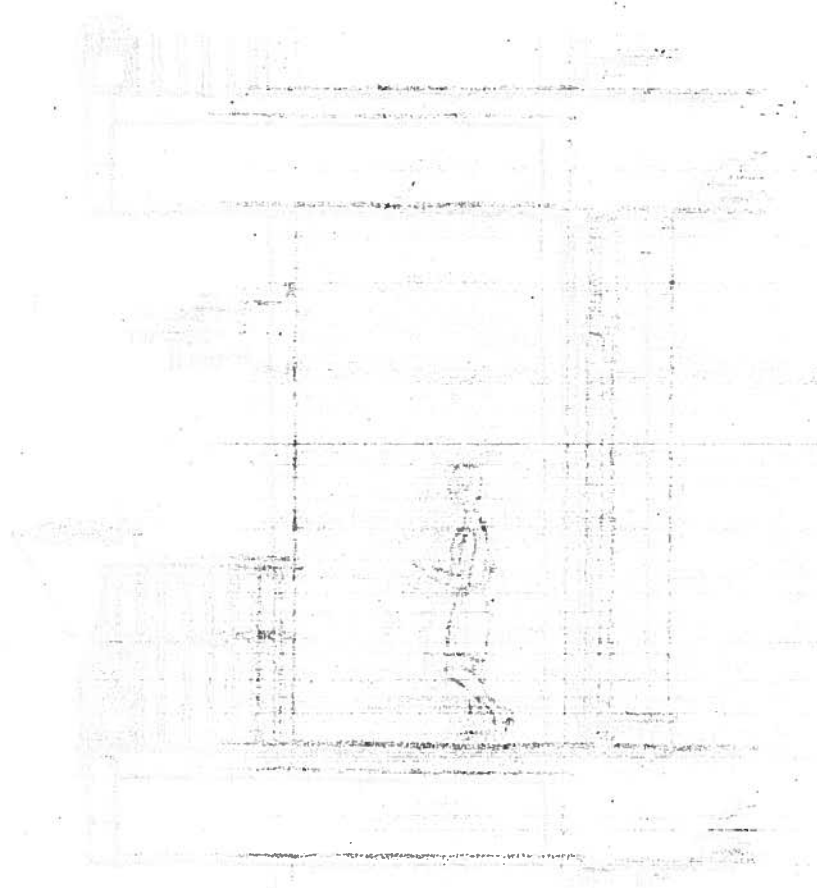
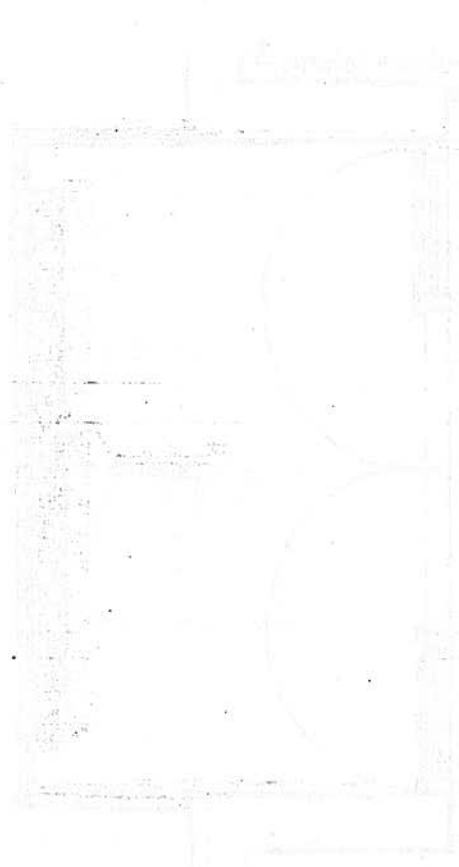
Typical Balcony Section And Plan.



Balcony Section
NTS

Balcony Plan
NTS

<p>LUIGI LANGRISSE AND ASSOCIATES 505 N. MICHIGAN AVE CHICAGO ILLINOIS 60611 USA ARCHITECTS</p>	<p>Astor Park Applicant: The Fordham Company 61 E. Goethe St., 1250 N. Stone St.</p>	<p>Typical Balcony Section and Plan</p>	<p>18 November 1999</p>
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