

PD 746

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

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

<http://www.cityofchicago.org>

February 14, 2002

Mr. Greg Orput
Nadel Architects Inc.
626 South Clark Street
Ninth Floor
Chicago, IL 60605

RE: Request for minor changes to Residential-Business Planned
Development No. 746 (720 West Randolph Street)

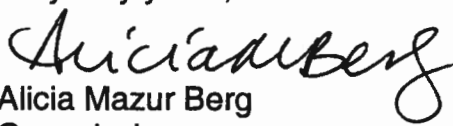
Dear Mr Orput:

Please be advised that your request for a minor change to
Residential-Business Planned Development No.746 on behalf of
Kaiser Development Group, LLC, has been considered by the
Department of Planning and Development pursuant to Section 11.11-
3(c) of Chicago Zoning Ordinance and Statement No. 11 of the
Planned Development.

Specifically, you requested that the minimum number of parking
spaces be reduced from 93 to 90 due to the reduction in the number
of condominium units by four from 67 to 63. This reduction is also
needed in order to provide minimum dimensions for vehicular access.
Even with this reduction, the overall parking ratio would slightly
increase from 1.38 spaces per unit to 1.42 spaces per unit.

Accordingly, pursuant to the authority granted by the Chicago Zoning
Ordinance, I hereby approve the requested minor change, but no
other changes to this planned development.

Very truly yours,


Alicia Mazur Berg
Commissioner

CC Ed Kus, Jack Swenson , Philip Levin, Michael Marmo,



12932

35840

JOURNAL--CITY COUNCIL--CHICAGO

6/7/2000

Again, for the record, I abstain from voting on Application Numbers 13002, 13003, A-4354, 13006, 12853, 12863, 12932 and 12974.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

RBP

On motion of Alderman Banks, the said proposed amended ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Thomas, Coleman, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Suarez, Matlak, Mell, Austin, Colom, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Levar, Shiller, Schulter, M. Smith, Stone -- 43.

Nays -- None.

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

Alderman Banks invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that while he had no personal or financial interest in the ordinance, he had a familial relationship with the applicant's attorney.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

RBP 746

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 1-F in the area bounded by:

West Randolph Street; a line 140.40 feet east of and parallel to North Halsted Street; West Couch Place; and a line 221.6 feet east of and parallel to North Halsted Street,

to those of a Residential Business Planned Development 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.

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

Residential Business Planned Development Number 746

Plan Of Development Statements.

1. The area delineated herein as a Residential Business Planned Development consists of a net site area of approximately twelve thousand six hundred sixty-nine (12,669) square feet which is owned and controlled by Kaiser Development Group, L.L.C., Suite 407, 3000 Dundee Road, Northbrook, Illinois 60062 ("Applicant").
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-ways or consolidation or resubdivision of parcels shall require 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 applicable within the Planned Development shall be binding upon the Applicant, its successors, and assigns and if different than the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, 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 modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development. No amendment may be sought without written approval by the homeowners association.

4. This Plan of Development consists of these thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; Site/Landscape Plan; Elevations; dated May 18, 2000; full size sets of the Site/Landscape Plan, Upper Penthouse Plan and Building Elevations are on file with the Department of Planning and Development. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a Planned Development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the areas delineated herein: Multi-family Dwelling units, accessory parking commercial uses as permitted in the C3-5 Commercial Manufacturing District except for taverns, laundromats, amusement establishments and liquor stores.
6. Identification and business signs shall be permitted within the Planned Development subject to the review of the Department of Planning and Development. Temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to the review of the Department of Planning and Development.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles 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. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Planning and Development.

8. In addition to the maximum height of any building or any appurtenance attached thereto, the height of an improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago of Chicago Zoning Ordinance shall apply.
10. Improvements of the property, including landscaping and all entrances and exits, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table and the Site Plan attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Installation of parkway landscaping is subject to review and permit by any departments or agencies required to approve same.
11. 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 written request for such 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 is consistent with the nature of the improvements contemplated in this planned development. 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.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes, enables and maximizes the character of the surrounding community. Plans for all buildings and improvements on the property shall be reviewed and approved by the Department of Planning and Development to ensure such compatibility with the surrounding neighborhood.
13. If substantial construction has not yet begun within the Planned Development within six (6) years of the date of passage of the Planned Development, the zoning of that property shall revert to the C3-5 Commercial-Manufacturing District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Existing Zoning Map; Existing Land-Use Map; Site/Landscape Plan; Building Elevations Drawing; and Upper Penthouse Drawing referred to in these Plan of Development Statements printed on pages 35845 through 35852 this Journal.]

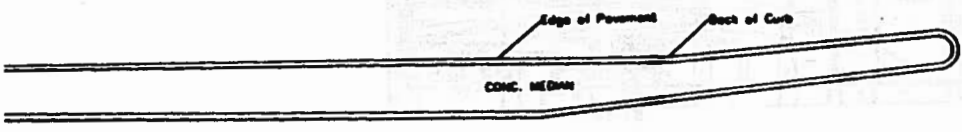
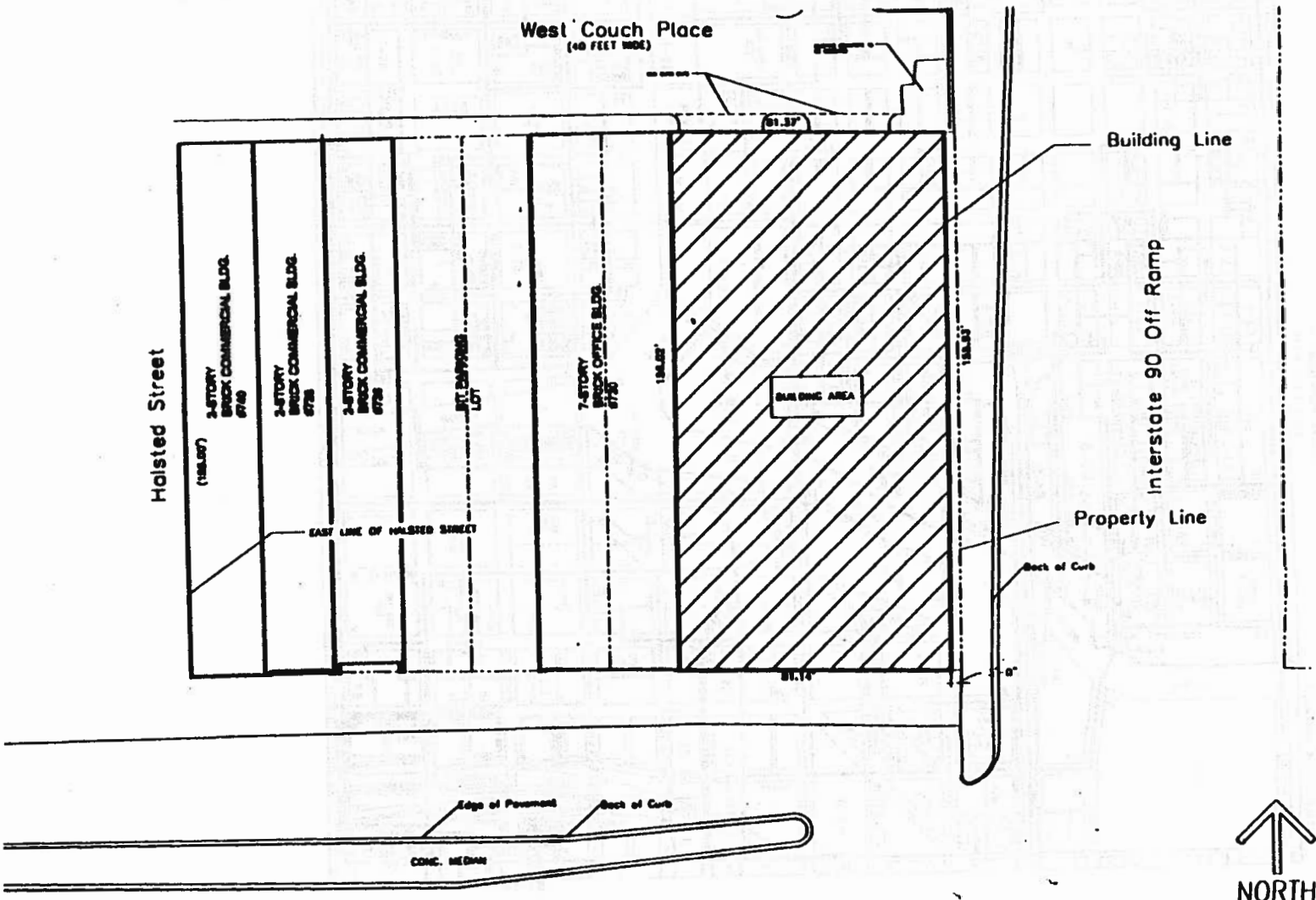
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Business Planned Development Number 746.

Bulk Regulations And Data Table.

Gross Site Area:	20,366.14 square feet (0.4675 acres).
Net Site Area:	12,674 square feet (0.29 acres).
Maximum Floor Area Ratio:	7.7.
Maximum Number of Residential Units:	67.
Maximum Site Coverage:	In accordance with Site Plan.
Minimum Number of Off-Street Parking Spaces:	93.
Minimum Number of Off-Street Loading Docks:	1.
Minimum Setbacks:	In accordance with Site Plan.
Maximum Height:	In accordance with Building Elevations.

Existing Land-Use Map.



EXISTING LAND-USE MAP

720-726 W. RANDOLPH DEVELOPMENT

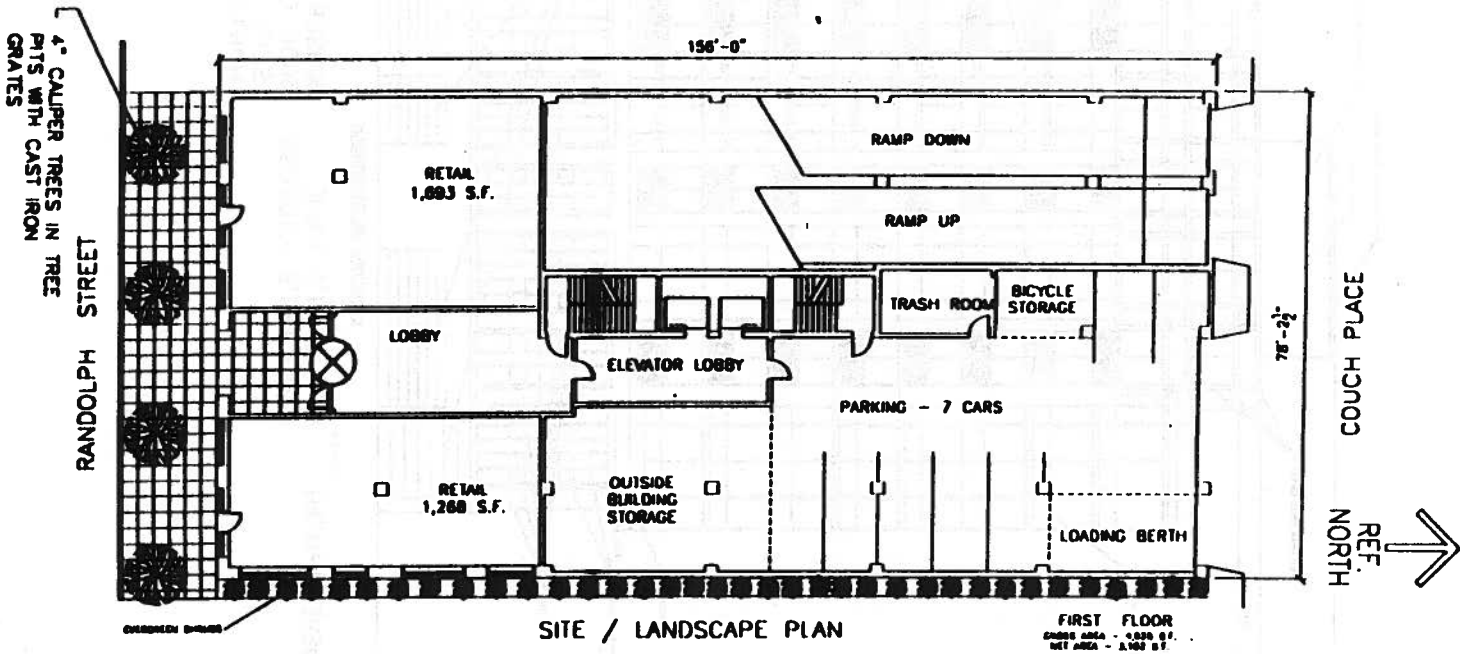
HERR, ARCHITECTS, INC.
 100 SOUTH PULASKI
 CHICAGO, ILLINOIS
 60607-3200

APPLICANT'S NAME:
 APPLICANT'S ADDRESS:

KAISER DEVELOPMENT GROUP, LLC
 3000 DUNDEE ROAD
 SUITE 407
 NORTHBROOK, IL 60062
 847.439.9000

DATE:

Site/Landscape Plan.



720-726 W. RANDOLPH DEVELOPMENT

MADEL ARCHITECTS, INC
and MARVIN FITCH
CHICAGO, ILLINOIS
JOHN BURNS/PCO
CONSULTING ARCHITECT

APPLICANT'S NAME:
APPLICANT'S ADDRESS:

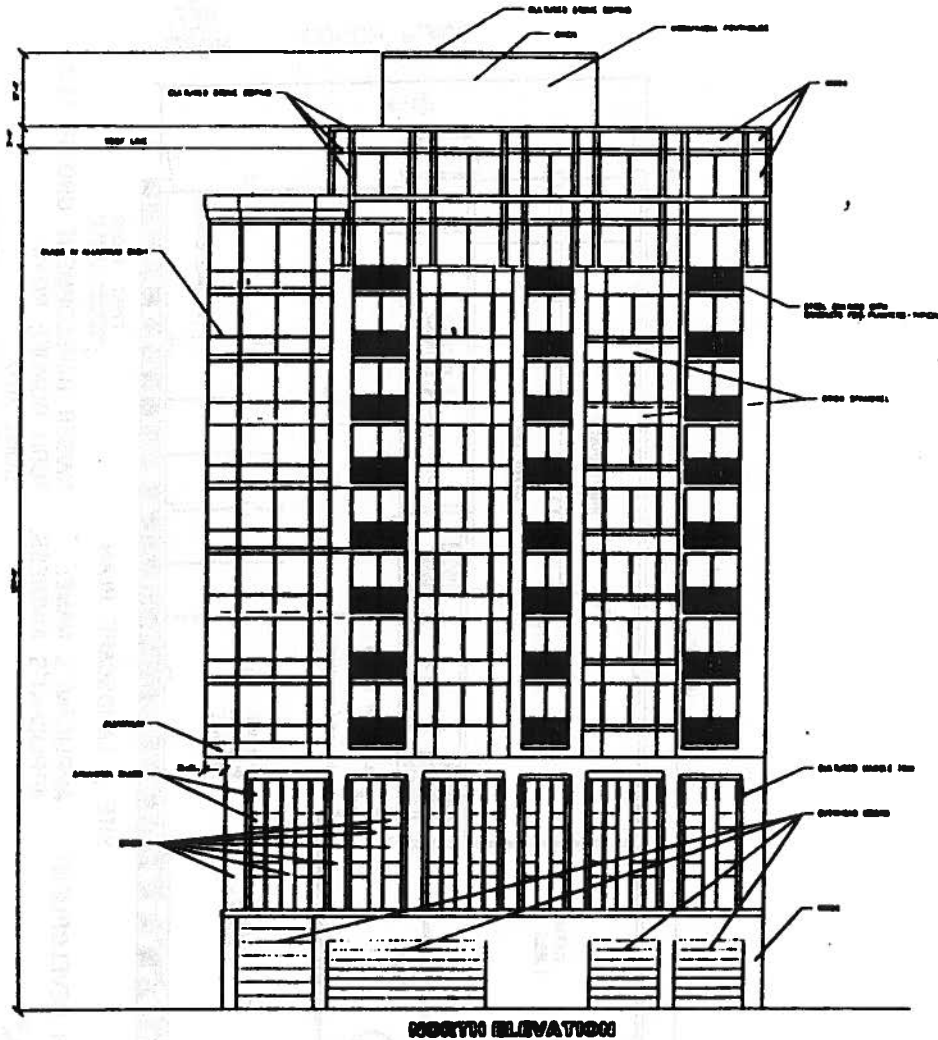
KAISER DEVELOPMENT GROUP, LLC
3000 DUNDEE ROAD
SUITE 407
NORTHBROOK, IL 60062
MAY 18, 2000

DATE:

SITE / LANDSCAPE PLAN

FIRST FLOOR
GROSS AREA - 4,000 S.F.
NET AREA - 3,100 S.F.

North Building Elevation.



NORTH ELEVATION

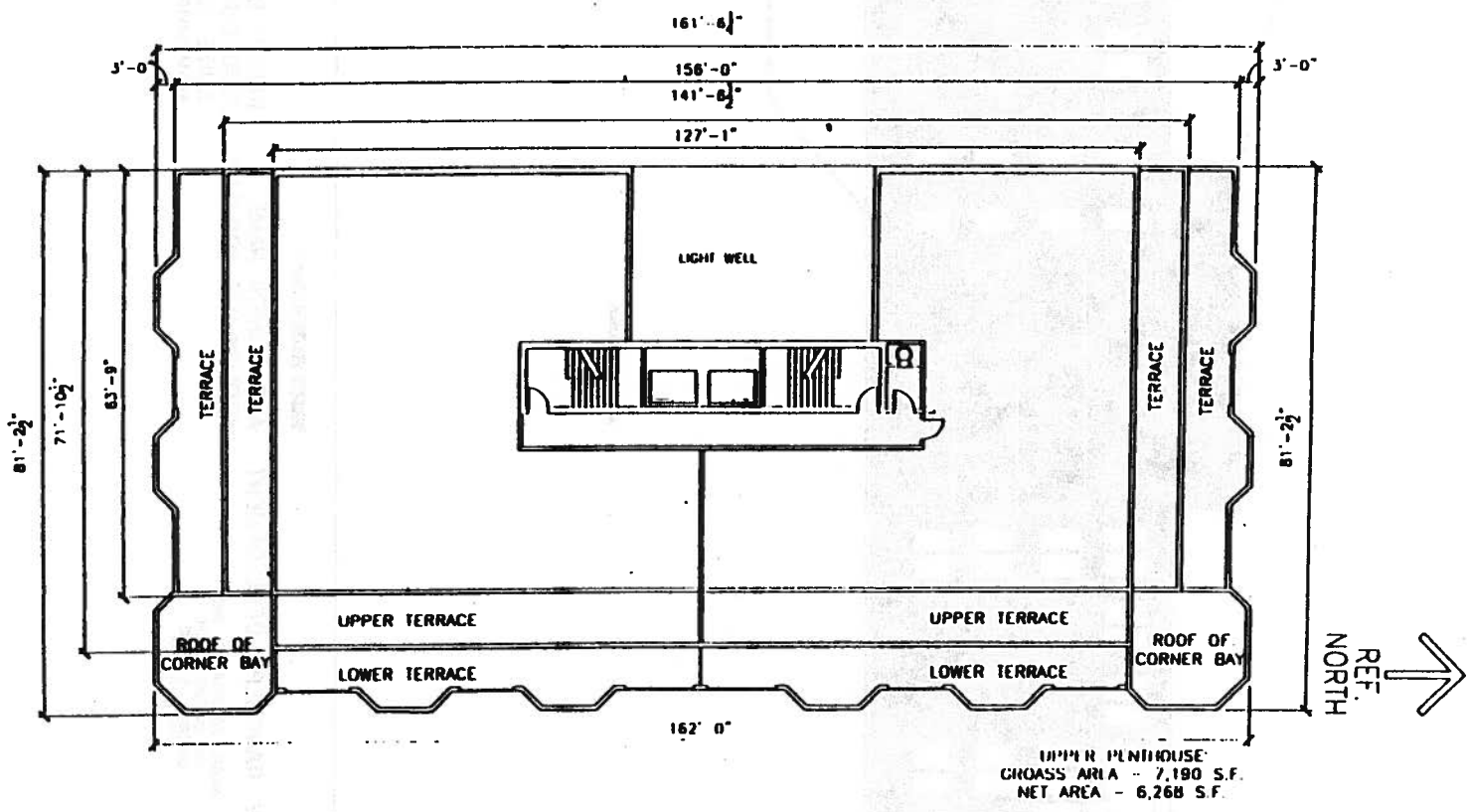
720-726 W. RANDOLPH DEVELOPMENT

MADEL ARCHITECTS, INC
and MARVIN FITCH
CHICAGO, ILLINOIS
DATE: 06/07/00

APPLICANT'S NAME:
APPLICANT'S ADDRESS:

KAISER DEVELOPMENT GROUP,
3000 DUNDEE ROAD
SUITE 407
NORTHBROOK IL 60062

Upper Penthouse.



720-726 W. RANDOLPH DEVELOPMENT
 NADEL ARCHITECTS, INC
 and MARVIN FITCH
 CHICAGO, ILLINOIS
 JOHN BUENZ/SCB
 CONSULTING ARCHITECT

APPLICANT'S NAME:
 APPLICANT'S ADDRESS:
 DATE:

KAISER DEVELOPMENT GROUP, LLC
 3000 DUNDEE ROAD
 SUITE 407
 NORTHBROOK, IL 60062
 MAY 18, 2000