



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>

May 22, 2002

Mr. Jack Robinson  
Pappageorge/Haymes Ltd.  
814 North Franklin Street  
Suite 400  
Chicago, Illinois 60610

RE: Request for a minor change to Residential Planned  
Development No. 764 (The Commonwealth - 1815-1853 South  
Prairie Avenue)

Dear Mr. Robinson:

Please be advised that your request for a minor change to Residential Planned Development No. 764 on behalf of Mansions at Prairie Place L.L.C. has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No.12 of the Planned Development.

Specifically, you requested that the Site Plan be revised to decrease the number of visitor parking spaces provided on-site from 17 to 13. The Department of Transportation has further reviewed the plan and has requested that the dimension of parking spaces aligned along the sidewalk fronting the rear row of townhouse units be changed from 8'X19' to 8'X24' since these are parallel parking spaces. This would result in a change to the overall required number of spaces from 89 to 85 spaces.

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. The Revised Site Plan is made part of this approval.

Very truly yours,

A handwritten signature in black ink that reads "Alicia Mazur Berg".

Alicia Mazur Berg  
Commissioner

CC: Jack Swenson , Ed Kus , Philip Levin, Michael Marmo, Terri Texley



*Yeas* -- Aldermen Granato, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Coleman, L. Thomas, Murphy, Rugai, Troutman, DeVile, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

*Nays* -- None.

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

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 4-E.*

(As Amended)

(Application Number 12958) RPD 764

*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 B4-5 Restricted Service District symbols and indications as shown on Map Number 4-E in the area bounded by:

South Prairie Avenue; a line  $\pm$  131 feet south of and parallel to East 18<sup>th</sup> Street; the alley immediately east of South Prairie Avenue; a line  $\pm$  197 feet east of and parallel to South Prairie Avenue; and the alley immediately south of and parallel to East 18<sup>th</sup> Street,

to those of an R5 General Residence 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 of the R5 General Residence District symbols and indications as shown on Map Number 4-E in the area bounded by:

South Prairie Avenue; a line  $\pm$  131 feet south of and parallel to East 18<sup>th</sup> Street; the alley immediately east of South Prairie Avenue; a line  $\pm$  197 feet east of and parallel to South Prairie Avenue; and the alley immediately south of and parallel to East 18<sup>th</sup> 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 passage and due publication.

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

*Residential Planned Development Number 764.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of approximately seventy-nine thousand eighty-one (79,081) square feet (net area) (plus or minus one and eighty-two hundredths ( $\pm$  1.82) acres) of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map and is owned or controlled by the applicant, Mansions of Prairie Place, L.L.C.
2. All applicable official reviews, approvals or permits which are necessary to implement this by the 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 rights-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 applicants 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 townhome 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, Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan and Building Elevations prepared by Pappageorge Haymes, Ltd. dated November 16, 2000. Full-sized copies of the Site Plan; 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: townhouse or single-family residential dwelling units, accessory parking and accessory uses.
6. Identification 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.
7. Off-street parking 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.
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 shall be designed, constructed and maintained in substantial conformance with the Site and Landscape Plans 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. Subject to the approval of the Department of Planning and Development, the alley entryway at the southern boundary of the site shall be widened, improved and landscaped. In addition, the applicant agrees to make certain streetscape improvements as reflected on the Site Plan, which will consist of moving the existing cul-de-sac south and constructing a landscaped area between the existing north cul-de-sac and the newly constructed south cul-de-sac on South Prairie Avenue. Final landscape plans will be submitted to and approved by the Department of Planning and Development prior to or at the time of Part II approval. The applicant shall re-install any historical home markers which are removed and/or damaged as a result of the construction of the improvements.
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 building 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 R5 General Residence.

[Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Zoning and Land-Use Map; Site Plan; Landscape Plan; and Building Elevations Drawings referred to in these Plan of Development Statements printed on pages 48489 through 48497 of this Journal.]

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

*Residential Planned Development Number 764.*

*Plan Of Development*

*Bulk Regulations And Data Table.*

Gross Site Area, ±97,636 square feet (±2.24 acres) = Net Site Area, ±79,081 square feet (±1.82 acres) + Area Remaining in Public Rights-of-Way, ±18,555 square feet (±0.43 acres).

<b>Maximum Permitted Floor Area Ratio:</b>	1.75.
<b>Setbacks From Property Line:</b>	In substantial conformance with the Site Plan.
<b>Maximum Percentage of Site Coverage:</b>	In substantial conformance with the Site Plan.
<b>Maximum Number of Dwelling Units:</b>	37.
<b>Minimum Number of Off- Street Parking Spaces:</b>	89 spaces. Note: If fewer dwelling units are constructed, fewer parking spaces may also be constructed, however, the parking ratio of 2.4:1 shall be maintained.
<b>Maximum Building Height:</b>	In substantial conformance with the building elevations.

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*Reclassification Of Area Shown On Map Number 5-K.  
(As Amended)  
(Application Number 13109)*

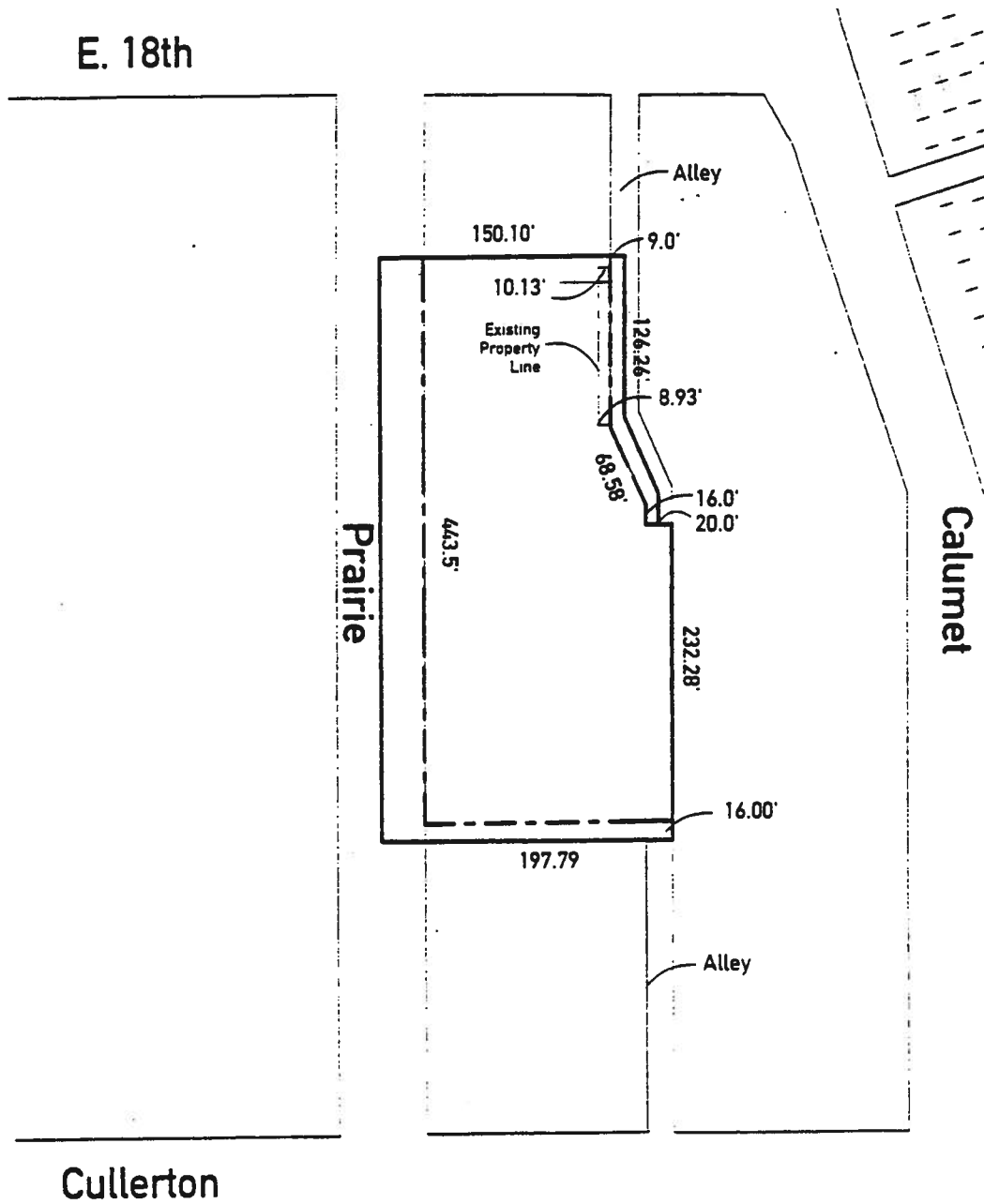
*Be It Ordained by the City Council of the City of Chicago:*

**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 5-K in the area bounded by:

(Continued on page 48498)



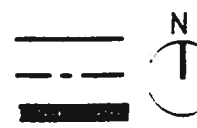
Planned Development Boundary, Property Line And Right-Of-Way Adjustment Map.



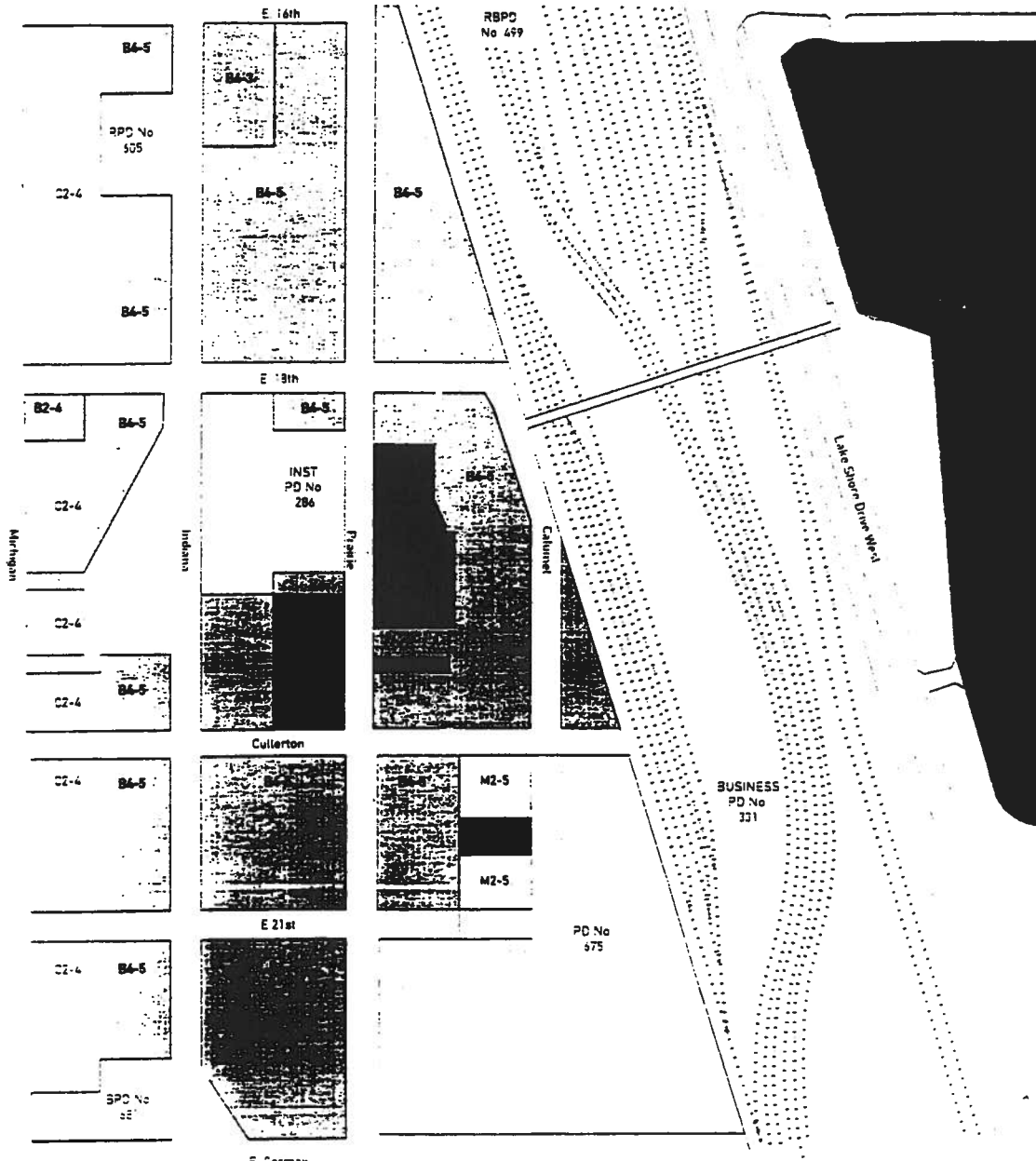
Mansions At Prairie Place, LLC  
 1815-1901 South Prairie Ave  
 Chicago, Illinois 60619  
 Submitted: November 9 2000  
 Revised November 16 2000

Legend

- Planned Dev. Boundary
- Dimensioned Property Line
- Acquired Portion of Alley to be Vacated



Existing Zoning And Land-Use Map.



**Legend**

Business	▬
Commercial	▬
Manufacturing	▬
Residential	▬
Site	▬



Mansions At Prairie Place LLC  
 1815-1901 South Prairie Ave  
 Chicago, Illinois 60618  
 Submitted November 9 2000  
 Revised November 16 2000



Landscape Plan.

**Prairie Avenue Townhomes**

**PAPPAGEORGIS HAYMES I.A.A.**

10000 W. 100th St. Overland Park, KS 66214  
 913-646-1000  
 FAX: 913-646-1001

**PROJECTS LIST**

1	Site Plan
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**KEY**

EXISTING PAVEMENT TREE  
 NEW PAVEMENT TREE  
 NEW PLANTING TREE

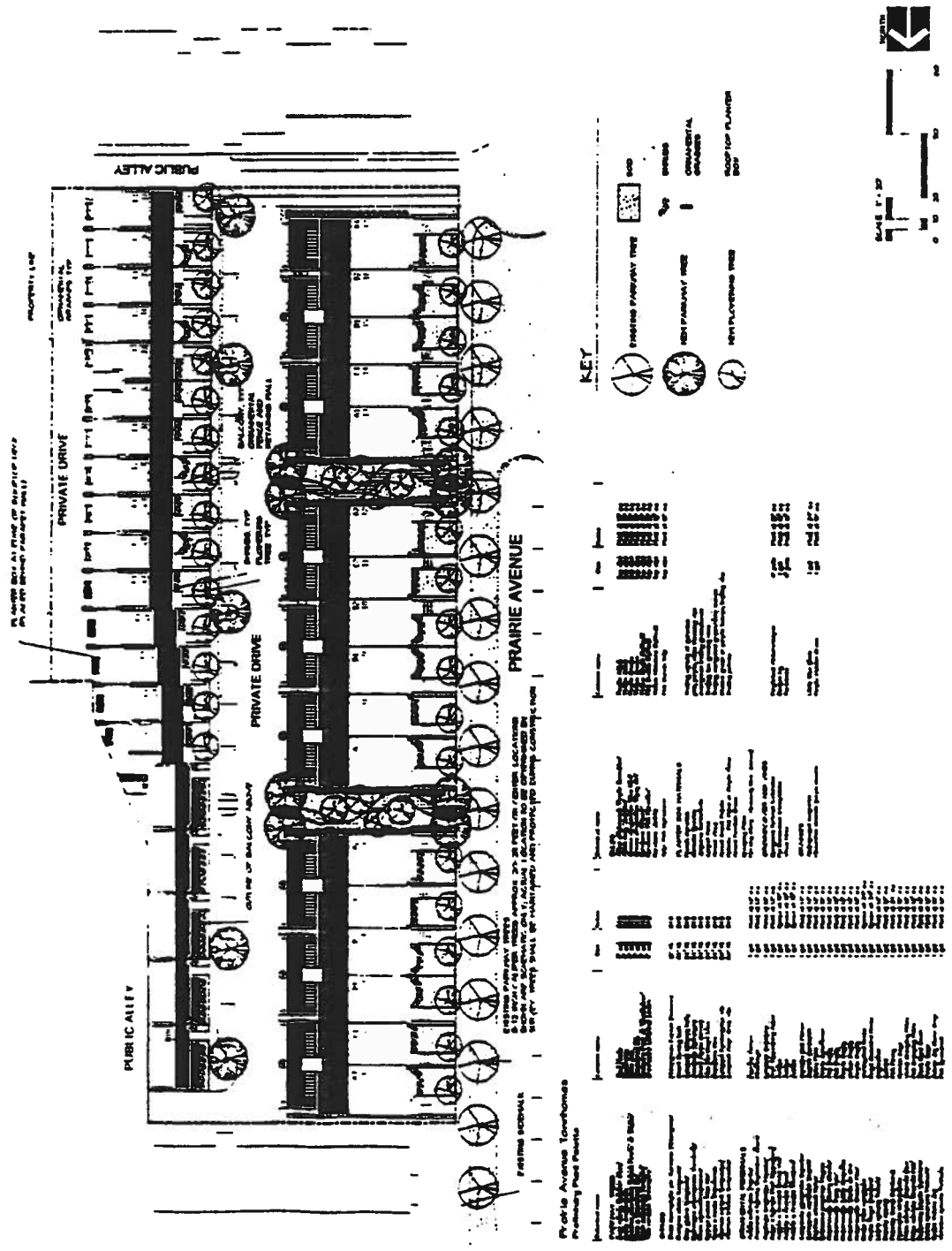
NO. OF TREES  
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**SCALE 1" = 20'**

**NORTH**

**PRELIMINARY LANDSCAPE PLAN**

**L-1**



**Prairie Avenue Townhomes**  
 Preliminary Landscape Plan

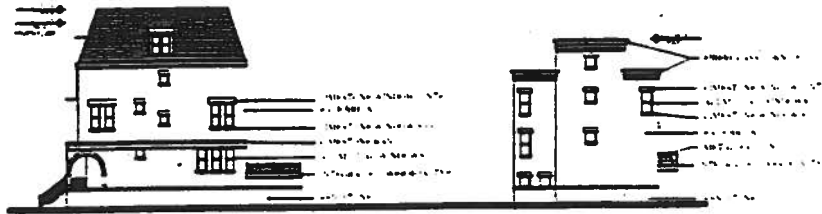
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 FAX: 913-646-1001

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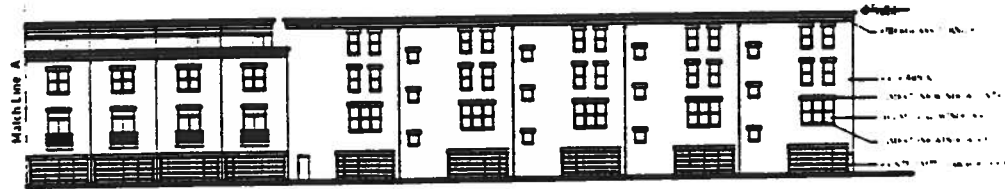
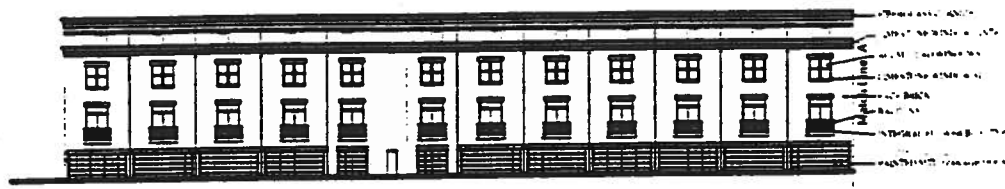


Building Elevations.  
(Page 2 of 4)



Side Elevation

Scale 1" = 40'

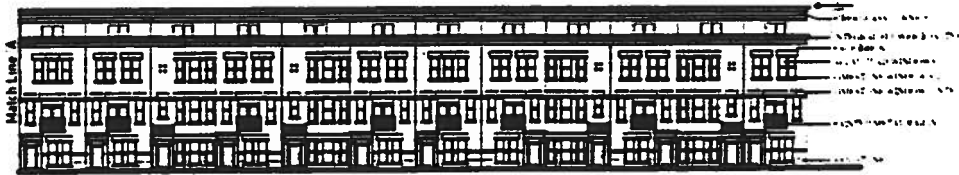
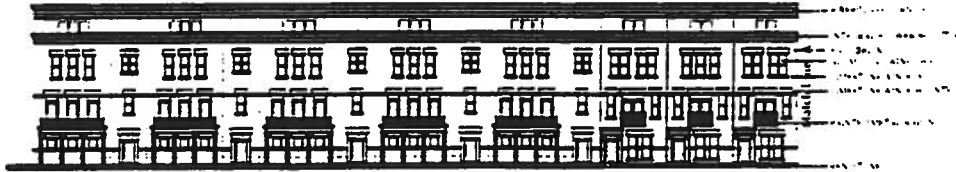


Back Alley Elevation

Scale 1" = 40'

Mansions At Prairie Place, LLC  
1815-1907 South Prairie Ave  
Chicago Illinois 60618  
Submitted November 9 2000  
Revised November 16 2000

Building Elevations.  
(Page 3 of 4)

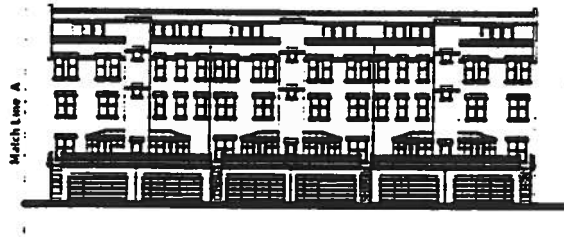


Interior Drive Elevation (East)

Scale 1" = 40'

Mansions At Prairie Place, LLC  
1815-1901 South Prairie Ave  
Chicago Illinois 60618  
Submitted November 9 2000  
Revised November 16 2000

Building Elevations.  
(Page 4 of 4)



Interior Drive Elevation (West)

Scale 1" = 40'

Mansions At Prairie Place, LLC  
1815-1901 South Prairie Ave  
Chicago Illinois 60619  
Submitted November 9 2000  
Revised November 15 2000