

# PD 799

**Table of Contents**

**12/17/2004 Minor Change** ..... 2

**11/29/2004 Minor Change** ..... 3

**10/03/2001 PD Adoption** ..... 4

    Ordinance ..... 4

    Statements ..... 4

    Bulk Table ..... 8

    Exhibits ..... 9



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Denise M. Casalino, P.E.  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)  
<http://www.cityofchicago.org>

December 17, 2004

Mr. Bernard I Citron  
Schain, Burney, Ross & Citron, Ltd.  
222 North LaSalle Suite 1910  
Chicago, Illinois 60601-1102

RE: Administrative Relief-Planned Development No. 799, Left Bank Project

Dear Mr. Citron,

Please be advised that your request for minor changes to Residential Planned Development No. 799, on behalf of Fifield Companies, has been considered by the Department of Planning and Development pursuant to Section 13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested that the minimum number of off-street parking spaces be reduced to a ratio of .82 and you requested permission to construct a shorter building.

The Department has reviewed the request and has determined that the proposed modifications would be appropriate. The proximity of the site to the core of the Loop and its close location to the commuter station and CTA Green Line provides adequate justification to the parking reduction. As per the site plans and building elevations submitted May 14, 2004 and July 1, 2004, the reduction in height of the building would be considered minor.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute minor changes. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 799, I hereby approve the foregoing minor changes, but no other changes to Residential Planned Development No. 799.

Very truly yours,

*Denise M. Casalino* <sup>KAC</sup>  
Denise M. Casalino, P.E. <sup>DK</sup>  
Commissioner

DCM: SRP:pas

cc: Mike Marmo; DPD Files





November 29, 2004

Mr. Bernard I Citron  
Schain, Burney, Ross & Citron, Ltd.  
222 North LaSalle Suite 1910  
Chicago, Illinois 60601-1102

RE: Administrative Relief-Planned Development No. 799, Left Bank Project

Dear Mr. Citron,

Please be advised that your request for minor changes to Residential Planned Development No. 799, on behalf of Fifield Companies, has been considered by the Department of Planning and Development pursuant to Section 13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested that the minimum number of off-street parking spaces be reduced to a ratio of .88 and you requested permission to construct a shorter building.

The Department has reviewed the request and has determined that the proposed modifications would be appropriate. The proximity of the site to the core of the Loop and its close location to the commuter station and CTA Green Line provides adequate justification to the parking reduction. As per the site plans and building elevations submitted May 14, 2004 and July 1, 2004, the reduction in height of the building would be considered minor.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute minor changes. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 799, I hereby approve the foregoing minor changes, but no other changes to Residential Planned Development No. 799.

Very truly yours,

Denise M. Casalino, P.E.  
Commissioner

DCM: SRP:pas

cc: Mike Marmo; DPD Files

City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Denise M. Casalino, P.E.  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)  
<http://www.cityofchicago.org>



Nays -- None.

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

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 1-F.  
(As Amended)  
(Application Number 13218)*

*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:

starting at a point, being the intersection of the railroad right-of-way and North Clinton Street, proceeding southeast along the railroad right-of-way until it intersects North Canal Street; North Canal Street; West Fulton Street; a line 150.74 feet east of and parallel to North Clinton Street running north for a distance of 216.77 feet; a line 216.77 feet north of and parallel to West Fulton Street running west to North Clinton Street; and North Clinton 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 attached to this ordinance read as follows:

*Residential-Business Planned Development Number 799*

*Plan Of Development Statements.*

1. The area delineated herein as a residential-business planned development consists of a net site area of approximately one and forty-five hundredths

(1.45) acres (sixty-two thousand nine hundred forty-five (62,945) square feet) which is controlled by Left Bank Partnership ("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 rights-of-way 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 this planned development shall be binding upon the Applicant, its successors and assigns. 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.
4. This plan of development consists of these thirteen (13) statements; a Bulk Regulations and Data; a Planned Development Boundary and Property Line Map; an Existing Zoning Map; an Existing Land-Use Map; First Floor Plan and Landscape Site Plan; Floor 9 Plan; Building Elevations; and Building Elevation Detail; dated September 13, 2001, prepared by Solomon, Cordwell and Buenz, which are all incorporated herein. Full size sets of the First Floor Plan and Landscape Site 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; retail and commercial uses as permitted in the C3-5 District; accessory parking; non-accessory parking in the area designated on the Site Plan for "Future Parking/Railroad Use"; non-accessory parking within the building so long as the parking needs for residents of the building have been met and such that excess parking

spaces may be rented out on a hourly, daily, weekly or monthly basis; and related uses.

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 within the planned development subject to review and approval 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, except as noted on the site plan or within fire lanes. 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 Department of Transportation and Department of Planning and Development.
8. In addition to the maximum height of any building or any appurtenance attached 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. 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 Zoning Ordinance shall apply.
10. Improvements of the parking and loading installed and maintained in substantial conformance with the exhibits to this planned development. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
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. Notwithstanding the provisions of subclauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks, an increase in the maximum percent of land covered, or subsequent setback reductions pertaining to individual residential units.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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.
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.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; First Floor Plan and Landscape Site Plan; Ninth Floor; Building Elevation Drawings; and Building Elevation Detail referred to in these Plan of Development Statements printed on pages 68871 through 68880 of this Journal.]

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

*Residential-Business Planned Development Number 799*

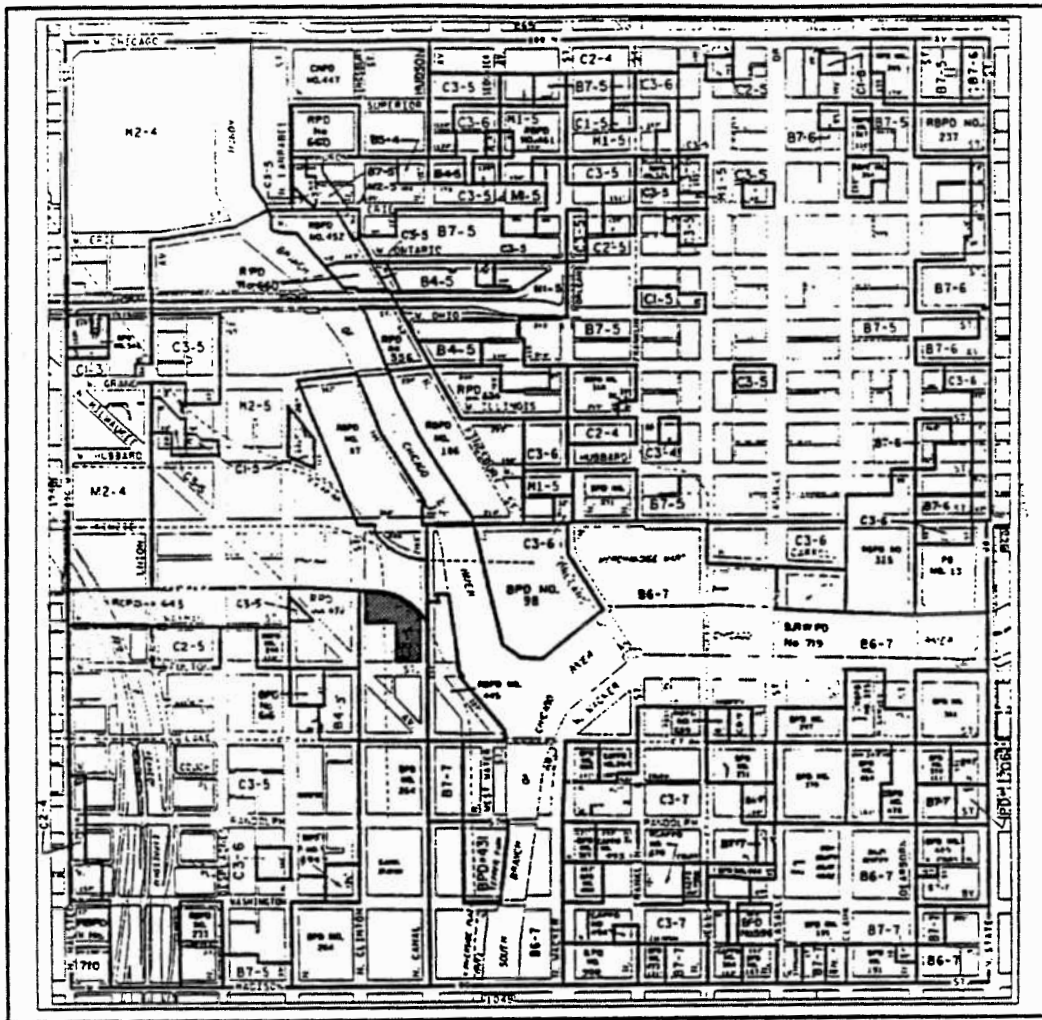
*Bulk Regulations And Data Table.*

Gross Site Area: 82,163 square feet (1.89 acres).

Net Site Area: Total = Gross Site Area (82,163 square feet) - Area in Public and Private Streets and Alleys (19,218 square feet) = Net Site Area of 62,945 square feet (1.45 acres).

Maximum Floor Ratio:	7.053.
Maximum Number of Residential Units:	452 units.
Maximum Site Coverage:	In accordance with the Site Plan.
Minimum Number of Off-Street Parking Spaces:	453 Parking Spaces.  In the event that fewer dwelling units are built at the time of Part II approval, the number of parking spaces may also be reduced, however, the 1:1 ratio shall be maintained.
Minimum Number of Off-Street Loading Areas:	2.
Minimum Building Setbacks:	In accordance with the Site Plan.
Maximum Building Height:	In accordance with Building Elevations.

Existing Zoning Map.



LEGEND

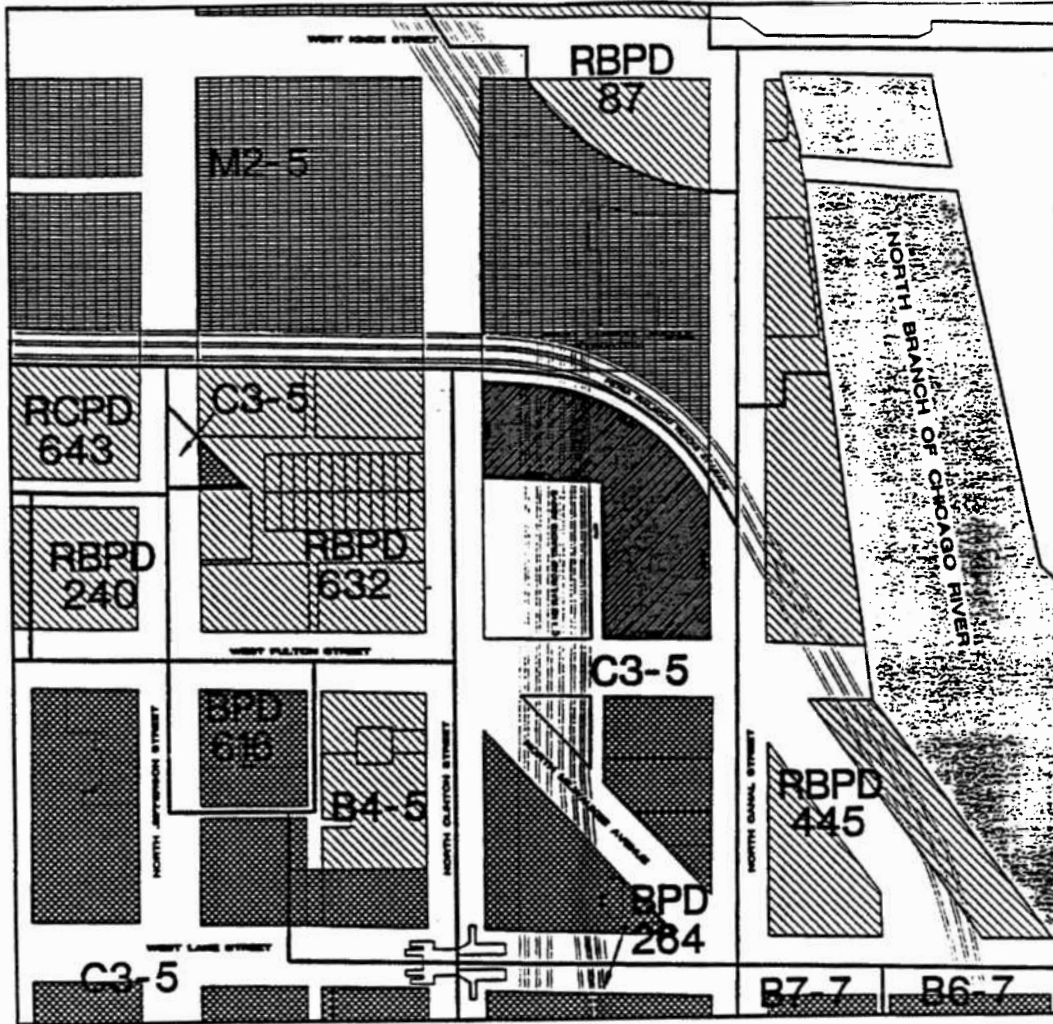
 SUBJECT PROPERTY

Left Bank Partnership  
 900 North Michigan Ave.  
 Suite 2002  
 Chicago, Illinois 60611  
 Submitted: December 12, 2000  
 Revised: September 13, 2001



© 2001 City of Chicago, Department of Planning & Development

Existing Land-Use Map.



LEGEND

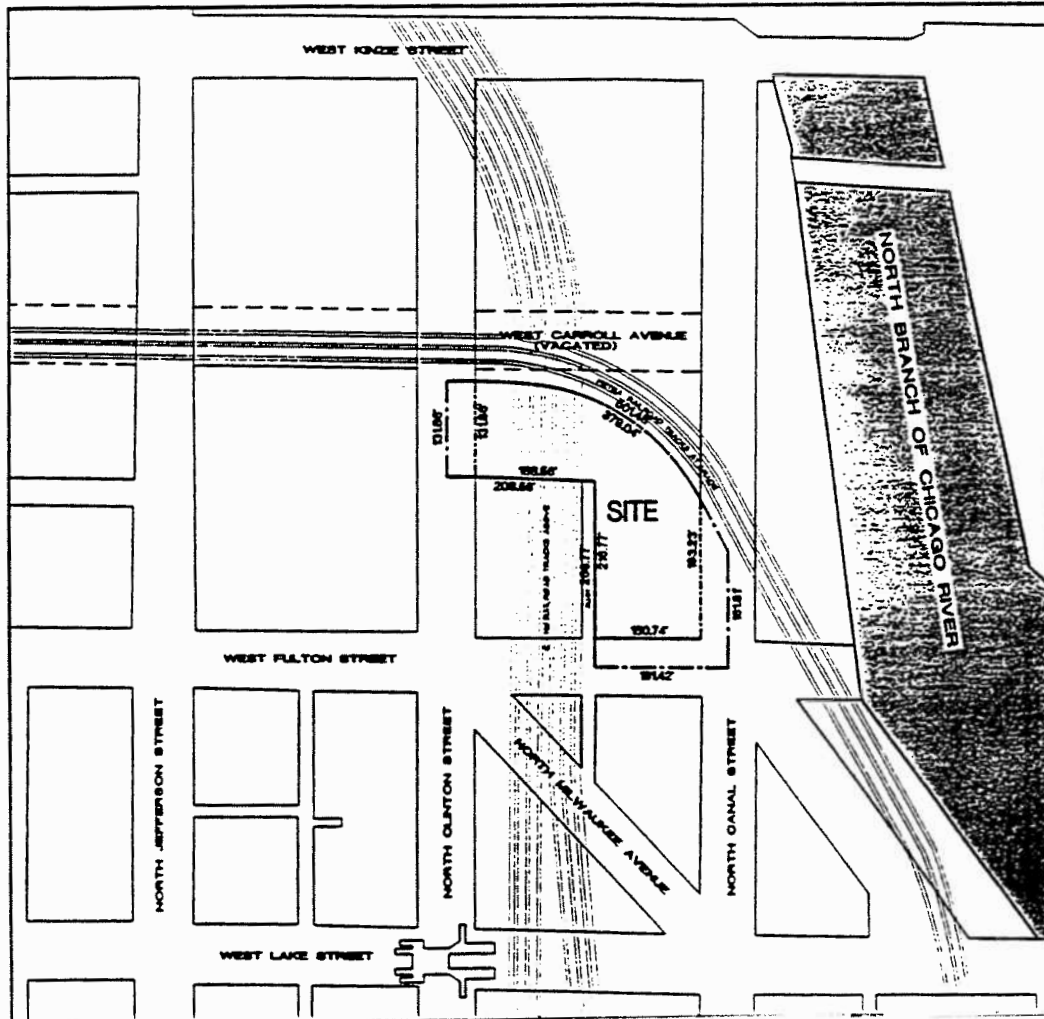
-  SUBJECT PROPERTY
-  RESIDENTIAL
-  COMMERCIAL/BUSINESS
-  MANUFACTURING

ZONING DISTRICT  
 Left Bank Partnership  
 900 North Michigan Ave.  
 Suite 2002  
 Chicago, Illinois 60611  
 Submitted: December 12, 2000  
 Revised: September 13, 2001



Scale: Not to Scale

Planned Development Property  
Line And Boundary Map.



**LEGEND**

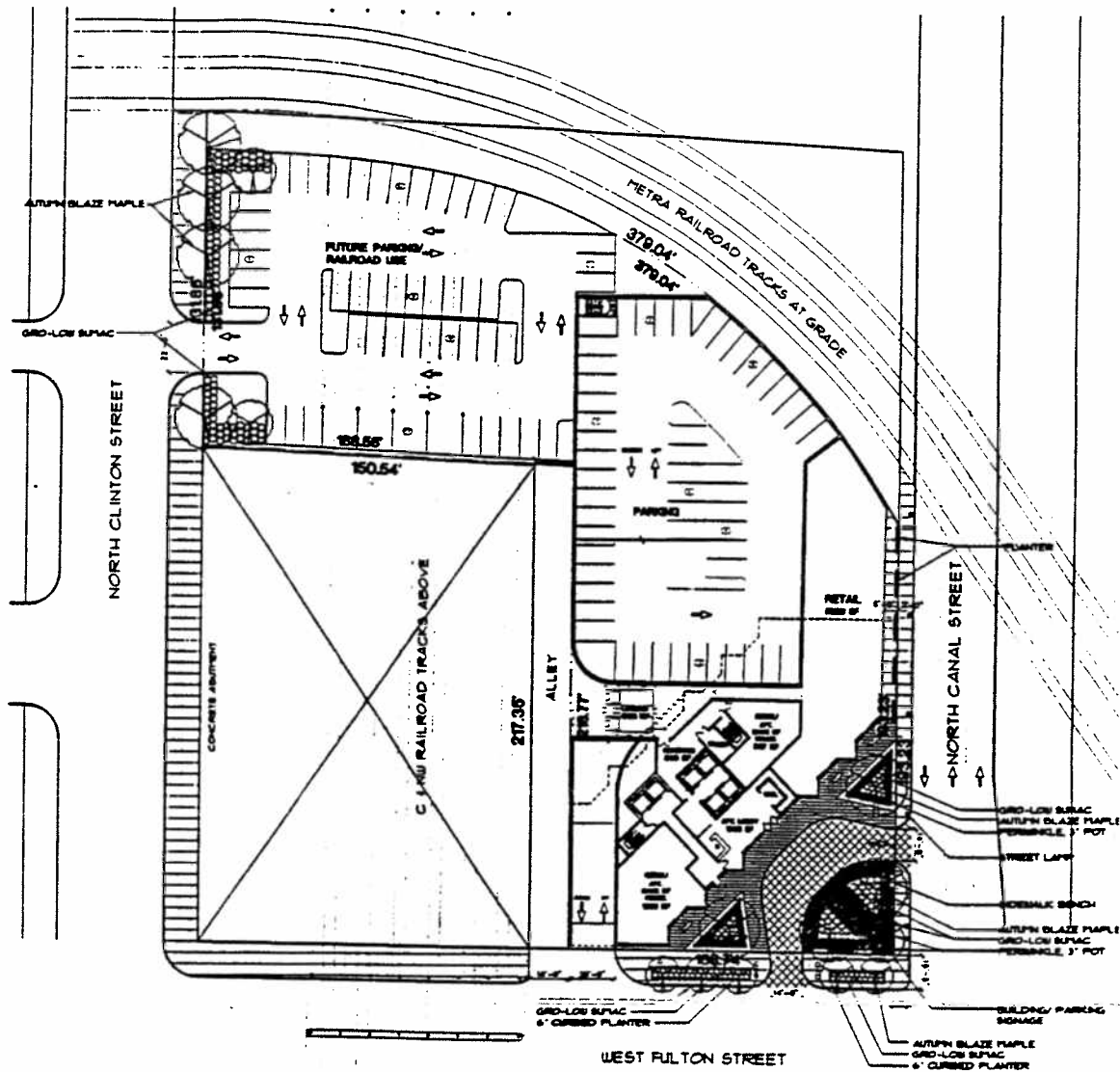
----- PLANNED DEVELOPMENT BOUNDARY

————— DIMENSIONED PROPERTY LINE

Left Bank Partnership  
 900 North Michigan Ave.  
 Suite 2002  
 Chicago, Illinois 60611  
 Submitted: December 12, 2000  
 Revised: September 13, 2001



First Floor Plan And Landscape Site Plan.



Left Bank Partnership  
 900 North Michigan Ave.  
 Suite 2002  
 Chicago, Illinois 60611  
 Submitted: December 12, 2000  
 Revised: September 13, 2001

TOTAL SITE AREA: 688908 SF  
 TOTAL SITE AREA NOT INCLUDING ALLEY: 62845 SF

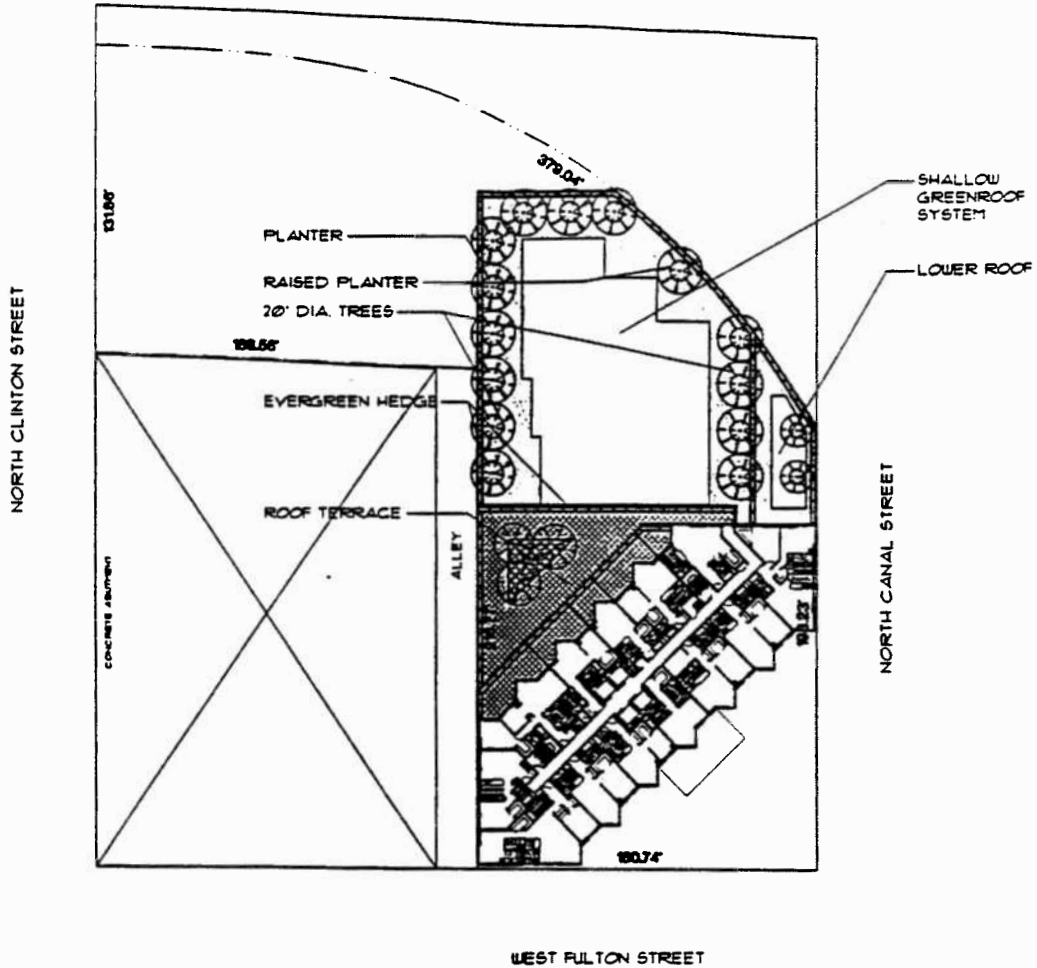


**THE LEFT BANK**  
**CANAL & FULTON DEVELOPMENT**  
 LEFT BANK PARTNERSHIP

FIRST FLOOR PLAN AND LANDSCAPE SITE PLAN

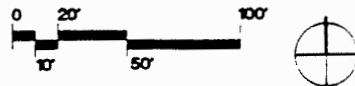
Solomon Cordwell Warren & Associates

Ninth Floor.



Left Bank Partnership  
 900 North Michigan Ave.  
 Suite 2002  
 Chicago, Illinois 60611  
 Submitted: December 12, 2000  
 Revised: September 13, 2001

**THE LEFT BANK**  
**CANAL & FULTON DEVELOPMENT**  
 LEFT BANK PARTNERSHIP

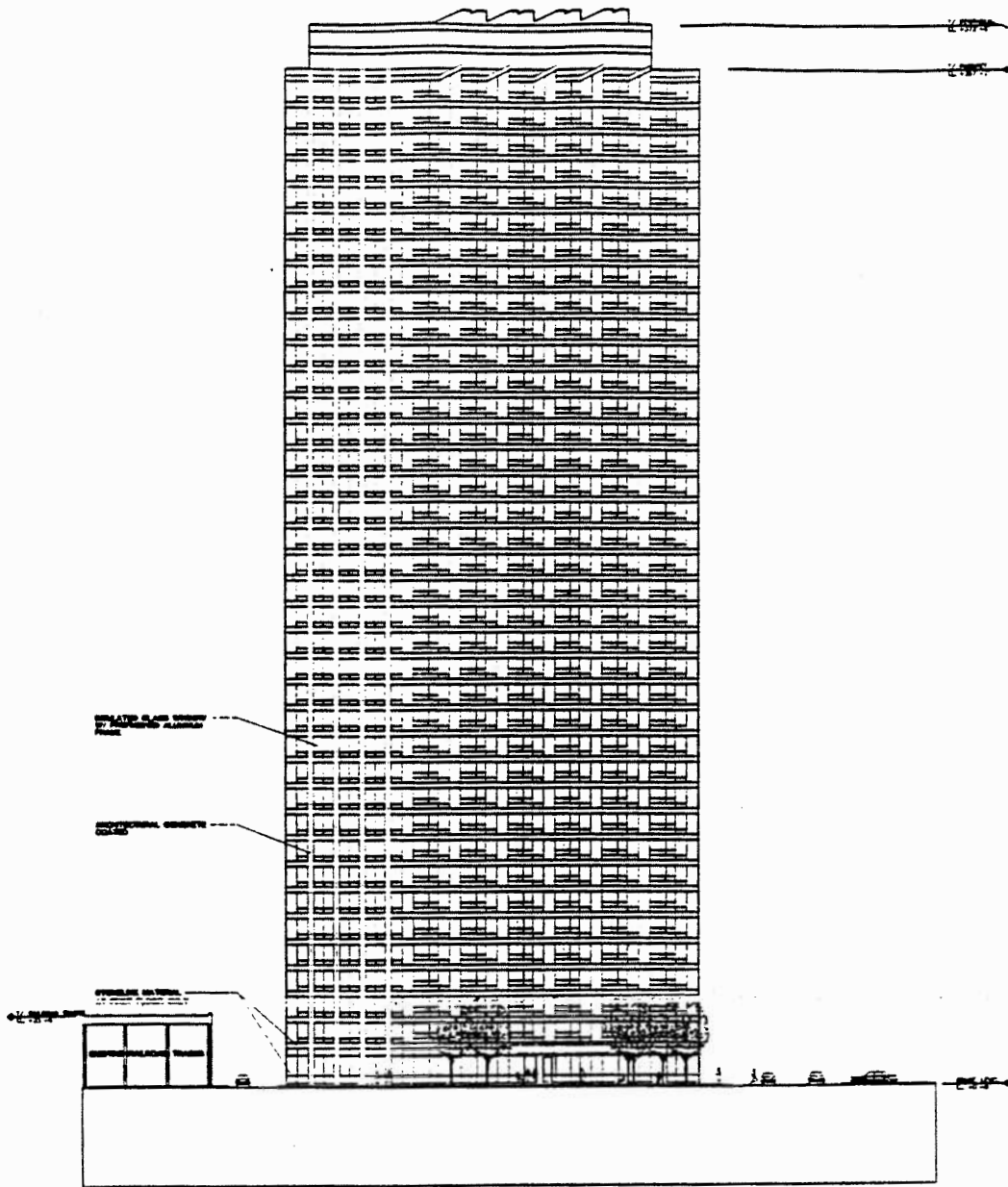


FLOOR 9

Solomon Cordwell Buenz - Associates



South Building Elevation.



**THE LEFT BANK**  
CANAL & FULTON DEVELOPMENT

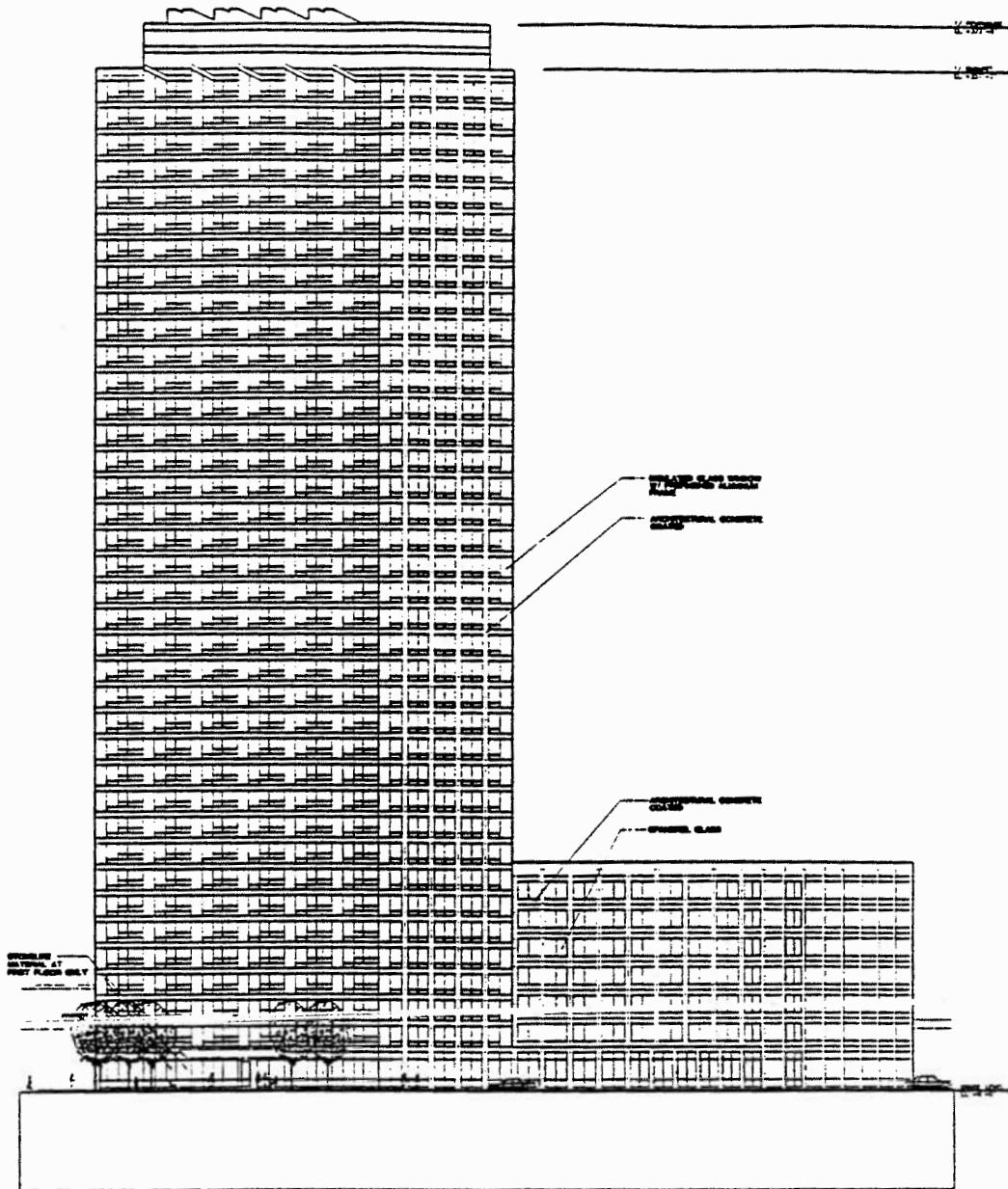
SOUTH ELEVATION

LEFT BANK PARTNERSHIP

Left Bank Partnership  
900 North Michigan Ave.  
Suite 2002  
Chicago, Illinois 60611  
Submitted: December 12, 2000  
Revised: September 13, 2001

Solomon Cordwell Buenz & Associates, Inc.

East Building Elevation.



**THE LEFT BANK**

CANAL & FULTON DEVELOPMENT

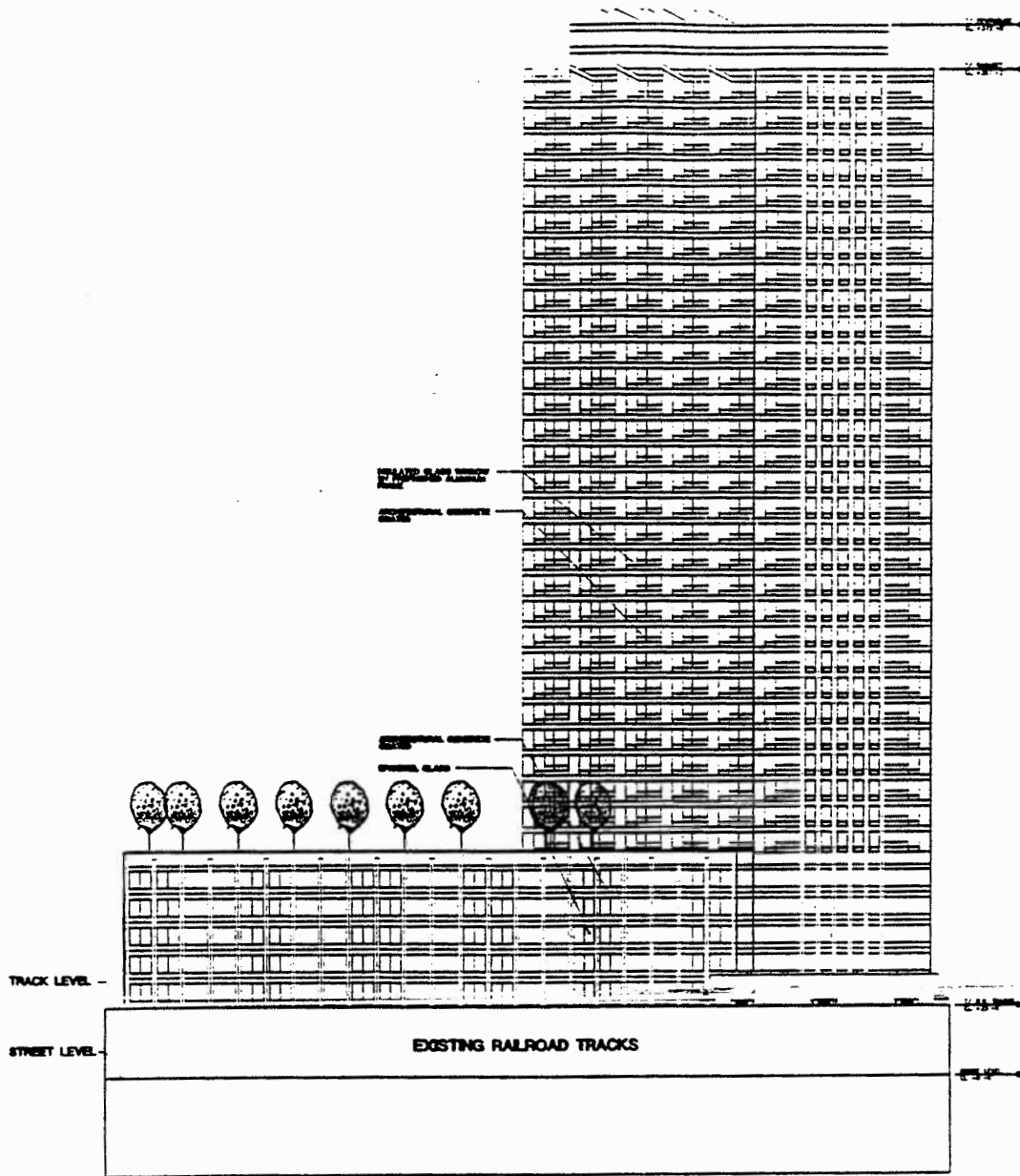
EAST ELEVATION

LEFT BANK PARTNERSHIP

Left Bank Partnership  
 900 North Michigan Ave.  
 Suite 2002  
 Chicago, Illinois 60611  
 Drawn: December 12, 2000  
 Revised: September 13, 2001

Solomon Cordwell Buenz & Associates, Inc.

West Building Elevation.



**THE LEFT BANK**

CANAL & FULTON DEVELOPMENT

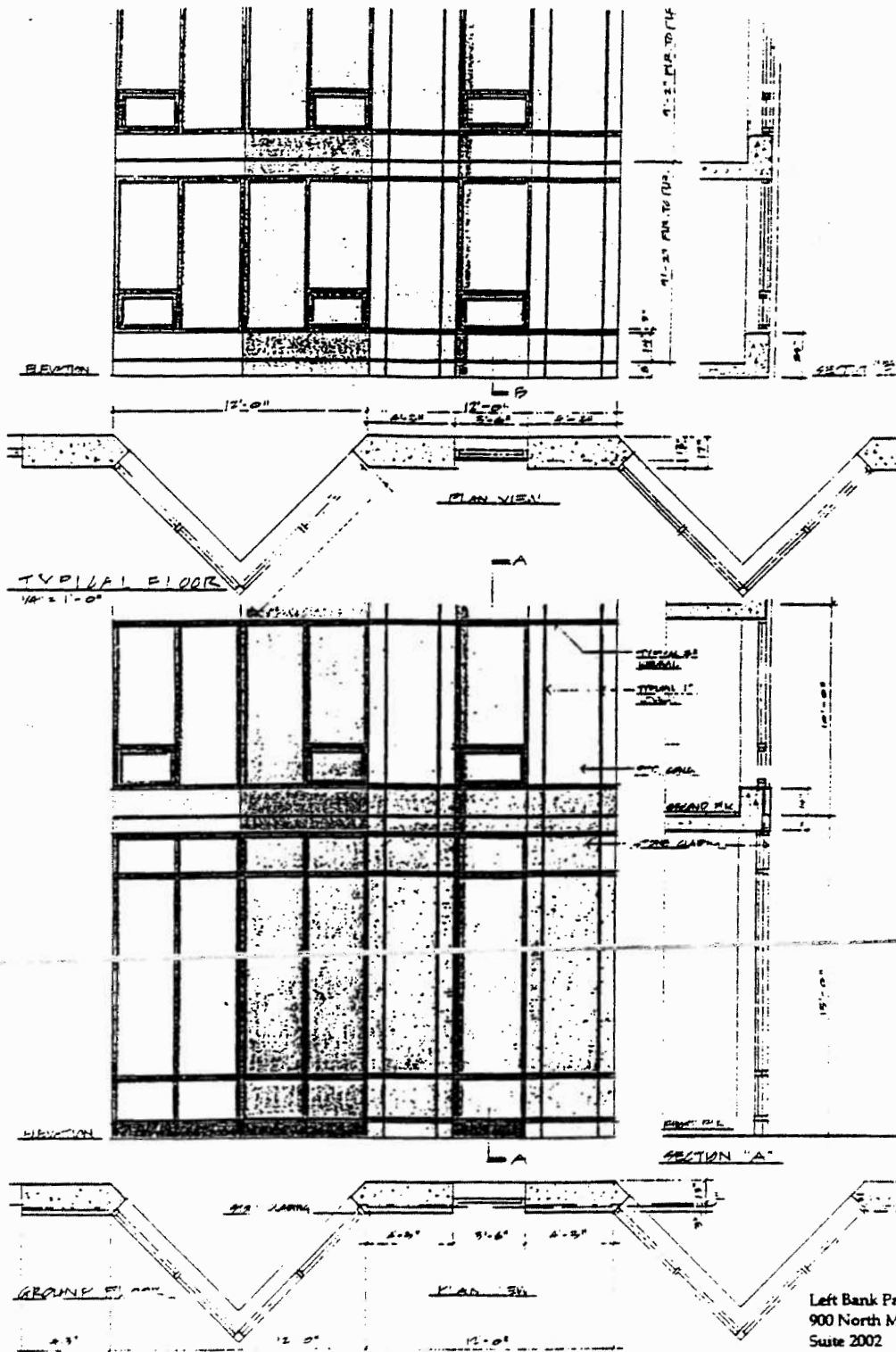
WEST ELEVATION

LEFT BANK PARTNERSHIP

Left Bank Partnership  
 900 North Michigan Ave.  
 Suite 2002  
 Chicago, Illinois 60611  
 Submitted: December 12, 2000  
 Revised: September 13, 2001

Solomon Cordwell Buenz & Associates, Inc.

Building Elevation Detail.



THE LEFT BANK  
NO. 1, PLAT. IN DE 'S OTHER

BUILDING ELEVATION DETAIL

Left Bank Partnership  
900 North Michigan Ave.  
Suite 2002  
Chicago, Illinois 60611  
Submitted: December 12, 2000  
Revised: September 13, 2001