

# PD 820

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City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Denise M. Casalino, P.E.  
Commissioner

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December 29, 2004

Mr. John J. George  
Daley and George  
20 South Clark Street; Suite 400  
Chicago, IL 60603-1903

RE: Request for minor changes to Residential Planned Development No.  
820 (950 W. Monroe St.)


Dear Mr. George:


Please be advised that your request for minor changes to Residential Planned Development No. 820, on behalf of MR Properties, L.L.C., has been considered by the Department of Planning and Development pursuant to Section 17-13-0611-A of Chicago Zoning Ordinance and Statement No.11 of the Planned Development, as approved January 16, 2002.

Specifically, you requested to combine two smaller balconies into one larger balcony on three units as illustrated in the "Proposed North Elevation; Combined Balcony at Unit 16, Floors 7 - 9" prepared by Fitzgerald Associates Architects, and dated July 7, 2004.

The Department has reviewed the request and has determined that the proposed balcony modifications would be appropriate. The modified balconies would not significantly alter the north (non-street) elevation of the building. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change to the North Elevation of this Planned Development.

Very truly yours,

*Denise M. Casalino* 

Denise M. Casalino, P.E.  
Commissioner 

DMC:SRP:fwd

cc: Michael Marmo  
Terri Haymaker  
Planned Development files



~~13297~~  
13297

*Reclassification Of Area Shown On Map Number 2-G.*  
(As Amended)  
(Application Number 13297)

*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 M1-3 Restricted Manufacturing District symbols and indications as shown on Map Number 2-G in the area bounded by:

a line 95.52 feet north of and parallel to West Monroe Street; South Sangamon Street; West Monroe Street; and South Morgan Avenue,

to those of a B1-4 Local Retail 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 B1-4 Local Retail District symbols and indications established in Section 1 above to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof 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 820.*

*Plan Of Development Statements.*

1. The area delineated herein as a residential planned development, consists of approximately twenty-four thousand forty-two (24,042) square feet (zero and fifty-five hundredths (0.55) acres) and is owned or controlled by the applicant, MR Properties, L.L.C.
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 resubdivisions of parcels, shall require a

separate submittal on behalf of the applicant or its successors, assignees, or grantees and approval by the

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 then to the owners of record title to all of the property and to 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 of 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 fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned development Property Line and Boundary Map; and a Site Plan, Landscape Plan, a First Floor Plan and Building Elevations prepared by Fitzgerald Architects dated December 13, 2001. 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":

all uses permitted in the B1-4 Local Retail District including, multi-family residential including ground-floor residential uses, accessory retail and parking uses.
6. Business 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, 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 in 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. Specifically, the applicant shall: (a) provide ten (10) dwelling units for inclusion into the Chicago Department of Housing C.P.A.N. (Chicago Partnership for Affordable Neighborhoods) program; (b) all four (4) building elevations will be constructed with brick and masonry as described on the building elevations; (c) integral planter boxes will be installed upon all balconies; and (d) a minimum of three thousand (3,000) square feet of retail/commercial space shall be provided at the ground floor corners of the building as indicated on the First Floor Plan.
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 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 11.1-13(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 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, Refrigeration 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.
13. 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.
14. 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 that of the M1-3 Restricted Manufacturing District.

[Existing Zoning Map Existing Land-Use Map; Planned Development  
Boundary and Property Line Map; Site Plan; First Floor Plan;  
and Building Elevation Drawings referred to in these  
Plan of Development Statements printed on  
pages 77867 through  
77875 of this  
Journal.]

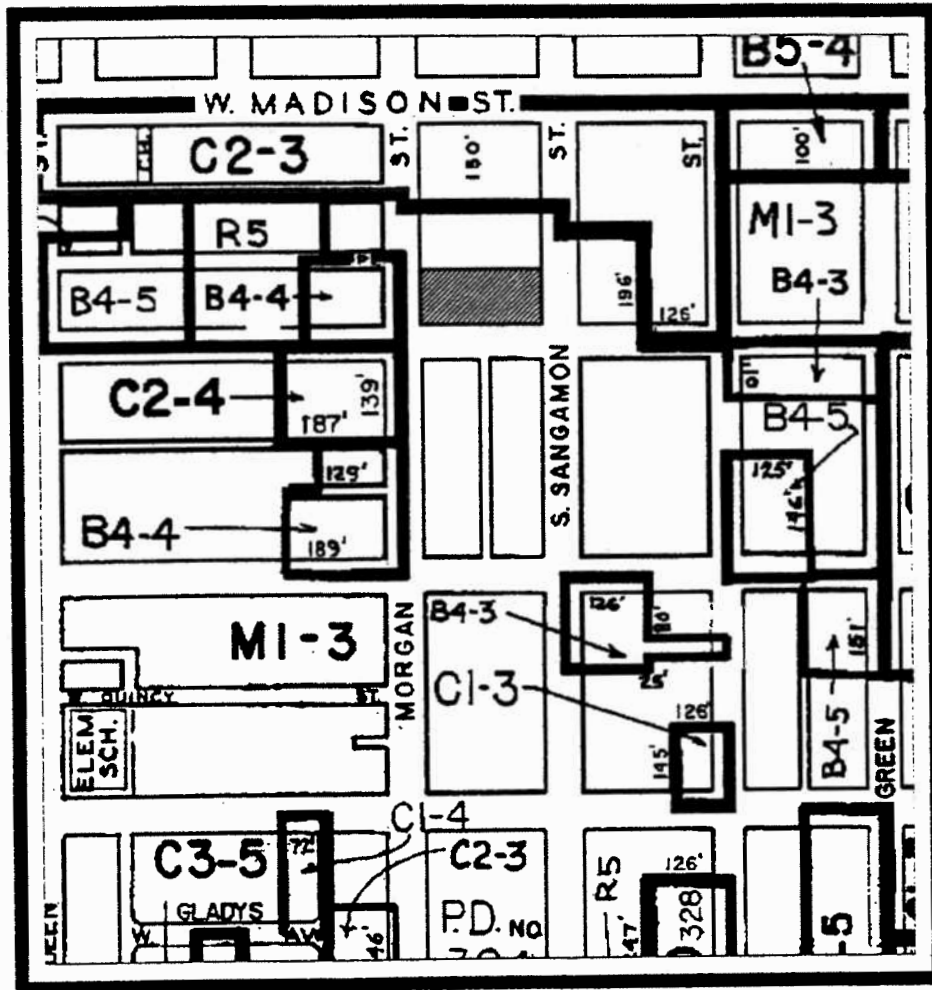
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development Number 820.

*Bulk Regulations And Data Table.*

|  |  |
|--|--|
| Gross Site Area:                             | 40,698 square feet.  |
| Net Site Area:                               | Net of public and private streets and alleys: Total = Gross Site Area (40,698 square feet) + Area in Public and Private Streets and Alleys (16,656 square feet) = Net Site Area (24,042 square feet (0.55 acres)).                 |
| Maximum Floor Area Ratio:                    | 5.5.   |
| Maximum Number of Residential Units:         | 101.   |
| Minimum Building Setbacks:                   | In conformance with the Site Plan.   |
| Maximum Site Coverage:                       | In substantial conformance with the Site Plan.   |
| Minimum Number of Off-Street Parking Spaces: | Total Spaces: 105 spaces plus 35 tandem spaces.<br><br>Ratio: 1.04:1.<br><br>Note: The number of parking spaces required may be reduced if the number of residential units are reduced provided the ratio of 1.04:1 is maintained. |
| Maximum Building Height:                     | In conformance with the Building Elevations.   |
| Minimum Number of Loading Berths:            | 1.   |

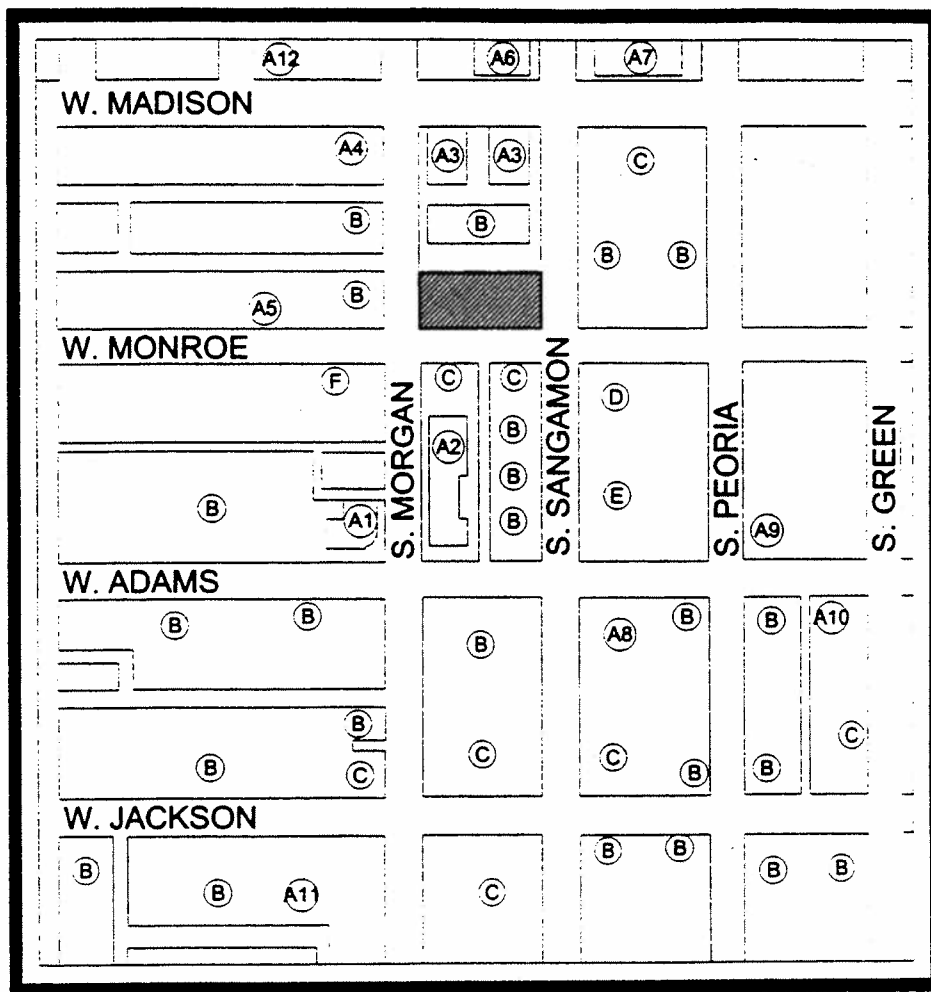
Existing Zoning Map.




INDICATES PROPERTY FOR PLANNED DEVELOPMENT

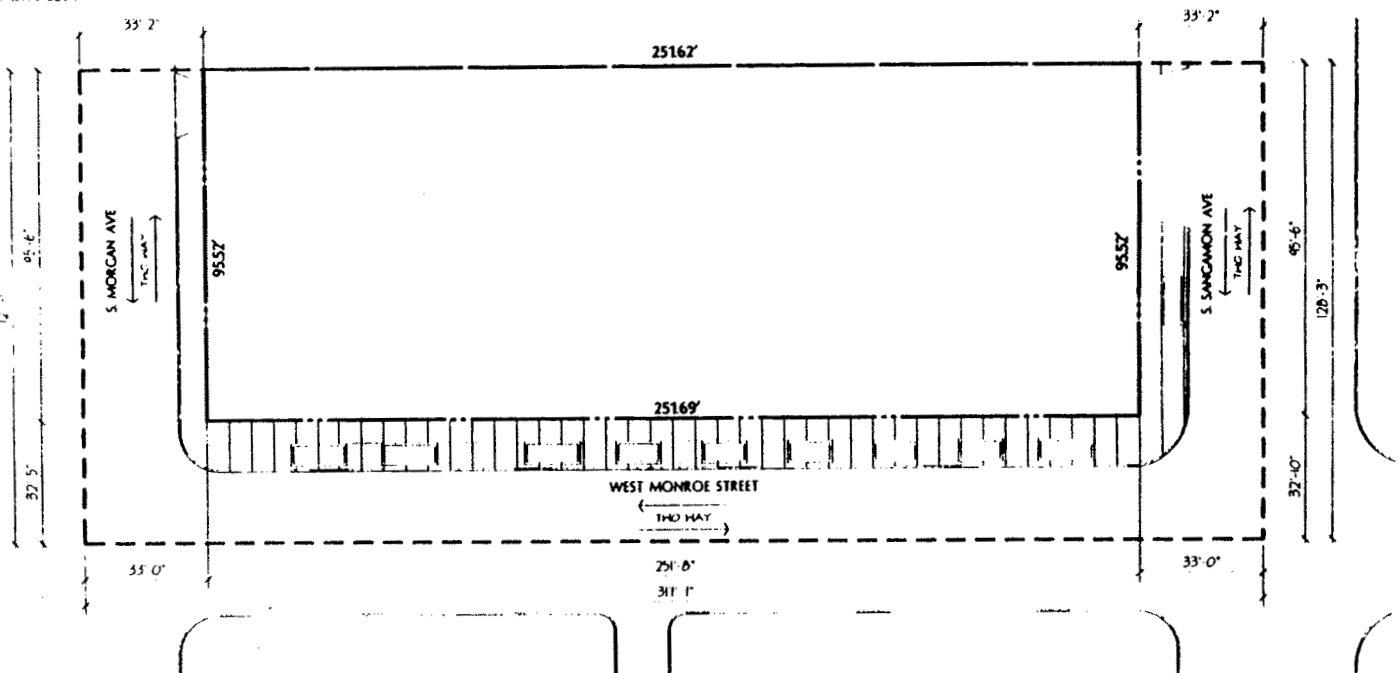
Existing Land-Use Map.

| MAP KEY                  | RESIDENTIAL SITES                                    |   |
|--------------------------|--|---|
| A. RESIDENTIAL           | A1. 1000 W. ADAMS, 8 STORIES, 150 UNITS              | A7. 920 W. MADISON, 10 STORIES, 38 UNITS  |
| B. COMMERCIAL/INDUSTRIAL | A2. 111 S. MORGAN, 8 STORIES, 166 UNITS              | A8. 203 S. SAGAMON, 4 STORIES, 72 UNITS   |
| C. PARKING LOT           | A3. 838/848 W. MADISON, 6 STORIES, 2 BLDGS. 84 UNITS | A9. 850 W. ADAMS, 8 STORIES, 37 UNITS     |
| D. GOVERNMENT            | A4. 1001 W. MADISON, 7 STORIES, 80 UNITS             | A10. 843 W. ADAMS, 7 STORIES, 86 UNITS    |
| E. UNIVERSITY            | A5. CARMICHAEL PLACE, 32 ROWNHUSES, 4 CONDOS         | A11. 1019 W. JACKSON, 4 STORIES, 24 UNITS |
| F. RELIGIOUS             | A6. 836 W. MADISON, 4 STORIES, 18 UNITS              | A12. 1016 W. MADISON, 5 STORIES, 10 UNITS |



 INDICATES PROPERTY FOR PLANNED DEVELOPMENT

### Planned Development Boundary And Property Line Map.



|                    |             |
|--------------------|-------------|
| PROPERTY LINE      | —————       |
| BOUNDARY LINE      | - - - - -   |
| SITE AREA          | 24,042 S.F. |
| P.D. BOUNDARY AREA | 40,698 S.F. |

**PLANNED DEVELOPMENT BOUNDARY  
AND PROPERTY LINE MAP**



APPLICANT: MR. PROPERTIES  
 3130 S. MORGAN AVE.  
 CHICAGO, W. MONROE ST.  
 12-40 S. SANGAMON AVE.

DATE: DECEMBER 11, 2001

REVISIONS:

|     |      |             |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
|     |      |             |
|     |      |             |
|     |      |             |

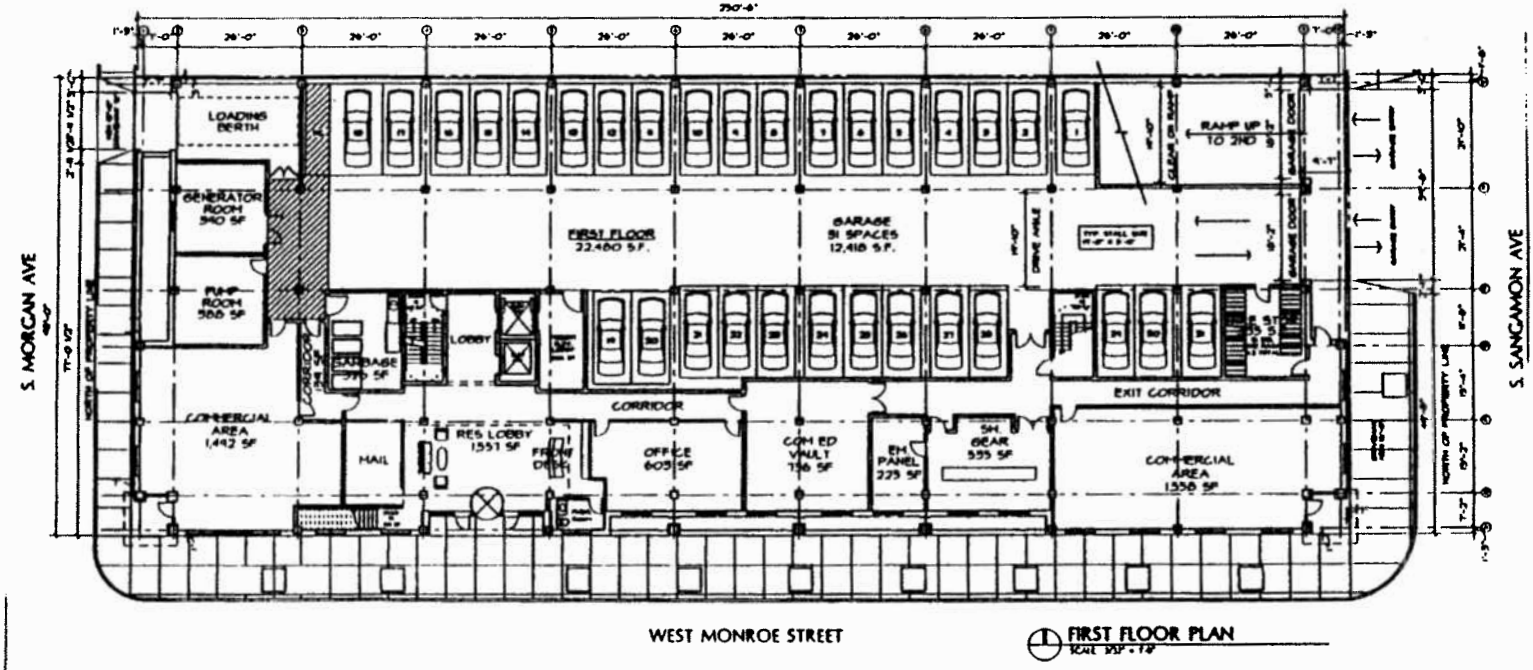
950 WEST MONROE  
 MR. PROPERTIES CHICAGO, IL

0035  
 FITZGERALD  
 ASSOCIATES  
 ARCHITECTS  
 207 W. Madison St.  
 Chicago, IL 60604





First Floor Plan.  
(Page 2 of 2)



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

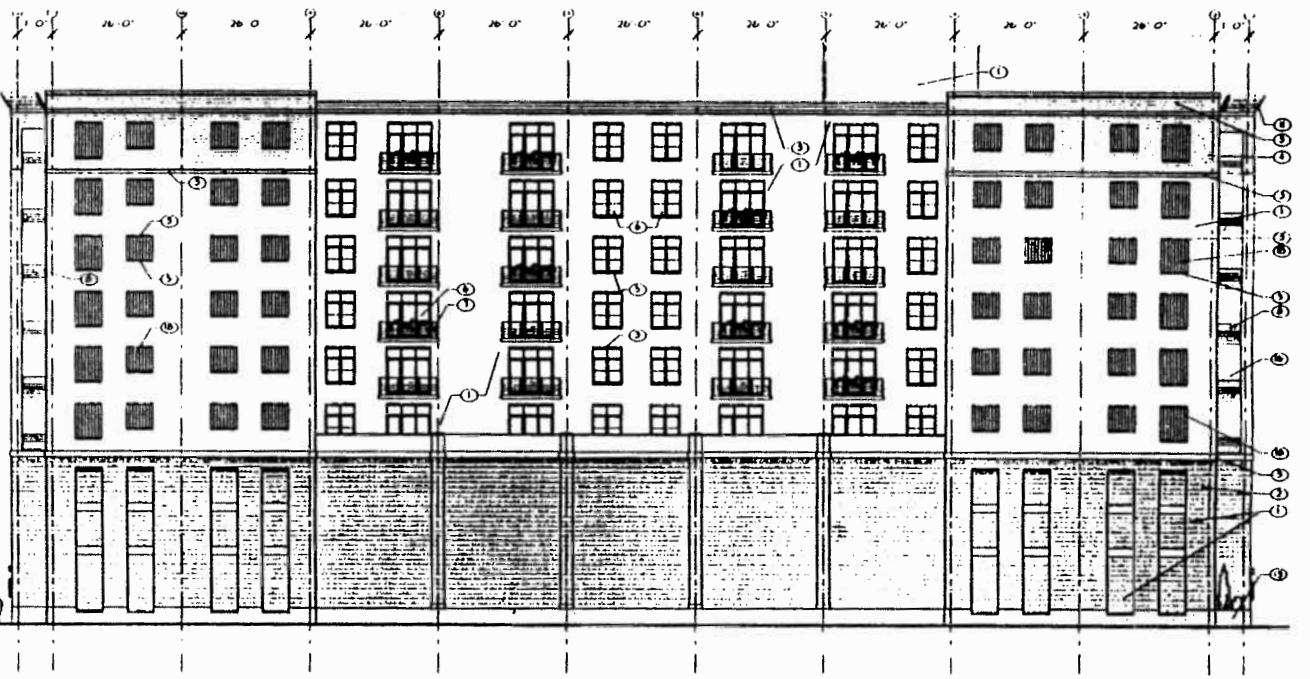
APPLICANT: MR PROPERTIES, LLC  
 ADDRESS: 31-39 SOUTH MORGAN AVENUE;  
 932-954 WEST MONROE STREET;  
 32-40 SOUTH SANGAMON AVENUE  
 DATE: MARCH 6, 2001  
 REVISED: DECEMBER 13, 2001

950 WEST MONROE  
 MR PROPERTIES CHICAGO, IL

|      |   |
|------|---|
| 0035 | <b>FITZGERALD ASSOCIATES ARCHITECTS</b><br>812 West Lake Street<br>Chicago, IL 60607<br>312.563.9100<br>Fax: 312.563.1919 |
|------|---|

North Elevation.

| ELEVATION KEYNOTES   |   |
|--|---|
| 1 FACE BRICK   | 10 ORNAMENTAL IRON GRILL AT GARAGE OPENINGS     |
| 2 PROJECT EVERY OTHER THIRD COURSE 1"                            | 11 ORNAMENTAL CORNICE                           |
| 3 RENAISSANCE STONE  | 12 GARAGE DOOR ENTRY                            |
| 4 MULTICATED RENAISSANCE STONE W/ 1 REVEAL                       | 13 PLANTER BOXES                                |
| 5 LIME STONE S&I   | 14 ORNAMENTAL METAL CANOPY W/ SIGNAGE           |
| 6 ALUMINUM AND GLASS FINISH                                      | 15 RESIDENTIAL BUILDING ENTRY                   |
| 7 ORNAMENTAL IRON BALCONY AND RAIL WITH BOW TIE GAL PLANER BOXES | 16 COVERED PORCH                                |
| 8 ORNAMENTAL IRON RAIL WITH BOW TIE GAL PLANER BOXES             | 17 LOAN AND BIRTH ENTRY                         |
| 9 EXTERIOR LIGHT FIXTURE   | 18 GLASS DOOR                                   |
|  | 19 ALUMINUM FINISH WITH FROSTED GLASS AT GARAGE |



NORTH ELEVATION  
SCALE 1/8" = 1'-0"

APPLICANT: MR. PROPERTIES  
3-79 S. MORGAN AVE.  
92-94 W. MONROE ST.  
22-40 S. SANGHAM AVE.

DATE: DECEMBER 13, 2001

REVISED:

950 WEST MONROE  
CHICAGO, IL

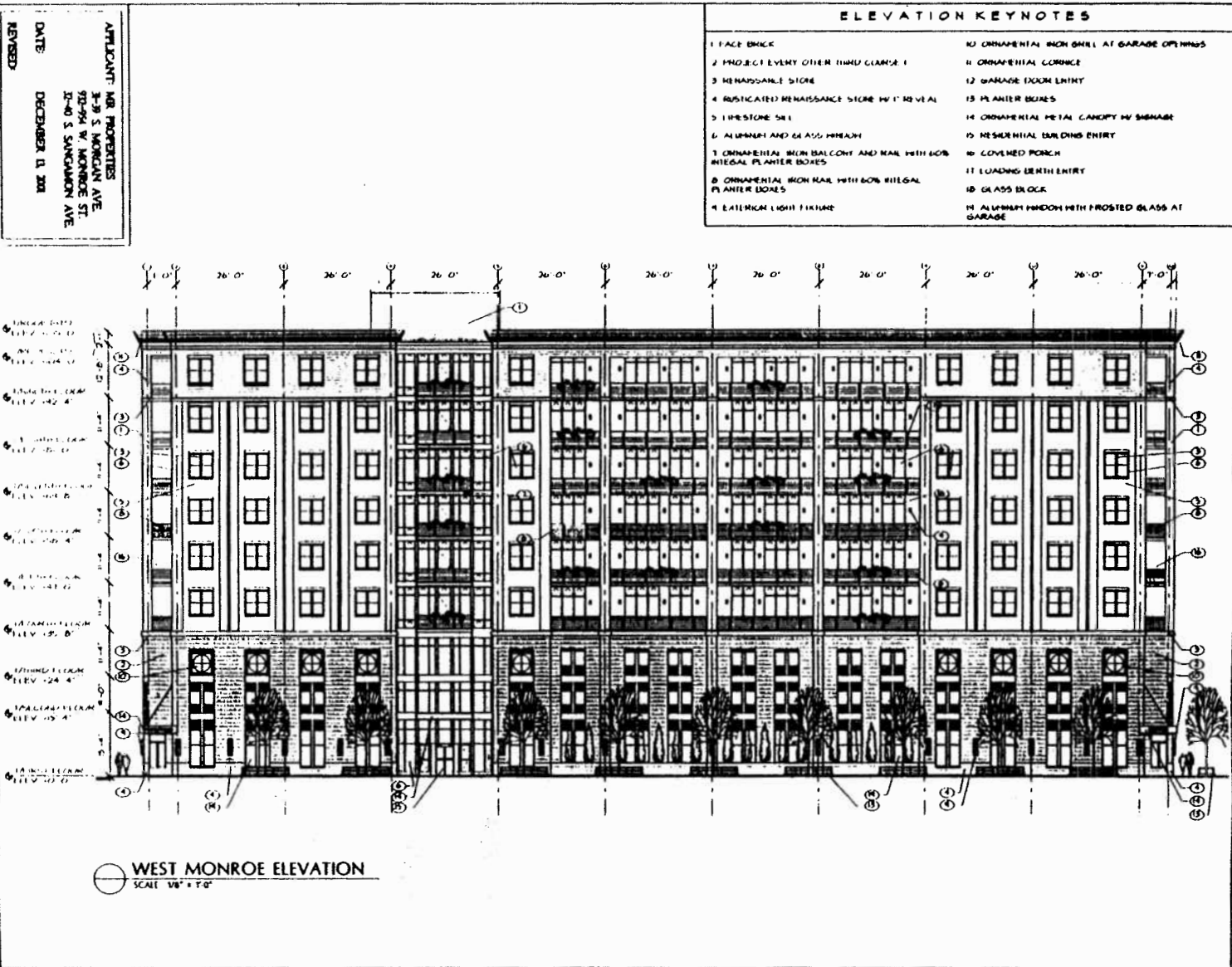
0035

FITZGERALD ASSOCIATES ARCHITECTS

West Monroe Elevation.

ELEVATION KEYNOTES

- |  |   |
|--|---|
| 1 FACE BRICK   | 10 ORNAMENTAL IRON GRILL AT GARAGE OPENINGS     |
| 2 PROJECT EVERY OTHER THIRD CORNER                                 | 11 ORNAMENTAL CORNICE                           |
| 3 RENAISSANCE STORE  | 12 GARAGE DOOR ENTRY                            |
| 4 RUSTICATED RENAISSANCE STORE W/ 1" REVEAL                        | 13 PLANTER BOXES                                |
| 5 LIMESTONE SILL   | 14 ORNAMENTAL METAL CANOPY W/ SIGNAGE           |
| 6 ALUMINUM AND GLASS W/HEAVY                                       | 15 RESIDENTIAL BUILDING ENTRY                   |
| 7 ORNAMENTAL IRON BALCONY AND RAIL WITH 60% INTEGRAL PLANTER BOXES | 16 COVERED PORCH                                |
| 8 ORNAMENTAL IRON RAIL WITH 60% INTEGRAL PLANTER BOXES             | 17 LOADING BERTH ENTRY                          |
| 9 EXTERIOR LIGHT FIXTURE   | 18 GLASS BLOCK                                  |
|  | 19 ALUMINUM FINISH WITH PROSTED GLASS AT GARAGE |



WEST MONROE ELEVATION  
SCALE 1/8" = 1'-0"

APPLICANT: MR. PROPERTIES  
 3-9 S. MORGAN AVE.  
 92-94 W. MONROE ST.  
 12-40 S. SANGAMON AVE.

DATE: DECEMBER 11, 2001

REVISIONS:

950 WEST MONROE  
 CHICAGO, IL

MR. PROPERTIES

0035  
 FITZGERALD  
 ARCHITECTS

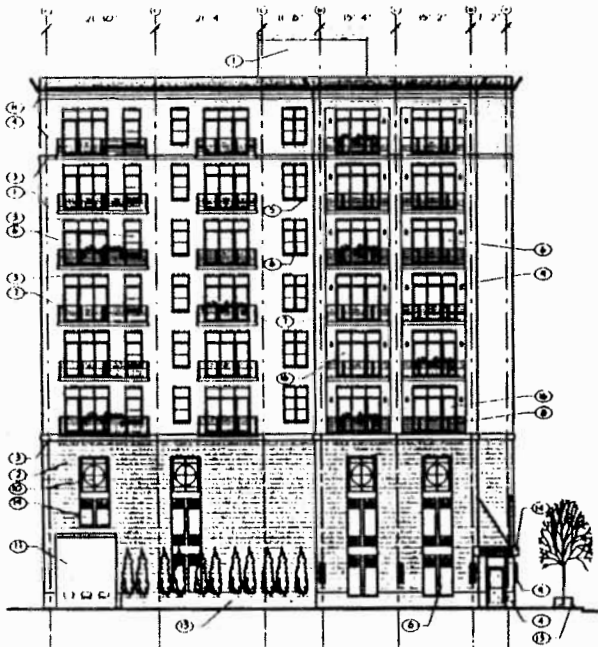
South Morgan And South Sangamon Elevations.

ELEVATION KEYNOTES

- |   |   |
|---|---|
| 1 FACE BRICK  | 10 ORNAMENTAL IRON GRILL AT GARAGE OPENINGS       |
| 2 PROJECT EVERY OTHER THIRD COURSE 1"                             | 11 ORNAMENTAL CORNICE                             |
| 3 RENAISSANCE STONE   | 12 GARAGE DOOR ENTRY                              |
| 4 RUSTICATED RENAISSANCE STONE W/ 1" REVLIN                       | 13 PLANTER BOXES                                  |
| 5 LIME STONE SRI  | 14 ORNAMENTAL METAL CANOPY W/ SIGNAGE             |
| 6 ALUMINUM AND GLASS W/SCREEN                                     | 15 RESIDENTIAL CURTAIN ENTRY                      |
| 7 ORNAMENTAL IRON BALCONY AND RAIL WITH GON W/REGAL PLANTER BOXES | 16 COVERED PORCH                                  |
| 8 ORNAMENTAL IRON RAIL WITH GON W/REGAL PLANTER BOXES             | 17 LOADING BERTH ENTRY                            |
| 9 EXTERIOR LIGHT FIXTURE  | 18 GLASS BLOCK                                    |
|   | 19 ALUMINUM W/SCREEN WITH FROSTED GLASS AT GARAGE |



SOUTH SANGAMON ELEVATION  
SCALE 1/8" = 1'-0"



SOUTH MORGAN ELEVATION  
SCALE 1/8" = 1'-0"

APPLICANT: MR. PROPERTIES  
3179 S. MORGAN AVE.  
920-94 W. MONROE ST.  
11-40 S. SANGAMON AVE.

DATE: DECEMBER 11, 2001

REVISED:

950 WEST MONROE  
MR. PROPERTIES  
CHICAGO, IL

0035  
FITZGERALD ASSOCIATES ARCHITECTS