

# PD 821

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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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(312) 744-4190  
(312) 744-2271 (FAX)  
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<http://www.cityofchicago.org>

January 31, 2005

Mr. Gerald L. Johnson  
Fujikawa Johnson and Associates, Inc.  
111 East Wacker Drive  
Suite 3015  
Chicago, Illinois 60601

Re: Request for a minor change to Residential Planned Development  
No. 821

Dear Mr. Johnson:

Please be advised that your request for a minor change to Residential Planned Development No. 821 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested approval for adjusting the overall building height to 270' - 3", from 266' - 0". This would result in a building height increase from 280' - 2" CCD to 284' - 5" CCD. The highest liveable floor space in the building has an absolute height of 259' - 3". This 4' - 3" increase in height is necessary to accommodate the horizontal pipe transfer created by the three building setbacks at the top of the building. The top floor mechanicals are open to the sky and are therefore not a part of the building height calculation. The adjustments are in keeping with the architectural character of numerous buildings in the area and do not increase sellable floor space.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute a minor change pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, and Residential Planned Development No. 821, I hereby approve the foregoing change as stated, but no other changes to Residential Planned Development No. 821. The revised site plan, floor plans, and elevations dated January 4, 2005 and prepared by Fujikawa Johnson and Associates are hereby made a part of this approval.

Very Truly Yours,

Denise M. Casalino, P.E.  
Commissioner

DMC: SRP: amk

cc: Mike Marmo, Carmen Vidal-Hallett, PD files



13229

10/3/2001

REPORTS OF COMMITTEES

68723

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago: *RPD 821*

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:

starting at a point being the intersection of the railroad right-of-way and South Indiana Avenue; proceeding in an arc in a southeasterly direction along the railroad right-of-way to East 16<sup>th</sup> Street; East 16<sup>th</sup> Street; and South Indiana Avenue to the point of beginning,

and

East 16<sup>th</sup> Street; South Prairie Avenue; a line 176.48 feet south of and parallel to East 16<sup>th</sup> Street; and the public alley next west of and parallel to South Prairie Avenue,

to those of an R6 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, changing all of the R6 General Residence District symbols to those of a Residential Planned Development and a corresponding use district is hereby established.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

*Residential Planned Development Number 821.*

*Plan of Development Statements.*

1. The area delineated herein as a residential planned development consists of a net site area of approximately one and thirty-eight hundredths (1.38) acres (sixty thousand one hundred sixty-eight (60,168) square feet) which is controlled by Prairie House at Central Station, L.L.C. ("Applicant") for purposes of this residential planned development.

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 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; a Planned Development Boundary and Property Line Map; an Existing Zoning and Land-Use Map; a Site and Landscape Plan; Open Space Plan; Fifth Floor Plan; Parking, Turning Radius and Utility Pole Location Plan; Site Setback Plan; and Building Elevations dated September 13, 2001, prepared by De Stefano & Partners, which are all incorporated herein. Full size sets of the Site Plan and Landscape 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; ground floor residential uses; park uses, accessory uses and related uses.

6. Identification and business 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. 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 any 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 Floor Area Ratio calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.

10. Improvements of the property, including landscaping and all entrances and exits shall be designed, installed and maintained in substantial conformance with the Bulk Regulations and Data Table and the Site and Landscape 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. The park shall be constructed at the time of first occupancy of the building. The park shall be open and accessible to the public during regular City of Chicago Park District hours.

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- 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 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. Unless substantial construction of the building 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 R6 General Residence 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.

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[Existing Zoning and Land-Use Map; Planned Development Boundary and Property Line Map; Site and Landscape Plan; Parking, Turning Radius and Utility Pole Location Plan; Site Setback Plan; Fifth Floor Plan; Proposed Park Plan; Building Elevation Drawings; and Open Space Plan referred to in these Plan of Development Statements printed on pages 68728 through 68739 of this Journal.]

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

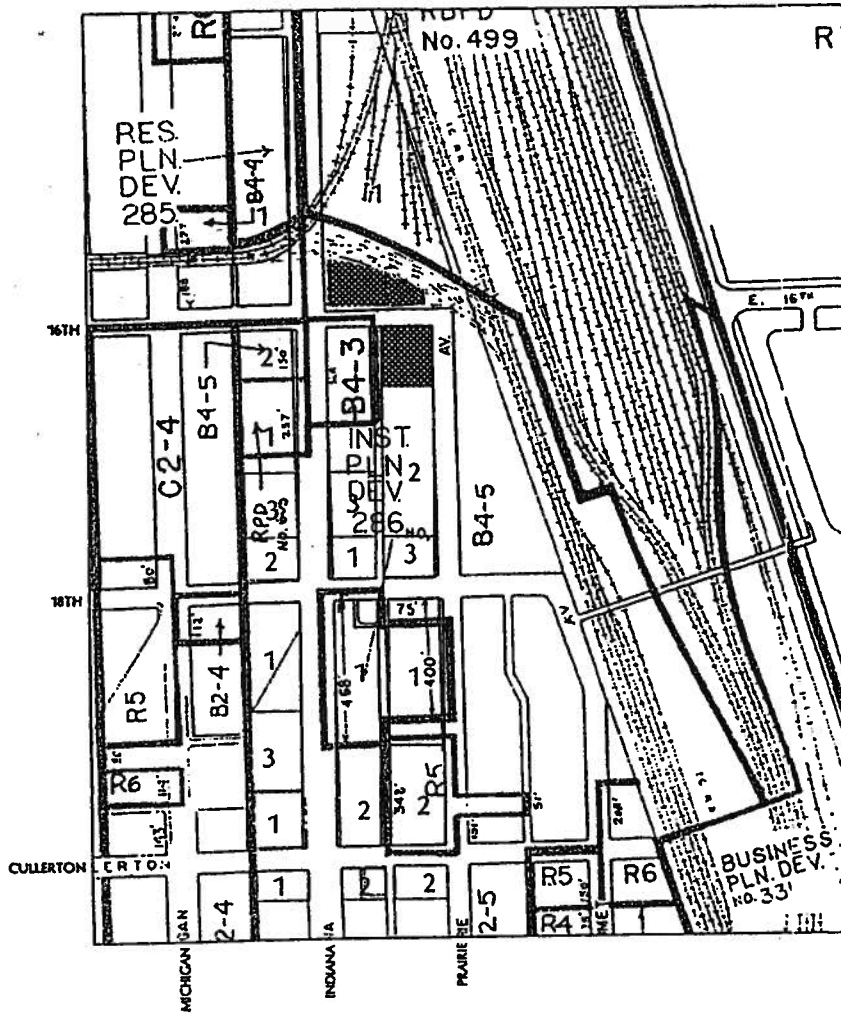
Residential Planned Development Number 821


Bulk Regulations And Data Table.

Gross Site Area:	82,116 square feet (1.89 acres).
Net Site Area:	Total = Gross Site Area (82,116 square feet) - area in public streets and alleys (21,948 square feet) = Net Site Area of 60,168 square feet (1.38 acres).
Maximum Floor Area Ratio:	4.4.
Maximum Number of Residential Units:	162 units.
Maximum Site Coverage:	In accordance with Site Plan.
Minimum Number of Accessory Off Street Parking Spaces:	200.  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 1:1.2 ratio shall be maintained.
Minimum Number of Off-Street Loading Docks:	2.
Minimum Building Setbacks:	In accordance with Site Plan.
Maximum Building Height:	In accordance with Building Elevations.

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Existing Zoning And Land-Use Map.

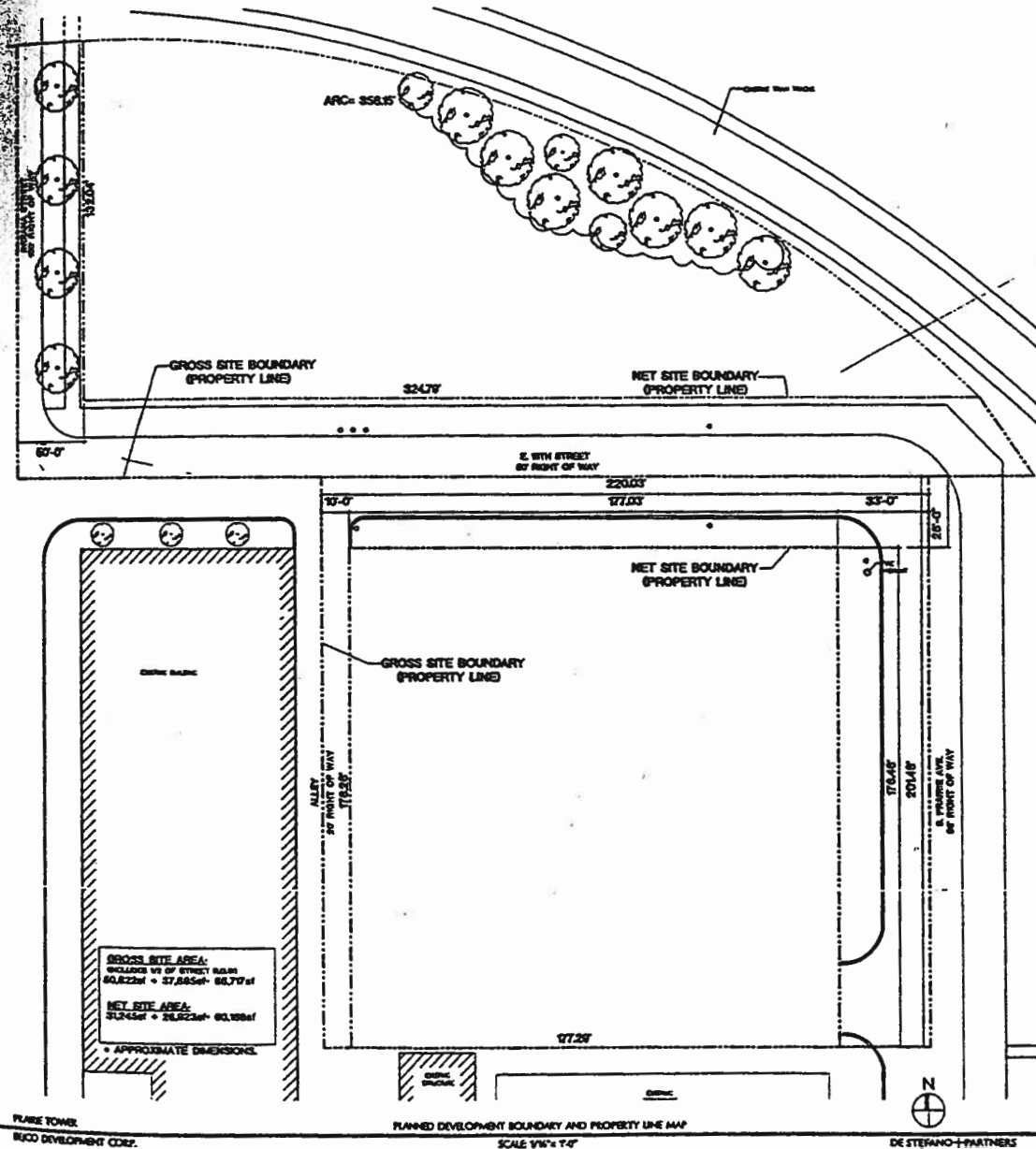


-  SITE (16TH & PRAIRIE)
- 1. RESIDENTIAL
- 2. COMMERCIAL/OFFICE
- 3. PARKING
- 4. PUBLIC PARK

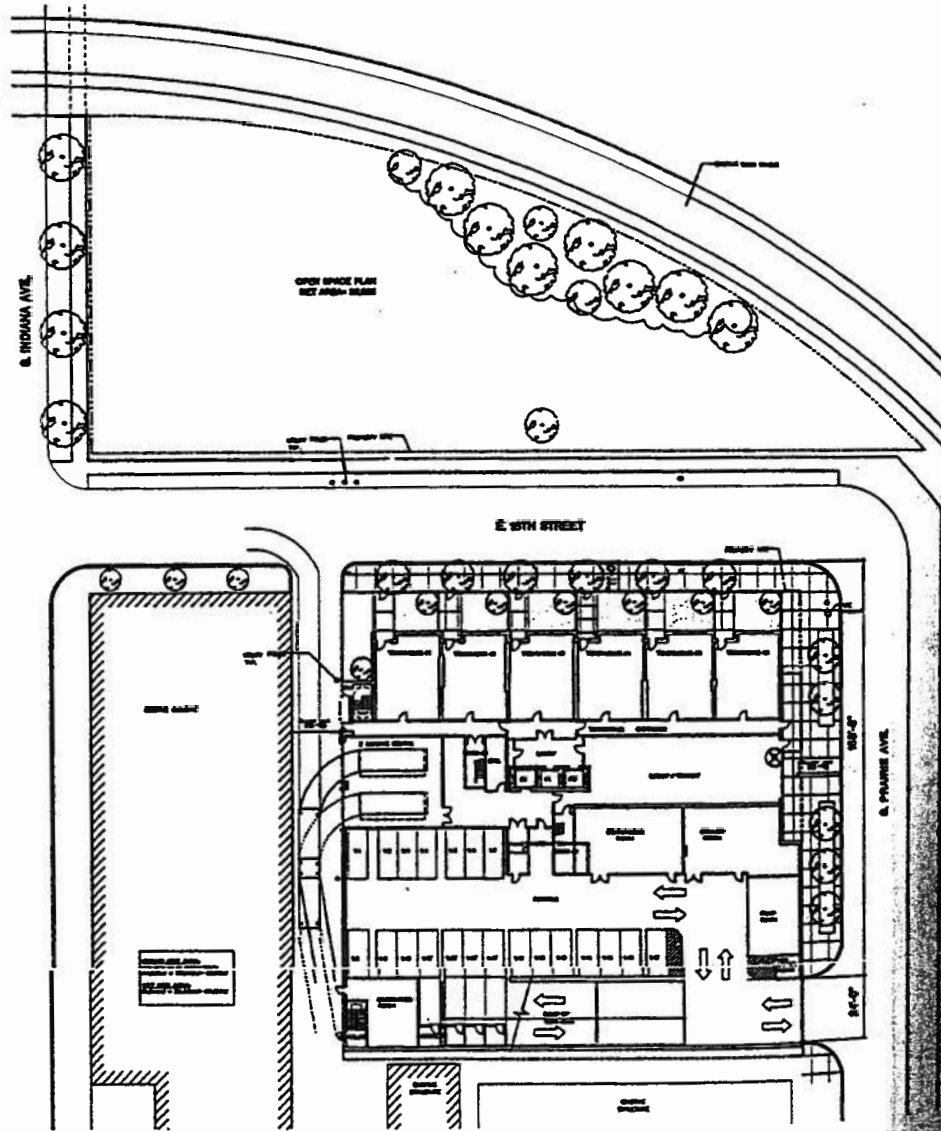


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### Planned Development Boundary And Property Line Map.



Site And Landscape Plan.

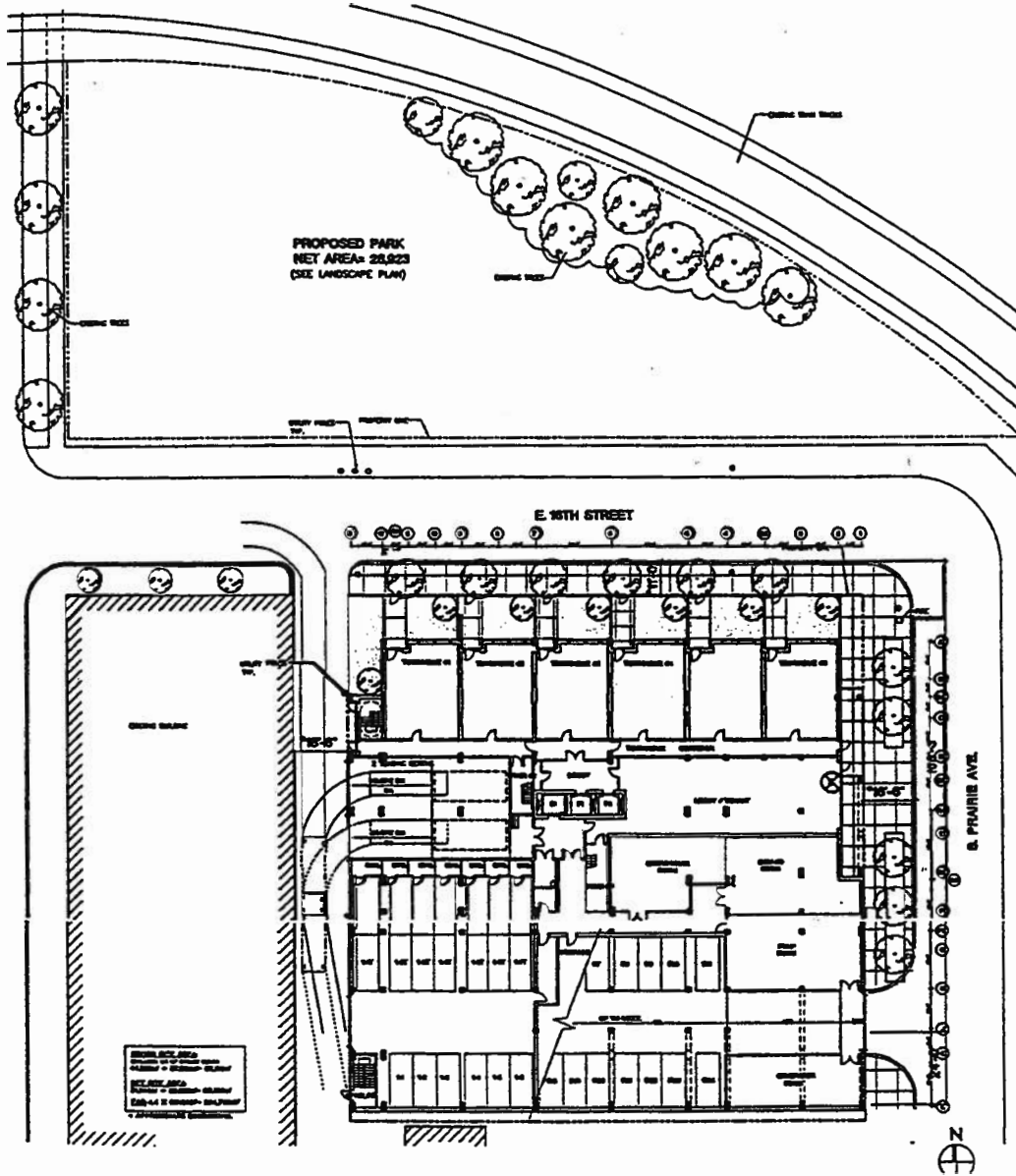


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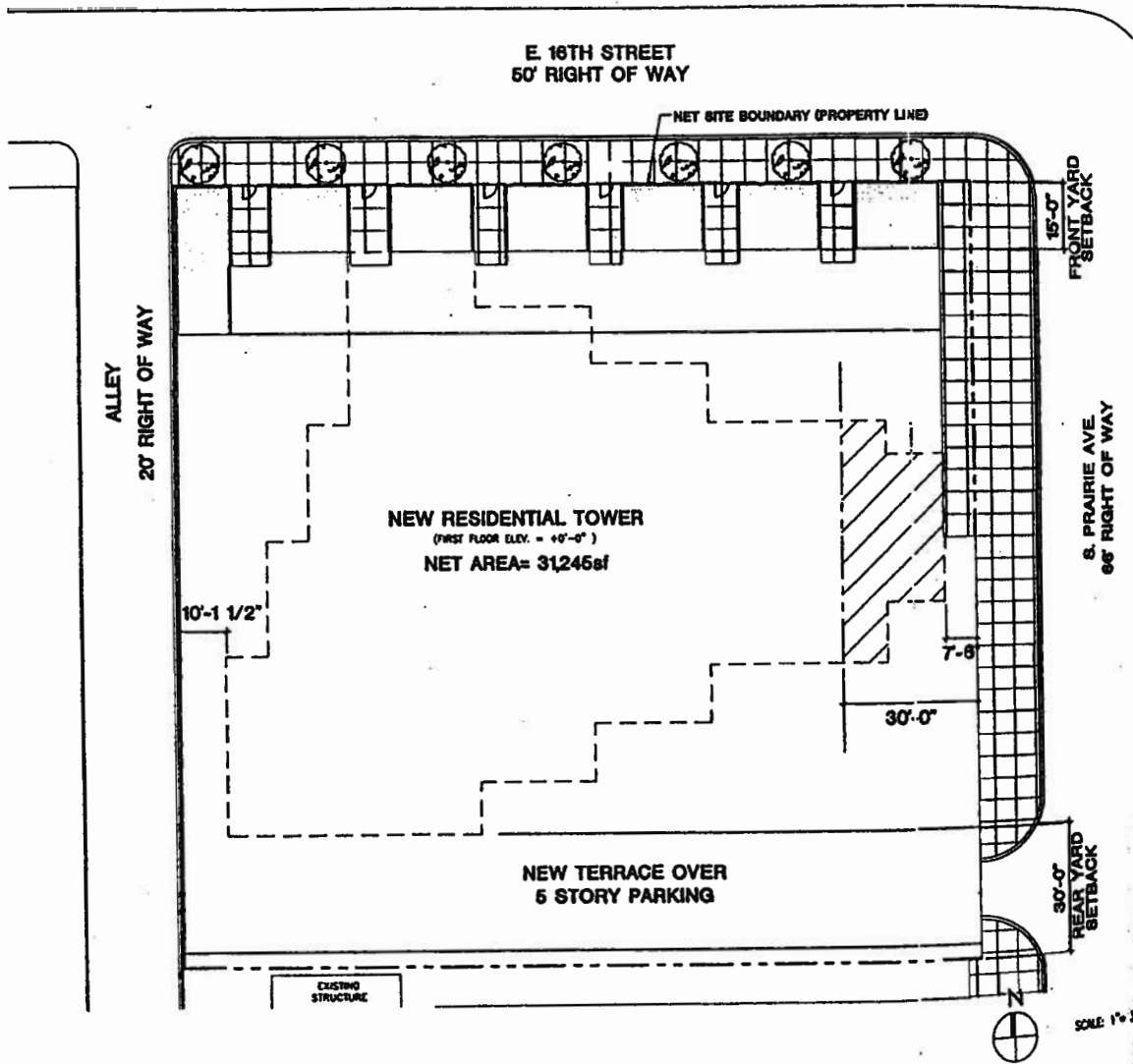
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Parking, Turning Radius And  
Utility Pole Location Plan.



Site Setback Plan.



SCALE 1" = 30'

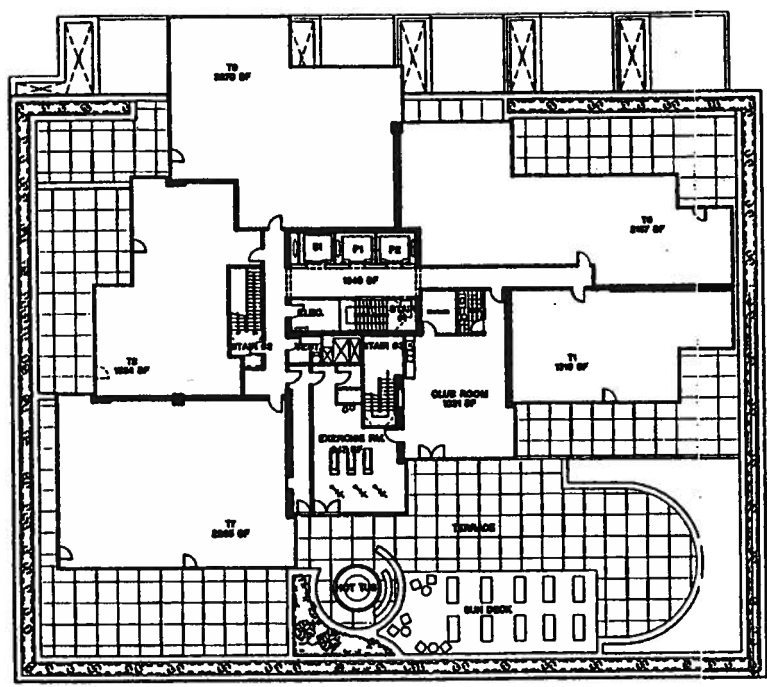
'200

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## Fifth Floor Plan.



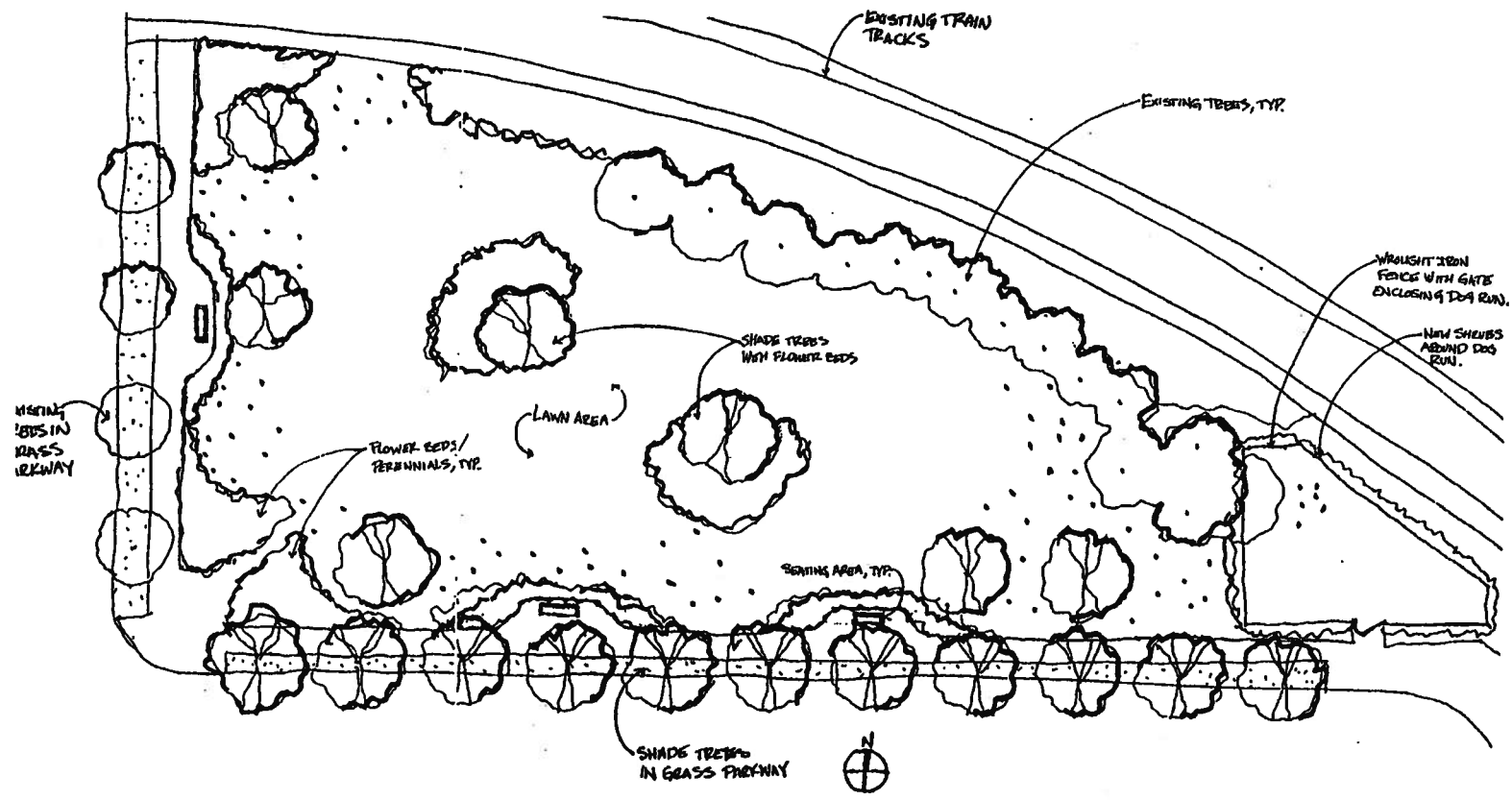
FRONT YARD  
SETBACK

S. PRAIRIE AVE.  
66' RIGHT OF WAY

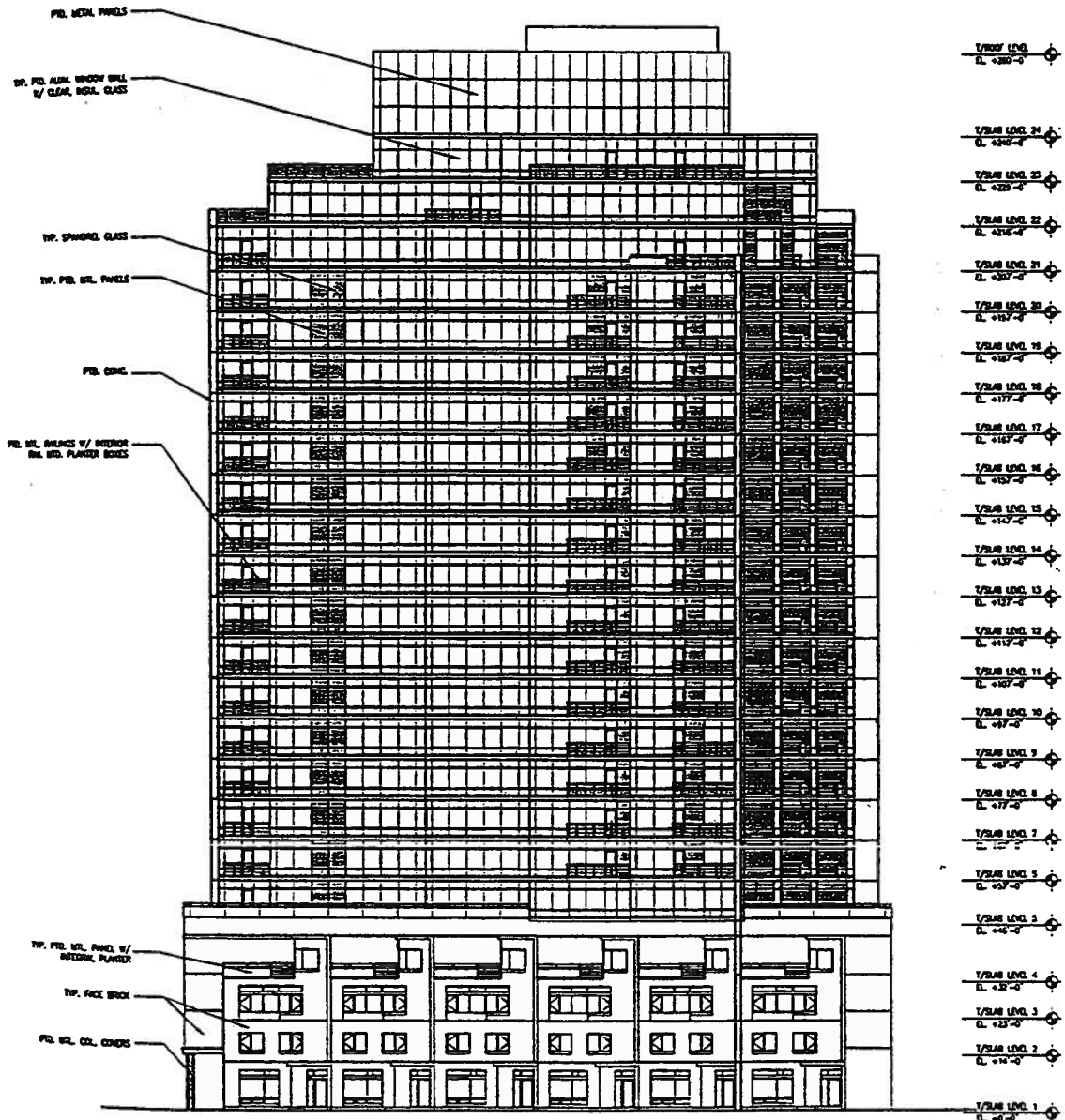
REAR YARD  
SETBACK

SCALE: 1" = 30'

Proposed Park Plan.



North Elevation.



METAL PANELS

ALUM. WINDOW SILL / CLEAR SIGL. GLASS

SPHONEL GLASS

MET. PANELS

CONC.

MET. BALANCE W/ BRONZE OR RED PLASTER BOXES

MET. PANEL W/ ROTONAL PLASTER

FACE BRICK

MET. COL. CORERS

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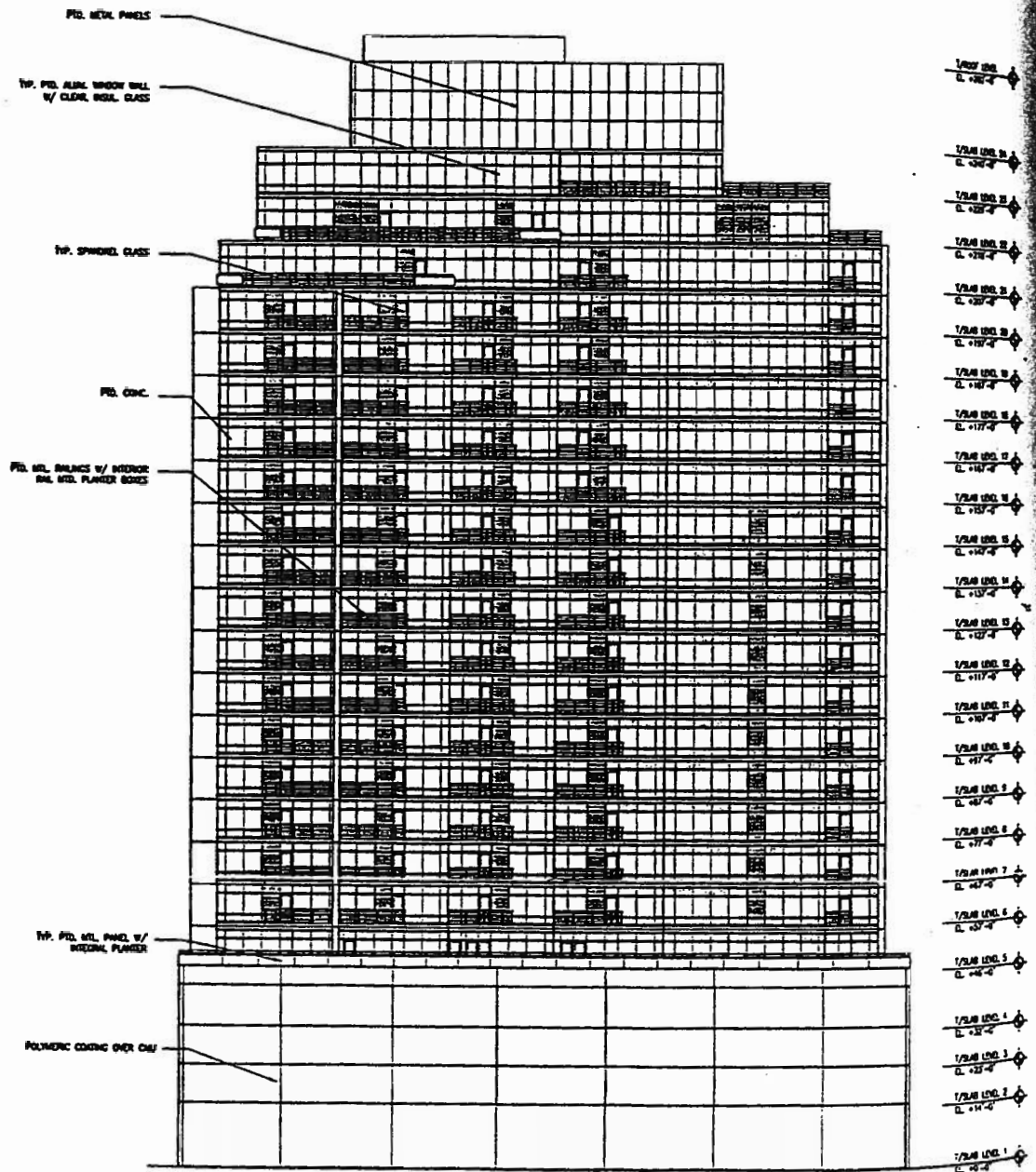
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South Elevation.





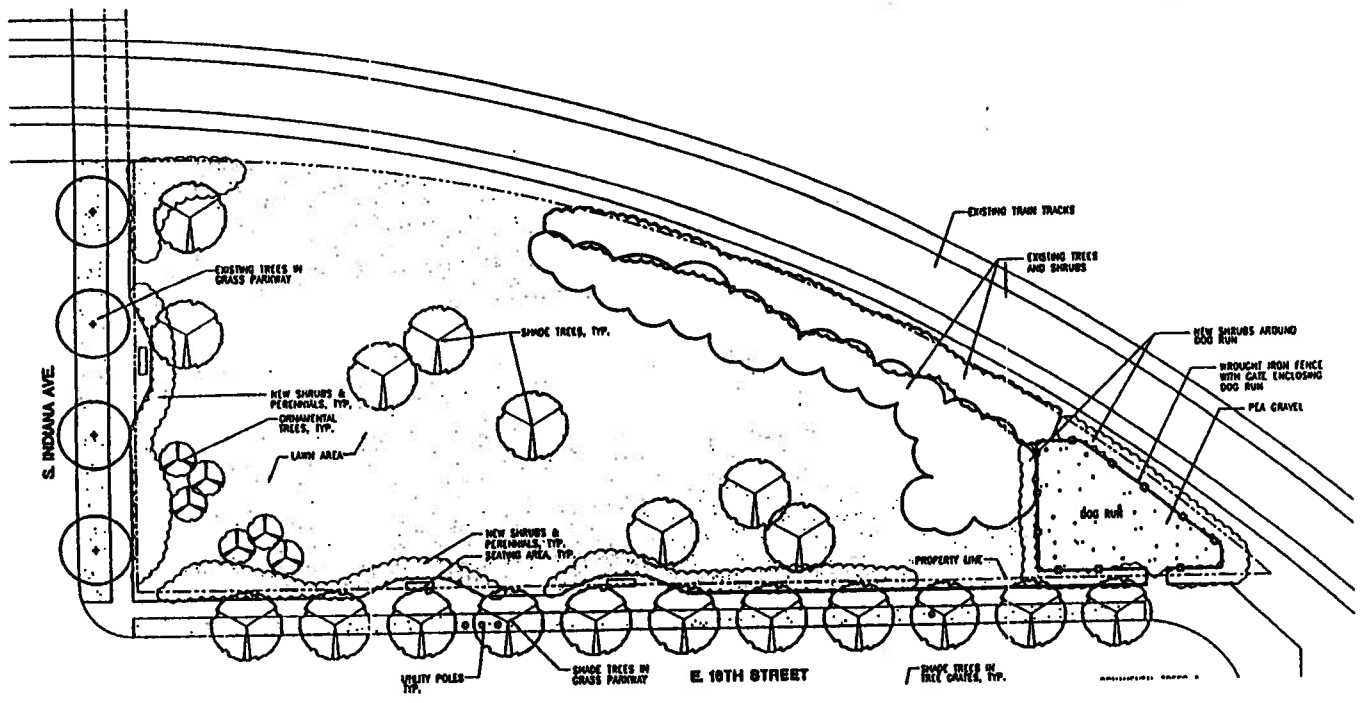


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Open Space Plan.



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