

PD 822

Table of Contents

12/10/2004 Minor Change **2**

05/01/2002 PD Adoption **3**

 Ordinance 3

 Statements 4

 Bulk Table 8

 Exhibits 10



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

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December 10, 2004

Mr. Rich Sciortino
Brinshore Development
666 Dundee Road, Suite 1102
Northbrook, Illinois 60062

Re: Request for Administrative Relief – Residential Planned Development No. 822, Phase IIA East.

Please be advised that your request for minor changes to Residential Planned Development Number 822 (West Haven Park, Phase IIA East; transformation of Henry Horner Homes) has been considered by the Department of Planning and Development pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance (formerly Section 11.11-3(c) of the Chicago Zoning Ordinance) and Statement No. 11 of the Planned Development.

Specifically, you requested the following modifications:

A seven parking space reduction to the minimum number of parking spaces required by the Bulk Regulations and Data Table included in PD 822; and,

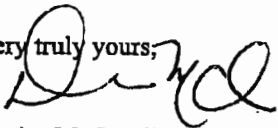

A modification to PD 822 to reflect revised plans for the design and construction of Building 12B (Mid-Rise Building) to be developed in Sub-Area 3, specifically including the elimination of a roof deck at the top of the parking structure to be constructed immediately adjacent to Building 12B.

In addition, you requested an administrative modification to PD 822 to reflect a slightly revised calculation of Net Site Area. Subsequent to the submission of your request, your development team determined that this modification was not necessary and did not require further consideration by the Department of Planning and Development.

The Department of Planning and Development has reviewed the request and has determined that the two proposed modifications to PD 822 described above would be minor and appropriate and consistent with the overall development of West Haven Park--Phase IIA East.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change to Residential Planned Development Number 822; with the understanding that along the West Maypole Street and West Washington Boulevard facades, perimeter planter boxes will be installed at the second level of the parking structure; and that along the middle one-third section of the western façade, vertical planting trellises (having a height that is consistent with the height of the parking structure) will be installed at each structural column of the parking structure.

Very truly yours,


Denise M. Casalino, P.E.
Commissioner 

DMC:SRP:srp

Cc: Mike Marmo, PD Files



13579

*Reclassification Of Area Shown On Map Number 1-G.
(Application Number 13625)*

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 B4-2 Restricted Service District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Erie Street; North Racine Avenue; a line 50 feet south of and parallel to West Erie Street; and the alley west of North Racine Avenue,

to those of a B4-3 Restricted Service District 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.

*Reclassification Of Area Shown On Map Number 1-H.
(As Amended)
(Application Number 13579)*

Be It Ordained by the City Council of the City of Chicago: RPD 822

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the R4 General Residence District symbols and indications as shown on Map Number 1-H in the area bounded by:

West Lake Street; North Hermitage Avenue; West Washington Boulevard; and North Wood Street,

to those of an R5 General Residence District and that the above-described area symbol and indication be changed and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing the R5 General Residence District symbol and indication as shown on Map Number 1-H in the area bounded by:

West Lake Street; North Hermitage Avenue; West Washington Boulevard; and North Wood Street,

to those of Residential Planned Development Number 822 and a corresponding use district is hereby established in the area above described.

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 822.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development Number 822 (the "Planned Development") and subject to the use and bulk restrictions of this Planned Development consists of approximately three and eight-tenths (3.8) acres and is owned or controlled by the applicant, the Chicago Housing Authority and The Habitat Company as receiver for the Chicago Housing Authority (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees (collectively, "Affiliates"). Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision or parcels, shall require separate submittal on behalf of the Applicant or its Affiliates and approval by the City Council of the City of Chicago (the "City Council").
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its Affiliates and, if different than the Applicant, the legal title holders and ground lessors, if any. All rights granted hereunder to the Applicant shall inure to the benefit of the Affiliates and, if different than the Applicant, the legal title holder or 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 of Chicago (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 and any ground lessors.

4. This plan of development consists of these fourteen (14) Planned Development statements and the exhibits listed below, all of which are incorporated herein and made a part hereof by this reference.

- Exhibit 1. Bulk Regulations and Data Table -- East End.
- Exhibit 2. General Regional Map.
- Exhibit 3. Neighborhood Context.
- Exhibit 4. Henry Horner Homes Phase II Redevelopment Plan.
- Exhibit 5. Existing Zoning Map.
- Exhibit 6. Planned Development Property Line and Boundary and Proposed Blocks.
- Exhibit 7. Proposed Property Line and Subarea Map.
- Exhibit 8. Public Rights-of-Way Adjustment.
- Exhibit 9. Illustrative Site Plan.
- Exhibit 10. Street Sections.
- Exhibit 11. Phase II-A East 205 Units.
- Exhibit 12. Block and Street Dimensions.
- Exhibit 13. Conceptual Landscape Plan Block 8.
- Exhibit 14. Conceptual Landscape Plan Block 12.
- Exhibit 15. Enlarged Landscape Plans.
- Exhibit 16. Enlarged Landscape Plans and Section.
- Exhibit 17. Landscape Plan Typical Dumpster Detail.
- Exhibit 18. Landscape Plan Illustrative Ornamental Fence Detail.

- Exhibit 19. Blocks 8 and 12 Illustrative Street Elevations.
- Exhibit 20. Illustrative Building Elevations Building 8B.
- Exhibit 21. Illustrative Building Elevations Building 8E.
- Exhibit 22. Illustrative Building Elevation Building 12B East Elevation.
- Exhibit 23. Illustrative Building Elevation Building 12B West Elevation.
- Exhibit 24. Illustrative Building Elevation Building 12B South Elevation.
- Exhibit 25. Illustrative Building Elevation Building 12B North Elevation.

These foregoing documents are sometimes collectively hereinafter referred to as the "Plans". Full-size sets of the Plans are on file with the Department of Planning and Development ("D.P.D."). The Planned Development is applicable to the area delineated hereto and these and no other controls shall apply. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of the City of Chicago, and all requirements thereof, and satisfies the established criteria for approval as 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 area delineated herein as "Residential-Business Planned Development":
 - attached single-family residences and townhouses, attached multi-family townhouses, multi-family residential buildings including mid-rise buildings, administrative offices, off-street parking and accessory uses;
6. New identification signs, and temporary signs, such as construction and informational signs, shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the D.P.D.

7. Any service drives or other ingress and egress shall be adequately designed and paved in accordance with the regulations of the City of Chicago Department of Transportation ("C.D.O.T.") in effect at the time of construction and in compliance with the Municipal Code, subject to the review and approval of C.D.O.T., D.P.D. and the Department of Fire. There shall be no parking within emergency areas. Ingress and egress shall be subject to review and approval of C.D.O.T. and D.P.D.
8. In addition to the maximum height of any building or any appurtenance thereto prescribed in this Planned Development, the height of any improvements shall also be subject to limitations as 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 to the property shall be designed, installed and maintained in substantial conformance with the Plans dated April 18, 2002. Landscaping shall be designed, installed and maintained at all times in accordance with the applicable landscaping provisions of the Landscape Ordinance. For units with individual garages, garbage cans shall be kept within the garages, except for the date of pickup.
11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the D.P.D., upon the application for such a modification by the Applicant or the Affiliates and after a determination by the Commissioner of the D.P.D. that such a modification is 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 this statement by the Commissioner of the D.P.D. 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 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, Refrigerating 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 D.P.D.

- 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 through 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 disability. 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 of the improvements contemplated by this Planned Development 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 Property shall automatically revert to that of the R5 General Residence District.

[Exhibits 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25 referred to in these Plan of Development Statements printed on pages 84709 through 84732 of this *Journal*.]

Exhibit 1 referred to in these Plan of Development Statements reads as follows:

Exhibit 1.

Henry Horner Homes Phase II-A.

Bulk Regulations And Data Table -- East End.

	Subarea 1	Subarea 2	Subarea 3	Overall
Gross Site Area (square feet):	85,228	36,788	46,093	168,109

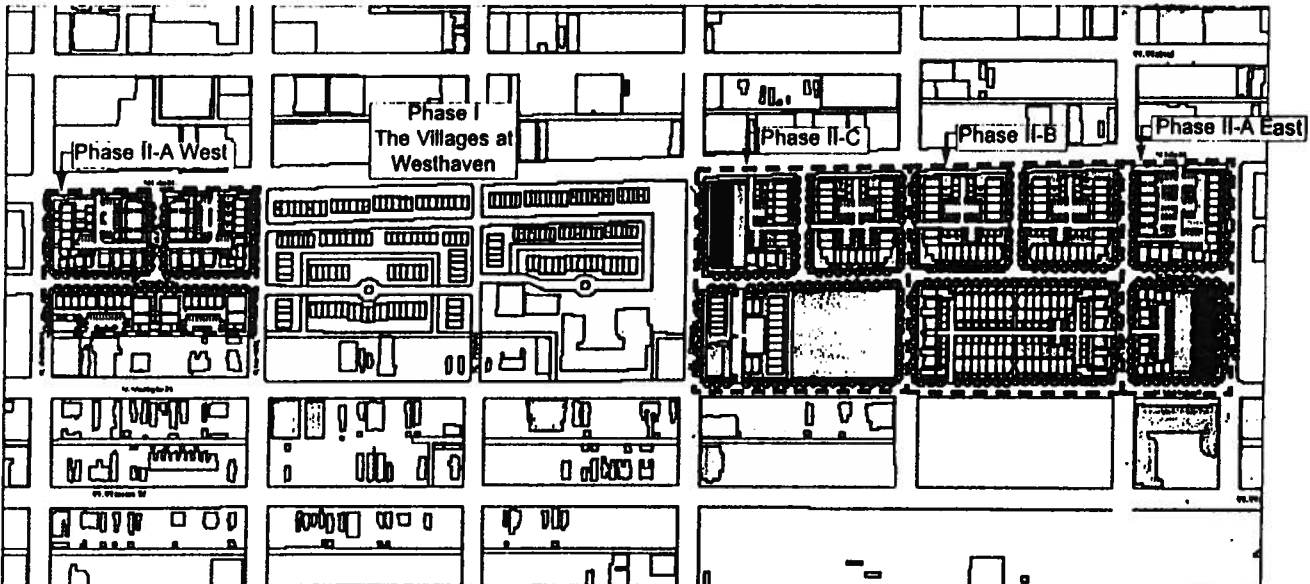
	Subarea 1	Subarea 2	Subarea 3	Overall
Net Site Area (square feet):	76,356	32,912	41,257	150,525
Site Acreage:				3.8 acres
Rights-of-Way and Alleys:				.37 acres
Maximum Percentage of Site Covered:	0.35	0.35	0.81	0.48
Maximum Floor Area Ratio:	1.14	1.24	3.59	1.84
Maximum Building Height:	4 stories	4 stories	9 stories	
Maximum Building Building Setback:	10 feet	10 feet	11 feet-6 inches	
Maximum Number of Dwelling Units:	55	27	123	205
Minimum Number of Loading Berths:			1	1
Minimum Number of Parking Spaces:	55	27	150	232

Minimum setbacks and maximum site coverage shall be in accordance with the submitted site plans.

Maximum building height shall be in accordance with building elevations.

Exhibit 4.

Henry Horner Homes Phase II
Redevelopment Plan.



Henry Horner Homes Redevelopment Phase II - A East



Exhibit 5.

Existing Zoning Boundary Map.

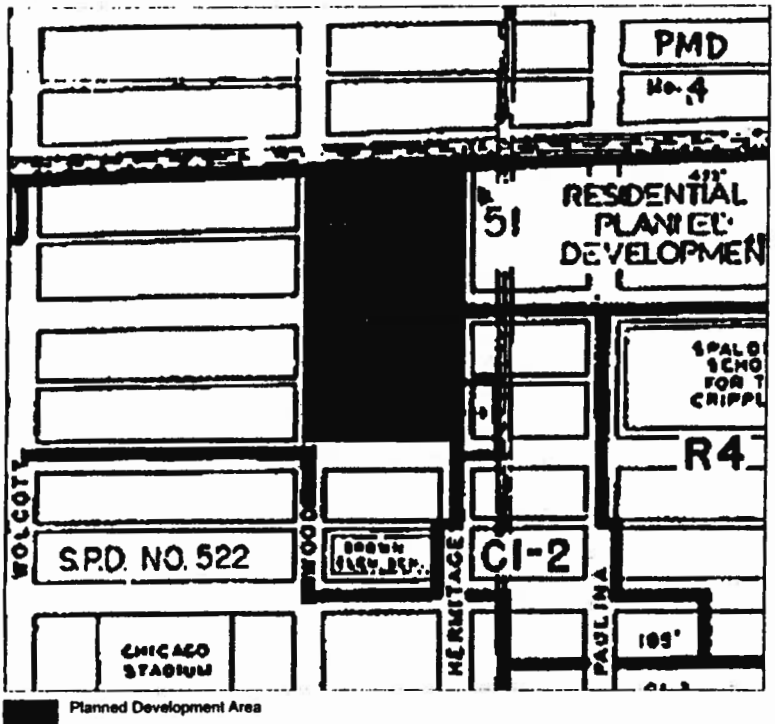
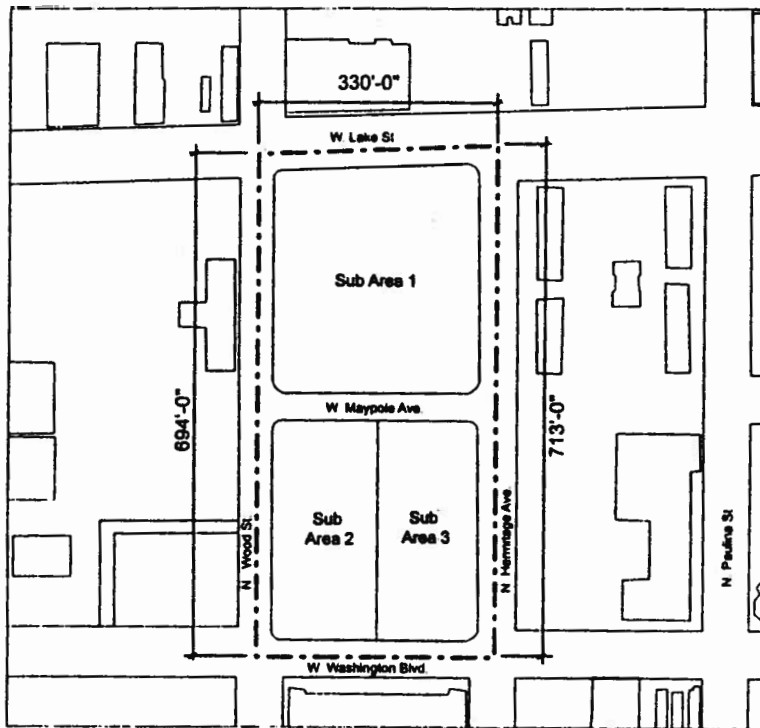


Exhibit 6.

Planned Development Boundary
And Proposed Blocks.



Henry Horner Homes Redevelopment Phase II - A East

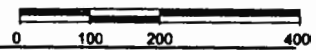
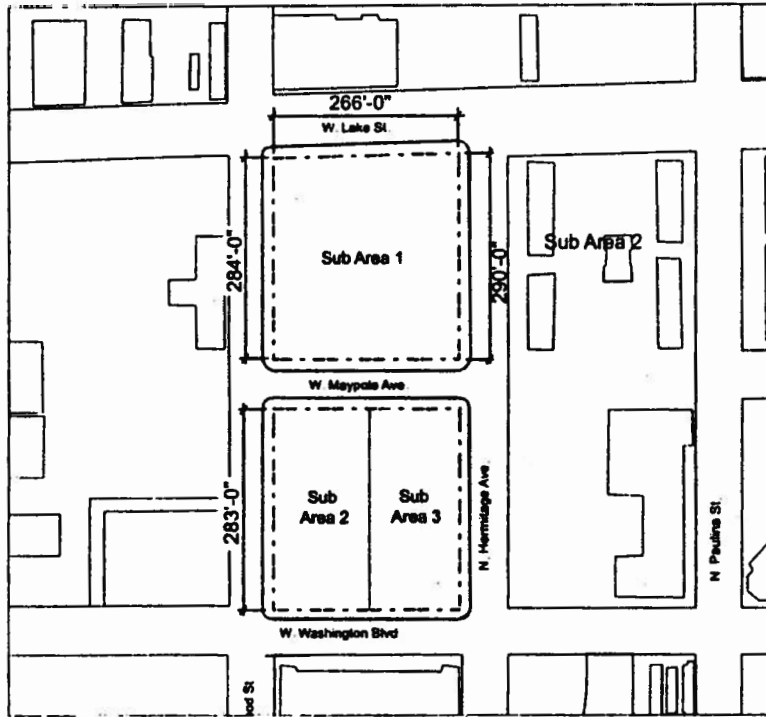


Exhibit 7.

Proposed Property Line
And Subarea Map.



Henry Horner Homes Redevelopment Phase II - A East

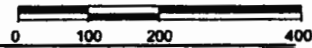
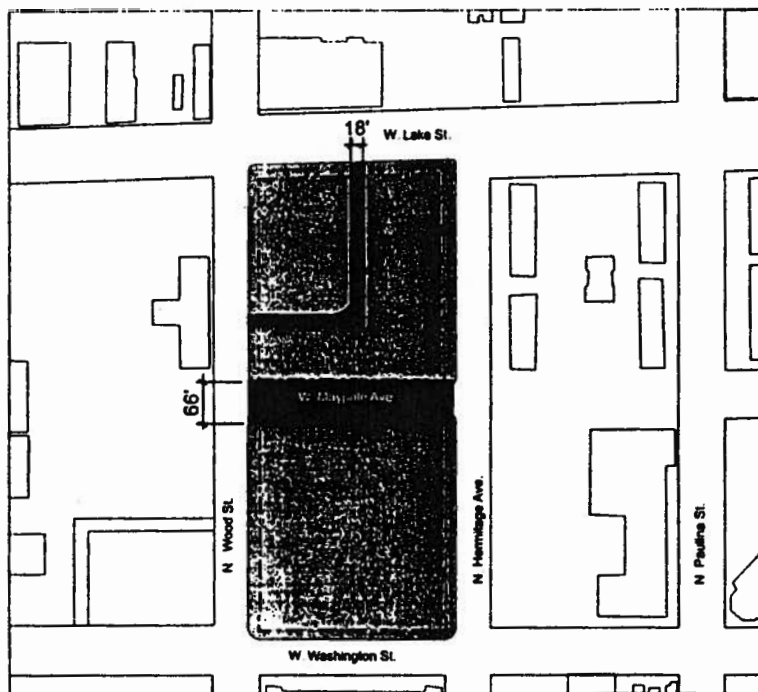


Exhibit 8.

Public Rights-of-Way Adjustment.



 New Rights of Way to be Dedicated



Henry Horner Homes Redevelopment Phase II - A East

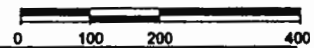
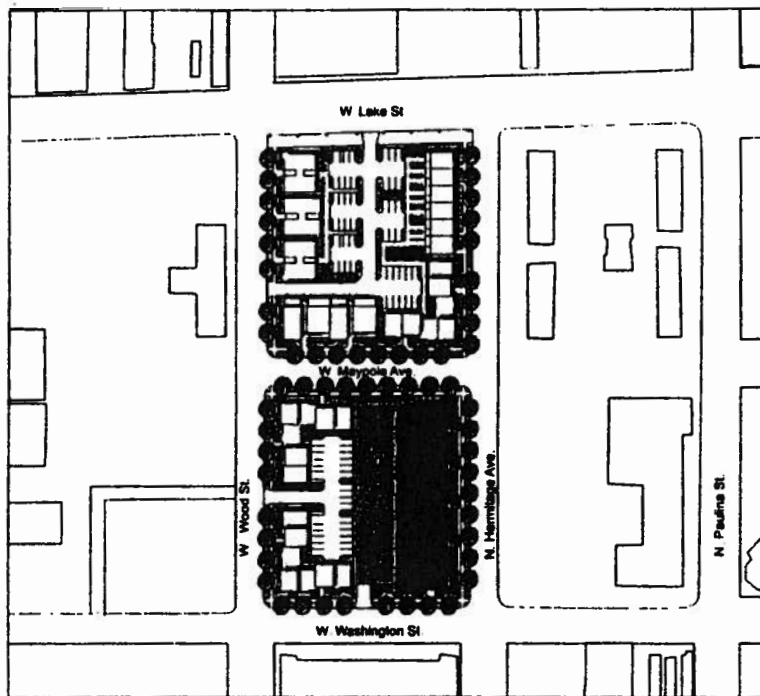


Exhibit 9.

Illustrative Site Plan.



Henry Homer Homes Redevelopment Phase II - A East

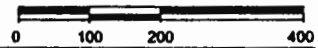
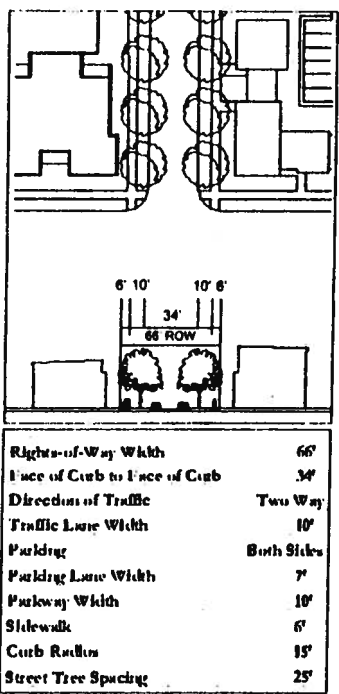
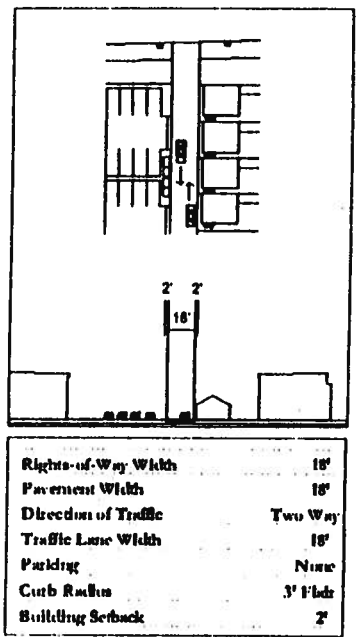


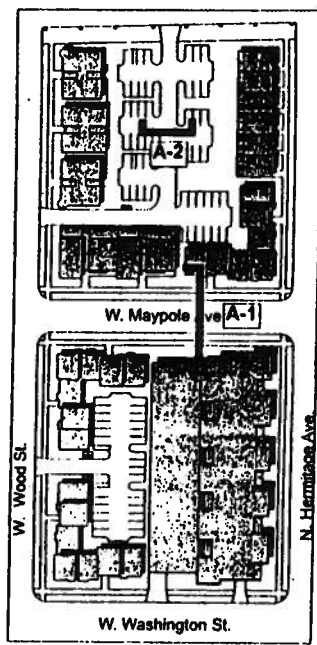
Exhibit 10.
Streets Sections.



A-1 Section thru W. Maypole Ave.



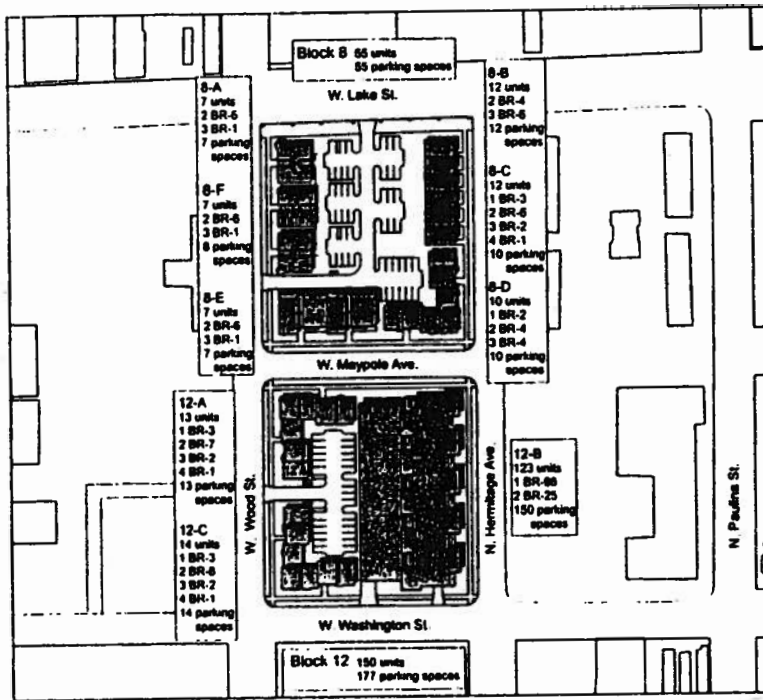
A-2 Section thru Alley



Henry Horner Homes Redevelopment Phase II - A East

Exhibit 11.

Phase II-A East 205 Units.



Henry Horner Homes Redevelopment Phase II - A East

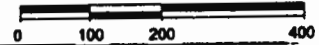
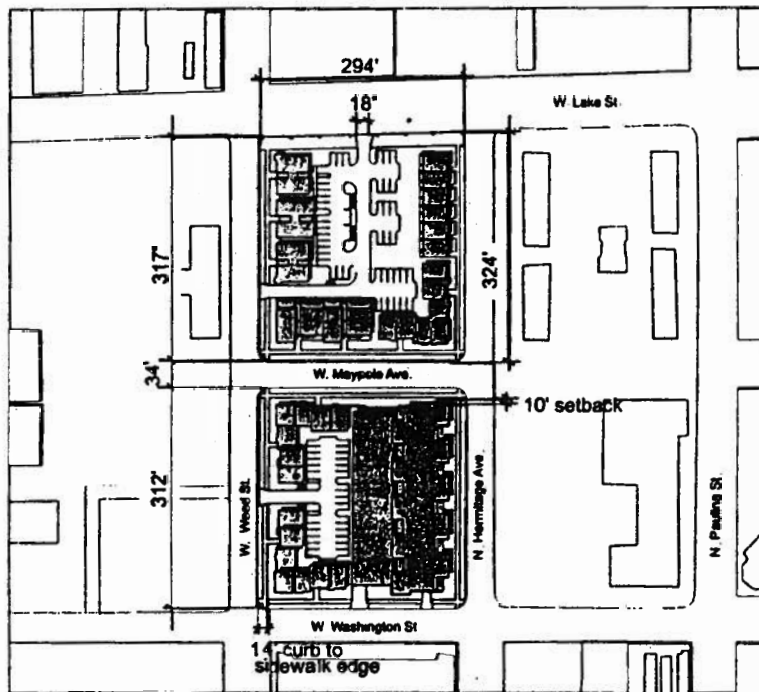
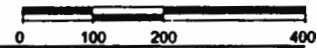


Exhibit 12.

Block And Street Dimensions.



Henry Horner Homes Redevelopment Phase II - A East



Conceptual Landscape Plan
Block 8.

Exhibit 13.

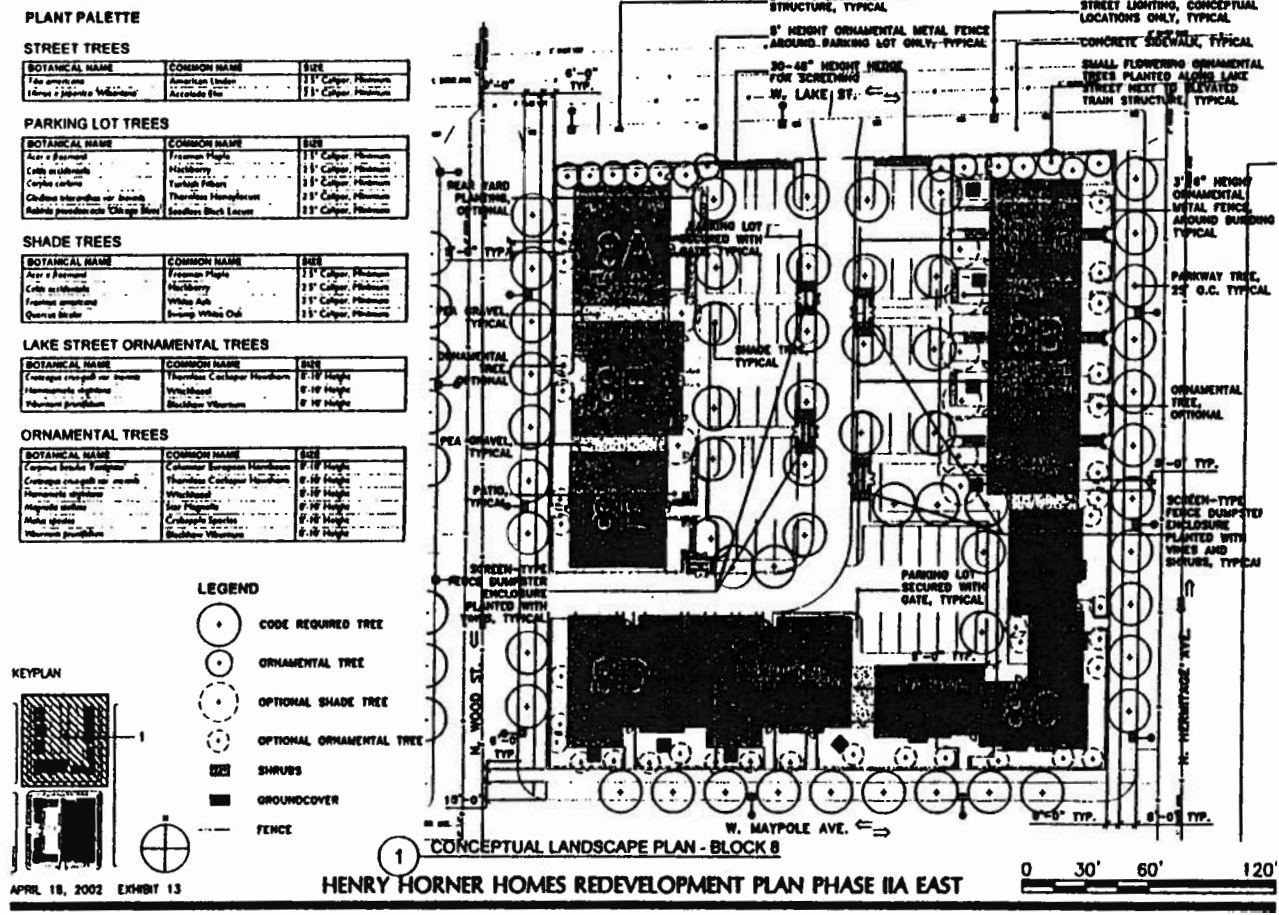


Exhibit 14.
 Conceptual Landscape Plan
 Block 12.

PLANT PALETTE

STREET TREES

BOTANICAL NAME	COMMON NAME	SIZE
<i>Tilia americana</i>	American Linden	11' Caliper, Medium
<i>Ulmus x hollandicus 'Waldemar'</i>	Accolade Elm	11' Caliper, Medium

PARKING LOT TREES

BOTANICAL NAME	COMMON NAME	SIZE
<i>Acer x freemanii</i>	Freeman Maple	11' Caliper, Medium
<i>Corylus rostrata</i>	Hickberry	11' Caliper, Medium
<i>Corylus cornuta</i>	Turkish Almond	11' Caliper, Medium
<i>Crataegus mollis var. laevis</i>	Thornless Hawthorn	11' Caliper, Medium
<i>Rubus parviflorus 'Chicago Bear'</i>	Sourness Black Locust	11' Caliper, Medium

SHADE TREES

BOTANICAL NAME	COMMON NAME	SIZE
<i>Acer x freemanii</i>	Freeman Maple	11' Caliper, Medium
<i>Crataegus mollis</i>	Hickberry	11' Caliper, Medium
<i>Prunus americana</i>	Wild Cherry	11' Caliper, Medium
<i>Quercus bicolor</i>	Swamp White Oak	11' Caliper, Medium








LAKE STREET ORNAMENTAL TREES

BOTANICAL NAME	COMMON NAME	SIZE
<i>Crataegus mollis var. laevis</i>	Thornless Chickadee Hawthorn	8-10' Height
<i>Hamamelis virginiana</i>	Witchhazel	8-10' Height
<i>Viburnum prunifolium</i>	Blackhaw Viburnum	8-10' Height

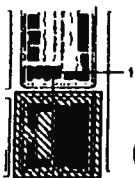
ORNAMENTAL TREES

BOTANICAL NAME	COMMON NAME	SIZE
<i>Corylus bracteata 'Yonkers'</i>	Common Bristlecone Hickory	8-10' Height
<i>Crataegus mollis var. laevis</i>	Thornless Chickadee Hawthorn	8-10' Height
<i>Hamamelis virginiana</i>	Witchhazel	8-10' Height
<i>Malus ioensis</i>	Sour Mountain	8-10' Height
<i>Malus spicata</i>	Crataegus Spiraea	8-10' Height
<i>Viburnum prunifolium</i>	Blackhaw Viburnum	8-10' Height

LEGEND

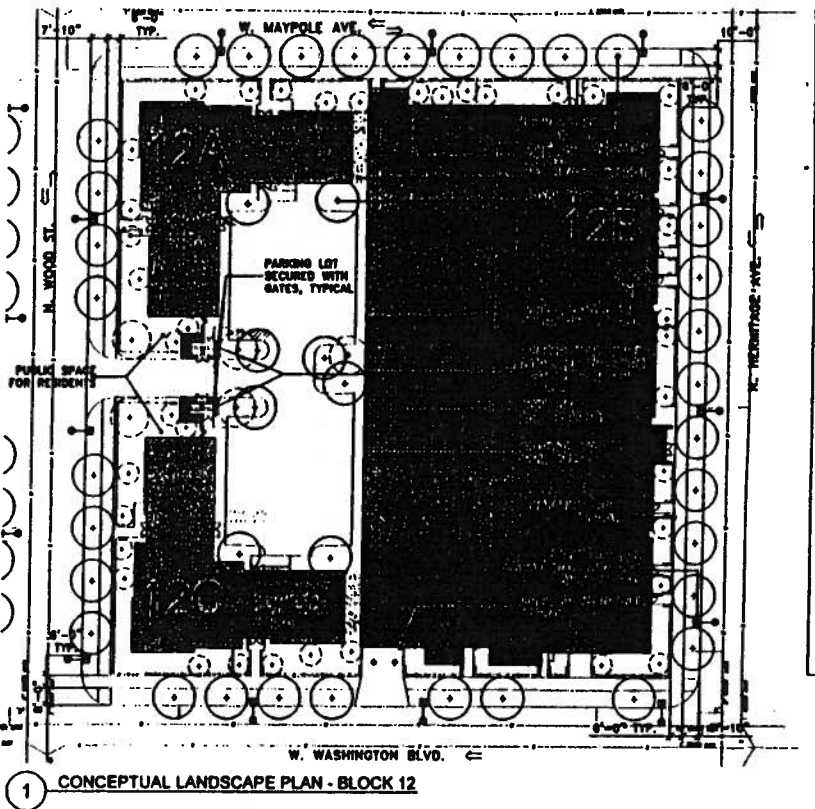
-  CODE REQUIRED TREE
-  ORNAMENTAL TREE
-  OPTIONAL SHADE TREE
-  OPTIONAL ORNAMENTAL TREE
-  SHRUBS
-  GROUND COVER
-  FENCE

KEY PLAN



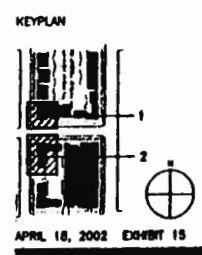
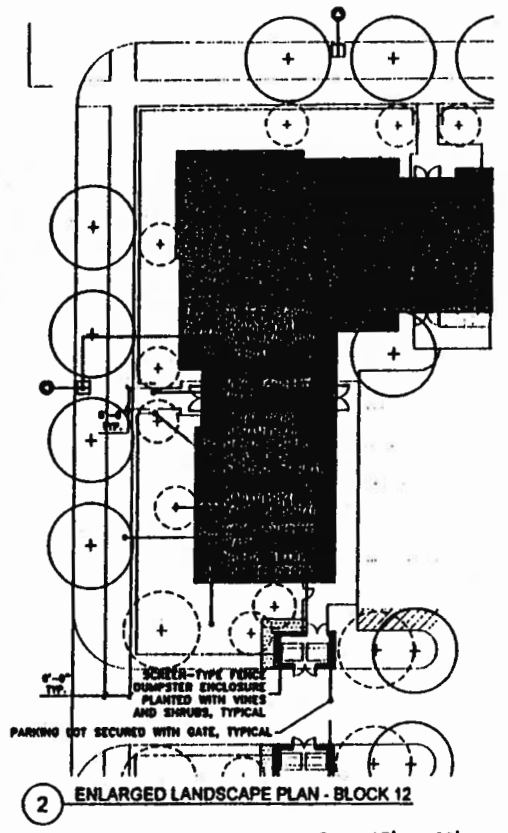
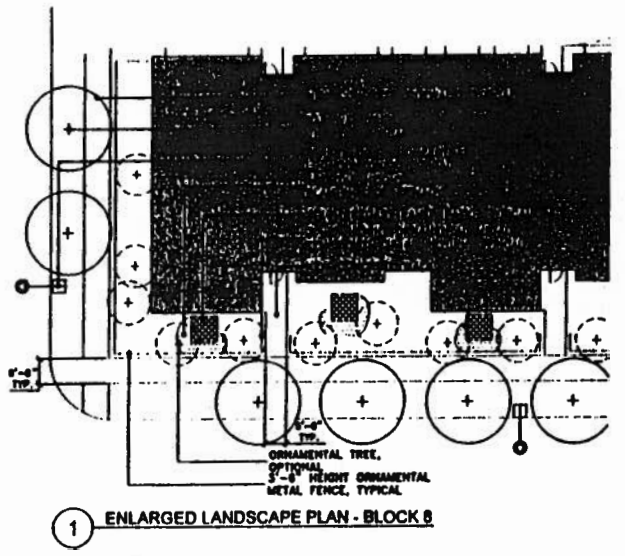
APRIL 18, 2002 EXHIBIT 14

HENRY HORNER HOMES REDEVELOPMENT PLAN PHASE IIA EAST



0 30' 60' 120

Exhibit 15.
Enlarged Landscape Plans.



- LEGEND**
- ⊕ CODE REQUIRED TREE
 - ⊕ ORNAMENTAL TREE
 - ⊕ OPTIONAL SHADE TREE
 - ⊕ OPTIONAL ORNAMENTAL TREE

HENRY HORNER HOMES REDEVELOPMENT PLAN PHASE IIA EAST

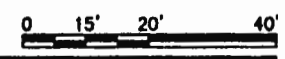
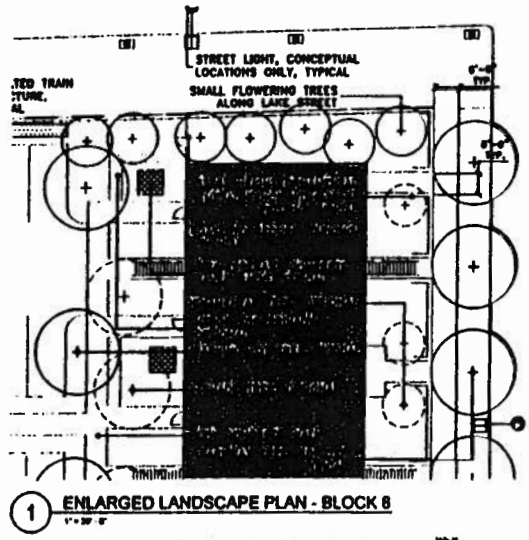
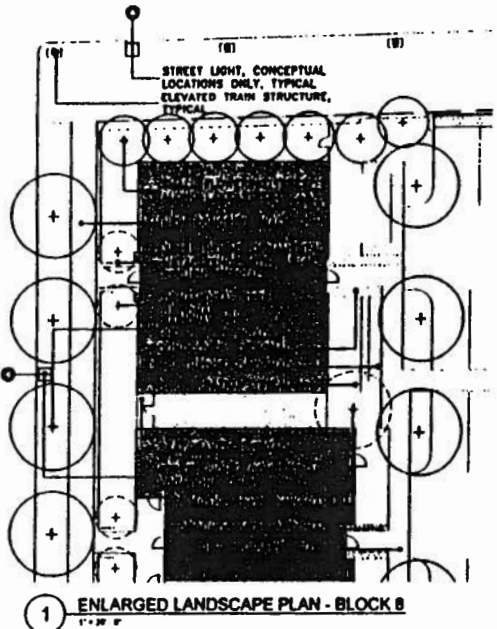


Exhibit 16.





Enlarged Landscape Plans
And Section.



KEYPLAN



LEGEND

-  CODE REQUIRED TREE
-  ORNAMENTAL TREE
-  OPTIONAL SHADE TREE
-  OPTIONAL ORNAMENTAL TREE

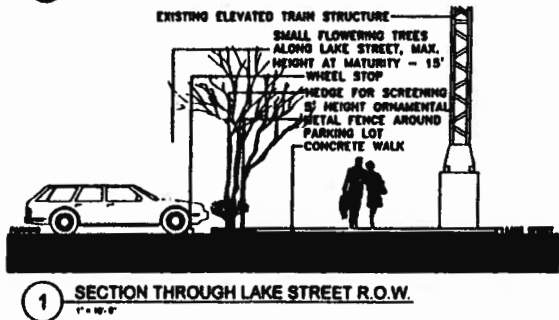


Exhibit 17.

Landscape Plan Typical
Dumpster Detail.

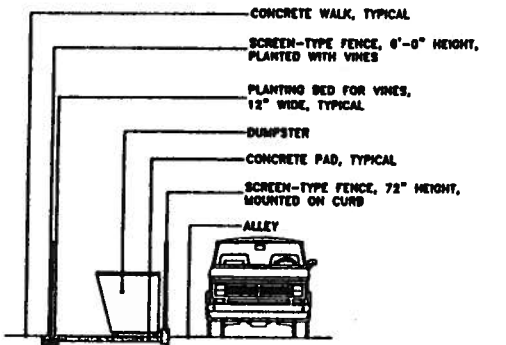
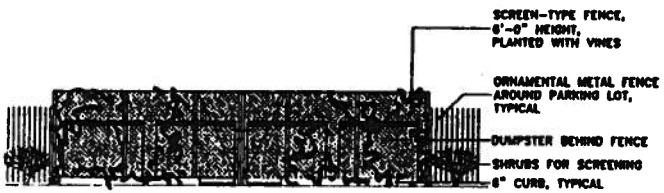
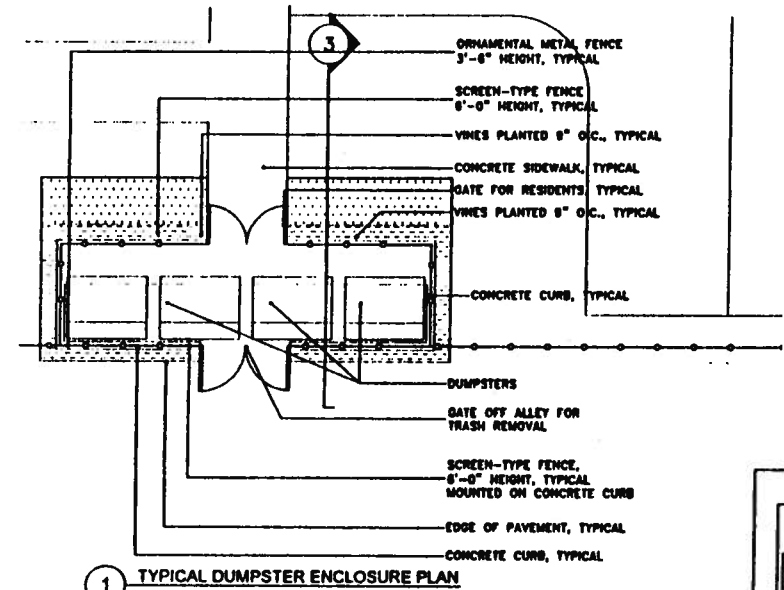


Exhibit 18.
Landscape Plan Illustrative Ornamental
Fence Details.

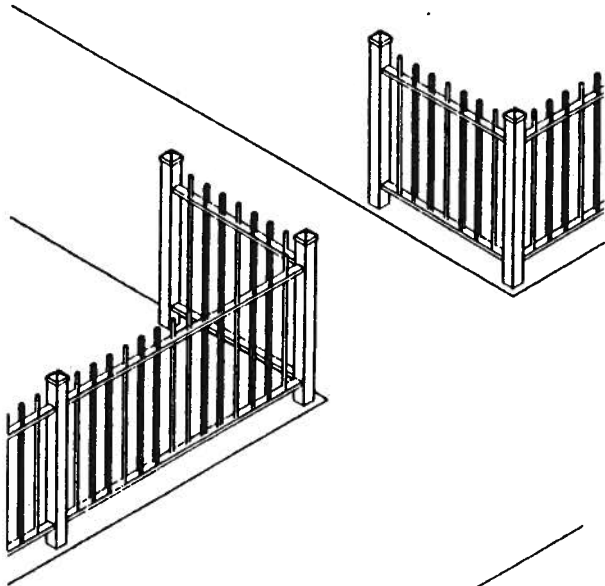
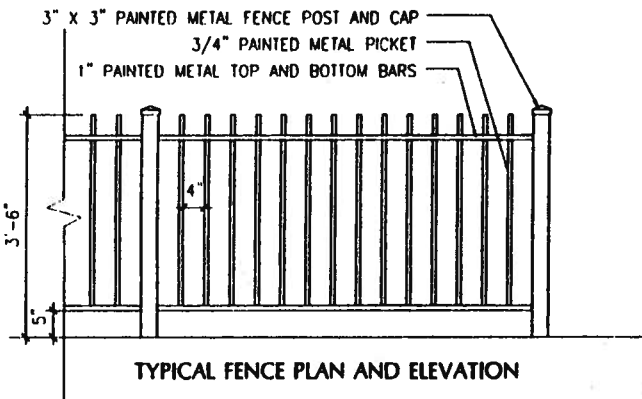
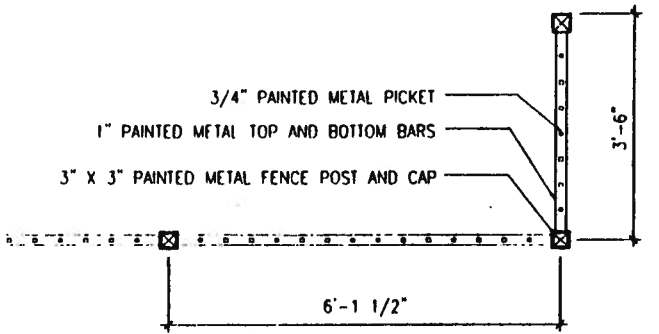
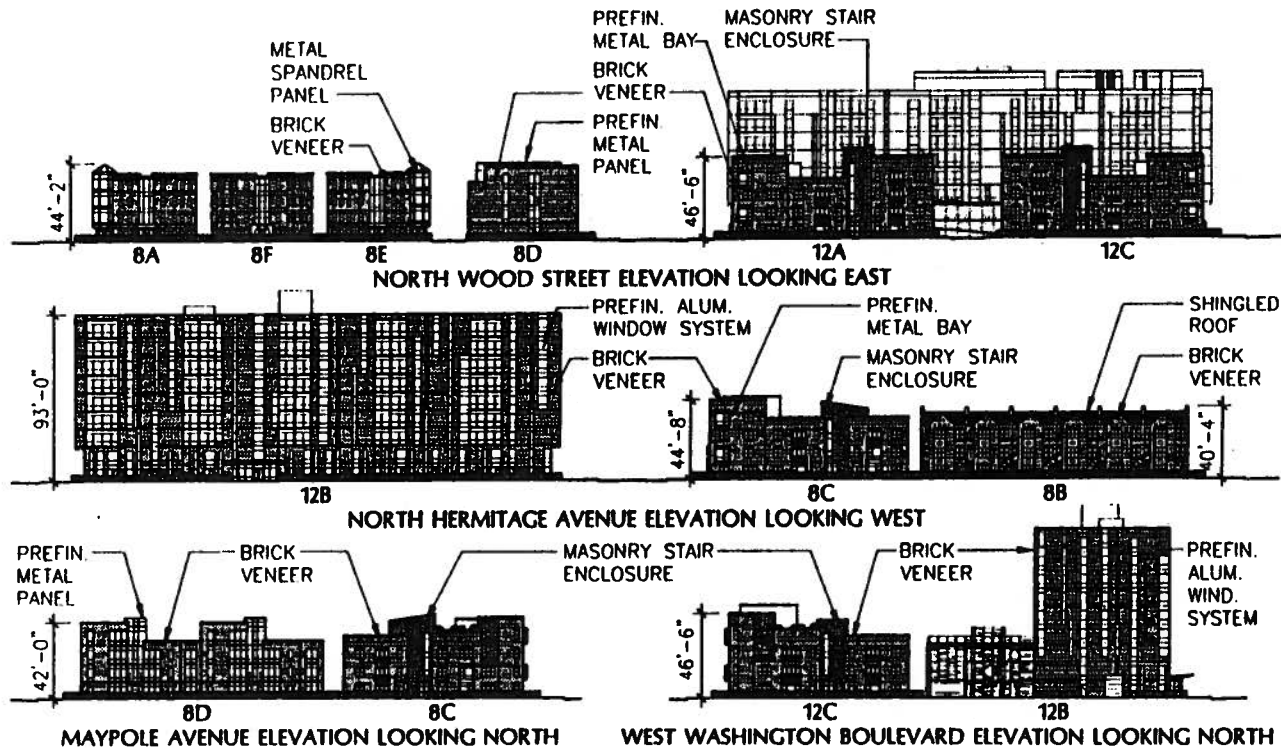


Exhibit 19.

Blocks 8 And 12 Illustrative Street Elevations.

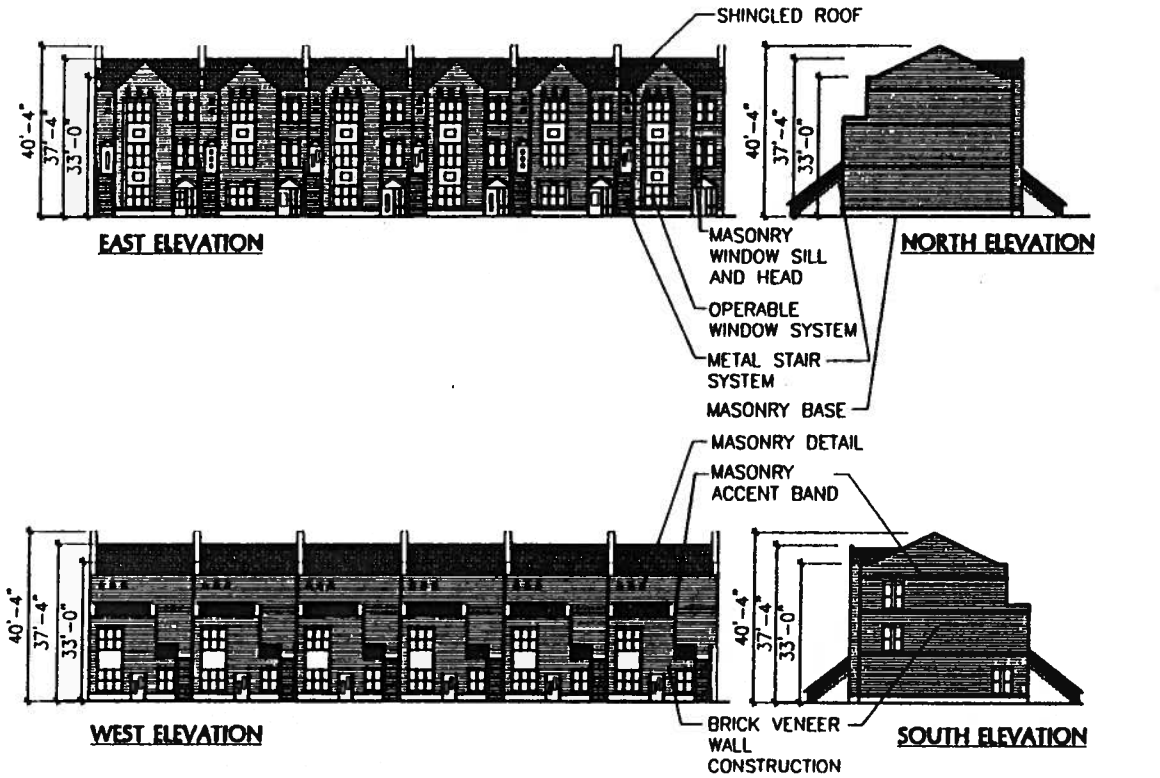


ASK 075.4
APRIL 18, 2002 EXHIBIT 19

HENRY HORNER HOMES REDEVELOPMENT PLAN PHASE IIA EAST DE STEFANO + PARTNERS

Illustrative Building Elevation
Building 8B.

Exhibit 20.



SSA #101701
APRIL 18, 2002 EXHIBIT 20

HENRY HORNER HOMES REDEVELOPMENT PLAN PHASE IIA EAST

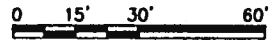
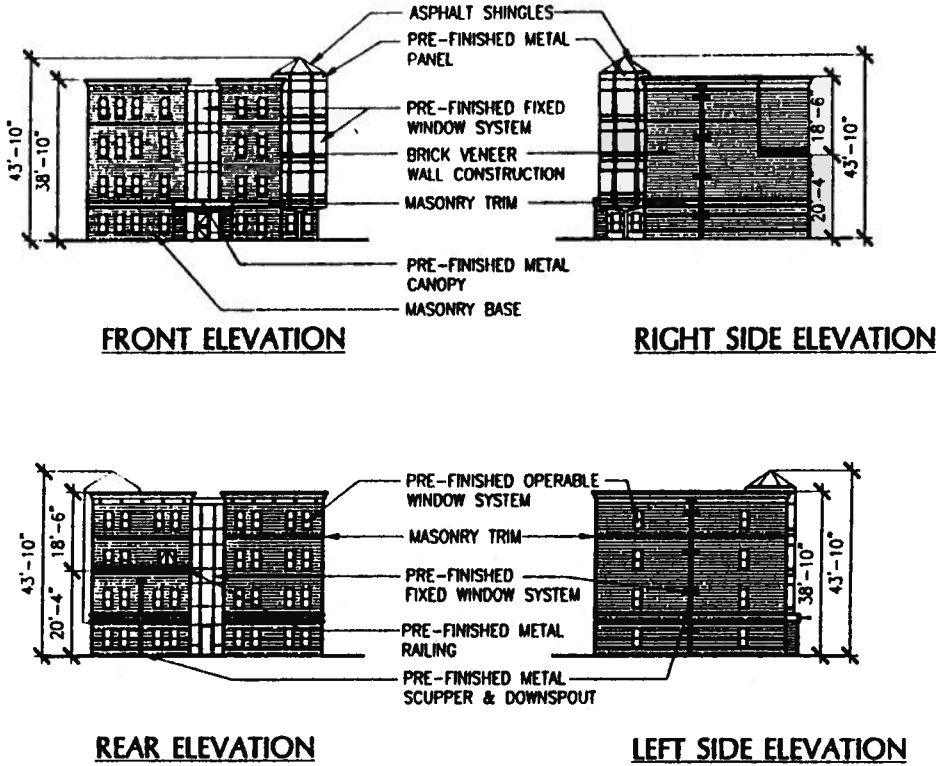


Exhibit 21.
Illustrative Building Elevations
Building 8E.



ASK 002.2
APRIL 18, 2002 EXHIBIT 21

HENRY HORNER HOMES REDEVELOPMENT PLAN PHASE IIA EAST

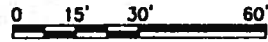


Exhibit 22.

Illustrative Building Elevation
Building 12B East Elevation.

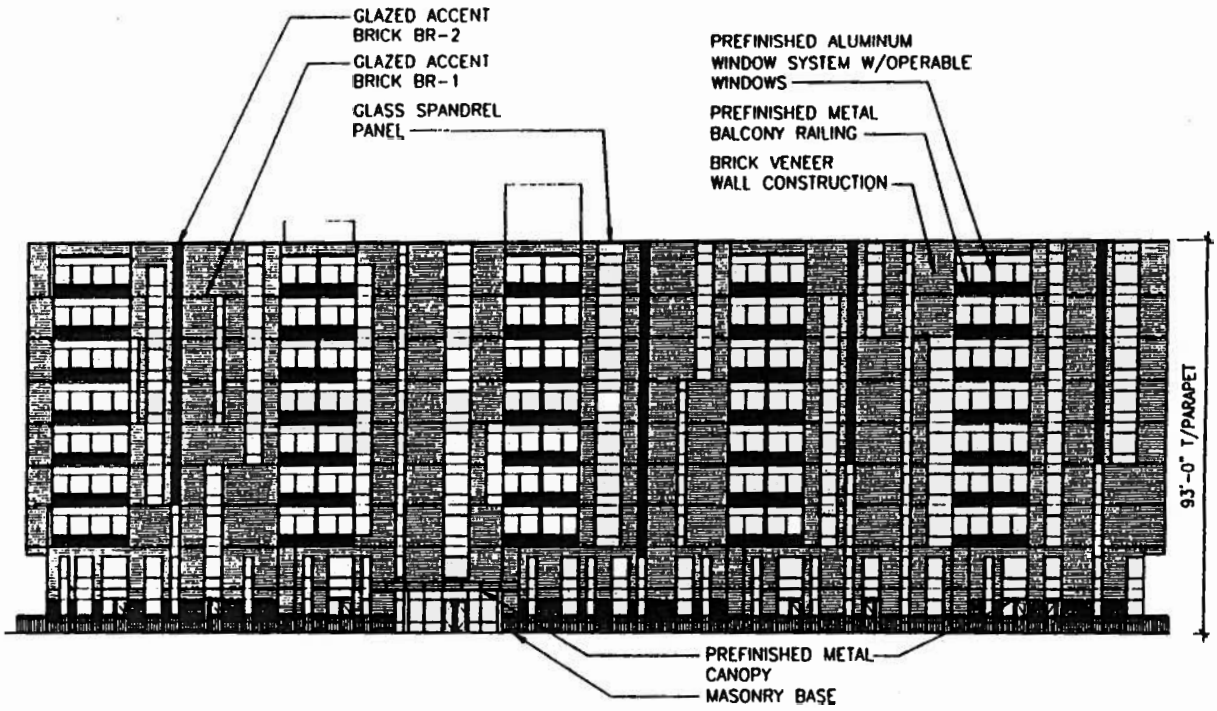
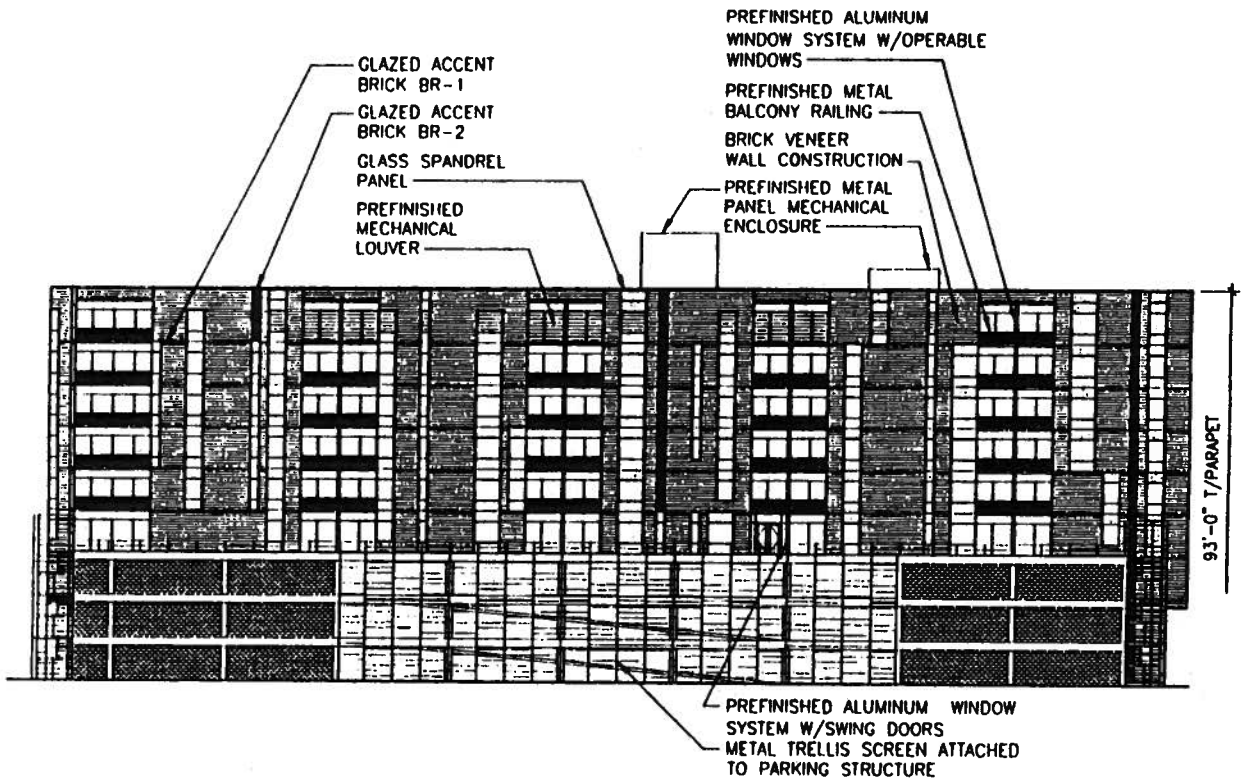


Exhibit 23.

Illustrative Building Elevation
Building 12B West Elevation.



ASK 075 6
APRIL 18, 2002 EXHIBIT 23

HENRY HORNER HOMES REDEVELOPMENT PLAN PHASE IIA EAST

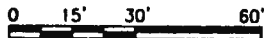
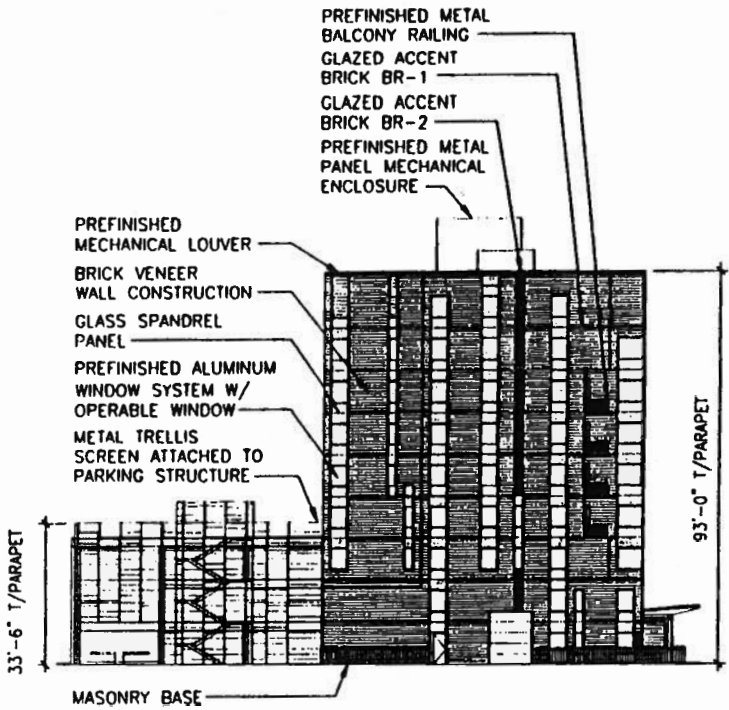


Exhibit 24.

Illustrative Building Elevation
Building 12B South Elevation.



ASK 075.7
APRIL 18, 2002 EXHIBIT 24

HENRY HORNER HOMES REDEVELOPMENT PLAN PHASE IIA EAST

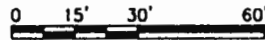
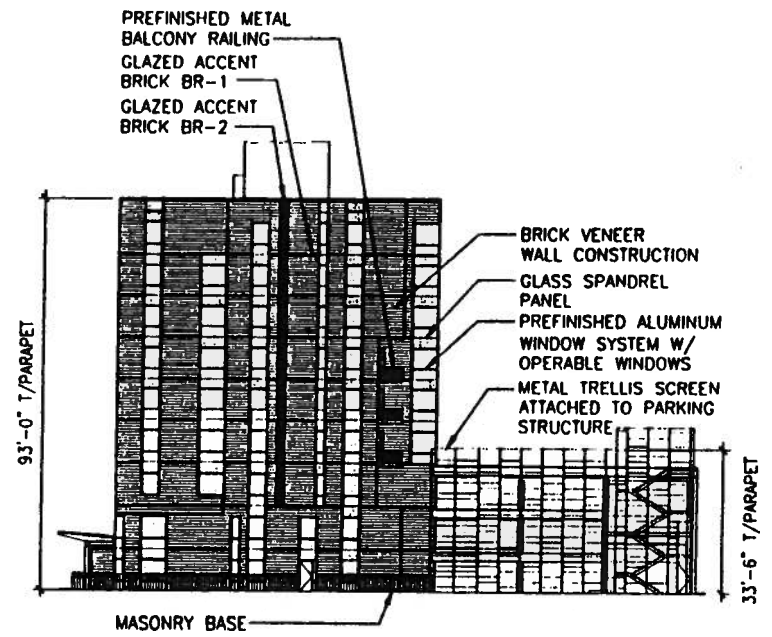


Exhibit 25.

Illustrative Building Elevation
Building 12B North Elevation.



SK 075 B
APRIL 18, 2002 EXHIBIT 25

HENRY HORNER HOMES REDEVELOPMENT PLAN PHASE IIA EAST

