



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 19, 2019

Jack George
Akerman LLP
71 South Wacker Drive
47th Floor
Chicago, IL 60606

Re: Minor change request for PD No. 851, Connections between 63 E. Lake and 171 N. Wabash (PD 1116)

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 851 ("PD 851") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 11 of PD 851.

Your client and the owner of all of the property within PD 851, MDA City Apartments, is seeking a minor change to allow for an at grade loading dock addition and a sixth floor bridge connection between the existing building at 63 E. Lake St. and within PD 851, and the proposed building at 171 N. Wabash Ave. and within PD 1116. A private alley separates the existing and proposed buildings and an alley easement agreement dated January 10, 2019, was also submitted. Additionally, you submitted a separate minor change request for PD 1116 to allow the relocation of the loading dock. (The sixth floor bridge connector was included in the last amendment to PD 1116, which passed on May 25, 2018).

The proposed modifications to the existing building at 63 E. Lake St. and within PD 851 are:

- Construction of an at grade loading dock addition within the shared private alley and which will be used by both buildings, and as shown on the attached Alley Sketch-First Floor. A metal security gate will also be located at the front of the property to restrict access to the private alley and loading area.
- Construction of a 6th floor, metal clad bridge connecting the two buildings and located over the private alley, and as shown on the attached, proposed 6th Floor Plan. Since the private alley separates PD 851 and PD 1116, the bridge's approximately 106 square feet of floor area will be equally distributed between the two Planned Developments.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed additions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 851, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

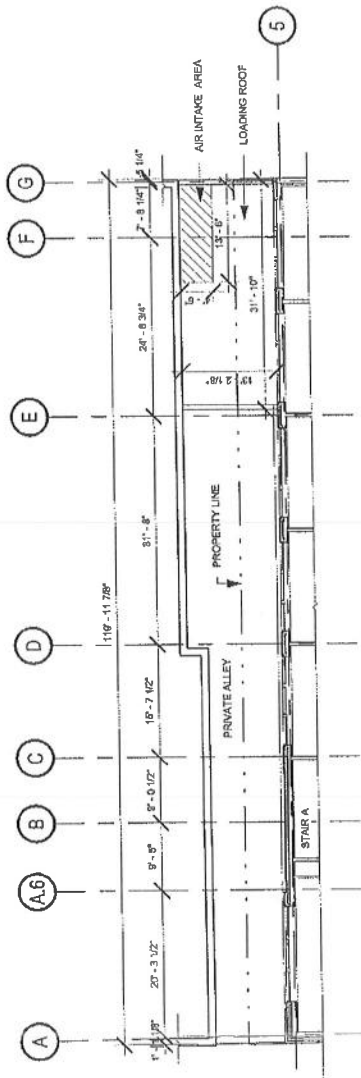
Sincerely,

A handwritten signature in black ink, appearing to read 'P. Murphey', written over the printed name.

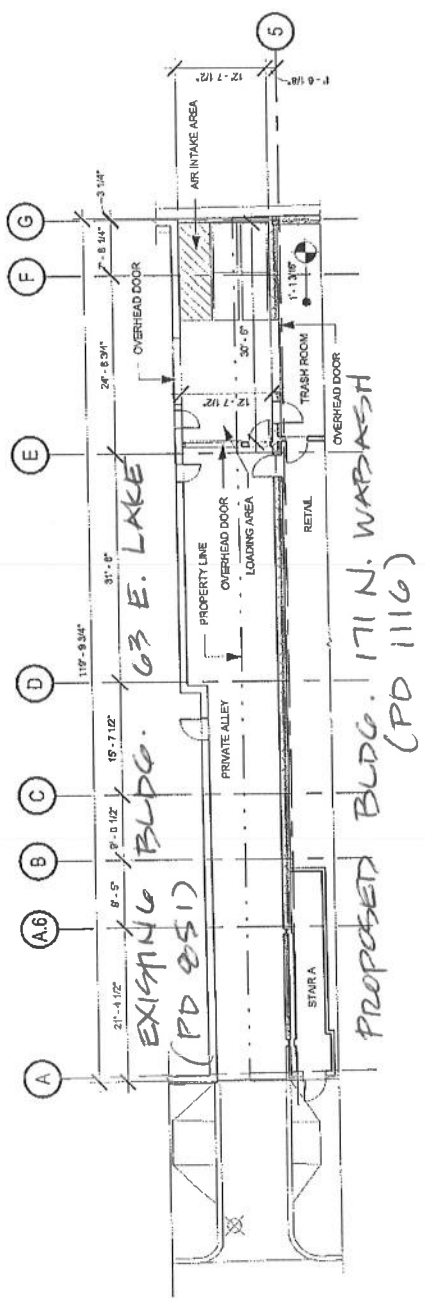
Patrick Murphey
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file



2 ALLEY SKETCH - SECOND FLOOR
SCALE: 1/16" = 1'-0"



1 ALLEY SKETCH - FIRST FLOOR
SCALE: 1/16" = 1'-0"

| DRAWING | |
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| SCALE | 1/16" = 1'-0" |
| DATE | 10/03/18 |

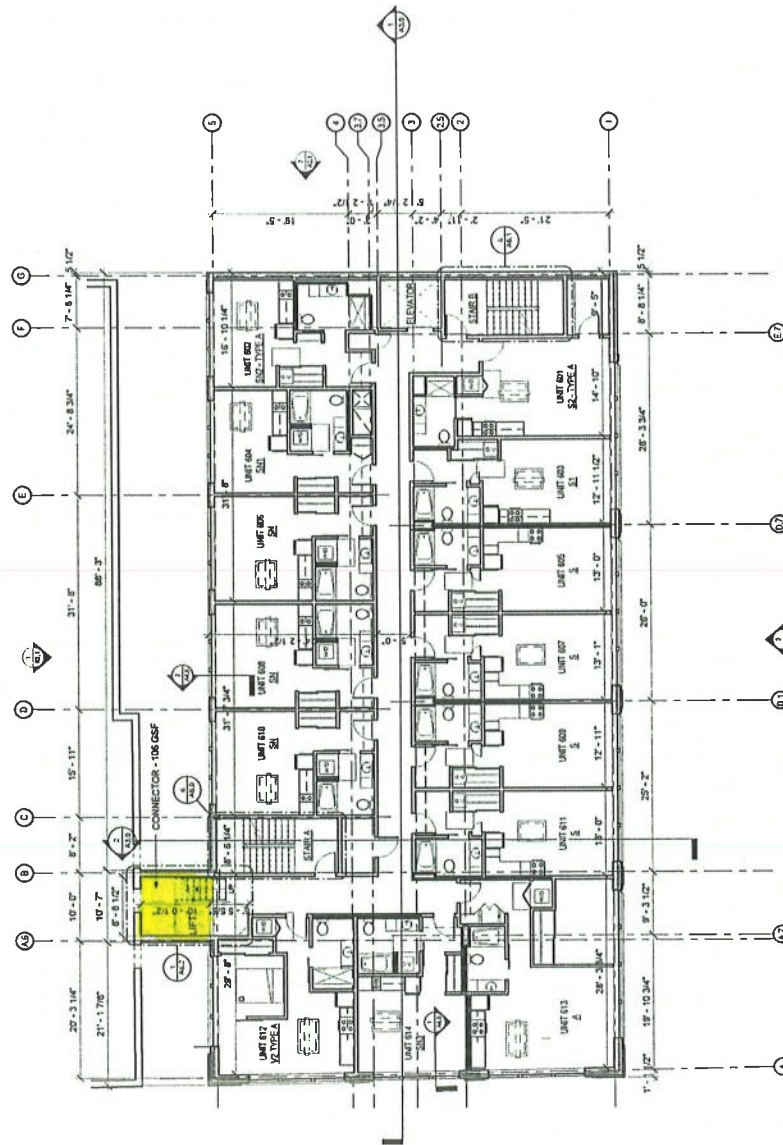
MDA II

PLANS AND ALL SPECIFICATIONS ARE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE ARCHITECT OR AS REQUIRED BY LAW.

HARTSHORNE PLUNKARD ARCHITECTURE

200 NORTH CALDWELL STREET
CHICAGO, IL 60607
312.228.4488
HARTSHORNEPLUNKARD.COM

PLANS AND ALL SPECIFICATIONS ARE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE ARCHITECT OR AS REQUIRED BY LAW.



1 6TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

USE A FOR CITY APPROVAL STAMP

MDA II

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HPA
222 NORTH CAMPBELL STREET
CHICAGO, IL 60607
312.226.3366
HPA@HPTACTIC.COM

| | |
|----------------|--------------------|
| PROJECT # 1042 | SCALE 1/8" = 1'-0" |
| CL. BY Cheong | DWG. BY Author |

SIXTH FLOOR PLAN

A1.6



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
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>

February 14, 2007

Paul Alessandro
Hartshorne Plunkard Architecture
232 North Carpenter
Chicago, Illinois 60607

**Re: Administrative Relief request for Residential-Business Planned
Development No. 851, 63 East Lake Street/185 North Wabash
Avenue**

Dear Mr. Alessandro:

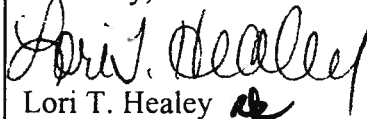
Please be advised that your request for a minor change to Residential-Business Planned Development No. 851 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you are requesting to change the proposed locations of several planters at the above-referenced building. This proposed change is in response to the ground floor restaurant's outdoor seating needs while also complying with the City's Wabash Avenue Streetscape Plan. While the number of planters has not changed, the proposed locations have changed slightly, as shown on the Street Level Landscape Plan, prepared by Hartshorne + Plunkard Architects, and dated February 1, 2007.

With regard to your request, the Department of Planning and Development has determined that slightly changing the planter locations does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 851, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Terri Haymaker, Mike Marmo, Pat Haynes, DPD files



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-E.
(As Amended)
(Application Number 13668)*

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 B7-7 Central Business District symbols and indications as shown on Map Number 1-E in the area bounded by:

East Lake Street; a line 120.06 feet east of and parallel to North Wabash Avenue;
a line 105.17 feet south of and parallel to East Lake Street; North Wabash Avenue,

to those of a Residential Business Planned Development 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.

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

Residential-Business Planned Development Number 851.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of a net site area of approximately zero and twenty-nine hundredths (0.29) acres (twelve thousand six hundred six and seventy-one hundredths (12,606.71) square feet) which is controlled by 185 N. Wabash Associates, L.L.C. ("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 right-of-ways 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 fourteen (14) statements, a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; an Existing Zoning and Land-Use Map; a Site Plan/Ground Floor Plan; a Roof Plan; a Partial Streetscape Elevation and Building Elevations dated September 19, 2002, prepared by Hartshorne & Plunkard Architects; which are all incorporated herein. Full size sets of the Site Plan/Ground Floor 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; commercial and business uses as permitted in the B7-7 General Central Business District and accessory 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. The Applicant shall enter into an agreement with a parking operator to provide a minimum of ninety-two (92) off-site spaces available to building residents.
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 property, including landscaping shall be designed and installed 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 Site Plan/Ground Floor Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Prior to Part II approval, the Applicant shall coordinate the placement of sidewalk planters with the Department of Planning and Development. The Applicant shall partially repaint and spot-tuckpoint the south and east elevations. On the north and west elevations, the brick will be cleaned and fully-tuckpointed.
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. No dogs shall be permitted in the building. In the event the building management or condominium association desires to permit dogs in the building at some later date, a dog run shall be provided, subject to the review and approval of the Department of Planning and Development.
14. 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 B7-7 General Central Business District.

[Existing Zoning and Land-Use Map; Planned Development
Boundary and Property Line Map; Site Plan/Ground Floor
Plan; Roof Plan; and Building Elevation Drawings
referred to in these Plan of Development
Statements printed on pages 96393
through 96398 of this
Journal.]

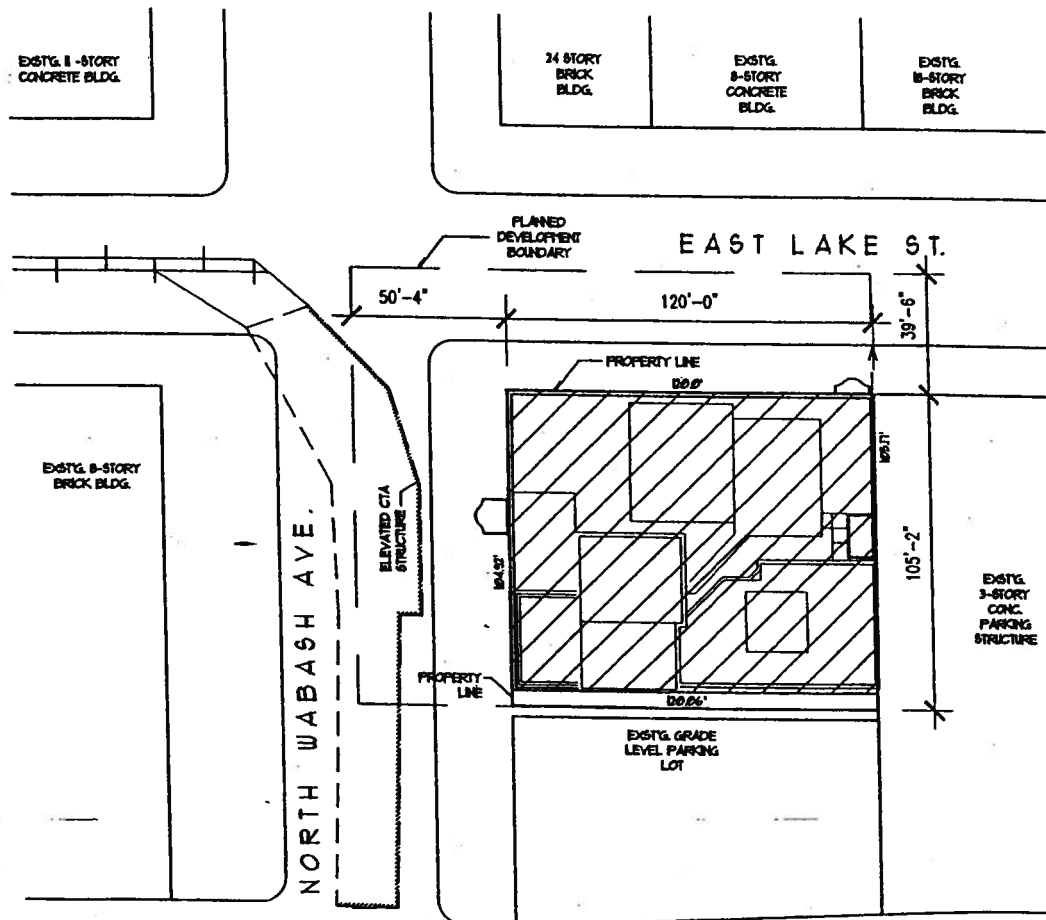
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development Number 851.

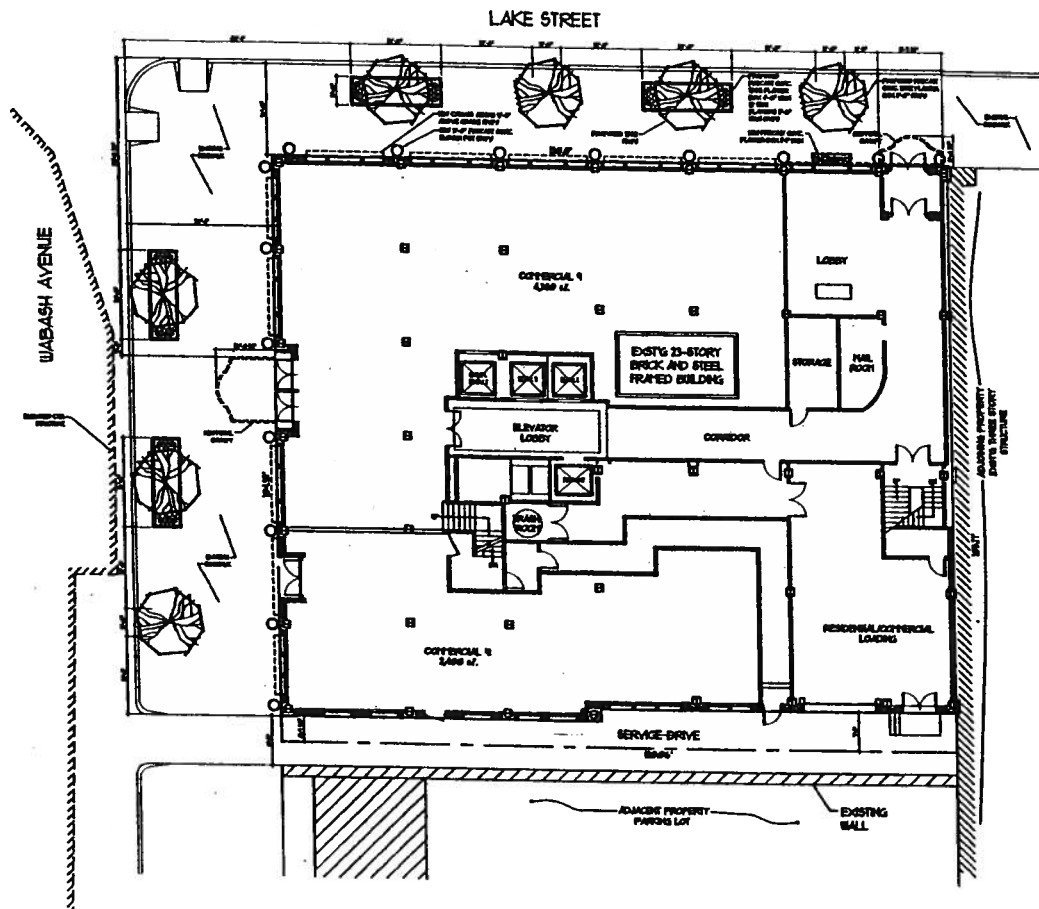
Bulk Regulations And Data Table.

| | |
|--|---|
| Gross Site Area: | 24,488 square feet (.56 acres). |
| Net Site Area: | Total = Gross Site Area (24,488 square feet) - Area in Pubic Streets and Alleys (11,881.39 square feet) = Net Site Area of 12,606.71 square feet (0.29 acres). |
| Maximum Floor Area Ratio: | 18.27 (The building currently has a Floor Area Ratio of 17.96 with 226,778 square feet of floor area. The Applicant shall be permitted to add up to 3,530 square feet of floor area). |
| Maximum Number of Residential Units: | 200 units. |
| Minimum Number of Accessory Off-Street Parking Spaces: | 0 (see note 7). |
| Minimum Number of Off-Street Loading Docks: | 1 (Loading is accomplished from the adjacent service drive which will be maintained). |
| Minimum Building Setbacks: | In accordance with Site Plan. |
| Maximum Building Height: | In accordance with Building Elevation. |

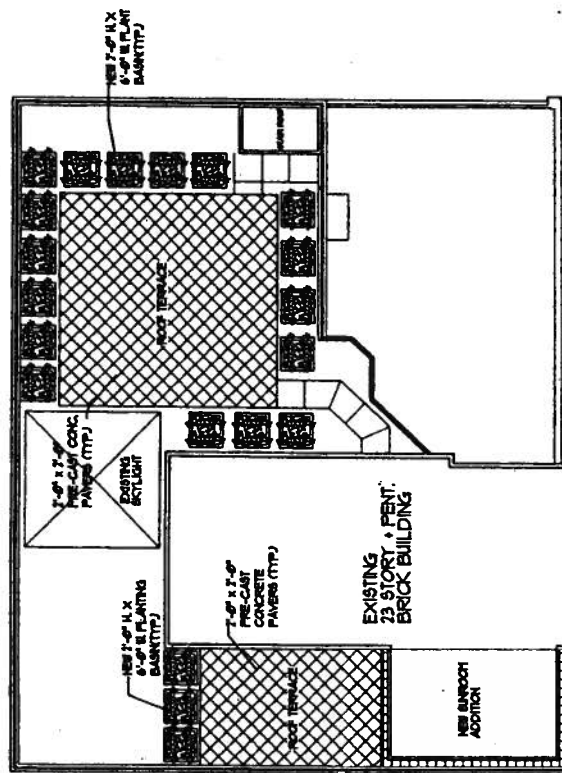
Planned Development Boundary
And Property Line Map.



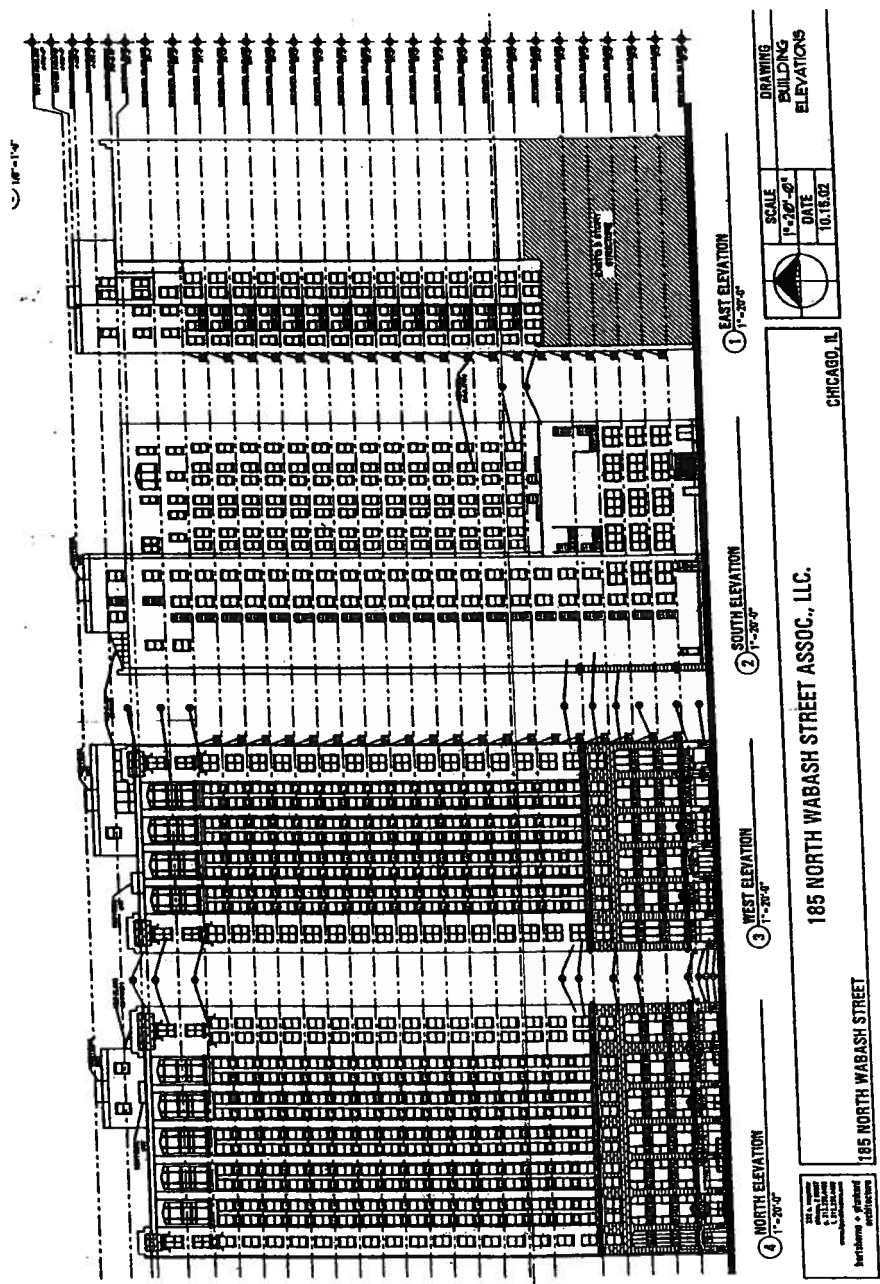
Site Plan/Ground Floor Plan.



Roof Plan.



Building Elevation.
(Page 1 of 2)



Building Elevation.
(Page 2 of 2)

