

PD 861

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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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October 5, 2004

Mr. Gary I. Wigoda
Wigoda & Wigoda
444 North Michigan Avenue, 26th Floor
Chicago, Illinois 60611

Re: Minor Change to Planned Development No. 861

Dear Mr. Wigoda:

Please be advised that the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of Planned Development No. 861 have considered your request for minor changes to Planned Development No. 861.


Specifically, you have requested a waiver to the following requirements of Statement 13 of PD No. 861:

1. "Construct a roof which meets the current energy code standards for reflectivity and emissivity;
2. Provide the Department of Planning and Development at the time of Part II Approval with an affidavit from a structural engineer that the building will support the weight load of a green roof; and,
3. Install a green roof system, approved by the Department of Planning and Development at the time of Part II, on a minimum of fifty percent (50%) of the roof surface within two (2) years after receiving a Certificate of Occupancy; and will use best efforts to install a green roof system covering the entire roof within ten (10) years of the issuance of a Certificate of Occupancy."

With regard to your request, the Department of Planning and Development has determined that revision numbers two and three, above, to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. However, revision number one, above, is a current requirement of the Chicago Building Code and the Department is not prepared to consider revision number one to be a minor change to the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 861, I hereby approve the foregoing minor changes, numbers two and three above, but no other changes to Planned Development No. 861. Be advised that this approval is contingent upon your compliance with the Department of Housing's environmental policies and requirements. Proof of compliance with DOH's environmental policies and requirements must be provided when applying for Part II approval.

Very truly yours,


Denise M. Casalino, P.E.
Commissioner

DMC:SRP:srp

CC: Richard Monocchio
Danita Childers
Mike Marmo
Michael Berkshire
PD Files



*Reclassification Of Area Shown On Map Number 5-F.
(Application Number A-4571)*

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 B2-3 Restricted Retail District symbols and indications as shown on Map Number 5-F in the area bounded by:

the alley next northeast of and parallel to North Lincoln Avenue; North Lincoln Park West; North Lincoln Avenue; the east line of the Ogden Avenue improvement, or the line thereof if extended where no street exists; West Wisconsin Street; and North Ogden Avenue, or the line thereof if extended where no street exists,

to those of a B2-2 Restricted Retail 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 7-G.
(As Amended)
(Application Number 13818)*

Be It Ordained by the City Council of the City of Chicago: RBPD 861

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-3 General Retail District and B5-2 General Service District symbols and indications as shown on Map Number 7-G in the area bounded by:

West Belmont Avenue; North Greenview Avenue; a line 306 feet south of West Belmont Avenue; the alley next westerly of North Greenview Avenue; and a line 191.70 feet west of North Greenview Avenue,

to those of a B3-4 General 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 B3-4 General Retail District symbols and indications as shown on Map Number 7-G in the area bounded by:

West Belmont Avenue; North Greenview Avenue; a line 306 feet south of West Belmont Avenue; the alley next westerly of North Greenview Avenue; and a line 191.70 feet west of North Greenview Avenue,

to those of a Residential-Business Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

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

Residential-Business Planned Development 861

Plan Of Development Statements.

1. The area delineated herein as a residential-business planned development ("Planned Development") consists of approximately forty-seven thousand five hundred forty-seven and fifty hundredths (47,547.50) square feet (one and nine hundredths (1.09) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by Renaissance Saint Luke L.P. ("Applicant").
2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the Applicant, or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements, or any adjustment of right-of-way, or consolidation or resubdivision of parcels, shall require a 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 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. All rights granted hereunder to the Applicant shall inure to the benefit of the

Applicant's successors and assigns and, if different than the Applicant, the legal title holder. 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 other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and ground lessors, or any homeowners association(s) formed to succeed the Applicant for purposes of control or management of property within the Planned Development.

4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations, all prepared by Roy H. Kruse & Associates Ltd., Architects, dated December 12, 2002. 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 herein and these and no other controls shall apply.
5. The following uses are permitted within the Planned Development: housing for the elderly, including residential uses below the second (2nd) floor; window displays, both commercial and not-for-profit along Belmont Avenue; accessory and non-accessory off street parking; and accessory 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 review and approval of the Commissioner of the Department of Planning and Development. Prior to Part II approval, the Applicant shall submit, for the approval of the Department of Planning and Development, guidelines for the design and maintenance of the ground floor display windows, in order to ensure that all window displays shall remain updated and attractive to the public.
7. Off-street parking shall be provided in compliance with this plan of development, subject to the review and approval of the Departments of Transportation and Planning and Development.
8. Any service drives or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of

Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas except as expressly approved by the Chicago Fire Department. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.

9. In addition to the maximum heights of buildings prescribed on the Building Elevations attached hereto, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. For purposes of maximum floor area ratio ("F.A.R.") calculations, the definitions of the Chicago Zoning Ordinance shall apply.
11. The improvements on the Property, including driveways and landscaping, shall be designed, constructed and maintained in substantial conformance with the Site Plan and Landscape Plan and the Building Elevations. In addition, parkway trees and autocourt landscaping depicted on the Landscape Plan shall be installed and maintained in accordance with the provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Final elevations on Belmont Avenue and Greenview Avenue are subject to the approval of the Department of Planning and Development.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of 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 development of the Property contemplated herein. Any such modification shall be deemed 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 periphery setbacks or an increase of the maximum percent of land covered.
13. 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 new buildings to be 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. Consistent with the City's policy of promoting green roofs as a means of reducing the urban heat island effect and storm water run-off, the Applicant, when seeking Part II approval agrees to:

1. construct a roof which meets the current energy code standards for reflectivity and emissivity;
 2. provide the Department of Planning and Development at the time of Part II approval with an affidavit from a structural engineer that the building will support the weight load of a green roof; and
 3. install a green roof system, approved by the Department of Planning and Development at the time of Part II, on a minimum of fifty percent (50%) of the roof surface within two (2) years after receiving a Certificate of Occupancy; and will use its best efforts to install a green roof system covering the entire roof within ten (10) years.
14. 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.
15. Unless substantial construction 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 zoning of the Property shall automatically revert to the previously existing B3-3 and B5-2 Districts.

[Existing Zoning Map; Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 104090 through 104097 of this *Journal*.]

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

Residential-Business Planned Development 861

Bulk Regulations And Data Table.

Gross Site Area:	67,707.60 square feet.
Area in Public Right-of-Way:	20,160.10 square feet.
Net Site Area:	47,547.50 square feet (1.09 acres).
Maximum Number of Dwelling Units:	35 efficiencies. <u>56</u> apartments. 91 dwelling units.
Maximum Permitted Floor Area Ratio:	1.85.
Maximum Building Heights:	In accordance with the Building Elevations.
Maximum Percentage of Site Coverage:	In accordance with Site Plan.
Minimum Setbacks from Property Line:	In accordance with Site Plan.
Minimum Number of Off-Street Parking Spaces:	111.
Residential Uses:	27.
Minimum Number of Non-Accessory Parking Spaces:	84.
Minimum Number of Off-Street Loading Berths:	1.

Boundary And Property Line Map.

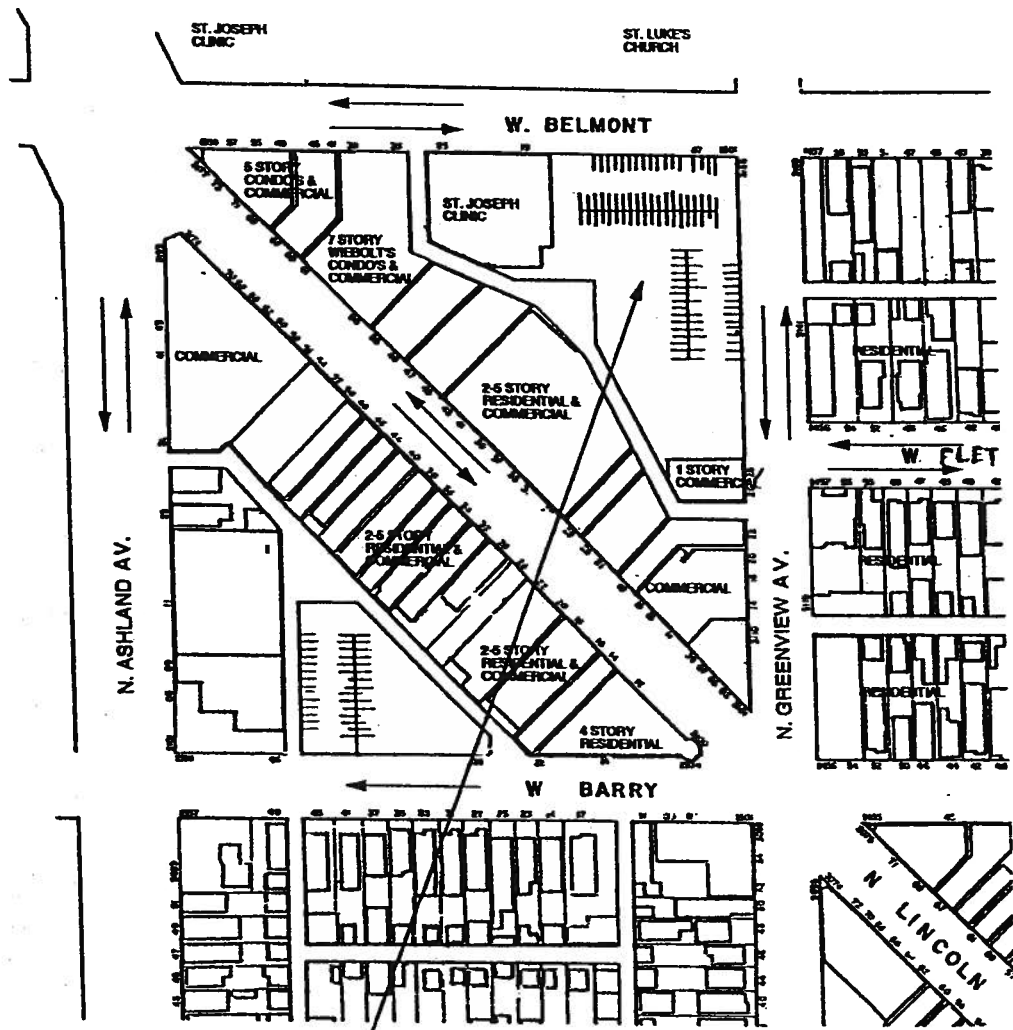


SUBJECT SITE:
APPLICANT: Renaissance Saint Luke LP
Belmont and Greenview
Chicago, Illinois 60657

DATE: October 2, 2002
Rev. December 12, 2002

ROY H. KRUSE & ASSOCIATES, LTD.
ARCHITECTS
833 N. CHICAGO AVENUE
SUITE 200
CHICAGO, ILLINOIS 60622

Existing Land-Use Map.



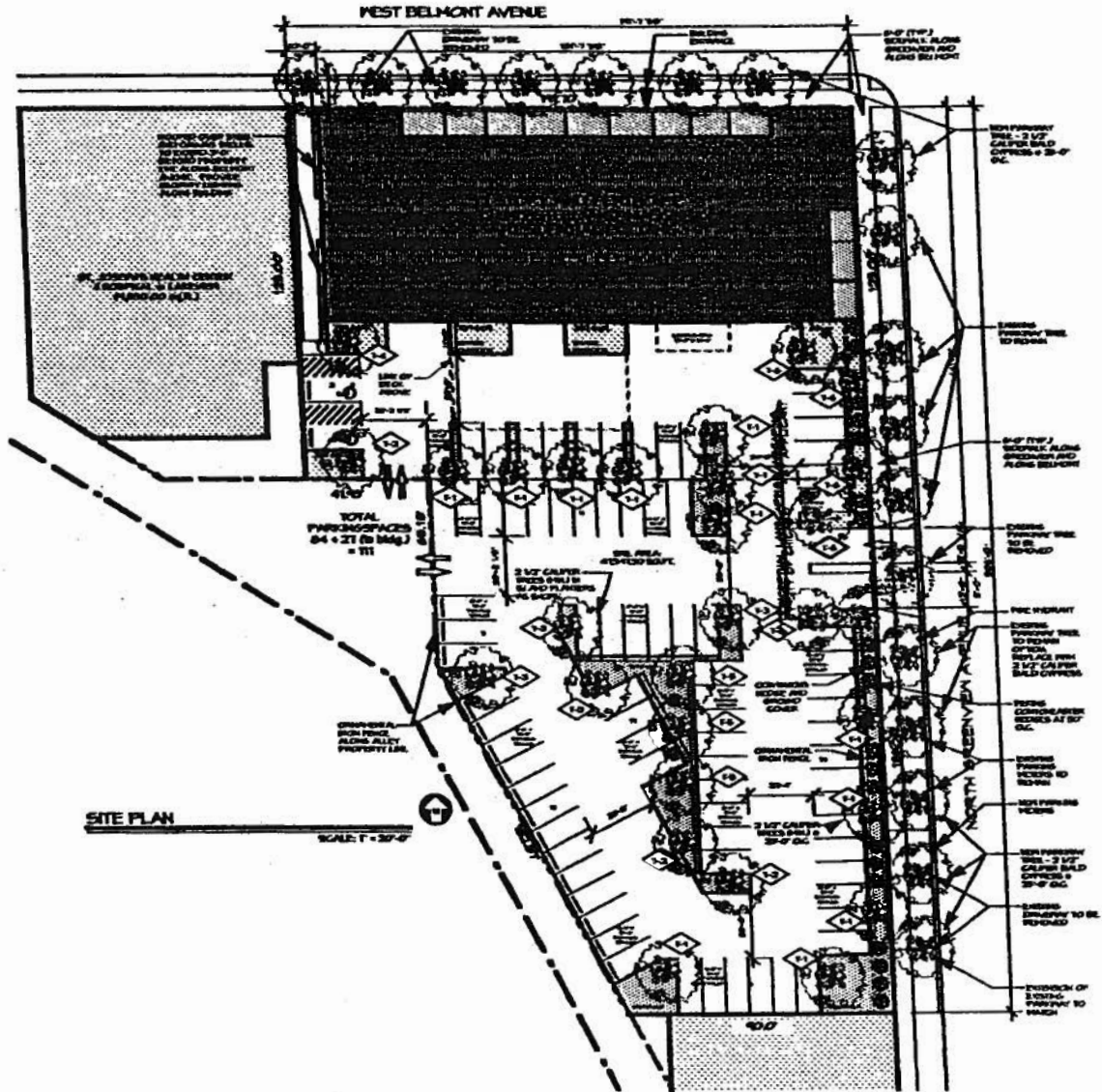
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833 N. CHICAGO AVENUE
SUITE 200
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Site/Landscape Plan.

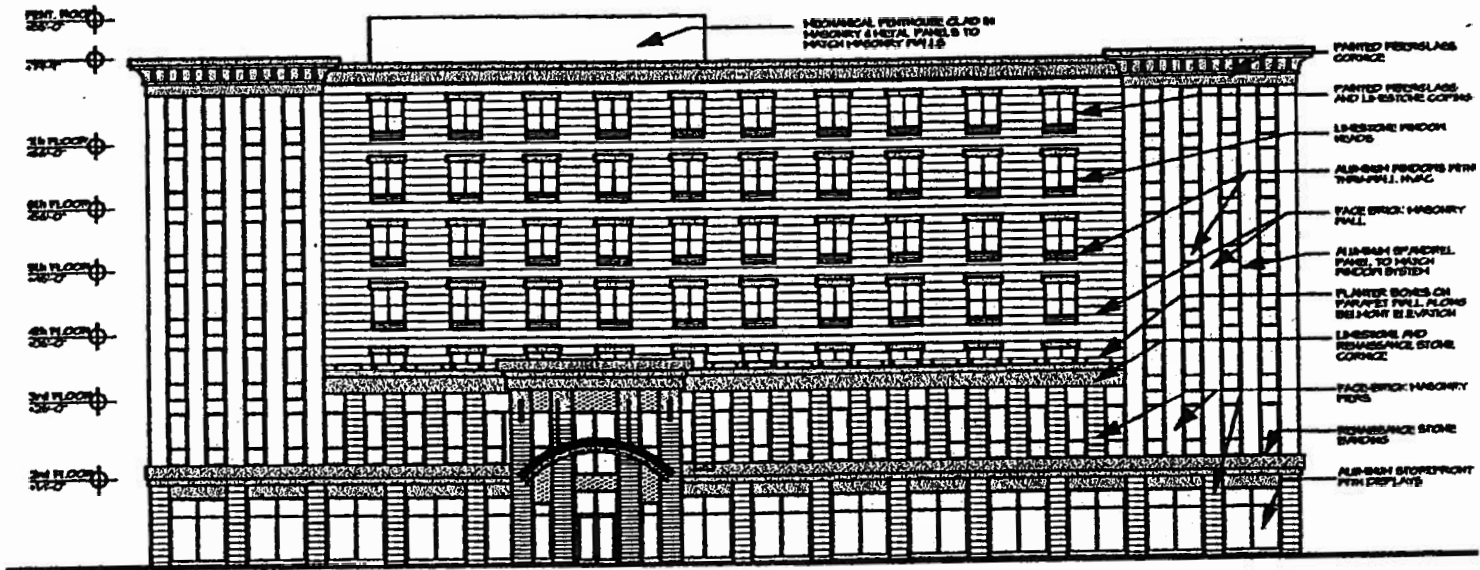


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 ARCHITECTS
 833 N. CHICAGO AVENUE
 SUITE 200
 CHICAGO, ILLINOIS 60622

North Building Elevation.



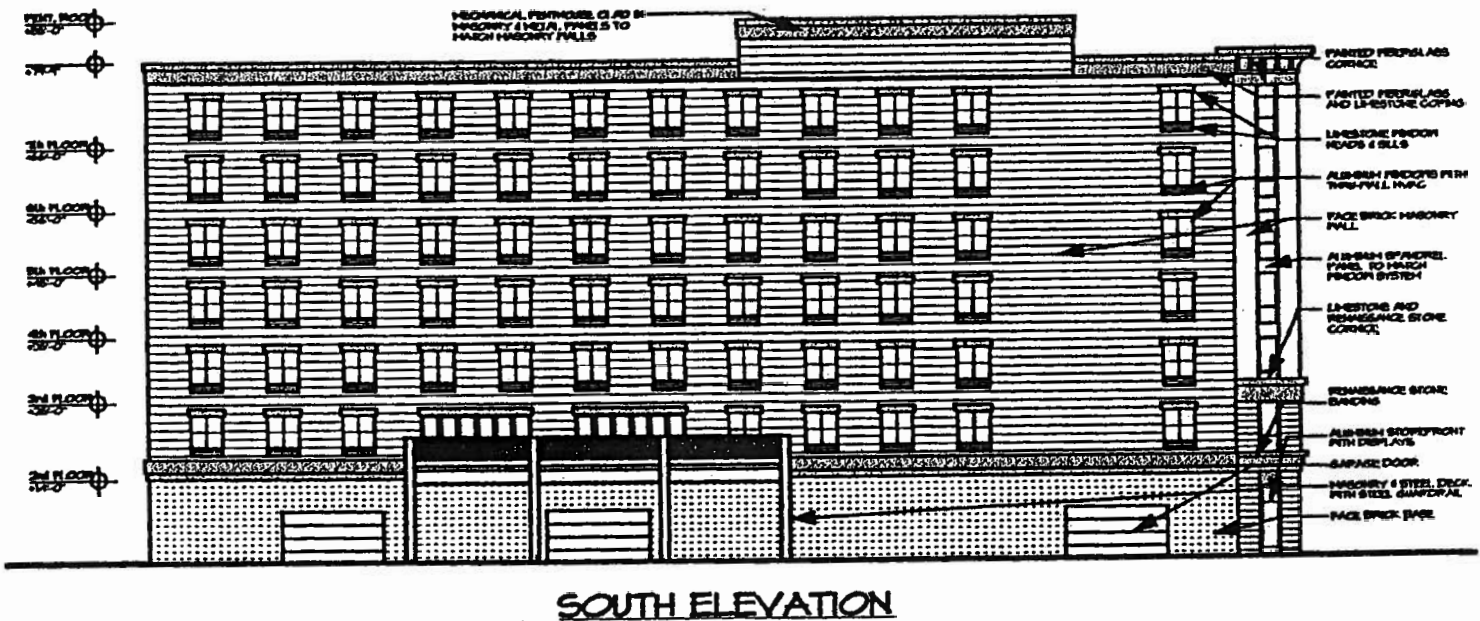
NORTH - BELMONT AVENUE - ELEVATION

2/5/2003

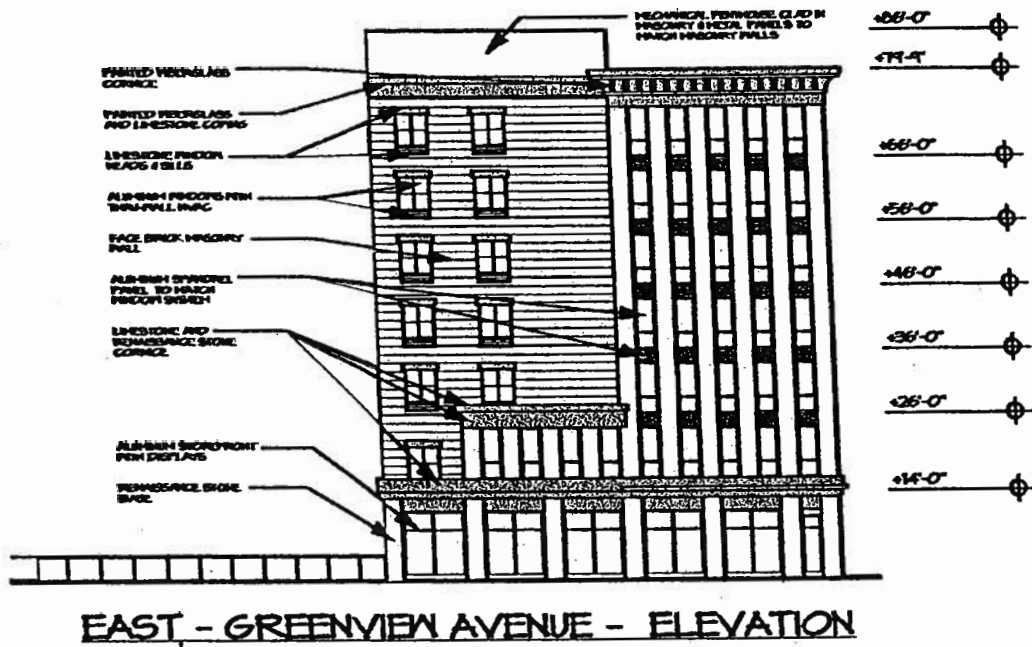
REPORTS OF COMMITTEES

104095

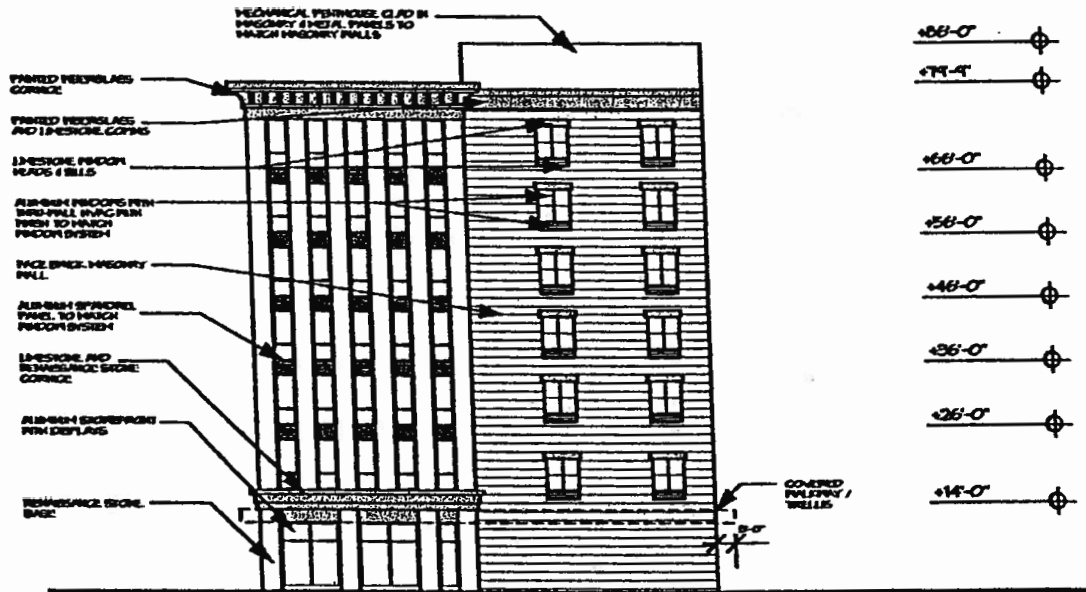
South Building Elevation.



East Building Elevation.



West Building Elevation.



WEST ELEVATION