

PD 884

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 5, 2015

Donna J. Pugh
Foley & Lardner LLP
321 N. Clark St.
Suite 2800
Chicago, IL 60654-5313

Re: Administrative Relief request for Business Residential Planned Development No. 884, 55 East Pearson Street

Dear Ms. Pugh:

Please be advised that your request for a minor change to Business Residential Planned Development No. 884 ("PD 844"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 884.

Your client and the owner of all the property within PD 884, Chicago Senior Care, LLC, ("CSC") is seeking administrative relief to allow for renovations to common spaces throughout The Clare, an existing 53-story building at 55 E. Pearson. The proposed work includes relocating a small portion of the existing 9th floor green roof to the 10th floor and slight modifications to the plaza and lower level planting terrace.

When PD 884 was approved in 2003, floor area bonuses were granted in exchange for a 13,813 square foot green roof and a 1,082 square foot lower level planting terrace. The green roof space on the 9th floor has been redesigned to accommodate an outdoor dining space. As a result, to offset the loss of 1,152 square feet ("SF") of green roof space on the 9th floor, CSC is proposing to add 883 SF of new landscaped space on the 10th floor, as shown on the attached, 9th and 10th Floor Existing and Proposed Green Roof Plans, dated April 3, 2015. Building residents on the 10th floor are in skilled nursing care, so for security reasons this new green roof will only be accessible to the facilities maintenance staff. A total of 13,853 SF of green roof area will be provided (6,426 SF on the 9th floor, 883 SF on the 10th floor, 3,340 SF on the 53rd floor and 3,204 SF on the 54th floor), in excess of the 13,813 SF required.


In regards to the lower level planting terrace, a new lobby door will add approximately 34 SF of floor area and will slightly project into the plaza and lower level terrace. The plaza and terrace area will undergo minor maintenance, including the replacement of two deteriorating trees and the addition of several movable planters, as shown on the Streetscape Planter Exhibit, dated

April 3, 2015. The revised terrace area will be 1,166 SF, which exceeds the 1,082 SF required. Additionally, the revised outdoor terrace and new green roof spaces will fully comply with the Bonus Eligibility and Standards of Sections 17-4-1014 and 17-4-1015 of the Chicago Zoning Ordinance.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed green roof and outdoor terrace revisions 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 Business Residential Planned Development No. 884, 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.

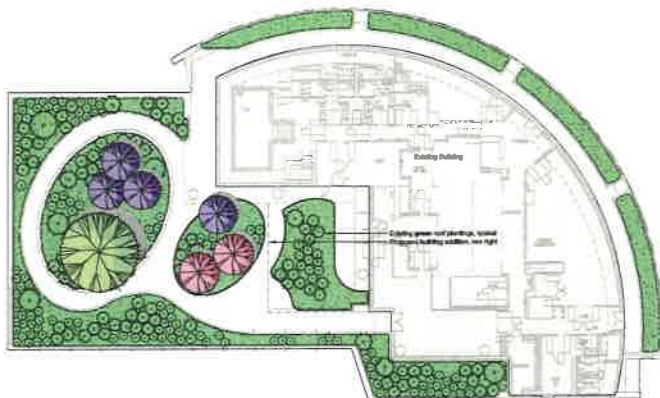
Sincerely,



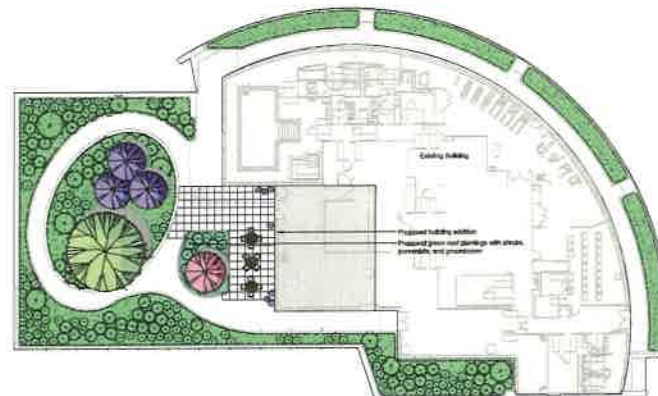
Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

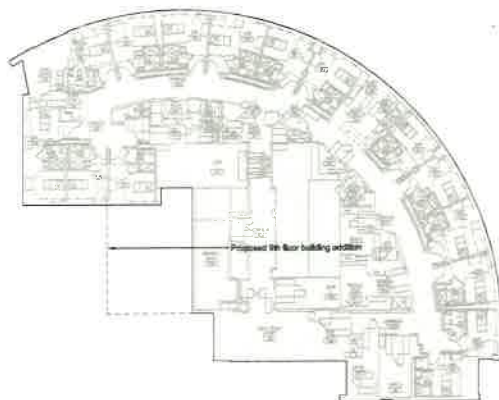
C: Mike Marmo, Erik Glass, Ron Daye, Main file



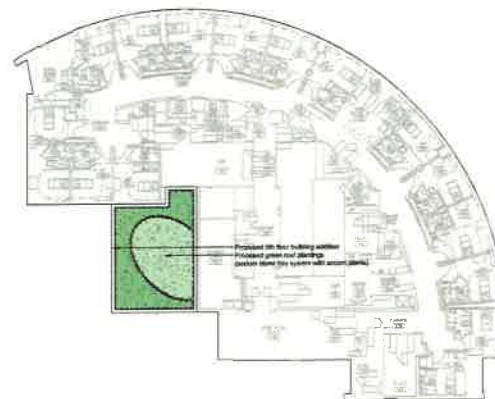
9th Floor (Existing)
Green Roof Area: 7,578 sf



9th Floor (Proposed)
Green Roof Area: 6,426 sf



10th Floor (Existing)
Green Roof Area: 0



10th Floor (Proposed)
Green Roof Area: 883 sf

SCALE IN FEET
1/8" = 1'-0"
0 10 20 40

THORNTON TOMASETTI
THORNTON TOMASETTI INC.
200 N. WASHINGTON AVENUE, SUITE 1000
CHICAGO, IL 60611-7923
T 312.566.3000 F 312.566.3001

HITCHCOCK DESIGN GROUP
225 W. JEFFERSON AVENUE
NAPERVILLE, IL 60540
T 630.961.1787
F 630.961.5265
hitchcockdesigngroup.com

Legend / Notes:

REVIEW SET
NOT FOR CONSTRUCTION

Issued For Review	Date	By
	04/23/18	DT

1118 CLARK NORTH
55 E PEARSON ST
CHICAGO, IL 60611

Side by Side Exhibit
(Existing vs. Proposed)

1118 CLARK NORTH, CHICAGO, ILLINOIS 60611
 55 E PEARSON STREET, CHICAGO, ILLINOIS 60611
 312.566.3000



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
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>

March 6, 2008

Stephen J. Bardoczi
Franciscan Sisters of Chicago Service Corporation
1055 West 175th Street
Suite 202
Homewood, Illinois 60430

**Re: Administrative Relief request for Business Residential Planned
Development No. 884, The Clare at Water Tower, 55 East Pearson
Street**

Dear Mr. Bardoczi:

Please be advised that your request for a minor change to Business Residential Planned Development No. 884, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Specifically, you are requesting to:

- Reduce the number of independent living units on floors 21-52 from 271 to 248 units. The building will also contain 45 skilled nursing units on floors 10-12 and 39 assisted living units on floors 13-15.
- Increase the louver width on the 17th floor from approximately 7'-0" to 14'-0" in response to comments from Fire Prevention and as shown on Sheet A-432 Partial Elevation, Plans and Sections prepared by Perkins & Will and dated June 27, 2007.

With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood, do not result in an increase in the bulk or density, do 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 Business Residential Planned Development No. 884, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:tm

cc: Terri Haymaker, Mike Marmo, Pat Haynes, Erik Glass, DPD files



11/5/2003

REPORTS OF COMMITTEES

13927
11097

Yeas -- Aldermen Flores, Haithcock, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Baker, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colon, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, Moore, Stone -- 48.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

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 3-E.

(As Amended)

(Application Number 13927)

BRPD 884

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 current B7-6 General Central Business District symbols and indications as shown on Map Number 3-E in the area bounded by:

East Pearson Street; North Rush Street; a line 137.37 feet south of East Pearson Street; a line commencing at a point 114.30 feet west of North Rush Street running 19.10 feet in a northerly direction to a point 111.21 feet east of North Wabash Avenue; a line 111.40 feet south of East Pearson Street; and North Wabash Avenue,

to those of Business-Residential Planned Development Number 884 which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 2. 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:

Business-Residential Planned Development Number 884.

Plan Of Development Statements.

1. The area delineated herein as Business - Residential **Planned** Development No. 884 (the "Planned Development") consists of approximately 24,864 square feet (.57 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by Loyola University of Chicago which has authorized Franciscan Communities Bonaventure Place, Inc. to file this Application (the "Applicant").
2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal *on* behalf of the Applicant 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 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 **than** the Applicant, the legal title holder and any ground lessors. Furthermore; pursuant to the requirements of Section 11 .1 1-1 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) is made or authorized by the Applicant or any property owner's association which is formed to succeed the Applicant.
4. 'This Plan of Development consists of sixteen (16) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; all dated February 28, 2003; a **Site/Landscape** Plan, Building Elevations consisting of four sheets and a Roof Garden Plan all prepared by Perkins & Will and dated September 18, 2003. Full size copies of these exhibits are on file with the Department of **Planning** and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a **planned development**.
5. The property within the Planned Development is indicated on the Planned Development Boundary and Property **Line** Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property under this Planned Development:

Residential and assisted living units, nursing units, educational facilities, retail, all permitted and special uses in the **B7-6** General Central Business District, **and uses** accessory to all of the foregoing uses including, without limitation off-street parking and **l o a d i n g**.

6. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. Business identification signs shall be permitted within the **Planned** Development subject to the review and approval of the Department of **Planning** and Development. Advertising signs shall not be permitted within the Planned Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and **Planning** and Development.
8. Any service drive 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. 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 the buildings and any appurtenance attached thereto prescribed in this **Planned** Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property, the landscaping along adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the **Site/Landscape** Plan and Building Elevations.
11. For purposes of maximum Floor **Area Ratio (F.A.R.)** calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from Floor Area for purposes of **determining** F.A.R. permitted by the Chicago **Zoning** Ordinance, all floor area devoted to mechanical equipment in excess 3,500 square feet in a **single** location, regardless of placement in the building, shall be excluded.
12. **The** maximum floor area ratio ("FAR") described in the Bulk Regulations and Data Table is equal to the **B7-6** Zoning District base FAR of 12, plus the grant of floor area premiums pursuant to Section 8.5-8 of the Chicago Zoning **Ordinance**. The approved amenities and the maximum FAR value associated therewith are described in the following table.

Bonus	Bonus Area	Bonus FAR
Above grade setback		3.0
Arcade Bonus	3,469 s.f.	2.0
Green Roof	13,813 s.f.	2.0
Lower Level Planting Terr.	1,082	.52
Off-site Park Contribution		.48
Off-site Streetscape Contributions		2.4
Total		10.40

Notwithstanding the above, the Applicant may reallocate FAR premiums or substitute other bonusable amenities as identified in Sections 8.5-8(5) and (6) of the Chicago Zoning Ordinance subject to the approval of the Department. The off-site contributions shall be made in accordance with a written agreement in a form approved by the Department of Law executed by the Applicant within fourteen calendar days of the adoption of this Planned Development.

13. 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 in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provision hereof. Any such modification of the requirements 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.

14. 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, Refrigeration and Air Conditioning Engineers and the Illuminating Engineering Society.

15. 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 of People with Disabilities ("MOPD") 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 11.1-3(b) of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.

16. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the B7-6 General Central Business District classification. The six year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

11/5/2003

REPORTS OF COMMITTEES

13927
11101

[Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Building Elevation Drawings; Roof Gardens; and Master Streetscape Plan referred to in these Plan of Development Statements printed on pages 11103 through 11112 of this Journal.]

Bulk Regulations and Data Table and Exhibit "A" attached to these Plan of Development Statements read as follows:

Business-Residential Planned Development Number 884

Plan Of Development

Bulk Regulations And Data Table.

General Description of
Land-Use:

See Statement Number 5 of this Planned
Development

Maximum Permitted
Floor Area Ratio:

22.40

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way, 40,368.02 square feet (0.93 acres) = 24,864 square feet (0.57 acres) + 15,504.02 square feet (0.36 acres)

Setbacks from Property Line:

In substantial conformance with the Site
Plan

Maximum Percentage of
Site Coverage:

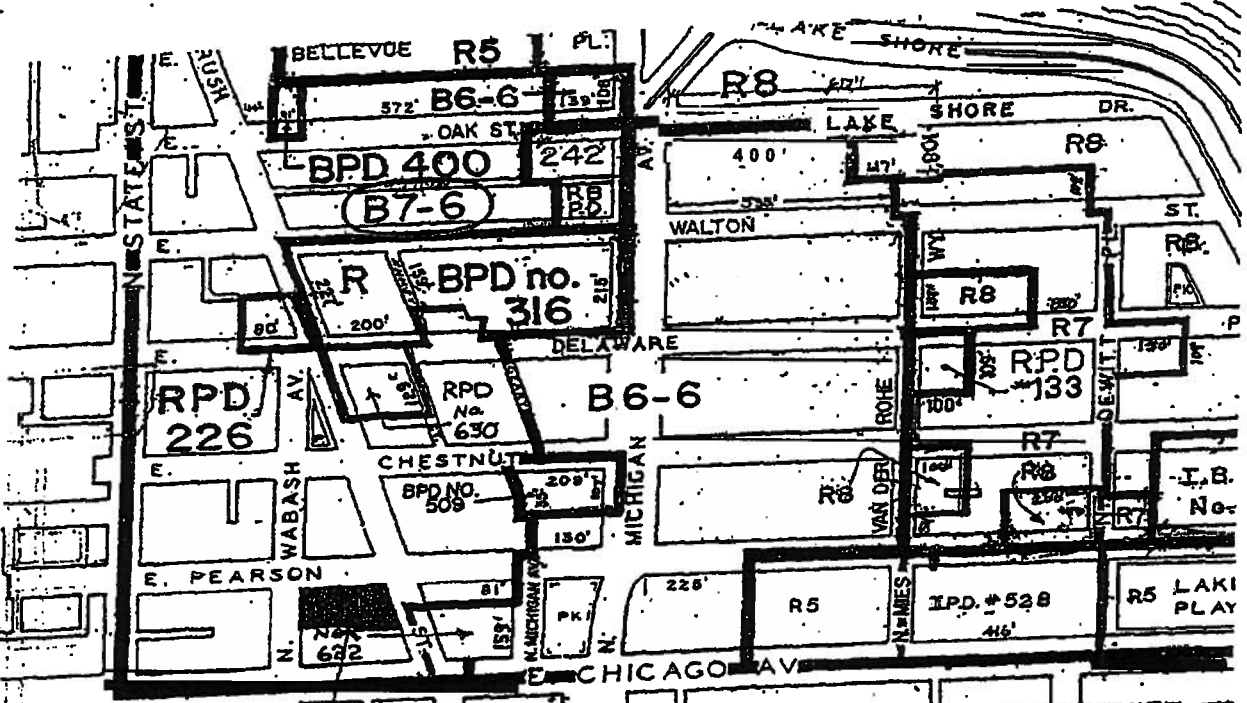
In substantial conformance with the Site
Plan

Minimum Number of Off-Street Parking Spaces:	175 parking spaces
Maximum Number of Off-Street Parking Spaces:	300 parking spaces
Minimum Number of Off-Street Loading Berths:	2 berths (10 feet by 25 feet)
Maximum Building Height:	See attached Elevations
Maximum Number of Dwelling Units:	331 units
Maximum Number of Nursing Units:	45 units

Exhibit "A".

Planned Development Property Boundary.

East Pearson Street; North Rush Street; a line 137.37 feet south of East Pearson Street; a line commencing at a point 114.30 feet west of North Rush Street running 19.10 feet in a northerly direction to a point 111.21 feet east of North Wabash Avenue; a line 11.40 feet south of East Pearson Street; and North Wabash Avenue.

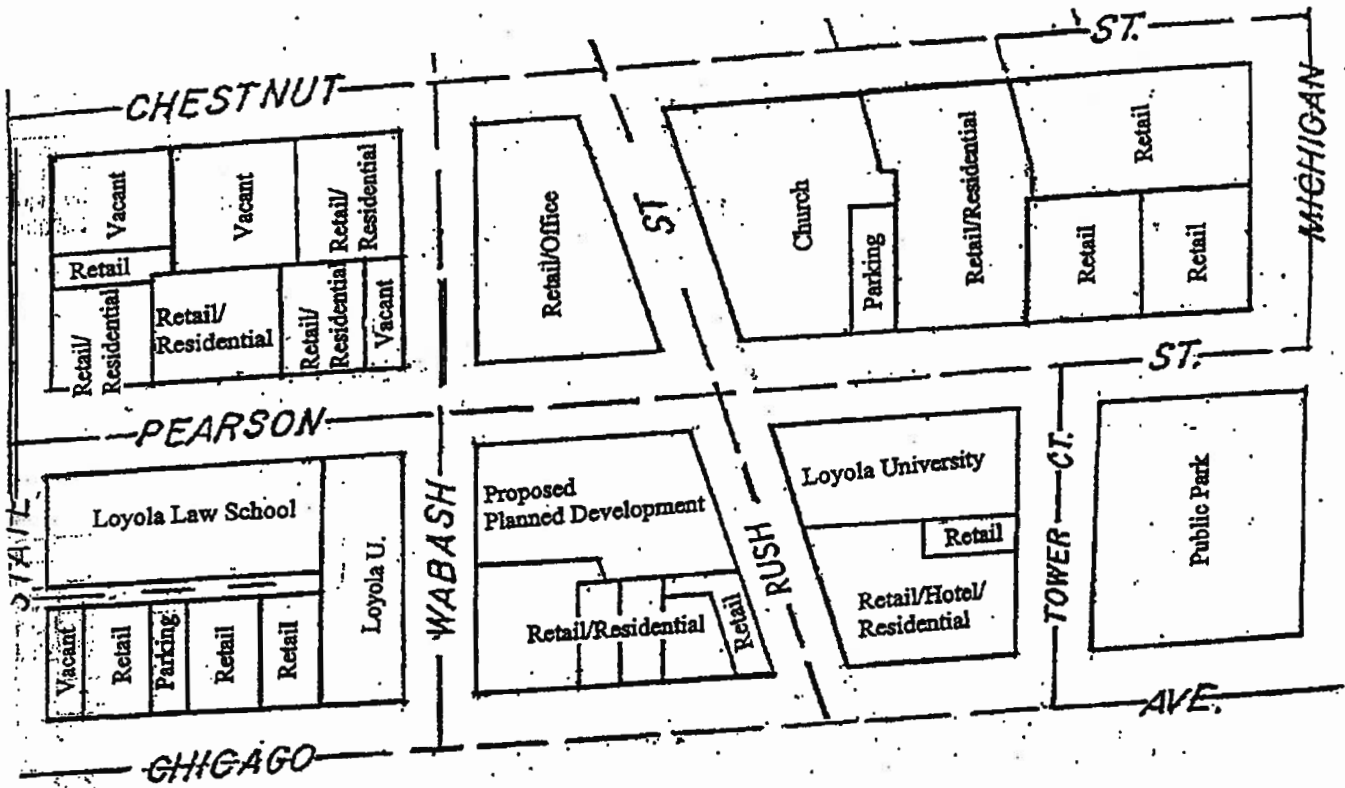


Zoning Map.

1/5/2003

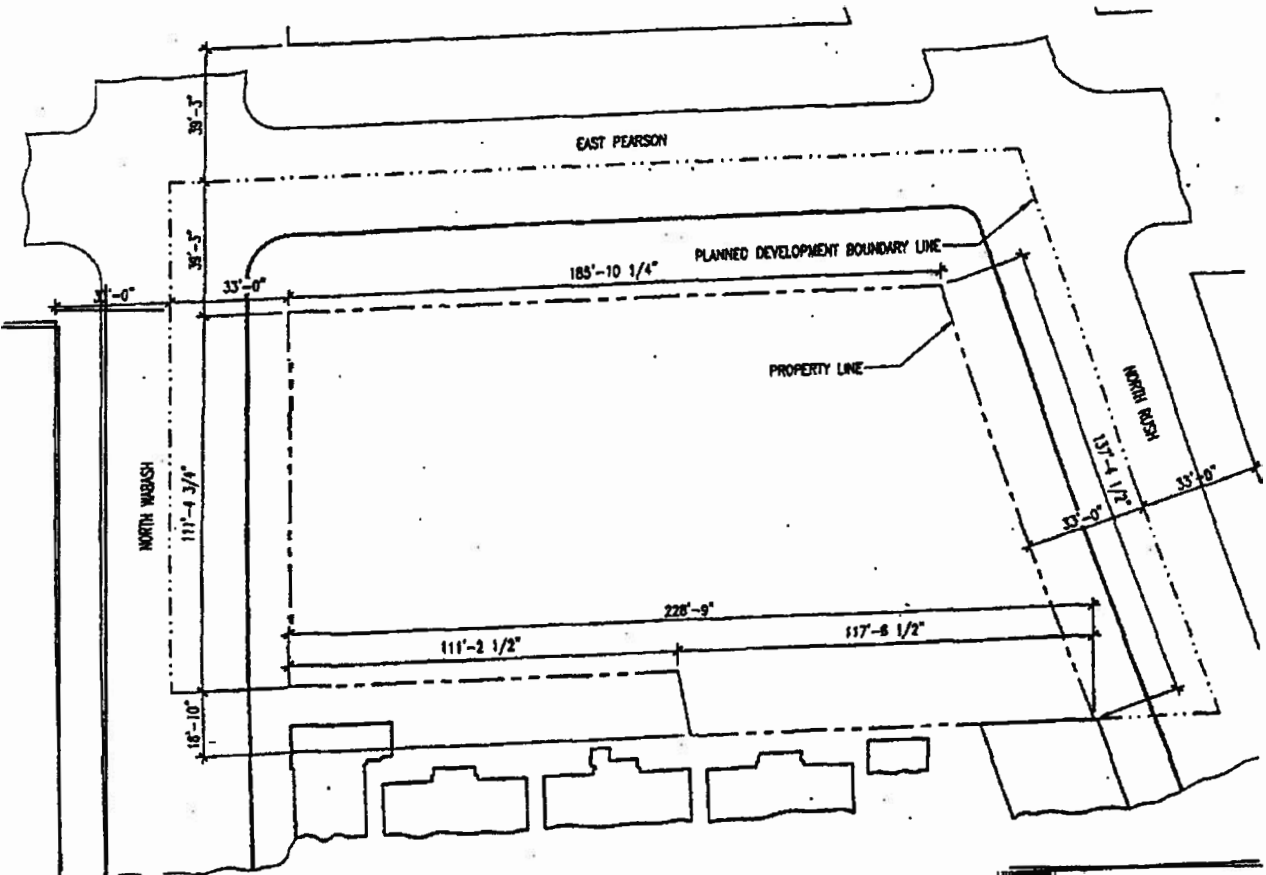
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11103

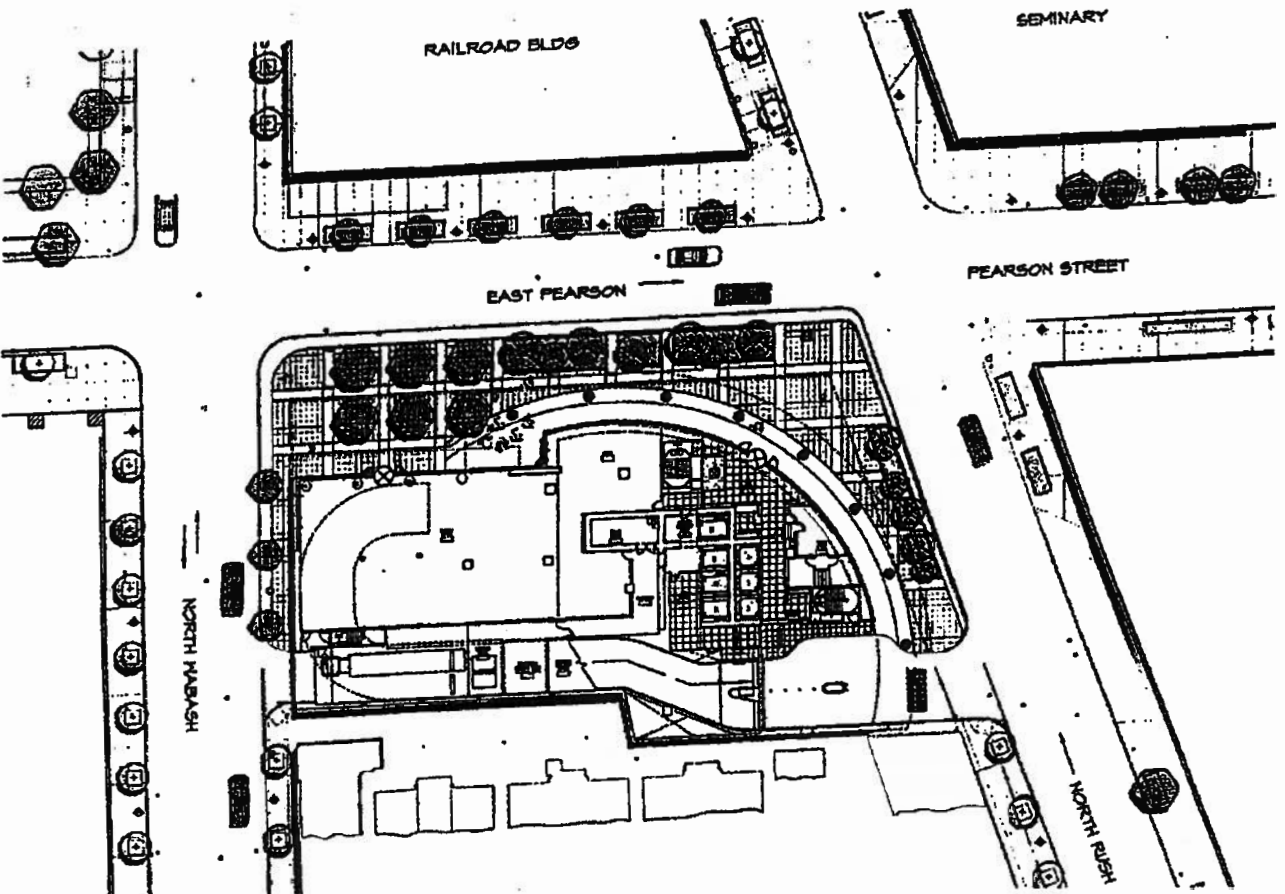


Existing Land-Use Map.

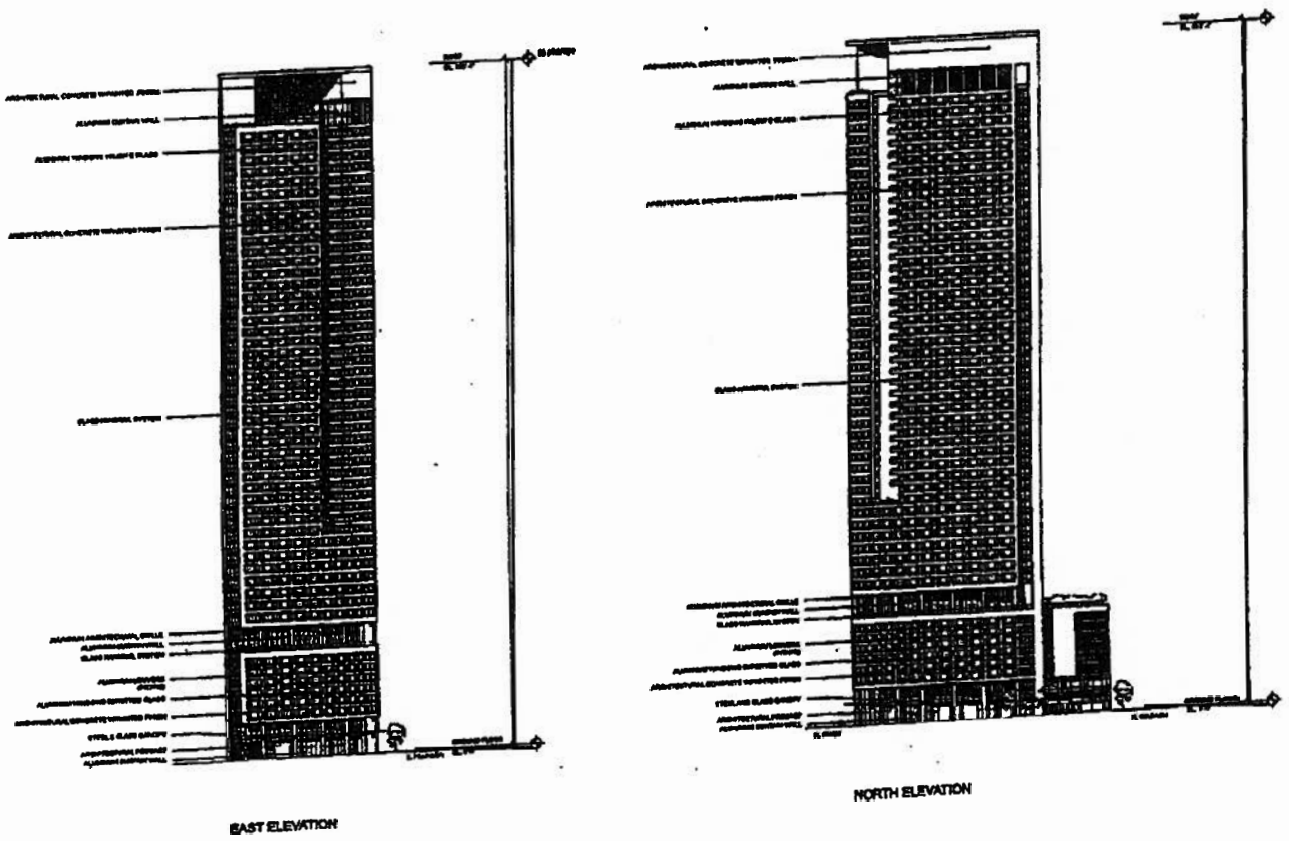
Planned Development Boundary And
Property Line Map.



Clare Tower Site Plan.



Building Elevations.
(Page 1 of 4)

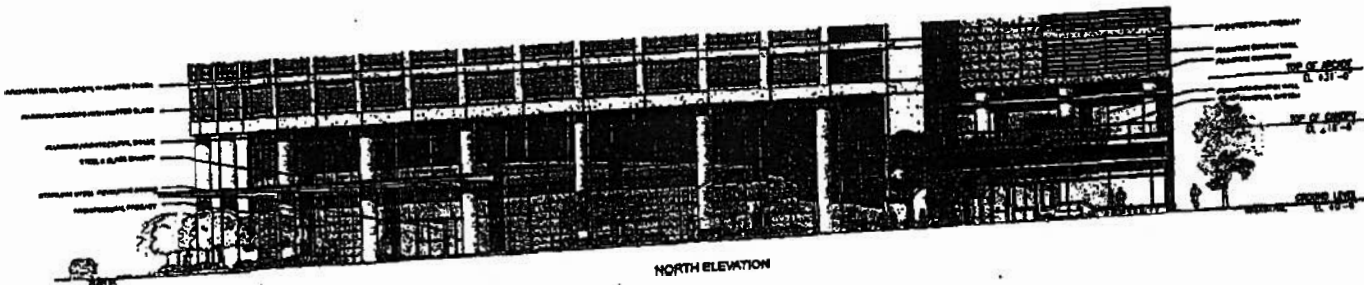
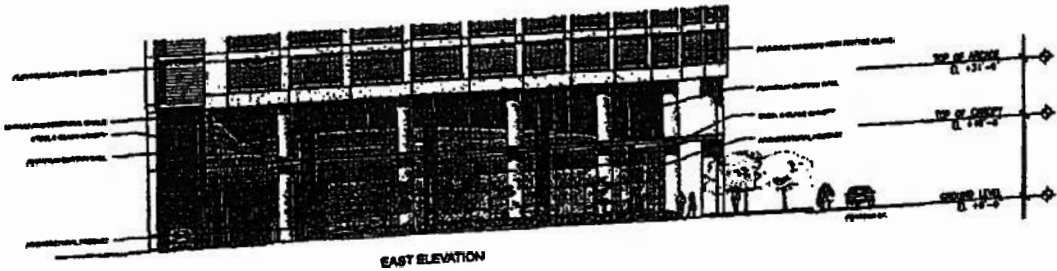


11/5/2003

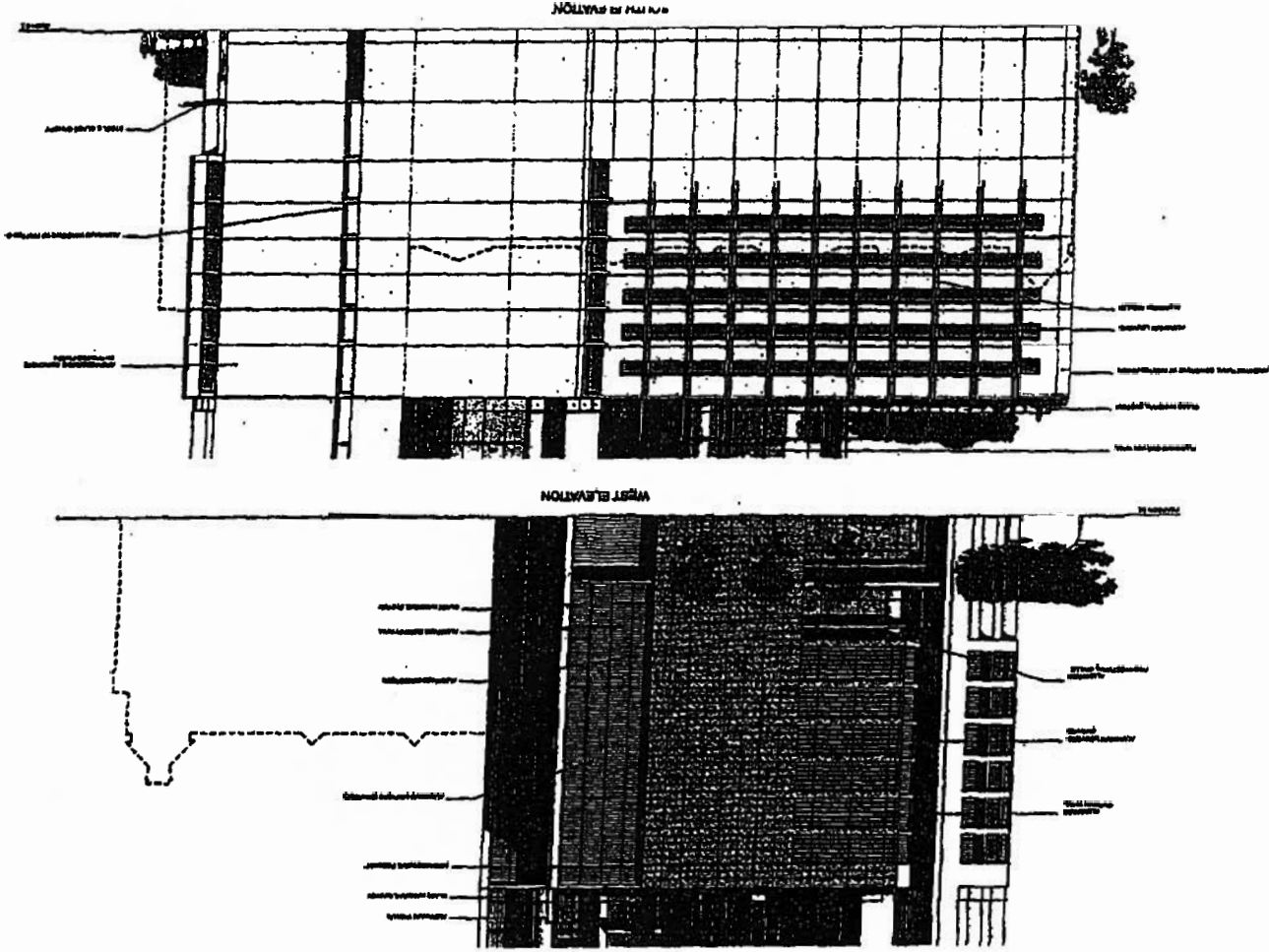
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11109

Building Elevations.
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Building Elevations.
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11/5/2003

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Roof Gardens.

