

# PD 888

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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

September 2, 2011

Andre Zafrani  
President  
1003-1021 N. Dearborn Townhome Association  
1005 N. Dearborn Street  
Chicago, IL 60601

**Re: Administrative Relief request for Residential Planned Development No. 888  
1003-1021 North Dearborn Street**

Dear Mr. Zafrani:


Please be advised that your request for a minor change to Residential Planned Development No. 888 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

You are requesting to increase the height from six (6) feet to eight (8) feet for three security gates to be located on the north, south and west entries of the four-story, ten-unit residential building located at 1003-1021 N. Dearborn St. During the past year, three townhomes have been burglarized and another three have been vandalized (broken windows and graffiti). The installation of these gates, along with extensive security lighting and cameras, will help protect residents against future crimes.

With regard to your request, the Department of Housing and Economic Development has determined that allowing three, eight-foot high entry gates will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, 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 Residential Planned Development No. 888, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Patricia A. Scudjero  
Zoning Administrator

PAS:HG:tm  
C: Mike Marmo, Erik Glass, Main file



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>

March 29, 2006

Mr. Laurence O. Booth  
Booth Hansen  
333 South Des Plaines Street  
Chicago, IL 60661

**Re: Administrative Relief request for Residential Planned Development No.  
888 - 30 West Oak Street/1001 North Dearborn**

Dear Mr. Booth:

Please be advised that your request for minor change to Residential Planned Development No. 888 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 an increase of 4' 6" - four (4) feet, six (6) inches in the height of the town houses. The approved elevations listed an overall height of forty-three (43) feet; the request increases the maximum height to forty-seven (47) feet, six (6) inches.

With regard to your request, the Department of Planning and Development has determined that this revision does not require formal Administrative Relief. This letter serves to inform you that the above-mentioned change is in substantial conformance with the approved Plan of Development.

Sincerely,

Lori T. Healey   
Commissioner

LTH:mrd

cc: Mike Marmo, Terri Haymaker, DPD files



12/17/2003

REPORTS OF COMMITTEES

14034  
16217

*Reclassification Of Area Shown On Map Number 3-F.  
(As Amended)  
(Application Number 14034)*

*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 R5 General Residence District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 225.40 feet north of and parallel to West Oak Street; a line 150.45 feet east of and parallel to North Dearborn Street; West Oak Street; and North Dearborn Street,

to those of an R7 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the City Zoning Ordinance be amended by changing all of the R7 General Residence District symbols to those of Residential Planned Development and a corresponding use 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 referred to in this ordinance read as follows:

*Residential Planned Development Number 888.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately zero and seventy-eight hundredths (0.78) acres (thirty-three thousand eight hundred eighty-two (33,882) square feet) which is controlled by Smithfield Properties XXVIII, 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 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. 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 of the subarea for which the request is being made. 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; or the subsequent owners of all the property comprising the subarea for which the request is being made 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 as it may relate to the subarea in question; except as "control" may have been designated with in title documents which so designate the party who may apply for such amendments.
4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; a Ground Floor Plan; a Landscape Plan; a Green Roof Plan; and Building Elevations dated December 11, 2003, prepared by Booth Hansen Architects, which are all incorporated herein. Full size sets of the Site Plan and Building Elevations, and Landscape Plan 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 planned development: multi-family dwelling units as permitted in the R7 General Residence District, accessory parking 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 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. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to review of the Department of Transportation and Department of Planning and Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago.
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 floor area ratio calculations and floor areameasurements, the definition as contained

within the City of Chicago Zoning Ordinance in effect at the time of passage of the planned development by the Chicago City Council shall apply.

10. Improvements of the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the exhibits to this planned development. In the review of this application, the Department of Planning and Development has determined that the existing building is not appropriate for designation as a Chicago landmark and that all options to preserve the existing building have been explored and no feasible options exist. The Department of Planning and Development waives any required application to the Landmarks Division of the Department of Planning and Development and waives the ninety (90) day demolition permit delay period, as are identified in Section 13-32-230 of the City of Chicago Building Code. Parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance in effect at the time of passage of the planned development by the City Council of the City of Chicago and corresponding regulations and guidelines.
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 (or other party in designated control as set forth in Paragraph 2 above) 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. Notwithstanding the provisions of sub-clauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks, an increase in the maximum percent of land covered, or subsequent setback reductions pertaining to individual residential units.

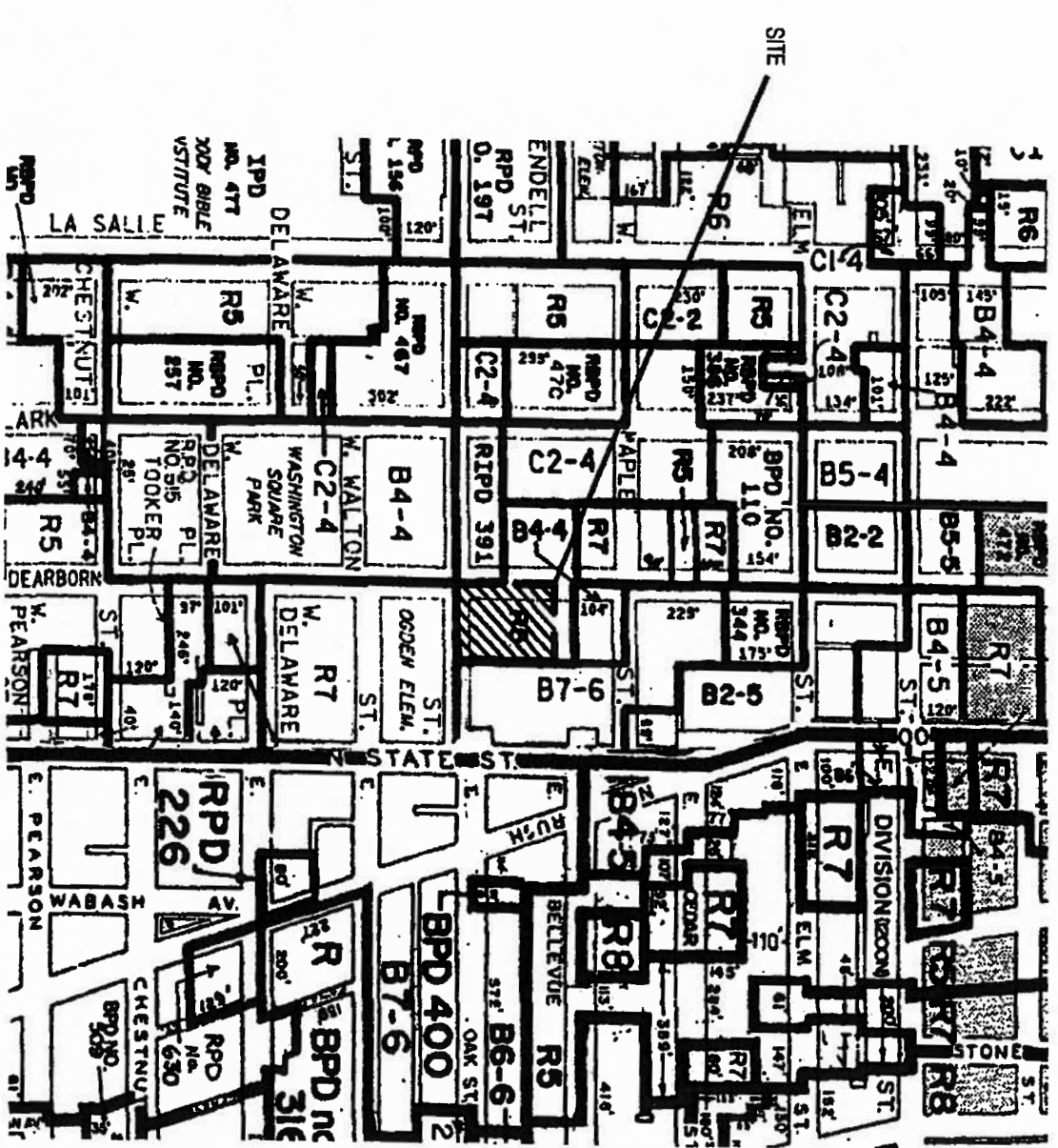
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's 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 11.1 1-3(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. 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 commercially reasonable efforts to design, construct and maintain all buildings located within this planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating.
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 R5 General Residence District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property and Boundary Map; Existing Site Plan; Aerial Photo; Green Roof Plan; Basement Parking Plan; Site Plan; Contextual Rendering; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 16223 through 16236 of this Journal.]

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

*Residential Planned Development Number 888.**Bulk Regulations And Data Table.*

|  |   |
|--|---|
| Gross Site Area:                             | 5 1,233 square feet<br>(1.18 acres)   |
| Net Site Area:                               | Total = 33,882 square feet (0.78 acres)<br><br>Total = 51,233 (Gross Site Area) - 17,351 (area in public streets and alleys) = 33,882 square feet (0.78 acres)  |
| Maximum Floor Area Ratio:                    | 6.5 total for the project area  |
| Maximum Number of Residential Units:         |   |
| Subarea A:                                   | 14  |
| Subarea B:                                   | 74  |
| TOTAL:                                       | 88  |
| Maximum Site Coverage:                       | In accordance with Site Plan  |
| Minimum Number of Off-Street Parking Spaces: |   |
| Subarea A:                                   | 28  |
| Subarea B:                                   | 74 (plus 5 tandem)  |
|  | In the event that fewer dwelling units are built at the time of Part II Approval, the total number of parking spaces may be reduced. For Subarea A, the 1 dwelling unit to 2 parking space (1:2) ratio shall be maintained and for Subarea B, the 1 parking space to 1 unit ratio shall be maintained (1: 1). |
| Minimum Building Setbacks:                   | In accordance with Site Plan.   |
| Maximum Building Height:                     | In accordance with the Building Elevations.   |



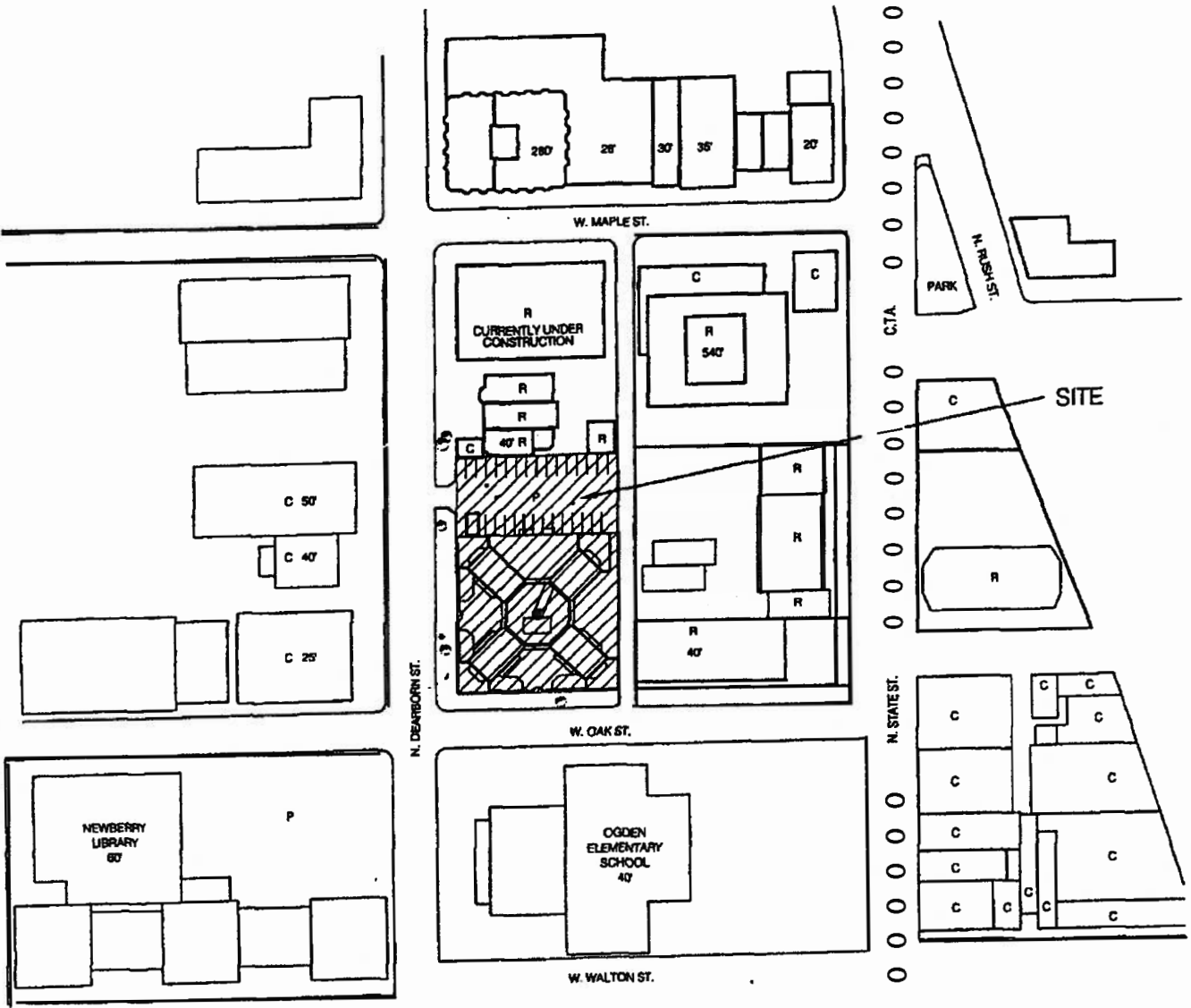
Existing Zoning Map.

12/17/2003

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16223

Existing Land-Use Map.

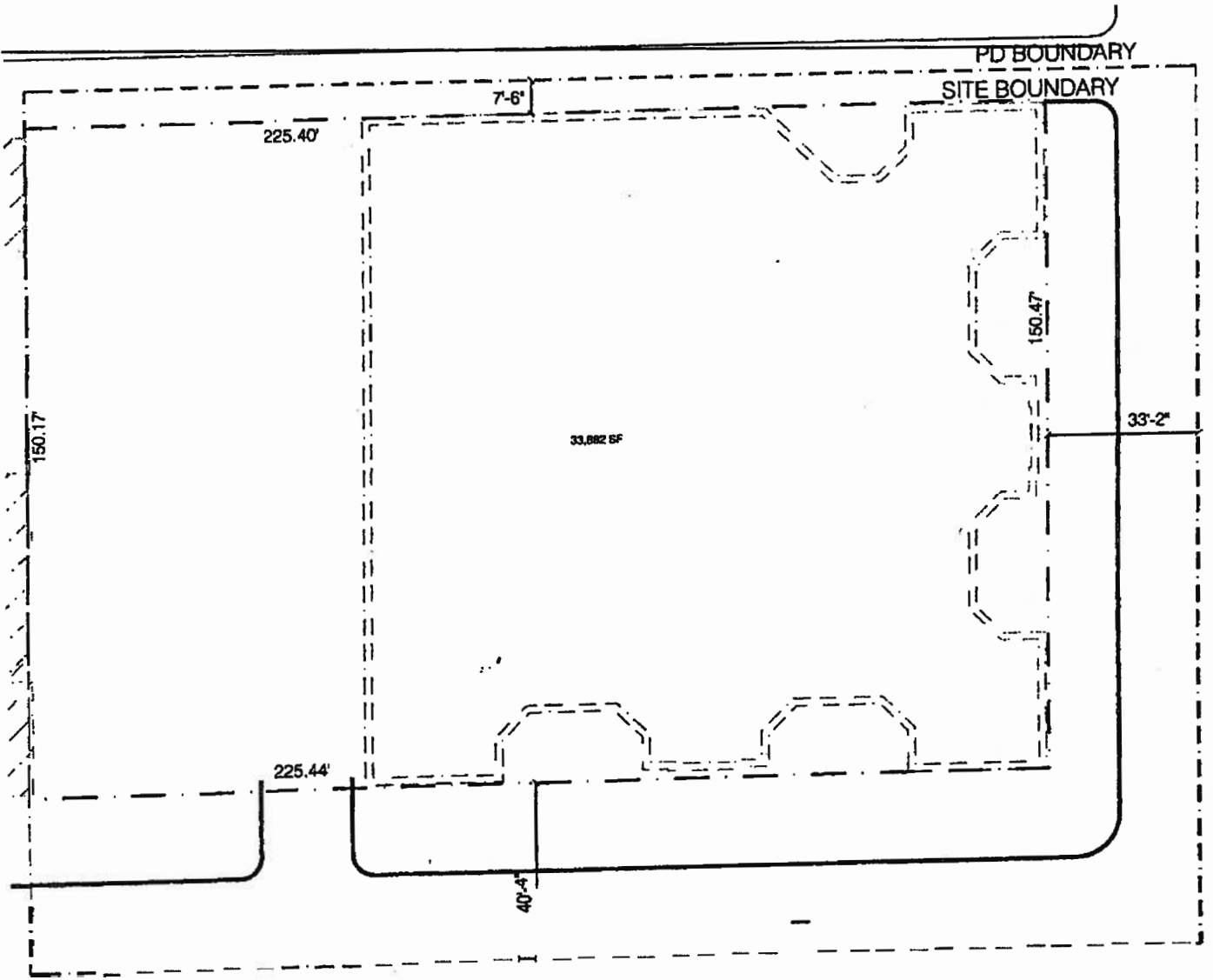


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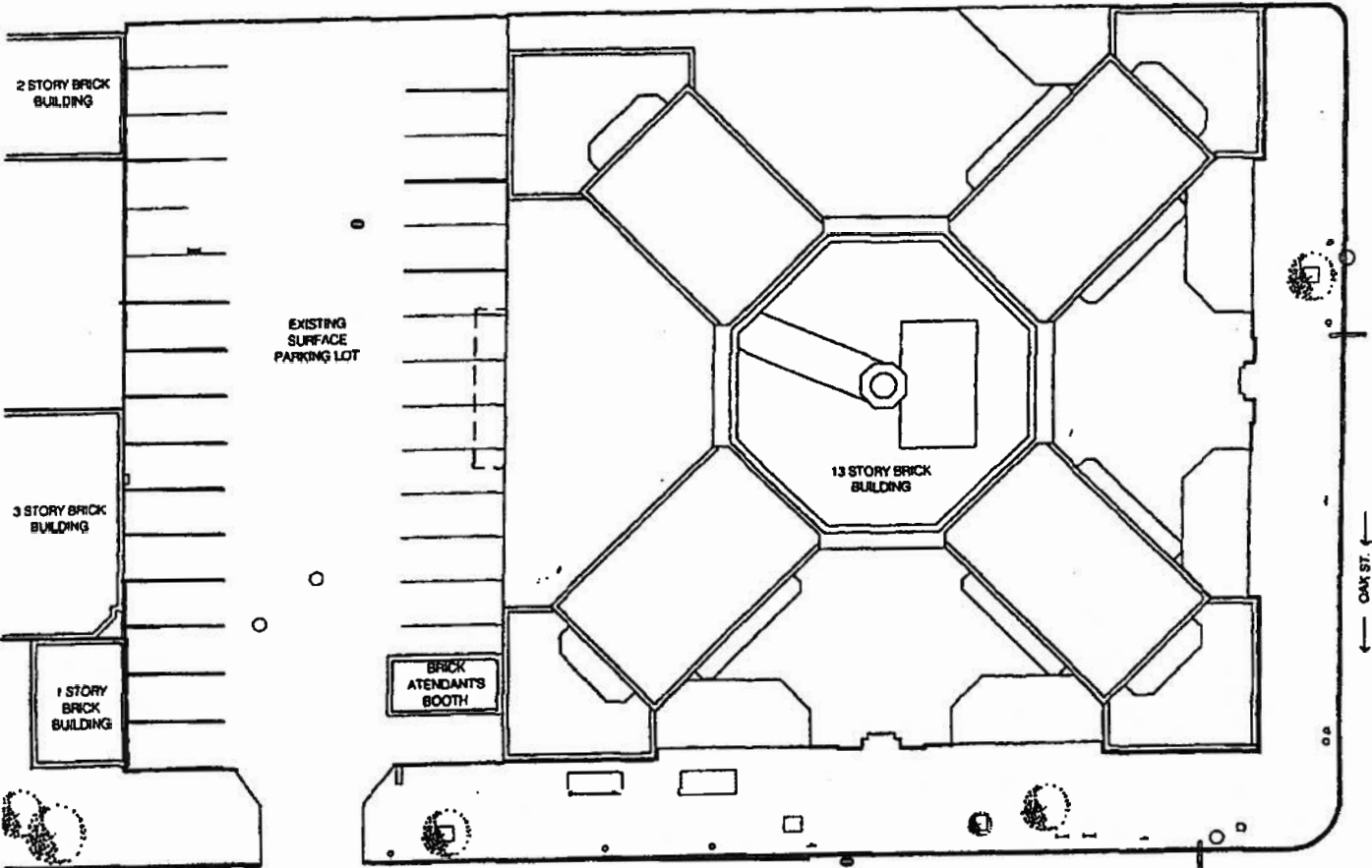
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16225

Planned Development Property  
And Boundary Map.



Existing Site Plan.

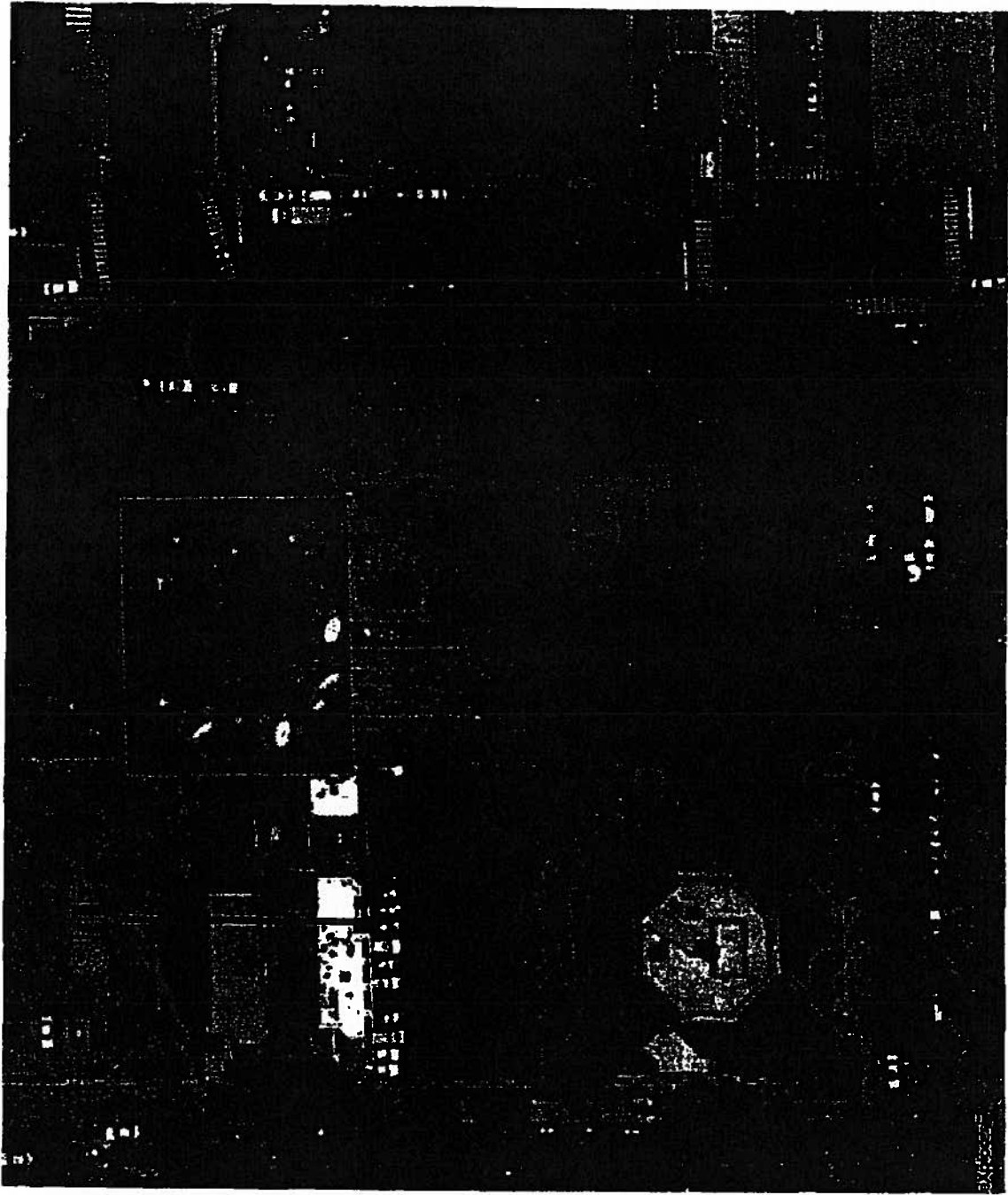


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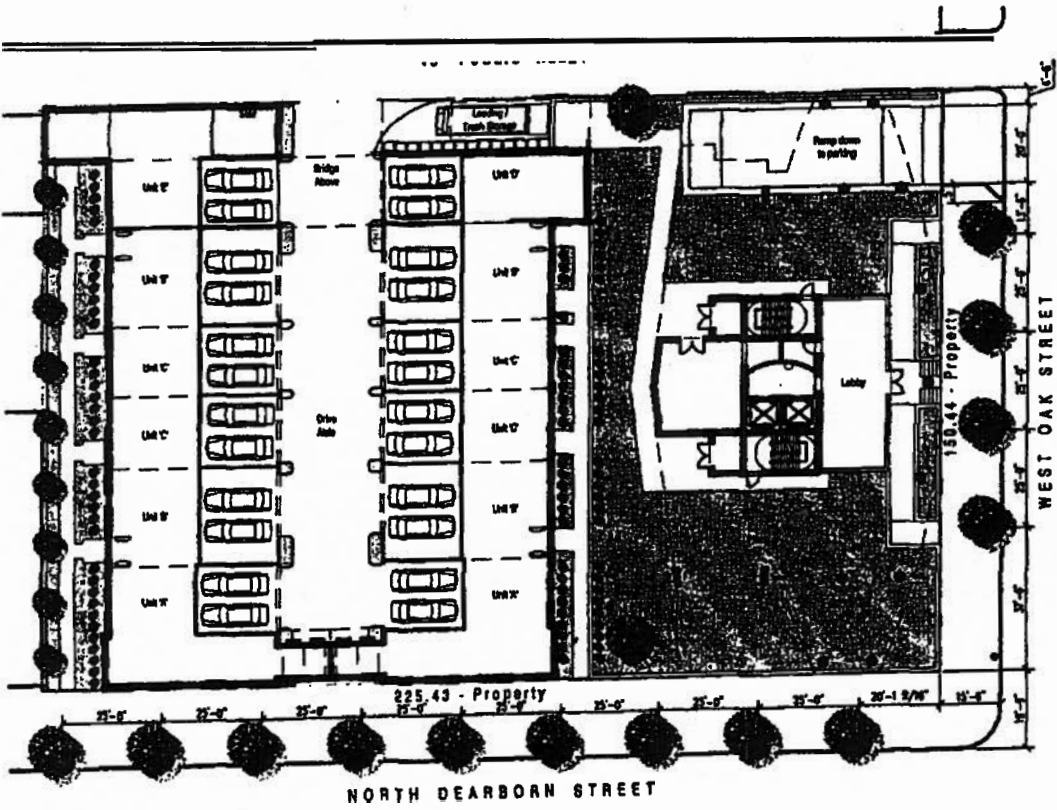
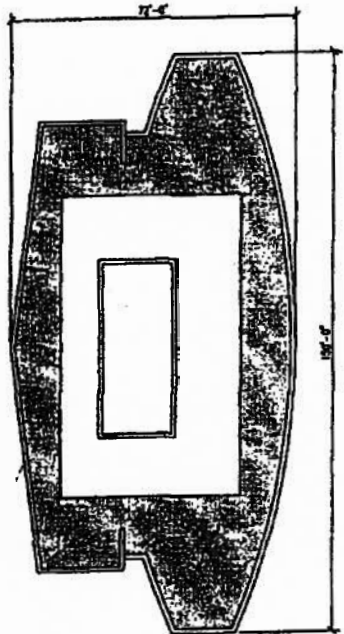
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16227

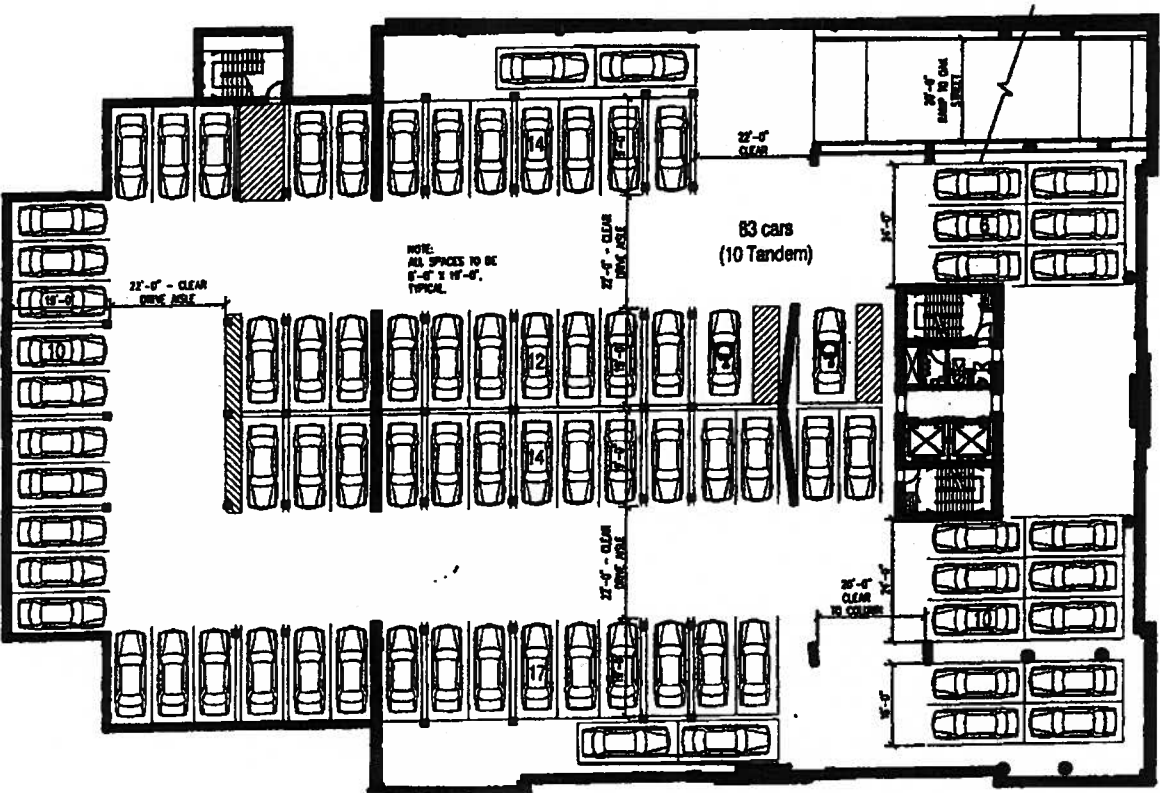
Aerial Photo.



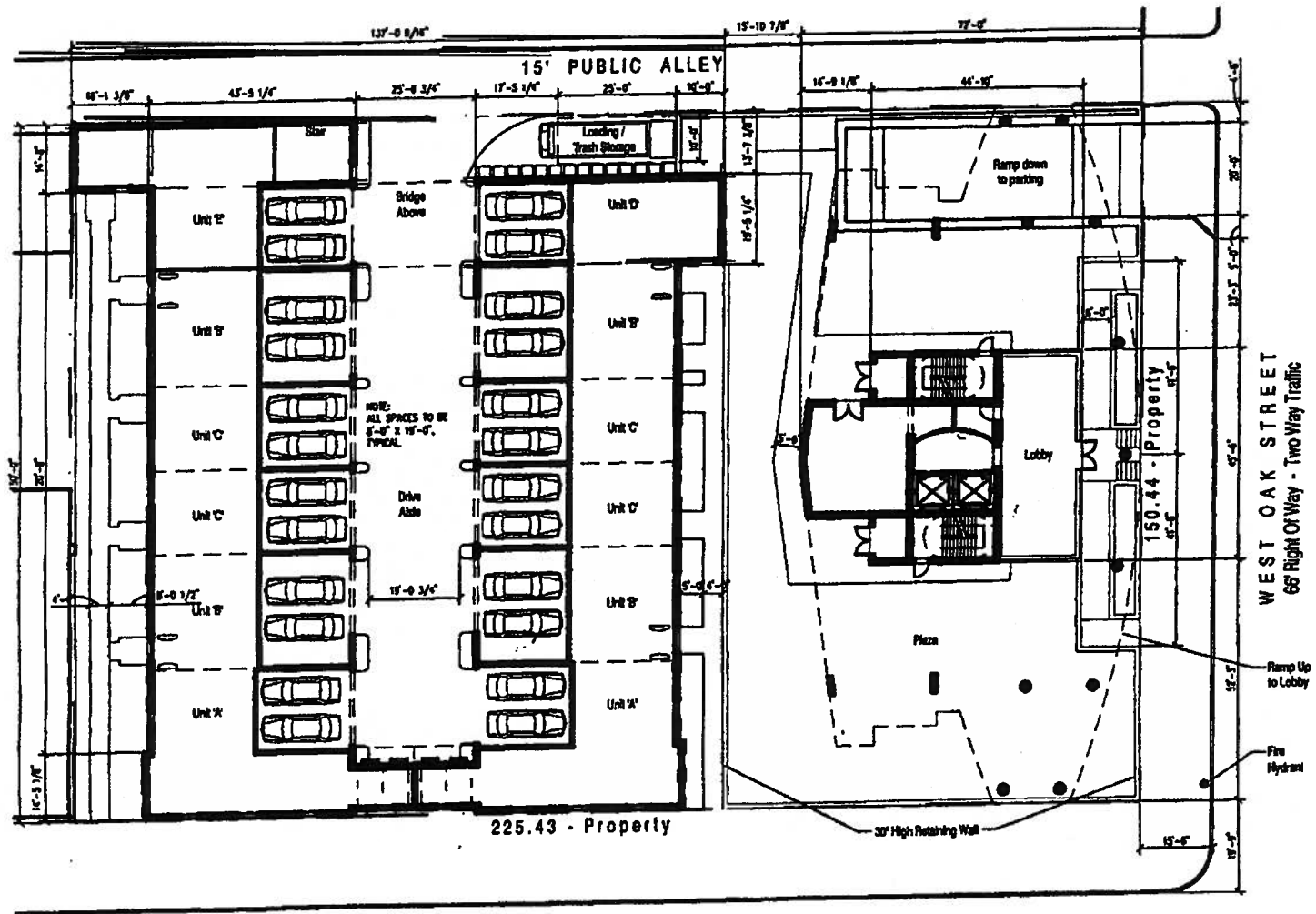
Green Roof Plan.



Basement Parking Plan.



Site Plan.

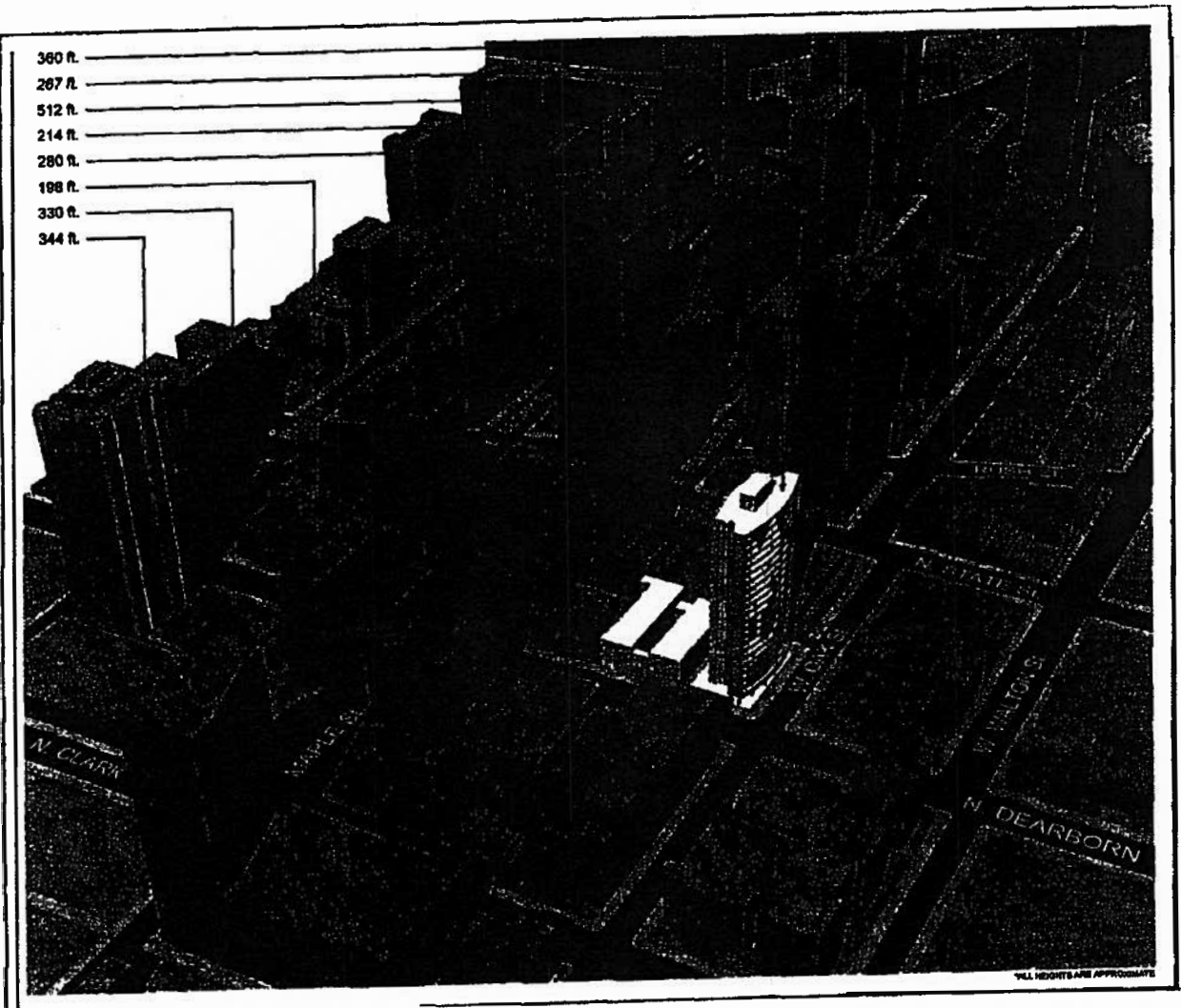


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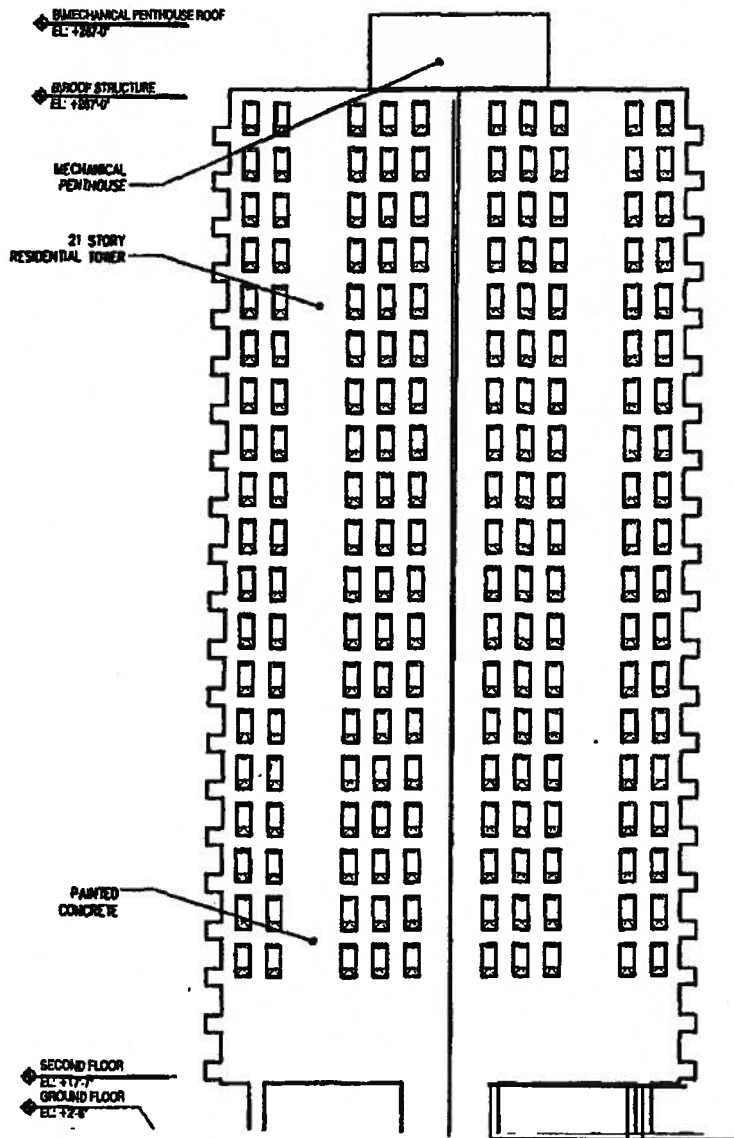
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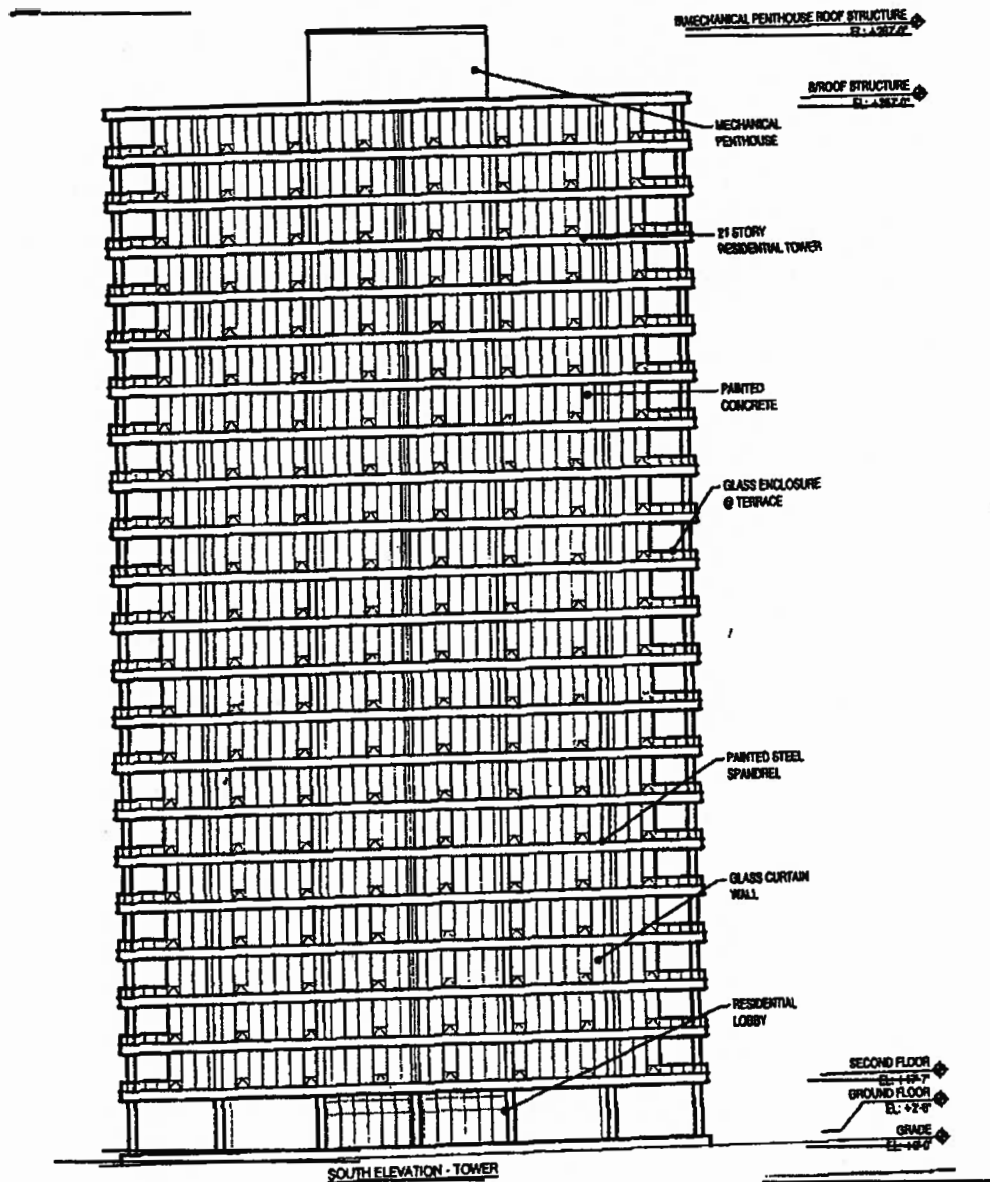
Contextual Rendering.



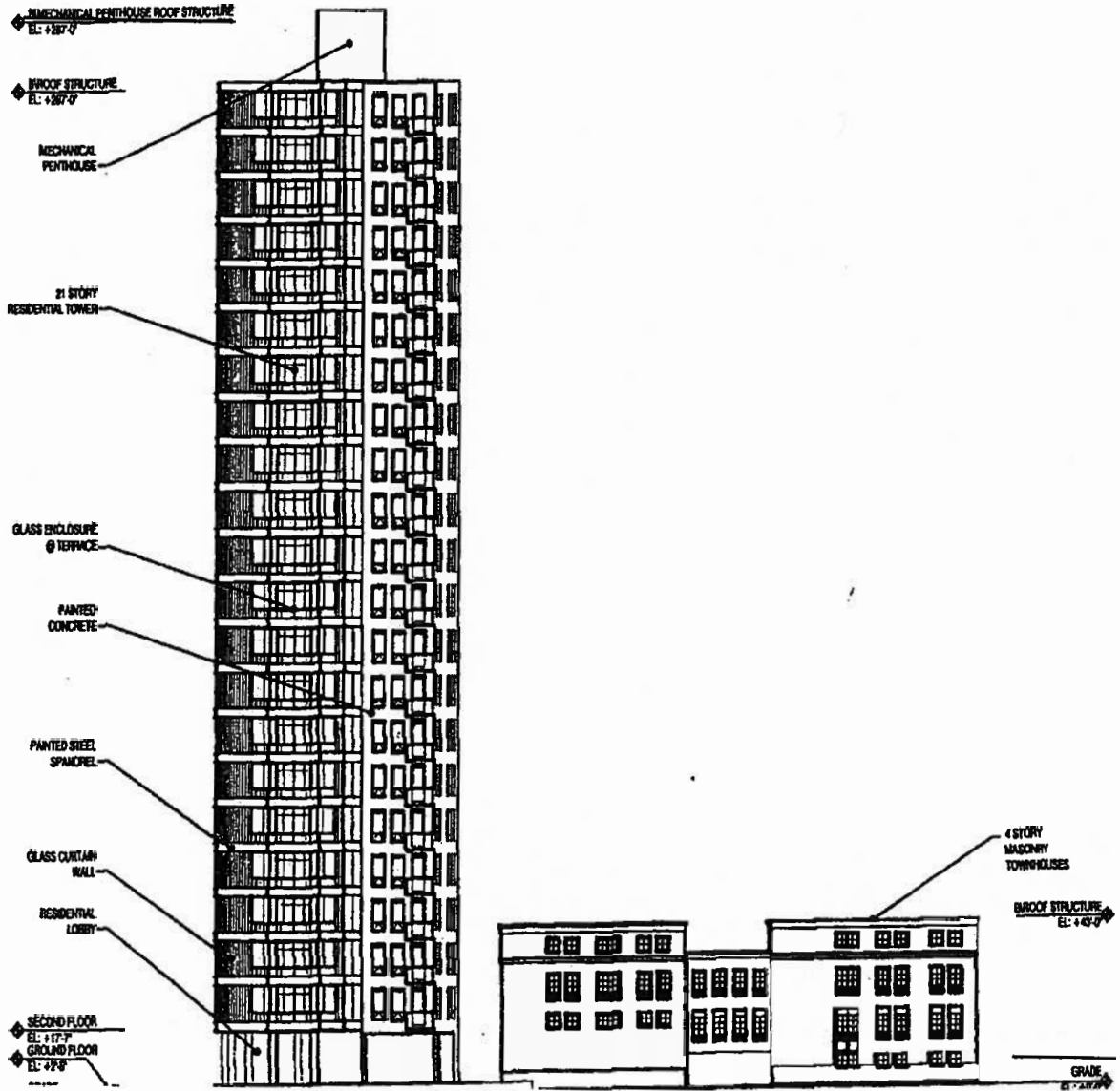
North Elevation.



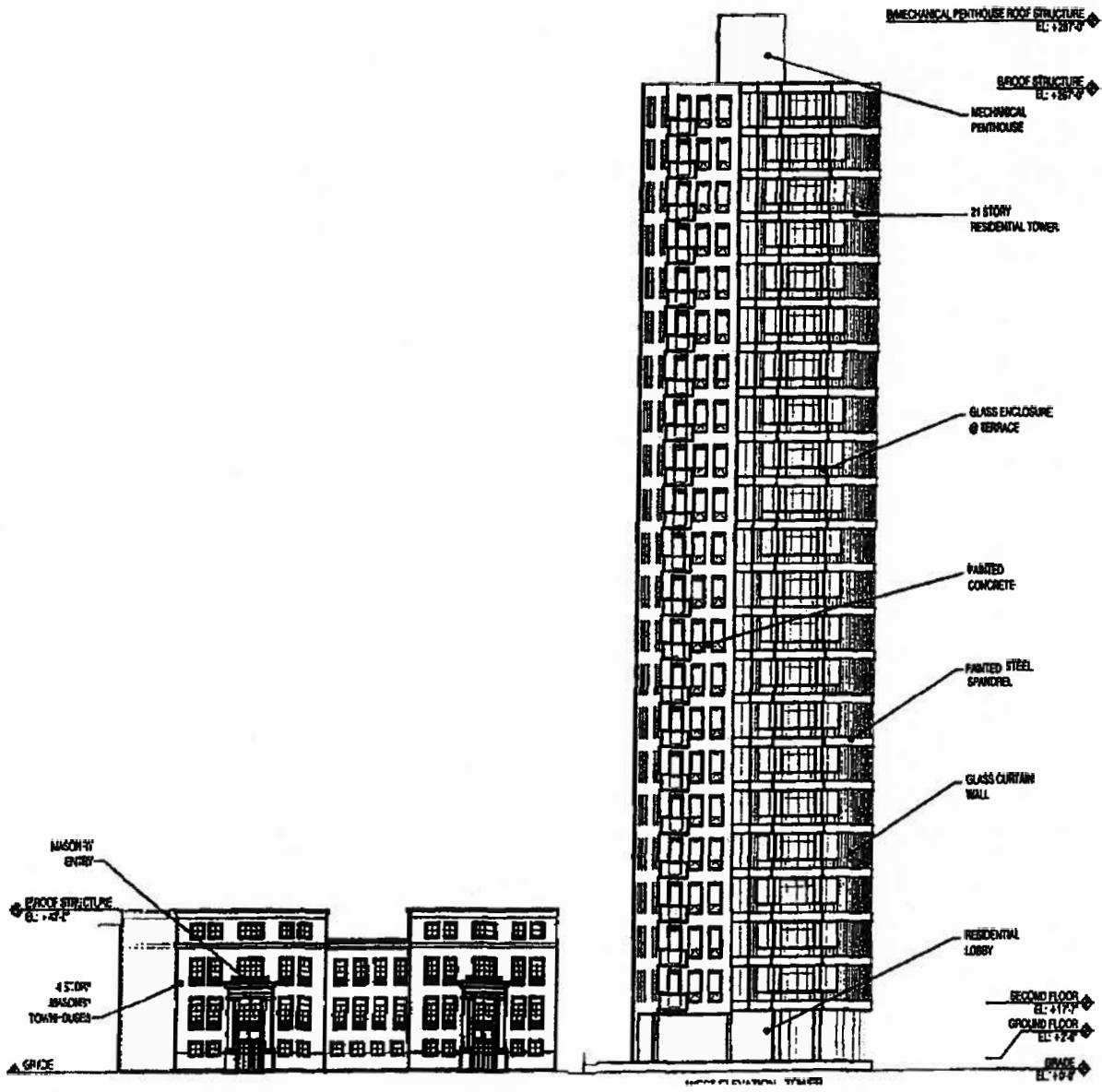
South Elevation -- Oak Street.



East Elevation.



West Elevation -- Dearborn Street.



Townhouse Elevations.

