

PD 890

Table of Contents

05/11/2009 Minor Change	2
05/05/2005 Minor Change	3
12/17/2003 PD Adoption	4
Ordinance	4
Statements	5
Bulk Table	9
Exhibits	10



City of Chicago
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero
Zoning Administrator

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
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<http://www.cityofchicago.org>

May 11, 2009

Mr. Todd Main
Bauhs Dring Seglin Main Architects and Planners
One East Delaware
Suite 500
Chicago, IL 60611

Re: Administrative Relief request for Residential Business Planned
Development No. 890, Paramount Lofts Day Care, 118 South Ashland
Avenue and Proposed Day Care Play lot at 1645 West Ogden Avenue

Dear Mr. Main:

Please be advised that your request for a minor change to Residential Business
Planned Development No. 890 has been considered by the Department of Zoning and
Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance
and Statement No. 11 of the Planned Development.


You are requesting to reduce the minimum number of accessory off-street parking
spaces required from 280 spaces to 274 spaces. There are currently 173 parking
spaces in the existing four-story parking garage at 1645 W. Ogden Ave. and 114
basement level parking spaces in the existing mixed-use building at 118 S. Ashland
Ave. (for a total of 173 + 114 = 287 existing parking spaces).

On January 29, 2009, a building permit was issued for 118 S. Ashland Ave. to convert
a portion of the ground floor commercial space into a day care facility. The rooftop of
the parking garage at 1645 W. Ogden Ave. has been reconfigured to provide a play
area for the day care facility, and as a result, the number of parking spaces has been
reduced by 13 (from 173 to 160 spaces). A 3'-6" high wrought iron fence will sit atop
the roof's parapet wall surrounding the play lot, as shown on revised South and West
Elevations, dated May 5, 2009 and May 7, 2009.

With regard to your request, the Department of Zoning and Land Use Planning has
determined that allowing a parking space reduction from 280 required spaces to 274
spaces 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 Business Planned Development No. 890, I hereby approve the foregoing
minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS HGM
cc: Mike Marmo, Pat Haynes, Erik Glass, DPD files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
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<http://www.cityofchicago.org>

May 5, 2005

Ms. Caroline A. Nash
Schain, Burney, Ross & Citron, Ltd.
222 North LaSalle Street Suite 1910
Chicago, Illinois 60601-1102

RE: Request for minor change to Residential-Business Planned
Development No. 890

Dear Ms. Nash,

Please be advised that your request for minor changes to Residential-Business Planned Development No. 890, on behalf of Ashland Developer Group, 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 a substitution of the elevation exhibits which pertain to parking garages for the former commercial building at Ashland and Adams. Those exhibits were approved as Planned Development No. 890 by the City Council on December 17, 2003. The new exhibits you submitted were prepared by Baus Draing Seglund and Main on April 27, 2005.

The Department has reviewed the request and has determined that the proposed changes would be appropriate and consistent with Section 17-13-0611A of the Zoning Ordinance, including amendments adopted on March 9, 2005. Accordingly, I hereby approve the requested minor changes to Residential-Business Planned Development No. 890, but no other changes to this development.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner,

DMC: SRP: pas

cc: DPD Files; Mike Marmo



12/17/2003

REPORTS OF COMMITTEES

14072
16265

*Reclassification Of Area Shown On Map Number 1-G.
(As Amended)
(Application Number 13069)*

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 Planned Manufacturing District Number 4 District symbols and indications as shown on Map Number 1-G in the area bounded by:

a line 80.52 feet north of the alley north of and parallel to West Kinzie Street; North Morgan Street; the alley next north of and parallel to West Kinzie Street; and North Carpenter Street,

to those of a C3-2 Commercial-Manufacturing 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 2-H.
(As Amended)*

(Application Number 14072) *RBPD 890*

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 B5-3 General Service District symbols and indications as shown on Map Number 2-H in the area bounded by:

West Monroe Street; South Ashland Avenue; West Adams Street; a line 270.62 feet west of and parallel to South Ashland Avenue running north for a distance of 167.80 feet; the east/west public alley north of and parallel to West Adams Street; a line 210.52 feet west of and parallel to South Ashland Avenue running north for a distance of 74.01 feet; a line 273.82 feet north of and parallel to West Adams Street running for a distance of 10 feet; then generally in a northwesterly direction running for a distance of 47.39 feet to a point on West Ogden Avenue 148.02 feet southwest of West Monroe Street; and West Ogden Avenue,

to those of a B4-4 Restricted Service 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 B4-4 Restricted Service District symbols to those of Residential-Business 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-Business Planned Development Number 890.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of a net site area of approximately two and eight hundredths (2.08) acres (ninety thousand six hundred forty-six (90,646) square feet) which is controlled by Ashland Developer Group L.L.C. ("Applicant") for purposes of this Residential-Business Planned Development.
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 and if different than the Applicant, the owners of all the properly 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, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, 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 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. No amendment may be sought without written approval by the homeowners association unless the right to do so has been retained by applicant and its successors in title documents.

4. This Plan of Development consists of these fourteen (14) statements, a Bulk Regulations and Data Table; a Planned Development Property Line and Boundary Map; an Existing Zoning and Land-Use Map; a Right-of-Way Adjustment Map; a Site Plan; a First Floor Plan; a Landscape Plan; Building Materials Plans; Parking Structure Materials Plan; a plan showing the Sidewalks to be Replaced; Building Elevations and Parking Structure Elevations all dated November 20, 2003, prepared by Bauhs Dring Main Architects and Planners, which are all incorporated herein. Full size sets of the Site Plan, Exterior Materials Plan, Landscape 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; uses as permitted in the B4-4 Restricted Service District; accessory parking; accessory uses; and related uses.
6. Identification and business 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. The sidewalk areas designated in the Sidewalks to be Replaced Plan will be reconstructed. To the extent that there is any damage to the sidewalk during construction, any such area will be repaired by the Applicant. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the 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. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Planning and Development.
8. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as 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 and all entrances and exits shall be designed, installed, and maintained in substantial conformance with the Bulk Regulations and Data Table and the Site and Landscape Plan attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance 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 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. 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. Unless substantial construction of the building has 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 B4-4 Restricted Service District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

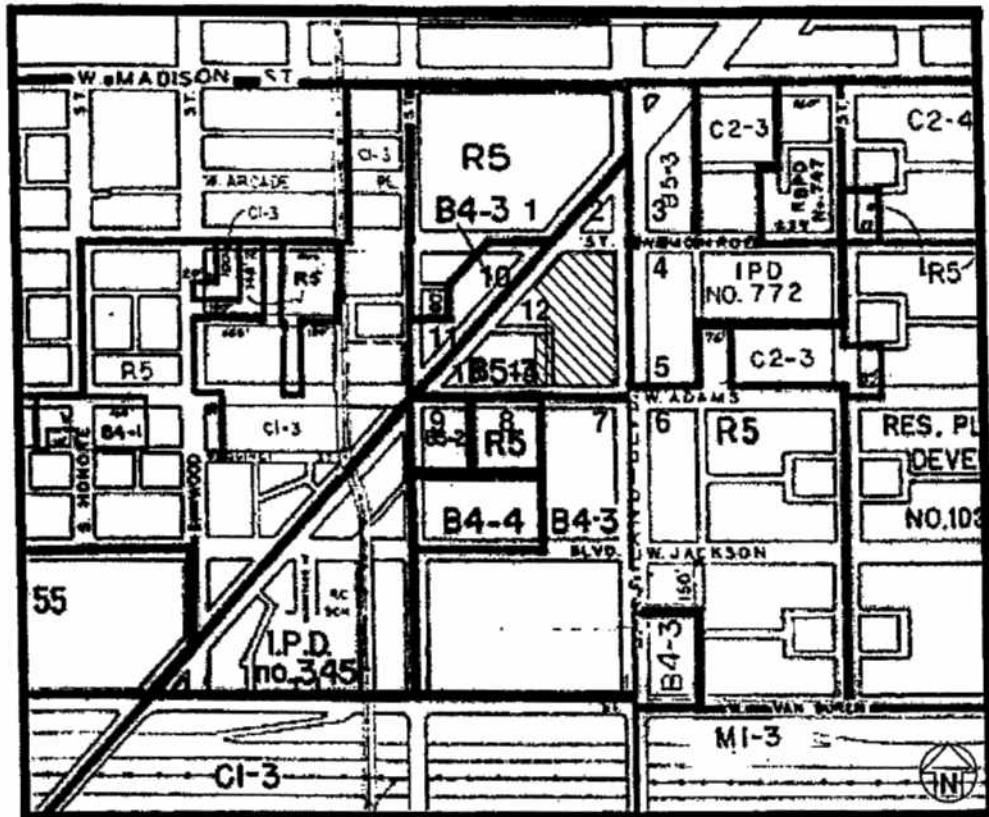
[Existing Zoning and Land-Use Map; Planned Development Property Line and Boundary Map; Planned Development Right-of-Way Adjustment Map; Site Plan; 1st Floor Plan; Landscape Plan; Parking Structure Elevation; Parking Structure Materials; Sidewalks to be Replaced; Building Elevation Drawings; and Building Materials referred to in these Plan of Development Statements printed on pages 16271 through 16286 of this Journal.]

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

*Residential-Business Planned Development Number 890.**Bulk Regulations And Data Table.*

Gross Site Area:	13,172.7 square feet	
Net Site Area:	Total = Gross Site Area	(136,172.7 square feet)
	- area in public streets and alleys	(45,526.7 square feet)
	= Net Site Area of	(90,646 square feet) (2.08 acres)
Maximum Floor Area Ratio:	3.8	
Maximum Number of Residential Units:	219 units	
Maximum Site Coverage:	In accordance with the Site Plan	
Minimum Number of Accessory Off-Street Parking Spaces:	Residential:	2 19 parking spaces
	Commercial:	45 parking spaces
	Flexible:	16 parking spaces
	TOTAL:	280 parking spaces
	In the event fewer residential units are constructed at the time of Part II approval, fewer parking spaces may also be constructed, so long as the 1: 1 parking ratio of residential units to parking spaces is maintained. If revisions are required by another City agency at the time of building permit applications the number of parking spaces may be reduced, so long as a minimum ratio of 1:1 spaces per dwelling unit is maintained.	
Minimum Number of Off-Street Loading Docks:	2	
Minimum Building Setbacks:	In accordance with the Site Plan.	
Maximum Building Height:	In accordance with the Building Elevations	

Existing Zoning And Land-Use Map.



INDICATED PROPERTY FOR PLANNED DEVELOPMENT

ZONING DISTRICT BOUNDARIES

- 1. 21 STORY RESIDENTIAL
- 2. 2.5 STORY RESIDENTIAL
- 3. ASSEMBLY BUILDING
- 4. SALVATION ARMY
- 5. OFFICES
- 6. RELIGIOUS
- 7. MEXICAN CONSULATE
- 8. PARKING
- 9. OFFICES
- 10. COMMERCIAL
- 11. 3 STORY THRIFT STORE AND COMMUNITY SERVICES
- 12. 3 STORY MULTI-FAMILY RESIDENTIAL
- 13. BANK
- 14. 3 STORY SINGLE FAMILY RESIDENTIAL

PROJECT: PARAMOUNT LOFTS, 100-130 SOUTH ASHLAND

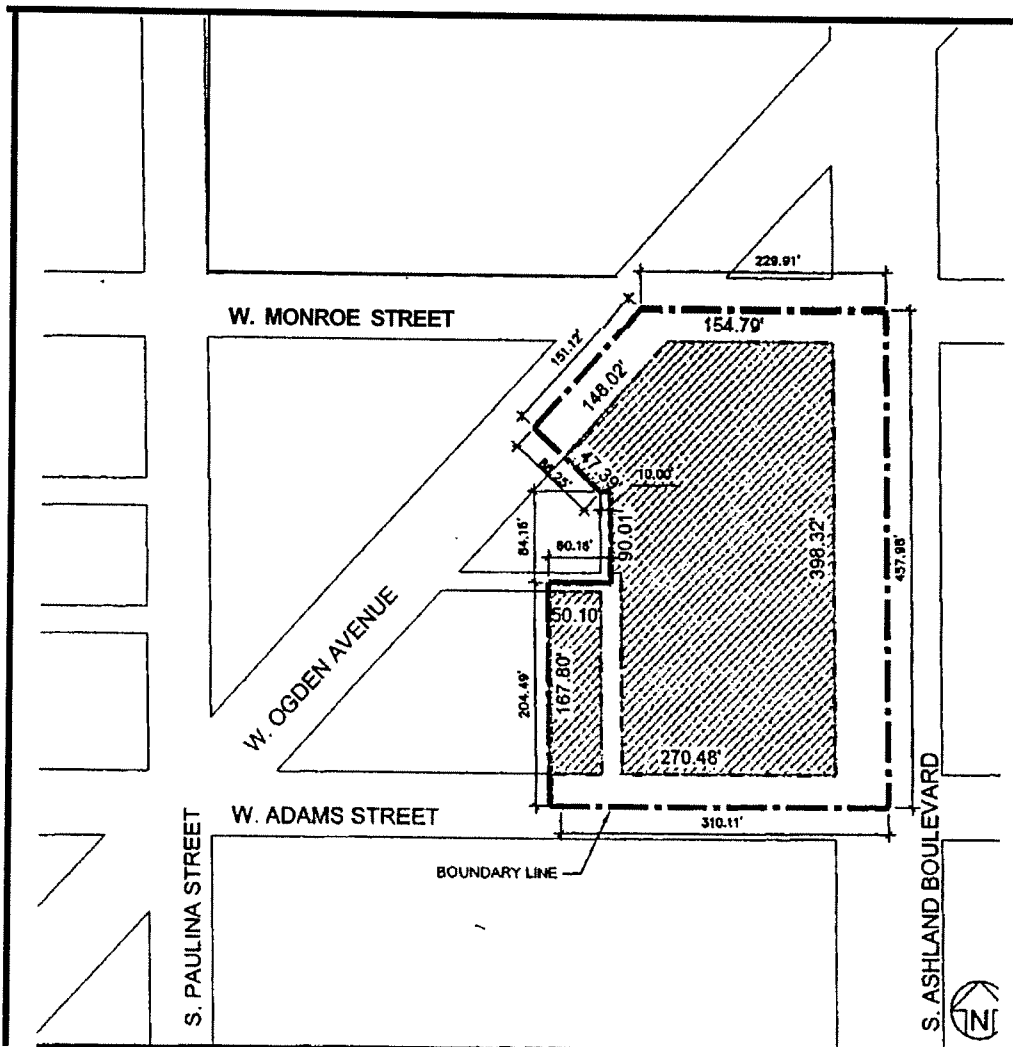
OWNER: ASHLAND DEVELOPER GROUP, LLC

OWNER ADDRESS: 1440 WEST TAYLOR STREET CHICAGO, IL 60607

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NUMBER: _____

SUBMITTED: JULY 24, 2003 REVISED: NOVEMBER 20, 2003

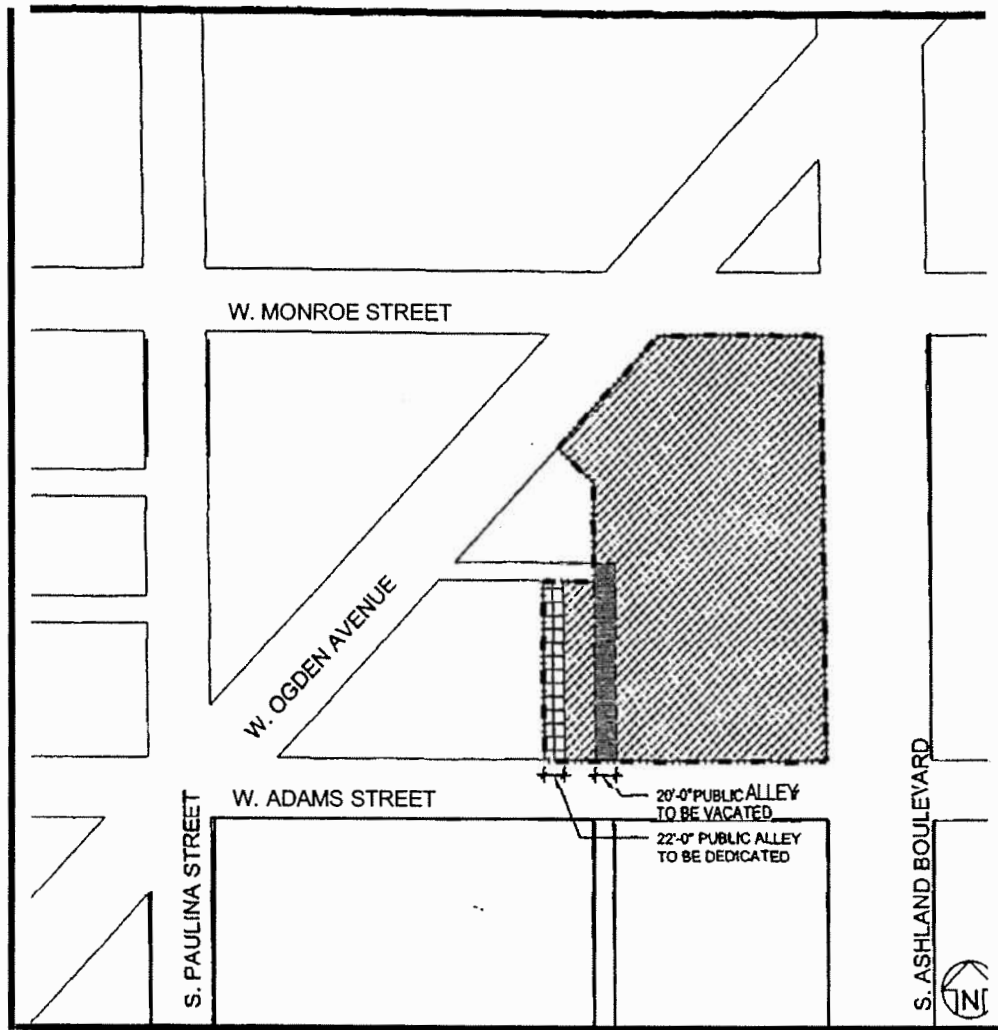
Planned Development Property Line And Boundary Map.







- - - - - SUBJECT PROPERTY BOUNDARY
- . - . - PLANNED DEVELOPMENT BOUNDARY
- INDICATED PROPERTY FOR PLANNED DEVELOPMENT

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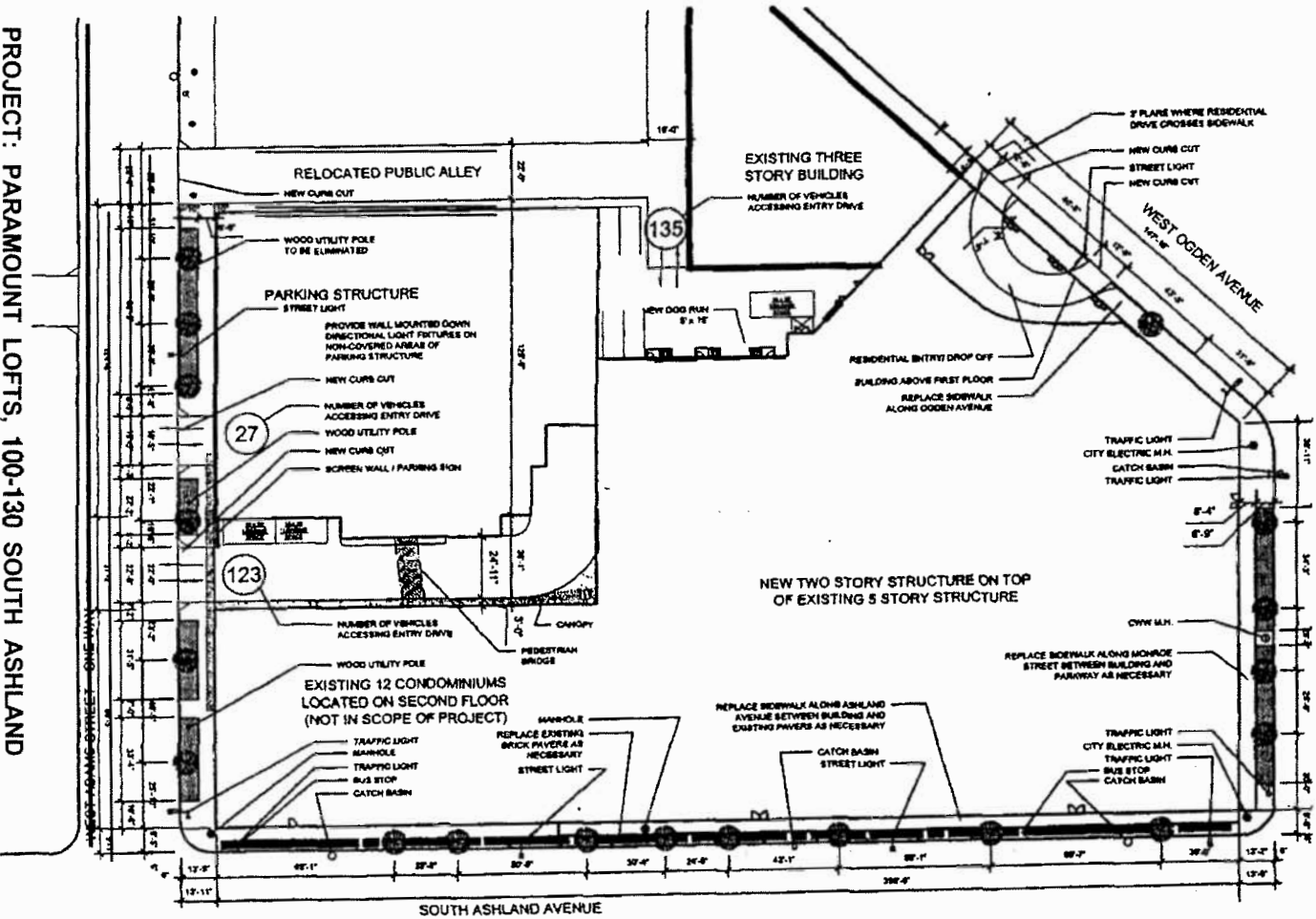
Planned Development Right-Of-Way Adjustment Map.



-  SUBJECT PROPERTY BOUNDARY
-  INDICATED PUBLIC ALLEY TO BE VACATED
-  INDICATED PUBLIC ALLEY TO BE DEDICATED
-  INDICATED PROPERTY FOR PLANNED DEVELOPMENT

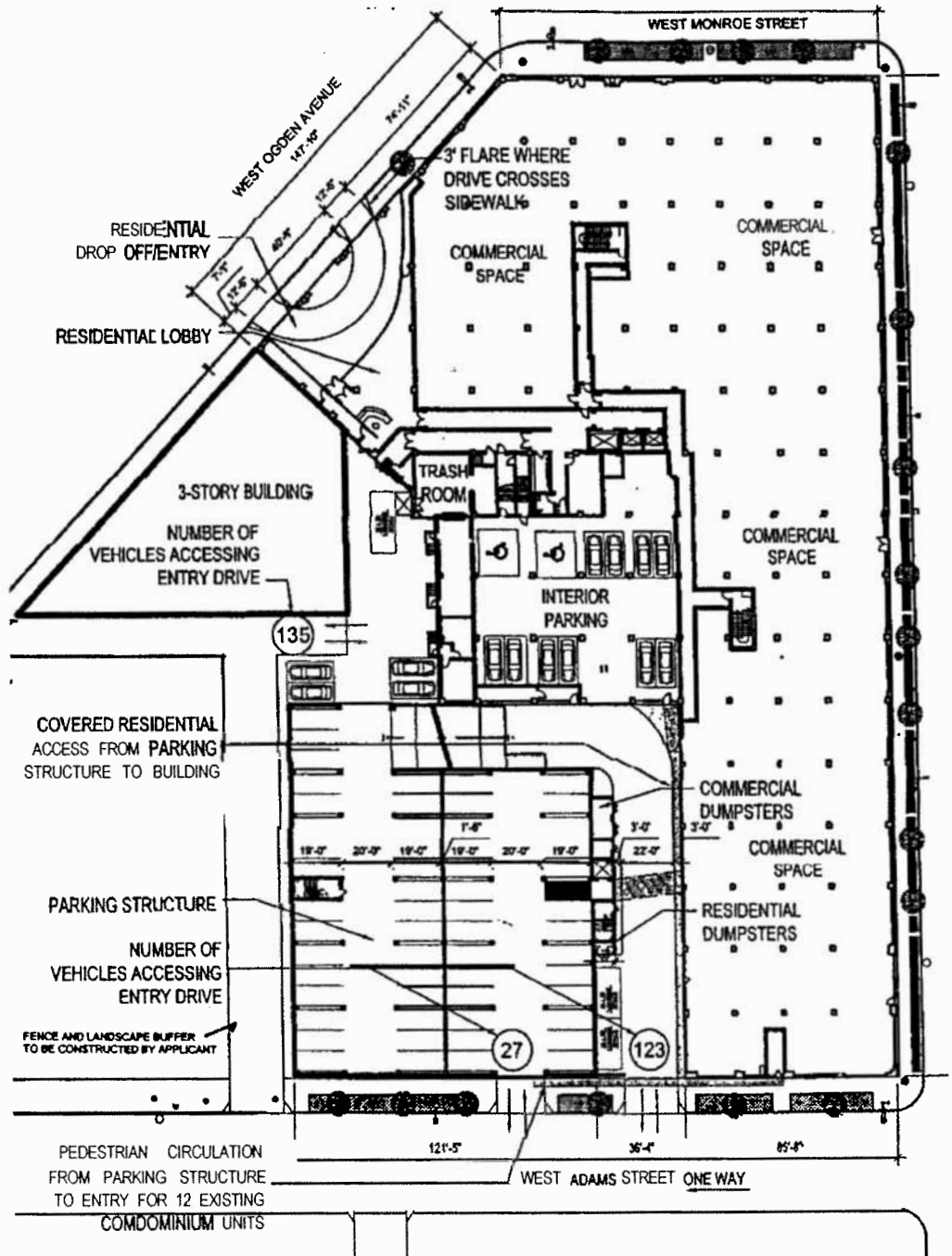
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Site Plan.



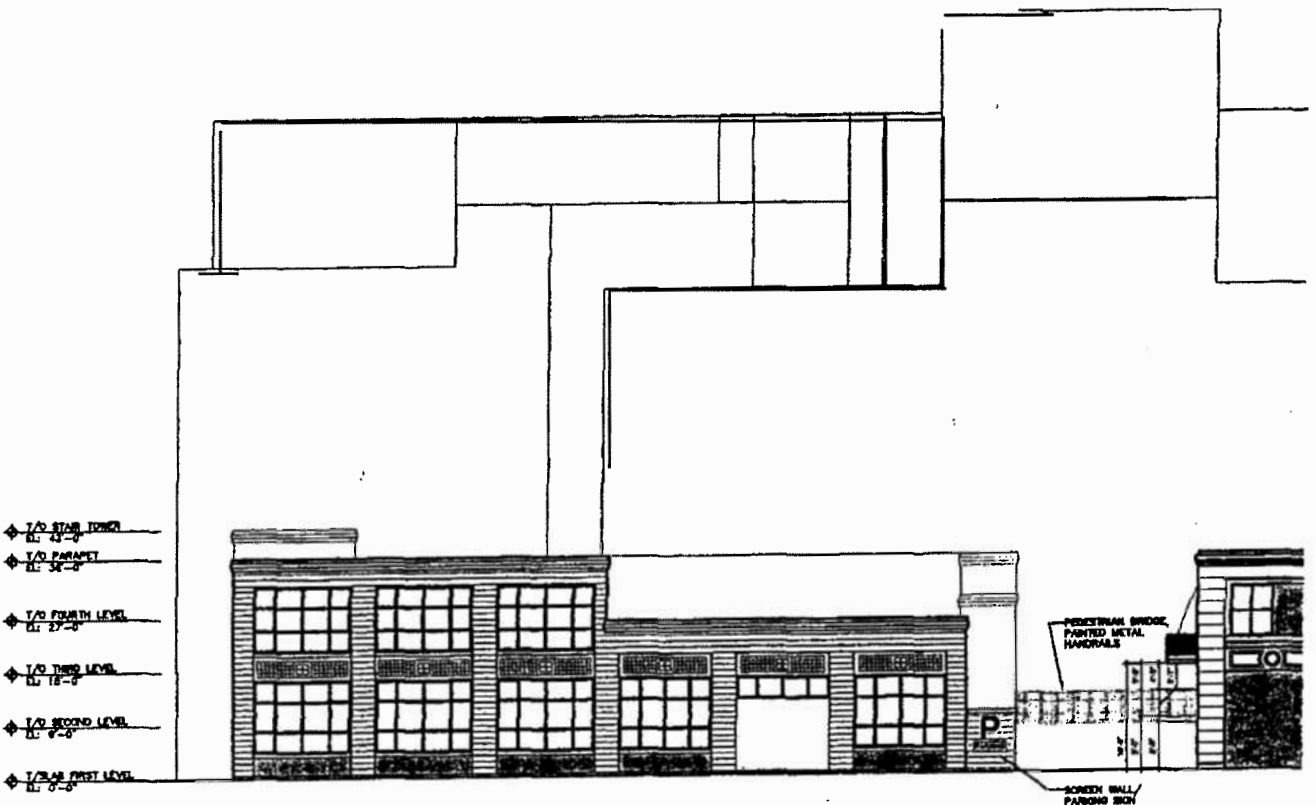
PROJECT: PARAMOUNT LOFTS, 100-130 SOUTH ASHLAND
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1" Floor Plan.



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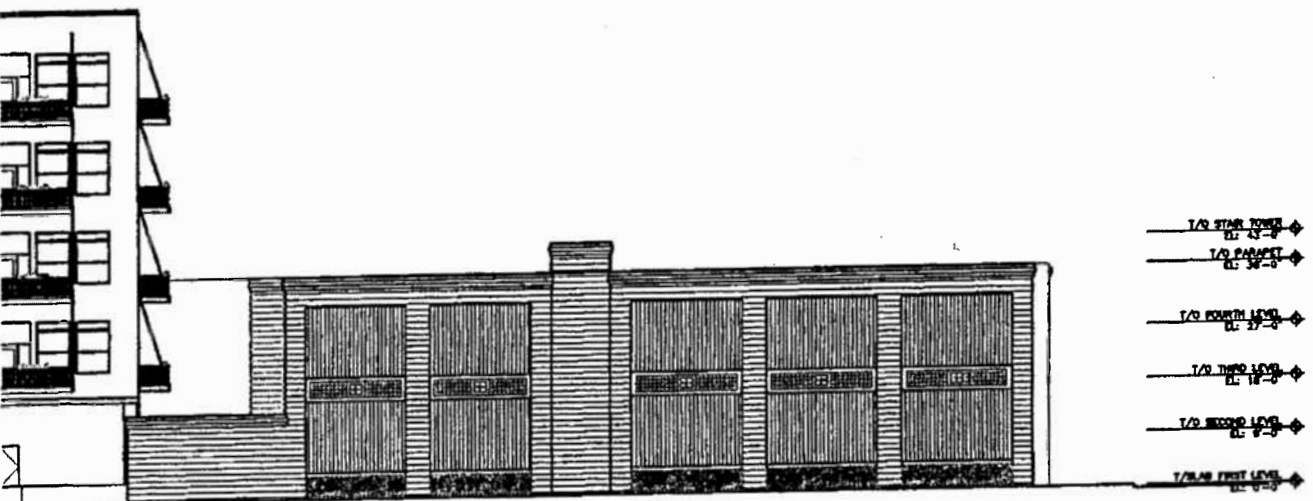
Parking Structure Elevations.
(Page 1 of 3)



1 SOUTH ELEVATION (ADAMS)
N.T.S.

PROJECT: PARAMOUNT LOFTS, 100-130 SOUTH ASHLAND
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Parking Structure Elevations.
(Page 2 of 3)



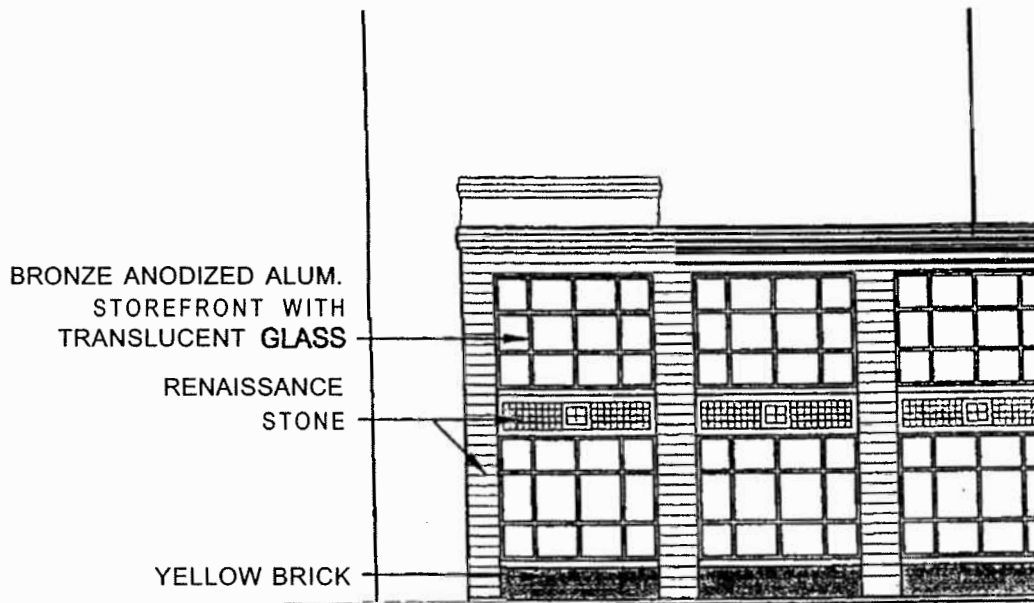
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Parking Structure Elevations.
(Page 3 of 3)



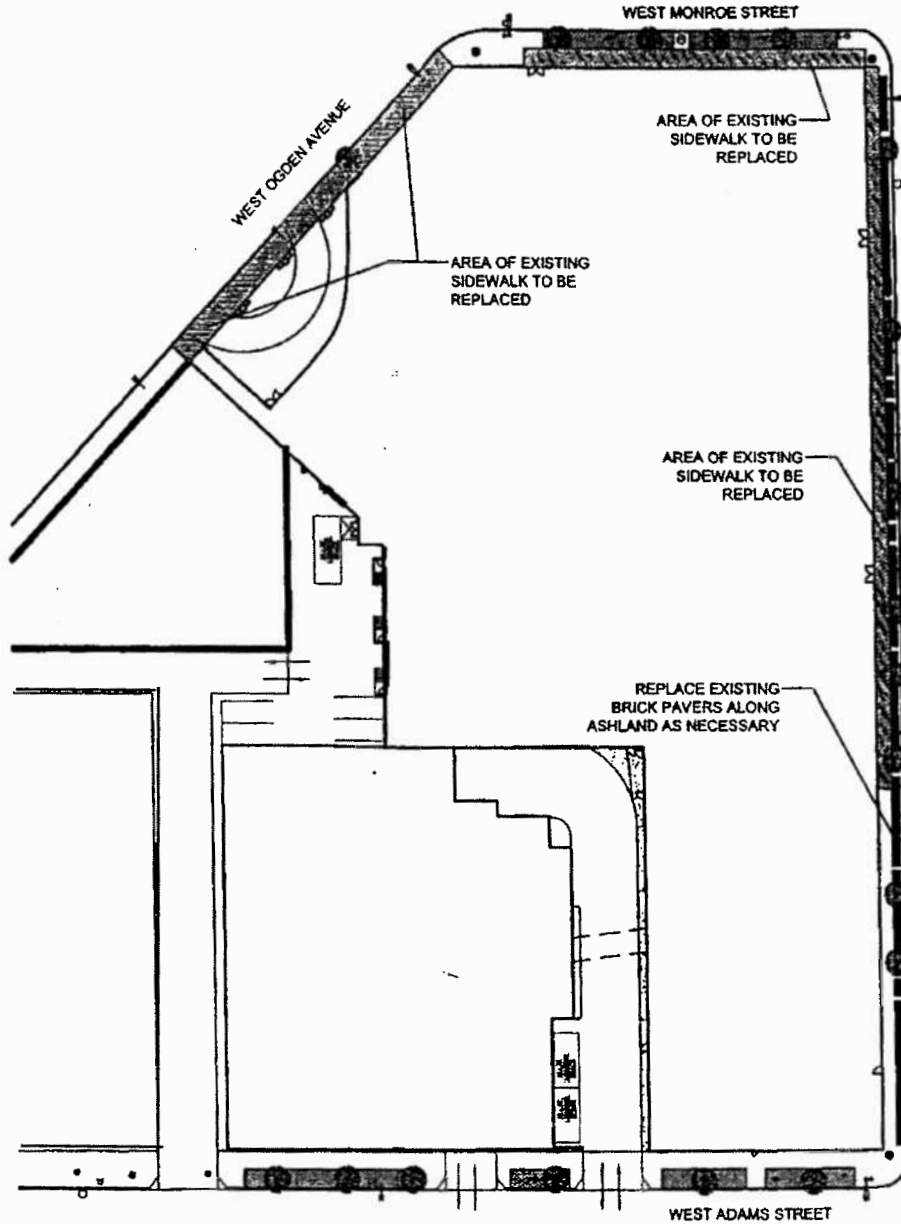
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Parking Structure Materials.



PROJECT: PARAMOUNT LOFTS, 100-130 SOUTH ASHLAND
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Sidewalks To Be Replaced.

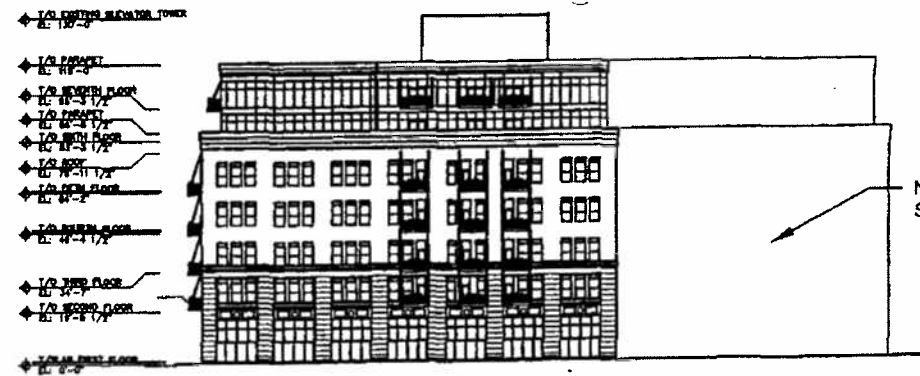


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Building Elevations.
(Page 1 of 3)



EAST ELEVATION (ASHLAND)



2 NORTH ELEVATION (MONROE STREET)

NORTHWEST ELEVATION
SHOWN ON SHEET 19

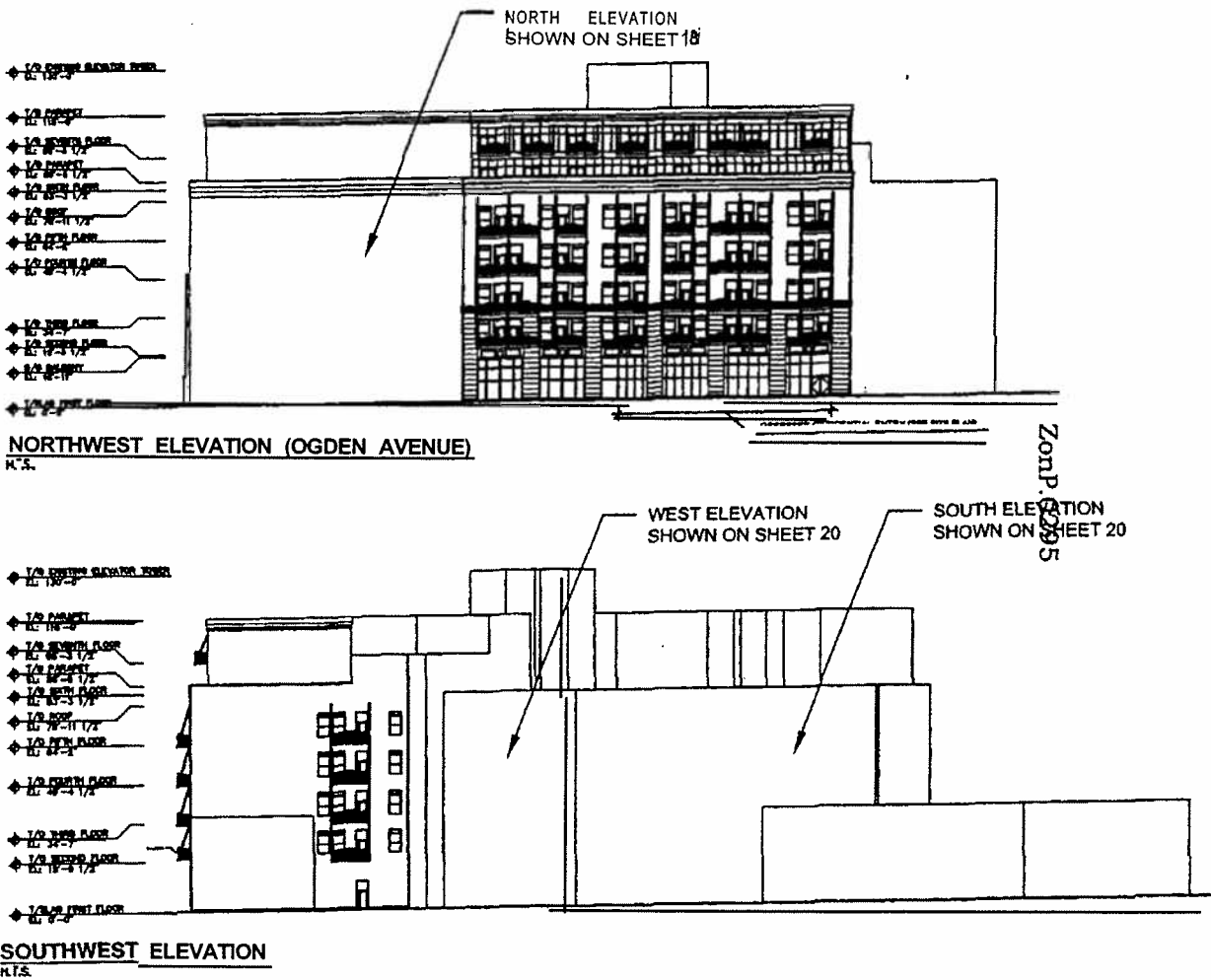
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12/17/2003

REPORTS OF COMMITTEES

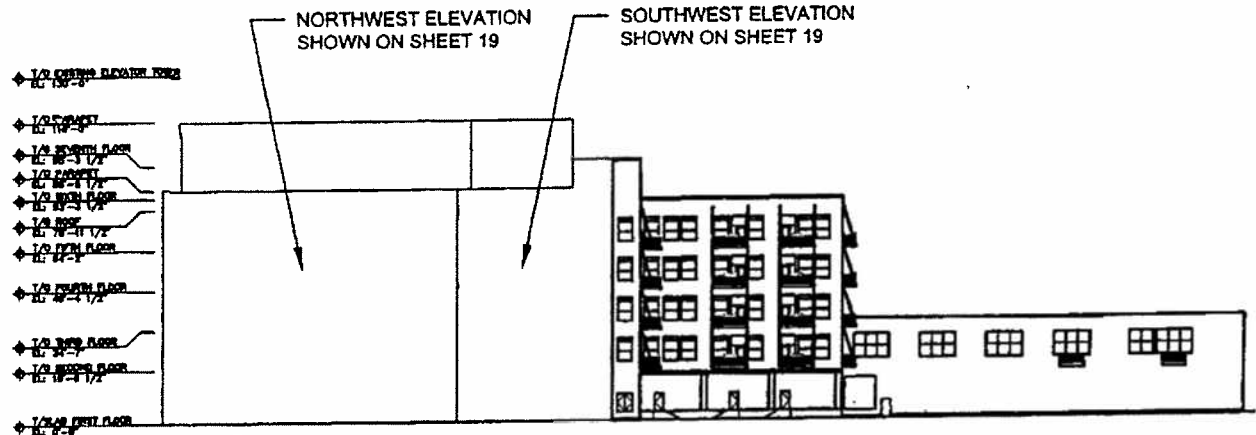
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Building Elevations.
(Page 2 of 3)

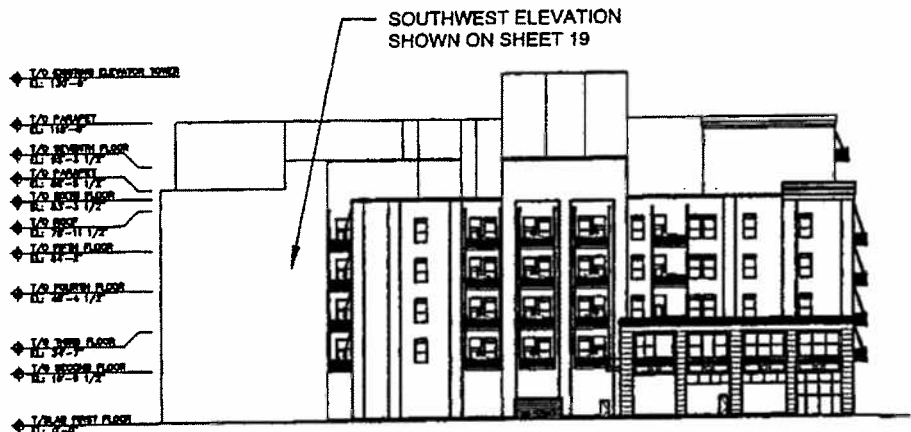


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Building Elevations.
(Page 3 of 3)



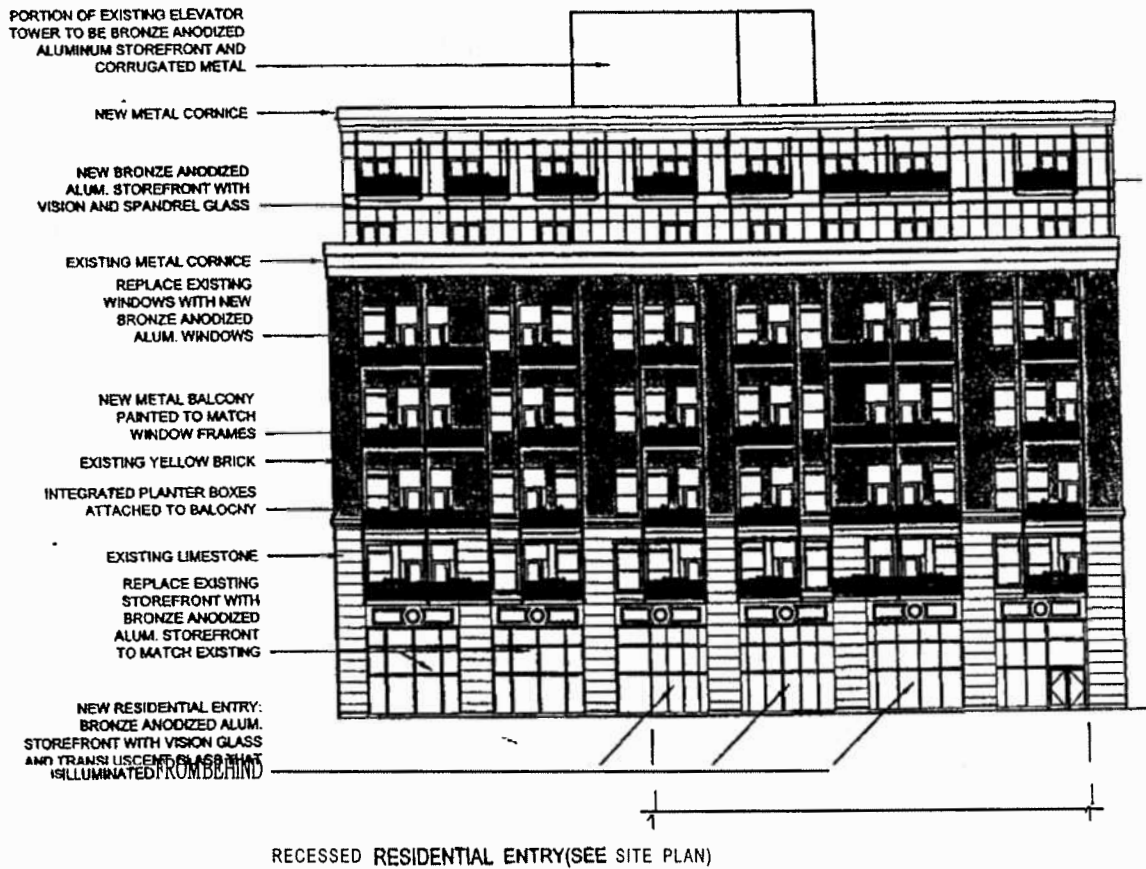
1 WEST ELEVATION
N.T.S.



2 SOUTH ELEVATION (ADAMS STREET)
N.T.S.

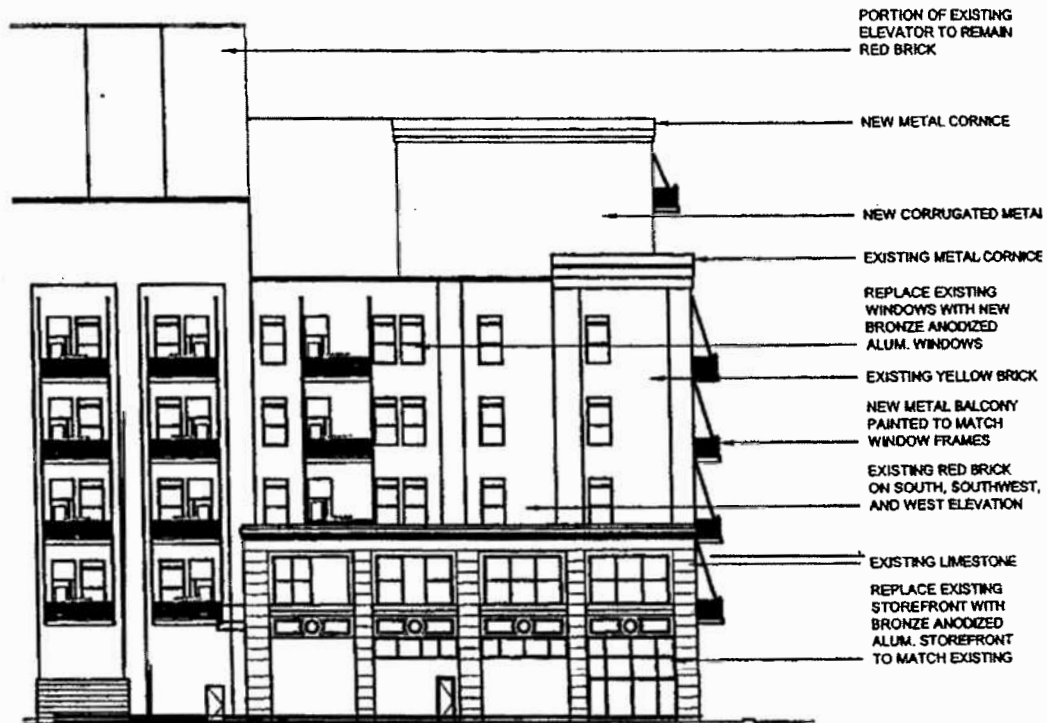
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Building Materials.
(Page 1 of 2)



PROJECT: PARAMOUNT LOFTS, 100-130 SOUTH ASHLAND
OWNER: ASHLAND DEVELOPER GROUP, LLC
OWNER ADDRESS: 440 WESTTAYLOR STREET CHICAGO, IL 60607
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Building Materials.
(Page 2 of 2)



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