

PD 893

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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

June 6, 2013

Bernard I. Citron
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603

**Re: Administrative Relief request for Residential Business Planned Development No. 893
4836 North Clark Street, Buildings C, D, E and F**

Dear Mr. Citron:

Please be advised that your request for a minor change to Residential Business Planned Development No. 893 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. 13 of the Planned Development.

Clark Street Equities (the "Applicant") is the owner of the western portion of the property along the alley and within Planned Development No. 893 ("PD 893"). The other property owners of PD 893, Kinetic Lofts at Rainbow Village Condominium Association and Anderson Flats Residential, LLC by CK2 Development, LLC, have provided their consent for this request. You are requesting, on behalf of the Applicant, to:

- Replace the proposed 39 multi-family and townhome units in Buildings C, D, E and F, with 23 townhomes as shown on the following drawings, dated December 19, 2012, and prepared by Pappageorge Haymes Architects: Site Plan, Row Home Floor Plans and Elevations (five sheets), Front Elevation Rendering, and two Original and Proposed Development Renderings. Pursuant to Statement No. 6 of PD 893, the residential unit mix of Buildings C, D, E and F can be changed provided the maximum number of dwelling units is not exceeded. Also, as required in Statement No. 12 of PD 893, 13 of the existing units are affordable units under the Chicago Partnership for Affordable Neighborhoods Program.
- A waiver of the requirement that each townhouse building contain no more than nine townhouse units, pursuant to Section 17-2-0500 of the Zoning Ordinance. Your proposal consists of one townhouse building containing 23 continuous units. However, the original Site Plan consisted of 39 continuous units with no spacing between any of the units or buildings. Therefore, this proposal maintains the previously approved solid wall between the alley and the rest of the site.

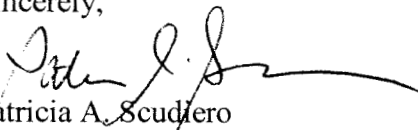
- A waiver of the PD requirement in Statement No. 6 which limits the total number of automobiles with direct alley access to 40. The current proposal includes 23 garages with 42 parking spaces having direct access to the alley. The revised Site Plan was approved by the Bureau of Fire Prevention on May 1, 2013 and by the Department of Transportation on June 4, 2013.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications 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 Residential Business Planned Development No. 893, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 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.

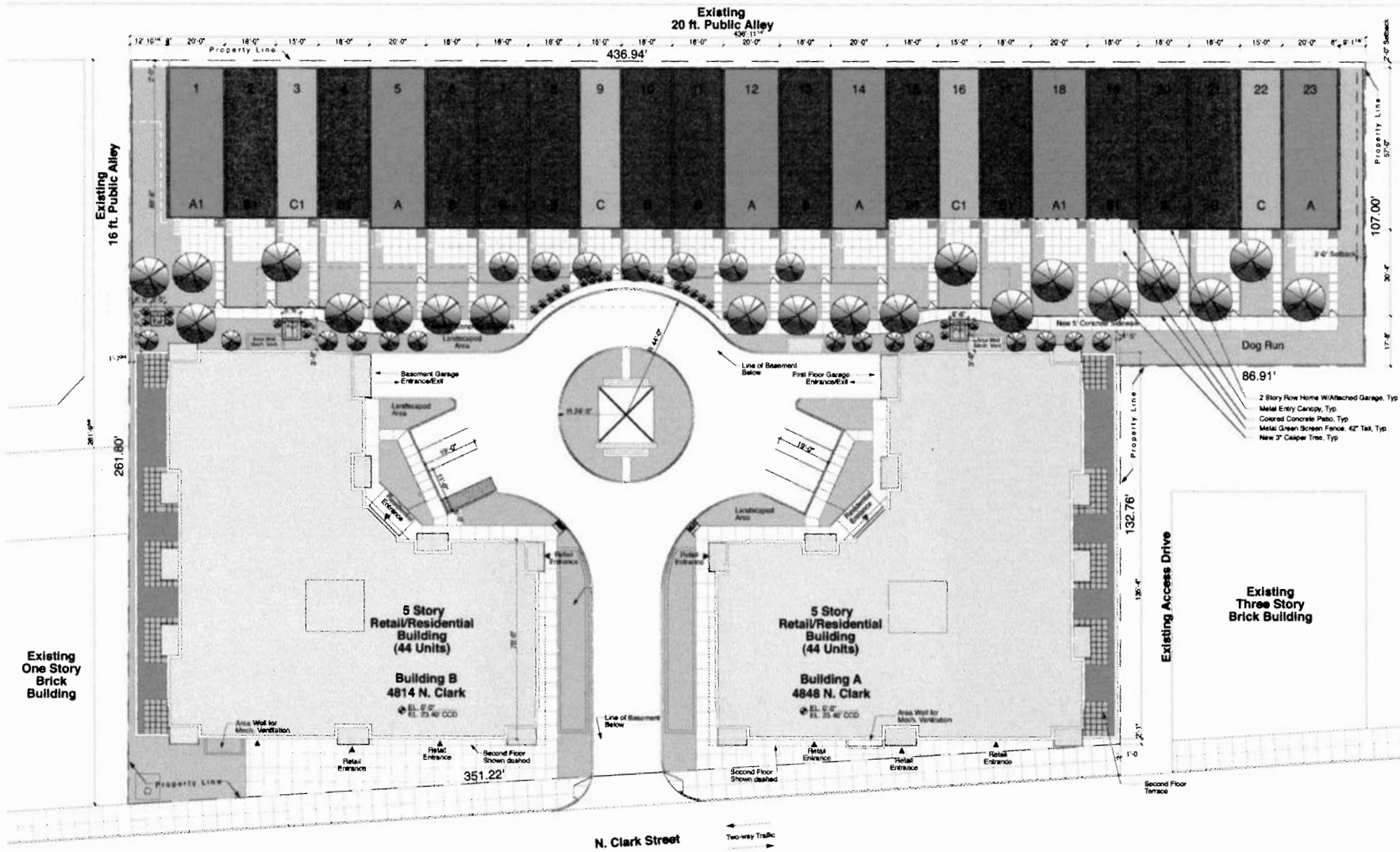
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Kara Breems, Main file



- (23) Row Homes W/
Attached Garages**
- A - (4) 20' Row Homes
 - A1 - (2) 20' Row Homes
 - B - (8) 18' Row Homes
 - B1 - (5) 18' Row Homes
 - C - (2) 15' Row Homes
 - C1 - (2) 15' Row Homes

2 Story Row Home W/Attached Garage, Typ
Metal Entry Canopy, Typ
Colored Concrete Pavers, Typ
Metal Green Screen Fence, 42" Tall, Typ
New 3" Caliper Tree, Typ

Site Plan



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15' Row Home Plans & Elevations
Scale: 1/4" = 1'-0"

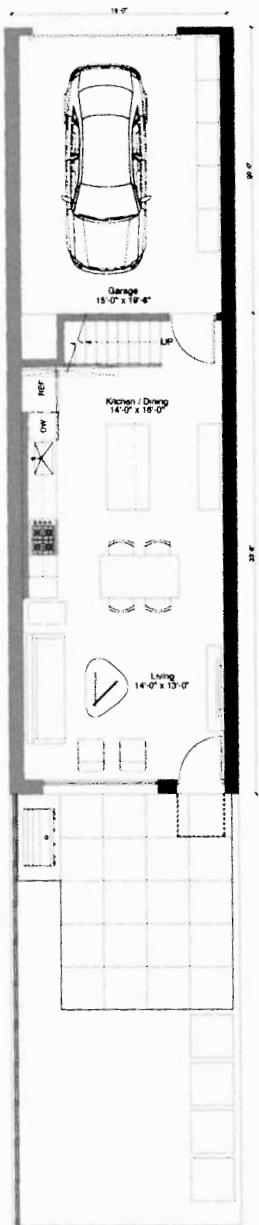


C. Type Row Home
(15' x 57')

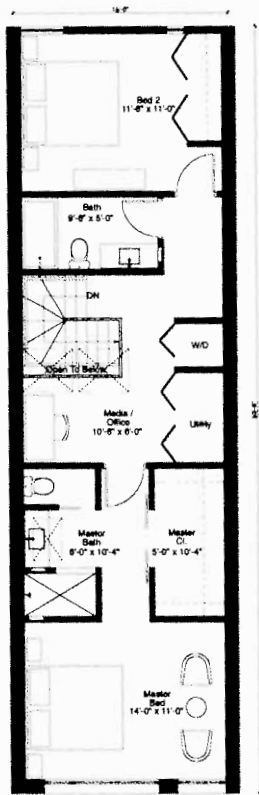
1st Flr	547.0 Sq Ft
Garage	308.0 Sq Ft
2nd Flr	655.0 Sq Ft
Total	1,710.0 Sq Ft

D. Type Row Home
(15' x 57')

1st Flr	484.5 Sq Ft
Garage	308.0 Sq Ft
2nd Flr	802.5 Sq Ft
Total	1,606.0 Sq Ft

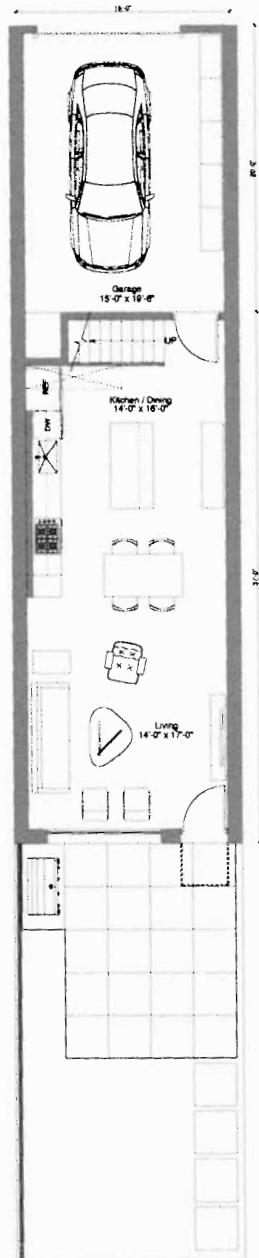


1st Floor Plan

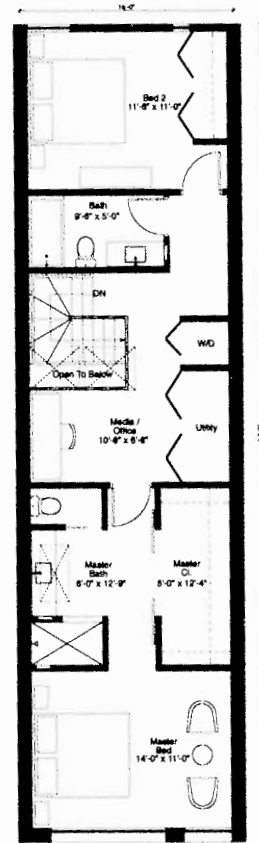


2nd Floor Plan

Row Home Floor Plans - 15' x 53'-6"
Scale: 1/4" = 1'-0"

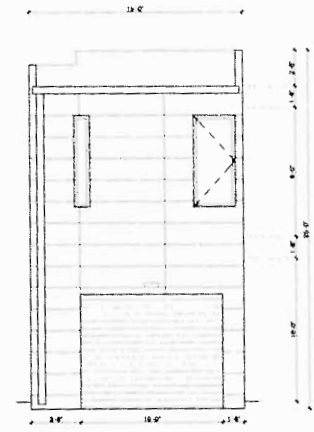


1st Floor Plan

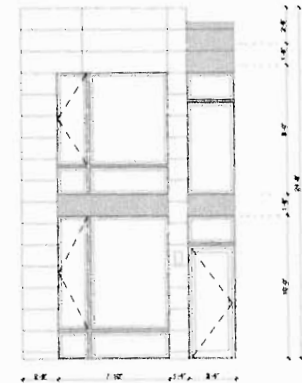


2nd Floor Plan

Row Home Floor Plans - 15' x 57"
Scale: 1/4" = 1'-0"

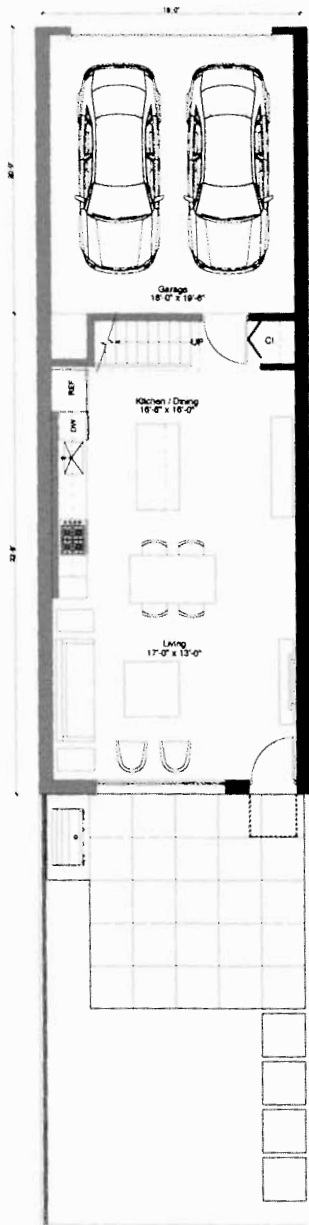


Rear Elevation
SCALE: 1/4" = 1'-0"



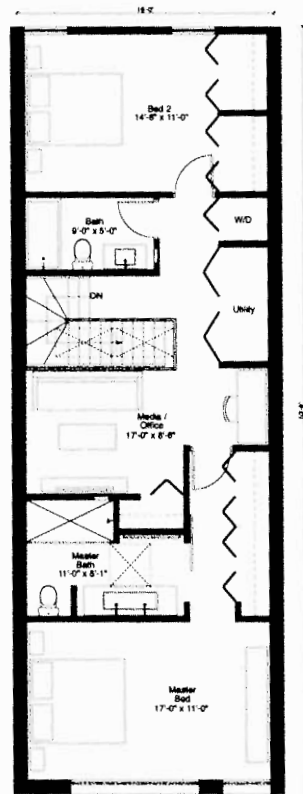
Front Elevation
SCALE: 1/4" = 1'-0"



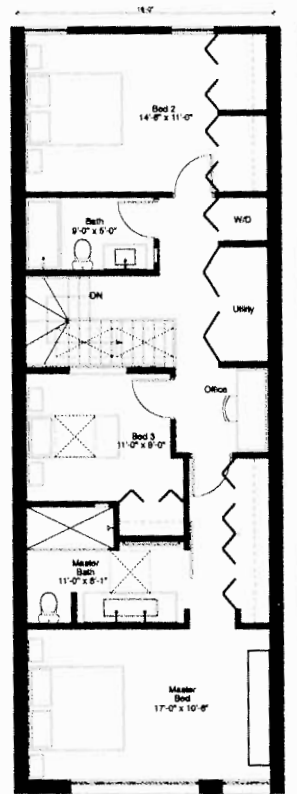


1st Floor Plan

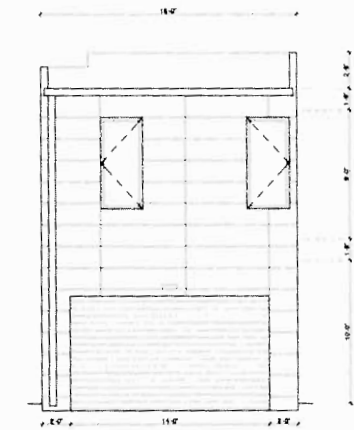
Row Home Floor Plans - 18' x 53'-6"
Scale: 1/4" = 1'-0"



2nd Floor Plan
Option 1
2 Bedroom

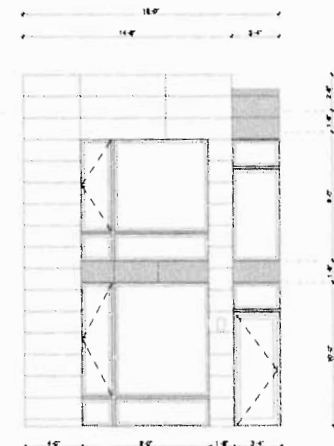


2nd Floor Plan
Option 2
3 Bedroom



Rear Elevation

SCALE: 1/4" = 1'-0"



Front Elevation

SCALE: 1/4" = 1'-0"

Backyard
4836 N. Clark
Chicago, IL

18' x 53'-6" Row Home Plans & Elevations
Scale: 1/4" = 1'-0"



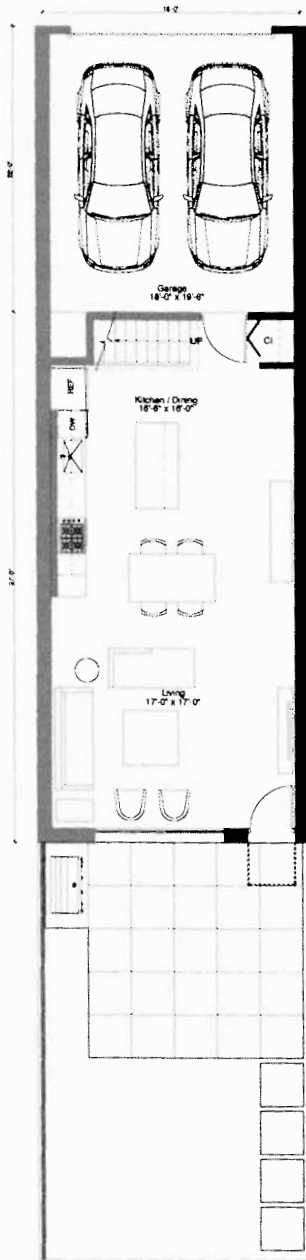
81 Type Row Home
(18' x 53'-6")

1st Flr	584.0 Sq Ft
Garage	369.0 Sq Ft
2nd Flr	863.0 Sq Ft
Total	1,826 Sq Ft



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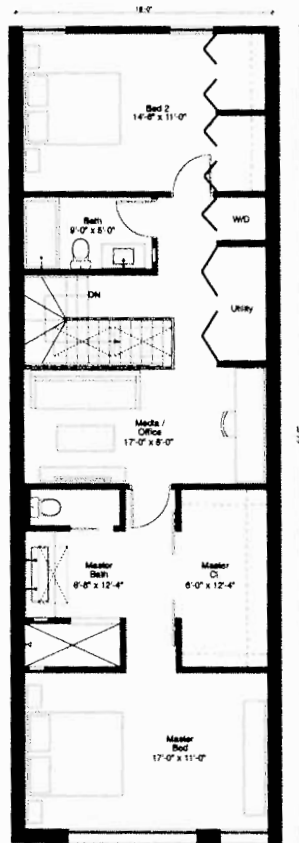
12-18-2012 Planning Department
12/18/12
PH: # 561011



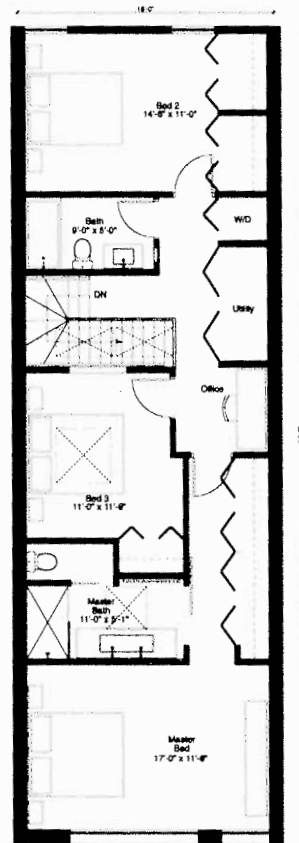
1st Floor Plan

Row Home Floor Plans - 18' x 57'

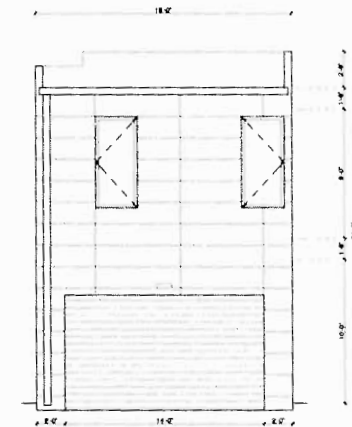
Scale: 1/4" = 1'-0"



2nd Floor Plan
Option 1
2 Bedroom

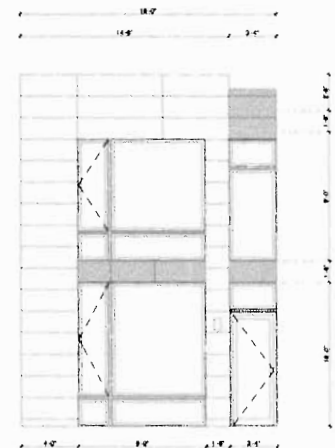


2nd Floor Plan
Option 2
3 Bedroom



Rear Elevation

SCALE 1/4" = 1'-0"



Front Elevation

SCALE 1/4" = 1'-0"

Backyard
4836 N. Cass
Chicago, IL
18' x 57' Row Home Plans & Elevations
Scale: 1/4" = 1'-0"

8' Deep Row Home
(18' x 57')

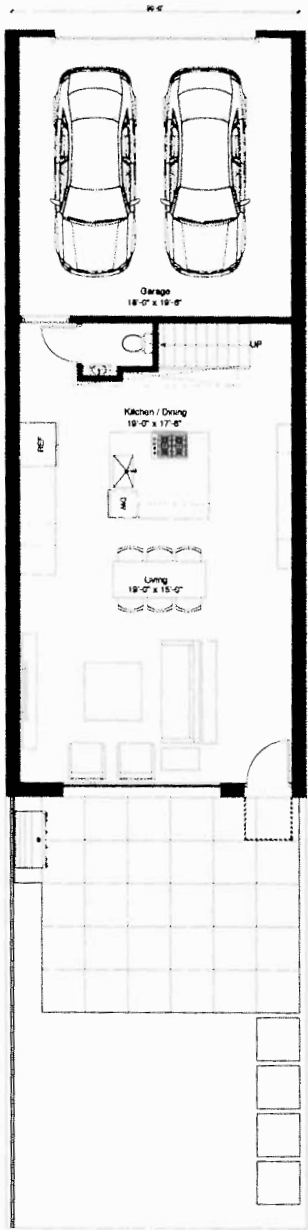
1st Flr	657.0 Sq Ft
Garage	349.0 Sq Ft
2nd Flr	1026.0 Sq Ft
Total	2,032.0 Sq Ft



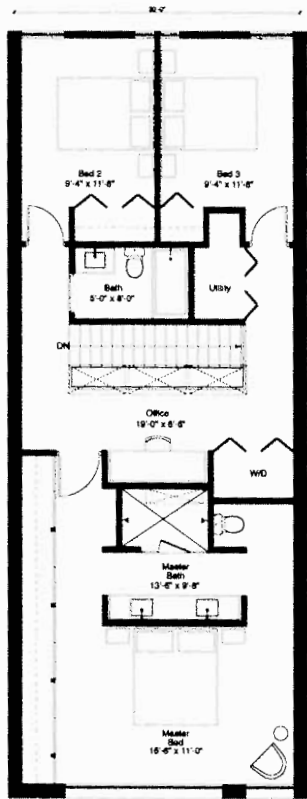
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12/18/12
P01 # 507011



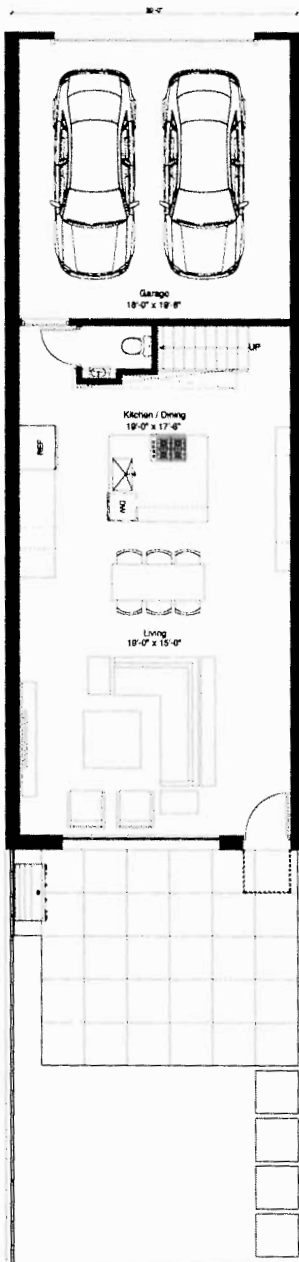
1st Floor Plan



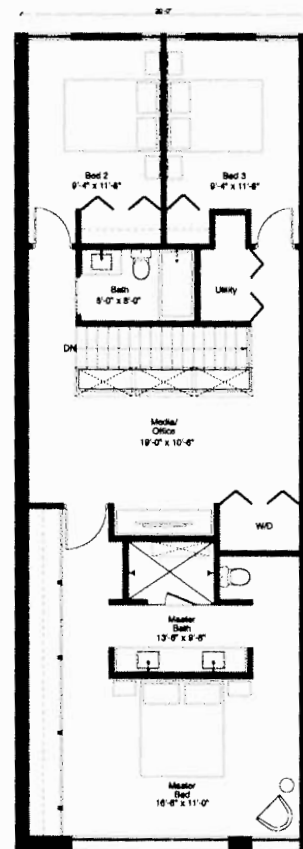
2nd Floor Plan

Row Home Floor Plans - 20' x 53'-6"

Scale: 1/4" = 1'-0"



1st Floor Plan



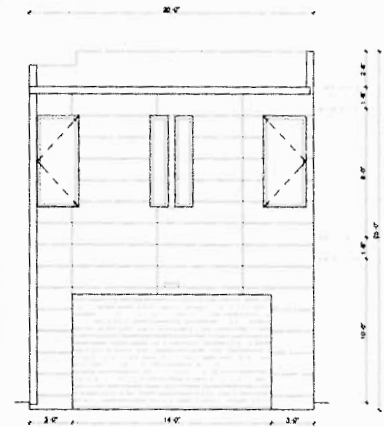
2nd Floor Plan

Row Home Floor Plans - 20' x 57'

Scale: 1/4" = 1'-0"

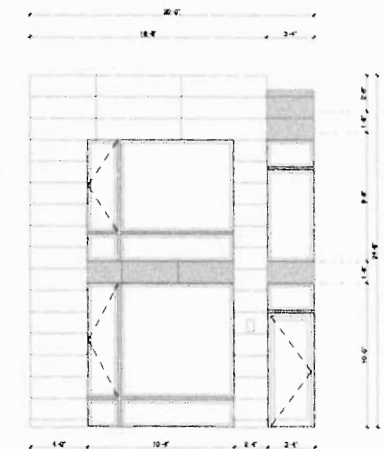
Backyard
4836 N. Clark
Chicago, IL

20' Row Home Plans & Elevations
Scale: 1/4" = 1'-0"



Rear Elevation

SCALE: 1/4" = 1'-0"



Front Elevation

SCALE: 1/4" = 1'-0"

A Type Row Home
(18' x 33')

1st Flr	735.0 Sq Ft
Garage	405.0 Sq Ft
2nd Flr	1140.0 Sq Ft
Total	2,280 Sq Ft

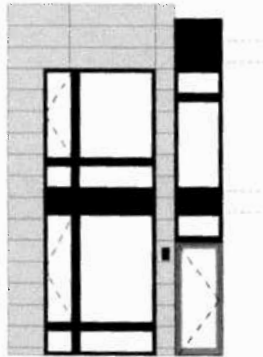
A1 Type Row Home
(18' x 33')

1st Flr	965.0 Sq Ft
Garage	405.0 Sq Ft
2nd Flr	1070.0 Sq Ft
Total	2,140 Sq Ft

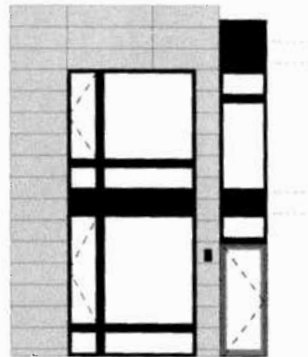


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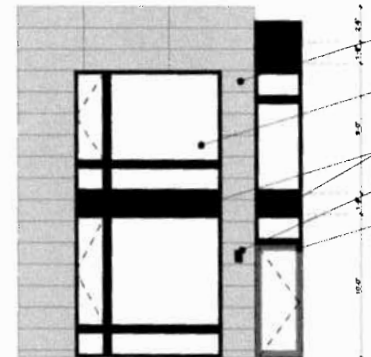
12/19/12
PH: 501011



Front Elevation
15' Wide Row Home

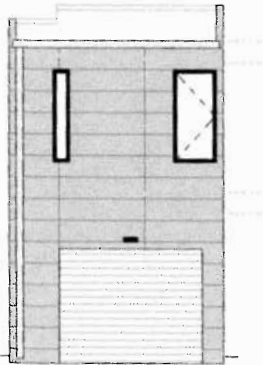


Front Elevation
18' Wide Row Home

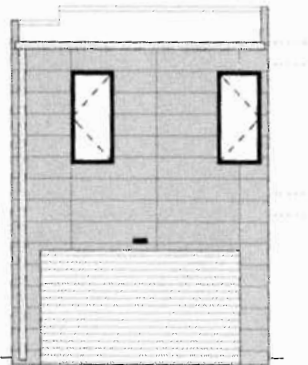


Front Elevation
20' Wide Row Home

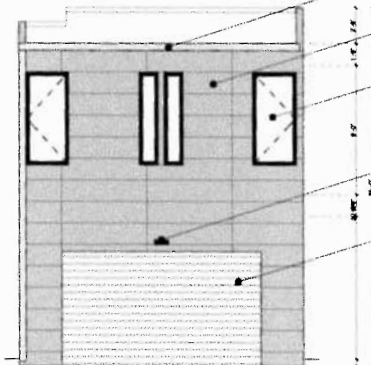
- Fiber Cement Cladding Panel, Mocha, Typ.
- Aluminum Clad Wood Windows W/ Insulated LowE Glazing
- Break Metal, Painted Black
- Wall Sconce
- Aluminum Clad Wood Door W/Lite



Rear Elevation
15' Wide Row Home



Rear Elevation
18' Wide Row Home



Rear Elevation
20' Wide Row Home

- Prefinished Aluminum Gutter and Downspout
- Fiber Cement Cladding Panel, Mocha, Typ.
- Aluminum Clad Wood Windows W/ Insulated LowE Glazing
- Wall Sconce
- Insulated Prefinished Metal Garage Door

Elevations
SCALE: 1/4" = 1'-0"



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12/19/12
P/N # SD1011



Front Elevation Rendering

Backyard
4836 N. Clark
Chicago, IL

Front Elevation Rendering
Scale: 1/1/12



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12/18/12

PH: # 601011

This rendering is for informational purposes only and is not intended to be used for any other purpose.



Original Development



Proposed Development



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12-19-2012 Planning Department

12/19/12

PH: # 501011

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Original Development



Proposed Development



*Reclassification Of Area Shown On Map Number 13-G.
(As Amended)*

(Application Number 14082) *RBD 893*

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 C2-2 General Commercial District symbols and indications as shown on Map Number 13-G in the area described as follows:

a line 15 1.56 feet north of and parallel to West Lawrence Avenue; the alley next east of and parallel to North Ashland Avenue; a line 588.49 feet north of and parallel to West Lawrence Avenue; a line 107.0 feet east of and parallel to the alley next east of and parallel to North Ashland Avenue; a line 503.07 feet north of and parallel to West Lawrence Avenue; and North Clark Street,

to those of a C2-3 General Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C2-3 General Commercial District symbols and indications as shown on Map Number 13-G in the area described as follows:

a line 15 1.56 feet north of and parallel to West Lawrence Avenue; the alley next east of and parallel to North Ashland Avenue; a line 588.49 feet north of and parallel to West Lawrence Avenue; a line 107.0 feet east of and parallel to the alley next east of and parallel to North Ashland Avenue; a line 503.07 feet north of and parallel to West Lawrence Avenue; and North Clark Street,

to those of Residential-Business Planned Development Number 893 which is hereby established in the area above described, subject to such use and bulk regulations set forth in the Plan of Development Statements herewith attached and made a part hereof and to no others.

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 893.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 893 (the "Planned Development") consists of a net site area of approximately ninety-seven thousand two hundred four (97,204) square feet (two and twenty-three hundredths (2.23) acres) of property which is depicted on the attached Planned Development Property Line and Boundary Map (the "Property"). The Property is owned or controlled by Rainbo Homes II, L.L.C., an Illinois limited liability company (the "Applicant").
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are required to implement this Plan of Development. Any dedication or vacation of streets, alleys or easements or any adjustment of or privileges to use rights-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Applicant or its successors, assigns 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 owners of all the Property, or any homeowners or condominium association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Property, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant and its successors and assigns and if different than the Applicant, the owners of all the Property, or any homeowners or condominium association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Property, the legal titleholder 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) shall be made or authorized by the Applicant, all of the owners of the Property or any homeowners or condominium association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Property. Notwithstanding the foregoing, no amendment to this Planned Development or any modification or change thereto (administrative, legislative or otherwise) may be sought without the written approval of any homeowners or condominium association(s) so formed, unless that right to do so has been retained by the Applicant, its successors and assigns in title documents.

4. This Plan of Development consists of these sixteen (16) statements; and the following exhibits:
 - a. Bulk Regulations and Data Table;
 - b. Existing Zoning and Land-Use Map;
 - c. Planned Development Property Line and **Boundary** Map;
 - d. Site Plan; and
 - e. Site Elevations,

The exhibits are dated November 20, 2003 and prepared by Papageorge/Haymes Ltd.. Full-sized copies of these plans are on file with the Department of Planning and Development. 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. These and no other zoning controls shall apply to the Property.

5. The following uses shall be permitted within the areas delineated herein: uses as permitted in the C2-3 General Commercial District (except battery and tire service stations; motor vehicle repair shops; house trailer sales; poultry, live-slaughtering; trailer sales and rental, for use with private passenger motor vehicles; and tire sales, tire facilities); multi-family dwelling units; ground floor residential uses (provided no dwelling units will be located on the ground floor of the Clark Street frontage); accessory parking; accessory uses; and related uses.

6. The Applicant shall have the right to change the residential unit mix of Buildings C, D, E and F type units provided the maximum number of dwelling units is not exceeded and provided the total number of automobiles with direct alley access to parking shall not exceed forty (40).
7. Business identification signs shall be permitted within the Planned Development subject to 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.
8. Off-street parking and off-street loading shall be provided in compliance with the Plan of Development subject to the review and approval of the Department of Transportation and Planning and Development.
9. Any service drive 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 within such paved areas or fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation, and Planning and Development. All work proposed 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 Municipal Code of the City of Chicago.
10. In addition to the maximum height of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements also shall be subject to height limitations established by the Federal Aviation Administration.
11. The maximum permitted floor area ratio for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.
12. 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. Specifically, the Applicant has agreed that (a) thirteen (13) of the one hundred twenty-seven (127) units would be affordable units provided under the Department of Housing C.P.A.N. (Chicago Partnership for Affordable Neighborhoods) program; and (b) if feasible, Applicant will incorporate into the center paved turn-around an historical reference or architectural feature relating to the former Rainbo Gardens Building.

13. 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 application for such a modification by the Applicant or legal title holder of the Property and after a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification of the requirements of the Planned Development 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 that promotes and maximizes the conservation of natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating.
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 for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to

12/17/2003

REPORTS OF COMMITTEES

14082
16397

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.

16. Unless substantial construction of the improvements contemplated by this Planned Development 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 pre-existing C2-2 General Commercial District.

[Existing Zoning and Land-Use Map; Planned Development Property Line and Boundary Map; Site Plan; and Site Elevations referred to in these Plan of Development Statements printed on pages 16399 through 16404 of this Journal.]

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

Residential-Business Planned Development Number 893

Bulk Regulations And Data Table.

Gross Site Area:	113,251 square feet (2.59 acres)
Net Site Area:	97,204 square feet (2.23 acres)
Maximum Permitted Floor Area Ratio:	2.20

Maximum Number of Residential Units: 127 units

Maximum Site Coverage: In substantial accordance with the Site Plan

Minimum Number of Off-Street Parking Spaces: 17 1. In the event fewer residential units are constructed than the maximum permitted, fewer parking spaces may also be constructed provided the parking ratio of residential units to parking spaces is maintained as follows:

Buildings A and B	1:1.3
Building C	1:1
Building D and E	1:2
Building F	1:1

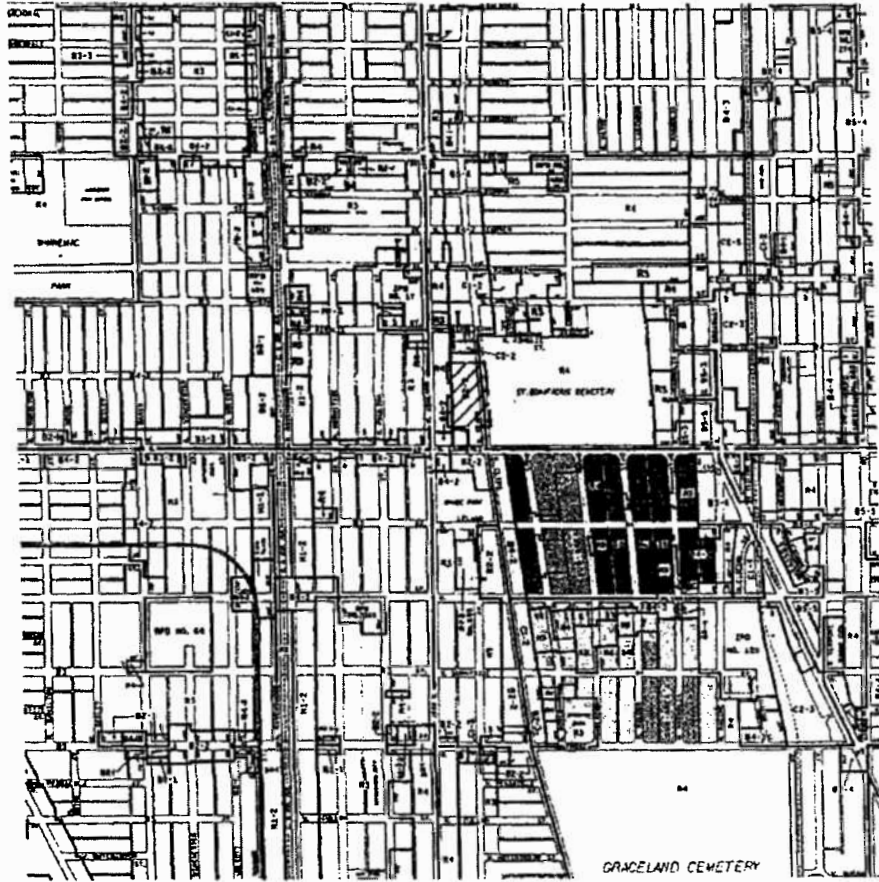
Minimum Number of Off-Street Loading Berths: 2 -- (1) each in Buildings A and B

Setbacks from Property Line: In substantial accordance with the Site Plan

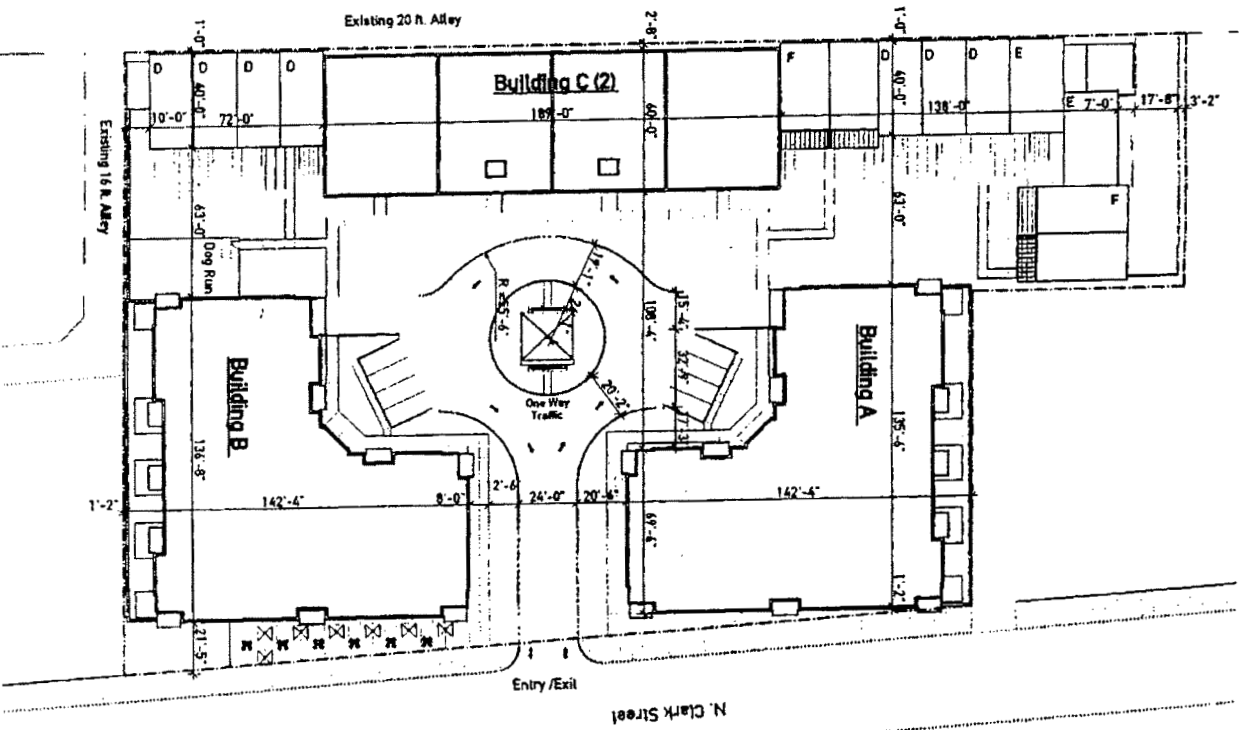
Maximum Building Heights: In substantial accordance with the Building Elevations

Minimum Commercial/Retail Space: 14,000 square feet

Existing Zoning And Land-Use Map.



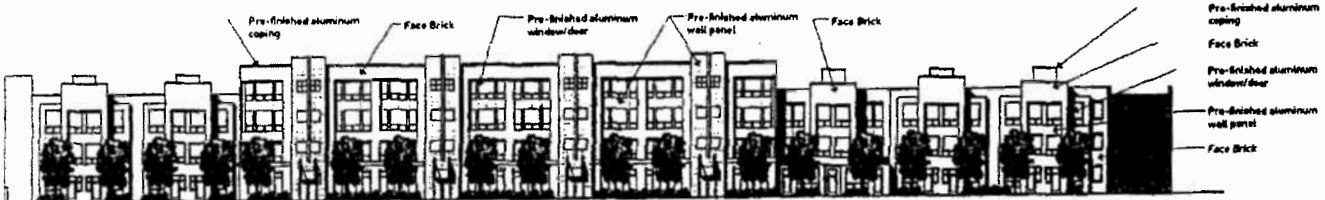
Site Plan.



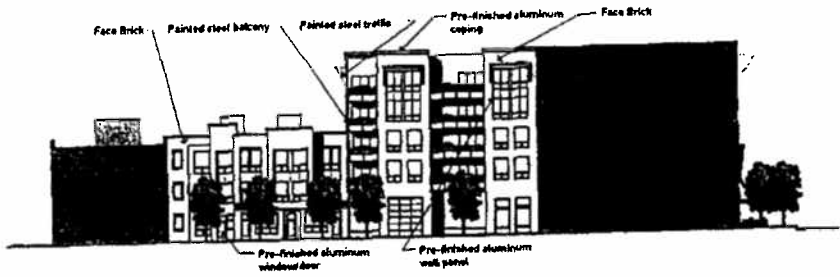
Site Elevations.
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Clark St.



Site Elevations.
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North/South Courtyard Elevation

