



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)
<http://www.cityofchicago.org>

June 28, 2004

Mr. John George
Attorney at Law
20 South Clark
Suite 400
Chicago, IL 60601

Re: Administrative Relief - Residential Planned
Development No. 902, as amended - 1020 West
Adams Street

Dear Mr. George:

Please be advised that your request for minor changes to Residential Planned Development No.902 as amended, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No.11 of Residential Planned Development No. 902.

Specifically, you requested the following modifications:

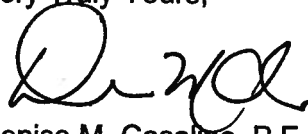
1. That the basement parking access be from a new driveway off of Aberdeen Street and an exit onto Adams Street.
The first floor garage entrance would be accessed off of a new driveway on Adams Street and the exit would be onto Aberdeen Street. Additionally, thirteen (13) guest spaces have been added at grade (along with a dog run) on the north-eastern vacant corner of the property where the originally proposed exterior exit ramp was initially located. These revisions have been approved on June 15, 2004 by Chicago Department of Transportation.
2. As originally approved, the basement parking was accessed off of Adams Street and cars exited onto Aberdeen Street. The first floor garage entrance was off of Aberdeen Street and the exit was from a ramp on the north-eastern side of the Site.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 902, as amended, I hereby approve the foregoing minor change, but no other changes to Residential Business



Planned Development No. 902, as amended.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Denise M. Casalino". The signature is fluid and cursive, with the first name being the most prominent.

Denise M. Casalino, P.E.
Commissioner

cc: Jack Swenson, Mike Marmo, Tim Bleuher

3/31/2004

REPORTS OF COMMITTEES

14128
21731

On motion of Alderman Banks, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas—Aldermen Flores, Haithcock, Tillman, 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, Doherty, Natarus, Tunney, Levar, Shiller, Stone -- 44.

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 2-G.

(As Amended)

(Application Number 14128) *RPD 902*

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 M1-3 Restricted Manufacturing District symbols and indications as shown on Map Number 2-G in the area bounded by:

Lots 5, 6 and 7 in the Assessor's Division of Block 13 in Canal Trustees' Subdivision of the west half and the west half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, according to a map recorded July 31, 1858 in Book 143 of Maps, page 85 in Cook County, the west 60 feet of Lot 5 in C. S. Sherman's Subdivision of the south 245 feet of the east 189 feet of the two tracts of land known as Block 6 in Duncan's Additions to Chicago and Block 13 in Canal Trustees' Subdivision of the west half and the west half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, and that certain private alley running north and south from the north line of said lots in C. S. Sherman's Subdivision aforesaid, extended west along and adjacent to the west side of said Lot 5; and thence south to the north line of Adams Street in Chicago, as said private alley appears on the plat of said Sherman's Subdivision recorded February 11, 1867 in Book 164 of Maps, page 135 (excepting that part hereof falling within Lot 7 in Assessor's Division of Block 13 in Canal Trustees' Subdivision aforesaid) in Cook County, Illinois,

to those of a B4-3 Restricted Service 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 B4-3 Restricted Service District symbols and indications established in Section 1 above to the designation of a Residential Planned Development which is hereby established in the area described, subject to such use and bulk regulations as are set forth on the Plan of Development herewith attached and made a part thereof 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 Planned Development Number 902

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 902, consists of approximately one hundred twenty thousand three hundred thirty-two (120,332) square feet (two and seventy-six hundredths (2.76) acres) and is owned or controlled by the applicant, MCZ/Centrum Adams, L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-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 titleholder 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, then to the owners of record title to all of the property 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 any 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 any ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.

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 Site/Landscape Plan; Landscape Details; a Balcony Planter Plan; and Building Elevations dated February 19, 2004 prepared by Hartshome and Plunkard Architecture. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": multi-family dwelling units in an elevator building and accessory parking and related uses. Residential uses below the second (2nd) floor are expressly permitted. A sales/marketing center shall be permitted as a temporary use on the first (1st) floor until ninety percent (90%) of the units have been sold.
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, subject to the review and approval of the Department of Planning and Development.
7. 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 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 compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance 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. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.

10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with 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 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, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. 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 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 Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D."). Copies of these standards may be obtained from the Department of Planning and Development.
13. 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 11.1 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.
14. Unless substantial construction of the improvements contemplated within this planned development has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to the pre-existing M1-3 Restricted Manufacturing District.

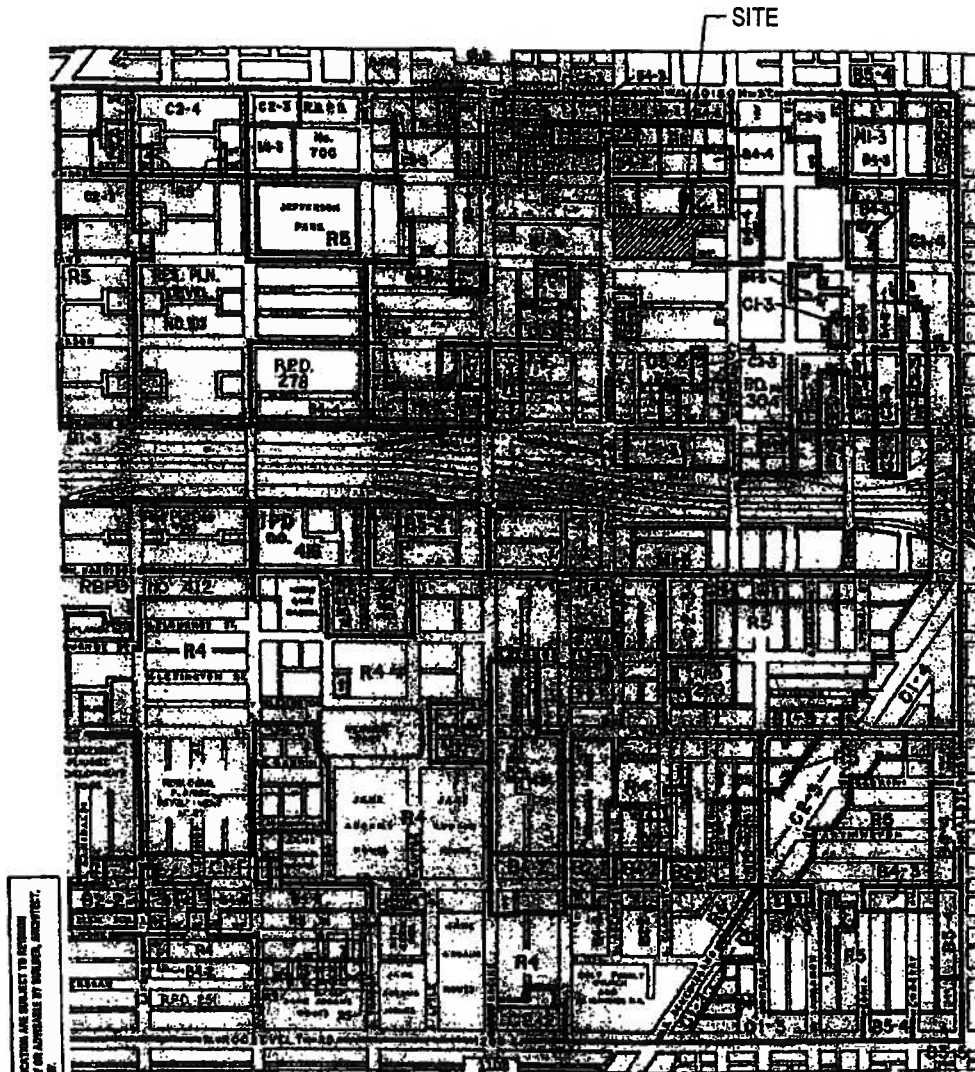
[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Site Plan; Landscape Plan; Building Elevations; Building Sections; Balcony Details; and Floor Plans referred to in these Plan of Development Statements printed on pages 21736 through 21748 of this Journal.]

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

Bulk Regulations And Data Table.

	Total Area
Net Site Area (square feet):	120,332 square feet
Net Site Area (acres):	2.776244 acres
Gross Site Area (square feet):	145,101 square feet
Gross Site Area (acre):	3.331060 acres
Proposed Floor Area Ratio:	3.0
Maximum Number of Units:	290
Maximum Number of Parking Spaces:	1: 1 (minimum)
Maximum Building Height:	Per approved Building Elevations
Maximum Site Coverage:	Per approved Site Plan
Minimum Periphery Setbacks:	Per Approved Site Plan

Existing Zoning Map.



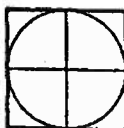
1 EXISTING ZONING MAP
AS NOTED



PLEASE READ ALL REGULATIONS AND SUBJECT TO ANY
 PLANS AND ORDINANCES OR AMENDMENTS BY THE CITY OF CHICAGO,
 AS APPLICABLE TO THIS PROJECT.

235 N. Dearborn
 Chicago, IL 60610
 P. 312.228.4488
 F. 312.228.4439
 www.hartzhorn.com
 hartzhorn + glunkard
 architects

1040 WEST ADAMS ST.
 MC2/CENTRUM ADAMS L.L.C.
 CHICAGO, IL



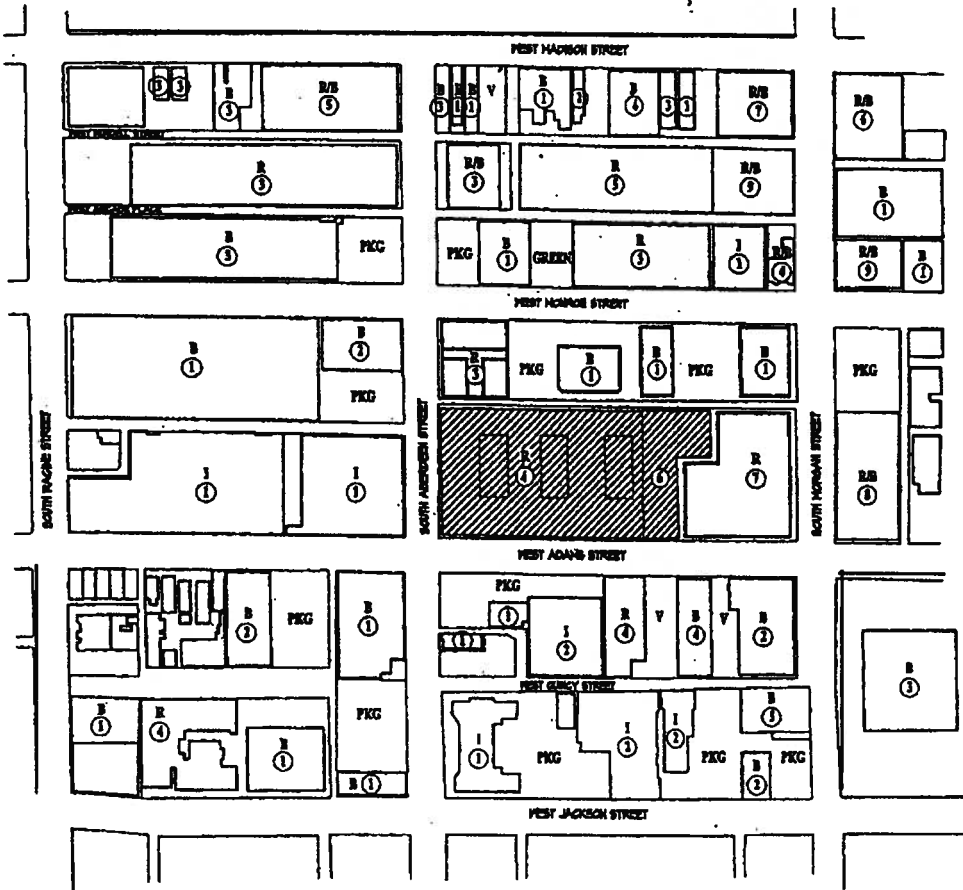
SCALE
 AS NOTED
 DATE
 02-18-04

DRAWING
 EXISTING ZONING
 MAP

SK#
 2

Existing Land-Use Map.

LEGEND	
R	RESIDENTIAL
B	BUSINESS/COMMERCIAL
I	INDUSTRIAL/MANUFACTURING
R/B	RES/ GROUND FL. BUSINESS
PKG	PARKING
V	VACANT
(X)	BUILDING HEIGHT IN STORES

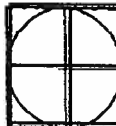


EXISTING LAND USE MAP
AS NOTED



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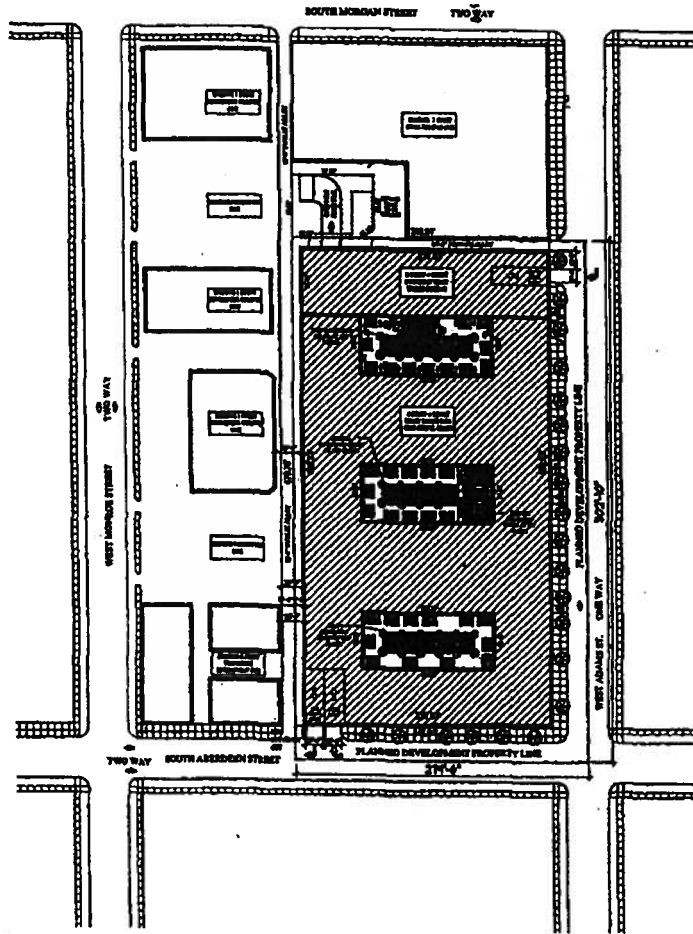


SCALE
AS NOTED
DATE
10-31-03

DRAWING
EXISTING LAND USE
MAP


SK#
3

Planned Development Property Line
And Boundary Map.

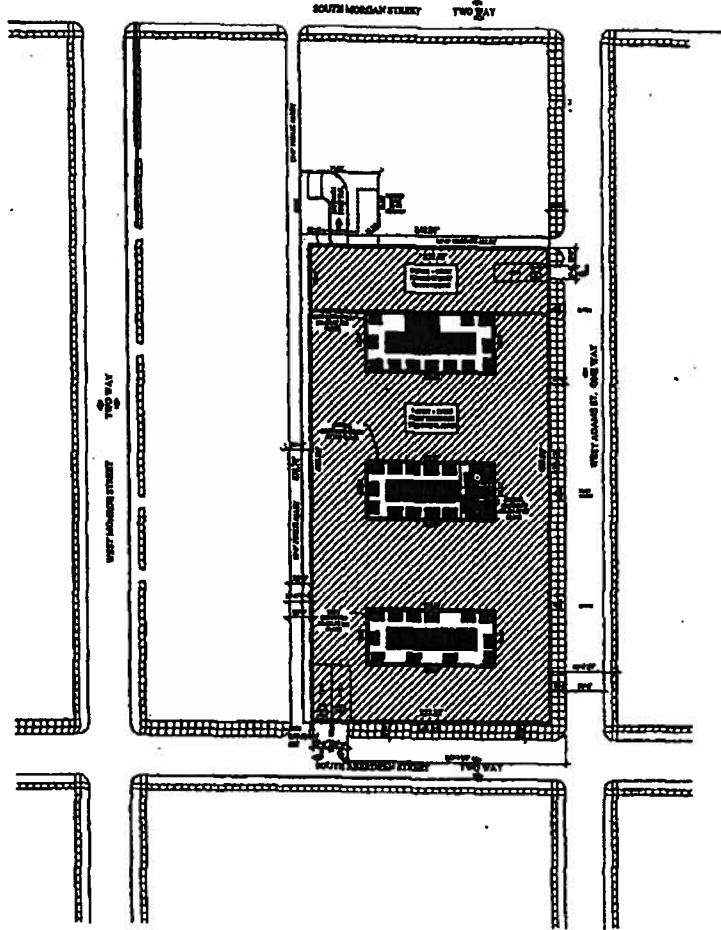


PLANNED DEVELOPMENT PROPERTY LINE & BOUNDARY MAP
1/128" = 1'-0"



222 N. Superior Chicago, IL 60607 P. 312.238.4488 F. 312.238.4488 www.bartshorne.com bartshorne + plankard architecture	1020-1064 WEST ADAMS ST. 115-139 SOUTH ABERDEEN ST. MC2CENTRUM ADAMS L.L.C. CHICAGO, IL		SCALE	DRAWING	SK#
			1/128"=1'-0"	PLANNED DEVELOPMENT PROPERTY LINE & BOUNDARY MAP	4
		DATE			
		10-31-03			

Site Plan.

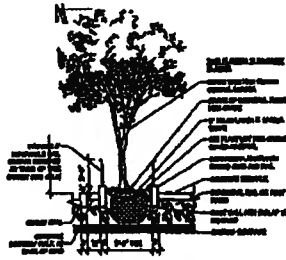


1 SITE PLAN
1/128" = 1'-0"



232 N. GREENWAY CHICAGO, IL 60607 P. 312.228.4400 F. 312.228.4400 www.hartshorn.com Hartshorn + plankard architecture	1020-1064 WEST ADAMS ST. 115-139 SOUTH ABERDEEN ST. MCZ/CENTRUM ADAMS L.L.C. CHICAGO, IL		SCALE	DRAWING	SK#
			1/128" = 1'-0"	SITE PLAN	5
			DATE		
			10-31-03		

Landscape Plan.

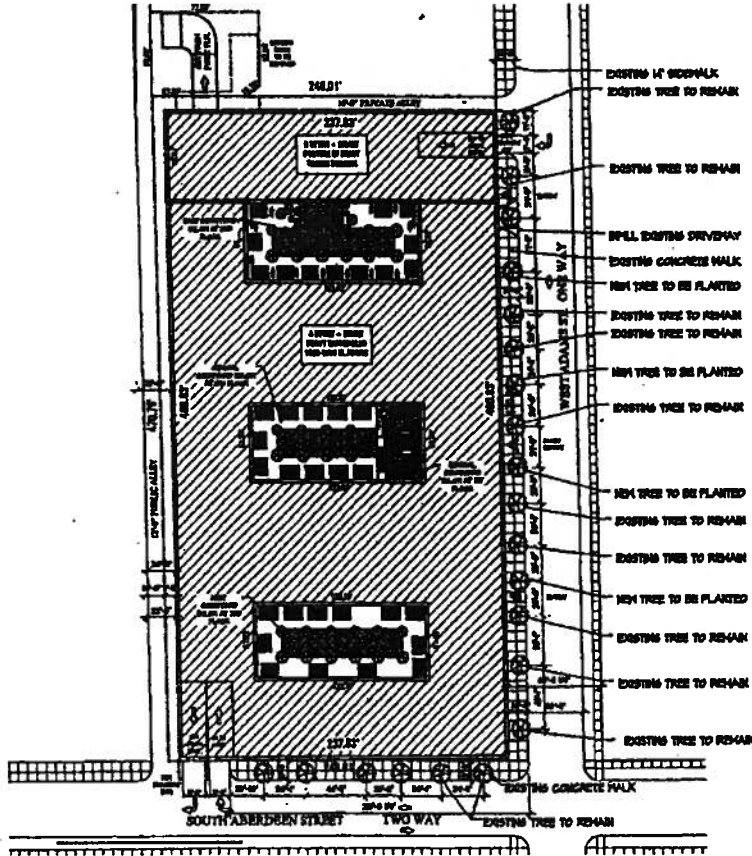


2 LANDSCAPE PLAN
NTS

PLANT LIST			
QUANTITY	SYM	SCIENTIFIC NAME	COMMON NAME
12		ALBICORNA VITICORNIS (MORNING GLORY)	MORNING GLORY

PLANT QUANTITY CALCULATION	
12 EXISTING TREES	12 EXISTING TREES
12 NEW TREES ADDED	12 NEW TREES ADDED
12 TOTAL TREES	12 TOTAL TREES

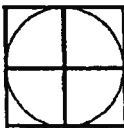
LANDSCAPING NOTES	
1. ALL TREES TO BE PLANTED SHALL BE 100% WATER-SATURATED AND 100% AIR-SATURATED. 2. ALL TREES TO BE PLANTED SHALL BE 100% WATER-SATURATED AND 100% AIR-SATURATED. 3. ALL TREES TO BE PLANTED SHALL BE 100% WATER-SATURATED AND 100% AIR-SATURATED. 4. ALL TREES TO BE PLANTED SHALL BE 100% WATER-SATURATED AND 100% AIR-SATURATED.	



1 LANDSCAPE PLAN
NTS

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1020-1064 WEST ADAMS ST.
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CHICAGO, IL

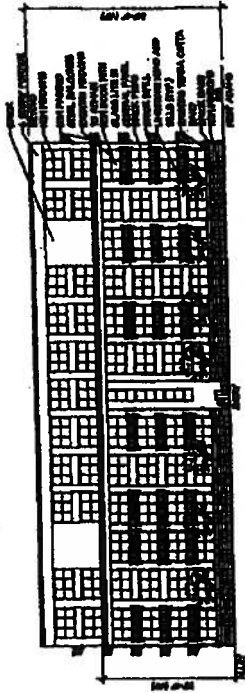


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10-31-03

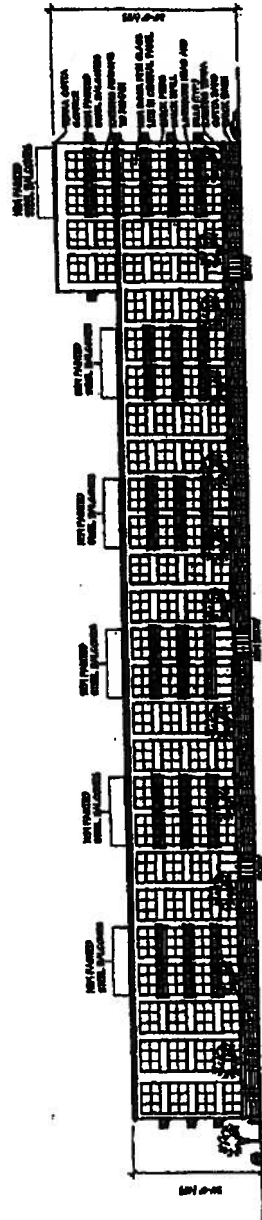
DRAWING
LANDSCAPE PLAN

SK#
6

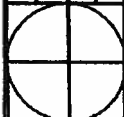
Building Elevations.



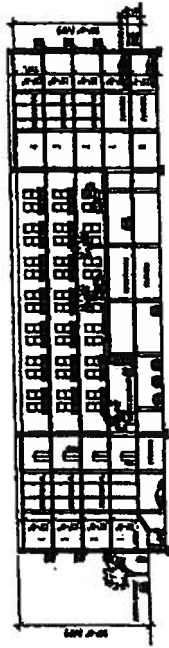
2 ABERDEEN STREET ELEVATION
1/8"=1'-0"



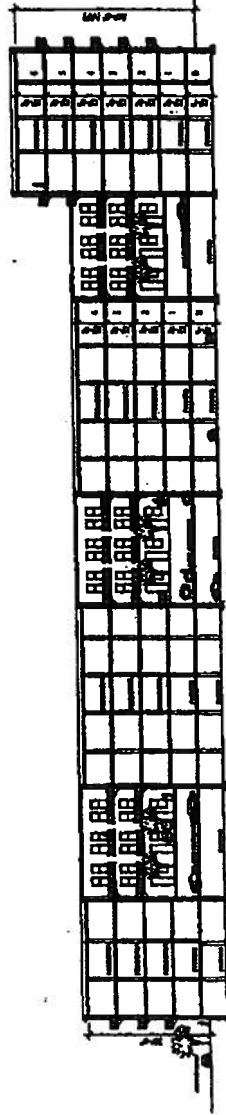
1 ADAMS STREET ELEVATION
1/8"=1'-0"

<p>232 E. Superior Chicago, IL 60602 P. 312.328.4400 www.hersiform.com</p> <p>hersiform + plumbard architecture</p>	<p>1020-1064 WEST ADAMS ST. 115-138 SOUTH ABERDEEN ST. MC2/CENTRUM ADAMS L.L.C. CHICAGO, IL</p>		SCALE	1/8"=1'-0"	DRAWING	SK#
			DATE	10-31-03		

Building Sections.



1/8" = 1'-0"



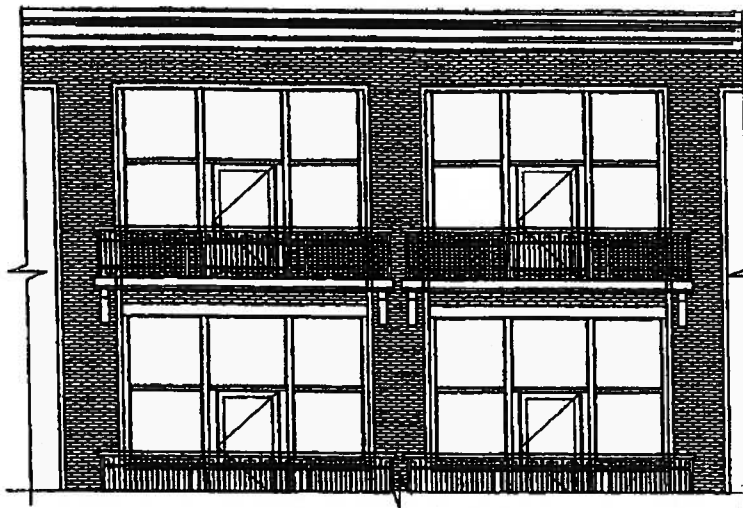
1/8" = 1'-0"

	SCALE	DATE	BUILDING SECTIONS 8
	1/8" = 1'-0"	10-31-03	

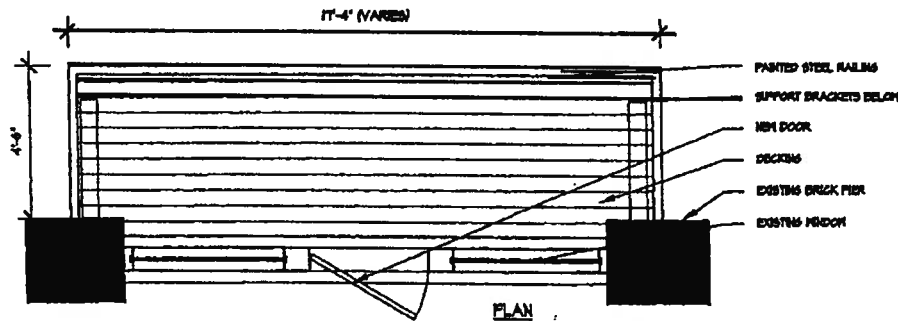
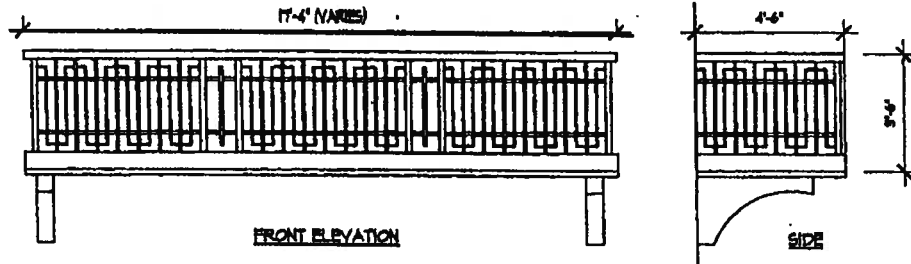
1020-1084 WEST ADAMS ST.
 115-139 SOUTH ABERDEEN ST.
 MC2CENTRUM ADAMS LLC.
 CHICAGO, IL

hartsbome + hartsbome
 architecture

Balcony Details.



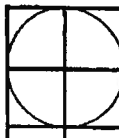
2 TYPICAL PAIR OF BALCONIES
1/8"=1'-0"



BALCONY DETAILS
1/4"=1'-0"

222 N. Carpenter
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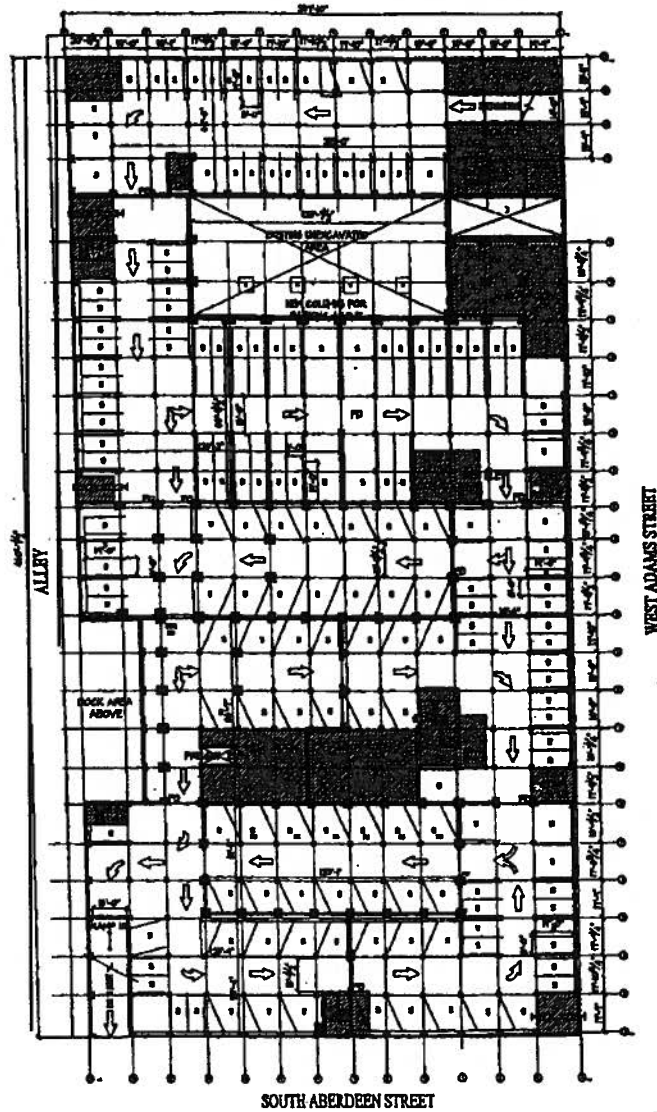


SCALE
VARIES
DATE
10-31-03

DRAWING
BALCONY DETAILS

SK#
9

Basement Floor Plans.

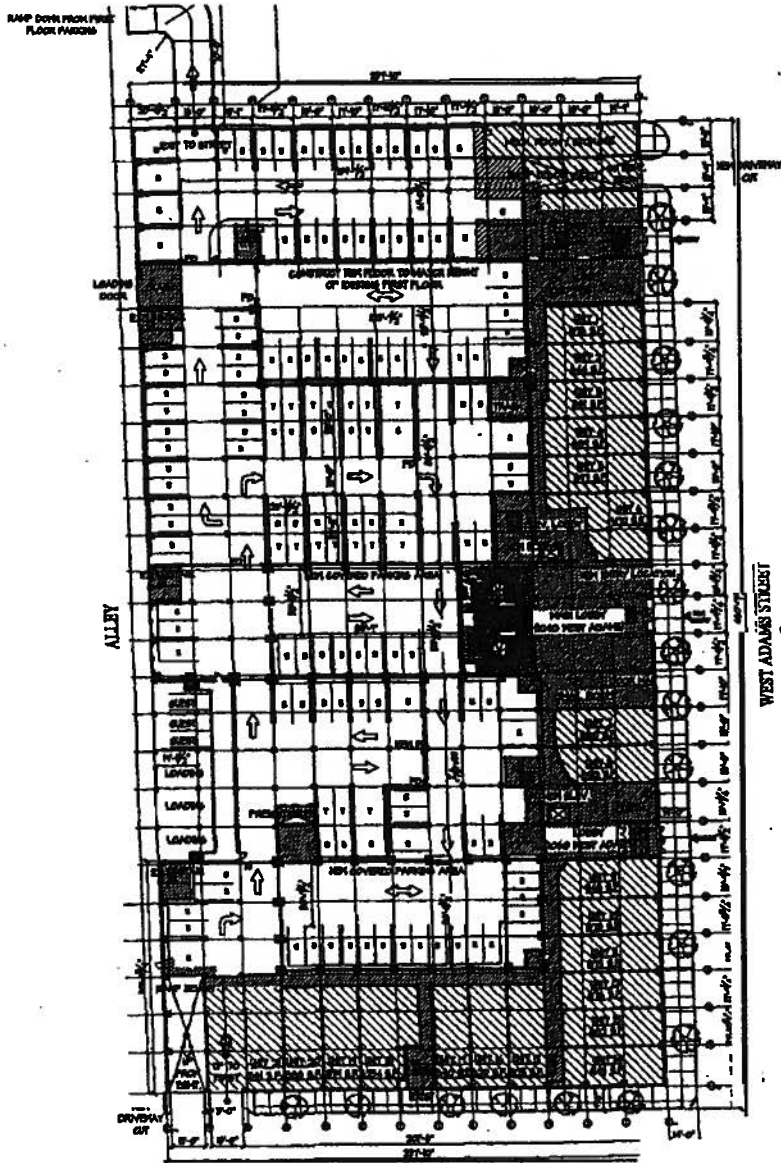


BASEMENT FLOOR PLAN
1/64"=1'-0"



232 N. SUPERIOR CHICAGO, IL 60602 P. 312.228.4400 F. 312.228.4400 www.hartshorn.com hartshorn + plunkard architecture	1020-1064 WEST ADAMS ST. 115-139 SOUTH ABERDEEN ST. MCZ/CENTRUM ADAMS L.L.C. CHICAGO, IL		SCALE	DRAWING	SK#
			1/64" = 1'-0"	BASEMENT FLOOR PLANS	10
			DATE		
			10-31-03		

First Floor Plan.



1 FIRST FLOOR PLAN
1/64" = 1'-0"

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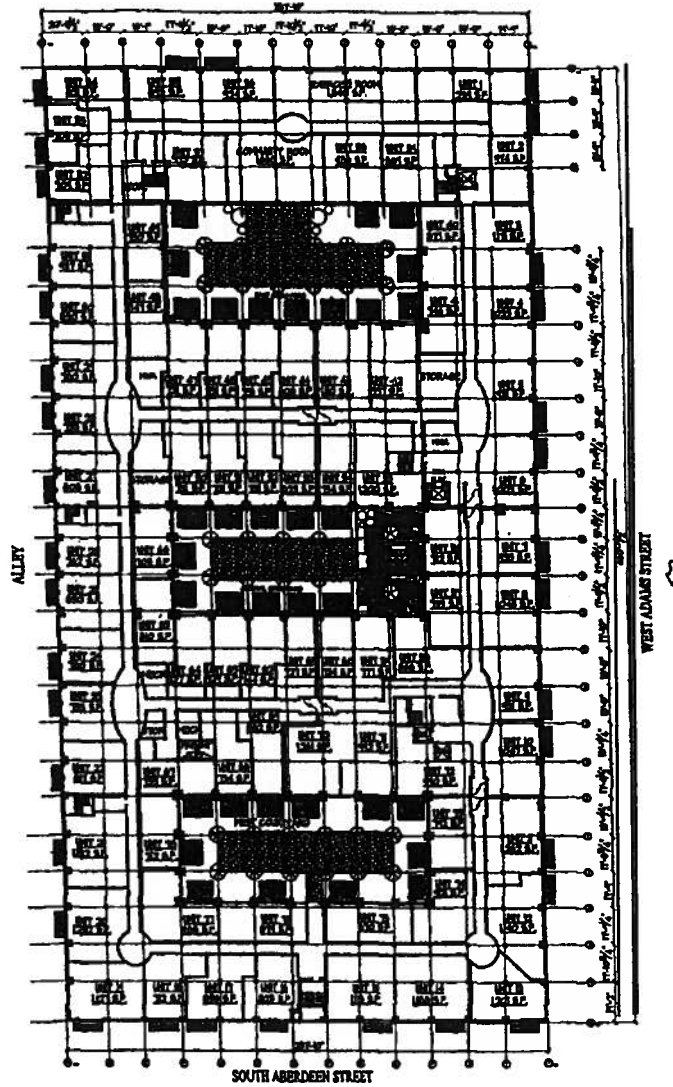


SCALE
1/64" = 1'-0"
DATE
10-31-03

DRAWING
FIRST FLOOR PLAN

SK#
11


Second Floor Plan.



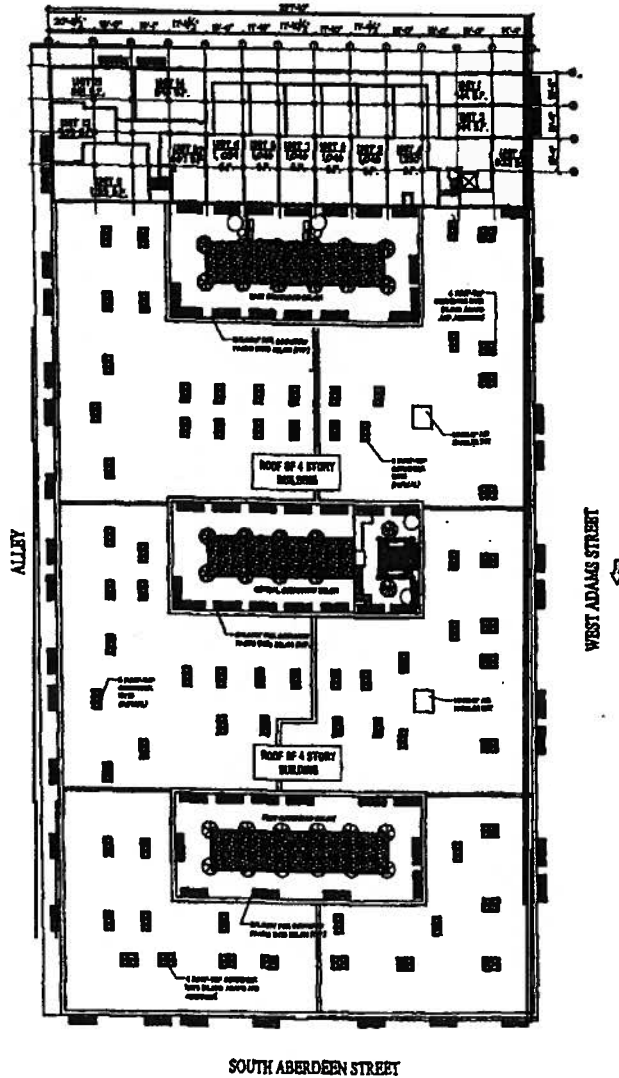
1 SECOND FLOOR PLAN
1/8" = 1'-0"

232 N. Greenway
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f. 312.238.4400
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	SCALE	DRAWING	SK#
	1/8" = 1'-0"	SECOND FLOOR PLAN	12
	DATE		
	10-31-03		

Fifth And Sixth Floor Plans.



① FIFTH AND SIXTH FLOOR PLAN
1/84"-1'-0"



<p>222 N. MICHIGAN CHICAGO, IL 60607 P. 312.228.4400 F. 312.228.4400 WWW.HSPARCITECTURE.COM</p> <p>hartshorne + plunkard architecture</p>	<p>1020-1064 WEST ADAMS ST. 115-139 SOUTH ABERDEEN ST. MC/CENTRUM ADAMS L.L.C. CHICAGO, IL</p>		<p>SCALE 1/84" = 1'-0" DATE 10-31-03</p>	<p>DRAWING FIFTH AND SIXTH FLOOR PLANS</p>	<p>SK# 14</p>
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