

PD 908

Table of Contents

12/08/2004 Minor Change **2**
06/28/2004 Minor Change **3**
05/26/2004 PD Adoption **5**
 Ordinance 5
 Statements 5
 Bulk Table 9
 Exhibits 11



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)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

December 8, 2004

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

Re: Administrative Relief-Planned Development No.908, State Congress

Dear Ms. Nash:

Please be advised that your request for a minor change to Residential Planned Development No. 908 located at 520 South State Street has been considered by the Department of Planning and Development pursuant to Section 13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested that the minimum number of loading berths be reduced from three (3) to two (2), allowing the retail space to be developed with a larger, regular footprint.

The Department has reviewed the request and has determined that the proposed modification would be appropriate. The total retail space will now be 6,715 square feet. The larger footprint may make a better retail space for tenants, while still meeting the Code.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 908, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 908.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner

DCM:SRP:pas

cc: Mike Marmo; DPD Files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

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June 28, 2004

Mr. Bernard Citron
Schain, Burneym, Ross & Citron, Ltd.
222 North LaSalle Street
Suite 1900
Chicago, IL 60601

Re: Request for minor change to a Planned
Development located at 518 South State Street

Dear Mr. Citron:

Please be advised that your request for a minor change to a Planned Development located at 518 South State Street 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. 12 of the Planned Development

The Department recognizes the request for the following amendment:

- That the overall height of the building be raised so that the top of the parapet is 210-feet, 2-inches, the top of the mechanical space is 205-feet, 6-inches and the top of the mechanical level is at 187-feet, 6-inches. The Planned Development allowed for 183-feet 4-inches so there would be an increase in height of 4-feet, 2- inches.

With regard to your request, the Department of Planning and Development has determined that this revision 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 this Planned Development, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development.

Very Truly Yours,

Denise M. Casalino, P.E.
Commissioner

Originated By: Tim Bleuher

cc: Jack Swenson, Kristin Groce, Mike Marmo, Pat Haymes



SCHAIN, BURNEY,
ROSS & CITRON, LTD.

LAW OFFICES

BERNARD I. CITRON
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Suite 1910
222 North LaSalle Street
Chicago, Illinois 60601-1102
312-332-0200
Fax 312-332-4514

June 25, 2004

VIA HAND DELIVERY

Denise M. Casalino
Commissioner
Department of Planning & Development
121 North LaSalle Street, Room 1000
Chicago, IL 60602

Re: 518 South State - Concord Homes Inc. Planned Development

Dear Commissioner Casalino:

Concord Homes Inc. recently processed and was approved for a Planned Development for a project to be located at 518 South State Street. The project is a mixed use development with commercial on the ground floor and residential above. This project stretched for over two years, and in the end was a cooperative effort between the Department of Planning, Alderman Madeline Haithcock and the community to come forward with the building that compliments its location near the public library and the new University Center.

In finalizing the design of this building and moving forward with working drawings two issues became known. The structural requirements of the building required larger transfer beams on two levels of the building. Additionally, in order to provide for the HVAC system in the building, additional floor to ceiling height was also required. Therefore, we are asking that the overall height of the building be raised so that the top of the parapet is 210'2", the top of the mechanical space is 205'6", the top of the mechanical level is at 187'6". The Planned Development allowed for 183'4" so we are asking for an administrative amendment to 4'2". I would appreciate your consideration of this request.

Very truly yours,



Bernard I. Citron

BIC:pfc
Enclosure

cc: Jack Swenson, Deputy Zoning Division,
Department of Planning (w/encl., via hand delivery)
~~Tim Bleuher~~ (w/encl., via hand delivery)
Moises Cukierman (w/o encl., via fax)
John Lahey (w/encl., via hand delivery)

BIC/ Letters/Letters-6-04/Casalino-Ltr-6-7-04

~~North Grand Avenue; a line 111.25 feet east of and parallel to North Oakley Avenue; the public alley next north of and parallel to North Grand Avenue; and a line 135.25 feet east of and parallel to North Oakley Avenue,~~

~~to those of an R4 General Residence 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-F.

(As Amended)

(Application Number 14099)

RPD 908

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 C3-6 Commercial-Manufacturing District symbols and indications as shown on Map Number 2-F in the area bounded by:

the Eisenhower Expressway; South State Street; West Harrison Street; and the north/south public alley west of and parallel to South State Street,

to those of a Residential Planned Development 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.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development Number 908.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned

Development consists of a net site area of approximately sixty-eight hundredths (.68) acres (twenty-nine thousand four hundred eighty-two (29,482) square feet) which is controlled by Concord Development Corporation of Illinois, Inc. ("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. 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.
4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; a Planned Development Boundary Plan; an Existing Zoning Plan; an Existing Land-Use Plan; a Site Plan/Ground Floor Plan; a Landscape Plan; Landscape Details/List/Notes; and Building Elevations, dated April 22, 2004, prepared by Solomon Cordwell Buenz, 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 areas delineated herein: multi-family dwelling units; commercial uses consistent with the C3-6 district; accessory parking and related uses; and public open space.
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. 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.
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 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 to the parking and loading areas, shall be designed and installed in substantial conformance with the exhibits to this planned development. In addition, parkway trees and other landscaping as shown on the Landscape Plan shall be installed and maintained at all times in accordance with the Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

11. Open space of approximately three thousand five hundred forty-six (3,546) square feet shall be provided at the corner of State and Harrison as shown on the landscape plan. The Applicant together with the City of Chicago Department of Planning and Development intend to complete a no cost exchange of equal, or nearly equal, parcels of Applicant-owned land for City-owned land, less the amount needed for the driveway to the building parallel to the alley. The open space shall be owned by the City of Chicago and maintained by Neighbor Space. At the time of closing on the exchange, the Applicant shall deposit a sum of Two Hundred Fifty Thousand and no/ 100 Dollars (\$250,000.00) into an escrow account for the design and construction of the open space at State and Harrison. After the completion of the State and Harrison open space, any remaining funds may be used by the City for the improvement of neighborhood parks within a one-half (½) mile radius of the planned development. The construction of the State and Harrison open space will be undertaken at such time that the construction of the residential building is complete or nearly complete, so as to avoid conflicts and duplication of work.
12. 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. Notwithstanding the provisions of subclauses 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.
13. 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.

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 C3-6 Commercial-Manufacturing District.

[Existing Zoning Plan; Land-Use Plan; Planned Development Boundary Plan; Site Plan/Ground Floor Plan -- Proposed; Landscape Plan; Landscape Details/List/Notes; and Building Elevations referred to in these Plan of Development Statements printed on pages 25356 through 25367 of this Journal.]

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

Residential-Business Planned Development Number 908.

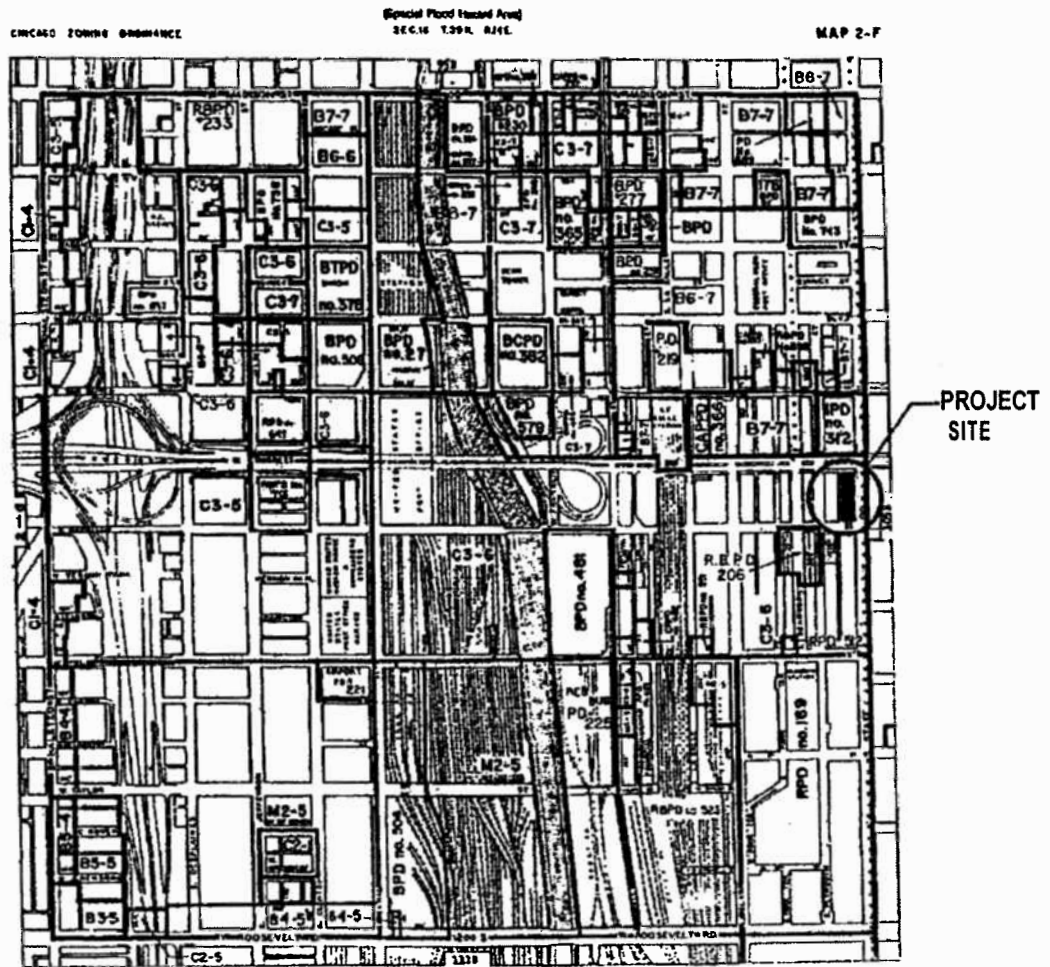
Bulk Regulations And Data Table.

Gross Site Area:

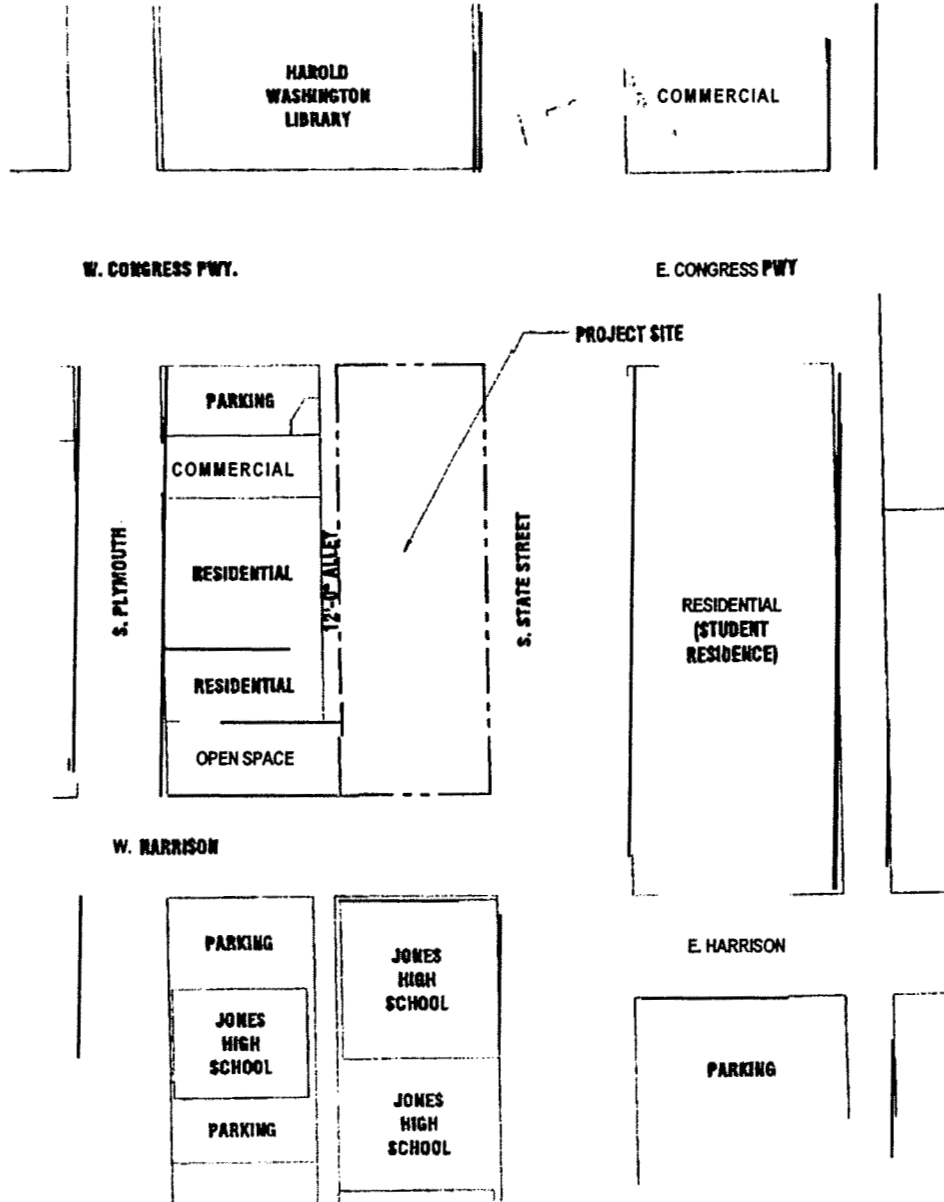
64,497 square feet (1.48 acres)

Net Site Area:	Total = Gross Site Area (64,497 square feet) - Area in Public Streets and Alleys (35,015 square feet) = Net Site Area (29,482 square feet) (0.68 acres)
Maximum Floor Area Ratio:	12.0
Maximum Number of Residential Units:	187 units
Maximum Site Coverage:	In accordance with the Site Plan
Minimum Number of Accessory Off-Street Parking Spaces:	187 In the event fewer 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 Except that 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:	3
Minimum Building Setbacks:	In accordance with the Site Plan
Maximum Building Height:	In accordance with the Building Elevations

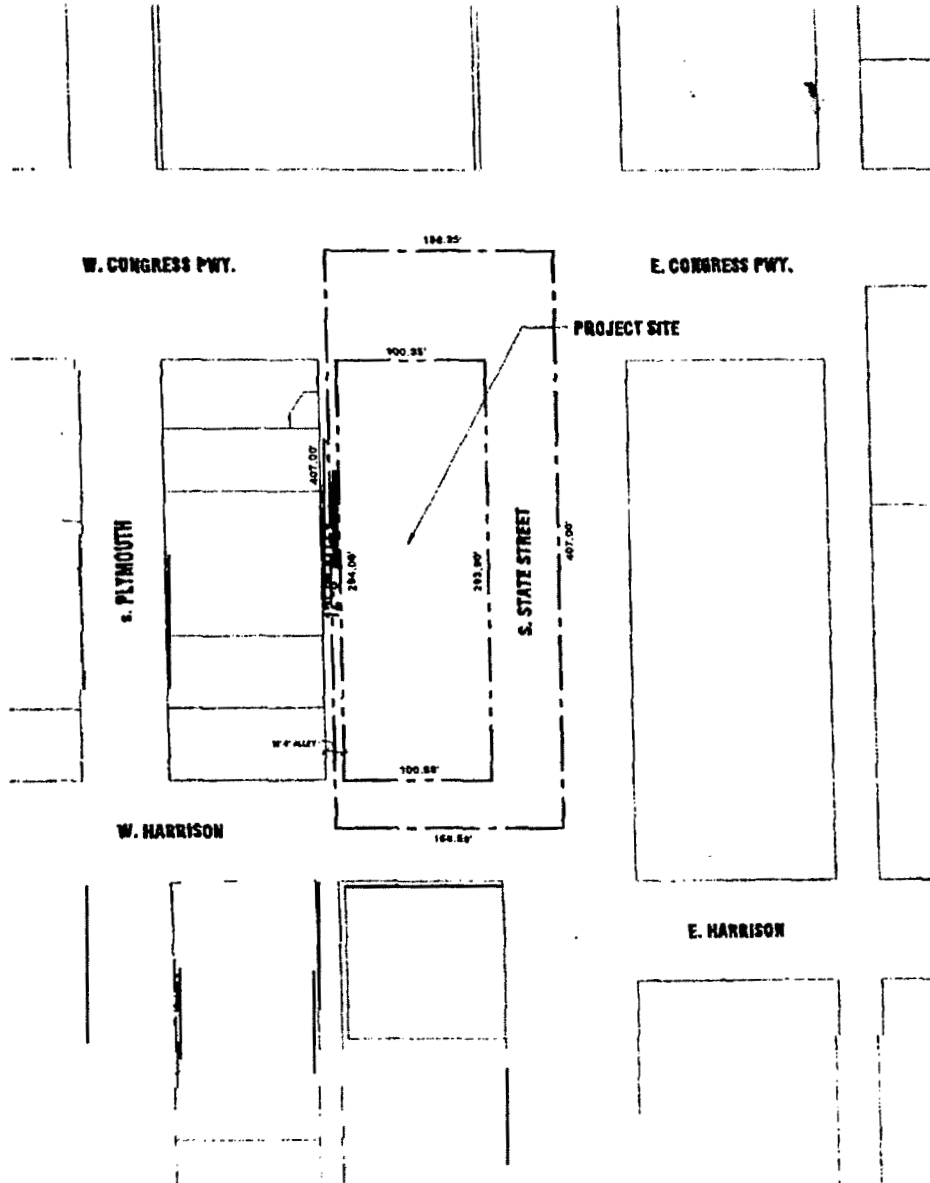
Existing Zoning Plan.



Land-Use Plan.



Planned Development Boundary Plan.

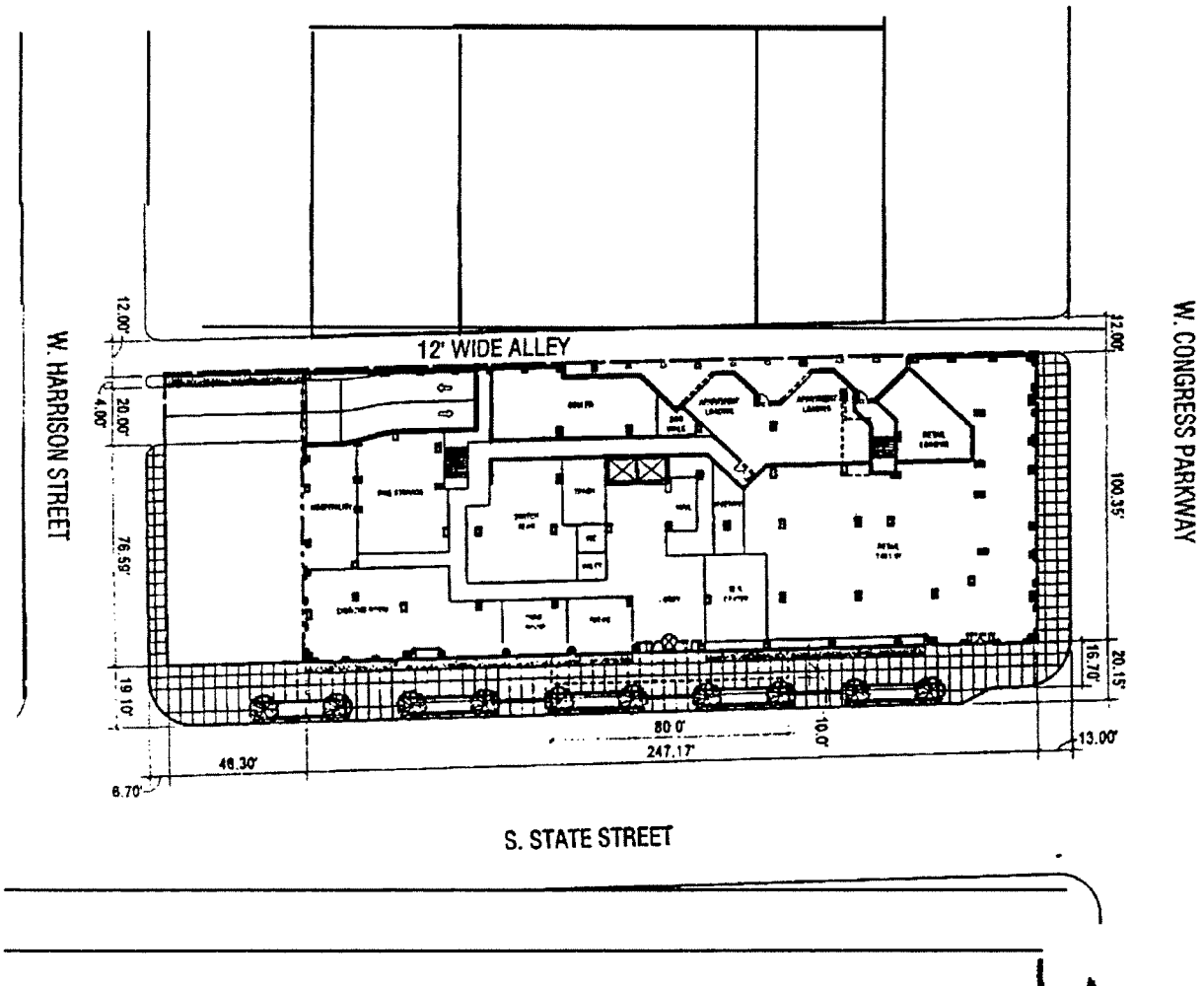


5/26/2004

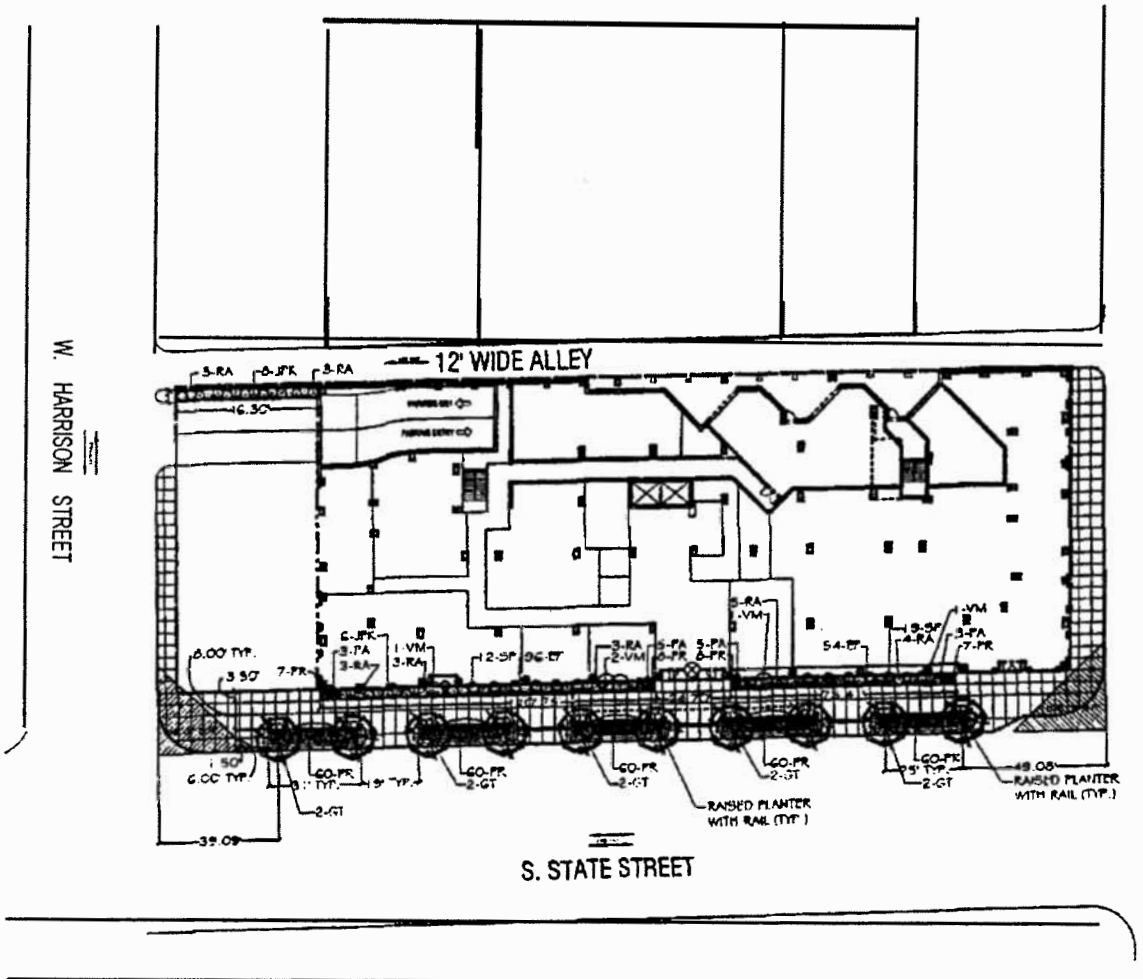
REPORTS OF COMMITTEES

25359

Site/Ground Floor Plan -- proposed



Landscape Plan.

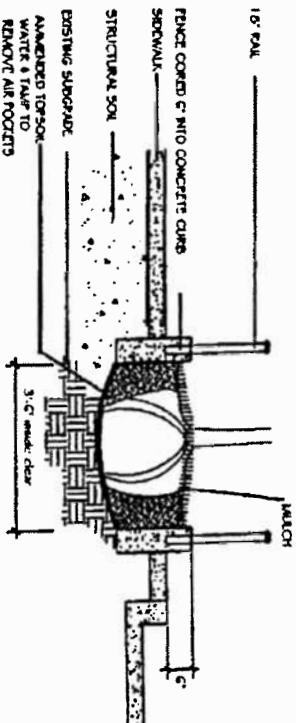


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REPORTS OF COMMITTEES

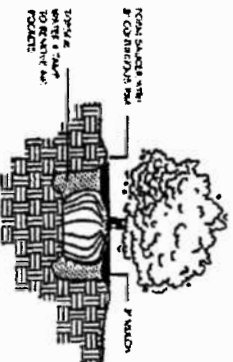
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Landscape Details/List/Notes.



PLANTER DETAIL WITH RAIL

SCALE NOT TO SCALE



SHRUB PLANTING

SCALE NOT TO SCALE

PLANT LIST

Code	Qty	Size	Botanical Name	Common Name
10	2	24"	FRAXINUS VIRGINICA	White Barked Ash
11	2	24"	FRAXINUS VIRGINICA	White Barked Ash
12	2	24"	FRAXINUS VIRGINICA	White Barked Ash
13	2	24"	FRAXINUS VIRGINICA	White Barked Ash
14	2	24"	FRAXINUS VIRGINICA	White Barked Ash
15	2	24"	FRAXINUS VIRGINICA	White Barked Ash
16	2	24"	FRAXINUS VIRGINICA	White Barked Ash
17	2	24"	FRAXINUS VIRGINICA	White Barked Ash
18	2	24"	FRAXINUS VIRGINICA	White Barked Ash
19	2	24"	FRAXINUS VIRGINICA	White Barked Ash
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NOTES:

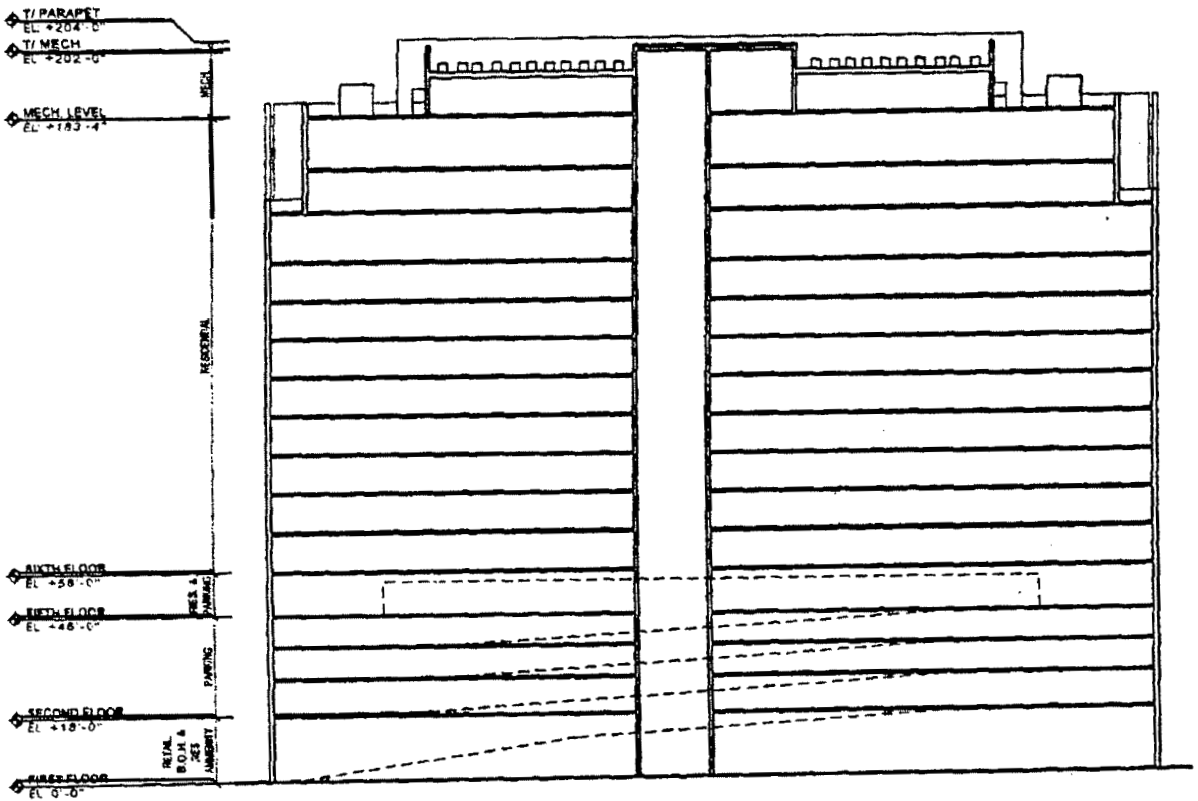
1. ALL TREE AND SHRUB PLANTS TO BE SET OUT AT THE END OF THE PROJECT.
2. LOCATIONS OF PLANT MATERIAL AT ANY PLANTING LOCATION ON LOCATION OF SITE.
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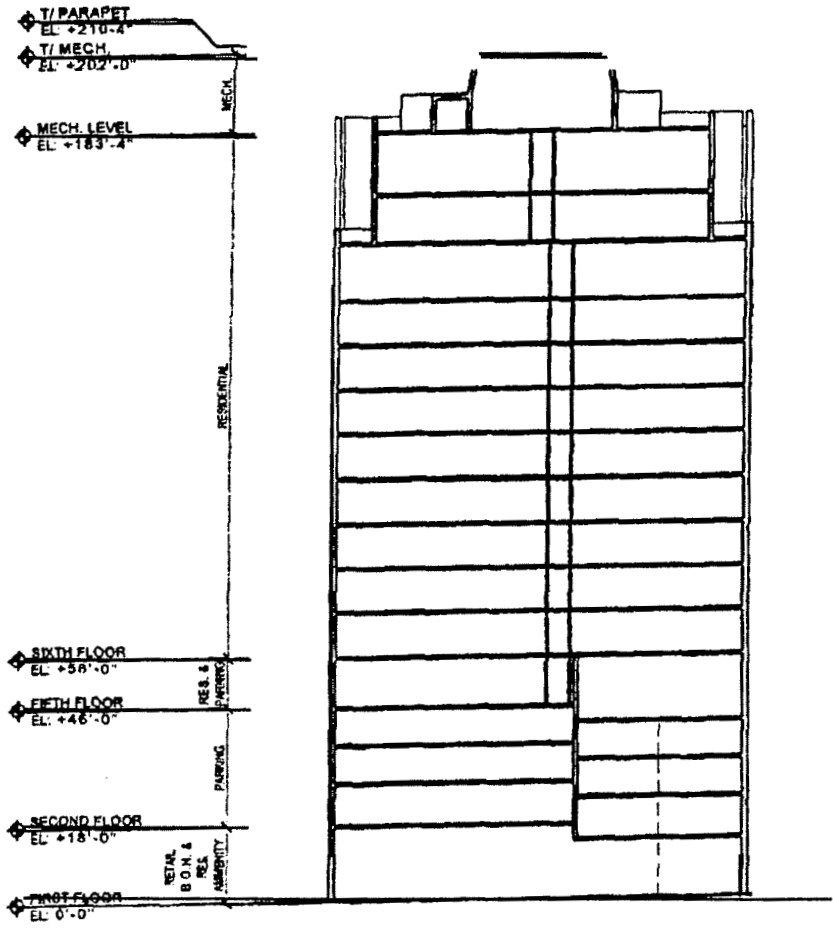
JOURNAL--CITY COUNCIL--CHICAGO

5/26/2004

Building Elevation -- Section Looking West.



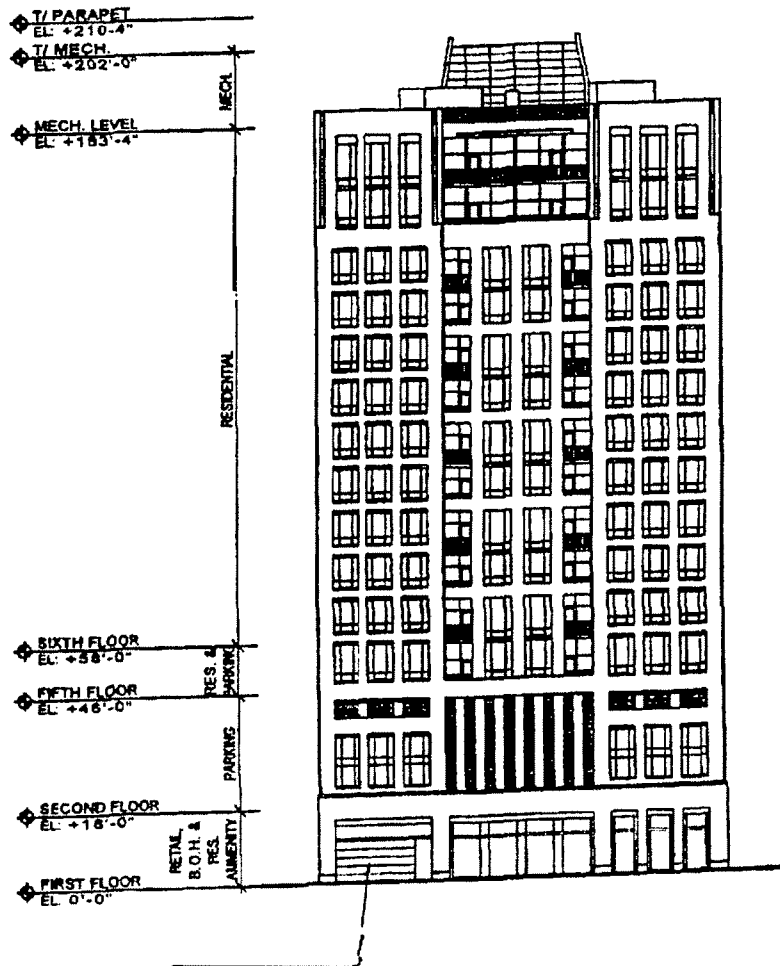
Building Elevation -- Section Looking South,



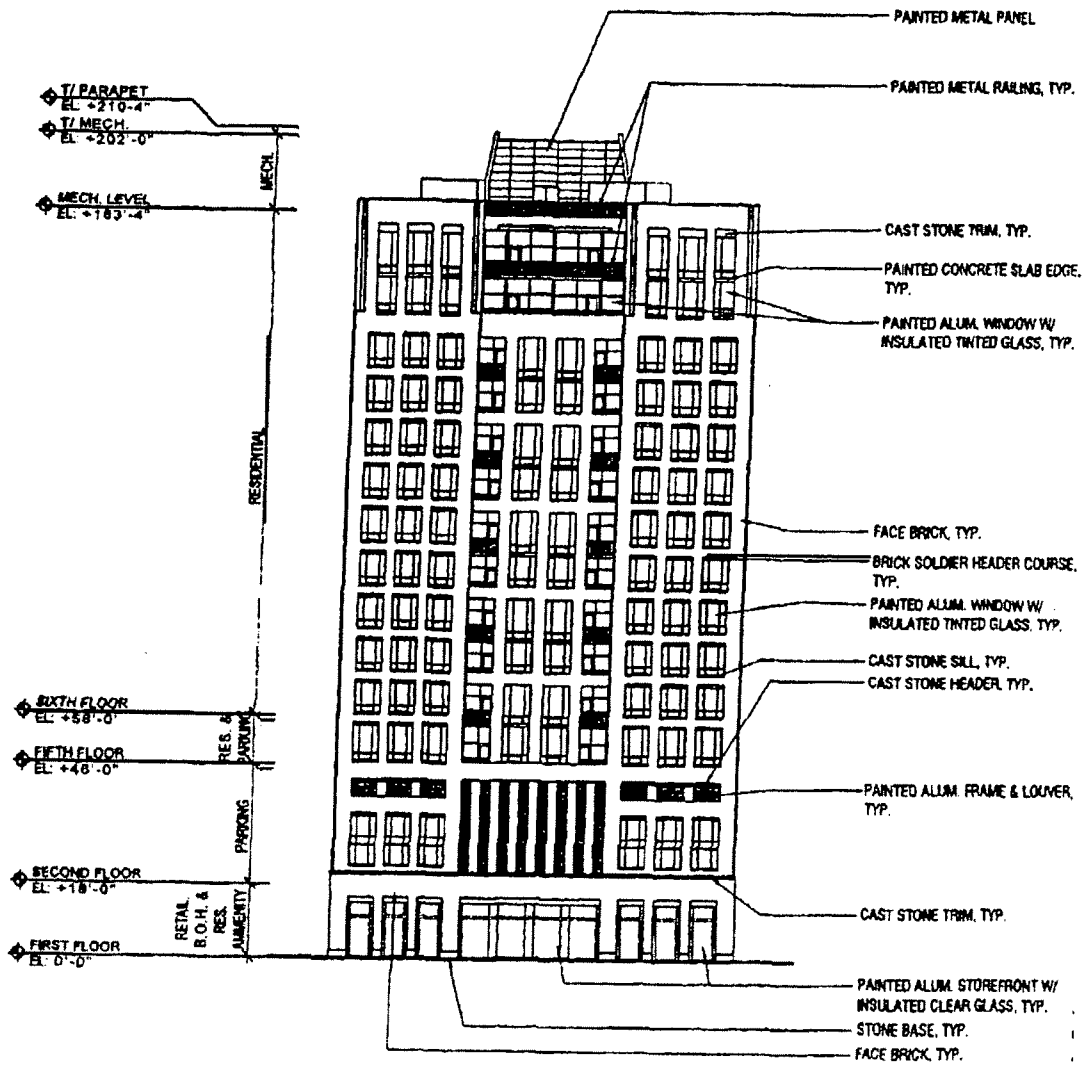
5/26/2004

REPORTS OF COMMITTEES

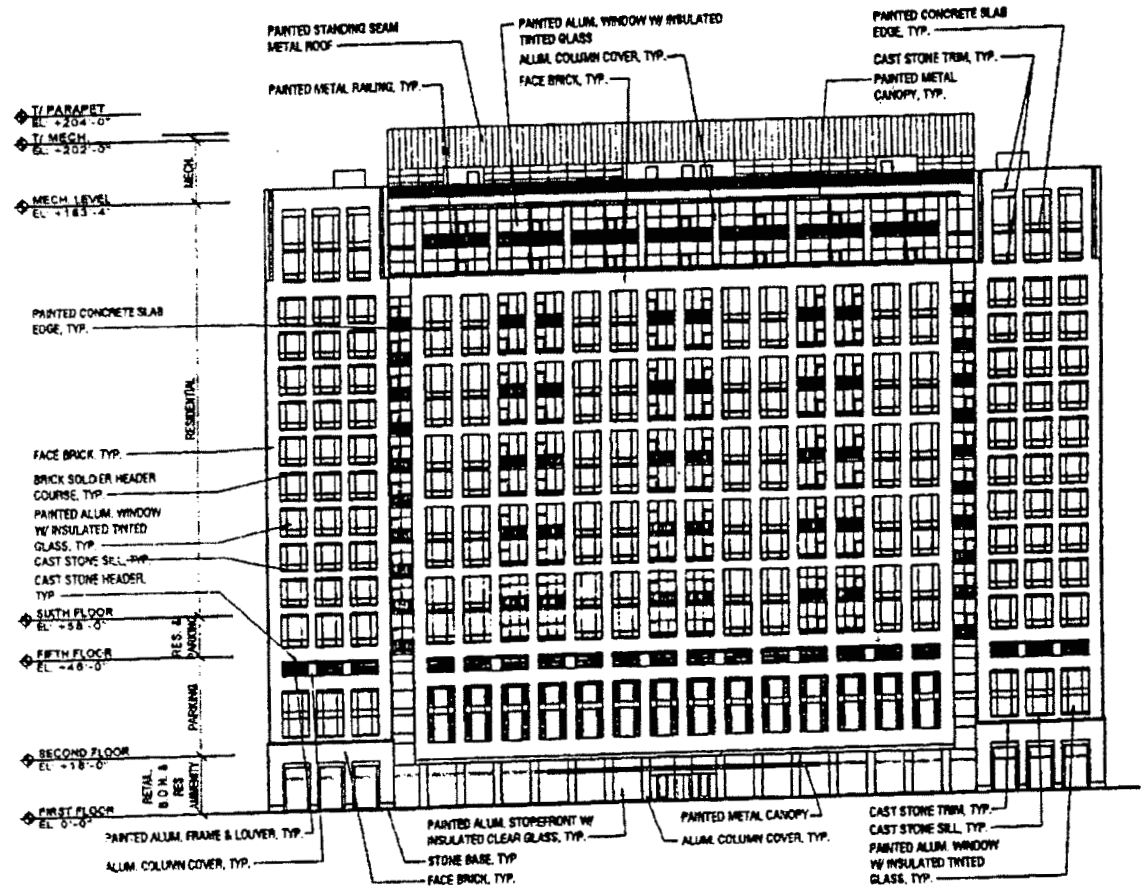
Building Elevation -- South.



Building Elevation -- North



Building Elevation -- East.



5/26/2004

REPORTS OF COMMITTEES

25367

Building Elevation -- West.

