

# PD 936

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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>

November 16, 2006

Mr. Joseph P. Gattuso  
Shefsky & Froelich  
Attorneys at Law  
111 E. Wacker Drive  
Suite 2800  
Chicago, IL 60601

Re: **Administrative Relief request for Residential-Business Planned Development No. 936, 1816-36 W. 103<sup>rd</sup> Street**

Dear Mr. Gattuso:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 936 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.

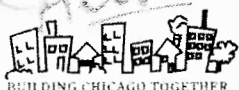
Specifically, you requested the following changes:

**Building Placement:** Minor revisions to the setbacks of Building No.'s 1, 3 (originally Bldg. 4), 4 (originally Bldg. 6), 5 and 6 (originally Bldg. 3) are a result of the incorporation of larger end units in response to market demand, review comments received from the Mayor's Office for People with Disabilities and the placement of utility facilities which will serve the structures.

**Building Elevations:** Minor revisions have been made over time as a result of surrounding building comparisons. The design and material changes have resulted in structures which are less monolithic and more in keeping with the character of the existing buildings in the community. Additionally, these revisions were presented and approved by the 19<sup>th</sup> Ward Design Review Committee on July 17, 2006. The drawings prepared by FitzGerald Associates Architects, dated July 26, 2006, and currently under Part II review, shall be substituted in place of the previously approved drawings.

**Bulk Regulations and Data Table:** Minor revisions to the Bulk Table are required due to typographical error. The Planned Development allows an overall floor area ratio (FAR) of 1.0 for the total net site area of 74,600 square feet. However, when the individual Subarea A and Subarea B FAR is calculated, both exceed by slight amounts the individual Subarea FAR's of 1.27 and 0.81, respectively. However, more importantly, the combined total remains within the allowable 1.0 FAR for the entire Planned Development. The revised Bulk Regulations and Data Table, dated November 15, 2006, shall be substituted in place of the previously approved Table.

NEIGHBORHOODS



With regard to your request, the Department of Planning and Development has reviewed the request and has determined that these revisions will not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 936, I hereby approve the foregoing minor change, but no other changes to Residential-Business Planned Development No. 936.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori T. Healey". The signature is written in a cursive, flowing style.

Lori T. Healey  
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, DPD files

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NUMBER 936  
 PLAN OF DEVELOPMENT  
 BULK REGULATIONS AND DATA TABLE**

**GROSS SITE AREA= NET SITE AREA + AREAS REMAINING IN PUBLIC RIGHTS OF WAY**

**82,540.68 SQ. FT.(1.89ACRES) = 74,622 SQ. FT.(1.71 ACRES) + 7,918.68 SQ. FT.(0.18 ACRES)**

	<u>SUBAREA A</u>	<u>SUBAREA B</u>	<u>TOTAL</u>
<b>NET SITE AREA</b>	15,822 SQ. FT. (0.36 acres)	58,800 SQ. FT. (1.35 acres)	74,622 SQ. FT. (1.71 acres)
<b>PERMITTED USES</b>	Retail, residential and related and accessory uses	Residential and related and accessory uses	
<b>MAXIMUM FLOOR AREA RATIO</b>	1.29	0.92	1.0
<b>MAXIMUM # OF DWELLING UNITS</b>	10	28	38
<b>MINIMUM # OF OFF-STREET PARKING SPACES</b>	1 parking space per dwelling unit	1.5 parking spaces per dwelling unit	1.5 parking spaces per dwelling unit
<b>SETBACKS</b>	AS SHOWN ON THE SITE PLAN	AS SHOWN ON THE SITE PLAN	AS SHOWN ON THE SITE PLAN

*Reclassification Of Area Shown On Map Number 24-H.  
(As Amended)  
(Application Number 14439)*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the R1 Single-Family Residence District and B2-1 Restricted Retail District symbols and indications as shown on Map Number 24-H in the area bounded by:

a line 348 feet north of West 103<sup>rd</sup> Street; a line 150 feet west of South Wood Street; West 103<sup>rd</sup> Street; the east line of the Chicago, Rock Island & Pacific Railroad right-of-way; a line 299.91 feet north of West 103<sup>rd</sup> Street; and a line 40 feet east of the Chicago, Rock Island & Pacific Railroad right-of-way,

to those of an R4 General Residence 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 of the R4 General Residence District symbols and indications as shown on Map Number 24-H in the area bounded by:

a line 348 feet north of West 103<sup>rd</sup> Street; a line 150 feet west of South Wood Street; West 103<sup>rd</sup> Street; the east line of the Chicago, Rock Island & Pacific Railroad right-of-way; a line 299.91 feet north of West 103<sup>rd</sup> Street; and a line 40 feet east of the Chicago, Rock Island & Pacific Railroad right-of-way,

to those of a Residential-Business Planned Development, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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. 936*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Business Planned Development (the "Planned Development") consists of approximately

seventy-four thousand six hundred twenty-two (74,622) square feet (one and seventy-one hundredths (1.71) acres) which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, Beverly Place L.L.C.

2. The applicant or its successors, assignees or grantees shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way 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, assignees or grantees and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors, assignees or grantees and, if different than the applicant, any legal titleholders and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 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 all the owners of either the retail portion of the Property or the residential portion of the Property, as the case may be, and any ground lessors.
4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Map; a Subarea Map; a Site Plan; and Building Elevations prepared by Fitzgerald Associates Architects dated September 23, 2004, and a Landscape Plan prepared by Jacobs/Ryan Associates dated September 23, 2004. A full-size set of the Site Plan, Landscape Plan and the Building Elevations is on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. 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.

5. The Property within the Planned Development is divided into two (2) subareas as indicated on the Subarea Map. Subject to the Bulk Regulations and Data Table, the following uses shall be permitted in this Planned Development: Subarea A: residential and retail uses, and related and accessory uses; Subarea B: residential uses and related and accessory uses. Portions of the Property in all subareas may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property.
6. Business 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 also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. Any vacation or dedication of streets or alleys shall require a separate submittal by the applicant and approval by the City Council. 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 Department of Transportation.
8. In addition to the maximum height of buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development.

Landscaping shall be installed in accordance with the Site/Landscape Plan and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance.

10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date of adoption of this Planned Development shall apply. Floor area ratio (F.A.R.) may be transferred among the various subareas in this Planned Development, subject to the approval of the Commissioner of the Department of Planning and Development and provided that the overall total maximum F.A.R. for the entire Planned Development is not exceeded.
11. 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 request of the applicant or its successors, assignees or grantees and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of units for the total net site area established in this Planned Development. Any such modification shall be deemed 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 natural 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 ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. The applicant shall provide a vegetative ("green") roof on at least twenty-five percent (25%) (eight hundred (800) square feet) of the net roof area of the retail/residential building to be constructed along West 103<sup>rd</sup> Street at the time of construction of the building. "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures, and roof-mounted equipment.
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

new 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.

14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless the completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to a B2-1 Restricted Retail District and an R1 Single-Family Residence District.

[Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Land-Use Map; Subarea Map; Site Plan; Building Elevations; Landscape Plan; and Landscape Details referred to in these Plan of Development Statements printed on pages 35480 through 35490 of this *Journal*.]

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

*Residential-Business Planned Development Number 930.*

*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Areas Remaining in Public Rights-of-Way

82,540.68 square feet (1.89 acres) = 74,622 square feet (1.71 acres) + 7,918.68 square feet (0.18 acres)

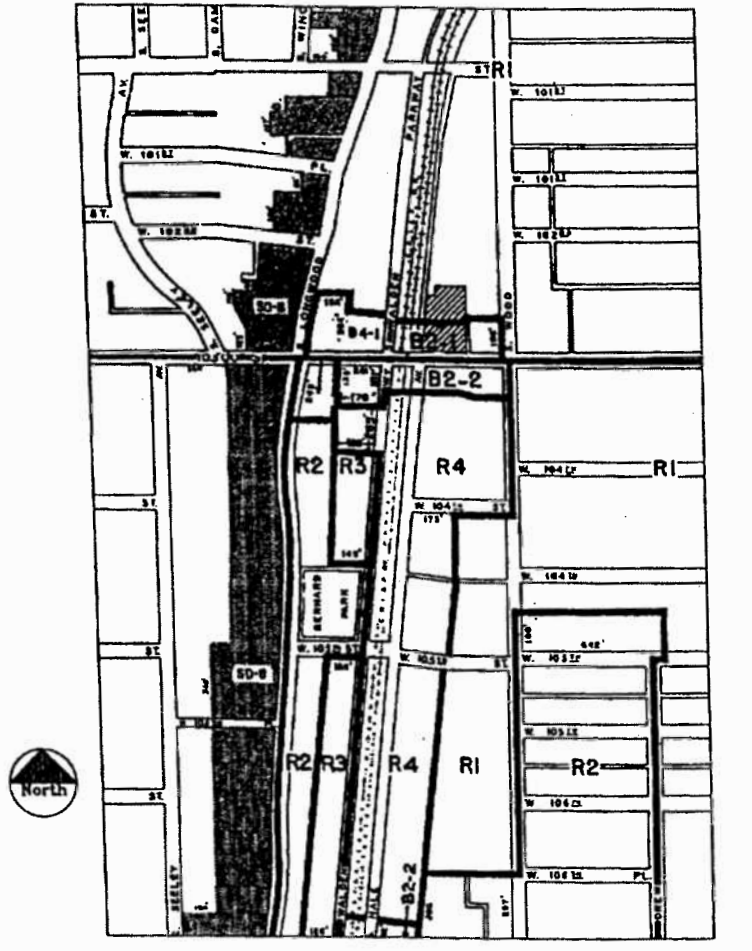
11/3/2004

REPORTS OF COMMITTEES

35479

	Subarea A	Subarea B	Total
Net Side Area:	15,822 square feet (0.36 acres)	58,800 square feet (1.35 acres)	74,622 square feet (1.71 acres)
Permitted Uses:	Retail, residential and related and accessory uses	Residential and related and accessory uses	
Maximum Floor Area Ratio:	1.27	0.81	1.0
Maximum Number of Dwelling Units:	10	28	38
Minimum Number of Off-Street Parking Spaces:	1 parking space per dwelling unit	1.5 parking spaces per dwelling unit	1.5 parking spaces per dwelling unit
Setbacks:	As shown on the Site Plan	As shown on the Site Plan	As shown on the Site Plan

Existing Zoning Map.



INDICATED PROPERTY FOR PLANNED DEVELOPMENT



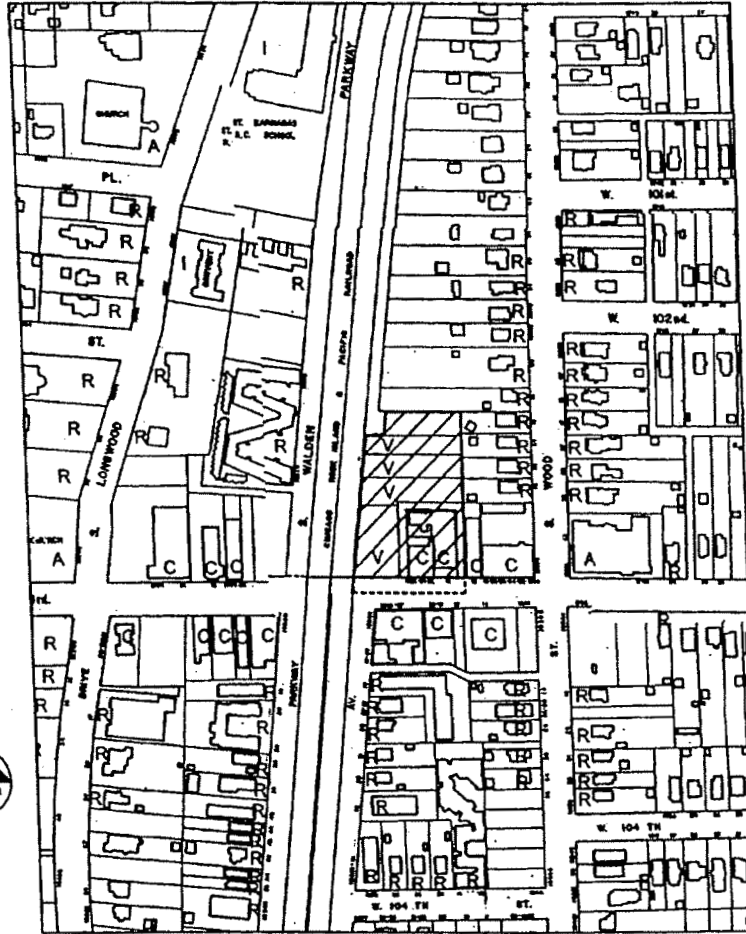
ZONING DISTRICT BOUNDARIES



APPLICANT: BEVERLY PLACE, LLC  
 c/o AXIS PROPERTIES  
 625 DEERFIELD ROAD  
 DEERFIELD, IL 60015  
 DATE: JUNE 23, 2004  
 REVISED: SEPTEMBER 23, 2004



Existing Land-Use Map.

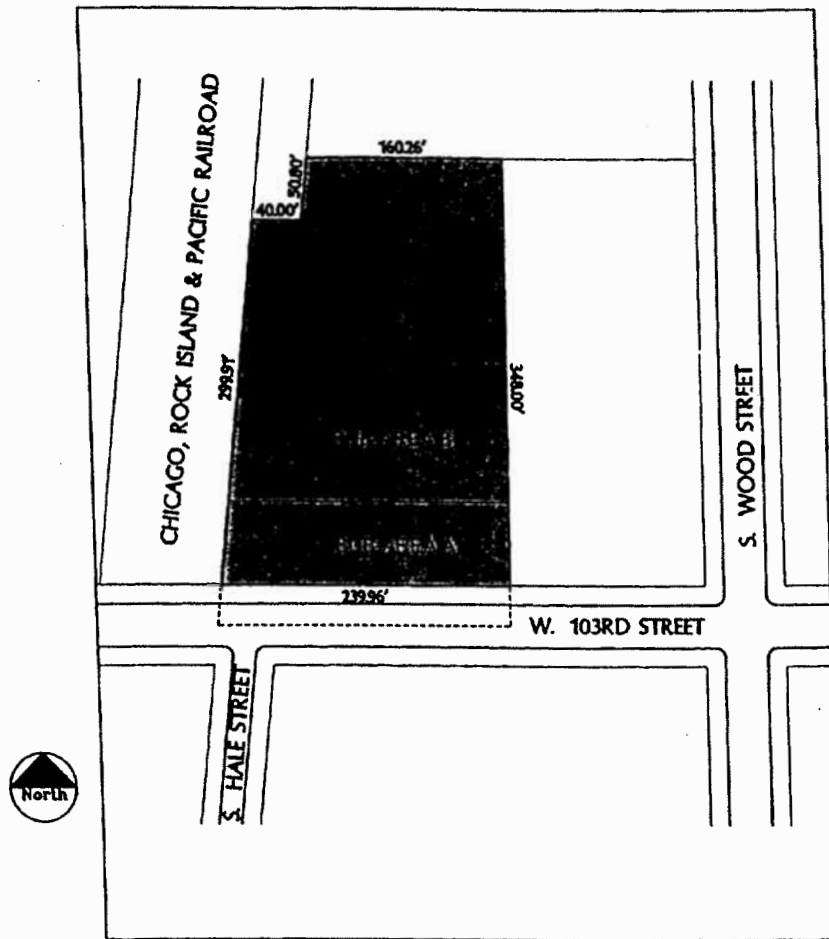


APPLICANT: BEVERLY PLACE, LLC  
 c/o AXIS PROPERTIES  
 625 DEERFIELD ROAD  
 DEERFIELD, IL 60015  
 DATE: JUNE 23, 2004  
 REVISED: SEPTEMBER 23, 2004

RESIDENTIAL:  
 COMMERCIAL:  
 INSTITUTIONAL:  
 ASSEMBLY:  
 VACANT LOT:  
 PROPERTY LINES  
 PLANNED DEVELOPMENT BOUNDARY  
 INDICATES PROPERTY FOR  
 LAND DEVELOPMENT

R
C
I
A
V

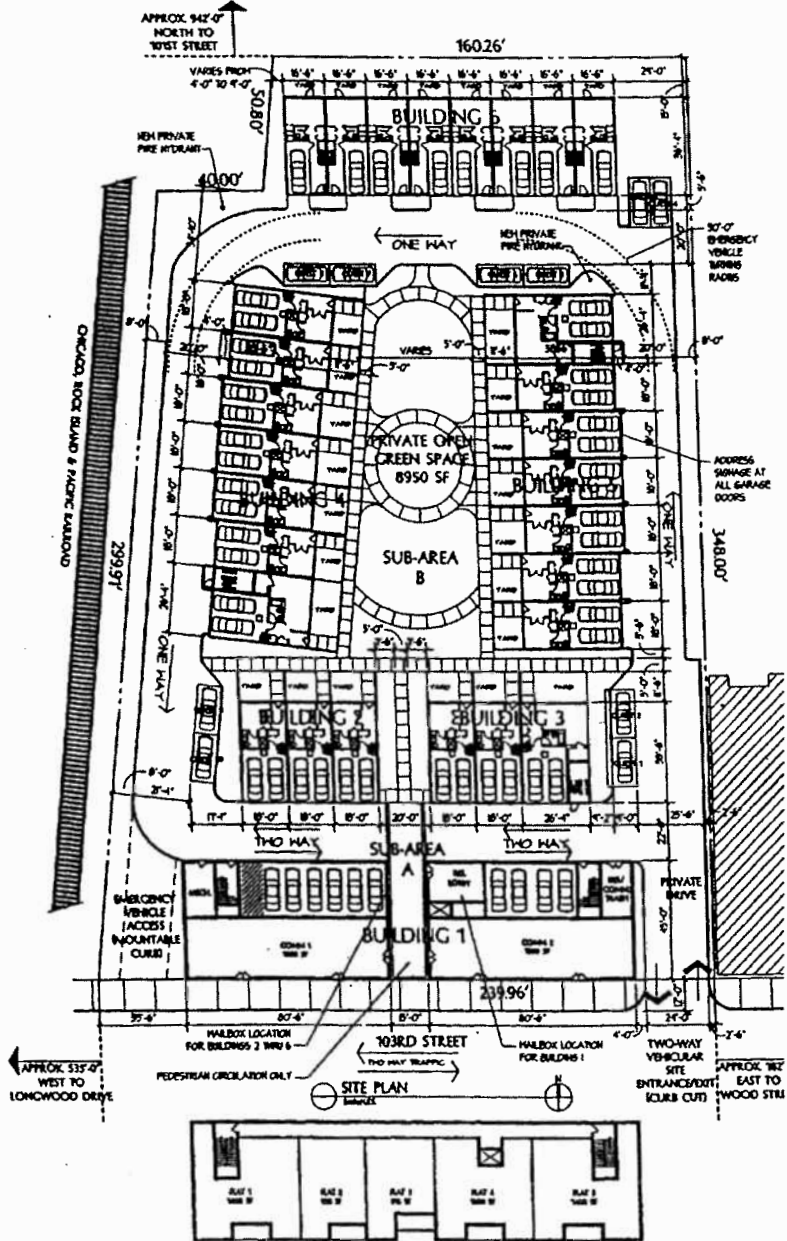
Subarea Map.



PLANNED DEVELOPMENT BOUNDARY  
PROPERTY LINES  
RESIDENTIAL

APPLICANT: BEVERLY PLACE, LLC  
c/o AXIS PROPERTIES  
625 DEERFIELD ROAD  
DEERFIELD, IL 60015  
DATE: JUNE 23, 2004  
REVISED: SEPTEMBER 23, 2004

Site Plan.

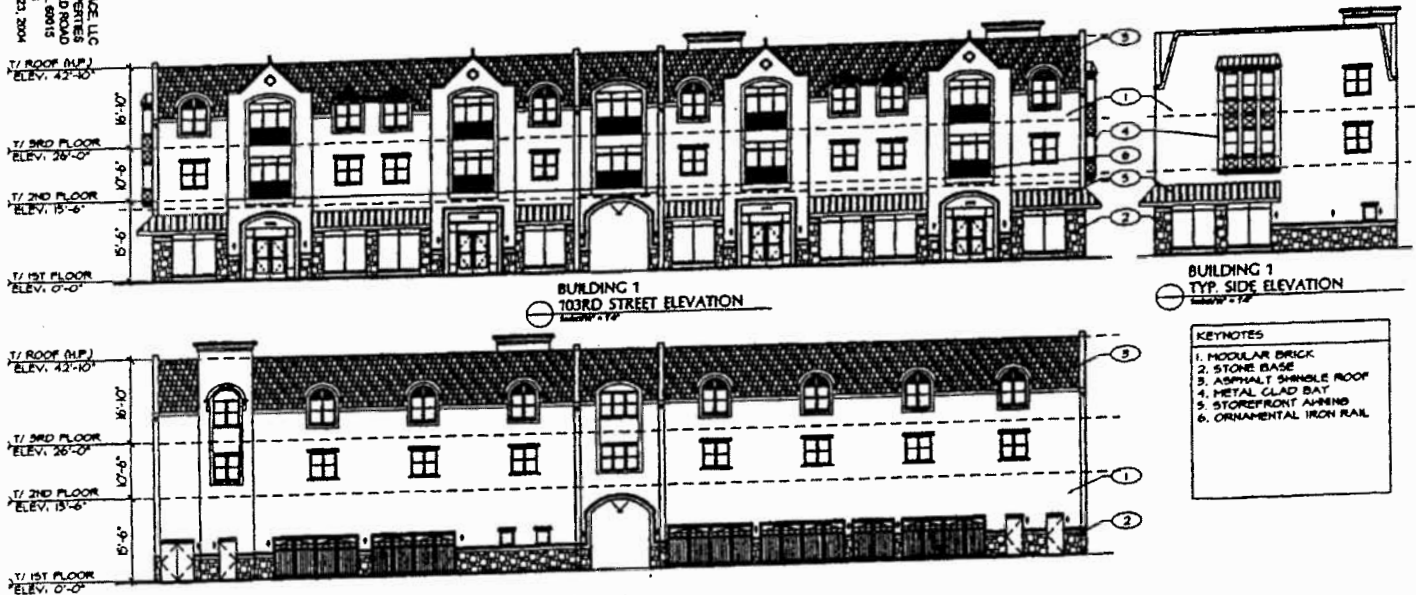


APPLICANT: BEVERLY PLACE, LLC  
 c/o AXIS PROPERTIES  
 625 DEERFIELD ROAD  
 DEERFIELD, IL 60015  
 DATE: JUNE 23, 2004  
 REVISED: SEPTEMBER 23, 2004

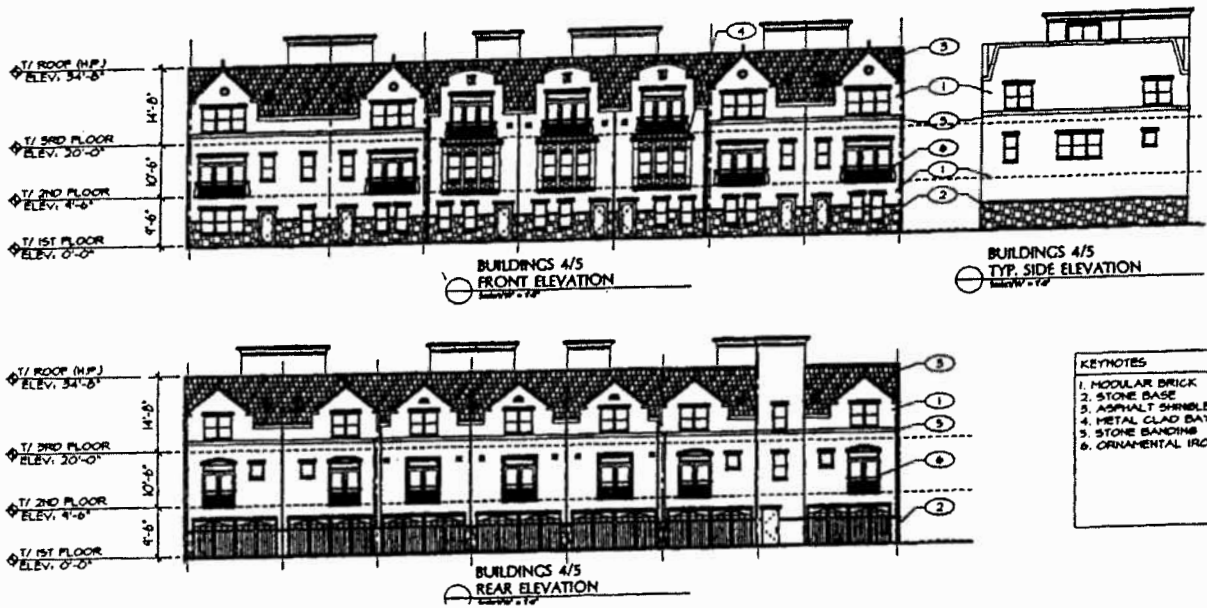
SECOND & THIRD FLOOR PLAN  
Scale: 1/8" = 1'-0"

Building Elevations.  
(Page 1 of 4)

APPLICANT: SEVERLY PLACE, LLC  
 69 AXIS PROPERTIES  
 625 DEERFIELD ROAD  
 DEERFIELD, IL 60015  
 DATE: 11/3/04  
 REVISED: SET DRAWN 11.2004

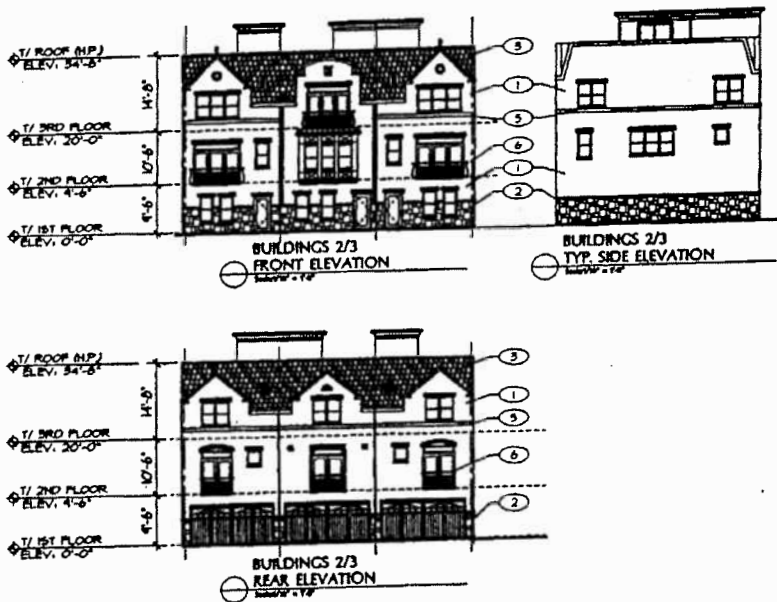


Building Elevations.  
(Page 2 of 4)



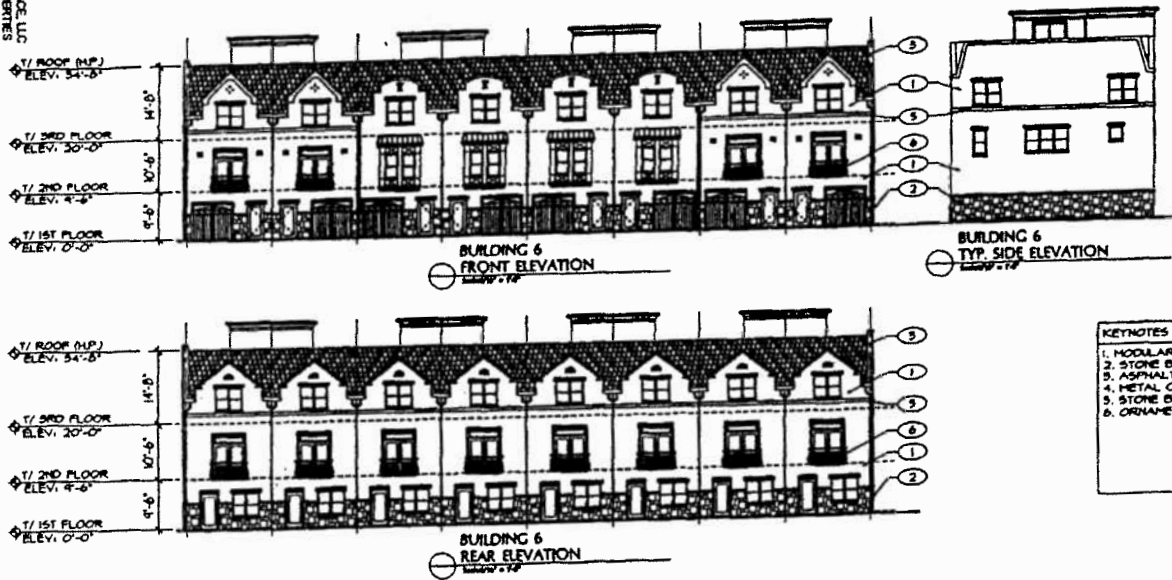
APPLICANT: BEVENLY PLACE, LLC  
 60 AYS PROPERTIES  
 625 DEERFIELD ROAD  
 DEERFIELD, IL 60015  
 DATE: 9/16/04  
 REVISION: SEPTEMBER 21, 2004

Building Elevations.  
(Page 3 of 4)



APPLICANT: BEVERLY PLACE LLC  
 96 AVIS PROPERTIES  
 825 DEERFIELD ROAD  
 DEERFIELD, IL 60015  
 DATE: JUNE 21, 2004  
 REVISED: SEPTEMBER 21, 2004

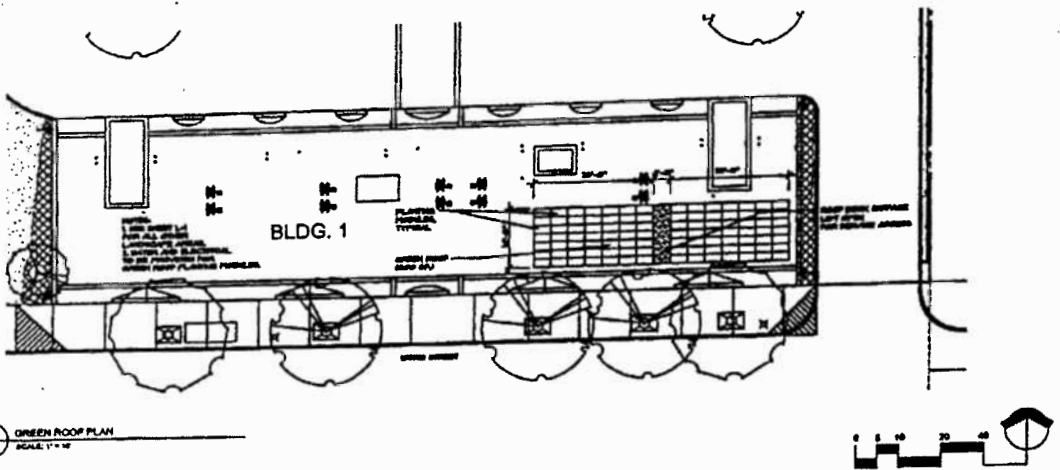
Building Elevations.  
(Page 4 of 4)



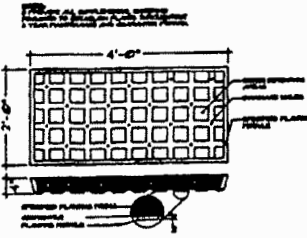
KEYNOTES	
1.	MODULAR BRICK
2.	STONE BASE
3.	ASPHALT SHINGLE ROOF
4.	METAL CLAD BAY
5.	STONE BANDING
6.	ORNAMENTAL IRON RAIL

APPLICANT: BEVERLY PLACE, LLC  
 26 AVIS PROPERTIES  
 423 OVERFIELD ROAD  
 OVERFIELD, IL 60015  
 DATE: 9/15/04  
 REVISED: SEPTEMBER 21, 2004

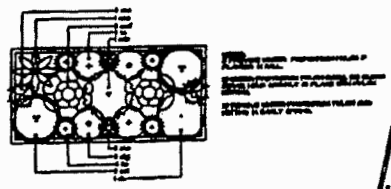
Landscape Details.



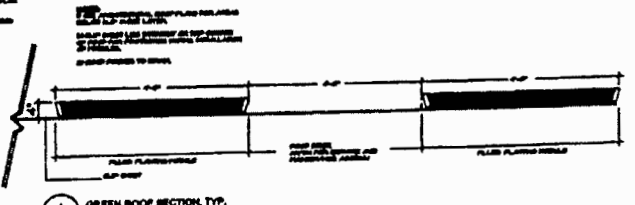
1 GREEN ROOF PLAN  
SCALE: 1" = 10'



2 GREEN ROOF MODULE DETAIL  
N.T.S.



3 PLANTING MODULE LAYOUT, TYP.  
N.T.S.



4 GREEN ROOF SECTION, TYP.  
N.T.S.

APPLICANT: BENTLEY PLACE, LLC  
 675 LAKE PROGRESS RD  
 BENTLEY PLACE, ILLINOIS  
 LAKE, IL 60054  
 815-351-1111

DATE: 11/3/2004

Landscape Plan.

**THE GENERAL LANDSCAPE DESIGNER'S RESPONSIBILITIES**

**GENERAL DESIGN**

THE DESIGNER SHALL DESIGN AND PREPARE ALL LANDSCAPE ARCHITECTURE PLANS AND SPECIFICATIONS FOR THE PROJECT, INCLUDING BUT NOT LIMITED TO:

- 1. SITE ANALYSIS AND CONCEPTUAL DESIGN
- 2. PRELIMINARY LAYOUTS AND PLANS
- 3. FINAL LAYOUTS AND PLANS
- 4. SPECIFICATIONS FOR PLANTING AND MATERIALS
- 5. CONSTRUCTION ADMINISTRATION

**PLANTING**

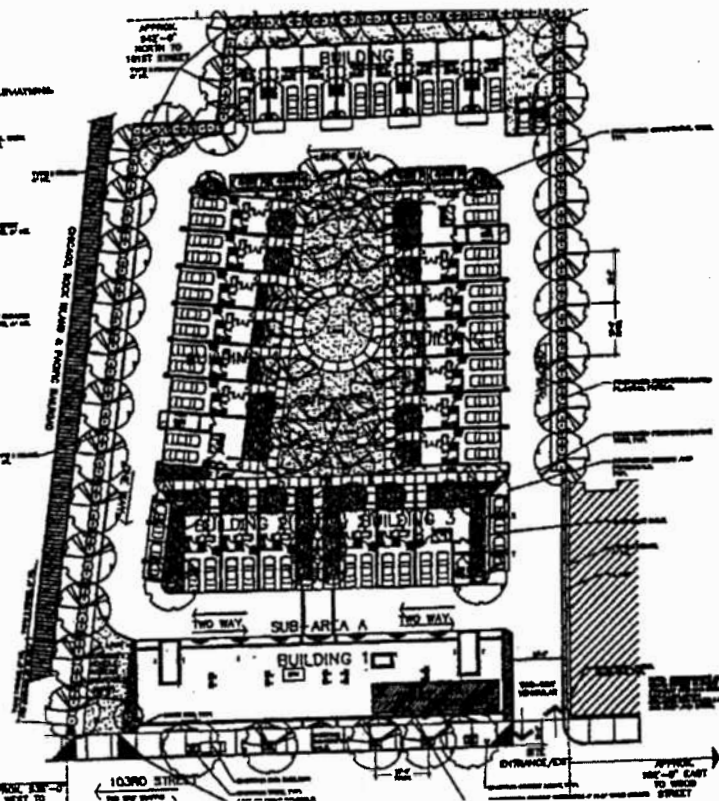
THE DESIGNER SHALL SELECT AND SPECIFY ALL PLANTS TO BE USED IN THE PROJECT, INCLUDING BUT NOT LIMITED TO:

- 1. TREE SPECIFICATIONS
- 2. SHRUB SPECIFICATIONS
- 3. FLOWER SPECIFICATIONS
- 4. GRASS SPECIFICATIONS
- 5. SOIL SPECIFICATIONS

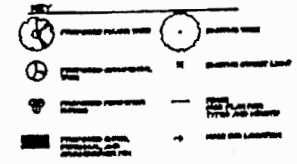
**CONSTRUCTION ADMINISTRATION**

THE DESIGNER SHALL SUPERVISE AND CONTROL THE CONSTRUCTION OF THE LANDSCAPE ARCHITECTURE, INCLUDING BUT NOT LIMITED TO:

- 1. OBTAINING PERMITS AND APPROVALS
- 2. MONITORING THE CONSTRUCTION PROCESS
- 3. RESOLVING ANY PROBLEMS THAT MAY ARISE
- 4. PREPARING AS-BUILT PLANS



APPLICANT: BENTLEY PLACE, LLC  
 C/O A&S ENGINEERING  
 655 GERRARD ROAD  
 UNIT 11, SCAR  
 DATE: 11/3/2004



LANDSCAPE PLAN  
 SCALE 1/8" = 1'-0"

