



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
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>

September 5, 2007

Mr. Michael Fitzgerald, AIA
Principal
OKW Architects
600 West Jackson Blvd.
Chicago, Illinois 60661

Re: Administrative Relief request for Residential Planned Development No. 950, West Howard Street and North Ashland Avenue

Dear Mr. Fitzgerald:

Please be advised that your request for a minor change to Residential Planned Development No. 950 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

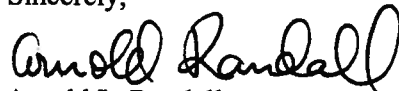
Specifically, you are requesting to:

- Reduce the total number of dwelling units in the condominium and town home development from 43 to 42 by eliminating one town home from Building #6.
- Increase the total number of off-street parking spaces from 53 to 54.
- Modify the overall building dimensions, maintaining the originally approved setbacks and reducing the total building area from 65,204 square feet to 65,017 square feet.
- Increase the building height from 32'-0" to 33'-8" due to Building Code requirements.
- Modify the architectural expression slightly, including the use of two brick colors on the building facades, rather than the single color initially approved.

With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood, do not result in an increase in the bulk or density, do 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 Planned Development No. 950, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Arnold L. Randall
Commissioner

ALR:MRD:tm

cc: Kathleen Nelson, Danita Childers, Mike Marmo, Pat Haynes, DPD files



3/9/2005

REPORTS OF COMMITTEES

14642
44551

West Medill Avenue; North Oakley Avenue; a line 24 feet south of and parallel to West Medill Avenue; and the alley west of and parallel to North Oakley Avenue.

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District which is hereby established in the area above described.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map Number 7-O.
(Application Number 14643)

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

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the R2 Single-Family Residence District symbols and indications as shown on Map Number 7-O in the area bounded by:

a line 100 feet south of and parallel to West Barry Avenue; North Olcott Avenue; a line 150 feet south of and parallel to West Barry Avenue, and a line 133.20 feet west of and parallel to North Olcott Avenue,

to those of an RS3 Residential Single-Unit (Detached Housing) 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 19-H.
(As Amended)
(Application Number 14642) RPD950

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 and C1-3 Restricted Commercial District symbols and indications as shown on Map Number 19-H in the area bounded by:

West Howard Street; the alley next east of North Ashland Avenue; North Rogers Avenue; and North Ashland Avenue,

to those of an RM4.5 Residential Multi-Unit 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 the RM4.5 Residential Multi-Unit District established in Section 1 above to the designation of a Residential Planned Development which is hereby established in the area above described.

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 950

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number *950* (the "Planned Development") shall consist of approximately forty-six thousand thirty (46,030) square feet (one and five hundredths (1.05) acres) of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustments Map (the "Property") and is owned and controlled by the applicant, Burrel Restaurant Corp.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedications or vacations 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 approved 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 titleholders 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, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 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 purpose 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.

4. This plan of development consists of sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary Line Map; an Existing Land-Use Map; a Site Plan/Landscape Plan; Building Elevations and Building Floor Plans prepared by PFB Architects, L.L.C. and dated October 15, 2004, submitted herewith. A full-sized set of the Site Plan, Landscape Plan and Building Elevations are 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 following uses are permitted in the area delineated herein as a residential planned development: forty-three (43) dwelling units to be located in eight (8) townhouse buildings with parking for fifty-three (53) automobiles to be provided on site.
6. Identification signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.
8. Any service drive or other ingress and 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or any public street or alley during the demolition or construction shall be subject to the review and approval of the Chicago Department of

Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Working in the Public Way and in compliance with the Municipal Code of the City of Chicago.

9. The height restriction of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations and shall also be subject to height limitations established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definitions in the City Zoning Ordinance shall apply.
11. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent right-of-way, and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan, Building Elevations, and the Bulk Regulations and Data Table. In addition, parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines apply, except as provided herein and on the attached plans.
12. 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 17-13-0611-A of the Chicago Zoning Ordinance, such minor changes may include a reduction in periphery setbacks, and an increase in the maximum percentage of land covered.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes access throughout the Property. No permits or approvals will be issued by the Department of Construction and Permits pursuant to Section 17-13-0610 until the Mayor's Office for People with Disabilities has reviewed and approved the project.

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 best and 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 System. Copies of these standards may be obtained from the Department of Planning and Development.
15. Nothing contained in this Planned Development shall preclude compliance by the applicant with all building regulations deemed necessary to protect the public health, safety and welfare. Where a conflict exists between this Planned Development and any other City codes, ordinances or regulations, the more stringent rules govern.
16. 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 those of a B3-3 Community Shopping District and C1-2 Neighborhood Commercial District. This six (6) year period may be extended for up to one (1) additional year if, before expiration of the six (6) year period, the Commissioner of Planning and Development determines that good cause for extension is shown.

[Plant Schedule referred to in these Plan of Development
Statements omitted for printing purposes but on
file and available for public inspection
in the Office of the City Clerk.]

[Bulk Regulation and Data Table; Existing Zoning Map; Residential Planned
Development Boundary Line Map; Existing Land-Use Map;
Site Plan; Landscape Plan; Building Elevations; and
Building Floor Plans referred to in these Plan
of Development Statements printed on
pages 44556 through 44578
of this *Journal*.]

Bulk Regulations And Data Table.

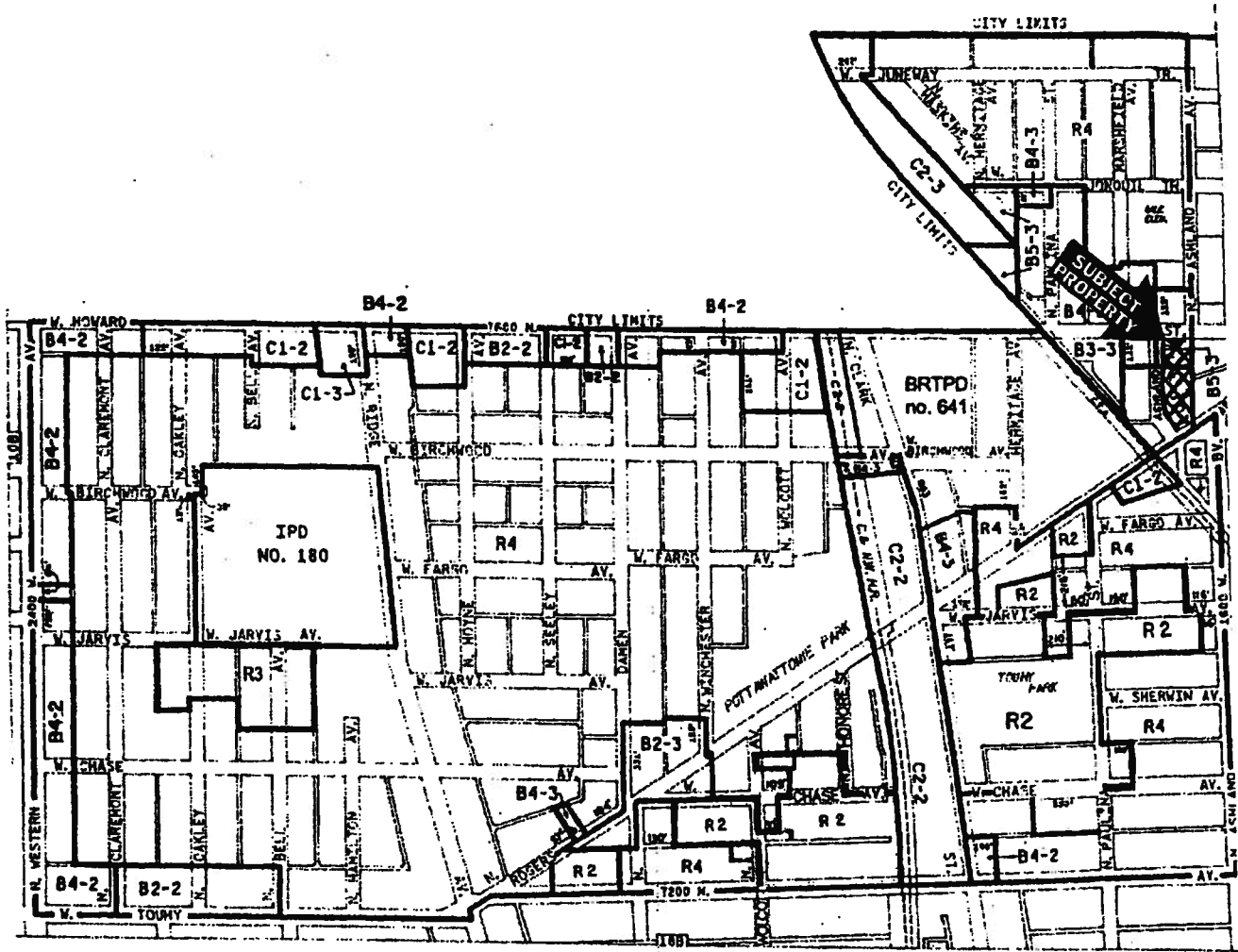
3-STORY TOWNHOUSE (BUILDING #1)	3-STORY TOWNHOUSE (BUILDING #2)	3-STORY TOWNHOUSE (BUILDING #3)	3-STORY TOWNHOUSE (BUILDING #4)	3-STORY TOWNHOUSE (BUILDING #5)	3-STORY TOWNHOUSE (BUILDING #6)	3-STORY CONDOMINIUM (BUILDING #8)
(4) 3 BEDROOM UNITS (2) PARKING SPACE EACH	(4) 2 BEDROOM UNITS (1) PARKING SPACE EACH	(2) 2 BEDROOM UNITS (1) PARKING SPACE EACH	(4) 3 BEDROOM UNITS (2) PARKING SPACE EACH	(2) 2 BEDROOM UNITS (1) PARKING SPACE EACH	(4) 2 BEDROOM UNITS (1) PARKING SPACE EACH	(2) 1 BEDROOM UNITS
TOTAL NUMBER OF PARKING SPACES (8)	TOTAL NUMBER OF PARKING SPACES (4)	TOTAL NUMBER OF PARKING SPACES (2)	TOTAL NUMBER OF PARKING SPACES (4)	TOTAL NUMBER OF PARKING SPACES (2)	TOTAL NUMBER OF PARKING SPACES (4)	TOTAL NUMBER OF PARKING SPACES (10) 1 EACH UNIT
TOTAL NUMBER OF UNITS (4)	TOTAL NUMBER OF UNITS (4)	TOTAL NUMBER OF UNITS (4)	TOTAL NUMBER OF UNITS (4)	TOTAL NUMBER OF UNITS (4)	TOTAL NUMBER OF UNITS (4)	TOTAL NUMBER OF UNITS (10)
TOTAL SQ. FT. (8,200 SQ. FT.)	TOTAL SQ. FT. (8,200 SQ. FT.)	TOTAL SQ. FT. (8,200 SQ. FT.)	TOTAL SQ. FT. (8,200 SQ. FT.)	TOTAL SQ. FT. (8,200 SQ. FT.)	TOTAL SQ. FT. (8,200 SQ. FT.)	TOTAL SQ. FT. (14,783 SQ. FT.)
TOTAL OCCUPANCY (82)	TOTAL OCCUPANCY (50)	TOTAL OCCUPANCY (20)	TOTAL OCCUPANCY (20)	TOTAL OCCUPANCY (20)	TOTAL OCCUPANCY (20)	TOTAL OCCUPANCY (118)

ALL BUILDINGS TO BE CONSTRUCTION TYPE III-B	ACTUAL OFF STREET PARKING: 53 SPACES
(43) GROSS SITE AREA: 46,000 SQ. FT.	PARKING RATE: 1.23
(50) PUBLIC RIGHT-OF-WAY: 0 SQ. FT.	MIN. LOADING SPACES: 0
(50B) NET SITE AREA: 46,000 SQ. FT.	ACTUAL LOADING SPACES: 0
TOTAL BUILDING AREA: 86,204 SQ. FT.	MAXIMUM BUILDING HEIGHT: 32'-0"
ACTUAL F.A.R.: 1.41	MIN. SET BACK: 0' AT HOWARD, 8' AT ASHLAND, 8'-4" AT ROGERS
DESIGN F.A.S.: 1.57	
LANDSCAPE OPEN SPACE AREA: 12,268 SQ. FT.	
MIN. OFF STREET PARKING: 43 SPACES	

** PER CBC CHAPTER 16-11-1107.6.4 & COMMENTS A117.1-2003

SPRINKLER SYSTEM: N/A
FIRE ALARM ANNUNCIATOR PANELS: N/A

Existing Zoning Map.



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RESIDENCE DISTRICTS

- R1 SINGLE-FAMILY RESIDENCE DISTRICT
- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT
- R6 GENERAL RESIDENCE DISTRICT
- R7 GENERAL RESIDENCE DISTRICT
- R8 GENERAL RESIDENCE DISTRICT

BUSINESS DISTRICTS

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
- B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

COMMERCIAL DISTRICTS

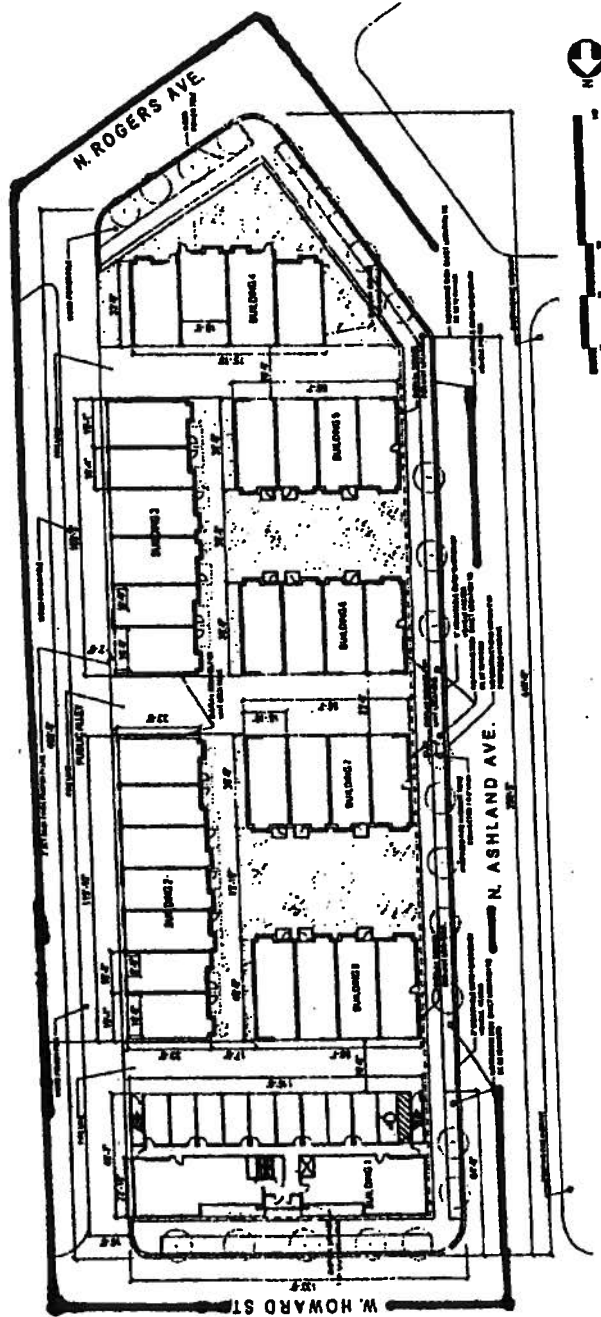
- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
- C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
- C4 MOTOR FREIGHT TERMINAL DISTRICT

MANUFACTURING DISTRICTS

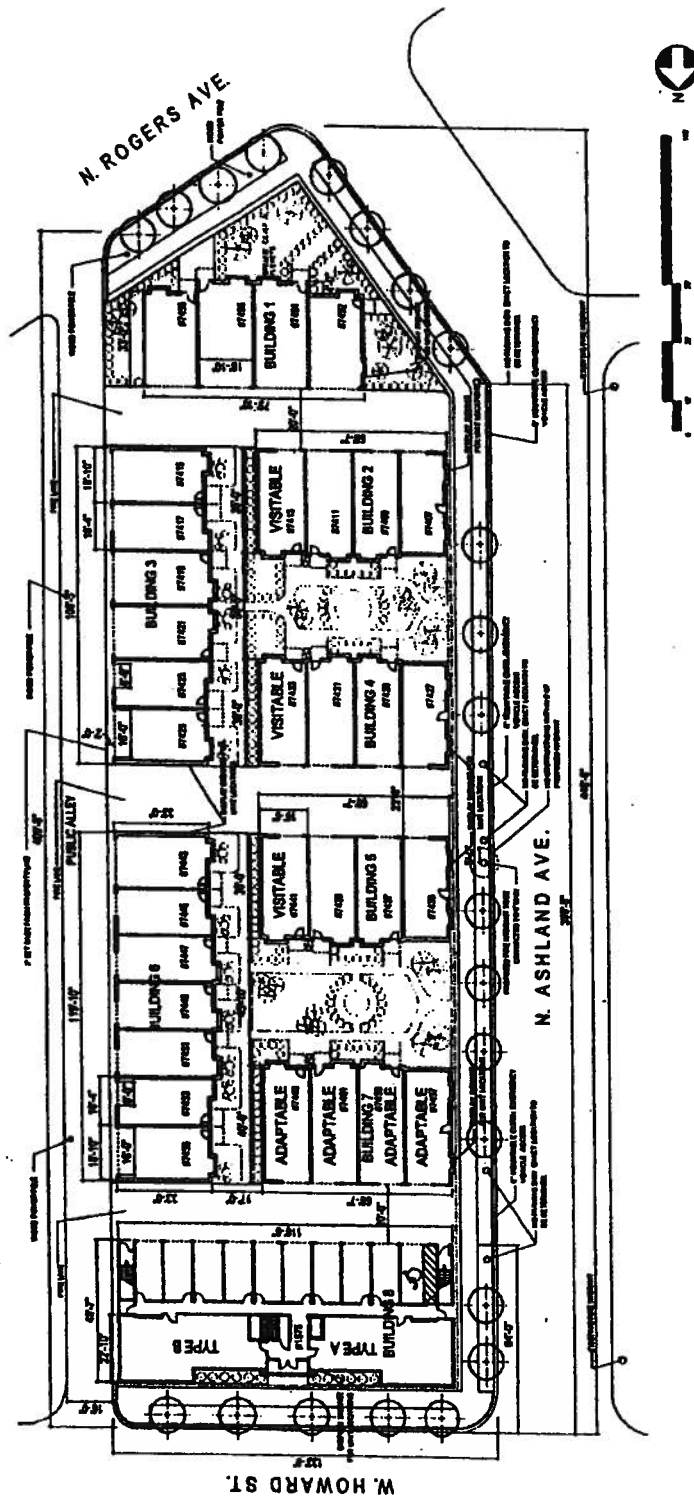
- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT



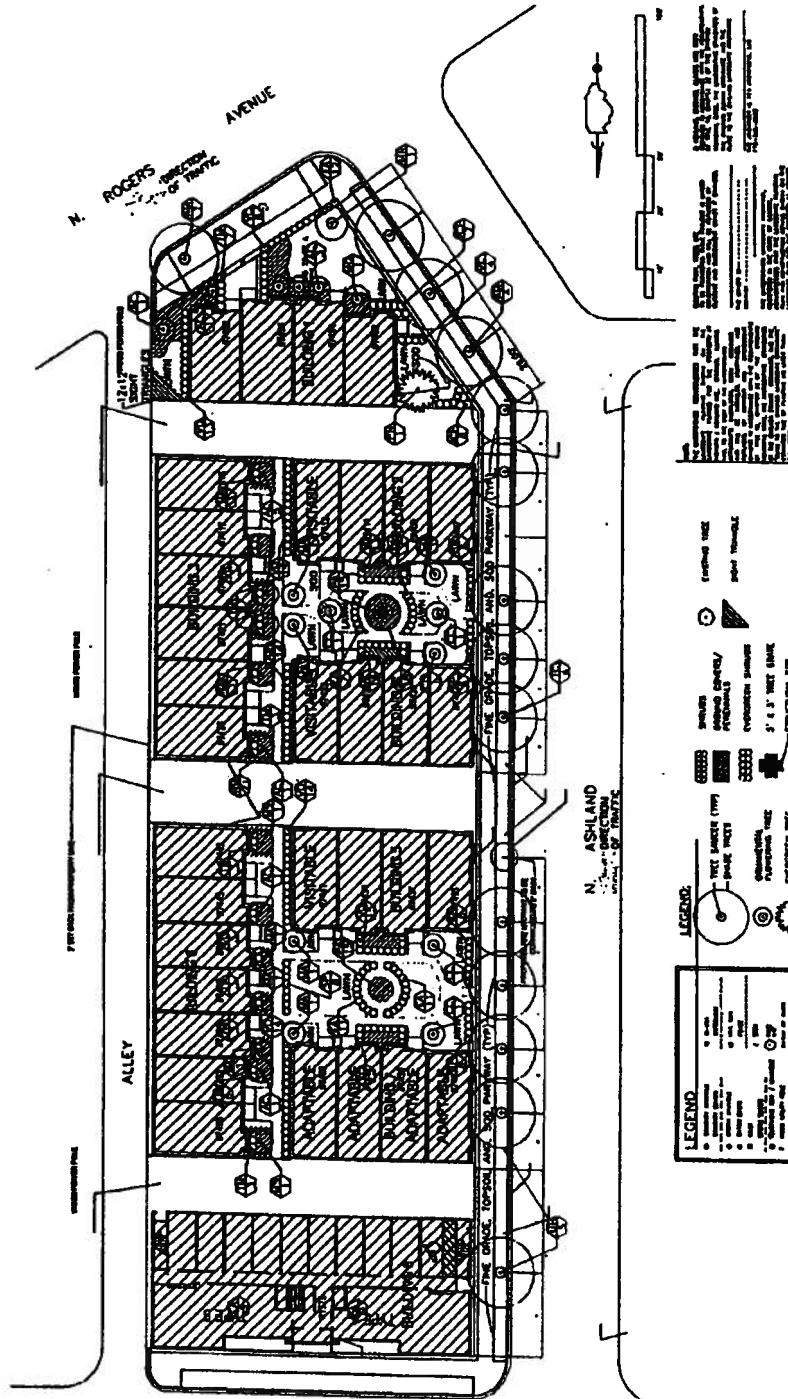
Residential Planned Development
Boundary Line Map.



Site Plan.

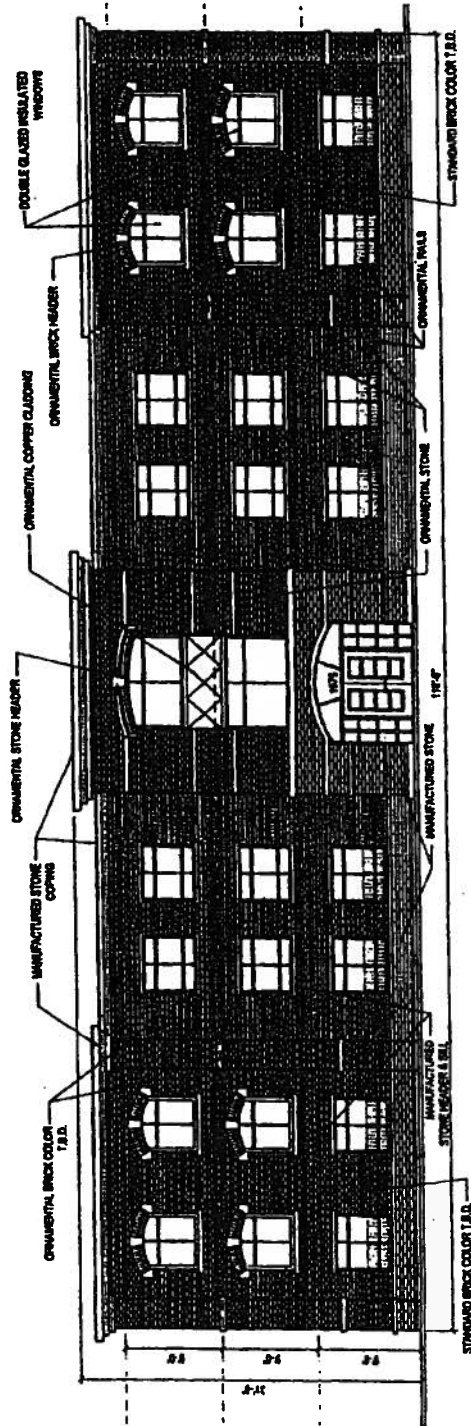


Landscape Plan.

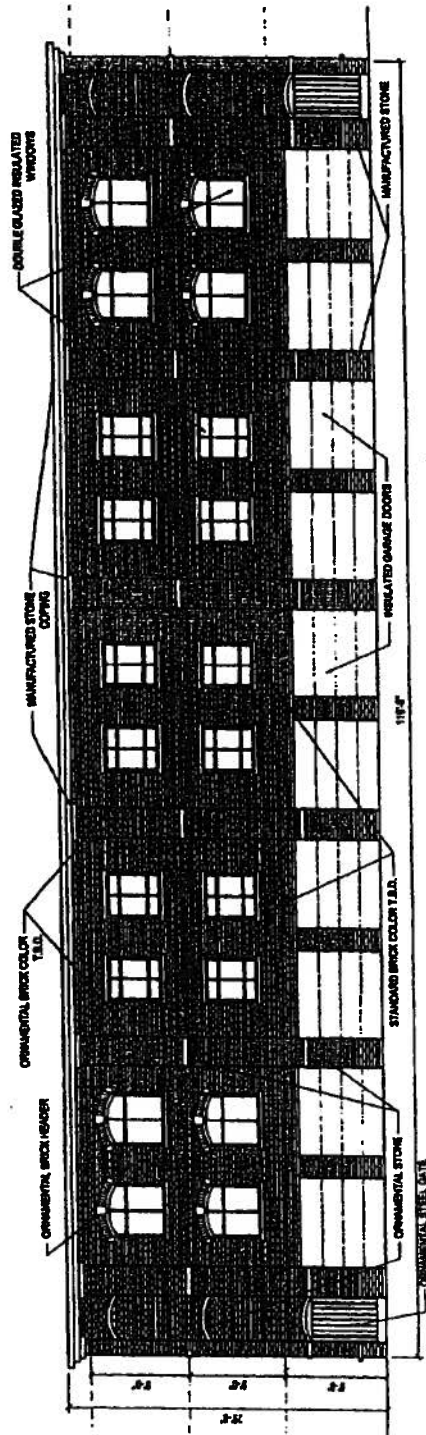


STREET
 W. HOWARD
 DIRECTION OF TRAFFIC

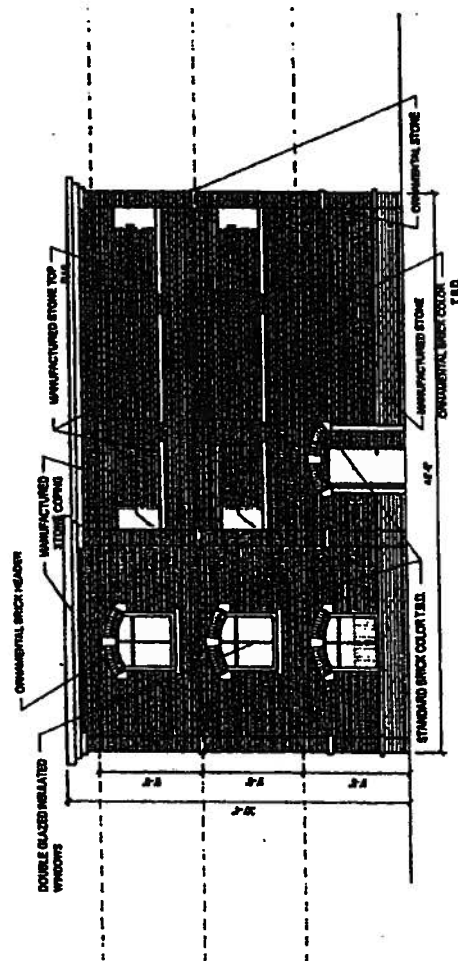
Building Elevations.
(Page 1 of 14)



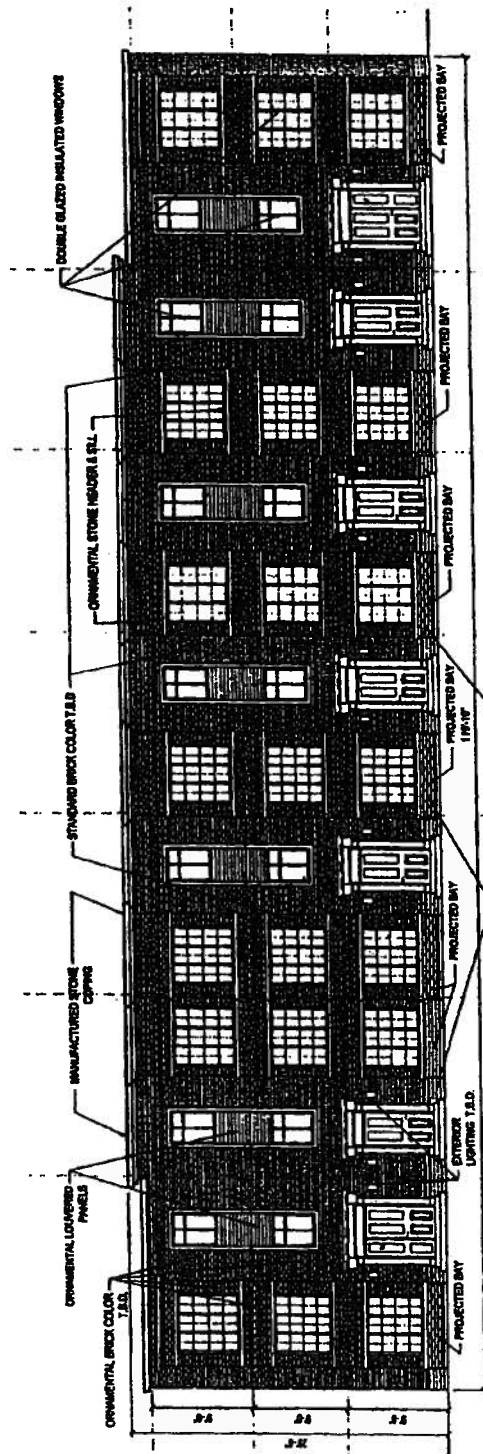
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(Page 2 of 14)



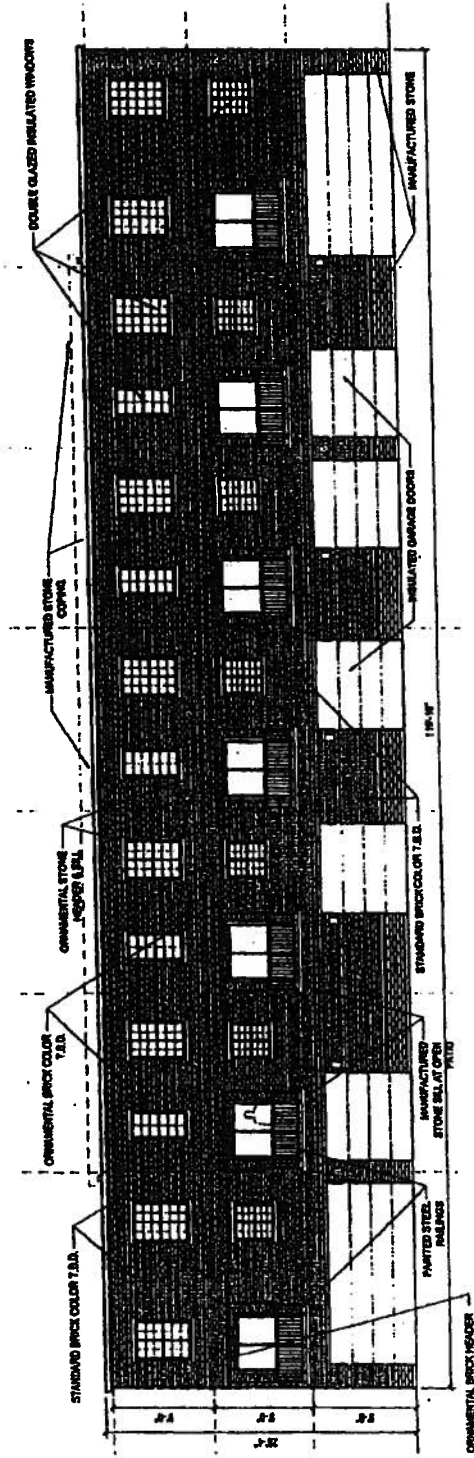
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(Page 3 of 14)



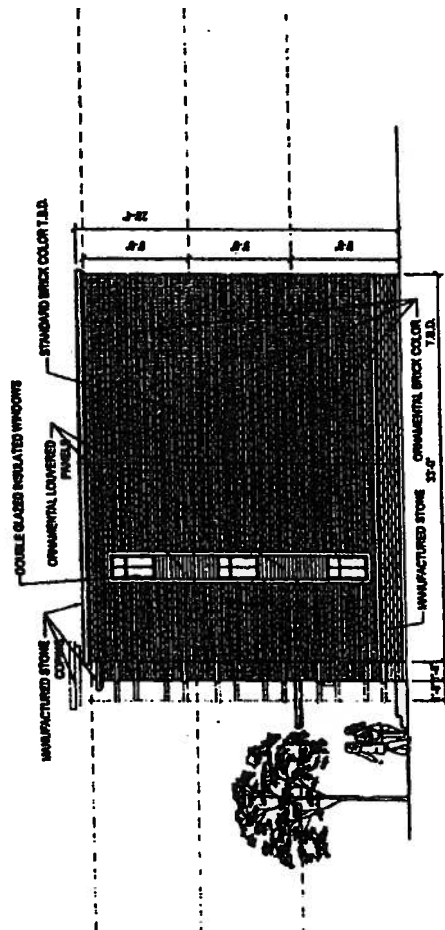
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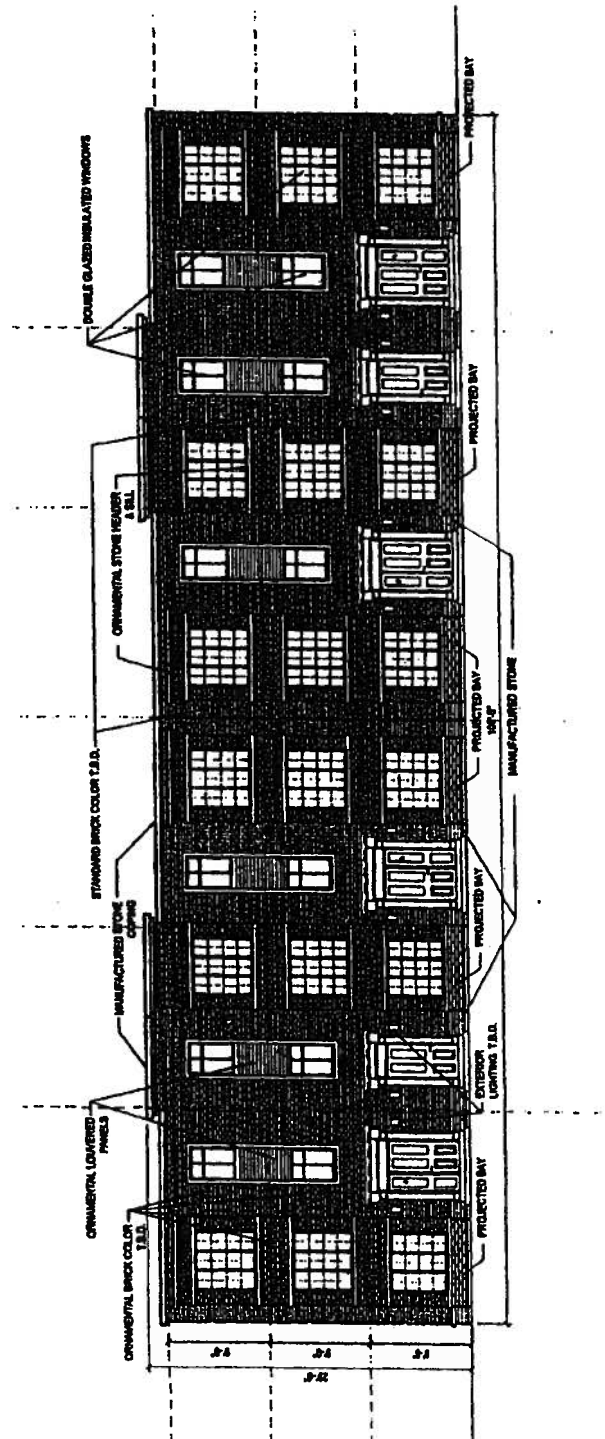
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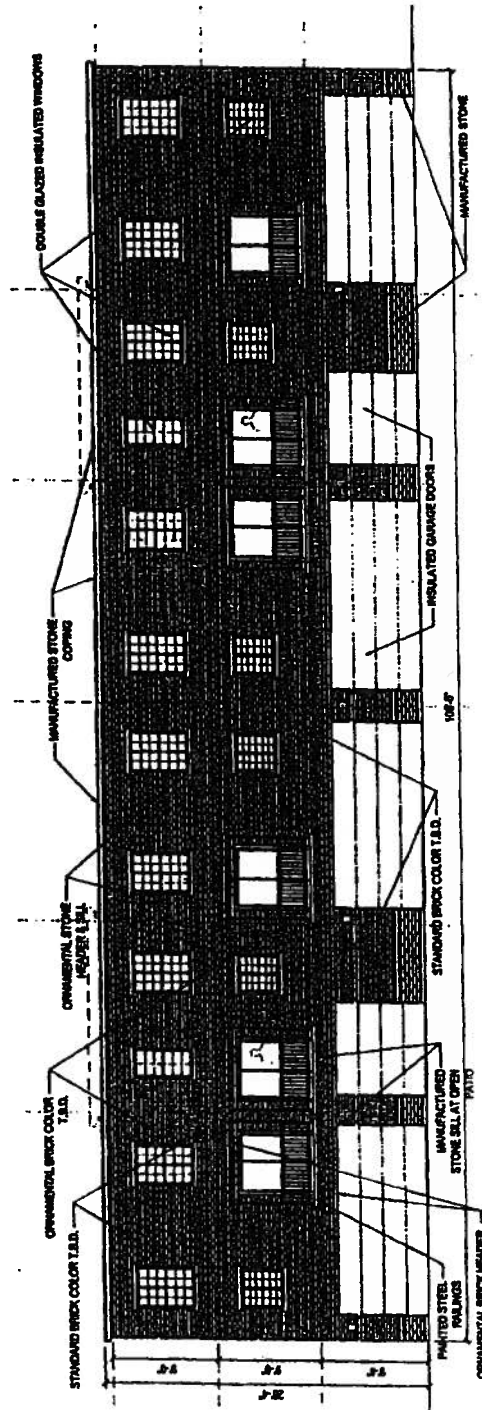
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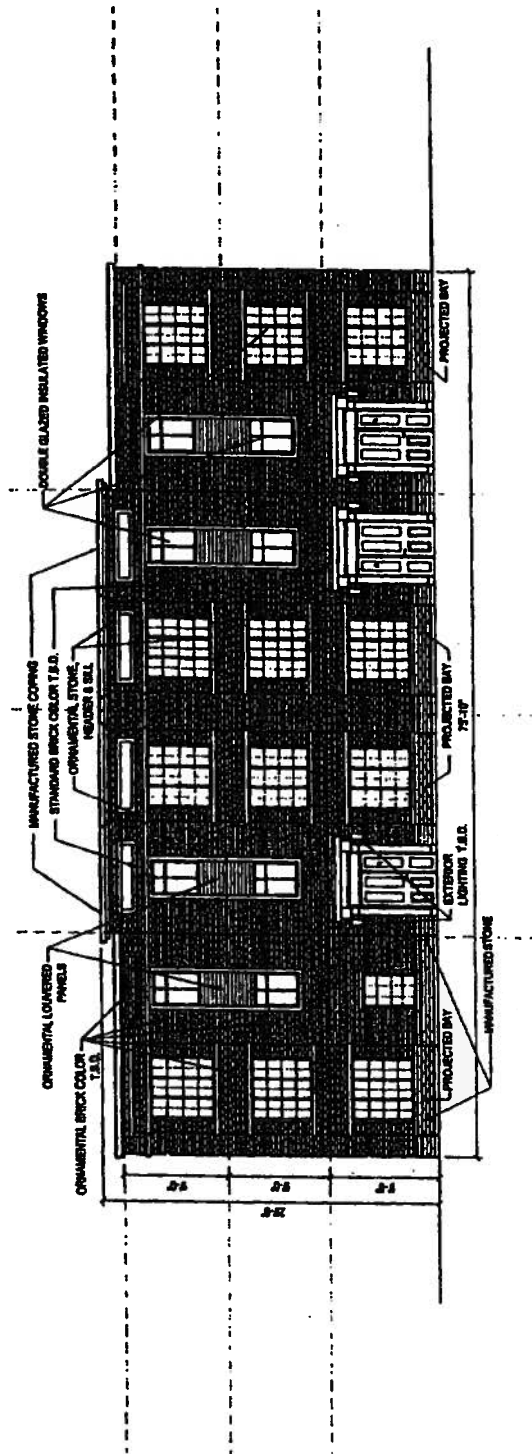
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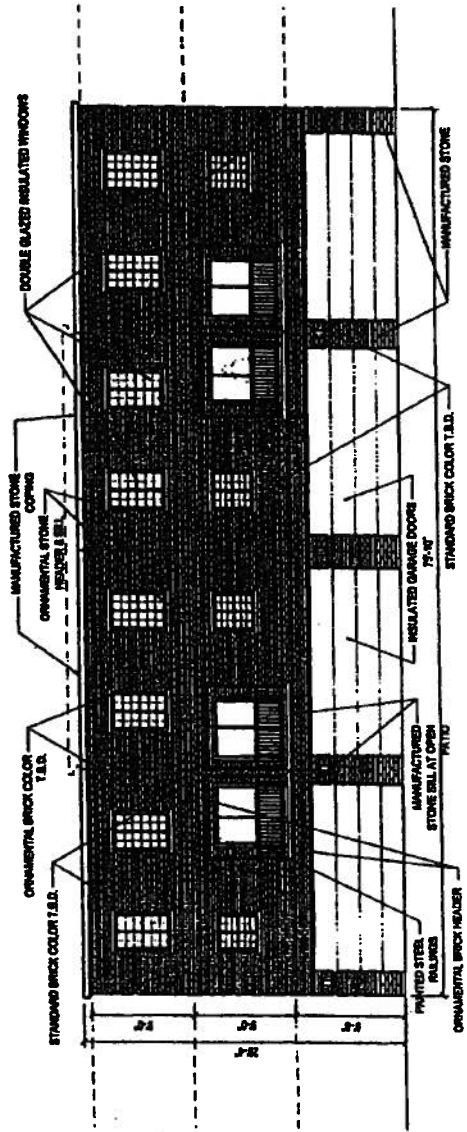
Building Elevations.
(Page 8 of 14)



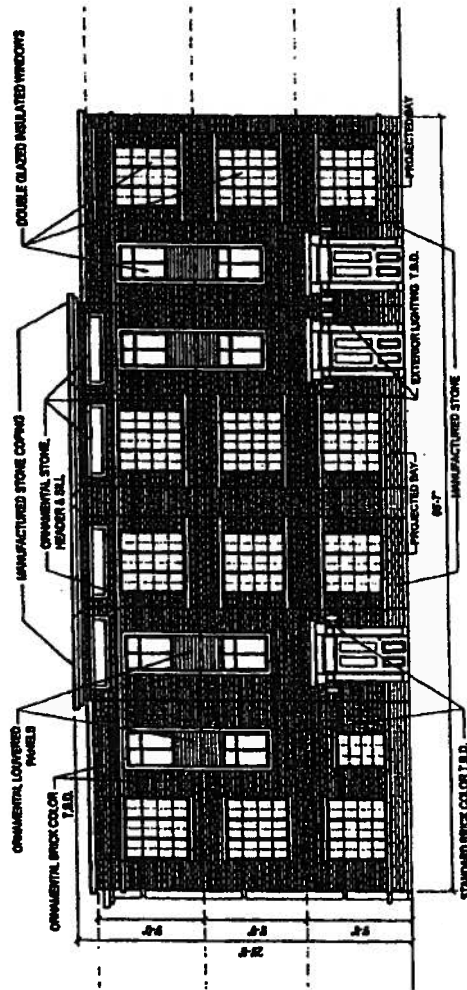
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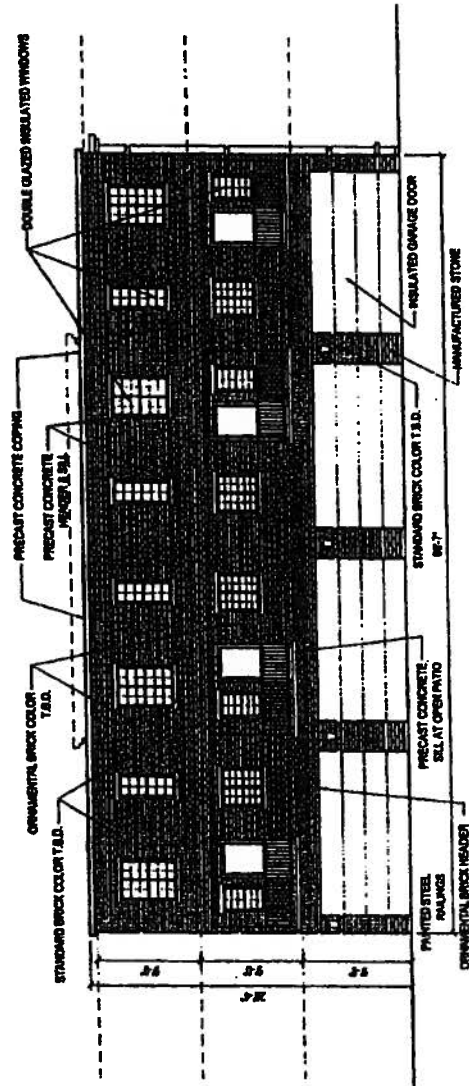
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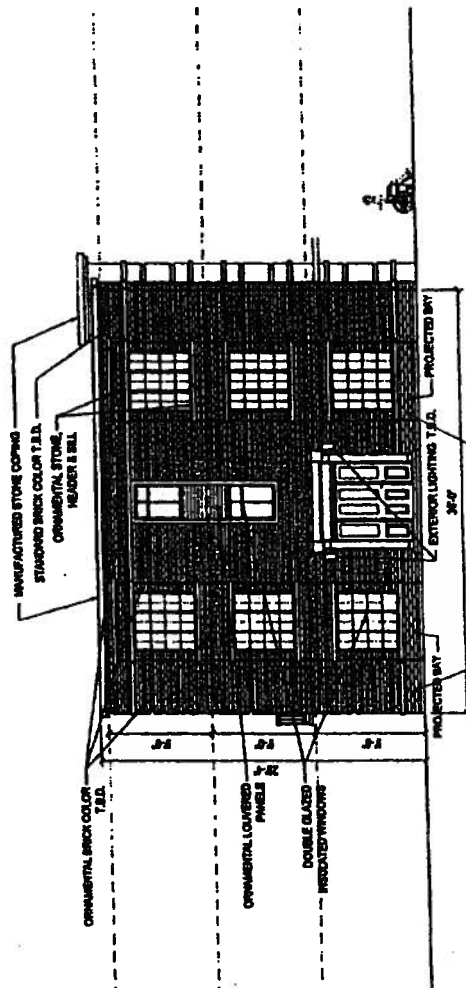
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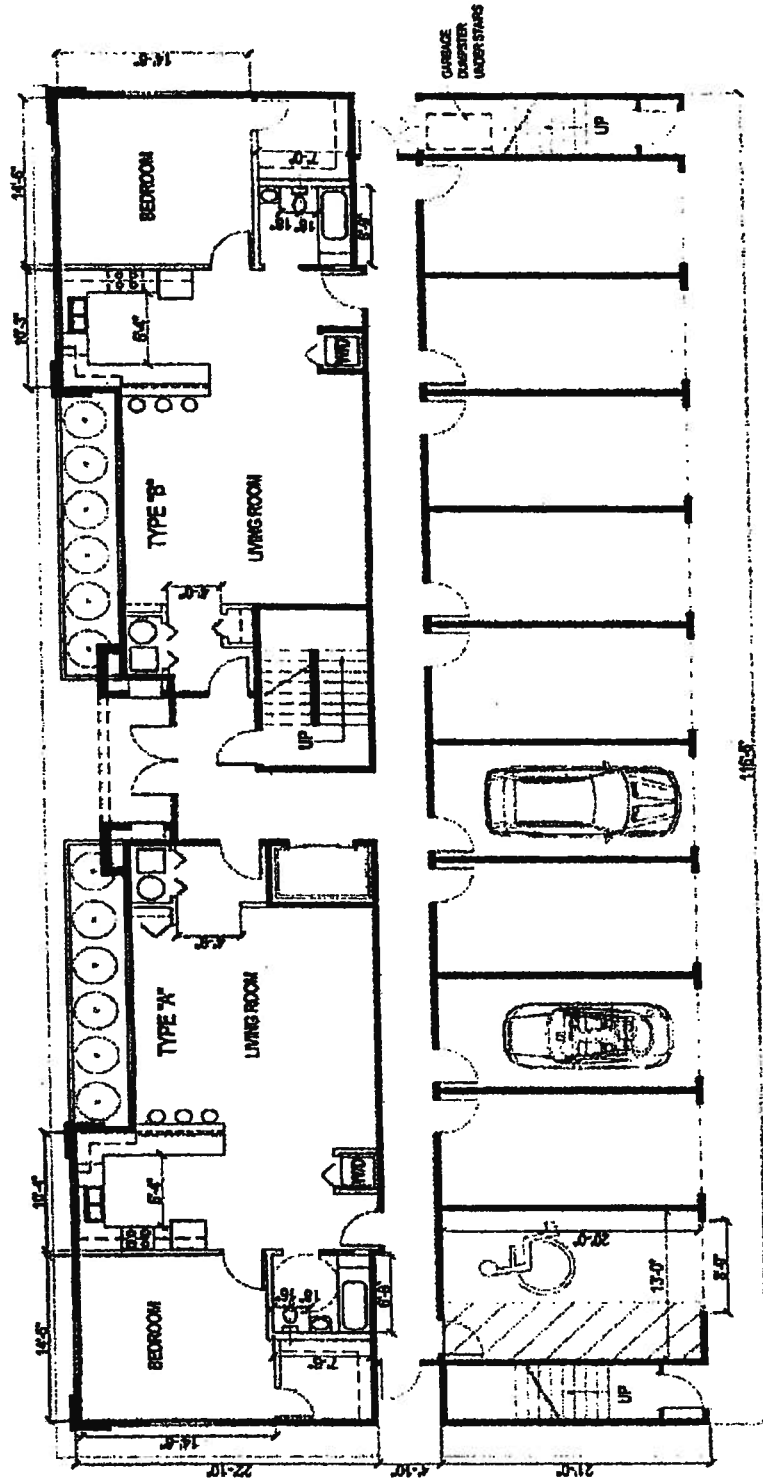
Building Elevations.
(Page 12 of 14)



Building Elevations.
(Page 13 of 14)



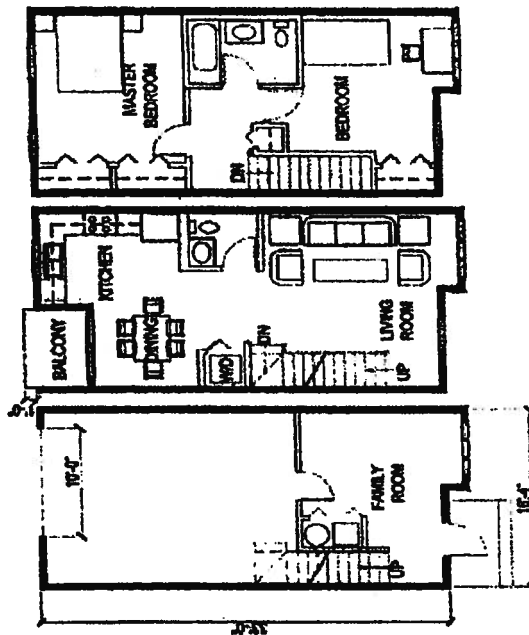
Building Floor Plans.
(Page 1 of 3)




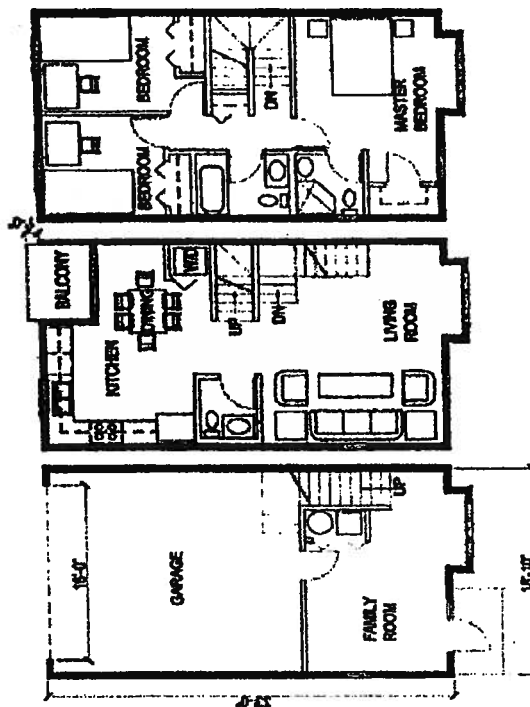
(1) TYPE 'A' CONDO UNIT TOTAL AREA: 1,024 SQ. FT.
 (1) TYPE 'B' CONDO UNIT TOTAL AREA: 1,024 SQ. FT.


FLOOR PLANS: CONDO
 LEVEL 1
 SCALE: 1/4" = 1'-0"

Building Floor Plans.
(Page 3 of 3)




 FLOOR PLANS: (2) BEDROOM TOWNHOUSE
 TOTAL AREA: 1,267 SQ. FT. TYPE 'E'
 SCALE: 1/4" = 1'-0"




 FLOOR PLANS: (3) BEDROOM TOWNHOUSE
 TOTAL AREA: 1,484 SQ. FT. TYPE 'D'
 SCALE: 1/4" = 1'-0"