

# PD 959

**Table of Contents**

**11/30/2005 Minor Change** ..... 2

**09/23/2005 Minor Change** ..... 4

**04/06/2005 PD Adoption** ..... 5

    Ordinance ..... 5

    Statements ..... 5

    Bulk Table ..... 9

    Exhibits ..... 11



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Lori T. Healey  
Commissioner

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November 30, 2005

Mr. Andrew S. Jaworski, AIA, NCARB  
Harley Ellis  
401 West Superior Street  
Chicago, IL 60610-3430

RE: Request for minor changes to Residential Planned  
Development No. 959  
(1818 W. Peterson Ave/ 6000 N. Ravenswood Ave.)

Dear Mr. Jaworski:

Please be advised that your request for minor changes to Residential Planned Development No. 959 on behalf of the developer has been considered by the Department of Planning and Development pursuant to Section 17-13-0611-A of Chicago Zoning Ordinance and Statement No.12 of the Planned Development.

Specifically, you requested to substitute the following plans for those attached to the Planned Development:

- Site Plan AS1.01,
- Building Elevations (North & South) A2.101, and
- Building Elevations (West, East, & Side) A21.02  
[all prepared by HarleyEllis and dated July 25, 2005]; and
- Landscape Plan L1.102  
[prepared by Site Design Group and dated July 25, 2005].

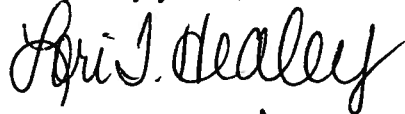
These plans reflect modifications to the Site and Landscape Plans as the result of moving the building approximately 8' 5" to the east, as approved by the Minor Change Letter dated September 23, 2005. These plans also reflect changes to the Building Elevations eliminating some of the corners of the North Elevation, substituting punched window openings for the aluminum storefront system on the North Elevation, reducing the gross floor area of the ninth-floor penthouse, eliminating the arch detailing around the second- through fifth-floor window bays on all four elevations, and substituting standard windows for the patio doors behind the julliette balconies on the North and South Elevations.



The Department has reviewed the request and has determined that the proposed modifications would be appropriate. They would neither change the character of the development, increase the maximum number of dwelling units (187), nor increase the maximum F.A.R. permitted in the Planned Development (4.10).

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change to this Planned Development.

Very truly yours,



Lori T. Healey  
Commissioner



Originated by: Fred Deters

cc: Michael Marmo, Tom Smith, Danita Childers, Planned Development files



**City of Chicago**  
**Richard M. Daley, Mayor**

**Department of Planning  
and Development**

**Denise M. Casalino, P.E.**  
**Commissioner**

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September 23, 2005

Mr. Paul A. Kolpak  
Kolpak and Lerner  
6767 North Milwaukee Avenue  
Niles, IL 60714

RE: Request for Minor Change to Residential Planned  
Development No. 959  
(6000 N. Ravenswood Ave.)

Dear Mr. Kolpak:

Please be advised that your request for minor change to Residential Planned Development No. 959, on behalf of G & A Construction and Development Corporation, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of Chicago Zoning Ordinance and Statement No.12 of the Planned Development.

Specifically, you requested to revise the Bulk Regulations and Data Table, the Site Plan, and the Landscape Plan to reduce the east (Ravenswood Ave.) setback from 35 feet to 26 feet 7 inches, and correspondingly increase the west (alley) setback from 20 feet to 28 feet 5 inches. This would permit shifting the proposed building approximately 8 feet 5 inches to the east in order to address technical problems related to the slope of the site. The requested change in the setbacks would change the size and design of the proposed open spaces at the east and west ends of the building.

The Department has reviewed the request and has determined that the proposed modifications would be appropriate. They would not change the character of the development, nor would they increase the maximum number of dwelling units or the maximum F.A.R. permitted in the Planned Development, nor would they reduce the minimum distance required between structures. The heights of the building, as measured according to the Zoning Ordinance, would remain within the maximum permitted by the Planned Development.



4/6/2005

REPORTS OF COMMITTEES

14694  
46287

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

—  
*Reclassification Of Area Shown On Map Number 15-H.*  
(As Amended)  
(Application Number 14694)

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 15-H in the area bounded by:

a line 173.82 feet north of West Peterson Avenue; North Ravenswood Avenue; West Peterson Avenue; and the alley east of and parallel to North Wolcott Avenue,

to those of a B2-5 Neighborhood Mixed-Use 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 B2-5 Neighborhood Mixed-Use 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 attached to this ordinance read as follows:

*Residential Planned Development Number 959.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 959 (the "Planned Development") shall consist of approximately

forty-nine thousand six hundred seventy-four (49,674) square feet (one and fourteen hundredths (1.14) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned and controlled by the applicant A & A Construction & Development Inc.

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 fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan; and Exterior Elevations: south/north and east/west prepared by Harley Ellis architects and dated March 17, 2005, submitted herewith. Full size copies of the Site Plan, Landscape Plan and Exterior Elevations are on file with the Department of Planning and Development. This Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall apply.

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 thereto 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: senior housing, including but not limited to housing for elderly persons, supportive living, assisted living and independent living facilities, day care centers (adult and child), community center, senior center, recreation facilities, social services programs, limited accessory retail and commercial (including, but not limited to, barber/beauty shops, sundries, banking, nutrition center and food services for residents and for community center programs), residential support services, commercial kitchen, physical therapy services, examination rooms and services, chapel, library, administrative offices, accessory parking, related and incidental and accessory uses.
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 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. A minimum of two percent (2%) of all parking spaces shall be accessible parking.
8. 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 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. Improvements to 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 Bulk Regulations and Data Table, the

Site Plan and the Landscape Plan attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the applicable standards of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

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 application for such modification by the applicant and after a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the improvements contemplated in the Planned Development. Any such modification of the requirements of this 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 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 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 Persons 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 standards of accessibility.
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. If City financial assistance is sought in connection with development within this Planned Development, then relevant City policy in effect at the time such assistance is sought regarding vegetative ("green") roofs and other environmental requirements shall apply.
15. Unless substantial construction of the improvement 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 Property shall automatically revert to that of its preexisting 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 an extension is shown.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site Plan; Landscape Plan; and Exterior Elevations referred to in these Plan of Development Statements printed on pages 46293 through 46300 of this *Journal*.]

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

*Residential Planned Development Number 959.*

*Bulk Regulations And Data Table.*

Gross Site Area:	64,763 square feet (1.49 acres)
Public Right-of-Way:	15,089 square feet (0.35 acre)
Net Site Area:	49,674 square feet (1.14 acres)
Maximum Permitted Floor Area Ratio for Net Site Area:	4.10
Permitted Uses:	Senior Housing and related uses as listed in Statement Number 5
Maximum Number of Residential Units:	187
Minimum Number of Off-Street Parking Spaces:	60 spaces
Minimum Number of Off-Street Loading Spaces:	1
Minimum Bicycle Parking:	16

Maximum Percentage of Land Coverage:	40%
Minimum Building Setbacks:*	
North (rear):	54 feet
South (front):	8 feet
East (side):	35 feet
West (side):	20 feet
Maximum Building Height:	100 feet, 0 inches**

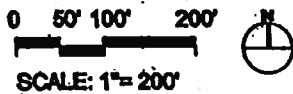
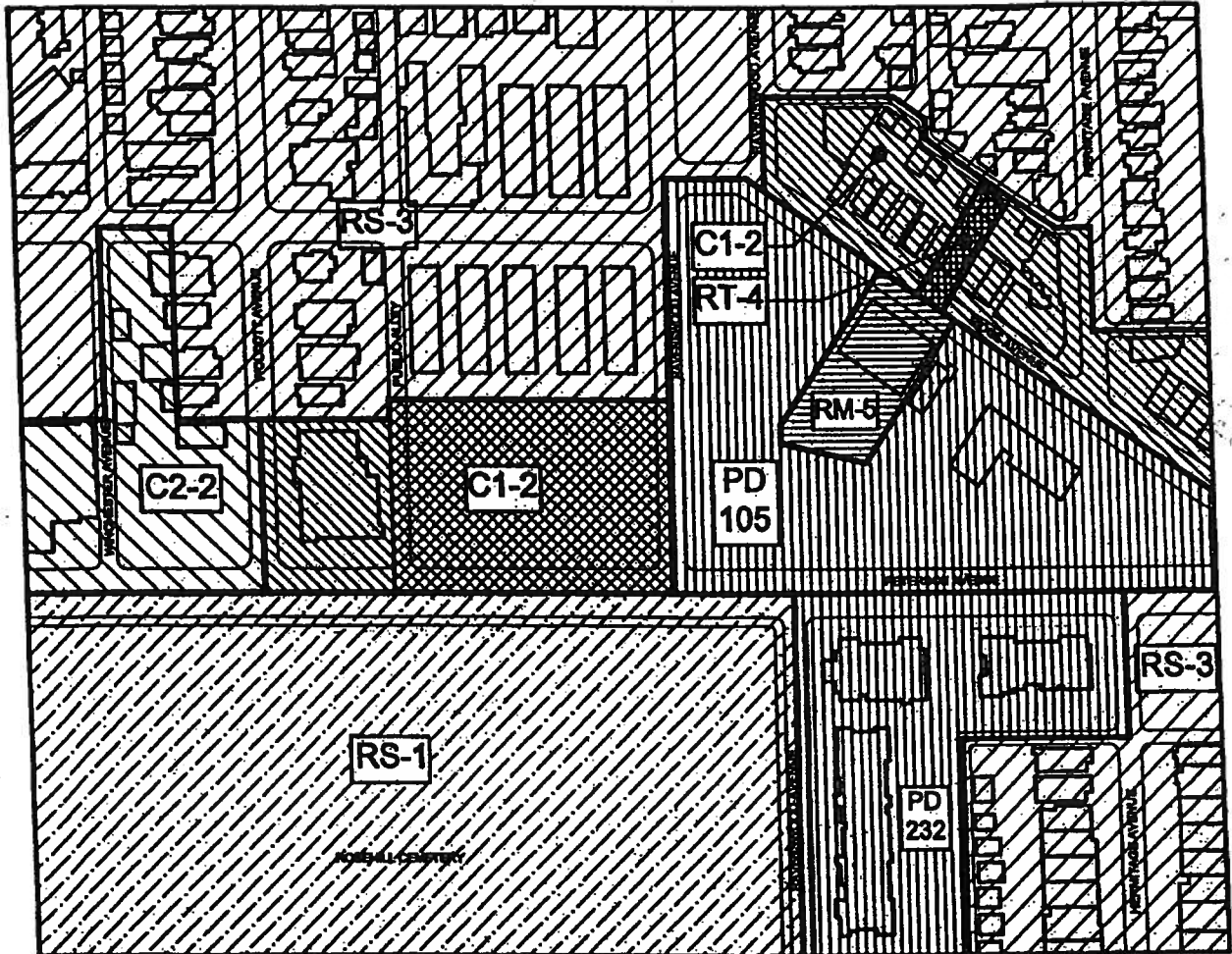
Setbacks and yard requirements may be adjusted where necessary to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Commissioner of the Department of Planning and Development.

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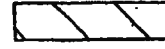




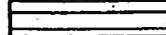
\* The following shall be considered as permitted obstructions in all required setbacks: canopy/porte cochere, parking, fences, transformers, emergency generators, H.V.A.C. units, trash enclosures loading and signage.

\*\* Measurement starting point to be based on the average grade of the west alley paving elevation. The building height identified shall exclude elevator penthouses, parapets and similar appurtenances.

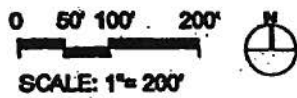
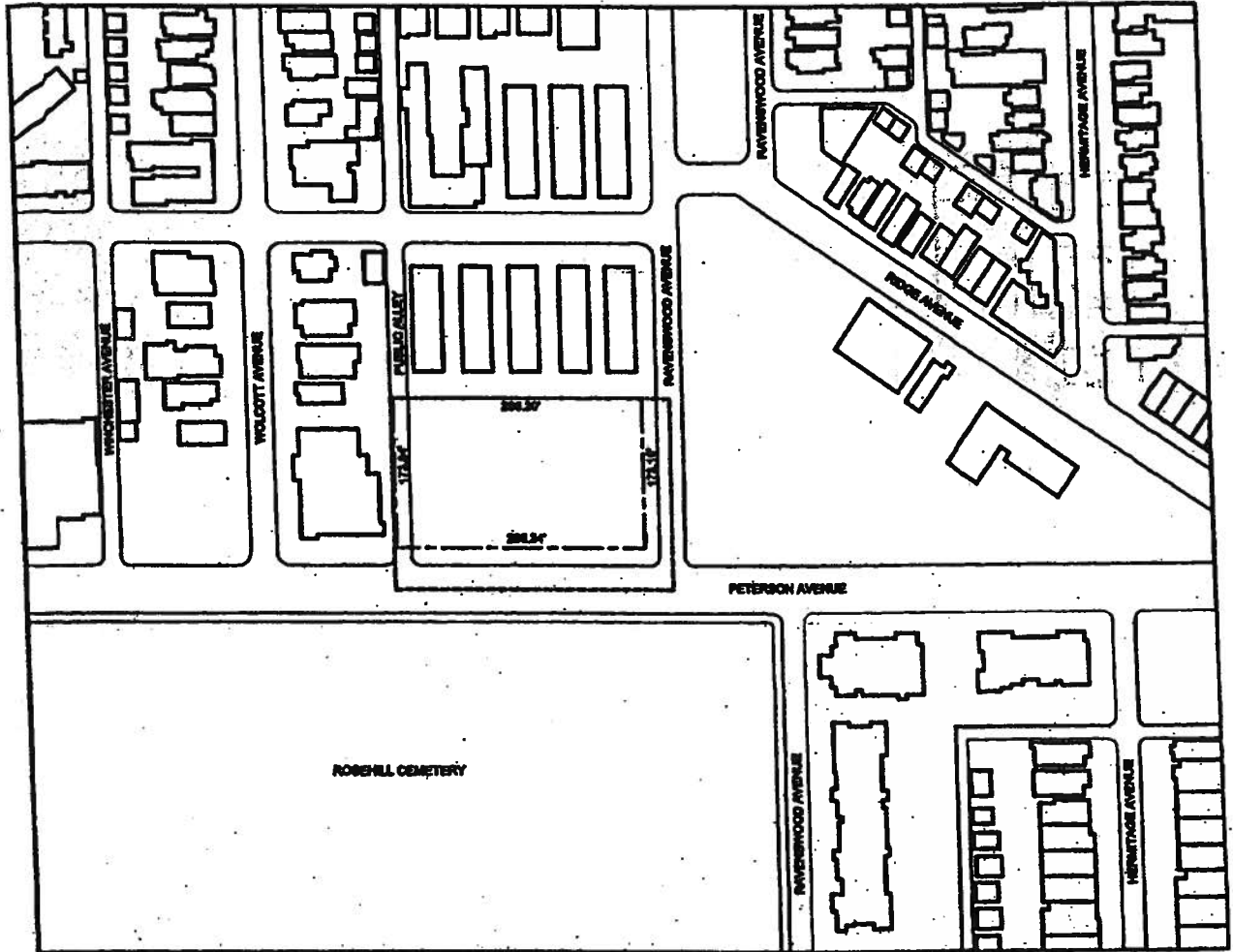
Existing Zoning Map.



**LEGEND**

-  ZONING DISTRICT BOUNDARY
-  PROPOSED PLANNED DEVELOPMENT
-  C1-2 NEIGHBORHOOD COMMERCIAL DISTRICT
-  C2-2 MOTOR VEHICLE-RELATED COMMERCIAL DISTRICT
-  PD 105 & 232- PLANNED DEVELOPMENT
-  RS-1 RESIDENTIAL SINGLE UNIT (DETACHED HOUSE) DISTRICT
-  RS-3 RESIDENTIAL SINGLE UNIT (DETACHED HOUSE) DISTRICT
-  RT-4 RESIDENTIAL MULTI-UNIT (DETACHED HOUSING) DISTRICT
-  RM-5 RESIDENTIAL MULTI-UNIT DISTRICTS

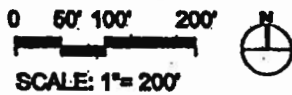
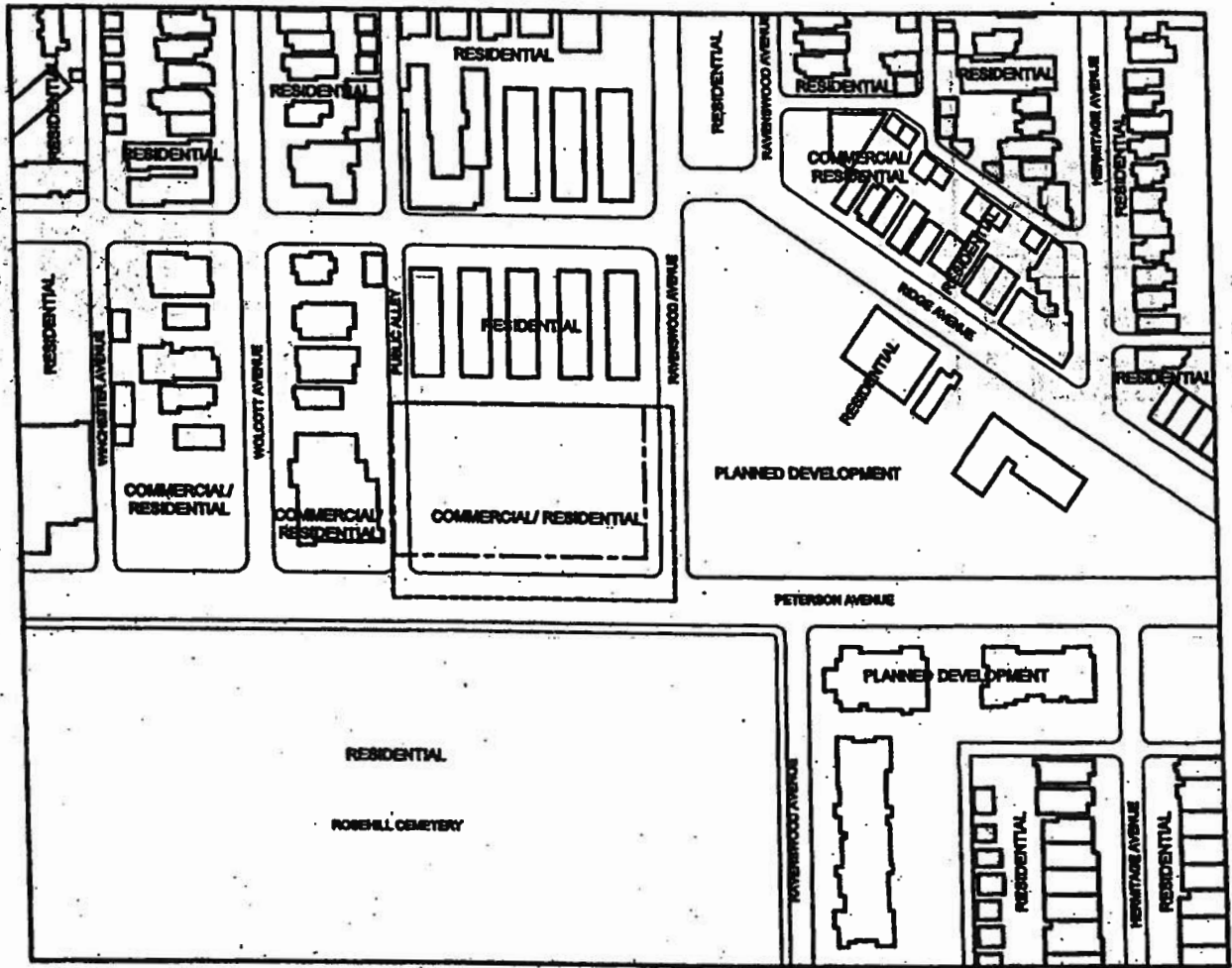
Planned Development Boundary  
And Property Line Map.



LEGEND

- — — — — PROPERTY LINE
- - - - - PROPOSED PLANNED DEVELOPMENT BOUNDARY

Existing Land-Use Map.

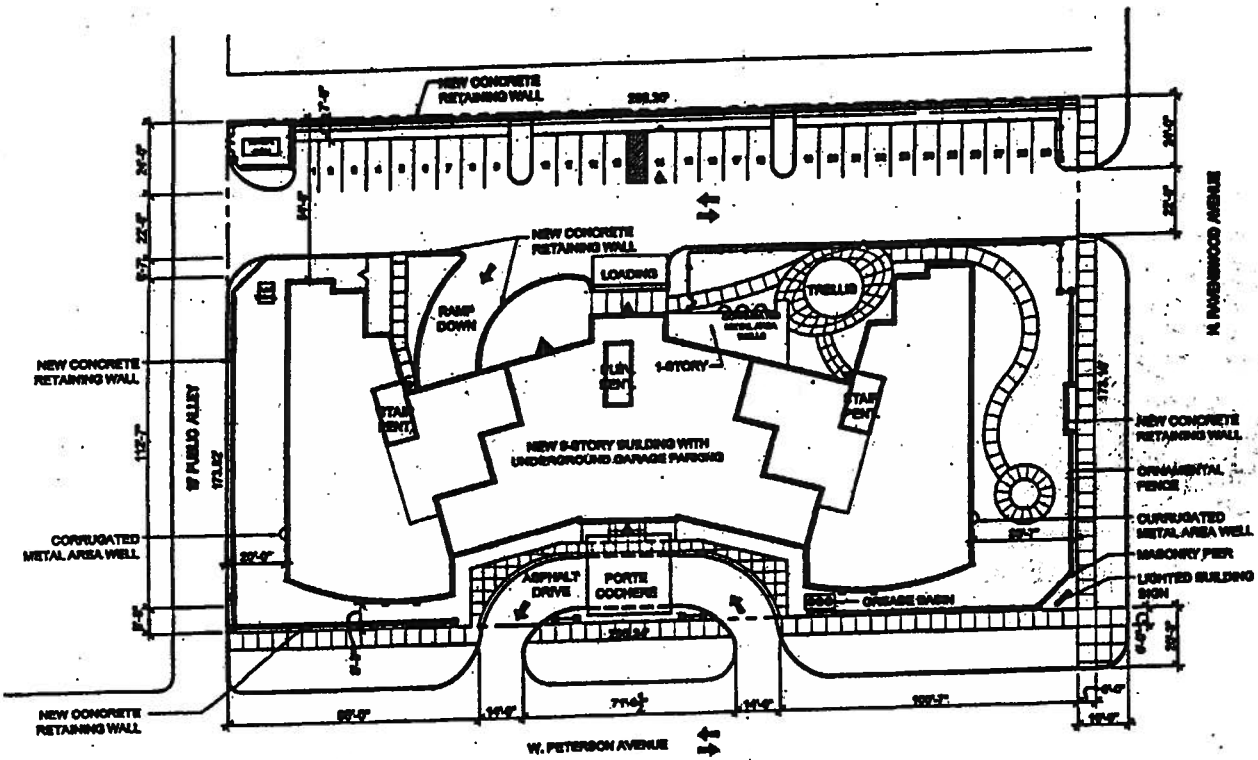


LEGEND

— — — — — PROPERTY LINE

- - - - - PROPOSED PLANNED DEVELOPMENT BOUNDARY

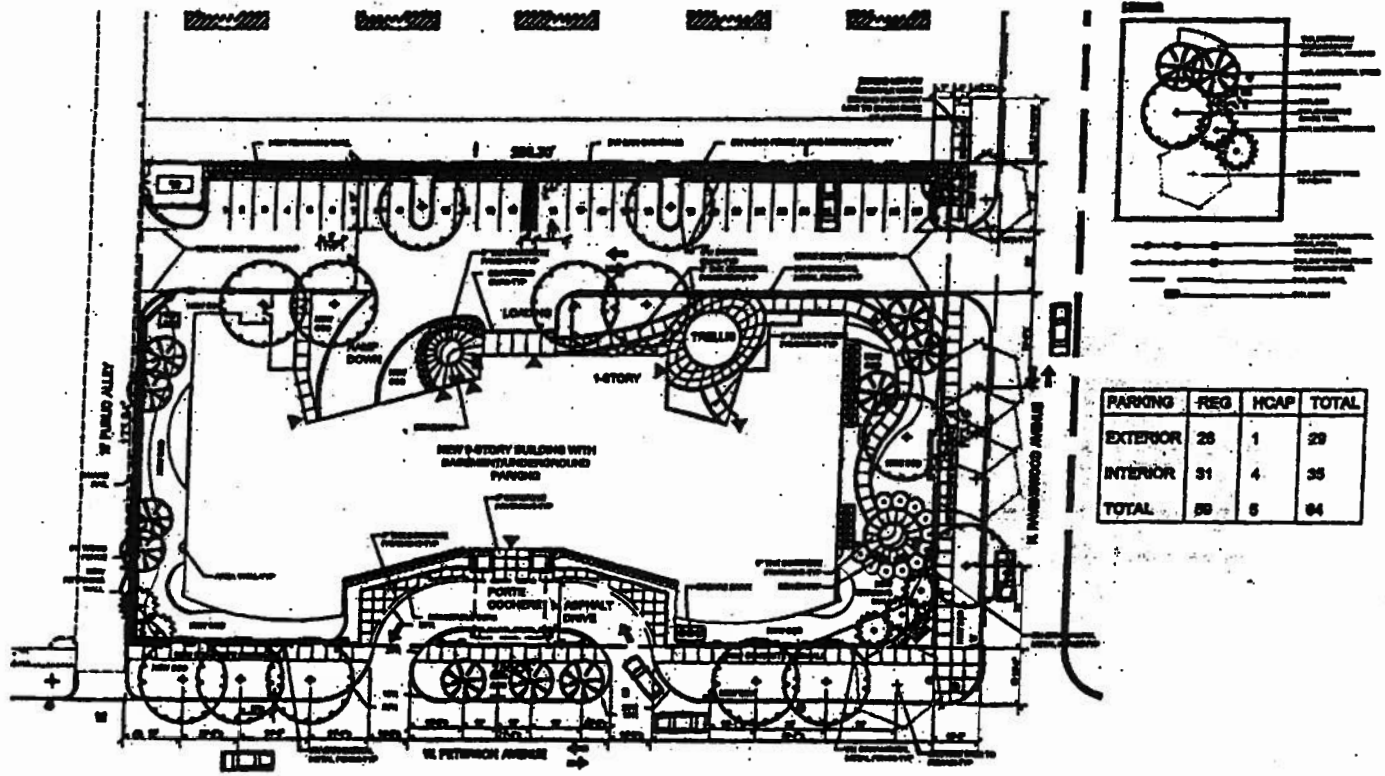
Site Plan.



0 15' 30' 60'  
 SCALE: 1" = 60'-0"



Landscape Plan.

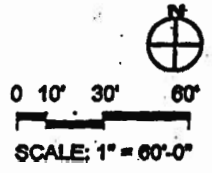


**PARKING LOT LANDSCAPE:**

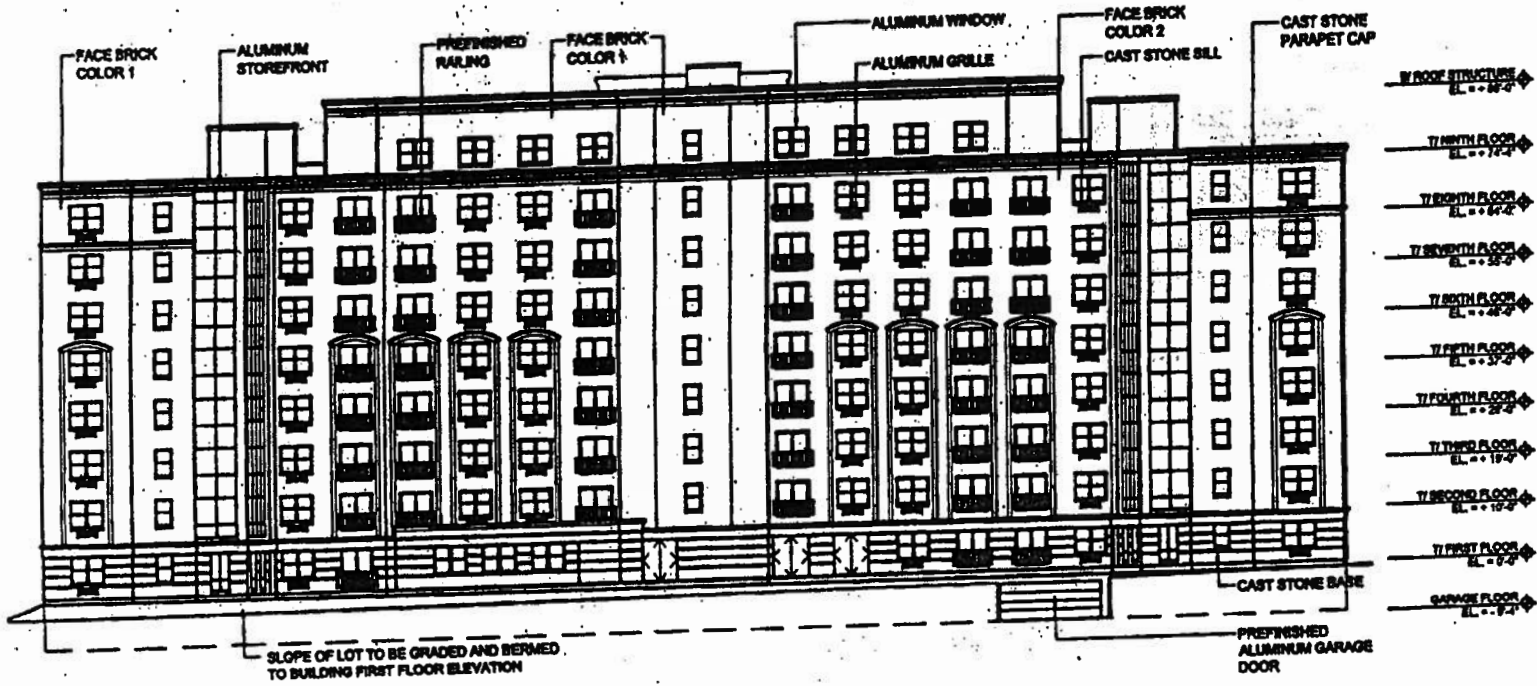
TOTAL VEHICAL USE AREA = 11,819 SF  
 REQUIRED LANDSCAPE AREA = 888 SF  
 ACTUAL LANDSCAPE AREA = 1,557 SF  
 REQUIRED TREE PLANT COUNTS = 7 TREES  
 ACTUAL TREE PLANTS = 8 TREES

**STORMWATER DETENTION:**

REQUIRED STORMWATER DENTENTION = 5,000 CF  
 DETENTION AREAS ARE LOCATED AT PARKING LOT AND EAST OF THE BUILDING  
 MAX. DEPTH OF DENTENTION AREA = 2 FT



North Elevation.



0 8' 16' 32'

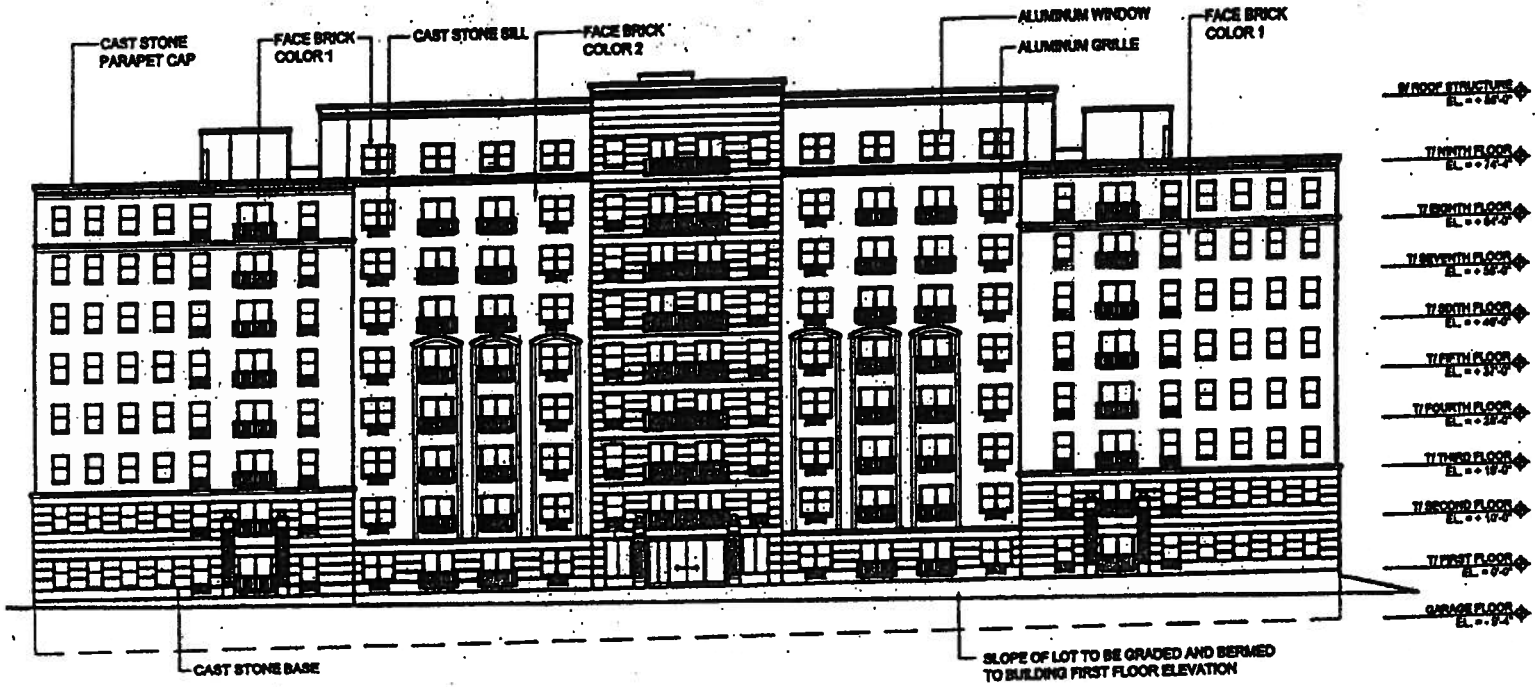
SCALE: 1/32" = 1'-0"

4/6/2005

REPORTS OF COMMITTEES

46299

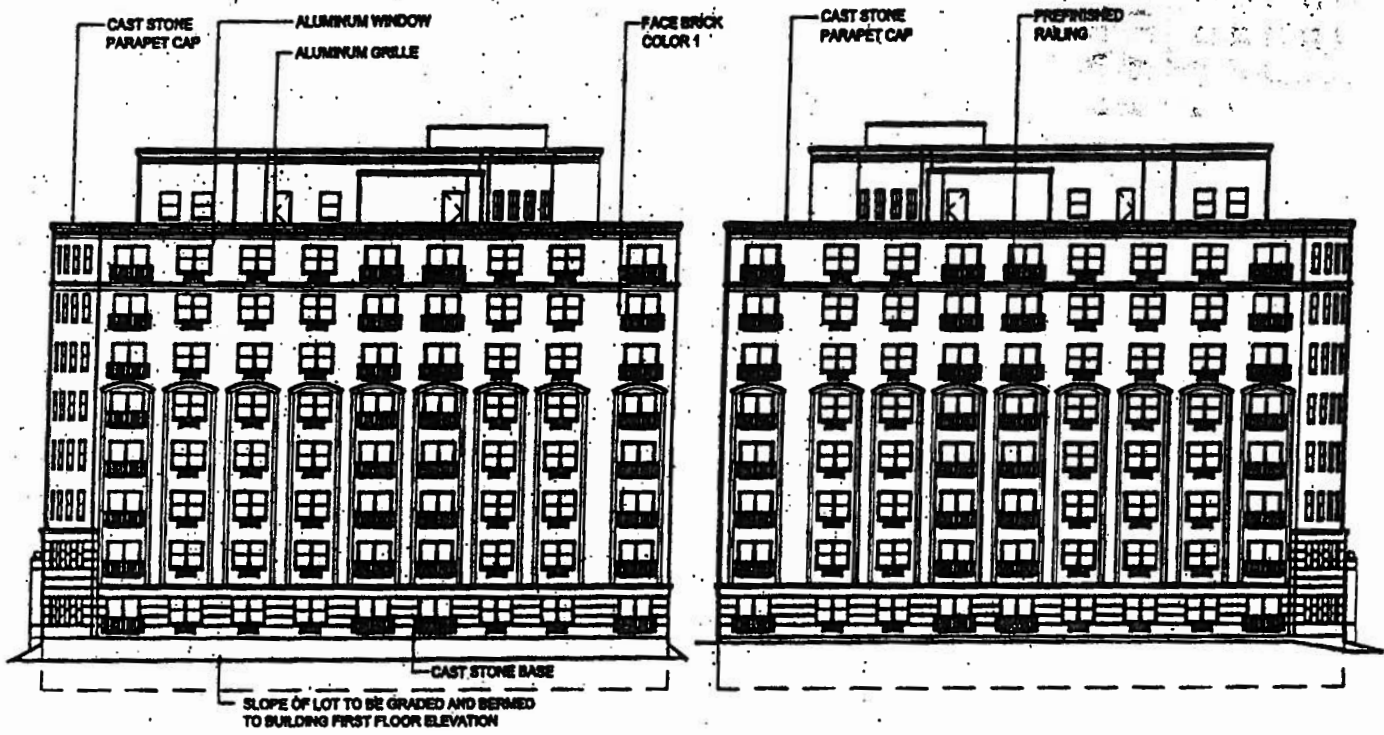
South Elevation.



0 8' 16' 32'  
SCALE: 1/32" = 1'-0"

East And West Elevations.

- W ROOF STRUCTURE  
E.L. = 44'-0"
- W TENTH FLOOR  
E.L. = 37'-0"
- W NINTH FLOOR  
E.L. = 34'-0"
- W SEVENTH FLOOR  
E.L. = 29'-0"
- W SIXTH FLOOR  
E.L. = 26'-0"
- W FIFTH FLOOR  
E.L. = 23'-0"
- W FOURTH FLOOR  
E.L. = 20'-0"
- W THIRD FLOOR  
E.L. = 17'-0"
- W SECOND FLOOR  
E.L. = 14'-0"
- W FIRST FLOOR  
E.L. = 11'-0"
- GARAGE FLOOR  
E.L. = 8'-0"



0 8' 16' 32'  
 SCALE: 1/32" = 1'-0"