

# PD 985

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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

October 1, 2012

David Schoning  
Michael Raymond Construction  
300 Cardinal Drive, Suite 100  
St.Charles, IL 60175

**Re: Administrative Relief request for Residential Planned Development No. 985  
3001 West Cornelia Court**

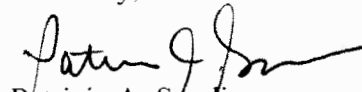
Dear Mr. Schoning:

Please be advised that your request for a minor change to Residential Planned Development No. 985 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development (PD).

You are requesting to relocate rear balconies to the front of 20 proposed town homes and to replace two proposed rectangular-shaped town homes with two pie-shaped town homes. With regard to your request, the Department of Housing and Economic Development has determined that these two modifications are still within substantial compliance with the PD and do not constitute a minor change. Therefore, you can proceed with the building permit process. Once you submit for permit, we will review your entire submittal to ensure its compliance with the PD.

Please ensure that your architect and development team review all pertinent elements of the PD ordinance relating to setback requirements, minimum driveway widths (private or otherwise), landscaping requirements (including pathways and other hardscaped elements), minimum fire lane requirements, bulk/density limits and any or all other requirements specific to PD #985 or to the Chicago Zoning Ordinance. If you have any questions, please contact Teresa McLaughlin of my staff at (312) 744-4891.

Sincerely,



Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm  
C: Mike Marmo, Erik Glass, Main file

*Reclassification Of Area Shown On Map Number 9-I.*

(As Amended)

(Application Number 15010)

RPD 985

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 9-I in the area bounded by:

West Cornelia Avenue; a line from a point 342.84 feet east of North Whipple Street and the north right-of-way line of West Cornelia Avenue to a point 267.56 feet south of West Cornelia Avenue and 256.43 feet east of North Whipple Street (as measured along a southerly and westerly curved line convex to the southwest having a radius 468.77 feet); a line 267.56 feet south of and parallel to West Cornelia Avenue; a line from a point 267.56 feet south of West Cornelia Avenue and 240.0 feet east of North Whipple Street to a point 307 feet south of West Cornelia Avenue and 189.0 feet east of North Whipple Street; a line from a point 307.0 feet south of West Cornelia Avenue and 189 feet east of North Whipple Street to a point 338 feet south of West Cornelia Avenue and 146.2 feet east of North Whipple Street; a line from a point 338 feet south of West Cornelia Avenue and 146.2 feet east of North Whipple Street to a point 367 feet south of West Cornelia Avenue and 131 feet east of North Whipple Street; a line from a point 367 feet south of West Cornelia Avenue and 131 feet east of North Whipple Street to a point 369.3 feet south of West Cornelia Avenue and 80.37 feet east of North Whipple Street; and a line from a point 369.3 feet south of West Cornelia Avenue and 80.37 feet east of North Whipple Street to a point 390.17 feet south of West Cornelia Avenue and the east right-of-way line of North Whipple Street; and North Whipple Street,

to those of an RT4 Residential Two-Flat, Townhouse and 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 all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications within the area hereinabove described to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in 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 985.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development 985, consists of approximately one hundred three thousand five hundred nineteen (103,519) square feet (two and thirty-seven hundredths (2.37) acres) and is owned or controlled by the applicant, Cornelia Court L.L.C., (the "Applicant").
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 street 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 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any application 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 the purpose of this paragraph shall mean 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 these fifteen (15) statements; a Bulk Regulations and Data Table; a Zoning Map; a Land-Use Map; a Boundary Map; a Site Plan/Roof Top Plan; a Landscape Plan; Landscape Plan (Plant Palette); and Building Elevations dated August 18, 2005 prepared by Mayer, Jeffers, Gillespie Architects, which are incorporated herein. Full size sets of the Site Plan/Rooftop Plan, Landscaping Plan and Building Elevations are on file with the Department of Planning and Development.

This planned 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. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall apply.

5. The following uses shall be permitted within the area delineated herein as Residential Planned Development Number \_\_\_\_: a total of fifty-seven (57) residential units in detached single-family homes, attached single-family homes, townhouses, recreational uses, accessory uses and accessory parking and loading.
  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. 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 guest 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 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. 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.
  9. The height of any building and any appurtenance 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 approved 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 the purposes of floor area ratio ("F.A.R.") calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.
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11. Improvements to the property, including landscaping and all entrances and exists 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 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 modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereto. 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 17-13-0611-A of the Chicago Zoning Ordinance. Such minor changes may include a reduction in periphery setbacks and minimum required setbacks between buildings 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 that promotes and maximizes the conservation of nature 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 Green Building Rating System ("L.E.E.D."). The Applicant shall provide a vegetative ("green") roof totaling twenty-five percent (25 %) of the net roof area for any townhouse building containing four (4) or more contiguous units without roof access. The term ("Net roof area" shall be defined as the total area of the roof minus any required perimeter setbacks, rooftop structures and roof-mounted equipment). Specifically, structures identified on the attached Site Plan as buildings one (1), two (2), three (3), six (6), seven (7), eleven (11) and thirteen (13) will provide a vegetative green roof as part of this planned development.
14. 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.

- 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 its pre-existing M1-2 Limited Manufacturing-Business Park 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.

[Zoning Map; Land-Use Map; Boundary Map; Site Plan/Rooftop Plan; Landscape Plans; and Building Elevations referred to in these Plan of Development Statements printed on pages 56035 through 56044 of this *Journal*.]

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

*Residential Planned Development Number 985.*

*Table Of Bulk Regulations And Controls.*

Gross Site Area:	128,831 square feet (2.95 acres)
Public Street and Alleys:	25,312 square feet (0.58 of an acre)
Net Site Area:	103,519 square feet (2.37 acres)*
Maximum Floor Area Ratio (for total net Site Area):	1.2

\* The net site area includes the area of the private streets and alleys as proposed in the Planned Development.

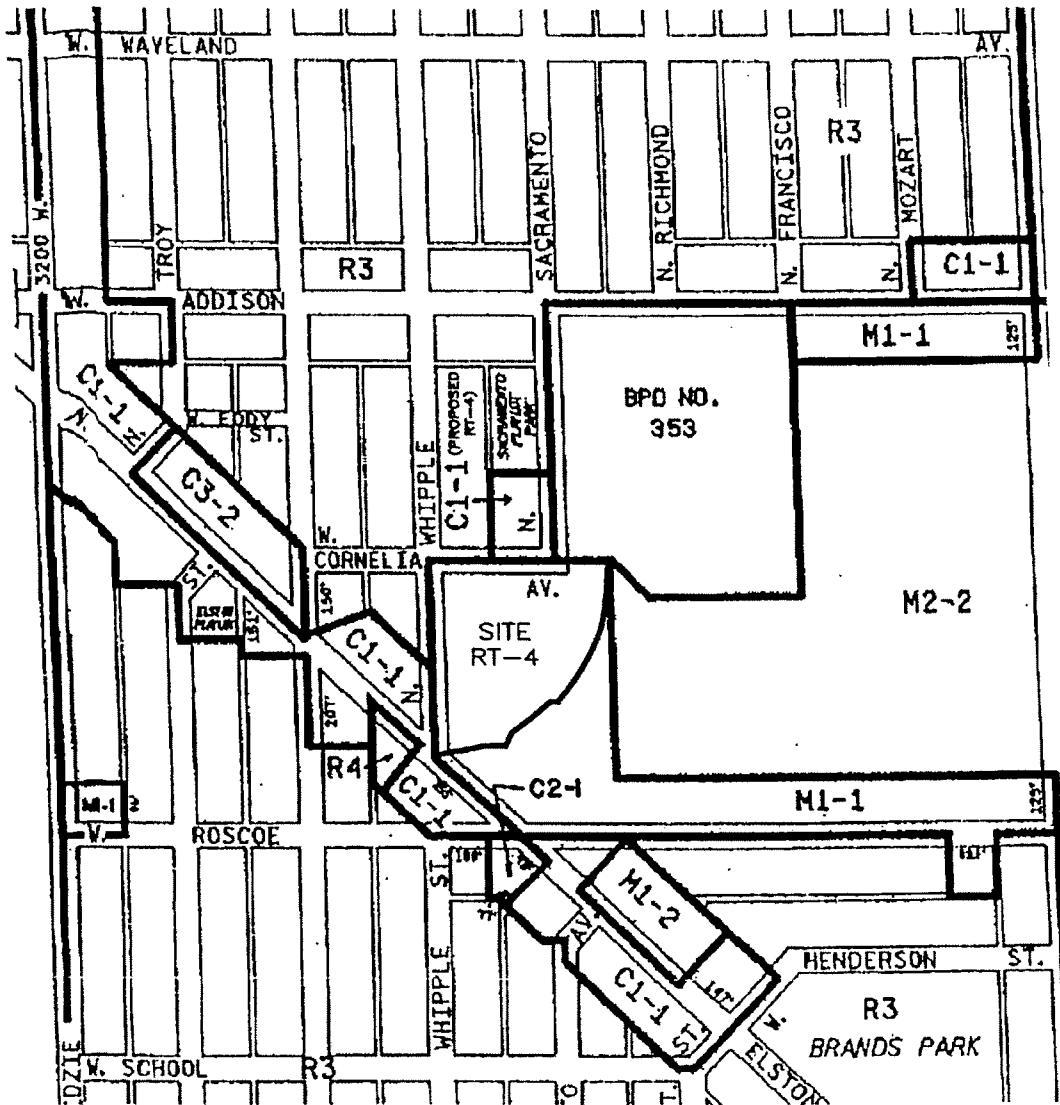
Permitted Uses:	Residential uses and related uses as listed in Statement Number 5
Minimum of Off-Street Parking Spaces:	2 parking spaces for each unit for a total of 114 spaces plus 7 guest parking spaces
Maximum Percentage of Land covered:	60% (excludes private streets and alleys)
Maximum Building Height:	41 feet, 8 inches as measured to the underside of the roof access joists
Minimum Periphery Setbacks:**	
North Property Line:	9 feet
East Property Line:	0 feet
South Property Line:	25 feet
West Property Line:	9 feet
Minimum Setbacks Between Buildings:**	15 feet (excluding sides)
Minimum Common Open Space: 8,550 square feet	

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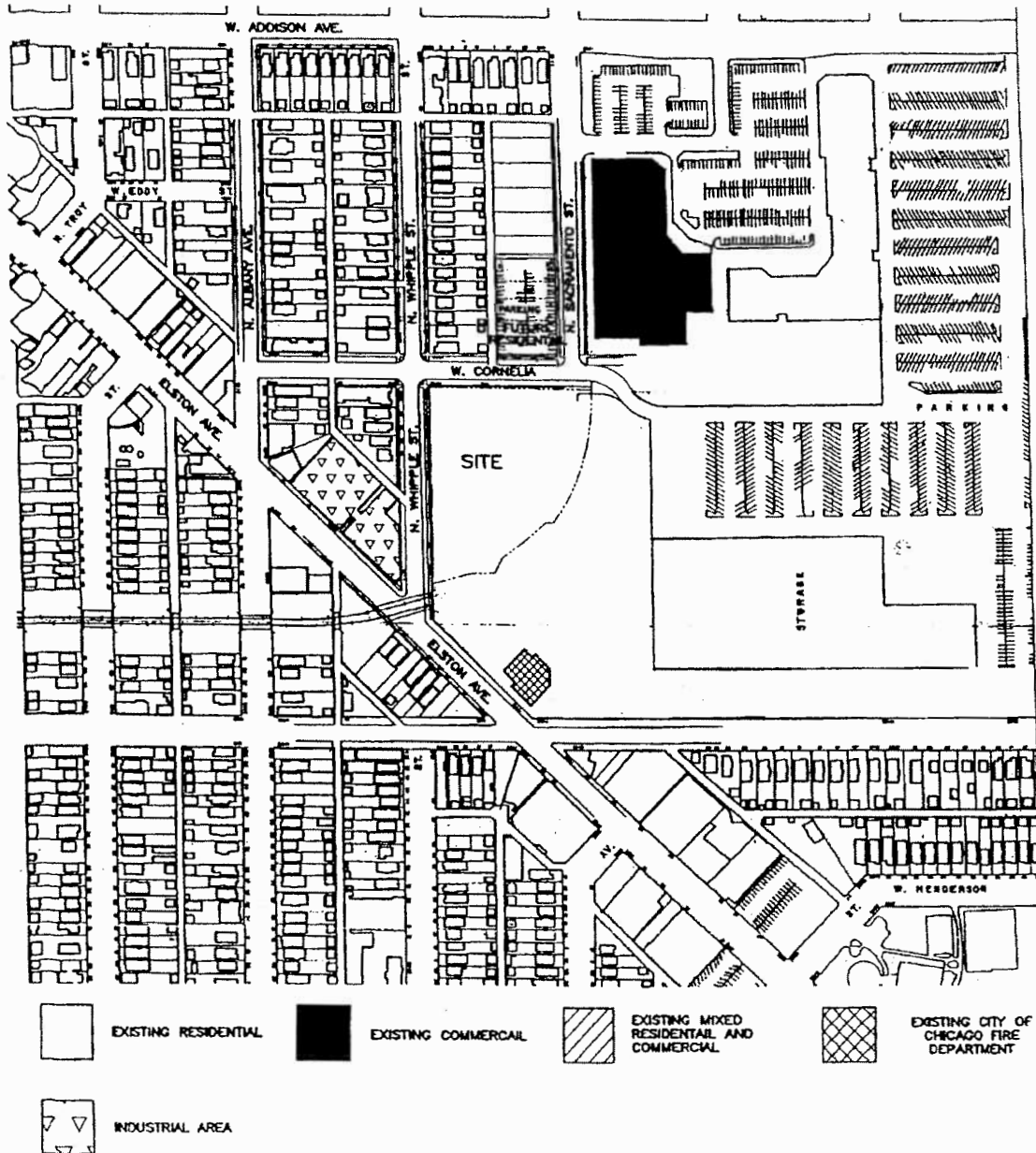
\*\* Setbacks and yard requirements may be adjusted where necessary to permit conformance to the pattern of, or architectural arrangement related to and when necessary because of technical reasons, subject to the approval of the Commissioner of the Department of Planning and Development.

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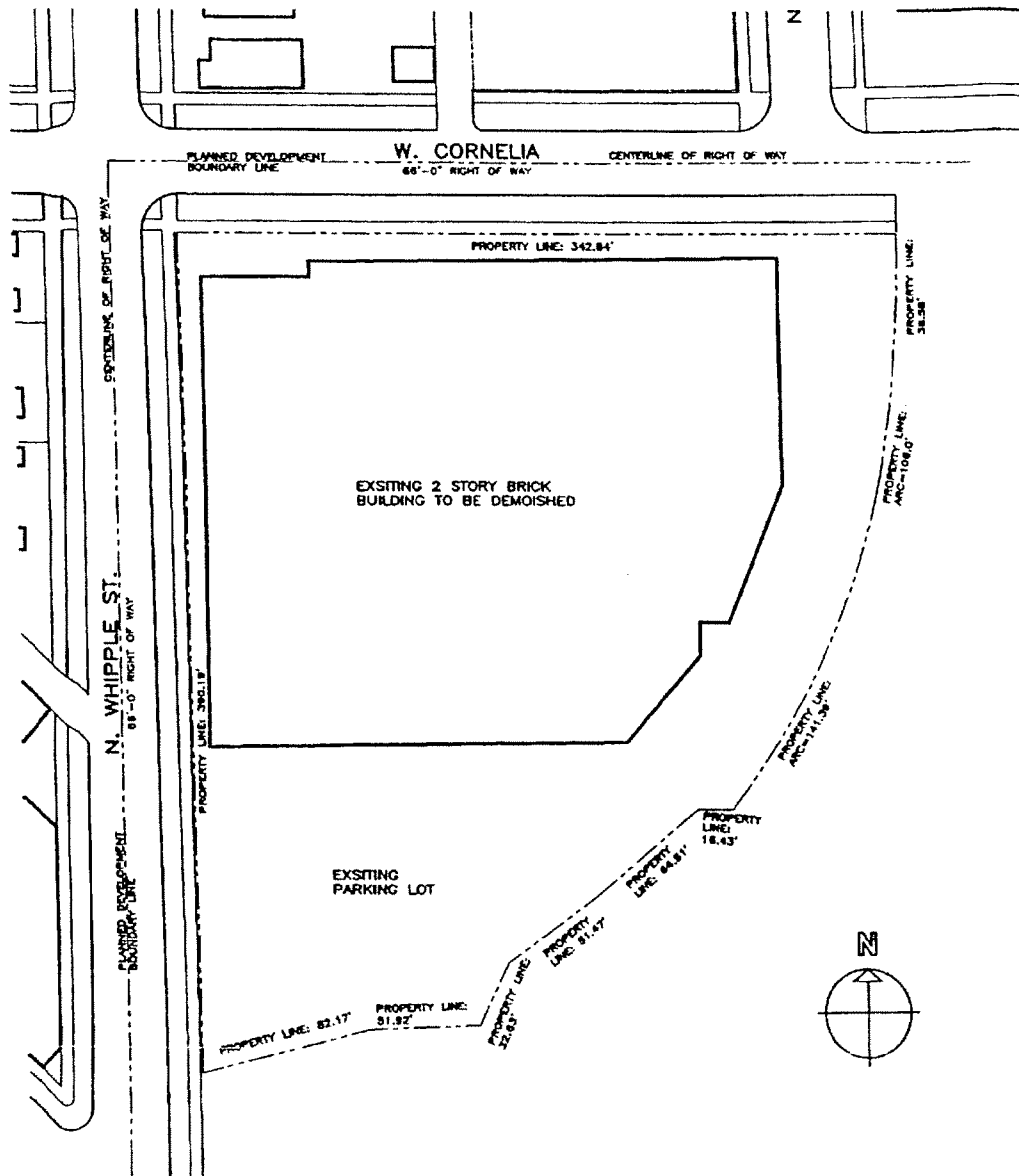
Zoning Map.



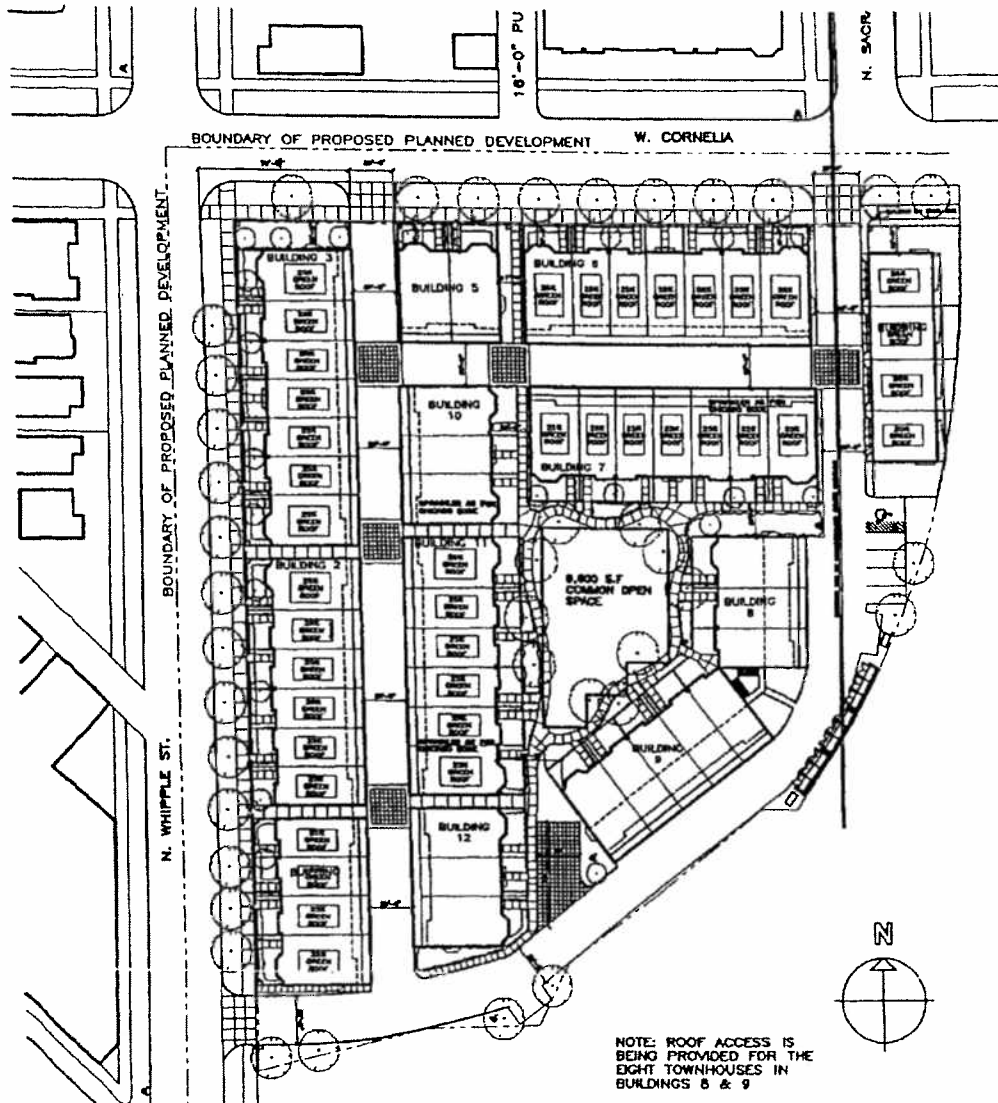
Land-Use Map.



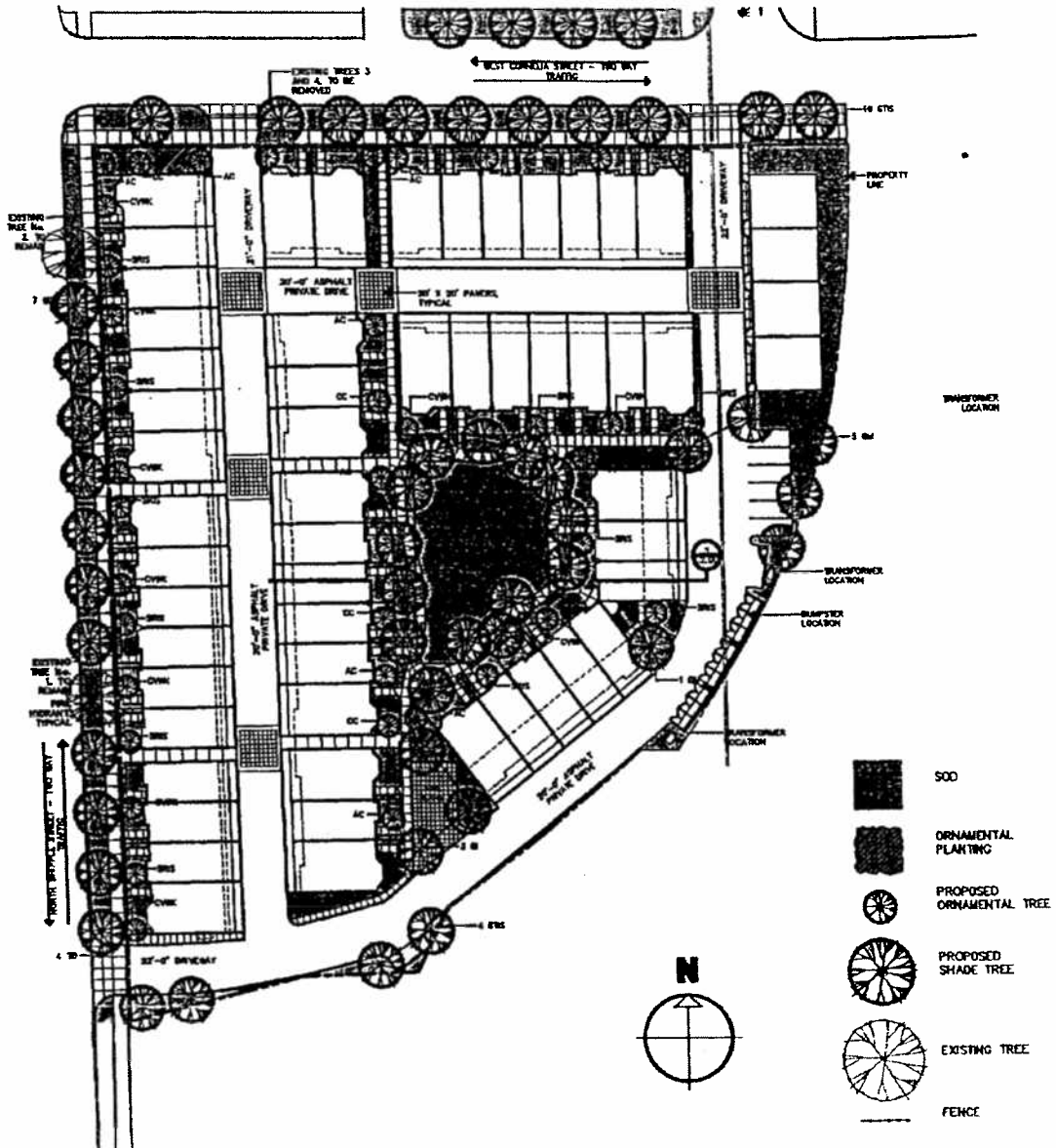
Boundary Map.



Site Plan/Rooftop Plan.

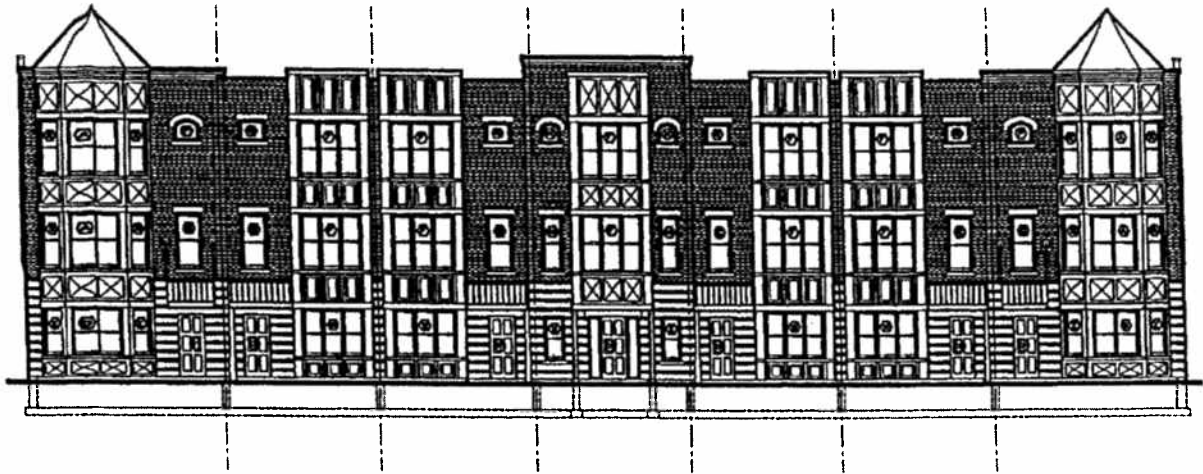


Landscape Plans.  
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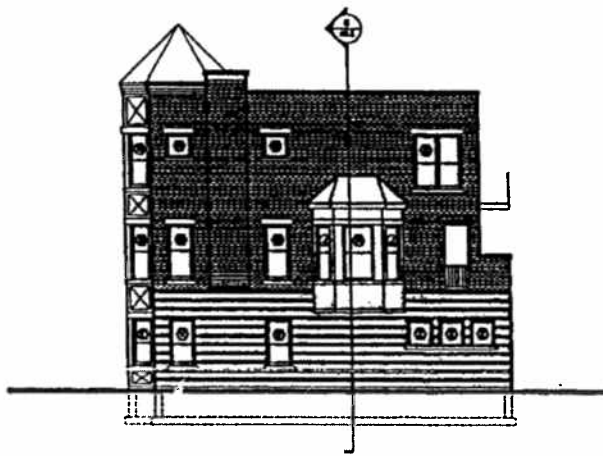




Building Elevations.  
(Page 1 of 4)

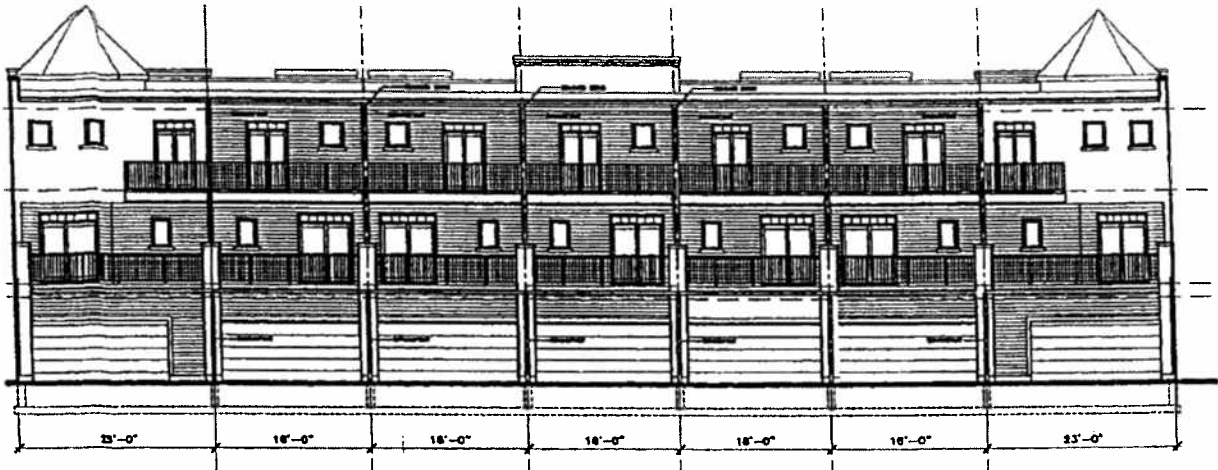


NORTH ELEVATION (BUILDING 6)

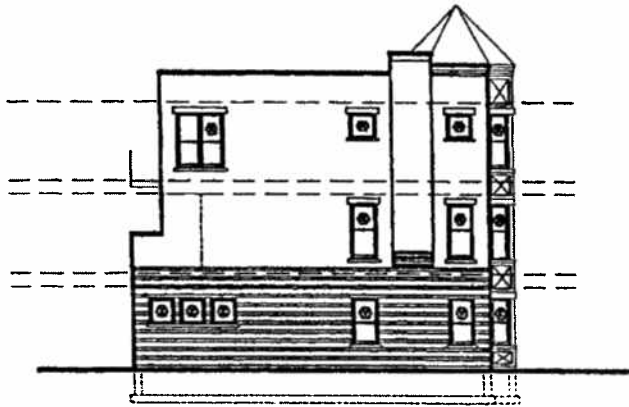


WEST ELEVATION (BUILDING 6)

Building Elevations.  
(Page 2 of 4)

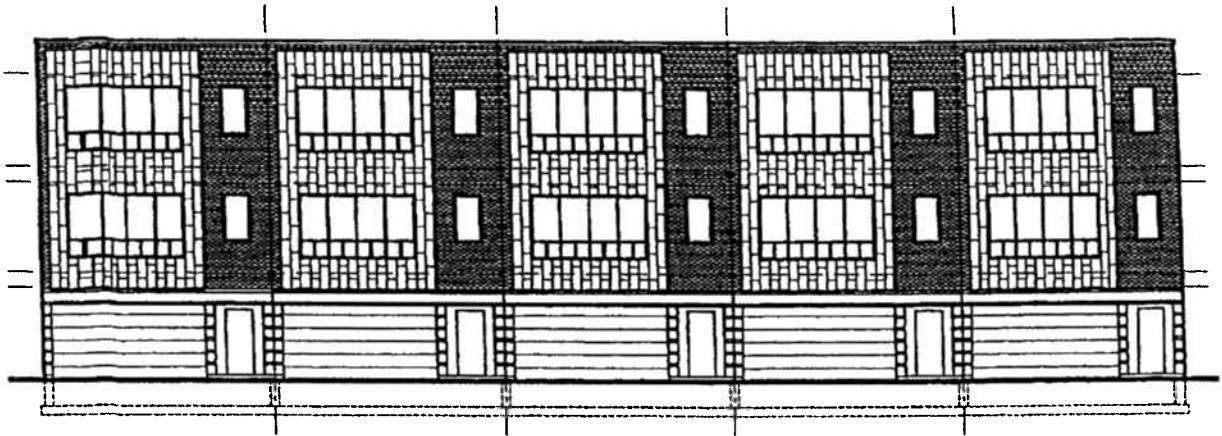


SOUTH ELEVATION (BUILDING 6)

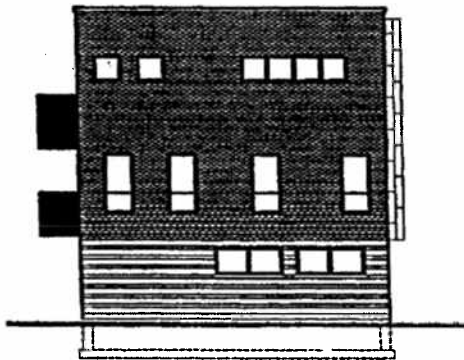


EAST ELEVATION (BUILDING 6)

Building Elevations.  
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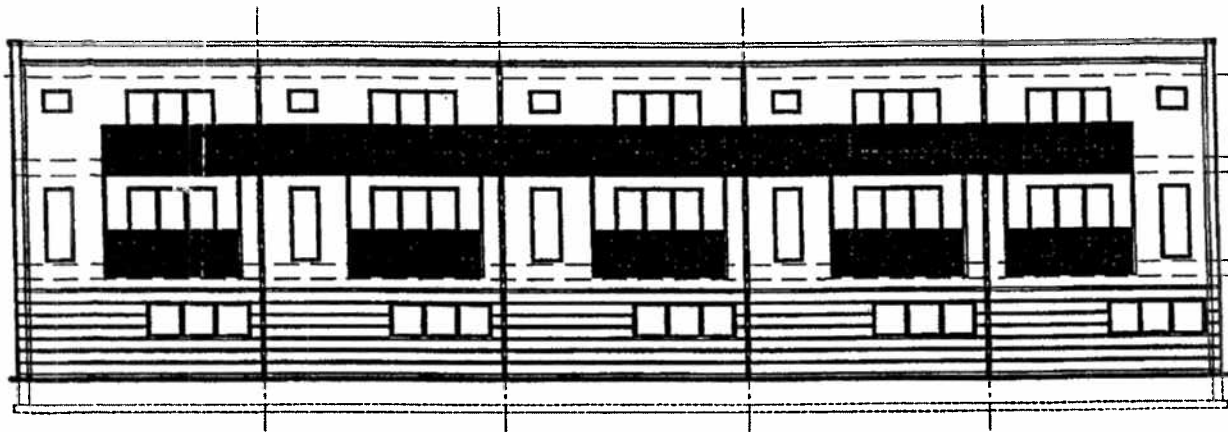


WEST ELEVATION (BUILDING 13)



NORTH ELEVATION (BUILDING 13)

Building Elevations.  
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EAST ELEVATION (BUILDING 13)