



Office of the Chicago City  
Clerk



SO2012-2212

Office of the City Clerk

City Council Document Tracking Sheet

<b>Meeting Date:</b>	4/18/2012
<b>Sponsor(s):</b>	Mendoza, Susana A. (Clerk)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification App No. 17480
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards



## RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NUMBER 84

## Plan of Development Statements

1. The area delineated as Residential Business Planned Development Number 84 consists of approximately one hundred thirty-one thousand two hundred fifty-five (131,255) net square feet of property bounded by West Grant Place; a line 284.57 feet east of and parallel to North Geneva Terrace; the public alley next north of and parallel to West Webster Avenue; a line 400.21 feet east of and parallel to North Geneva Terrace; West Webster Avenue; the public alley next west of and parallel to North Cleveland Avenue; a line 125 feet south of and parallel to West Webster Avenue; North Lincoln Avenue; and North Geneva Terrace (the "Property"). Geneva Webster LLC (the "Geneva") is the sole zoning control party for the Property. The Property is divided into three sub-areas, as illustrated on the Planned Development Boundary and Property Line Map. The buildings within each sub-area are identified by name or number on the Site/Landscape Plan.
2. All applicable official reviews, approvals or permits are required to be obtained by Geneva. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of Geneva, 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 Geneva, its successors and assigns and, if different than Geneva, the legal title holders and any ground lessees. All rights granted hereunder to Geneva shall inure to the benefit of Geneva's successors and assigns and, if different than Geneva, the legal title holder and any ground lessees (including any condominium or homeowners' association which may be formed). Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago (the "Chicago Zoning Ordinance"), the Property, at the time of 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. For so long as Geneva owns any part of the Property, Geneva shall be the sole designated zoning control party for the entire Property including all sub-areas. At which time Geneva no longer owns any part of the Property, any changes or modifications to this Planned Development may be made by owners of the Property in accordance with Section 17-8-0400 of the Chicago Zoning Ordinance. Where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. An agreement among different owners of the Property or a covenant binding upon owners of the Property may designate the parties authorized to apply for future amendments, modifications or other changes to this Planned Development.

APPLICANT: Andrew and Anna Robertson  
ADDRESS: 516 W. Webster Avenue / 550 W. Webster Avenue and 2159 N. Lincoln Avenue  
INTRO. DATE: April 18, 2012  
CPC DATE: June 21, 2012

4. This Planned Development consists of these nineteen (19) statements, a Bulk Regulations and Data Table, an Existing Zoning Map, an Existing Land Use Map, a Planned Development Boundary and Property Line Map, a Site/Landscape Plan, a Green Roof Plan, a Development Phasing Plan, Elevations – Bldg. 1, Elevations – Bldg. 2 (West Elevation and North Elevation), Elevations – Bldg. 2 (East Elevation and South Elevation), Elevations – Bldg. 3, a Ground Floor Plan/Bldg. 3, and a Diagram of Buildable Envelope for Building(s) 4 Grant Place, all prepared by Solomon Cordwell Buenz, last revised April 18, 2012. Full-sized copies of these maps, plans and elevations are on file with the Department of Housing and Economic Development (together with any successor department, the “Department”). 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, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The uses of the Property permitted pursuant to this Planned Development shall include:

Sub-Area 1: Accessory parking; below-grade non-accessory parking; and retail use. Notwithstanding the foregoing, the following retail uses are expressly prohibited: adult uses, flea markets, pawn shops, pet sales and grooming, payday loan stores, and package liquor stores. Permitted retail uses shall be limited to a maximum of 20,000 square feet at the western end of the first floor of Bldg. 3. Of said 20,000 square feet, no more than 17,500 square feet shall be sales floor area open to the public. A floor plan detailing the square footage, layout and dimensions of the retail space shall be submitted as part of a request for Part II Approval (as hereinafter defined) pursuant to Section 17-13-610 of the Chicago Zoning Ordinance, and no Part II Approval shall be issued without a floor plan in compliance with the above provisions. The Ground Floor Plan/Bldg. 3 is specifically approved as complying with said 20,000 square foot limitation. Geneva acknowledges and agrees that any increase in retail square footage above 20,000 square feet (with a maximum of 17,500 square feet of sales floor area open to the public) would not constitute a minor change as provided in Sec. 17-13-0611-A or Statement 11 below, and may be approved only in accordance with the review and approval procedures for planned developments, as provided in Sec. 17-13-0602 through Sec. 17-13-0610.

Sub-Area 2: Medical and related uses; residential dwelling units, including, without limitation, dwelling units on the ground floor; accessory parking; and all permitted uses in the B2-3 district; provided, however: (a) all uses except residential dwelling units and accessory parking shall collectively be limited to a maximum of 45,000 square feet of floor area, (b) dry cleaning drop-off or pick-up (no on-premise plant) shall be permitted only in Building 1 and the Link Building, as identified on the Site/Landscape Plan, (c) all uses except residential dwelling units shall be prohibited above the second floor in each of the following buildings or portions of buildings identified on the Site/Landscape Plan: Building 2, the Annex, the Link Building and the West Bustle, and (d) the following uses shall be prohibited in Sub-Area 2: retail uses, restaurants, entertainment and spectator sports, undertaking, lodging, pet sales and grooming, hair and nail salons, indoor participant sports and recreation, and health clubs unrelated to permitted medical services such as physical therapy, weight loss, etc.

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The height of Building 1 (including mechanical equipment and architectural features) shall not exceed 152 feet, 5 inches, the approximate height of the existing mechanical penthouse, except for mechanical equipment set back at least sixteen feet (16') from the upper two floors of the building and no more than six feet (6') in height, as shown in Elevations – Bldg. 1. The upper two floors of Building 1 shall be set back a minimum of six feet (6') from the lower floors, as shown in Elevations – Building 1.

The area identified as Building(s). 4 in the Site/Landscape Plan shall be limited to eight (8) single-family homes, townhomes or rowhomes, subject to the setbacks and other buildable area dimensions depicted in the Diagram of Buildable Envelope. No curbcuts will be made on Grant Place, and parking for the eight homes will be contained within the underground parking structure.

Sub-Area 3: Open space and driveway improvements, as depicted on the Site/Landscape Plan. No buildings or F.A.R. floor area shall be permitted in any part of Sub-Area 3.

6. Business identification signs and temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department. Flashing signs and video display signs shall be prohibited. All other on-premise signs shall be permitted within the Planned Development subject to the review and approval of the Department, consistent with the provisions of Section 17-12-010, et seq., of the Chicago Municipal Code. Off-premise signs shall not be permitted in the Planned Development.
7. 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.
8. The maximum height of improvements on the Property shall be as designated on the Building Elevations and in the Bulk Regulations and Data Table attached hereto. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements also shall be subject, if applicable, to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the plans described in Statement Numbers 4 and 5 above, in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance (to the extent the same are not inconsistent with such plans) and corresponding regulations and guidelines.

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Loading and unloading by semi-trailers serving retail uses in Sub-Area 1 shall be prohibited on weekdays between the hours of 7:00 a.m.–9:00 a.m. and 3:00 p.m.–6:00 p.m. All loading and unloading by semi-trailer trucks shall take place on Lincoln Avenue in a designated loading zone, as depicted on the Site/Landscape Plan. Deliveries and pickups by semi-trailer trucks on Lincoln Avenue shall be made through an entrance at the southwest corner of Building 3, depicted as the “Aux. Loading Dock” on the Site/Landscape Plan, and from no other entrance. All loading and unloading from other trucks (all trucks except semi-trailer trucks) shall take place within an internal loading dock off Webster Avenue, depicted as the “Loading Dock” on the Site/Landscape Plan. On-street loading and unloading from Webster Avenue shall be prohibited. Geneva acknowledges and agrees that any change to the configuration of the Webster loading dock depicted on the Site/Landscape Plan would not constitute a minor change as provided in Sec. 17-13-0611-A or Statement 11 below, and may be approved only in accordance with the review and approval procedures for planned developments, as provided in Sec. 17-13-0602 through Sec. 17-13-0610.

11. Prior to issuance by the Department of a determination pursuant to Section 17-13-610 of the Chicago Zoning Ordinance (“Part II Approval”) for construction of homes in the area identified as Bldg(s). 4 in Sub-Area 2, a site plan, landscape plan and building elevations for such area shall be submitted to the Department for review and approval in accordance with the site plan review provisions of Section 17-13-0800. No Part II Approval shall be granted until the applicable site plans, landscape plans, elevations and right-of-way plans have been approved by the Department. In the event of any inconsistency between approved site plans, landscape plans and elevations and the terms of the Planned Development in effect at the time of approval of such site plans and elevations or of the modifications thereto, the terms of the Planned Development shall govern. Following approval of such site plans, landscape plans and elevations by the Commissioner, the Department shall keep such approved plans and elevations on permanent file and they shall be deemed to be an integral part of this Planned Development.
12. The City of Chicago established a review fee for Part II Approval (“Part II Review Fee”) per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department during the actual review for Part II Approval. The Part II Review Fee as determined by the Department staff at that time is final and binding on Geneva and must be paid to the Department prior to the issuance of any Part II Approval.
13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department upon the application for such a modification by the owner or ground lessee of the Property and a determination by the Commissioner of the Department that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification of the requirements of the Planned Development by the Commissioner of the Department shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

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14. Geneva 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. Geneva shall design, construct and maintain all new buildings located within the Property to LEED certification standards and in accordance with the City of Chicago's sustainable development matrix in effect as of the date of approval of this Planned Development. As set forth on the Green Roof Plan, a minimum 50% net green roof (approximately 47,610 square feet) shall be provided.
15. Geneva acknowledges that it is in the public interest to design, construct and maintain the improvements on the Property 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 ("MOPD") at the time of application for a building permit to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. 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. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department. Off-street parking and loading facilities shall be provided in compliance with this Planned Development.
17. Geneva will comply with Rules and Regulations For the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
18. Pursuant to Section 2-45-110 of the Municipal Code (the "Affordable Requirements Ordinance"), an amendment to a planned development which grants additional floor area for the development of 10 or more housing units and/or for which the developer is receiving financial assistance from the City, subjects the development of the additional housing units authorized or permitted by such amendment to the affordability requirements specified under the Affordable Requirements Ordinance. As a result of this amendment to PD No. 84, the City Council has approved additional floor area that authorizes or permits the development of 10 or more units. Ten percent (10%), or twenty percent (20%) if financial assistance is provided by the City, of any housing units developed as part of the Planned Development are required to be built as affordable housing, as that term is defined by the Affordable Requirements Ordinance, or a payment-in-lieu must be made prior to permitting. As part of the approval process for any application proposing the construction of residential dwelling units, Geneva shall also provide, for the review and approval of the Department of Housing and Economic Development (or any successor department thereto), such information, documents and agreements as may be required under the Affordable Requirements Ordinance to assure that such required affordable housing units are provided and maintained.

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19. Unless substantial construction or renovation has commenced within six (6) years of the effective date of this Planned Development, this amended Planned Development shall expire upon the sixth anniversary of the effective date hereof. If this amended Planned Development expires pursuant to the foregoing provision, the zoning of the Property shall automatically revert to the Residential Planned Development No. 84 in effect immediately prior to this amendment. Such reversion shall not render any building existing at the time to be non-conforming. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.

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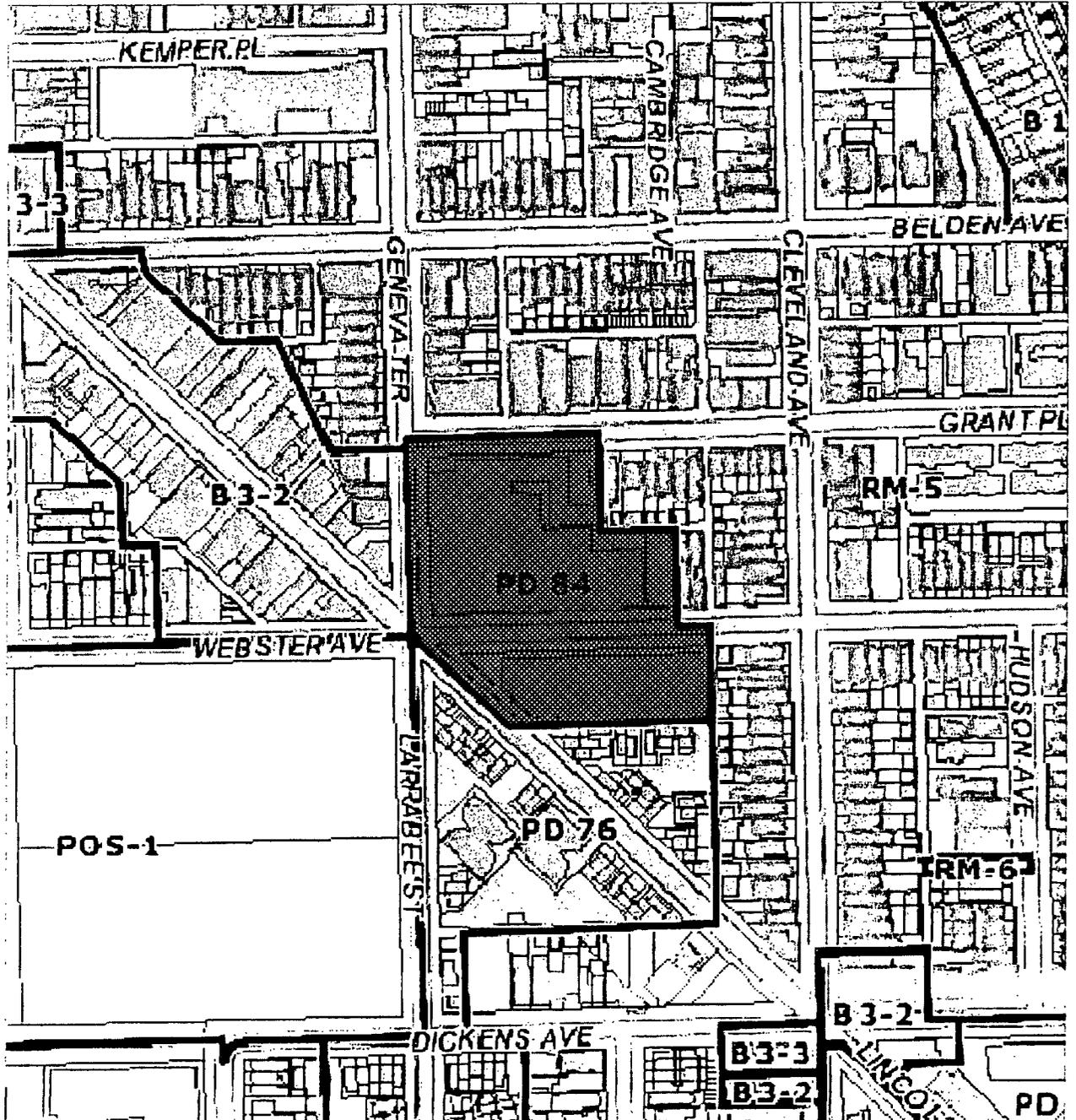
RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 84

Plan of Development  
Bulk Regulations and Data Table

Gross Site Area=Net Site Area + Area Remaining in Public Way: 189,219 gross square feet = 131,255 net square feet + 57,964 square feet in public right of way	
Maximum F.A.R.:	2.994
Maximum Number of Dwelling Units:	203
Subarea 1:	
Maximum Building Height (Bldg 3):	26'
Minimum Setbacks:	In accordance with Site/Landscape Plan
Minimum Accessory Parking <sup>1</sup> :	203 spaces total
20,000 sf retail in Subarea 1	25 spaces
75 dwelling units in Building 2	75 spaces
45,000 square feet medical service/office in Subarea 2	103 spaces
Maximum Non-Accessory Parking:	100 spaces
Subarea 2:	
Maximum Building Height:	
Webster Avenue (Bldg. 1)	152'5"
Geneva Terrace (Bldg. 2)	86' 8 3/4"
Grant Place (Bldg. 4)	47'
Minimum Setbacks:	14' from Grant Place; 23' from Grant Place at the "Annex Building"
Maximum Number of Dwelling Units:	
Overall	203
Geneva Terrace (Bldg. 2)	75
Grant Place (Bldg. 4)	8
Minimum Accessory Parking:	1.20 per dwelling unit
Subarea 3 <sup>2</sup> :	
Maximum F.A.R.:	0
Maximum Height:	0
Maximum Dwelling Units:	0

<sup>1</sup> Accessory parking located in Subarea 1 includes accessory parking for Building 2 and Building 3. Accessory parking located Subarea 2 includes accessory parking for Building 1 and Building(s) 4.

<sup>2</sup> Uses of Subarea 3 are restricted pursuant to Statement 5.



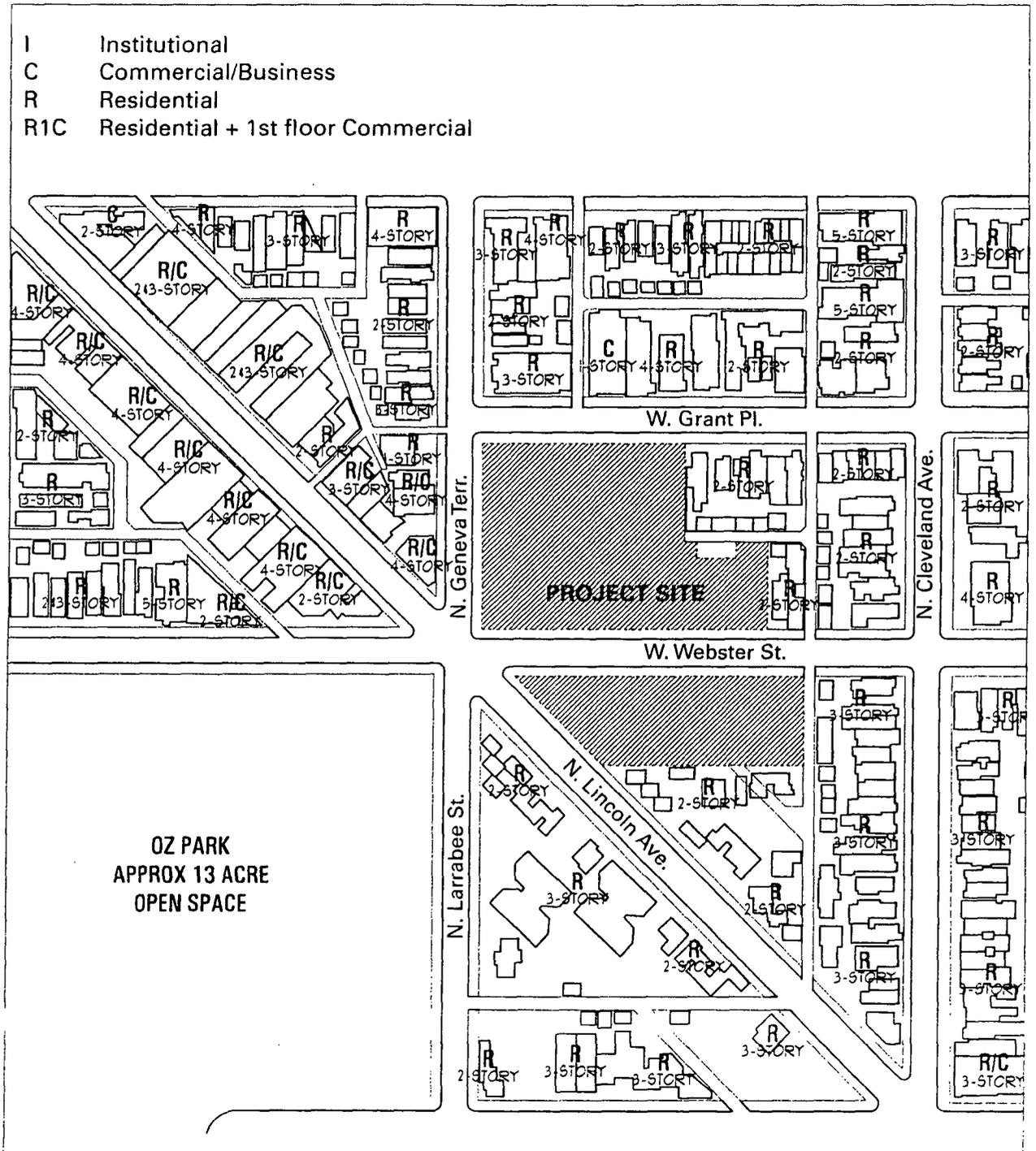
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**EXISTING ZONING MAP**

**Applicant:** 516 W. Webster Avenue/550 W. Webster Avenue /  
2159 N. Lincoln Avenue  
**Project:** Webster Square  
**Date:** 04.13.2012 **Revised Date:** 06.12.2012



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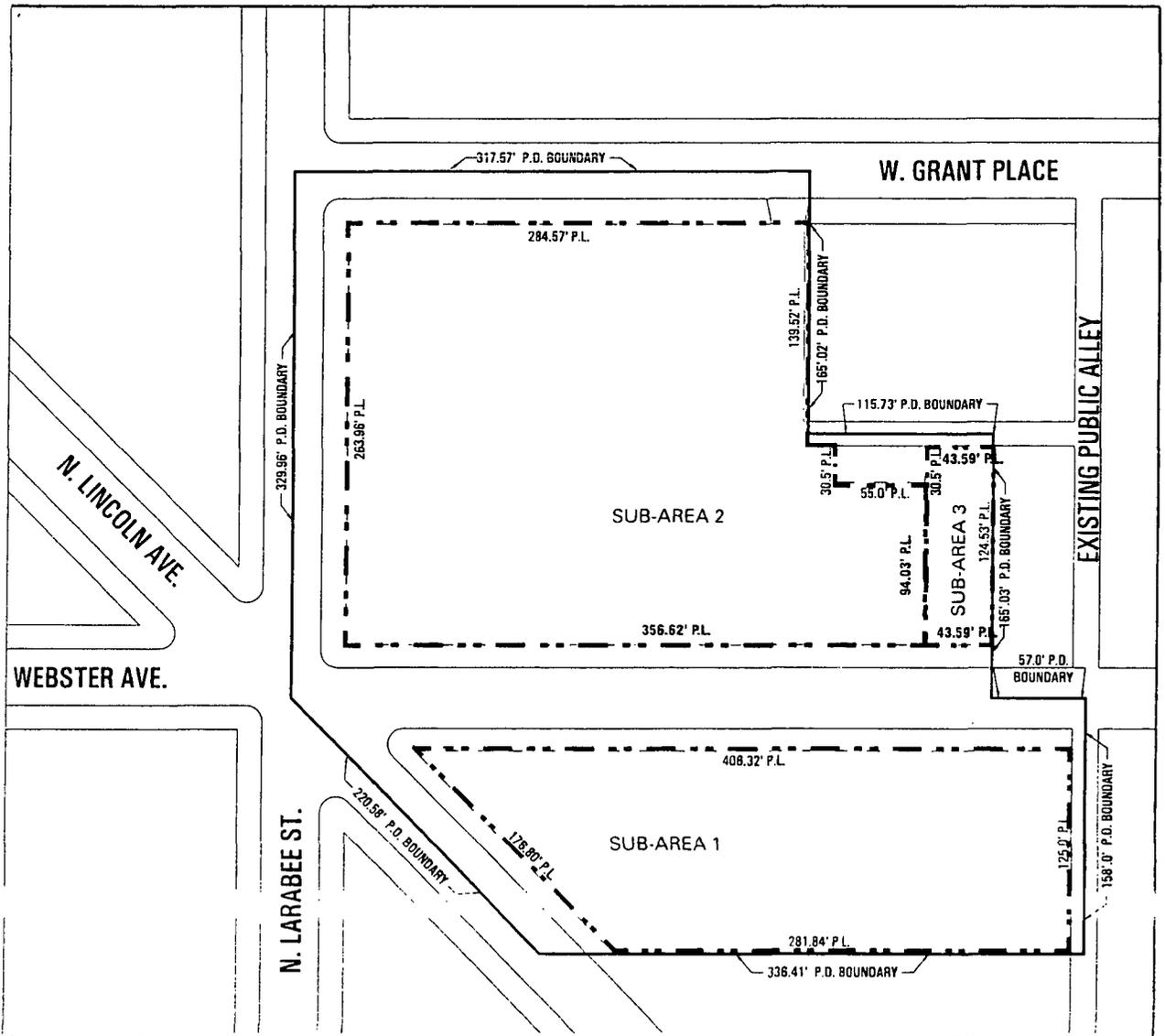
**EXISTING LAND USE MAP**

**Applicant:** 516 W. Webster Avenue/550 W Webster Avenue / 2159 N. Lincoln Avenue

**Project:** Webster Square

**Date:** 04.18.2012 **Revised Date:** 06.12.2012

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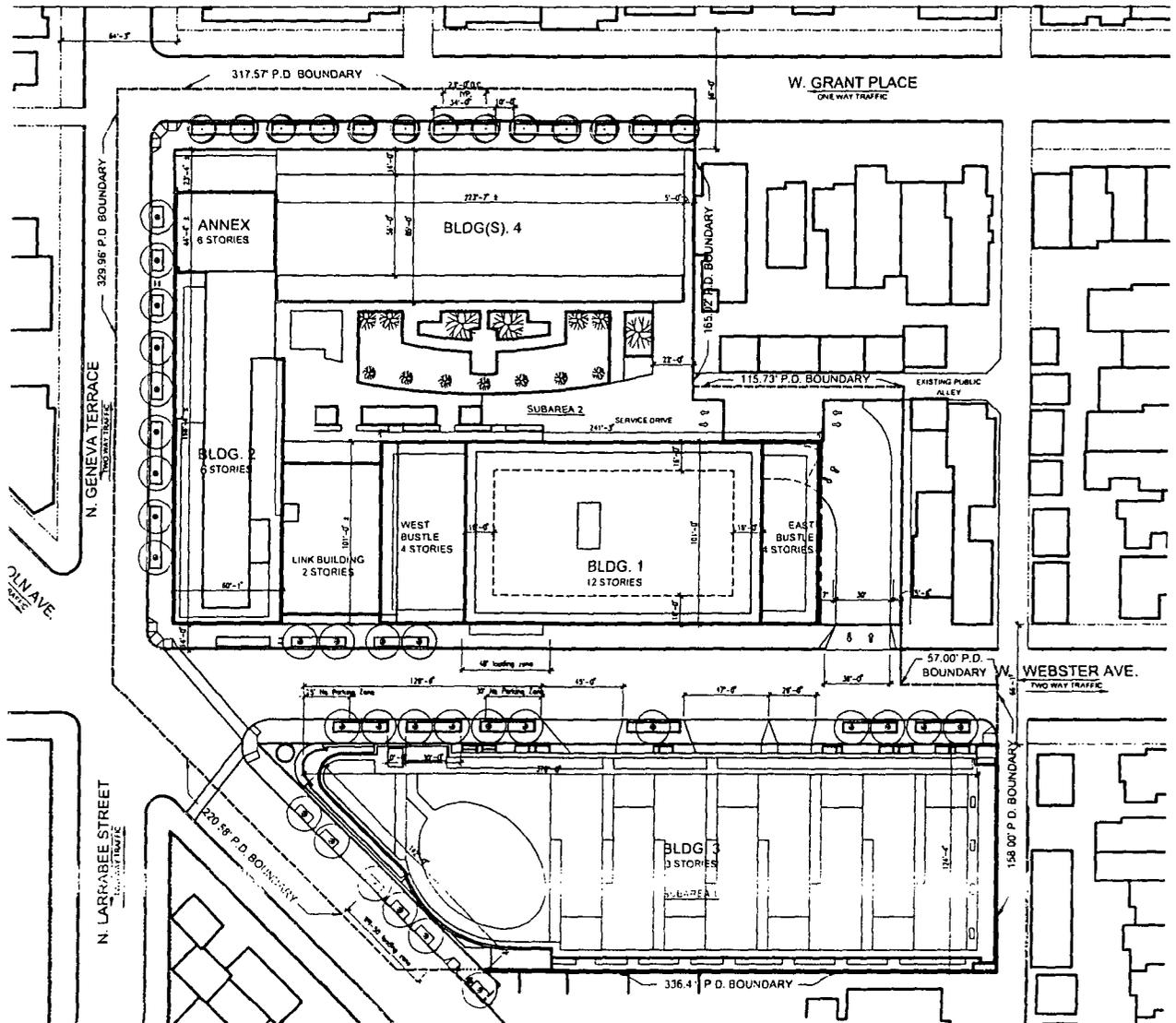
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## PLANNED DEV. BOUNDARY AND PROPERTY LINE MAP

**Applicant:** 516 W. Webster Avenue/550 W. Webster Avenue /  
2159 N. Lincoln Avenue

**Project:** Webster Square

**Date:** 04.13.2012 **Revised Date:** 06.12.2012



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**SITE / LANDSCAPE PLAN**

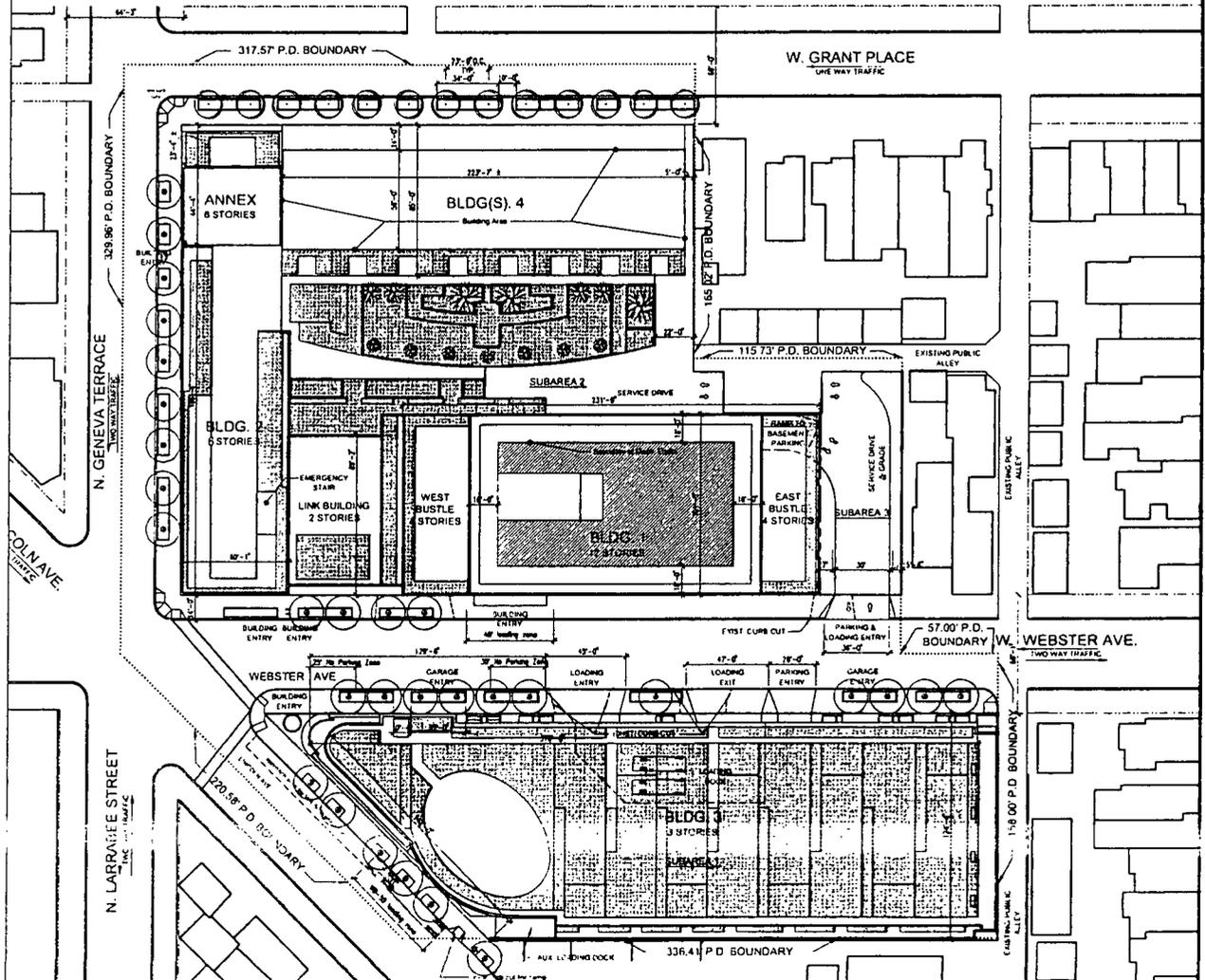
**Applicant:** 516 W. Webster Avenue/550 W Webster Avenue / 2159 N. Lincoln Avenue

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GREEN ROOF CALCULATIONS

BLDG	Gross roof area	net roof area	green roof area	percentage of green roof
Bldg. 1	24,365 sf	19,231 sf	2,000 sf	
Bldg. 2	19,601 sf	15,795 sf	4,000 sf	
Bldg. 3	40,350 sf	31,197 sf	28,900 sf	
Bldg(s). 4	15,880 sf	15,295 sf	2,000 sf	
interior court (roof over bsmt.)	16,782 sf	12,600 sf	10,710 sf	
subtotals	116,978 sf	94,118 sf	47,610 sf	50.6%



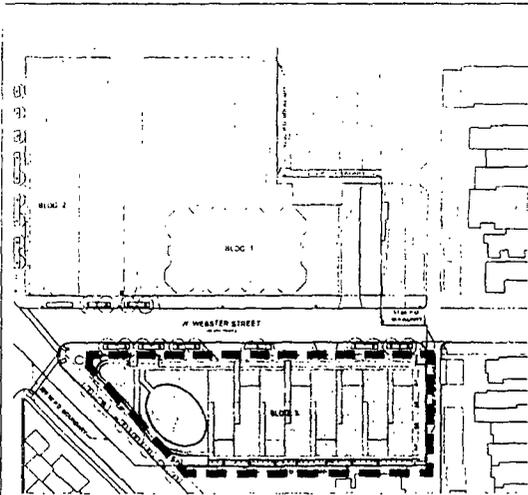
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GREEN ROOF PLAN

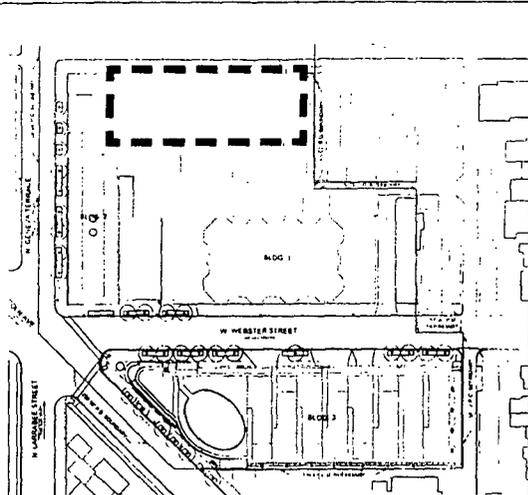
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Project: Webster Square

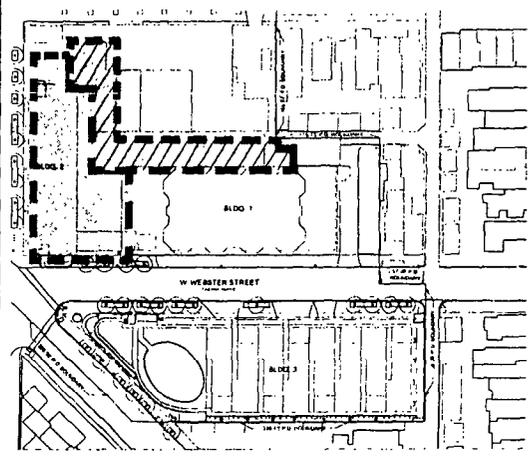
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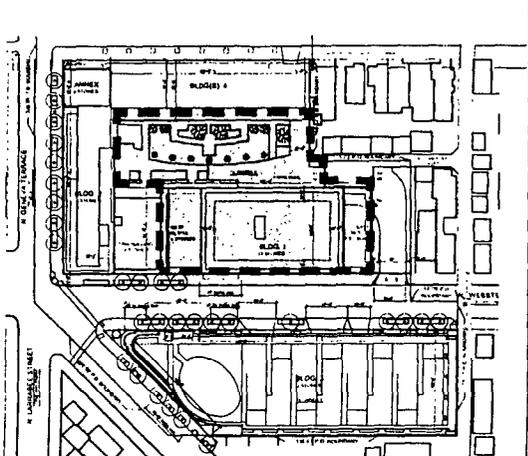
Phase 1



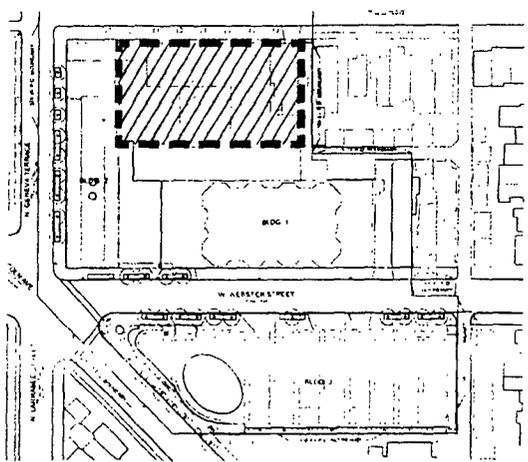
Phase 4



Phase 2



Phase 5



Phase 3

- Phase 1**
  - a Building 3 Interior Demolition
  - b Building 3 Facade Demolition
  - c Building 3 Build-out Interior Space and Parking
- Phase 2**
  - a Building 2 + Annex Interior Demolition
  - b Building 2 + Annex Renovation
  - c Demolition of portion of Grant Place Additions
- Phase 3**
  - a Demolition of remaining Grant Place additions
- Phase 4**
  - a Preparation for Grant Place Building(s) 1
- Phase 5**
  - a Building 1 Facade and Interior Demolition
  - b Building 1 Renovation



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**DEVELOPMENT PHASING PLAN**

**Applicant:** 516 W. Webster Avenue/550 W. Webster Avenue / 2159 N. Lincoln Avenue

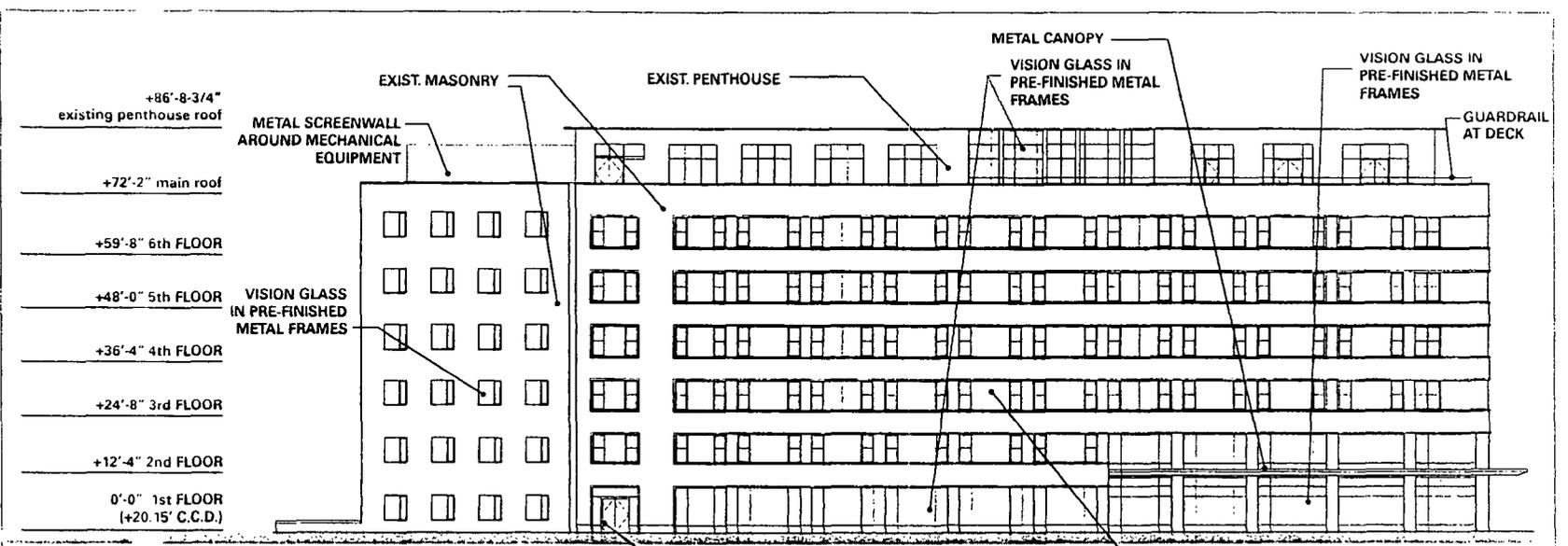
**Project:** Webster Square

**Date:** 04/13/2012 **Revised Date:** 06/12/2012

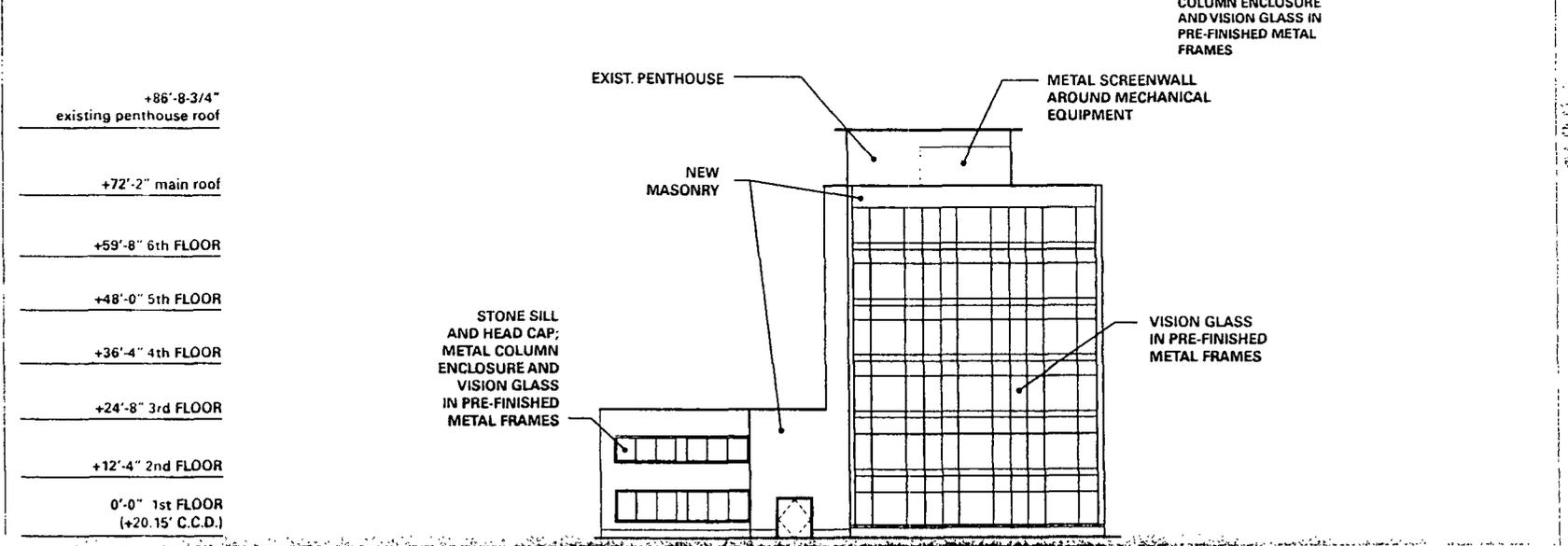


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**WEST ELEVATION**



**NORTH ELEVATION**

**ELEVATIONS - BLDG. 2**

Applicant: 516 W. Webster Avenue/550 W Webster Avenue /

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Project: Webster Square

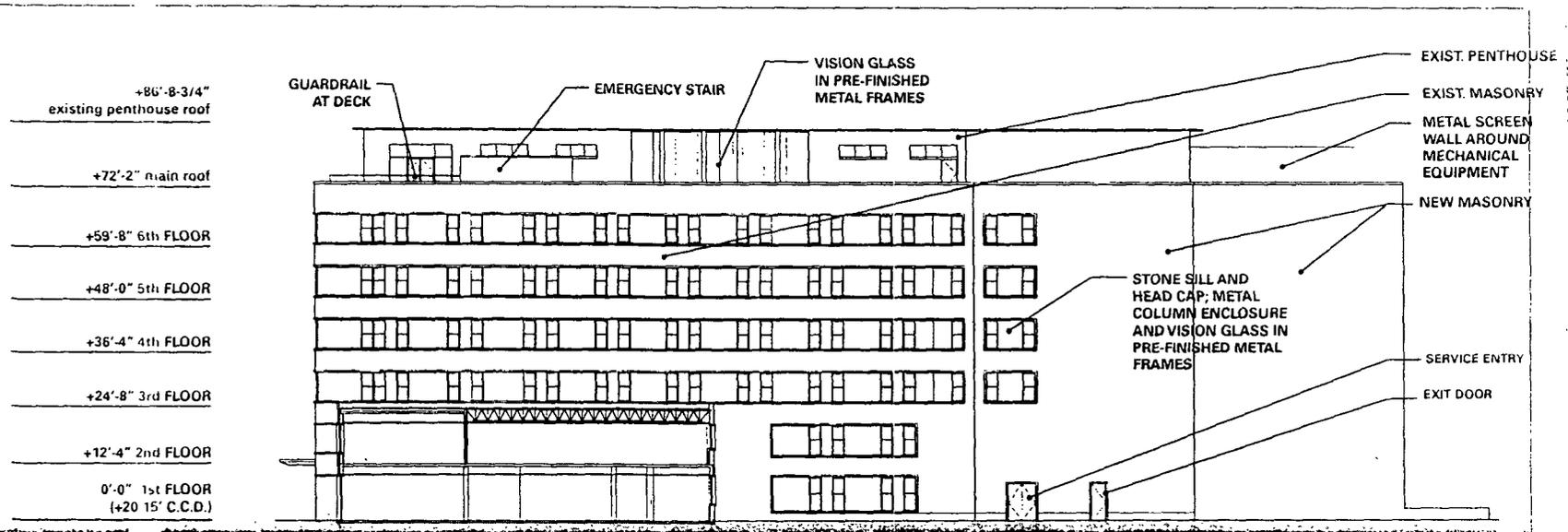
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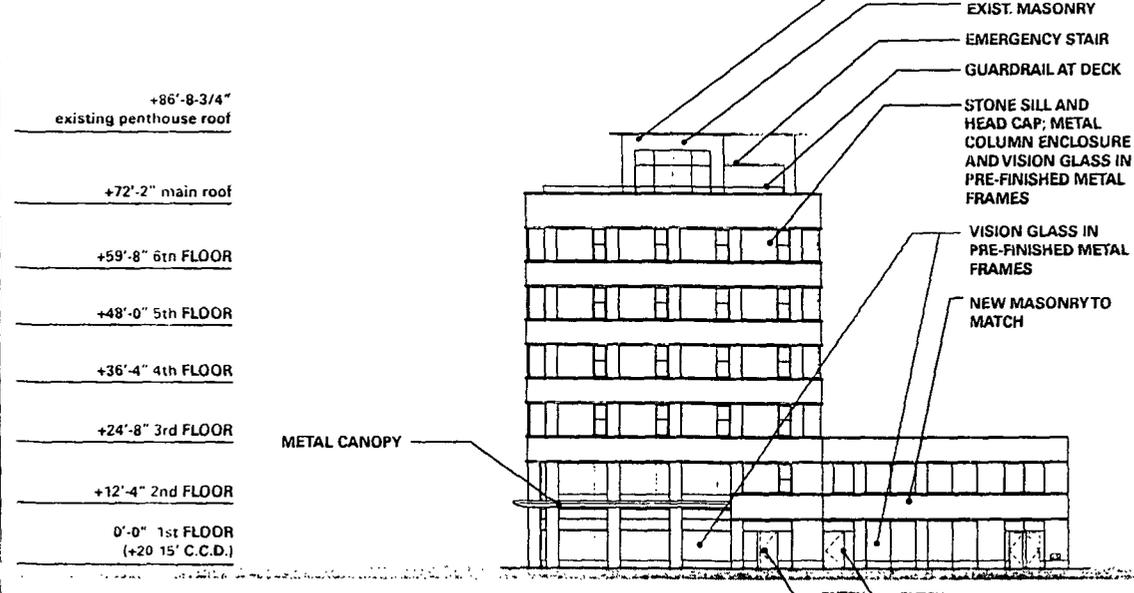


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**EAST ELEVATION**



**SOUTH ELEVATION**

**ELEVATIONS - BLDG. 2**

**Applicant:** 516 W. Webster Avenue/550 W Webster Avenue /

**Project:** 2159 N Lincoln Avenue

**Date:** Webster Square

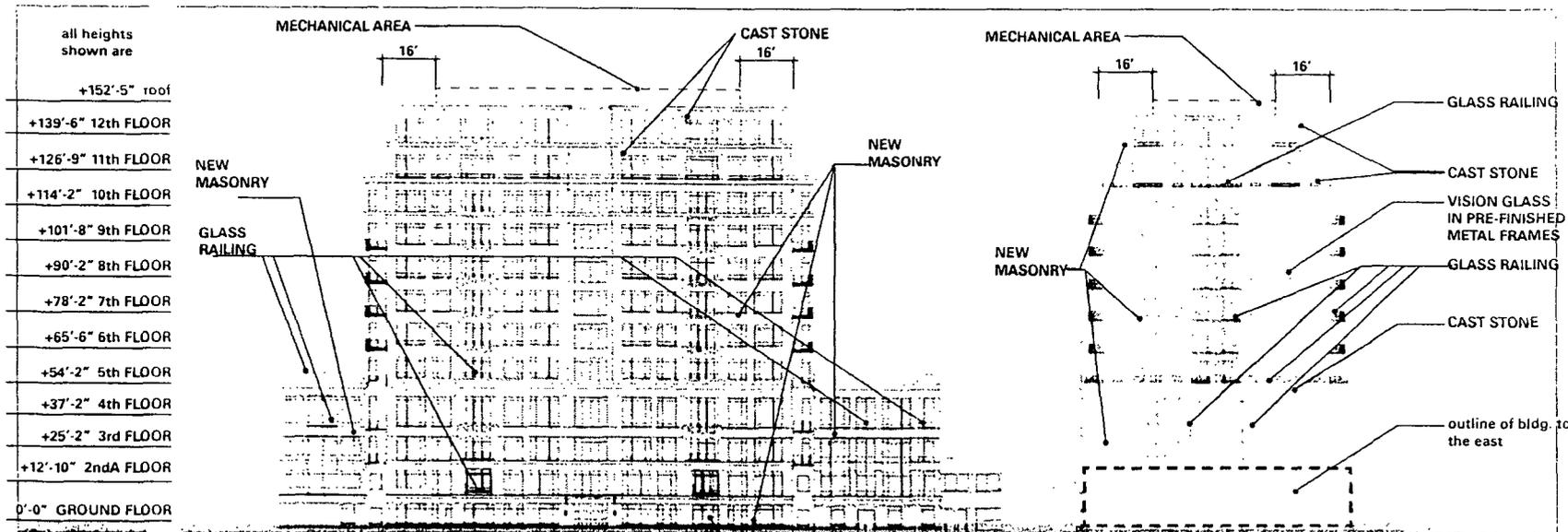
**Revised Date:** 04 13 2012 06 12 2012

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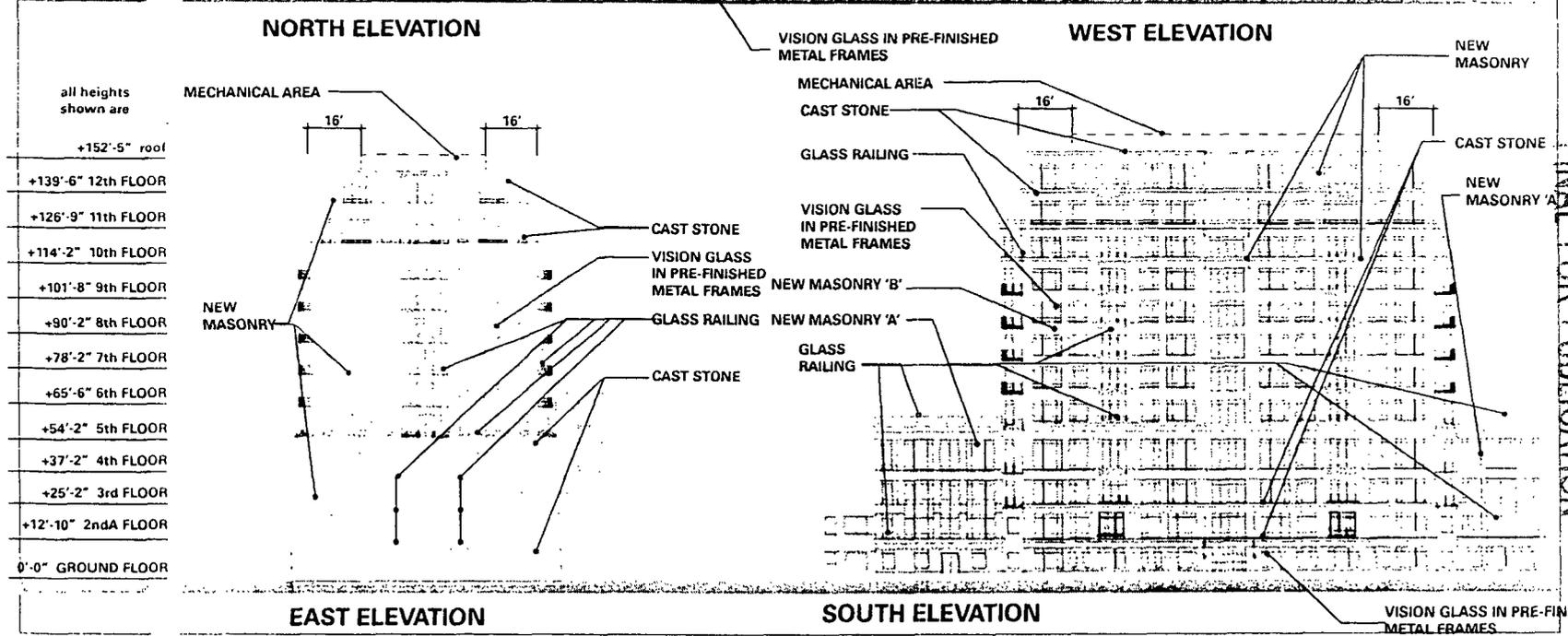
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**NORTH ELEVATION**

**WEST ELEVATION**



**EAST ELEVATION**

**SOUTH ELEVATION**

**ELEVATIONS - BLDG. 1**

all heights shown are

+152'-5" roof
+139'-6" 12th FLOOR
+126'-9" 11th FLOOR
+114'-2" 10th FLOOR
+101'-8" 9th FLOOR
+90'-2" 8th FLOOR
+78'-2" 7th FLOOR
+65'-6" 6th FLOOR
+54'-2" 5th FLOOR
+37'-2" 4th FLOOR
+25'-2" 3rd FLOOR
+12'-10" 2ndA FLOOR
0'-0" GROUND FLOOR

**Applicant:**

**Project:**

**Date:**

516 W. Webster Avenue/550 W. Webster Avenue /  
2159 N. Lincoln Avenue  
Webster Square

04-18-2012

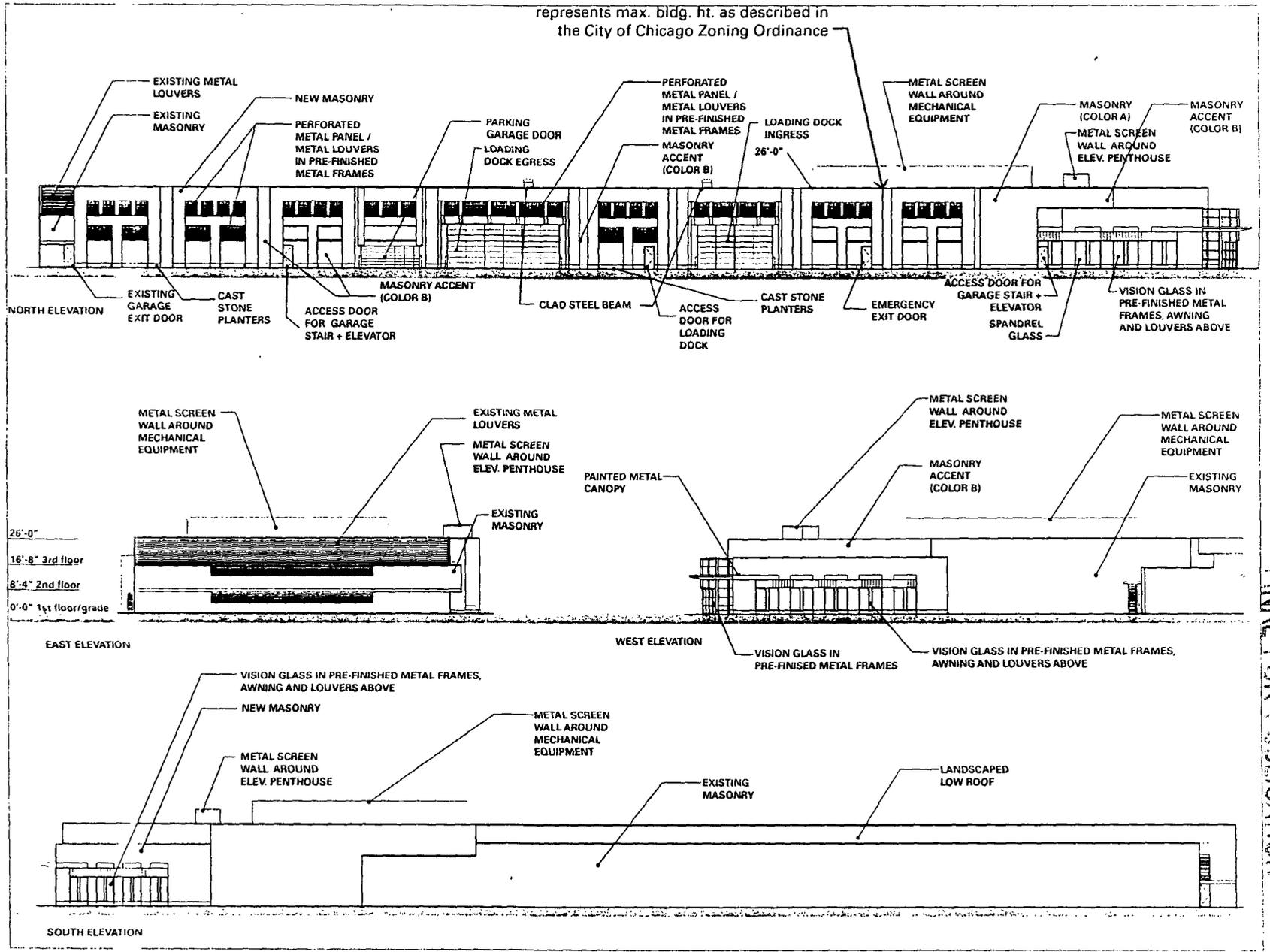
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**ELEVATIONS - BUILDING 3**

**Applicant:** 516 W. Webster Avenue/550 W. Webster Avenue /

**Project:** 2159 N. Lincoln Avenue Webster Square

**Date:** 01.18.2012 **Revised Date:** 06.12.2012

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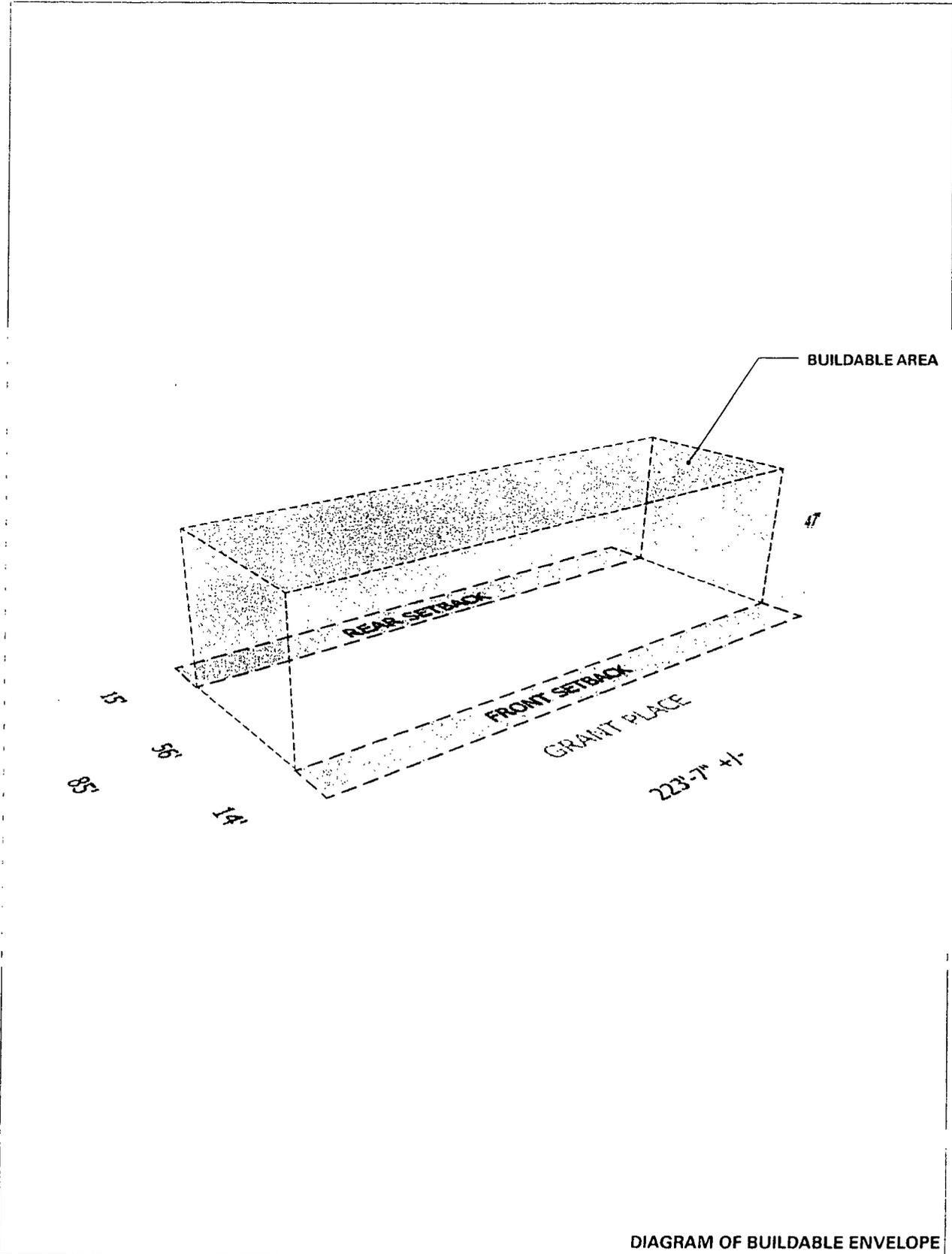


DIAGRAM OF BUILDABLE ENVELOPE



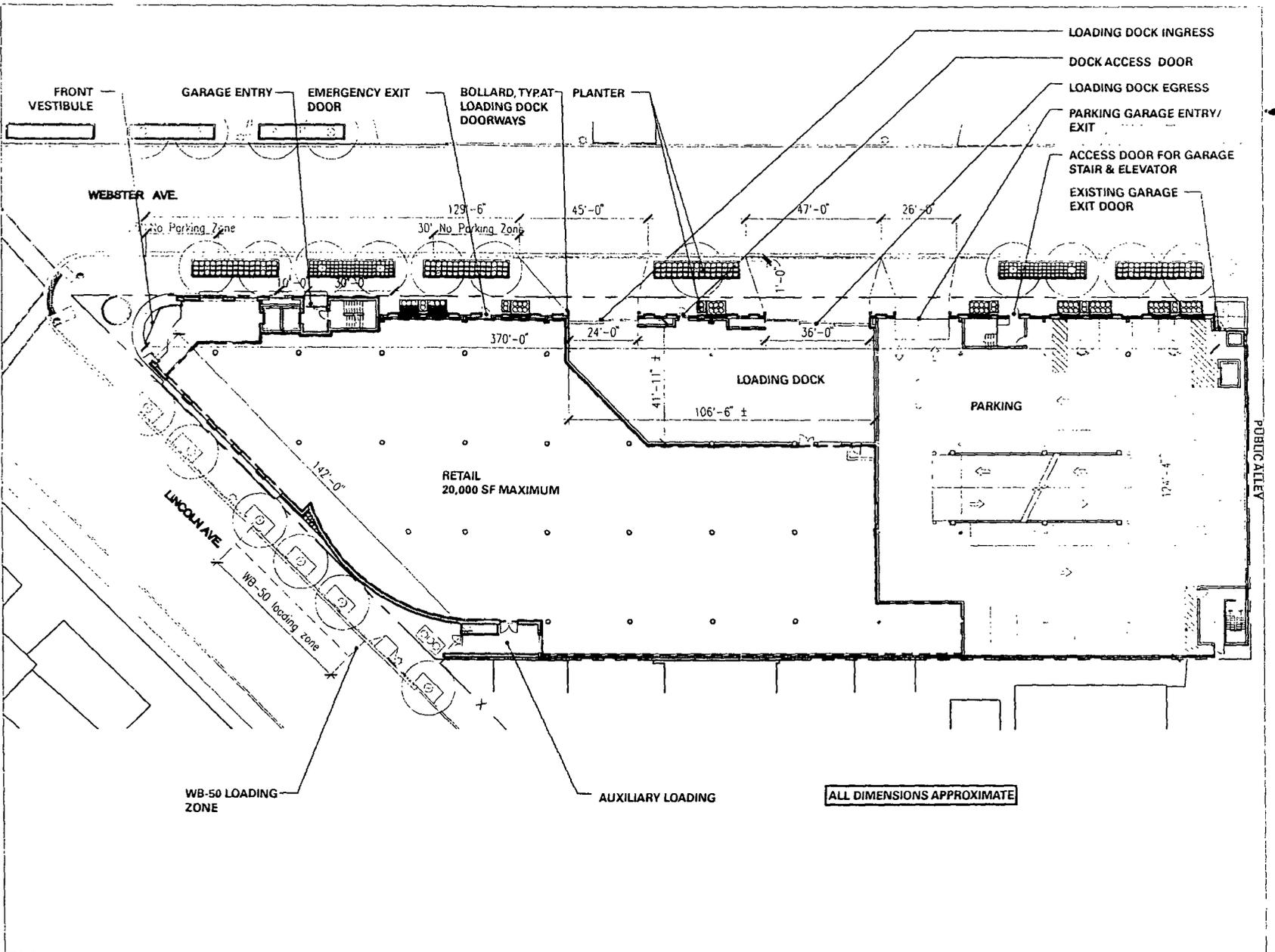
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**BUILDING(S) 4 GRANT PLACE**

**Applicant:** 516 W. Webster Avenue/550 W. Webster Avenue /  
2159 N. Lincoln Avenue

**Project:** Webster Square

**Date:** 04.13.2012 **Revised Date:** 06.12.2012



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**GROUND FLOOR PLAN / BLDG. 3**

**Applicant:** 516 W. Webster Avenue/550 W. Webster Avenue /

**Project:** 2159 N. Lincoln Avenue

**Date:** Webster Square

**Revised Date:** 06.12.2012

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