



City of Chicago



SO2017-3852

Office of the City Clerk Document Tracking Sheet

Meeting Date:	5/24/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-G at 801-939 S Ashland Ave, 1532-1554 W Taylor St, 1501-1555 W Polk St and 800-926 S Laflin St - App No. 19250
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

19250
INTRO. DATE
MAY 24, 2017

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the Residential Planned Development No. 66 symbols and indications as shown on Map No. 2-G in the area bounded by:

West Polk Street;
South Laflin Street;
the alley next north of and parallel to West Taylor Street;
the alley next east of and parallel to South Ashland Avenue (the alley being part of vacated South Garibaldi Place);
West Taylor Street; and
South Ashland Avenue

to those of B2-5 Neighborhood Mixed-Use District, which is hereby established in the area described.

SECTION 2: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the B2-5 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 2-G in the area bounded by:

West Polk Street;
South Laflin Street;
the alley next north of and parallel to West Taylor Street;
the alley next east of and parallel to South Ashland Avenue (the alley being part of vacated South Garibaldi Place);
West Taylor Street; and
South Ashland Avenue

to those of Residential Planned Development No. 66, as amended, 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 hereof and to no others.

SECTION 3: This ordinance shall take effect upon its passage and due publication.

Common Address(es): 801-939 South Ashland Avenue; 1532-1554 West Taylor Street
1501-1555 West Polk Street; 800-926 South Laflin Street

Residential-Business Planned Development No. 66, as amended

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development Number 66, as amended (“Planned Development”), consists of approximately 412,914 net square feet (9.48 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by (for Subarea A) Campus Green Townhouse Corporation and the Applicant (for Subareas B, C and D) GRE Medical District City Apartments LLC.
2. 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 title holders 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. 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 streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

APPLICANT: GRE Medical District City Apartments LLC
ADDRESS: 801-939 S. Ashland Ave.; 1532-1554 W. Taylor St.
1501-1555 W. Polk St.; 800-926 S. Laflin St.
INTRODUCTION DATE: May 24, 2017
CPC DATE: October 19, 2017

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of these 18 Statements and the following:

- Bulk Regulations and Data Table
- Existing Zoning Map
- General Land-Use Map
- Planned Development Boundary and Property Line Map
- Subarea Map
- Site Plan – Subarea B
- Landscape Plan – Subarea B
- Building Elevation – Subarea B (East Building Elevation)
- Building Elevation – Subarea B (South Building Elevation)
- Building Elevation – Subarea B (West Building Elevation)
- Building Elevation – Subarea B (North Building Elevation)

prepared by bKL Architecture LLC and dated October 19, 2017, submitted herein.

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. In each of the following Subareas, the following uses shall be permitted in this Planned Development:

Subarea A: Detached House; Two-Flat; Townhouse; Multi-Unit Residential; and related, incidental and accessory uses including but not limited to accessory parking.

Subarea B: Dwelling Units located above the ground floor; the following uses located on the ground floor: Cultural Exhibits and Libraries; Postal Service; Business Support Services (excluding Day Labor Employment Agencies and Employment

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Agencies); Communication Service Establishments; Eating and Drinking Establishments (all); Financial Services (excepting Payday/Title Secured Loan Stores and Pawn Shops); Food and Beverage Retail Sales (excepting Liquor Stores (packaged goods); Medical Service; Office; Personal Service (all); Repair or Laundry Service; Retail Sales (General); and related, incidental and accessory uses including but not limited to accessory parking.

Subarea C: Dwelling Units located on and above the ground floor; Residential Support Services; and related, incidental and accessory uses including but not limited to accessory parking.

Subarea D: Lodging; Dwelling Units located on and above the ground floor; Cultural Exhibits and Libraries, Day Care; Postal Service; Business Support Services (excluding Day Labor Employment Agencies and Employment Agencies); Communication Service Establishments; Eating and Drinking Establishments (all); Financial Services (excepting Payday/Title Secured Loan Stores and Pawn Shops); Food and Beverage Retail Sales (excepting Liquor Stores (packaged goods); Medical Service; Office; Personal Service (all); Repair or Laundry Service; Retail Sales (General); Residential Support Services; and related, incidental and accessory uses including but not limited to accessory parking.

6. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea D, the Applicant shall submit a site plan, landscape plan and building elevations for Subarea D for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Subarea. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for Subarea D shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD. After approval of the Subarea Site Plan,

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changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject Subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.
- Conformance, if applicable, to the City Affordable Requirements Ordinance in effect at the time of submittal and to the City MBE/WBE Policy outlined in Statement 16

Following submission to DPD of the request for Site Plan Approval, the proposal shall be reviewed by the Departments of Fire and Transportation and the Mayor's Office for People with Disabilities and presented to the Chicago Plan Commission for review and comment. In addition, as part of the site plan review process, the Department of Transportation may request a traffic study. Only after all comments generated by such departmental and Plan Commission reviews have been addressed shall DPD consider granting Site Plan Approval. Following such Site Plan Approval by DPD, the supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD. Changes or modifications to the approved site plan must be made pursuant to the provisions of this Statement 6. In the event of any inconsistency between submitted plans and the terms of the Planned Development, the terms of the Planned Development shall govern.

7. On-Premise 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. Off-Premise signs are prohibited within the boundary of the Planned Development.

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8. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 412,914 square feet and a base FAR of 2.52.
10. Upon review and determination, Part II Review, pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Department of Streets and Sanitation, and the Department of Fleet and Facility Management, under Section 13-32-085 of the Municipal Code, or any other provision of the Municipal Code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
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 to ensure compliance with all applicable laws and regulations related to

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- access for persons with disabilities and to promote the highest standard of accessibility.
15. With respect to Subareas B and D, the Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city

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residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. With respect to Subarea B, the Applicant acknowledges and agrees that the rezoning of the Property from various underlying zoning districts to uniform underlying zoning district B2-5, and then to this Planned Development (PD), triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 254 units. As a result, the Applicant's affordable housing obligation is 25 affordable units (10% of 250, rounded down), 6 of which are Required Units (2.5% of 254, rounded down). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$125,000 (\$100,000, if providing units on-site to CHA) per unit (the "Cash Payment") and providing 6 affordable units in the rental building to be constructed in the PD and/or entering into an agreement with the Chicago Housing Authority (CHA) to provide affordable units in the building, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the PD, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the number of required Affordable Units without amending the PD. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash

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Payment and execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the PD, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to the pre-existing Residential Planned Development No. 66.

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Bulk Regulations and Data Table

Net Site Area:

Subarea A (East / Townhouse Parcel):	166,590 sq. ft.	(3.82 acres)
Subarea B (West-South / Mixed-Use Parcel):	74,368 sq. ft.	(1.71 acres)
Subarea C (West-Central / Residential Parcel):	99,366 sq. ft.	(2.28 acres)
Subarea D (West-North / Mixed-Use Parcel):	72,590 sq. ft.	(1.67 acres)
Total Net Site Area:	412,914 sq. ft.	(9.48 acres)

Area in the Public Right of Way:

Subarea A (East / Townhouse Parcel):	34,569 sq. ft.	(0.79 acres)
Subarea B (West-South / Mixed-Use Parcel):	25,106 sq. ft.	(0.58 acres)
Subarea C (West-Central / Residential Parcel):	15,279 sq. ft.	(0.35 acres)
Subarea D (West-North / Mixed-Use Parcel):	23,800 sq. ft.	(0.55 acres)
Total Net Site Area:	98,754 sq. ft.	(2.27 acres)

Gross Site Area:

Subarea A (East / Townhouse Parcel):	201,159 sq. ft.	(4.62 acres)
Subarea B (West-South / Mixed-Use Parcel):	99,474 sq. ft.	(2.28 acres)
Subarea C (West-Central / Residential Parcel):	114,645 sq. ft.	(2.63 acres)
Subarea D (West-North / Mixed-Use Parcel):	96,390 sq. ft.	(2.21 acres)
Total Gross Site Area:	511,668 sq. ft.	(11.75 acres)

Maximum Floor Area Ratio (FAR) (By Subarea):

Subarea A (East / Townhouse Parcel):	0.69
Subarea B (West-South / Mixed-Use Parcel):	3.75
Subarea C (West-Central / Residential Parcel):	3.56
Subarea D (West-North / Mixed-Use Parcel):	3.84 Per site plan approval.

Maximum Floor Area Ratio (FAR) (PD):

2.52

Maximum Number of Dwelling Units:

Subarea A (East / Townhouse Parcel):	46 dwelling units
Subarea B (West-South / Mixed-Use Parcel):	254 dwelling units
Subarea C (West-Central / Residential Parcel):	410 dwelling units
Subarea D (West-North / Mixed-Use Parcel):	254 dwelling units

Maximum Number of Hotel Rooms:

Subarea D (West-North / Mixed-Use Parcel):	350
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Maximum Building Height:

Subarea A (East / Townhouse Parcel):	40 feet
Subarea B (West-South / Mixed-Use Parcel):	210 feet
Subarea C (West-Central / Residential Parcel):	108 feet
Subarea D (West-North / Mixed-Use Parcel):	210 feet

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Minimum Number of Parking Spaces:

- Subarea A (East / Townhouse Parcel): 73 parking spaces
- Subarea B (West-South / Mixed-Use Parcel): 245 parking spaces*
- Subarea C (West-Central / Residential Parcel): 7 parking spaces*
- Subarea D (West-North / Mixed-Use Parcel): Per site plan approval.

* Parking spaces may be shared between Subarea B and Subarea C.

Minimum Number of Bike Spaces:

- Subarea A (East / Townhouse Parcel): 0 spaces
- Subarea B (West-South / Mixed-Use Parcel): 130 spaces
- Subarea C (West-Central / Residential Parcel): 68 spaces
- Subarea D (West-North / Mixed-Use Parcel): Per site plan approval.

Minimum Number of Loading Berths:

- Subarea A (East / Townhouse Parcel): 0 berth(s)
- Subarea B (West-South / Mixed-Use Parcel): 2 berth(s) (1 at 10' x 25' and 1 at 10' x 50')*
- Subarea C (West-Central / Residential Parcel): 1 berth(s) (10' x 25')*
- Subarea D (West-North / Mixed-Use Parcel): Per site plan approval.

* Loading spaces may be shared between Subarea B and Subarea C.

Minimum Setbacks from Property Lines:

- Subarea A (East / Townhouse Parcel): Per prior approvals.
- Subarea B (West-South / Mixed-Use Parcel): In general conformance to the attached site plans.
- Subarea C (West-Central / Residential Parcel): Existing to remain.
- Subarea D (West-North / Mixed-Use Parcel): Per site plan approval.

2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: July 14, 2017

DEVELOPMENT INFORMATION

Development Name: 901 S. Ashland Ave.

Development Address: 901 S. Ashland Ave.

Zoning Application Number, if applicable: 19250

Ward: 28 (Alderman Jason C. Ervin)

If you are working with a Planner at the City, what is his/her name? Dan Klaiber / DPD

Type of City Involvement

check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

ARO Web Form completed and attached - or submitted online on July 14, 2017

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

to follow in 2018 (KDP) ←

DEVELOPER INFORMATION

Developer Name GRE Medical District City Apartments LLC

Developer Contact Christine Kolb

Developer Address c/o Focus Development, 100 S. Wacker Dr., Suite 2100, Chicago, IL 60606

Email christinek@focusrealestate.com

Developer Phone (224) 255-6115

Attorney Name Mara S. Georges

Attorney Phone (312) 726-8797

Daley and Georges, Ltd.

20 S. Clark St., Suite 400, Chicago, IL 60603

TIMING

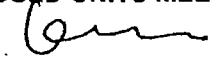
Estimated date marketing will begin August 2019

Estimated date of building permit* June 2018

Estimated date ARO units will be complete October 2019

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)


Kara Breems, DPD

9-12-17
Date


Developer/Project Manager

07/17/17
Date

FOR PUBLICATION

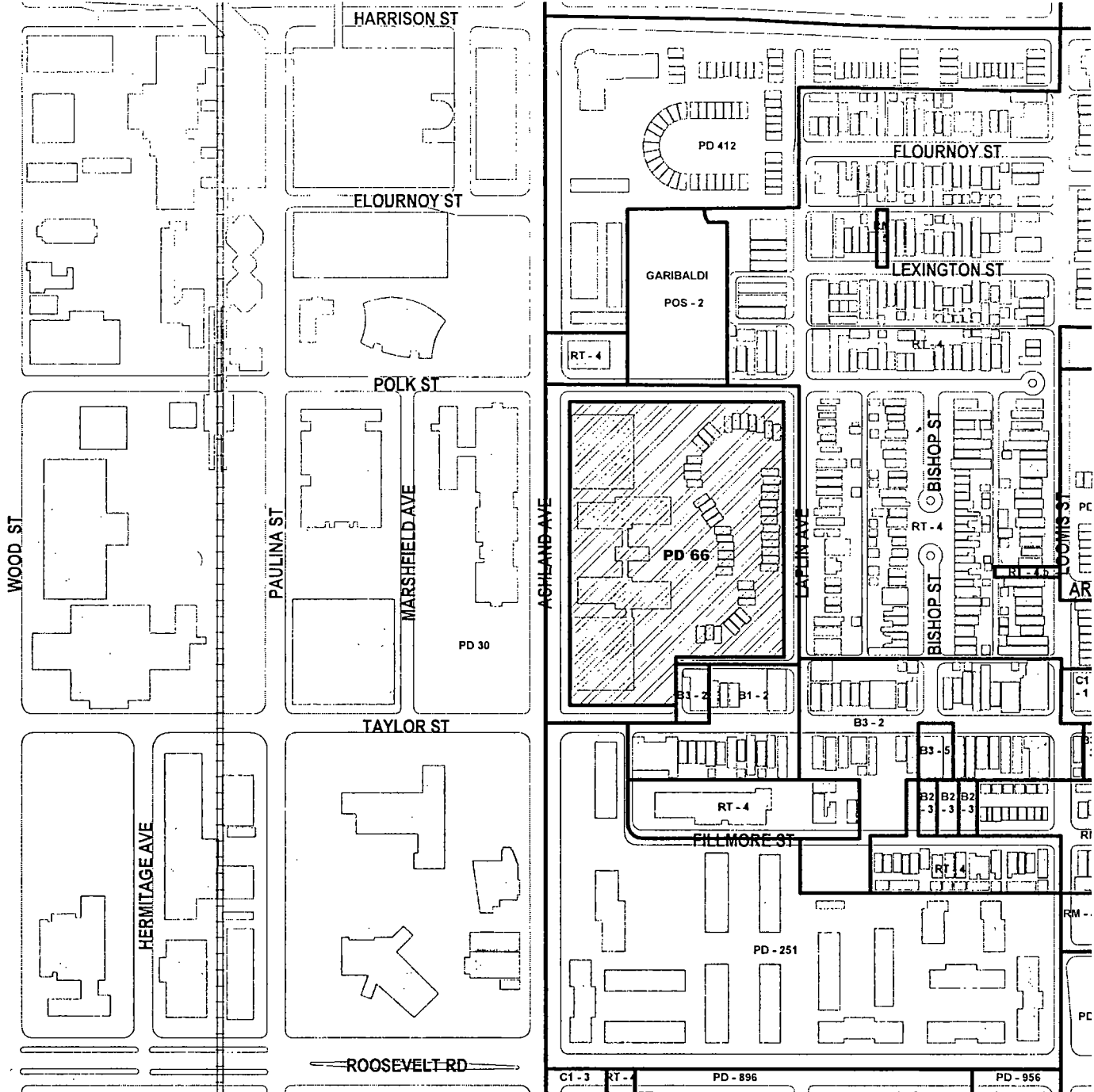
Project Name: 901 S. Ash and Ave
 Zoning Application number, if applicable: 19250
 Address: 901 939 South Ashland Avenue
 GRE Medical District City Apartments LLC
 Is this a For Sale or Rental Project? Rental
 Anticipated average psf rent/price?*

Total Units in Project: 254
 Total Affordable Units: 5
 \$ actual units to be provided

Summary

	market rate		affordable	
	how many?	% of total square footage	how many?	% of total square footage
studio	79	32%	7	33%
one bed	56	35%	2	33%
two-bed	64	26%	2	33%
three-bed	14	6%	0	0%

	Market Rate Units	Affordable Units
Parking	0.5 (repo; paid spaces at \$75)	0.32 (repo; paid spaces at \$175)
Laundry	In unit	Common
Appliances:		
Refrigerator	Provided; new; model TBD	Provided; new; model TBD
Stove/Oven	Provided; new; model TBD	Provided; new; model TBD
Dishwasher	Provided; new; model TBD	Provided; new; model TBD
microwave	Provided; new; model TBD	Provided; new; model TBD
Bathroom(s)	Provided; new; model TBD	Provided; new; model TBD
how many?	1 (one unit full bath)	1 (one unit full bath)
Half bath? Full bath?	0	0
Kitchen counter tops material	Quartz	Quartz
Flooring material	Vinyl plank	Vinyl plank
HVAC	2 pipe system	2 pipe system
Other	N/A	N/A




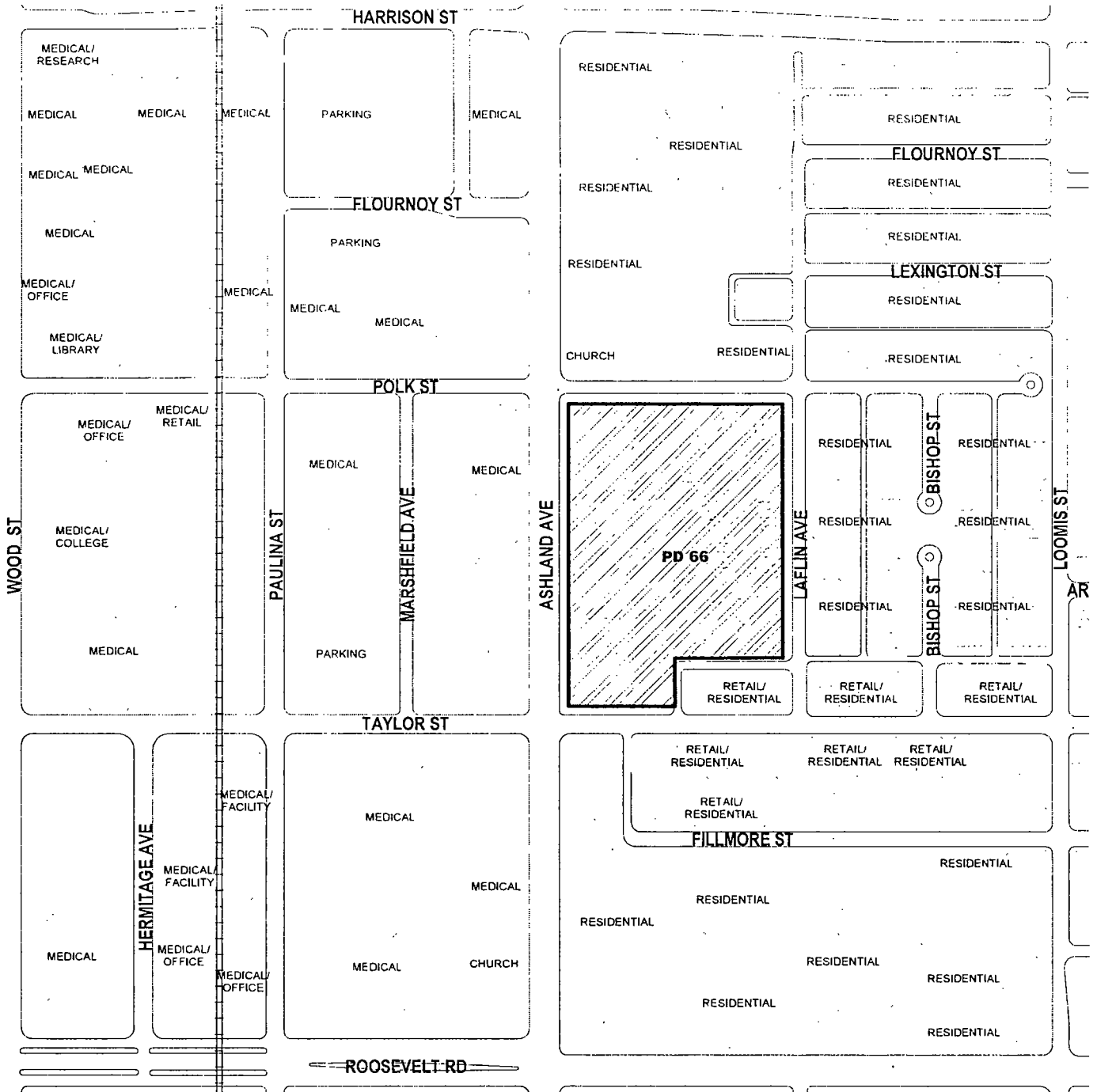
EXISTING ZONING MAP
Scale: N.T.S.



 Planned Development Area PD 66

APPLICANT: GRE Medical District City Apartments LLC
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DATE OF INTRODUCTION: July 14, 2017
PLAN COMMISSION: October 19, 2017

THE FOCUS
 ATLANTA REALTY PARTNERS
GUGGENHEIM

 © 2017 bKL Architecture LLC



GENERAL LAND-USE MAP
Scale: N.T.S.



Planned Development Area PD 66

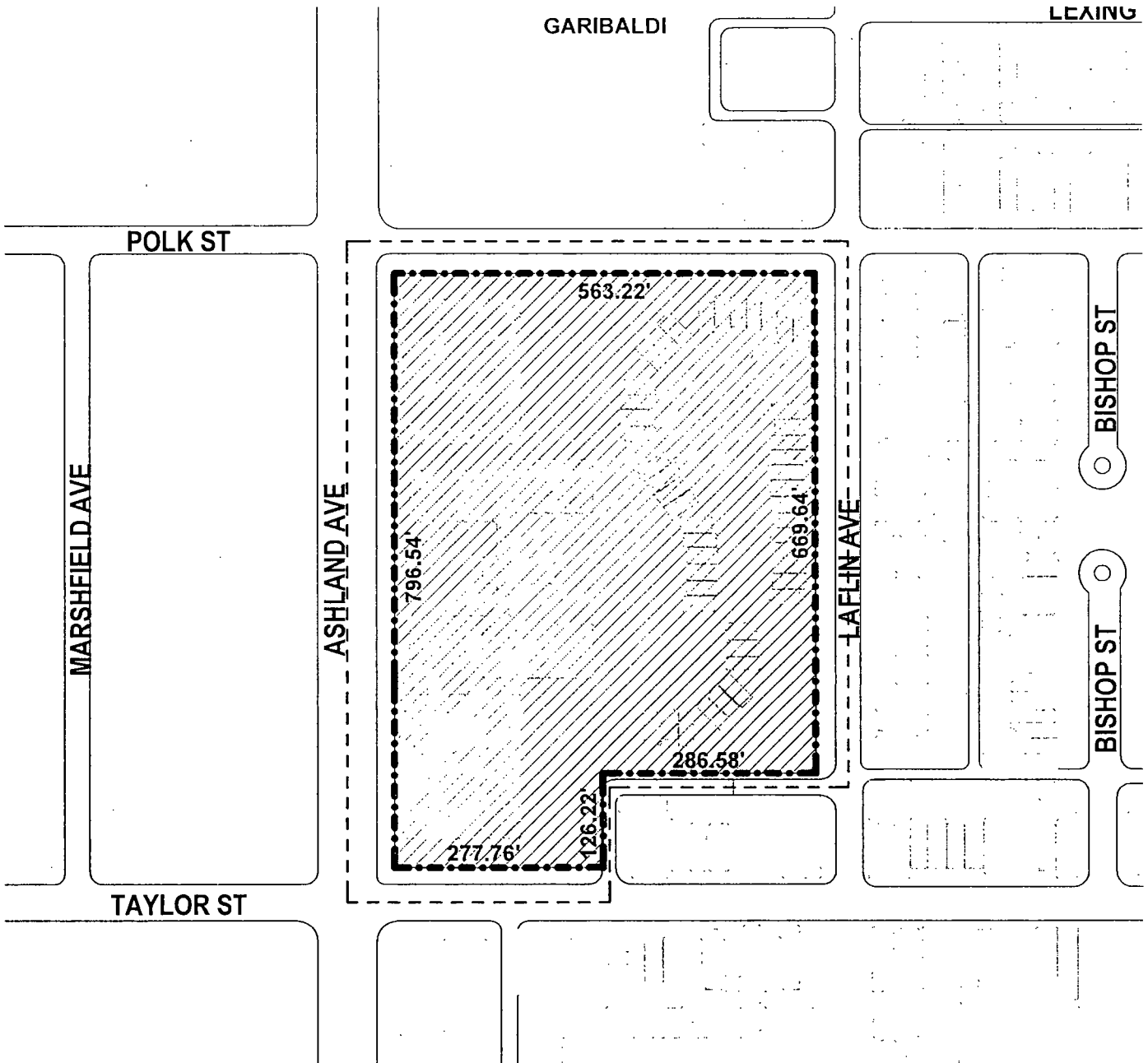
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FOCUS





GUGGENHEIM





PLANNED DEVELOPMENT BOUNDARY
AND PROPERTY LINE MAP
Scale: N.T.S.



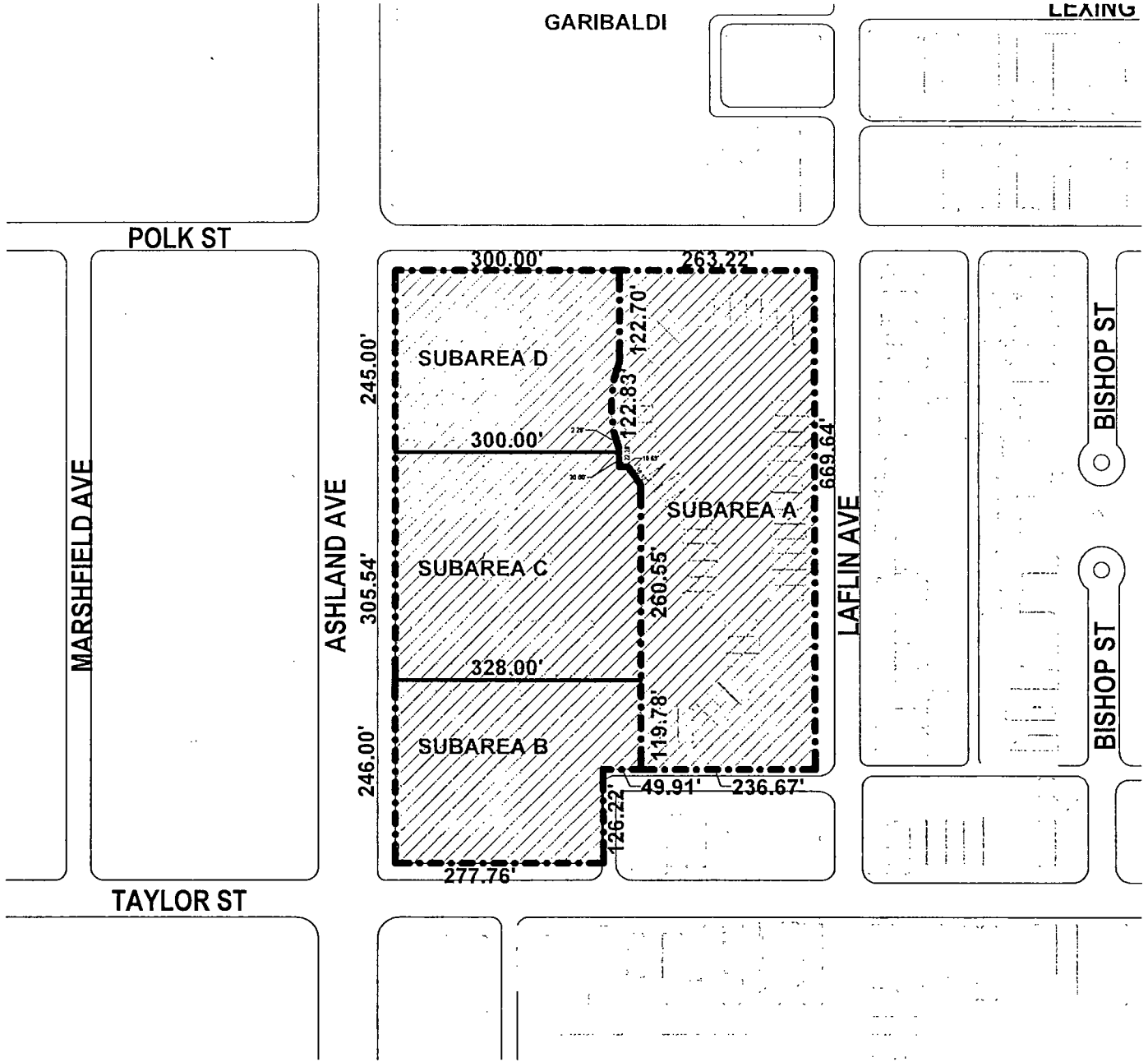
-  Planned Development Boundary Line
-  Property Line

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 1501-1555 W. Polk St.; 800-926 S. Laflin St.
DATE OF INTRODUCTION: July 14, 2017
PLAN COMMISSION: October 19, 2017

FOCUS
 ATLANTIC READY DEVELOPMENTS
 GUGGENHEIM
 bKL
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GARIBALDI

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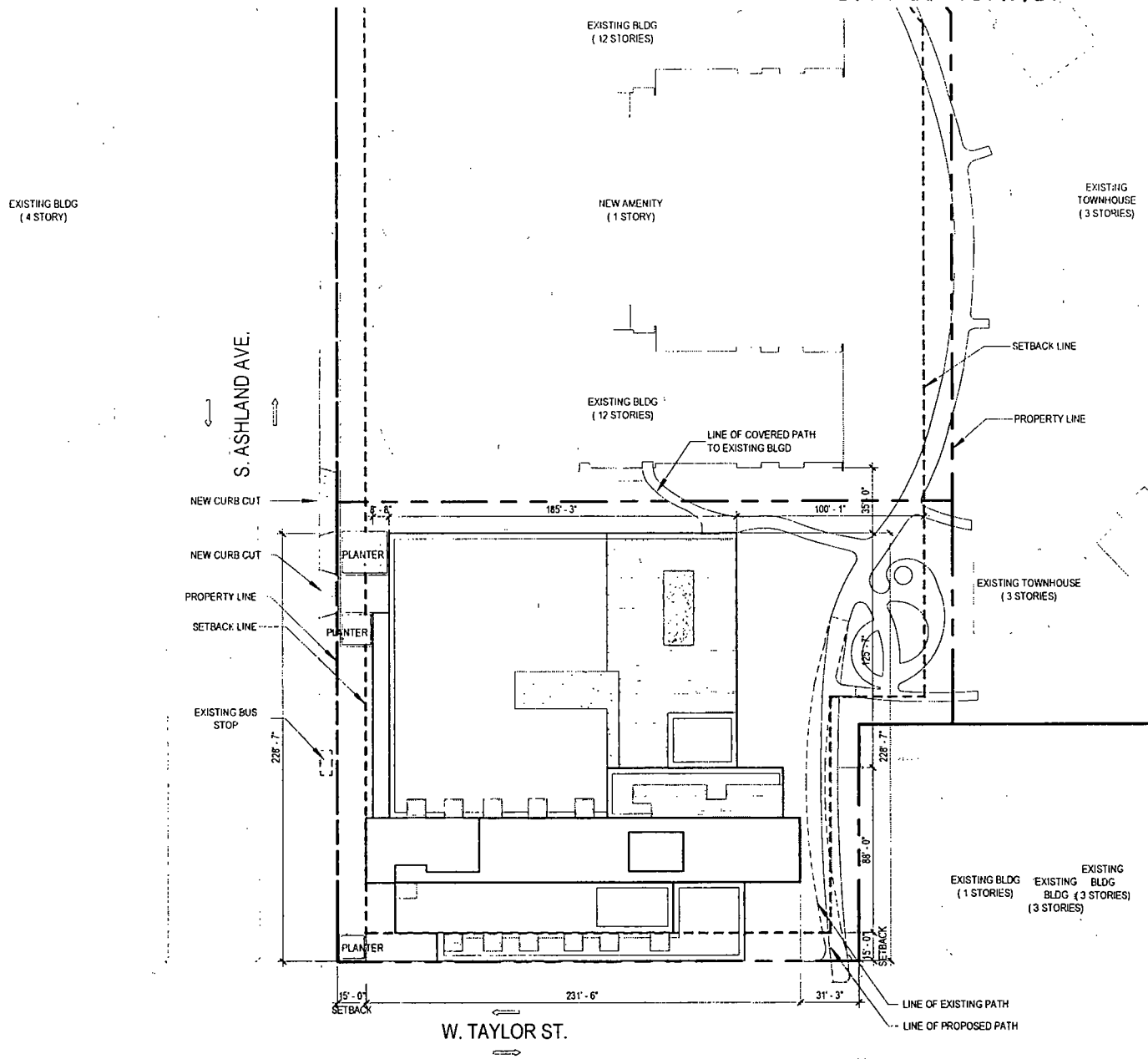


SUBAREA MAP
Scale: N.T.S.



APPLICANT: GRE Medical District City Apartments LLC
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SITE PLAN
Scale: N.T.S.



--- PROPERTY LINE
- - - SETBACK LINE

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FOCUS
 ATLANTIC REALTY PARTNERS
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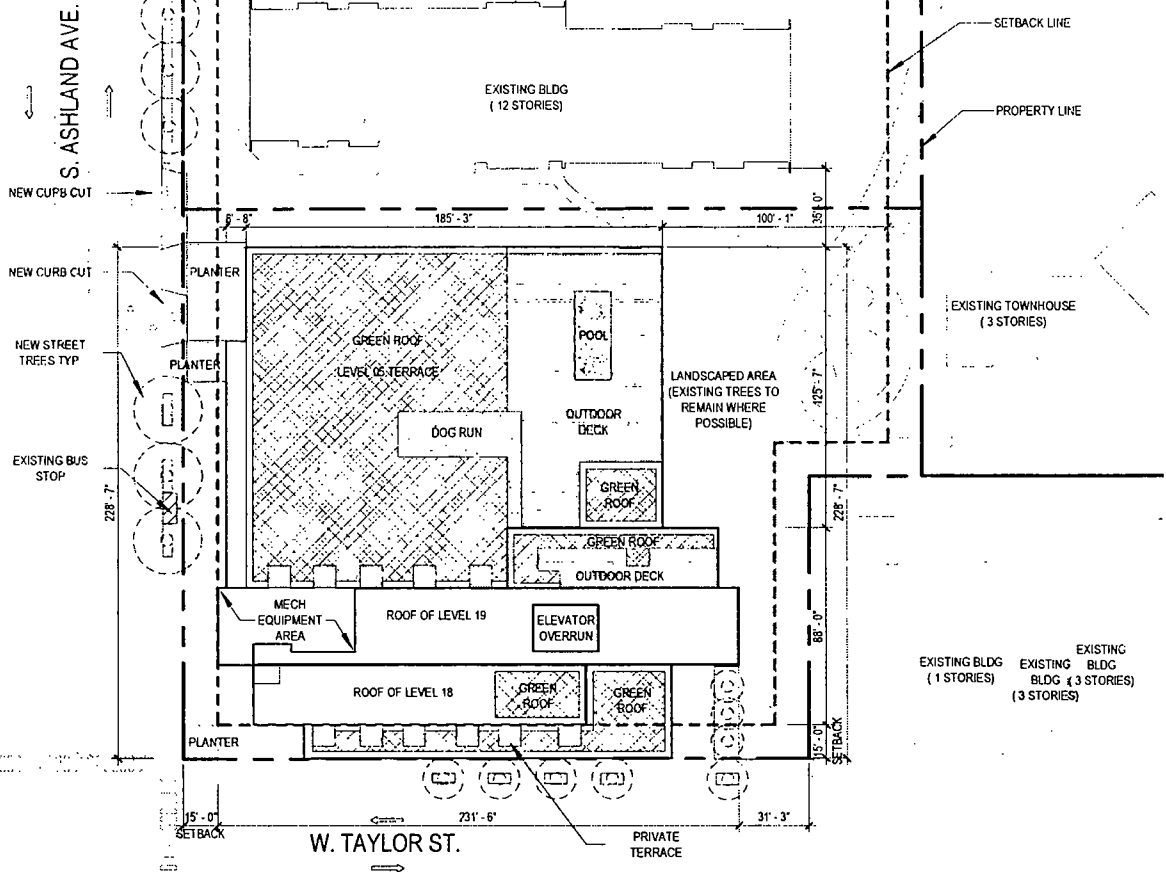
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EXISTING BLDG
(4 STORY)

EXISTING BLDG
(12 STORIES)

NEW AMENITY
(1 STORY)

EXISTING
TOWNHOUSE
(3 STORIES)



LANDSCAPE PLAN
Scale: N.T.S.



PROPOSED PARKWAY TREES

--- PROPERTY LINE

--- SETBACK LINE

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FOCUS

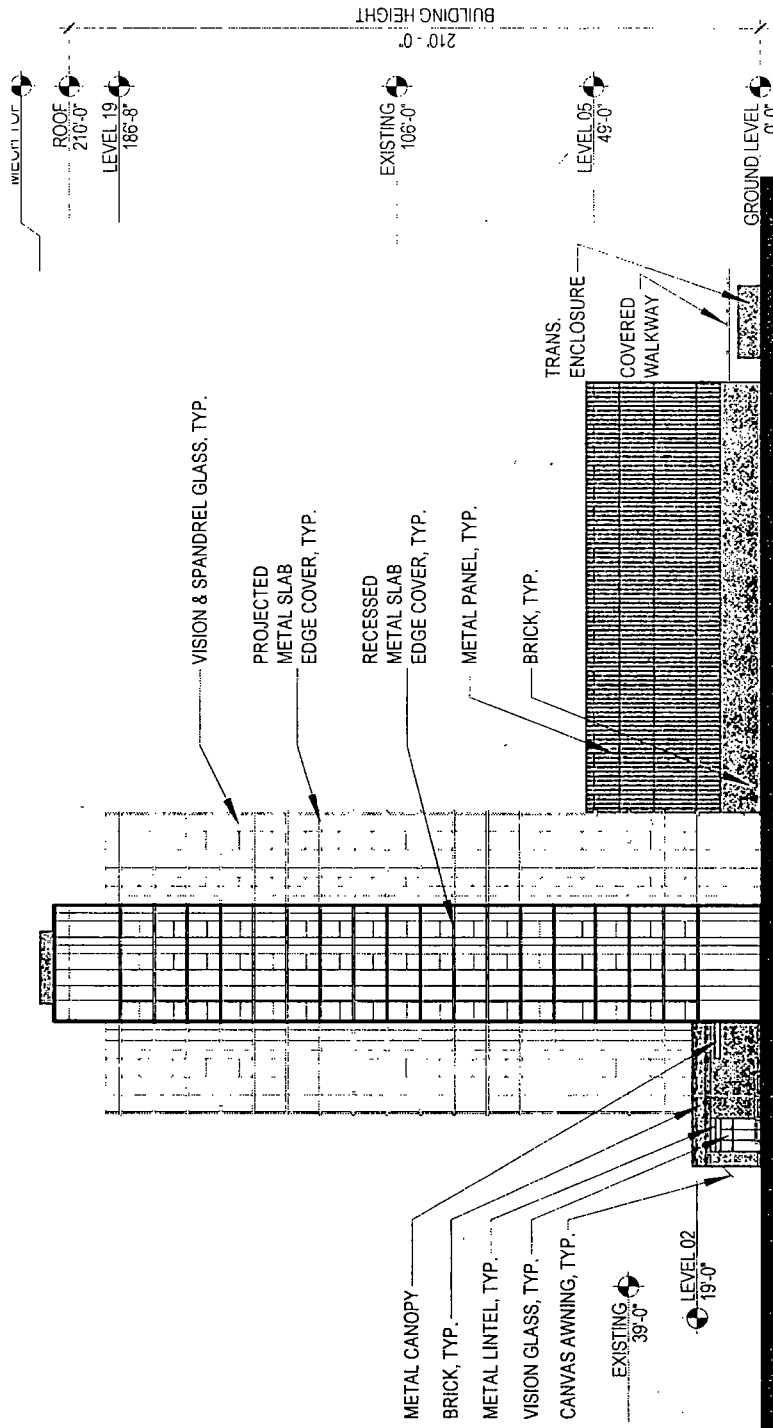


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EAST BUILDING ELEVATION

Scale: N.T.S.

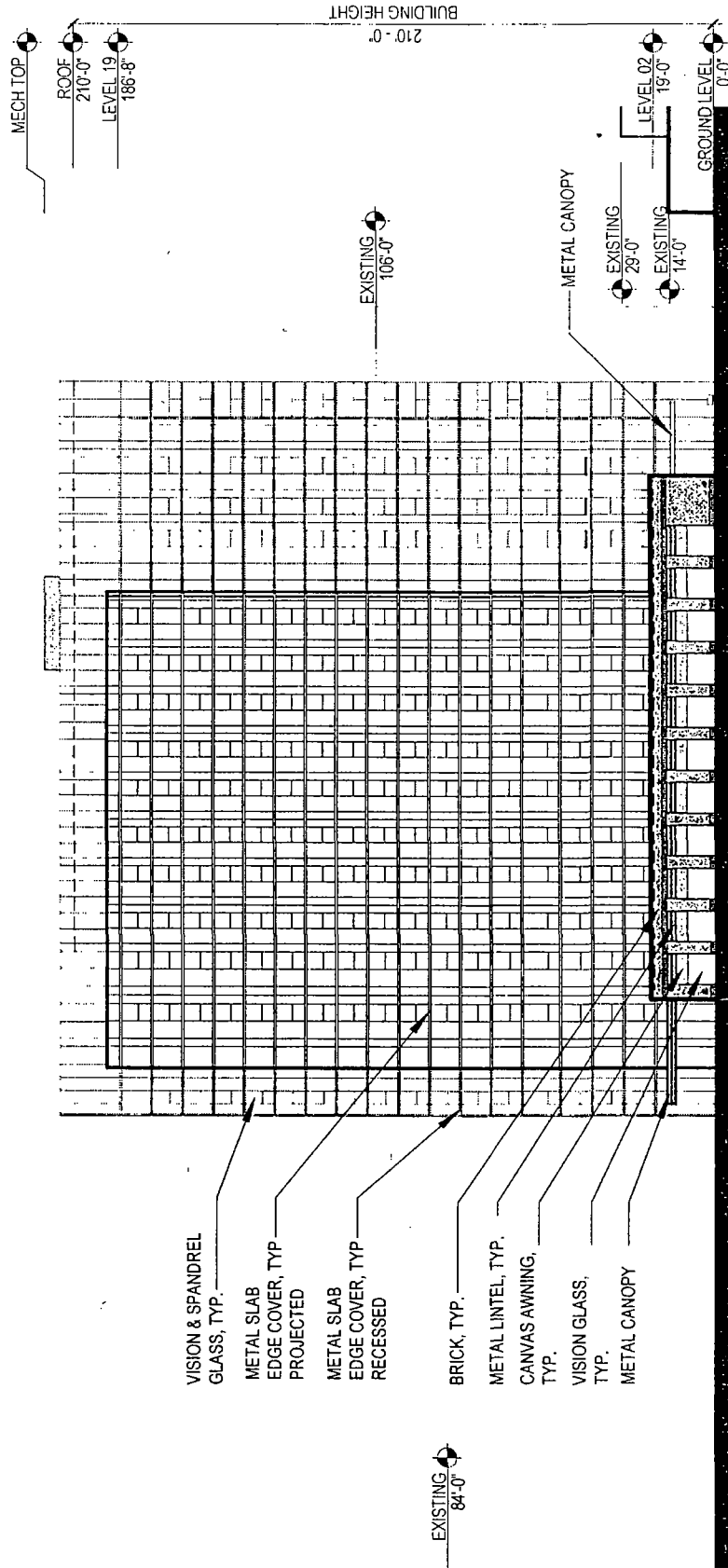
NOTE: EXISTING BUILDING HEIGHTS ARE APPROXIMATE AND BASED ON GOOGLE EARTH.

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 ALLIANCE
 READY-TO-
 PARTNERS
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SOUTH BUILDING ELEVATION

Scale: N.T.S.


NOTE: EXISTING BUILDING HEIGHTS ARE APPROXIMATE AND BASED ON GOOGLE EARTH.

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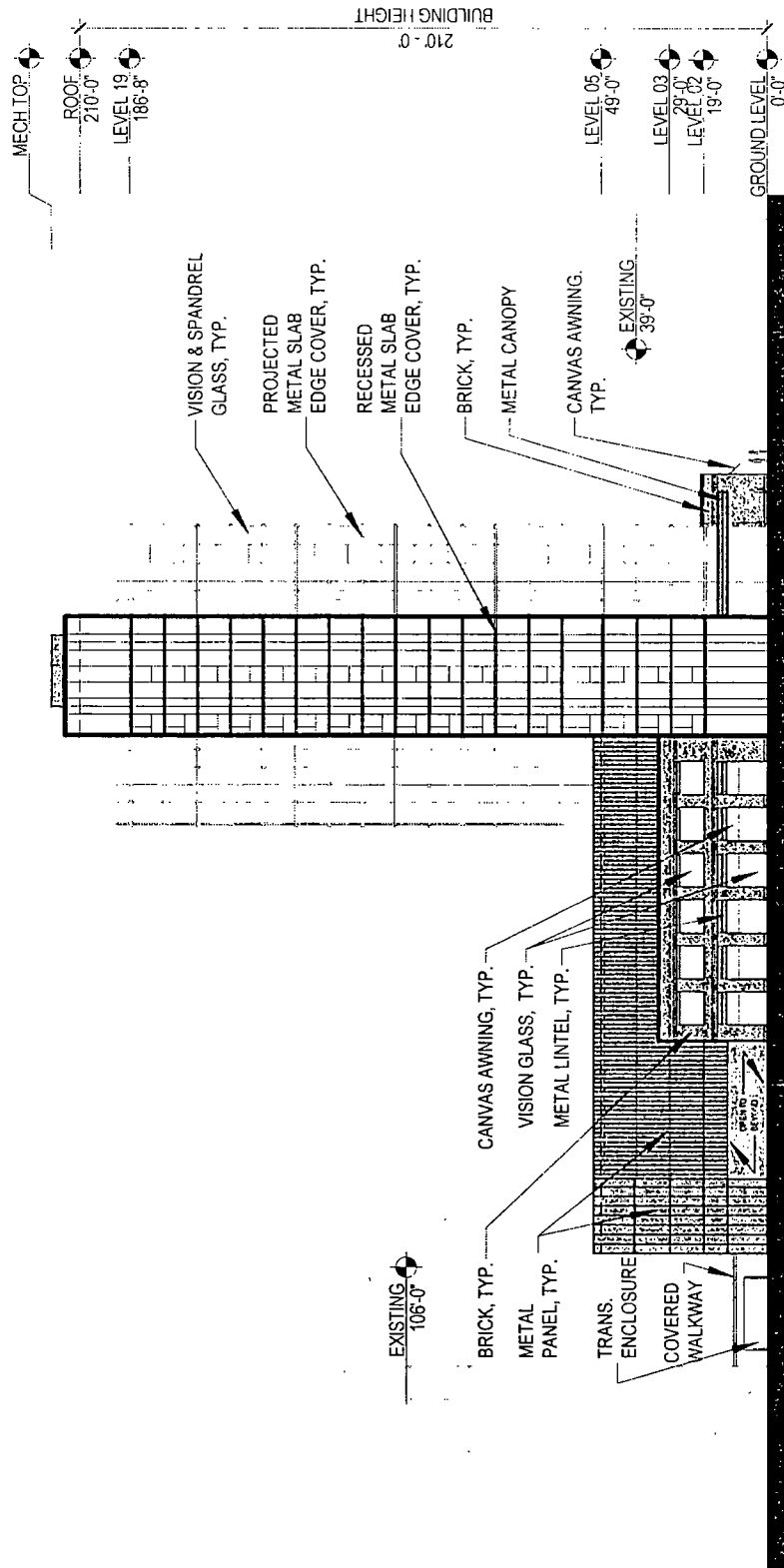




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WEST BUILDING ELEVATION

Scale: N.T.S.

NOTE: EXISTING BUILDING HEIGHTS ARE APPROXIMATE AND BASED ON GOOGLE EARTH.

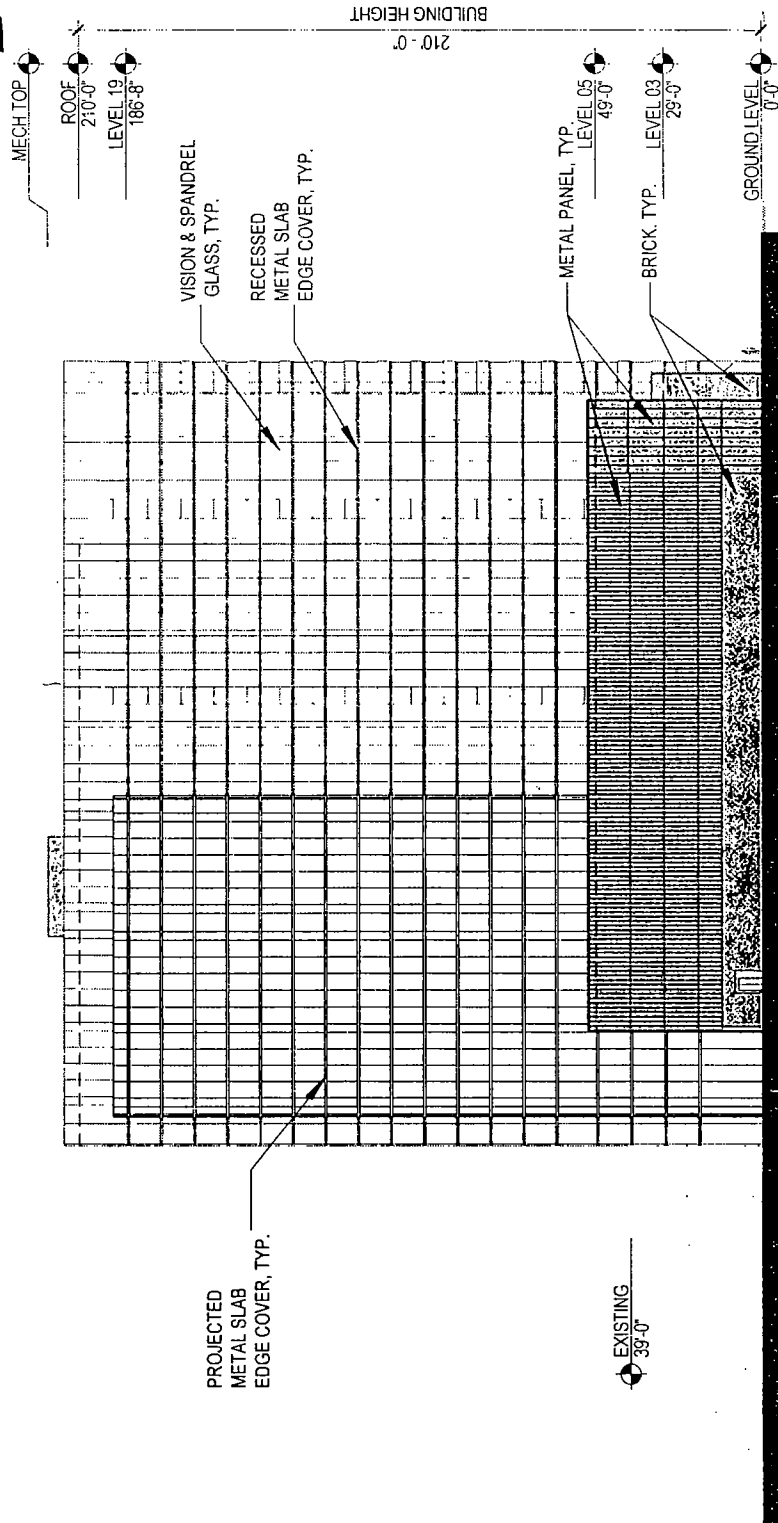
APPLICANT: GRE Medical District City Apartments LLC
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FOCUS
 ARCHITECTURE
 INTERIORS
 LANDSCAPE ARCHITECTURE

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 ARCHITECTURE

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NORTH BUILDING ELEVATION

Scale: N.T.S.

NOTE: EXISTING BUILDING HEIGHTS ARE APPROXIMATE AND BASED ON GOOGLE EARTH.

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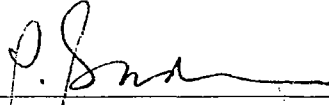


19250
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

From: 
Patti Scudiero
Managing Deputy Commissioner
Department of Planning and Development

Date: October 19, 2017

Re: Proposed Amendment to PD 66 (generally located at 901 S. Ashland)

On October 19, 2017, the Chicago Plan Commission recommended approval of a proposed Amendment to PD 66 submitted by the Applicant, GRE Medical District City Apartments LLC. The project involves the construction of a 19-story residential building with 254 dwelling units, 245 parking spaces and ground floor commercial space. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)