



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** SO2011-3583  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 5/12/2010  
**In control:** City Council  
**Final action:** 5/4/2011  
**Title:** Zoning Reclassification Map No. 5-F at 550 W Webster Ave and 2159 N Lincoln Ave - App No. 17071  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-F  
**Attachments:** 1. SO2011-3583.pdf

Date	Ver.	Action By	Action	Result
5/4/2011	1	Office of the Mayor	Signed by Mayor	Pass
5/4/2011	1	City Council	Passed	Pass
4/13/2011	1	City Council	Deferred and Published	Pass
3/22/2011	1	Committee on Zoning	Recommended to Pass	
5/12/2010	1	City Council	Referred	

### SUBSTITUTE ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development No. 84 symbols and indications as shown on Map 5-F in the area 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 404.80 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; North Geneva Terrace; to those of the B2-3 Neighborhood Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map 5-F in the area 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 404.80 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; North Geneva Terrace; to those of Residential Business Planned Development 84, as amended.

SECTION 3. This Ordinance shall be in force and effect from and after its passage.

EAST31313072/3

## FINAL FOR PUBLICATION

### RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NUMBER

#### Plan of Development Statements

1. The area delineated as Residential Business Planned Development Number 84 consists of approximately one hundred thirty-one thousand eight hundred twenty-nine (131,829) net square feet (3.03 acres) 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 404.80 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"). The Applicant, Geneva Webster LLC (the "Applicant") is the owner of the Property.

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the Applicant, 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 title holders and any ground lessees. 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 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, 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 the Applicant owns any part of the Property, the Applicant shall be the sole designated zoning control party for the entire Property including all subareas. At which time the Applicant 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.

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

APPLICANT: Geneva Webster LLC

ADDRESS: 2001 North Halsted Street, Chicago, Illinois

DATE: May 7, 2010

CPC DATE: February 17, 2011

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Plan, a Development Phasing Plan and Building Elevations, all prepared by Solomon Cordwell Buenz, last revised January 19, 2011. Full-sized copies of these plans and elevations are on file with the Department of Zoning and Land Use Planning (with its successors, 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, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The uses of the Property permitted pursuant to this planned development shall include:

Subarea 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. Loading by semi-trailers serving retail uses in Subarea 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.

Subarea 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, excluding, however, the following: retail uses, entertainment and spectator sports, undertaking, lodging, pet sales and grooming, hair and nail salons, indoor participant sports and recreation, and health clubs.

Subarea 3: Open space and driveway improvements, as depicted on the Site Plan. No buildings shall be permitted on Subarea 3.

■16. 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.

APPLICANT: Geneva Webster LLC

ADDRESS: 2001 North Halsted Street, Chicago, Illinois

DATE: May 7, 2010

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10. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the plans described in Statement Number 4 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.

11. Prior to issuance by the Department of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II approval") for construction within Subarea 3, a site plan, landscape plan and building elevations for such lots 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 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 Part II Review. The fee as determined by the Department staff at that time is final and binding on the Applicant 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.

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 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 40,803 square feet) shall be provided.

15. The Applicant 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

APPLICANT: Geneva Webster LLC

ADDRESS: 2001 North Halsted Street, Chicago, Illinois

DATE: May 7, 2010

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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. The Applicant 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, the Applicant shall also provide, for the review and approval of the Department of Community 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.

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 year period may be extended for up to one additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.

APPLICANT: Geneva Webster LLC

ADDRESS: 2001 North Halsted Street, Chicago, Illinois

DATE: May 7, 2010

CPC DATE: February 17, 2011

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## RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NUMBER

### Plan of Development Bulk Regulations And Data Table

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way: + 189,941 gross square feet (4.36 acres) = + 131,829 net square feet (3.03 acres) + 58,112 square feet (1.33 acres) in public right-of-way.

Maximum F.A.R.:

Maximum Number of Dwelling Units:

Subarea 1:

Minimum setbacks:

Minimum accessory parking: Includes:

20,000 sf retail

47,500 sf office

47,500 sf medical service

Maximum non-accessory parking: (to be provided below-grade)

Maximum building height:

Subarea 2:

Minimum setbacks:

2.98 152

In accordance with the Site/Landscape Plan. 209 spaces

25 spaces 75 spaces 109 spaces 60 spaces

26'

14 feet from Grant Place. Other setbacks in accordance with the Site/Landscape Plan.

Minimum number of accessory parking spaces: 1.20 per dwelling unit

Maximum building height:

Webster Avenue (Bldg. 1): 152'-5"

Geneva Terrace (Bldg. 2): 72'-8"

Grant Place building (Bldg. 4): 47'

APPLICANT: Geneva Webster LLC

ADDRESS: 2001 North Halsted Street, Chicago, Illinois

DATE: May 7, 2010

CPC DATE: February 17, 2011

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## EXISTING ZONING MAP

Applicant: Geneva Webster LLC 550 W. Webster Street

Project: Webster Square

Date: 05.12.2010 CPC: 02.17.2011

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**I Institutional**

**C Commercial/Business**

**R Residential**

**R1C Residential + 1 st floor Commercial**

4^

not to scale

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**EXISTING LAND USE MAP**

Applicant: Geneva Webster LLC 550 W. Webster Street  
Project: Webster Square  
Date: 05.12.2010 CPC: 02.17. 2011

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not to scale

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### PLANNED DEV. BOUNDARY AND PROPERTY LINE MAP

Applicant: Geneva Webster LLC 550 W. Webster Street  
Project: Webster Square  
Date: 05.12.2010 CPC: 02.17.2011

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### GREEN ROOF CALCULATIONS

#### BLDG

Bldg. 1 Bldg. 2 Bldg. 3 Bldg. 4 interior court (roof over bsmt.)

#### subtotals

#### Gross roof area

23,485 sf

#### net roof area

18,320 sf

#### green roof area

#### percentage of green roof

0 sf

11,700 sf

5,900 sf

0 sf

39,700 sf

29,505 sf

29,505 sf

11,220 sf

8,495 sf

0 sf

23,840 sf

18,385 sf

16,070 sf

109,945 sf

80,605 sf

40,803 sf

50.6%

not to scale

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### GREEN ROOF PLAN

Applicant: Geneva Webster LLC 550 W. Webster Street  
Project: Webster Square  
Date: 05.12.2010 CPC: 02.17. 2011

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WOWANT PLACE

if

Phase 4

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 Interior Demolition b Building 1 Facade Demolition c Building 1 Interior Demolition d Grant Buildings Demolition

Phase 3

a Building 2 Facade Restoration b Building 2 Interior Build-out

Phase 4

a Building 1 Facade Construction b Building 1 Interior Build-out

Phase 5

a Building 4 Construction

not to scale

> 2011 Solomon Cordwell Buenz

DEVELOPMENT PHASING PLAN

Applicant: Geneva Webster LLC 550 W. Webster Street

Project: Webster Square

Date: 05.12.2010 CPC: 02.17. 2011

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represents max. bldg. ht. as described in the City of Chicago Zoning Ordinance

CAST STONE

NEW MASONRY 'B'

NEW

MASONRY 'A'

GLASS RAILING

**NORTH ELEVATION**

NEW

MASONRY 'A'

VISION GLASS IN PRE-FINISHED ETAL STOREFRONT

EXISTING MASONRY, " CLEANED AND POINTED

PRE-FINISHED METAL STOREFRONT

|||||

**WEST ELEVATION**

CAST STONE PANEL

METAL SILL AND HEAD CAP; CAST STONE COLUMN ENCLOSURE AND VISION GLASS IN PRE-FINISHED METAL FRAMES  
METAL CANOPY

PRE-FINISHED METAL STOREFRONT

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represents max. bldg. ht. as described in the City of Chicago Zoning Ordinance -  
MASONRY ACCENT (COLOR BI

NORTH ELEVATION  
- CAST STONE PLANTERS  
- MASONRY ACCENT (COLOR B)  
PAINTED STEEL CHANNEL AND COLUMN  
VISION GLASS IN PRE-FINISHED METALFRAMES\* -CAST STONE PRE-FINISHED METAL AWNING AND LOUVERS ABOVE PLANTERS  
PERFORATED METAL PANEL / METAL LOUVERS  
EXISTING METAL LOUVERS

PERFORATED METAL PANEL / METAL LOUVERS  
16'-8" 3rd floor at -4" 2nd floor  
0'-0" 1st floor/grade  
EAST ELEVATION  
WEST ELEVATION

-PRE-FINISHED METALAND VISION GLASS STOREFRONT  
VISION GLASS IN PRE-FINISHED METALFRAMES, PRE-FINISHED METAL AWNING AND LOUVERS ABOVE

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SOUTH ELEVATION  
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CAST STONE . MASONRY TYPE 'A'-  
5th fir. + 36'-6"  
4th fir. + 26'-0"  
3rd fir. + 15'-6"  
2nd fir. + 5'-0"  
Grade/entry level 0'-0"  
STANDING SEAM METAL ROOF  
INSULATED/VISION GLASSW/PTD.  
METAL FRAMES  
NORTH ELEVATION  
MASONRYTYPE 'B'

ACCENT-MASONRY COURSE  
represents max. bldg. ht. as described in "the City of Chicago Zoning Ordinance  
ASONRYTYPE 'A'  
CAST STONE \_  
5th fir. + 36'-6"  
4th fir. + 26'-0"  
3rd fir. + 15'-6"  
2nd fir. + 5'-0"  
Grade/enliv.lyplftKsCC

EAST ELEVATION  
see west + north elevation for additional material notess  
WEST ELEVATION  
5th fir. + 36'-6"  
3rd fir. + 15'-6"  
2nd fir. + 5'-0"  
er"vj

SOUTH ELEVATION  
see west + north elevation for additional material notess

# FINAL FOR PUBLICATION

## FINAL

### REPORT to the

### CHICAGO PLAN COMMISSION from

### DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT BUREAU OF PLANNING AND ZONING

FEBRUARY 17, 2011

FOR APPROVAL: PROPOSED AMENDMENT TO PLANNED DEVELOPMENT NO. 84

APPLICANT: GENEVA WEBSTER LLC

LOCATION: 550 WEST WEBSTER AVENUE AND 2159 NORTH LINCOLN AVENUE

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of

Chicago, the Department of Housing and Economic Development hereby submits this report and recommendation for the revised plan to amend Planned Development No. 84 for your review and recommendation to the Chicago City Council. This amendment to the Chicago Zoning Ordinance was introduced into City Council on May 12, 2010 and notice of the public hearing was published in the Chicago Sun-Times on February 2, 2011. The Applicant was separately notified of this public hearing. The Applicant is proposing to revise the plan previously reviewed by the Chicago Plan Commission on December 16, 2010. At the December hearing, the Applicant outlined a proposal to amend the Planned Development to permit the reuse and redevelopment of the site and allow new uses. The Applicant is proposing a mixed-use development to include residential, professional and medical office, retail and parking. Prior to establishing Institutional Planned Development No. 84 as amended, the Applicant is seeking to rezone the entire site to B2-3 Neighborhood Mixed-Use District. After continued collaboration with community residents, the Applicant has made changes to the proposed plans. At the February 1, 2011 hearing of the City Council Committee on Zoning, the Committee voted to refer the item back to the Chicago Plan Commission for the review and recommendation of the proposed revisions. The proposed changes do not relate to use or density, rather they focus on building height, number of residential units and site planning.

### **REVISED PLANS**

The Applicant is proposing to reduce the maximum number of dwelling units from 162 to 152. Dwelling units are no longer proposed for Sub Area 3. There is an existing driveway on the north side of Webster Street in Sub Area 3 that is now proposed to be widened and improved. Loading and parking ingress and egress will utilize this driveway. Loading through the building is no longer proposed. Also, on the north side of

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### **FINAL**

Webster Street, the Applicant is now proposing a recessed passenger loading area in front of the residential building.

Plan revisions on the south side of Webster Street focus on the loading for the proposed retail use. With the addition of a third curb cut, the Applicant is now proposing to internalize all loading maneuvers inside the building. This will eliminate the need for reverse truck movement on Webster Street. The proposed curb cuts will increase from 25' to 38' in width in order to accommodate the turning radius of delivery vehicles.

With regard to elevations, the Applicant is proposing to reduce the maximum building height of the Grant Place building from 55 to 47 feet. The Applicant is also proposing to set back the proposed top two floors of the existing hospital building by 6 feet.

### **RECOMMENDATION**

The Department of Housing and Economic Development has reviewed the revised project materials submitted and has concluded that the proposed revisions to the proposed amendment would be appropriate for the site for the following reasons:

1. As described on December 16, 2010, the project meets the criteria and objectives set forth in Section 17-8-0900 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare.
2. The Applicant has continued to work with the community to address concerns which resulted in revisions to the plans. The Applicant is not revising the proposed uses or density of the originally reviewed proposal.
3. The revised site plan has been reviewed by the Mayor's Office for People with Disabilities to ensure accessibility for persons with disabilities. The Chicago Department of Transportation and the Chicago Fire Department have reviewed and approved the revised site plan.

Based on the foregoing, it is the recommendation of the Department of Housing and Economic Development that the revised application for an amendment to Planned Development No. 84 be approved and that the recommendation to the City Council on Zoning regarding the revised plans be "As Revised, Passage Recommended."

Department of Housing and Economic Development Bureau of Planning and Zoning

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City of Chicago Richard M. Daley, Mayor

Department of Housing and Economic Development

City Hall, Room 1000 121 North LaSalle Street Chicago, Illinois 60602 (312) 744-4190 (Voice) (312) 744-2271 (FAX) (312) 744-2578 (TTY)

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### **550 WEST WEBSTER AVENUE AND 2159 NORTH LINCOLN AVENUE REVISED PLANS TO AMEND PLANNED DEVELOPMENT NO. 84 RESOLUTION**

WHEREAS, the Applicant is proposing to revise the plan previously reviewed by the Chicago Plan Commission on December 16, 2010, to amend PD No. 84 to permit the adaptive reuse and redevelopment of the site; and

WHEREAS, an application for a Planned Development approval was introduced into the City Council on May 12, 2010; and

WHEREAS, the Plan Commission held a public hearing on December 16, 2010, to review the plan to amend PD No. 84; and

WHEREAS, the Applicant is proposing changes to the previously reviewed site plans, a reduction in dwelling units and a reduction in building height, but is not revising the proposed uses or density of the originally reviewed proposal; and

WHEREAS, the Applicant still seeks to rezone the entire site to B2-3 Neighborhood Mixed-Use District and then to Planned Development No. 84 as amended; and

WHEREAS, notice of the public hearing to consider the revised plan was published in the Chicago Sun-Times on February 2, 2011; the Applicant was separately notified of the hearing; and the revised Planned Development application was considered at a public hearing by the Plan Commission on February 17, 2011; and

WHEREAS, the Plan Commission has reviewed the revised application with respect to the Planned Development provisions of the Chicago Zoning Ordinance and finds that the proposal would be consistent with that ordinance; and

WHEREAS, the Department of Housing and Economic Development recommends approval of the revised application, which recommendation and the reasons therefore are contained in the Department's written reports dated December 16, 2010, and February 17, 2011, copies of which are attached hereto and made a part hereof; and

WHEREAS, the Plan Commission has fully reviewed the application and

## FINAL FOR PUBLICATION

all information and submissions associated with the proposed development, the reports and recommendations of the Department of Housing and Economic Development, and all other testimony presented at the public hearings held on December 16, 2010, and February 17, 2011, giving due consideration to the Planned Development guidelines contained in the Chicago Zoning Ordinance;

### **NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:**

THAT this Plan Commission recommend approval of the attached Planned Development Ordinance to the City Council Committee on Zoning and forward the reports of the Department of Housing and

Economic Development dated December 16, 2010, and February 17, 2011, as the findings of this Plan Commission regarding same.

Linda Searl Chair  
Chicago Plan Commission  
Approved: February 17, 2011  
PD No. 84, as amended

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### SUBSTITUTE ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development No. 84 symbols and indications as shown on Map 5-F in the area 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 404.80 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; North Geneva Terrace; to those of the B2-3 Neighborhood Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended to change the Neighborhood Mixed-Use District symbols and indications as shown bounded by:

by changing all the B2-3 on Map 5-F in the area

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 404.80 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; North Geneva Terrace; to those of Residential Business Planned Development 84, as amended.

/ SECTION 3. This Ordinance shall be in force and effect from and after its passage and due publication. \

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## FINAL FOR PUBLICATION

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

ADDRESS of the property Applicant is seeking to rezone: 550 W. Webster Avenue / 2159 N. Lincoln Avenue

2. Ward Number that property is located in: 43rd Ward

3. APPLICANT Geneva Webster LLC

ADDRESS 2001 North Halsted Street Suite 302

CITY Chicago

STATE IL

ZIP CODE 60614

PHONE 312-943-1812

CONTACT PERSON

Richard Zisook

NO

Is the applicant the owner of the property? YES X

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed.

OWNER

ADDRESS. CITY

STATE  
ZIPCODE  
PHONE  
CONTACT PERSON

If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY DLA Piper LLP. Attn: Ted Novak ' '  
ADDRESS 203 N. LaSalle St.. Ste. 1900 PHONE 312-368-4037\_  
CITY Chicago C^C>Qo\ FAX 312-630-7398  
CENTRALA31310345.1  
" 1\_

## FINAL FOR PUBLICATION

6. If the applicant is a corporation please provide the names of all shareholders as disclosed on the Economic Disclosure Statements:

The Applicant is not a corporation. See Economic Disclosure Statements for details.\_

7. On what date did the owner acquire legal title to the subject property? 2009

8. Has the present owner previously rezoned this property? If yes, when?

No "" '."

9. Present Zoning District Planned Development No. 84 \_

Proposed Zoning District Planned Development No. 84, as amended \_

10. Lot size in square feet (or dimensions) +/- 131,829 square feet (+/- 3.03 acres)\_

11. Current Use of the Property Medical and related uses / parking \_

12. Reason for rezoning the property To allow construction of a mixed-use project as described in the enclosed statements and depicted on the enclosed project plans.\_

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

See proposed planned development statements, bulk regulations and data table and plans.\_

14. On May 14<sup>th</sup>, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See fact Sheet for more information)

YES \_X NO \_

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## FINAL FOR PUBLICATION

COUNTY OF COOK STATE OF ILLINOIS

Sandz Grant LLC, Manager of the Applicant, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

**GENEVA WEBSTER LLC**

### For Office Use Only

Date of Introduction:.

File Number: \_

Ward: \_

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