Extract for
Planned Development 629

Journal of the Proceedings
of the
City Council
of the
City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

..y of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
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October 7, 1997

Mr. Mike Barry
PappaGeorge Haymes Ltd.,
814 North Franklin, Ste. 400
Chicago, Il 60610

Re: Request for a minor change to Residential Planned Development No. 629 (Block X - Buildings 1 through 5)
Location: An area located at the southeast corner of West Washington Boulevard and North Racine Avenue - 1145 W. Washington Boulevard

Dear Mr. Barry:

The Department of Planning and Development has considered your request on behalf of Washington Boulevard L.L.C., for a minor change to Residential Planned Development No. 629, and hereby approves your request pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of Residential Planned Development No. 629, and is hereby approved.

In your letter dated September 24, 1997, you requested that the Site Plan originally approved by the Chicago City Council on March 19, 1997 be modified to reflect changes in building setbacks for five (5) previously approved residential buildings. Specifically, you requested a reduction in the front yard setbacks for Buildings No. 1 and 2 from the required two (2) feet to a proposed zero (0) foot setback from the north property line along Washington Street; a shift in the locations of the two buildings located in the center of the Site (buildings 3 and 4), to a position 1.89 feet to the south; and an increase in the rear setback for Building No 5 of 0.77 feet to a total one (1) foot setback from the south property line along the existing alley. Please note that the setback changes for Buildings 3, 4, and 5 result in a minor decrease in distances between Building No. 5 and both Buildings No. 3 and 4 of approximately 2.66 feet. These modifications are depicted on the Site/Ground Floor Plan prepared by PappaGeorge Haymes Ltd., dated revised September 24, 1997.

You indicated in your letter that these setback changes are the result of engineering and scheduling concerns which led the owner to

NEIGHBORHOODS
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CHICAGO WORKS TOGETHER

change from previous brick/block construction to brick/metal stud construction. In so doing, it was learned that the Building Code for this type of construction requires a minimum thirty (30) foot separation between buildings. These proposed setback changes enable the Applicant to maintain the required minimum distances between all buildings.

You further indicated that the building elevations and floor plans for all of the buildings originally approved per the Part II approval dated August 19, 1997, will not change as a result of this request. Please note that this revised Site Plan submittal shall replace the Site Plan approved as part of the Part II approval of August 19, 1997.

The Department of Planning and Development has determined that these setback revisions will not alter the character of the project nor adversely impact the surrounding neighborhood. With regard to your request, the Department of Planning and Development has determined that the modifications would constitute minor changes pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 11 of Residential Planned Development No. 629.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 629, I hereby approve the foregoing minor changes, but no other changes to Residential Planned Development No. 629.

Very truly yours,

Christopher R. Hill
Commissioner

Originated by:

Philip Levin
Assistant Commissioner

cc: Christine Slattery
Philip Levin
Michael Marmo
Paul Woznicki

11926

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map Number 1-G.
(As Amended)
(Application Number 11926) R PD 629

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 C3-3 Commercial-Manufacturing District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Washington Boulevard; North May Street; a line 306.36 feet south of West Washington Boulevard; and North Racine Avenue,

to those of a B4-3 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B4-3 Restricted Service District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Washington Boulevard; North May Street; a line 306.36 feet south of West Washington Boulevard; and North Racine Avenue,

to those of a Residential Planned Development which is hereby established in the area described above, subject to such use and full 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 be in full force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

AMENDMENT OF CHICAGO ZONING ORDINANCE BY RECLASSIFICATION OF PARTICULAR AREAS.

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of Proceedings of February 26, 1997, pages 40384 through 40385, recommending that the City Council pass proposed ordinances printed on pages 40385 through 40435 which amend the Chicago Zoning Ordinance by reclassifying particular areas.

On motion of Alderman Banks, the said proposed ordinances were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, Evans, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 50.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 1-G.
(Application Number 11987)

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 M1-3 Restricted Manufacturing District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Ancona Street; a line 209.9 feet west of North Peoria Street; a line 123.01 feet southeasterly of and parallel to North Sangamon Street; North Milwaukee Avenue; and North Sangamon Street,

to those of a B4-3 Restricted Service District and a corresponding use district is hereby established in the area above described.

Residential Planned Development Number 629.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development ("Planned Development") consists of approximately seventy-five thousand four hundred sixty-eight (75,468) square feet (one and seventy-three one-hundredths (1.73) acres) area of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map ("Property") and is owned or controlled by Washington Boulevard, L.L.C. ("Applicant").

2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the Applicant, or its successors, assignees, or grantees. Any dedication or vacation of streets, alleys, or easements, or any adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders. 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. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications, or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the Applicant or the homeowners or condominium association which may be formed to succeed the Applicant as single designated control entity.

4. This Plan of Development consists of thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; a Site Plan; a Landscape Plan; Building Elevations; a Building Section Plan; and Roof/Deck Plan, all prepared by Pappageorge/Haymes, Ltd., dated February 13, 1997. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the

area delineated herein and these and no other zoning controls shall apply.

5. The following uses are permitted within the Planned Development: multi-family dwelling units; accessory off-street parking and accessory uses.

6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs, shall be permitted subject to review and approval of the Department of Planning and Development.

7. Any service drives or other ingress or egress shall be adequately designed, and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas except as expressly approved by the Chicago Fire Department. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.

8. In addition to the maximum heights of buildings prescribed on the Building Elevations attached hereto, the height of any improvements shall also be subject to the height limitations as approved by the Federal Aviation Administration.

9. For purposes of maximum Floor Area Ratio (F.A.R.) calculations, the definitions of the Chicago Zoning Ordinance shall apply.

10. The improvements on the Property, including driveways and landscaping, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations. In addition, parkway trees depicted on the Landscape Plan shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein. Any such modification shall be deemed a minor change in the Planned

Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase of the maximum percent of land covered.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all new buildings to be located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

13. Unless substantial construction has commenced within five (5) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to a B4-3 Restricted Service District classification.

[Existing Land-Use Map; Existing Zoning Map; Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; Site Plan/First Floor Plan; Landscape Plan; Exterior Elevation Drawings; Building/Site Sections; and Terrace/Roof Plan referred to in these Plan of Development Statements printed on pages 42118 through 42126 of this Journal.]

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

11926

Residential Planned Development. No. 629

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area:	110,628 square feet (2.54 acres).
Public Right-of-Way:	35,160 square feet (0.77 acres).
Net Site Area:	75,468 square feet (1.73 acres).
Maximum Number of Dwelling Units:	104.
Maximum Permitted Floor Area Ratio:	2.2.
Maximum Building Height:	In accordance with the Building Elevations.
Maximum Percentage of Site Coverage:	In accordance with the Site Plan.
Minimum Setbacks From Property Line:	In accordance with the Site Plan.
Minimum Number of Off-Street Parking Spaces:	108.
Minimum Number of Off-Street Loading Berths:	1.

Reclassification Of Area Shown On Map Number 1-H.
(Application Number 11990)

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 M1-2 Restricted Manufacturing District and R3 General Residence District symbols and indications as shown on Map Number 1-H in the area bounded by:

a line 113 feet, 11.5 inches north of and parallel to West Grand Avenue the alley next east of North Hartland Court; West Grand Avenue; and North Hartland Court,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map Number 2-G.
(Application Number A-3611)

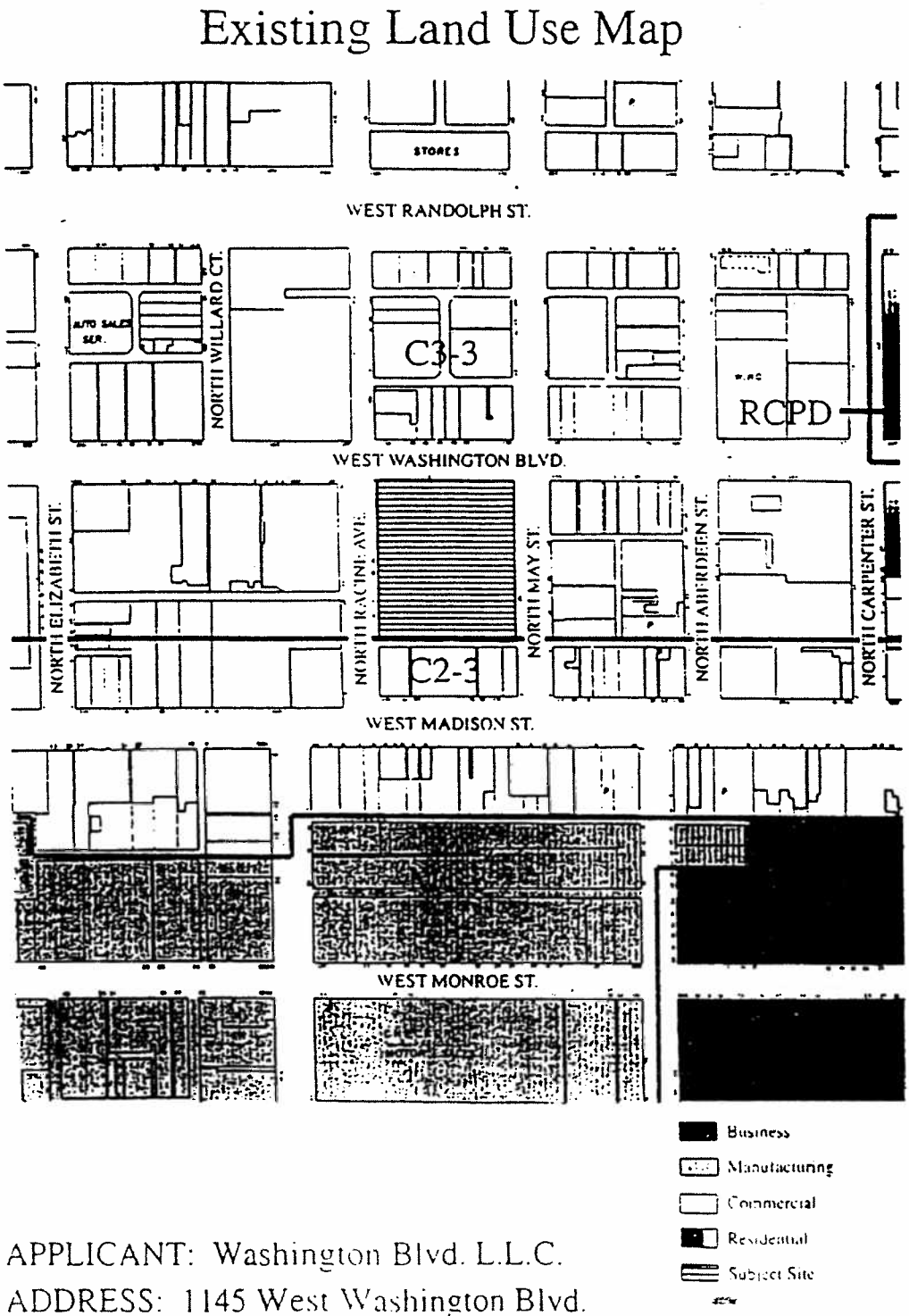
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Harrison Street; South Ada Street; West Flournoy Street; South Lytle Street; West Harrison Street; South Carpenter Street; West Polk Street; South Morgan Street; a line 420 feet north of and parallel to West Taylor Street; the alley next west of South Morgan Street; a line 93 feet north of and parallel to West Taylor Street; South Miller Street; the alley next north of and parallel to West Taylor Street; South May Street; West Polk Street; the alley next west of and parallel to South May Street; West Vernon Park Place; South Racine Avenue; West Cabrini Street; South Ada Street; West Polk Street; South Loomis Street; the alley next north of and parallel to West Taylor Street; South Laflin Street; West Polk Street; South Ashland Avenue; a line 763 feet south of and parallel to West Harrison Street; a line

(Continued on page 42127)

Existing Land-Use Map.



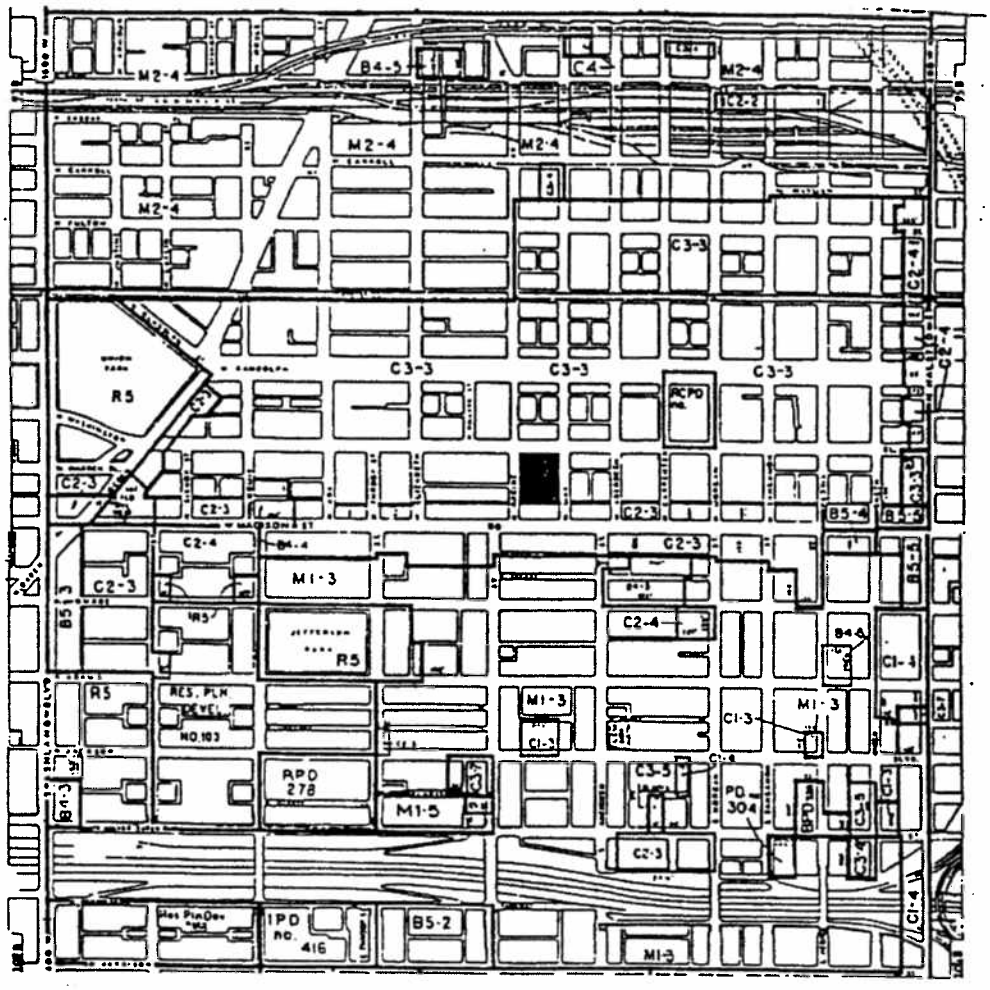
APPLICANT: Washington Blvd. L.L.C.

ADDRESS: 1145 West Washington Blvd.

DATE SUBMITTED: October 2, 1996 / Revised Feb. 13, 1997

Existing Zoning Map.

Existing Zoning Map



Subject Property

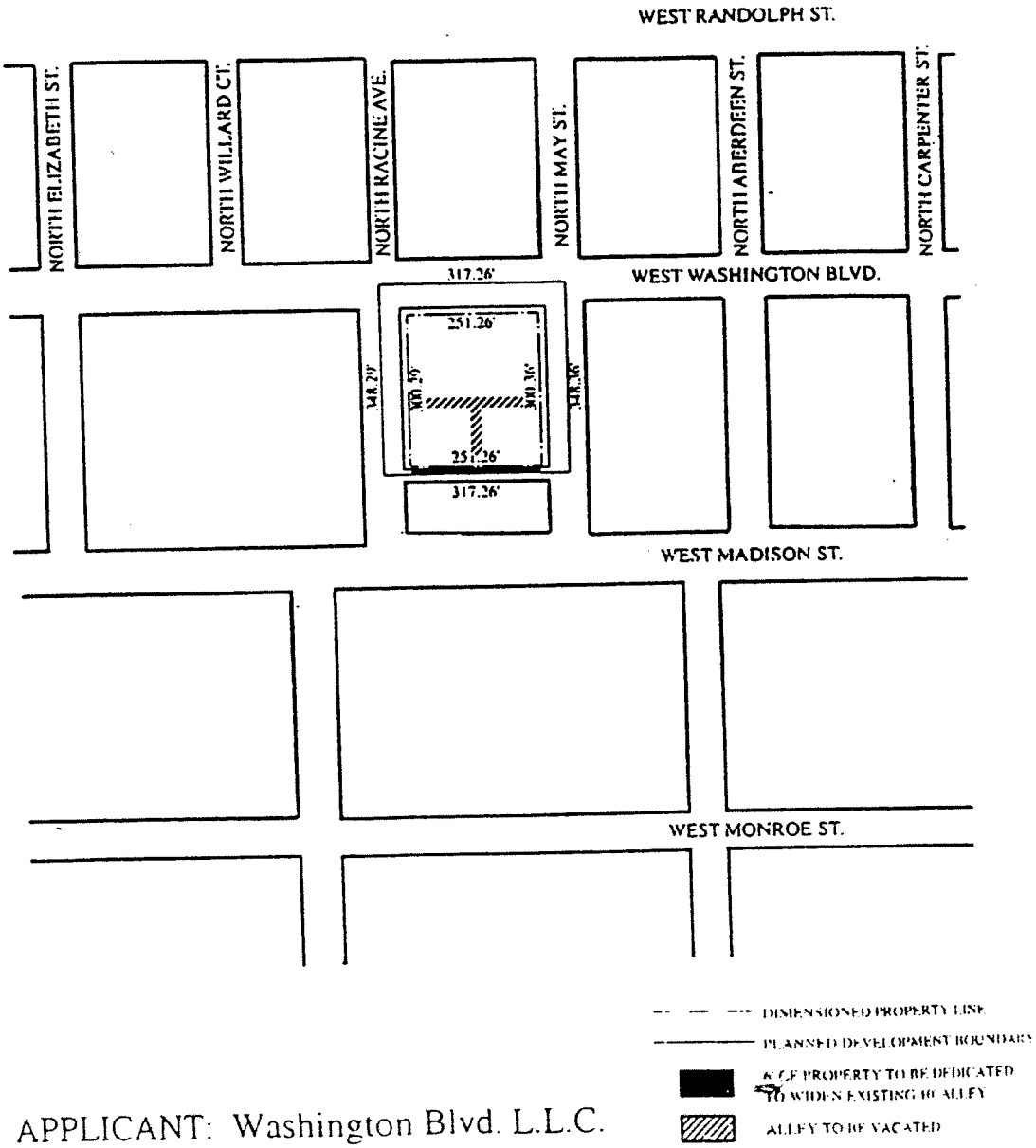
APPLICANT: Washington Blvd. L.L.C.

ADDRESS: 1145 West Washington Blvd.

DATE SUBMITTED: October 2, 1996 / Revised Feb. 13, 1997

Planned Development Property Line, Boundary And Right-Of-Way Adjustment Map.

Planned Development Property Line, Boundary and Right of Way Adjustment Map

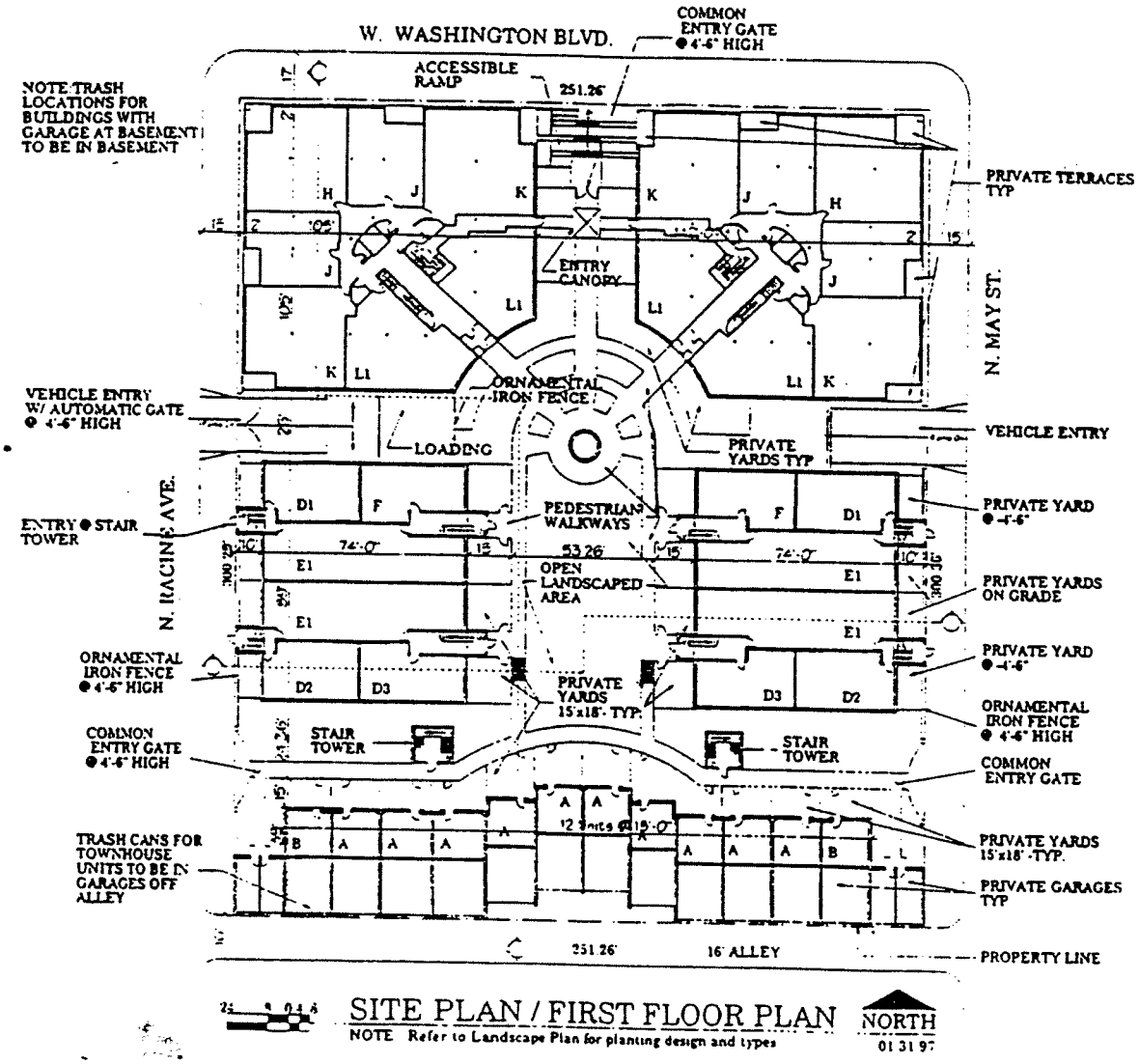


APPLICANT: Washington Blvd. L.L.C.

ADDRESS: 1145 West Washington Blvd.

DATE SUBMITTED: Nov. 13, 1996 Revised: Feb. 13, 1997

Site Plan/First Floor Plan.

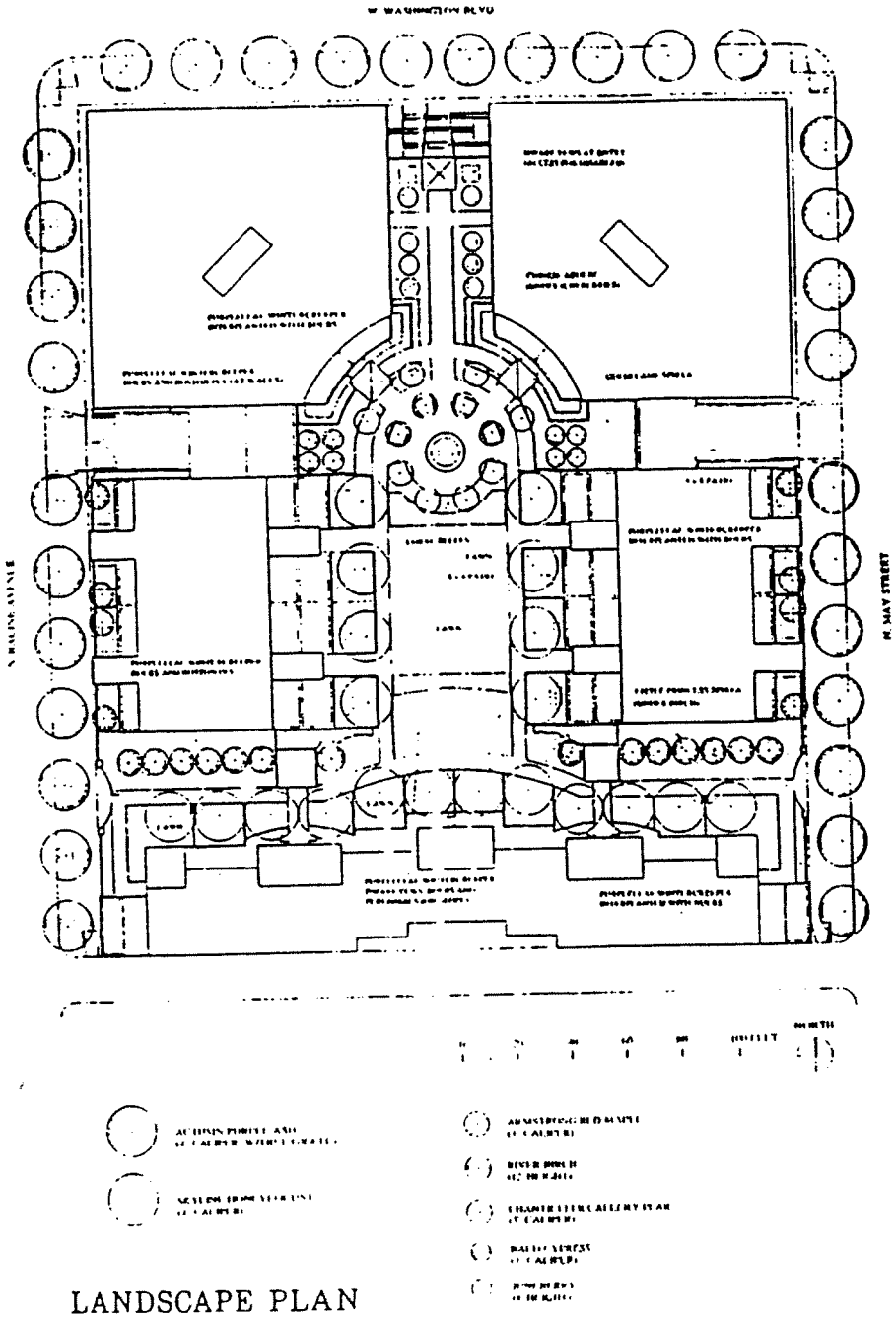


APPLICANT: Washington Blvd. L.L.C.

ADDRESS: 1145 W. Washington Blvd.

DATE SUBMITTED: Jan. 31, 1997/ Revised Feb. 13, 1997

Landscape Plan.



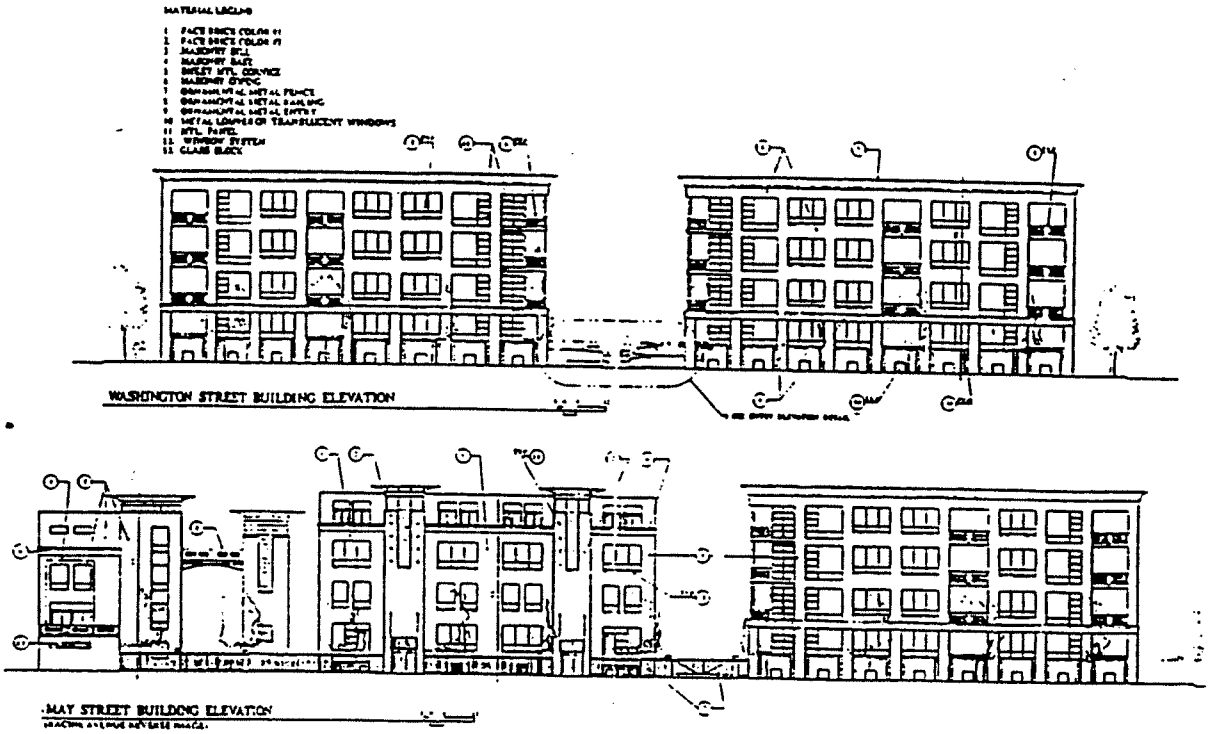
LANDSCAPE PLAN

APPLICANT: Washington Blvd. L.L.C.

ADDRESS: 1145 W. Washington Blvd.

DATE SUBMITTED: Jan. 31,1997 / Revised Feb. 13, 1997

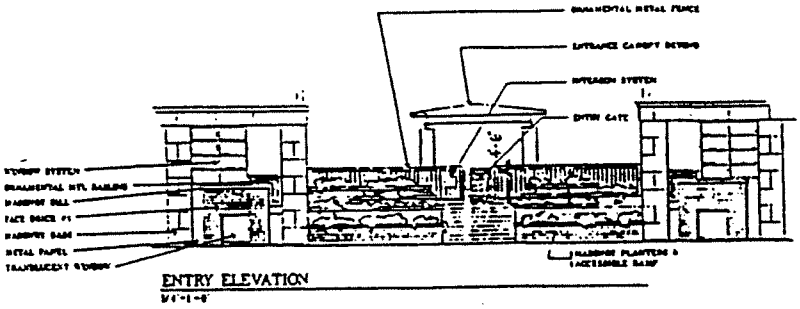
Exterior Elevations.
(Page 1 of 2)

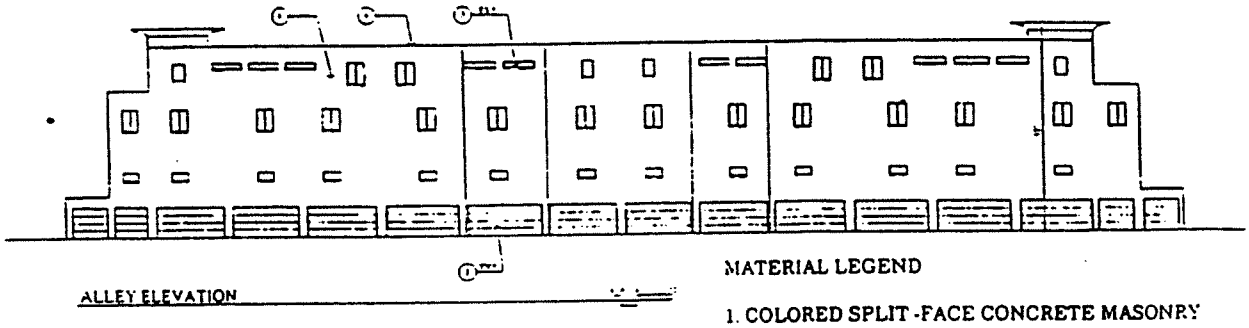


EXTERIOR ELEVATIONS

APPLICANT: Washington Blvd. L.L.C.
ADDRESS: 1145 W. Washington Blvd.
DATE SUBMITTED: Jan. 31,1997 / Revised Feb. 13, 1997

Exterior Elevations.
(Page 2 of 2)





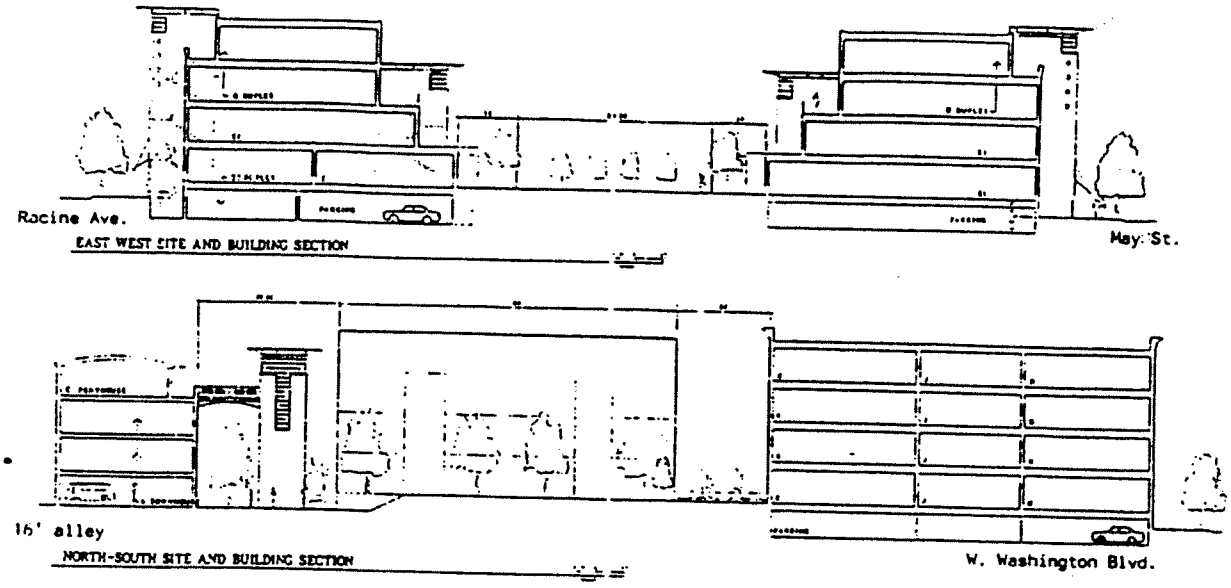
MATERIAL LEGEND

1. COLORED SPLIT-FACE CONCRETE MASONRY
2. PTD. MTL. OVERHEAD DOOR
3. MASONRY SILL
4. MASONRY COPING.

EXTERIOR ELEVATIONS

APPLICANT: Washington Blvd. L.L.C.
ADDRESS: 1145 W. Washington Blvd.
DATE SUBMITTED: Jan. 31,1997 / Revised Feb. 13, 1997

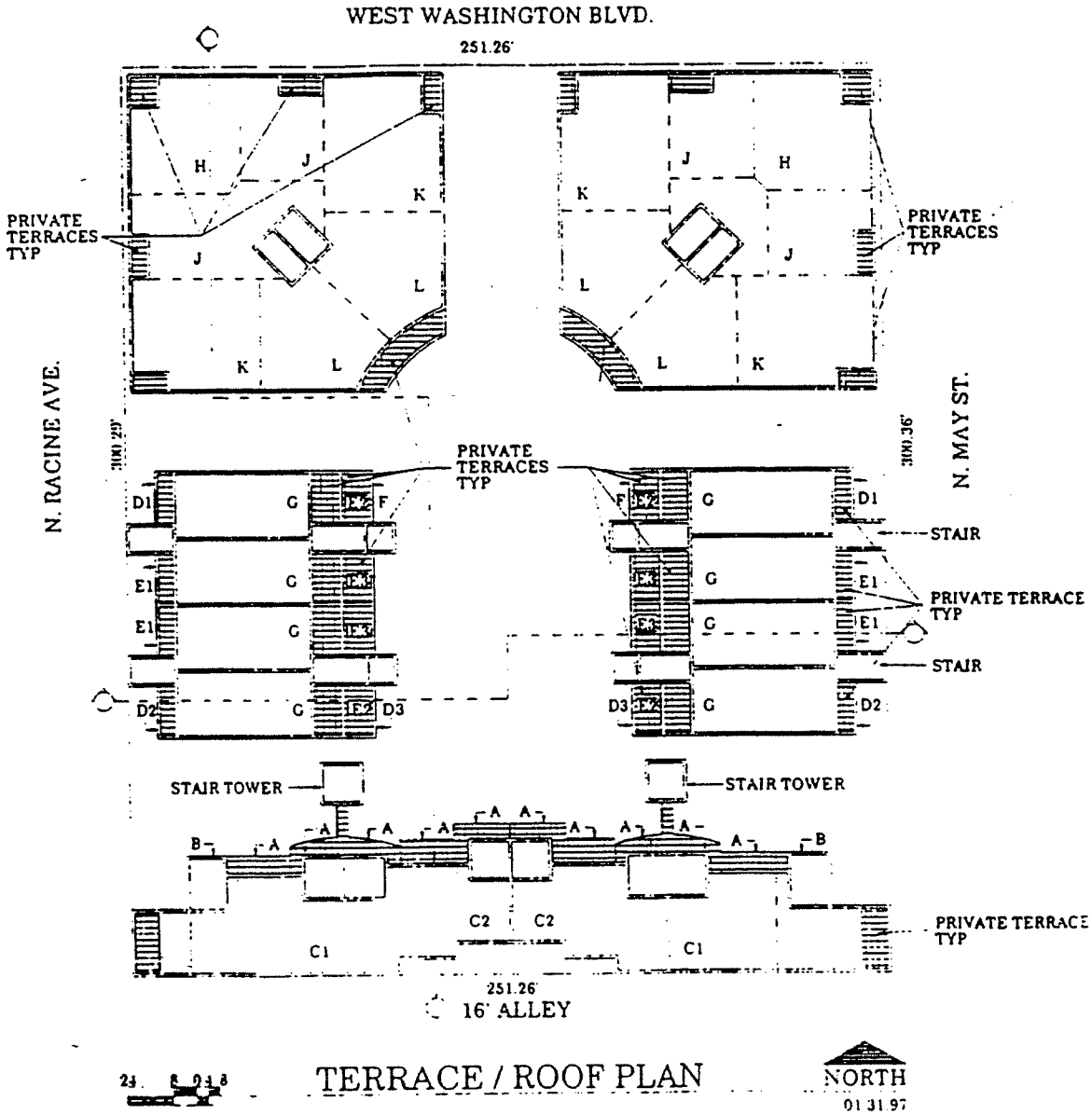
Building /Site Sections.



BUILDING / SITE SECTIONS

APPLICANT: Washington Blvd. L.L.C.
ADDRESS: 1145 W. Washington Blvd.
DATE SUBMITTED: Jan. 31 1997 / Revised Feb. 13 1997

Terrace/Roof Plan.



APPLICANT: Washington Blvd. L.L.C.

ADDRESS: 1145 W. Washington Blvd.

DATE SUBMITTED: Nov. 13, 1996 REVISED: Feb. 13, 1997