

PD 1004

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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

<http://www.cityofchicago.org>

February 27, 2006

Mr. J. Paul Bertsche
CA Development Group
3880 North Milwaukee Avenue
Chicago, Illinois 60641

**Re: Request for a minor change to Residential Planned
Development No. 1004
4501 West Irving Park Road**

Dear Mr. Bertsche:

Please be advised that your request for a minor change to Residential Planned Development No. 1004, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of Residential Planned Development No. 1004.

Specifically, you requested that the attached Site Plan dated Revised June 7, 2005 be substituted for the approved Site Plan dated Revised March 17, 2005. This revised Site Plan reflects a decrease in the maximum number of single-family homes allowed for this project from thirty-seven (37) to thirty-three (33) single-family homes, which translates to a reduction in the maximum number of dwelling units allowed for the entire Planned Development, from fifty-two (52) to forty-eight (48) dwelling units. This reduction is reflected within the center portion of the site and is a result of enlarging each of the remaining fourteen (14) single-family home lots. Please note that neither the town home portion of this Planned Development nor the nineteen visitable single-family homes along the railroad tracks and Byron Street will be affected by this change.

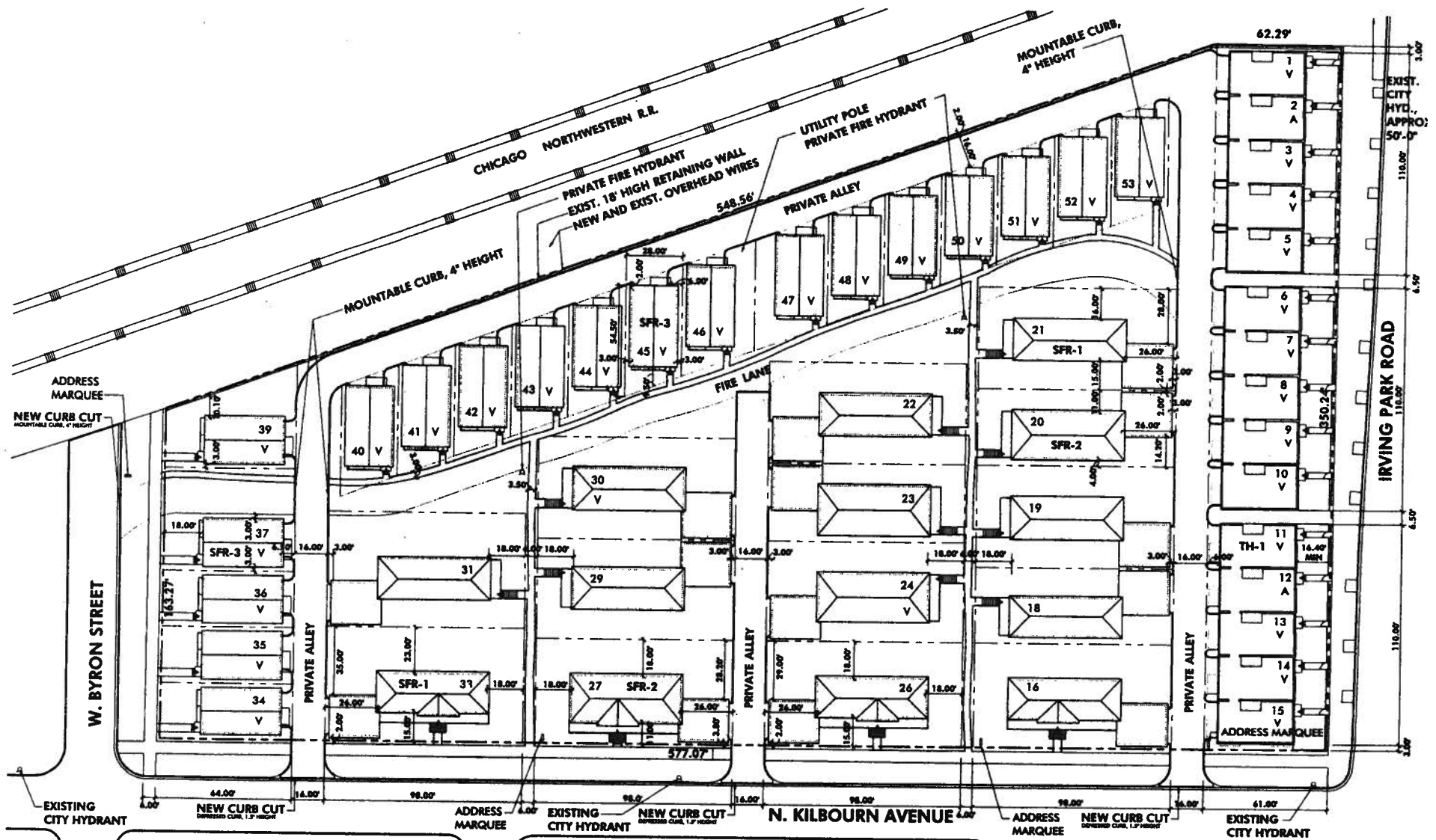
With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1004, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 1004.

Very Truly Yours,

Lori T. Healey 
Commissioner

cc: Madeleine Doering, Patti Scudiero, Mike Marmo, Planned Development Files





SITE PLAN



APPLICANT: **CA DEVELOPMENT, INC.**
 3880 NORTH MILWAUKEE, CHICAGO, IL 60641

SUBMITTED: SEPTEMBER 1, 2004
 REVISED: JUNE 7, 2005

PROPERTY ADDRESS: 4501 W IRVING PARK ROAD

VILLAGE RESIDENCES OF OLD IRVING PARK

Guajardo REC Architects LLC
 RANDALL | BRVIN | COPPER

West Roscoe Street; a line 96 feet west of and parallel to North Bell Avenue; the alley south of and parallel to West Roscoe Street; a line 48 feet east of and parallel to North Oakley Avenue.

June 8, 2005.

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

I hereby move to correct the official *Journal of the Proceedings of the City Council of the City of Chicago* at the regular meeting held on Wednesday, June 8, 2005, as follows:

Page 50906 -- by deleting the language struck-through and inserting the language underlined as follows:

a line 303.8 feet south of and parallel to West 74th Street; the public alley next east of and parallel to South Western Avenue; and a line ~~368.08~~ 378.08 feet south of and parallel to West 74th Street; and South Western Avenue.

Ma. 11, 2005.

RPD 1004

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

SECTION 1. That the ordinance passed by the City Council of the City of Chicago on May 11, 2005 and printed on page 48505 of the *Journal of the Proceedings of the City Council of the City of Chicago* is hereby corrected by inserting immediately following Section 3 at the bottom of the page the text and drawings contained in Exhibit "A" attached hereto:

SECTION 2. This ordinance shall take effect after its passage.

Exhibit "A" referred to in this ordinance reads as follows:

Exhibit "A".

Residential Planned Development Number 1004.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately three and eleven hundredths (3.11) acres which is controlled by CA Development, Inc. ("Applicant") for purposes of this Residential Planned Development.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-ways or consolidation or resubdivision of parcels shall require 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 applicable within this planned development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. 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 modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any

portion of the planned development. No amendment may be sought without written approval by the homeowners association unless the right to do so has been retained by Applicant and its successors in title documents.

4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; a Subarea Map; an Existing Zoning and Land-Use Map; a Site Plan; a Landscape Plan; Overall Building Elevations, Townhome Elevations all dated August 27, 2004, prepared by Guajardo REC Architects, L.L.C., which are all incorporated herein. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the areas delineated herein: multi-family dwelling units; uses as permitted in the RS3 General Residence District; accessory parking; accessory uses; and related uses.
6. Identification and business 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 within the planned development subject to review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work 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 accordance with the Municipal Code of the City of Chicago. Off-street parking and off-street loading facilities shall be provided in compliance

with this plan of development subject to review of the Departments of Transportation and Planning and Development.

8. In addition to the maximum height of any building or any appurtenance attached thereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the property, including landscaping and all entrances and exits shall be designed, installed and maintained in substantial conformance with the Bulk Regulations and Data Table and the Site and Landscape Plan attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this planned development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

13. 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 commercially reasonable efforts to design, construct and maintain all buildings located within this planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating.
14. Unless substantial construction of the building has begun within the planned development within six (6) years of the date of passage of the planned development, the zoning of that property shall revert to the RS3 General Residence District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Subarea Map referred to in these Plan of Development Statements unavailable at time of printing.]

[Planned Development Property Line and Boundary Map; Existing Zoning and Land-Use Map; Site Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 55275 through 55282 of this *Journal*.*]

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

Residential Planned Development Number 1004.

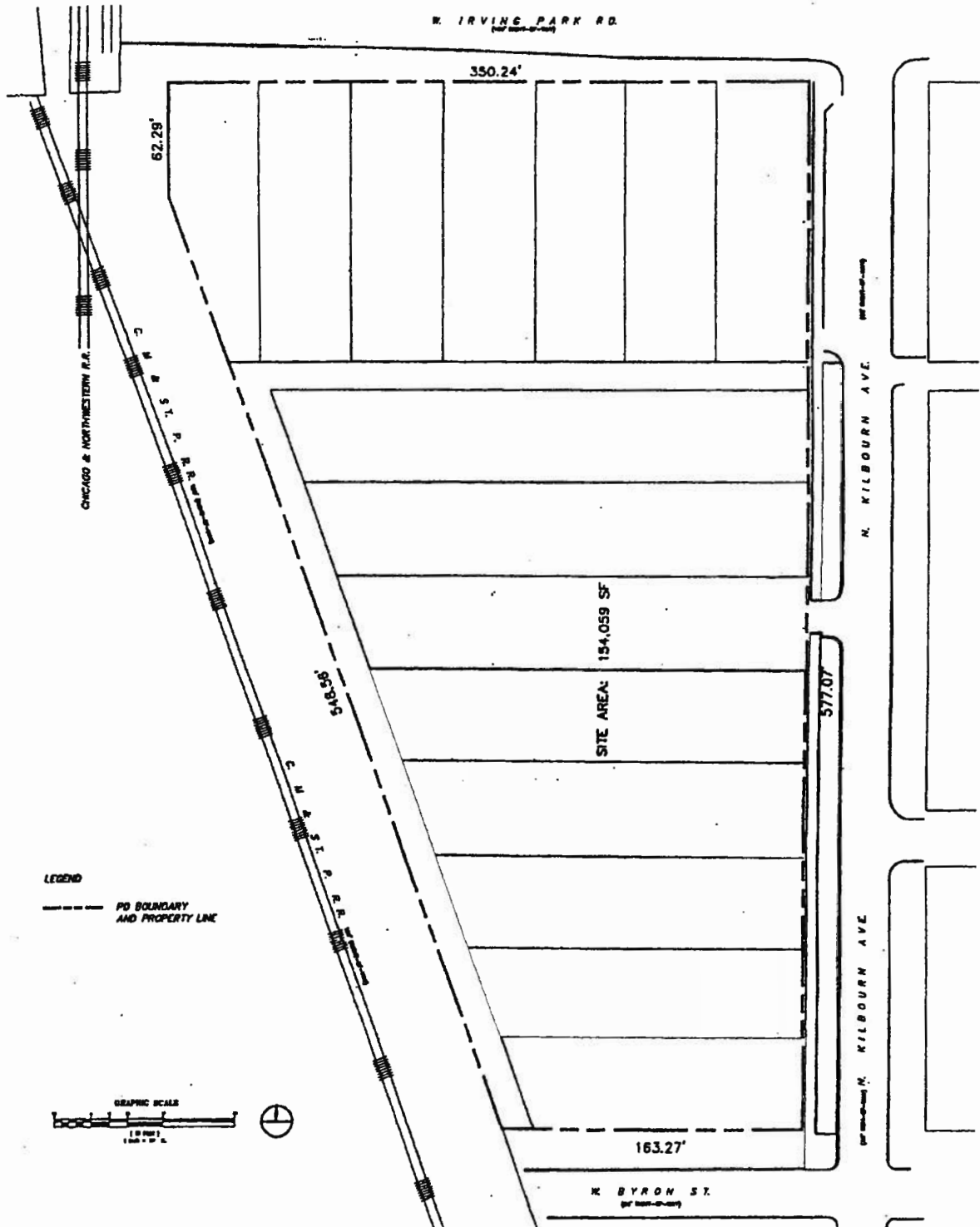
Bulk Regulations And Data Table.

Gross Site Area: 154,059 square feet

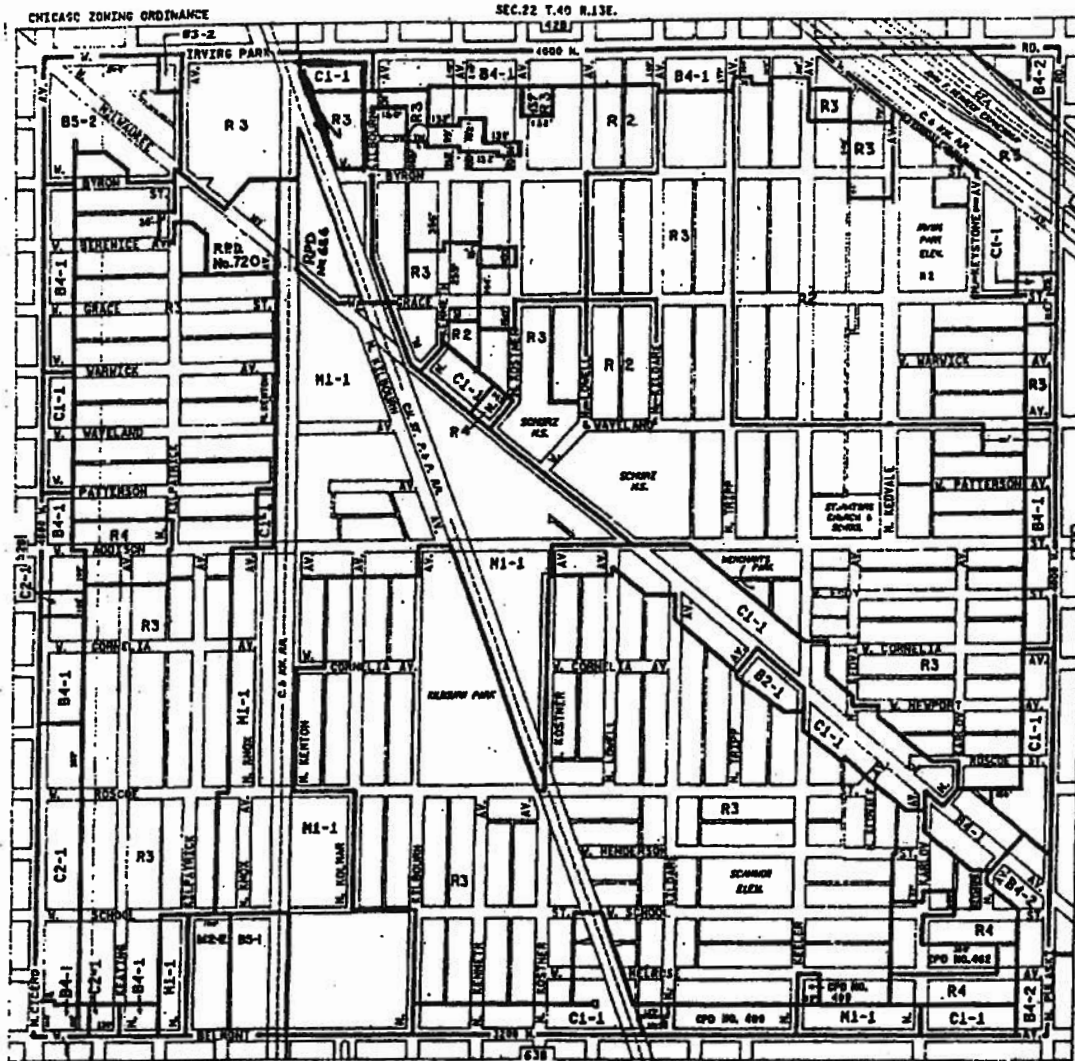
* Page numbers omitted to maintain original page sequencing of May 11, 2005 *Journal*.

Net Site Area:	135,627 square feet (3.11 acres) Area in Public Right-of-Way: 18,432
Maximum Floor Area Ratio:	0.9
Maximum Number of Residential Units:	53
Maximum Site Coverage:	In accordance with the Site Plan
Maximum Number of Accessory Off-Street Parking Spaces:	106 In the event fewer residential units are constructed at the time of Part II approval, fewer parking spaces may also be constructed, so long as the 1:1 parking ratio of residential units to parking space is maintained. If revisions are required by another City agency at the time of building permit applications the number of parking spaces may be reduced, so long as a minimum ratio of 1:1 spaces per dwelling unit is maintained
Minimum Number of Off-Street Loading Docks:	0
Minimum Building Setbacks:	In accordance with the Site Plan
Maximum Building Height:	In accordance with the Site Plan

Planned Development Property Line And Boundary Map.

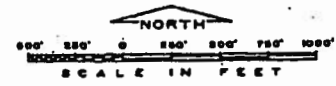


Existing Zoning And Land-Use Map.

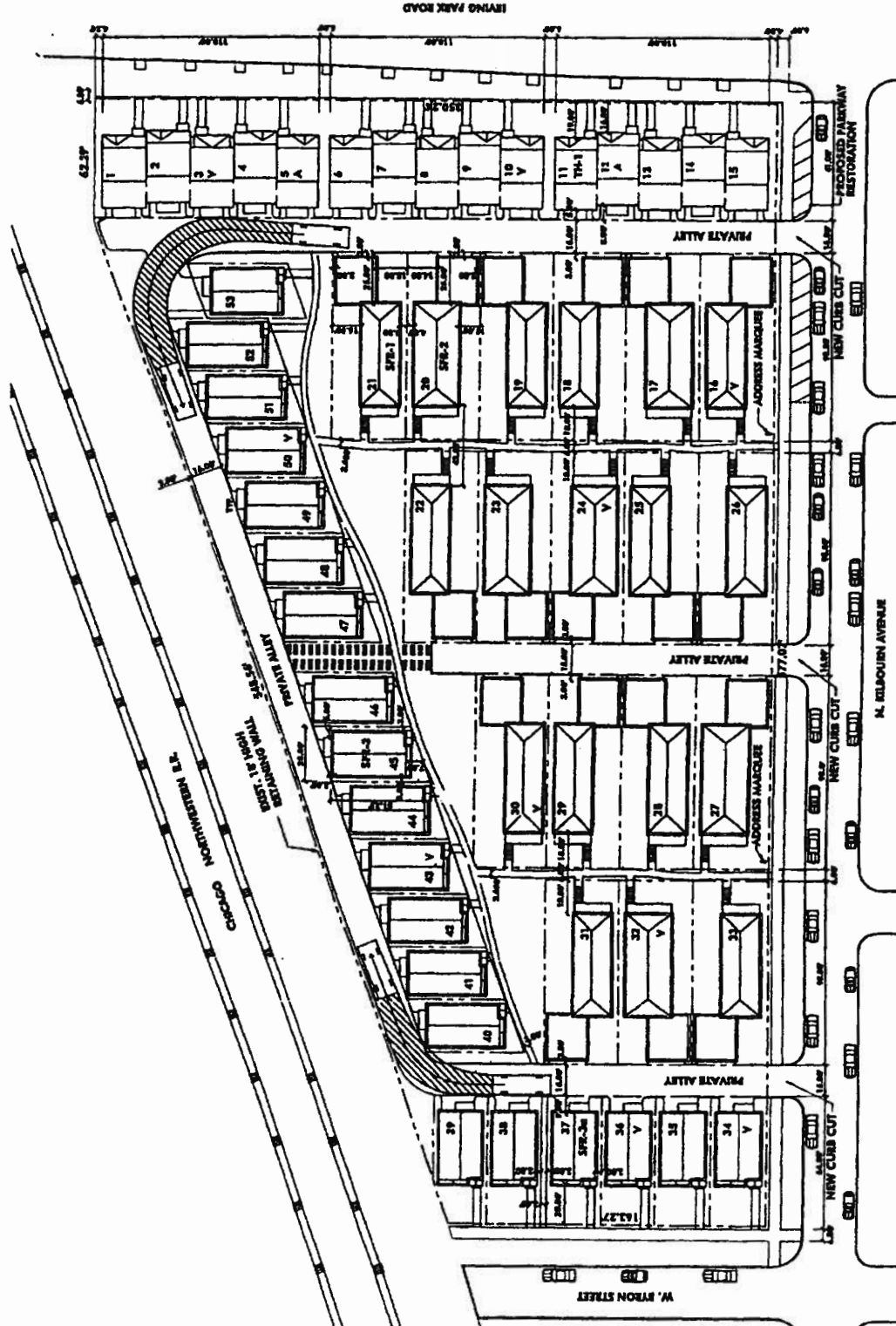


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| <p>RESIDENCE DISTRICTS</p> <ul style="list-style-type: none"> R1 SINGLE-FAMILY RESIDENCE DISTRICT R2 SINGLE-FAMILY RESIDENCE DISTRICT R3 GENERAL RESIDENCE DISTRICT R4 GENERAL RESIDENCE DISTRICT R5 GENERAL RESIDENCE DISTRICT R6 GENERAL RESIDENCE DISTRICT R7 GENERAL RESIDENCE DISTRICT R8 GENERAL RESIDENCE DISTRICT | <p>BUSINESS DISTRICTS</p> <ul style="list-style-type: none"> B1-1 TO B1-5 LOCAL RETAIL DISTRICTS B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS B3-1 TO B3-5 GENERAL RETAIL DISTRICTS B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS B5-1 TO B5-5 GENERAL SERVICE DISTRICTS B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS B7-8 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS | <p>COMMERCIAL DISTRICTS</p> <ul style="list-style-type: none"> C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS C4 MOTOR FREIGHT TERMINAL DISTRICT <p>MANUFACTURING DISTRICTS</p> <ul style="list-style-type: none"> M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT |
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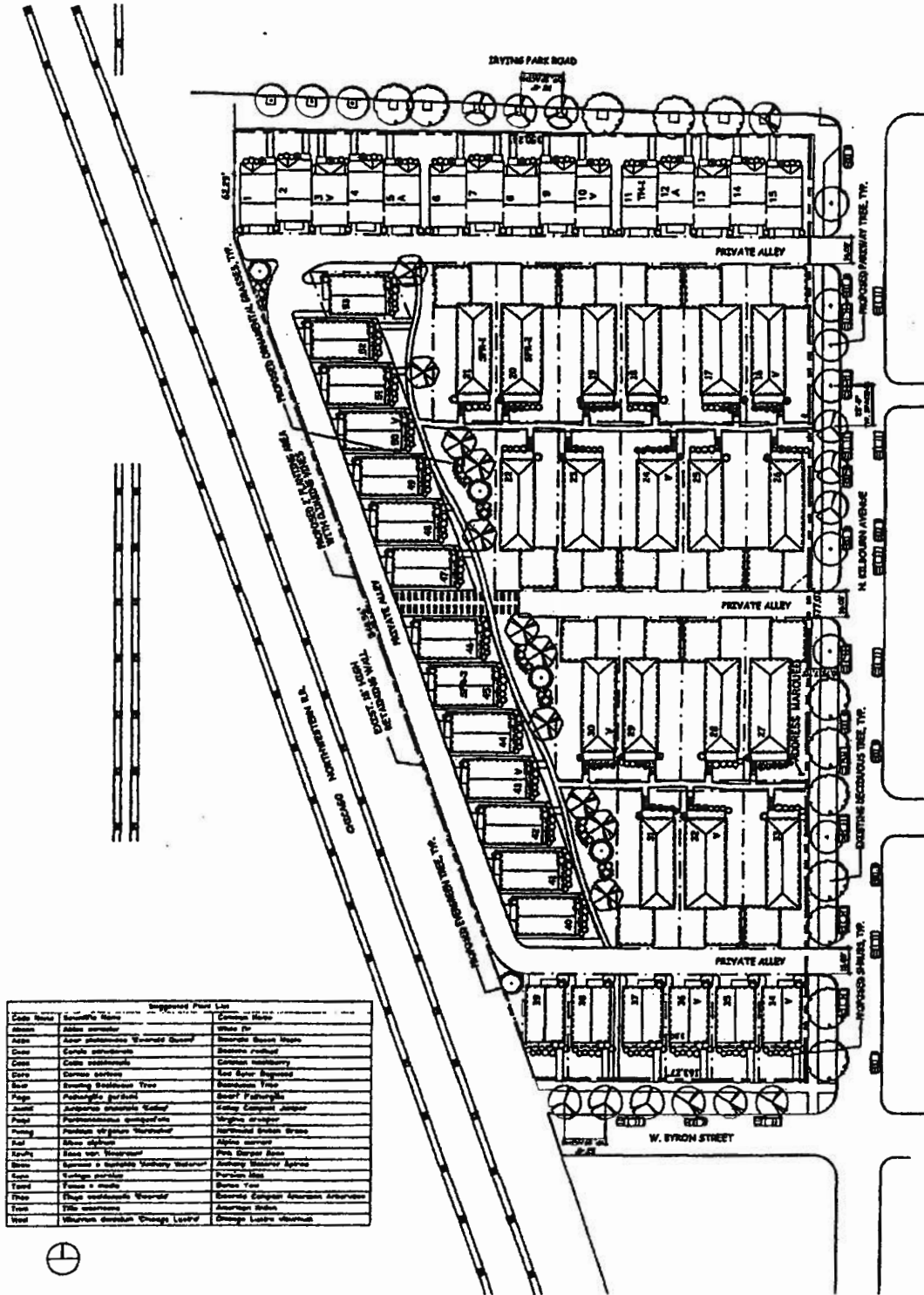
FOR USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7.
 FOR USE AND BULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8.
 FOR USE AND BULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9.
 FOR USE AND BULK REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10



Site Plan.



Landscape Plan.



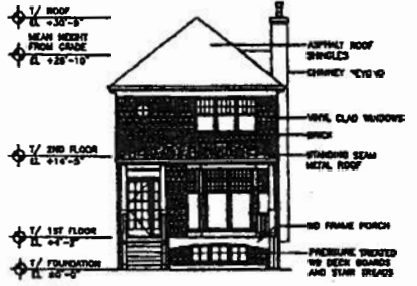
Code	Scientific Name	Common Name
01	<i>Abies concolor</i>	White Fir
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9/14/2005

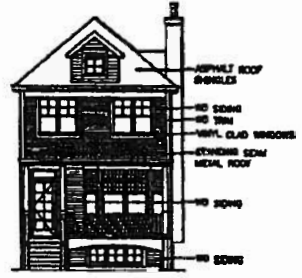
REPORTS OF COMMITTEES

55279

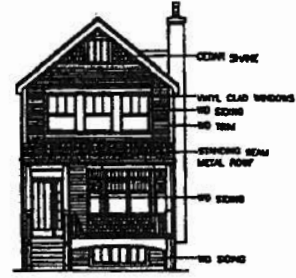
Building Elevations.
(Page 1 of 4)



FRONT ELEVATION OPT. 1



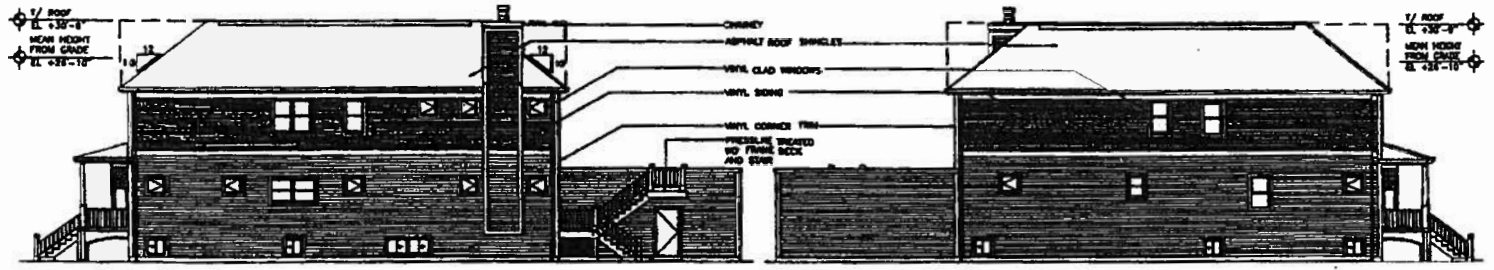
FRONT ELEVATION OPT. 2



FRONT ELEVATION OPT. 3



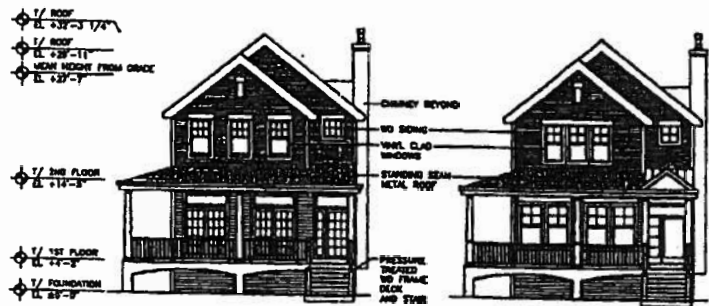
BACK ELEVATION



SIDE ELEVATION

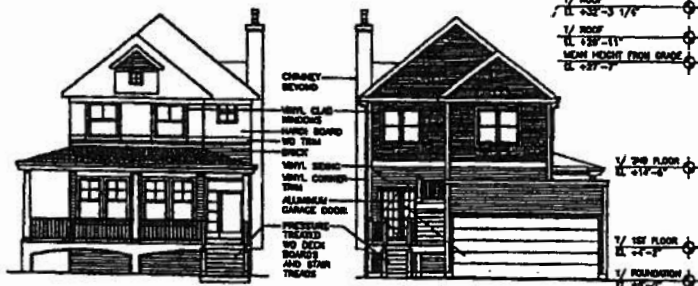
SIDE ELEVATION

Building Elevations.
(Page 2 of 4)



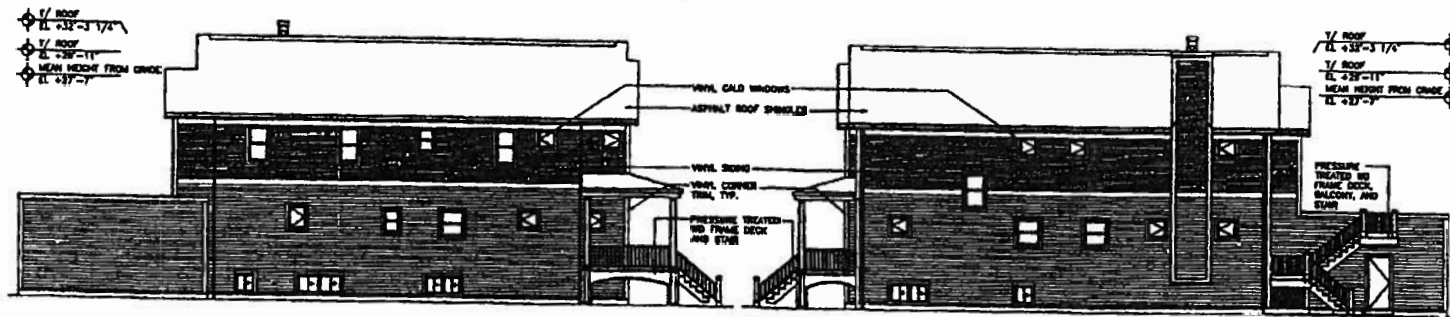
FRONT ELEVATION - OPTION 1

FRONT ELEVATION - OPTION 2



FRONT ELEVATION - OPTION 3

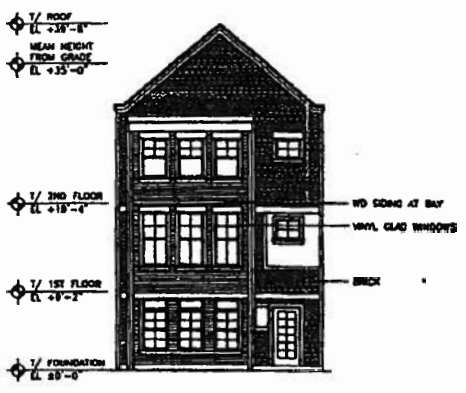
REAR ELEVATION



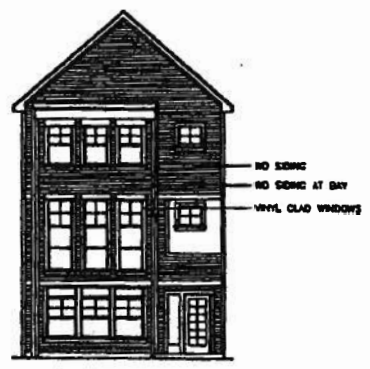
SIDE ELEVATION

SIDE ELEVATION

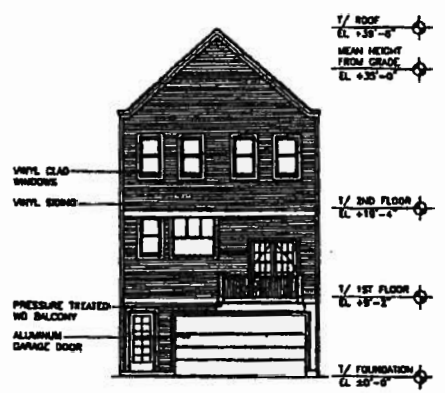
Building Elevations.
(Page 3 of 4)



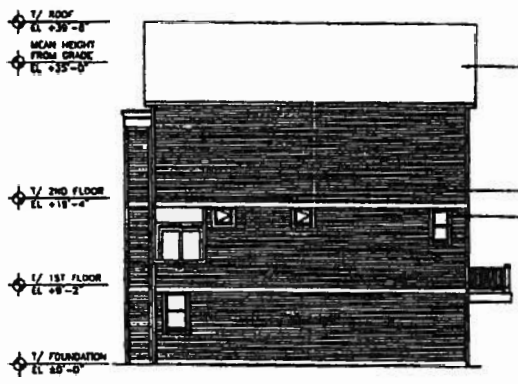
FRONT ELEVATION OPT. 1



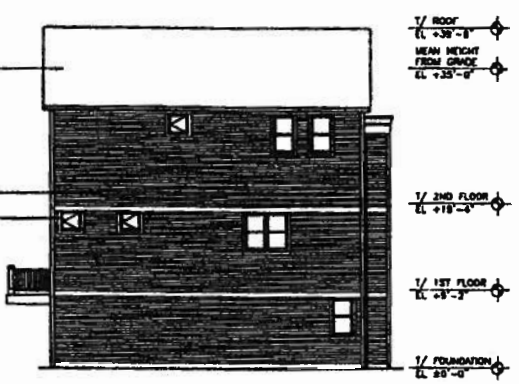
FRONT ELEVATION OPT. 2



REAR ELEVATION

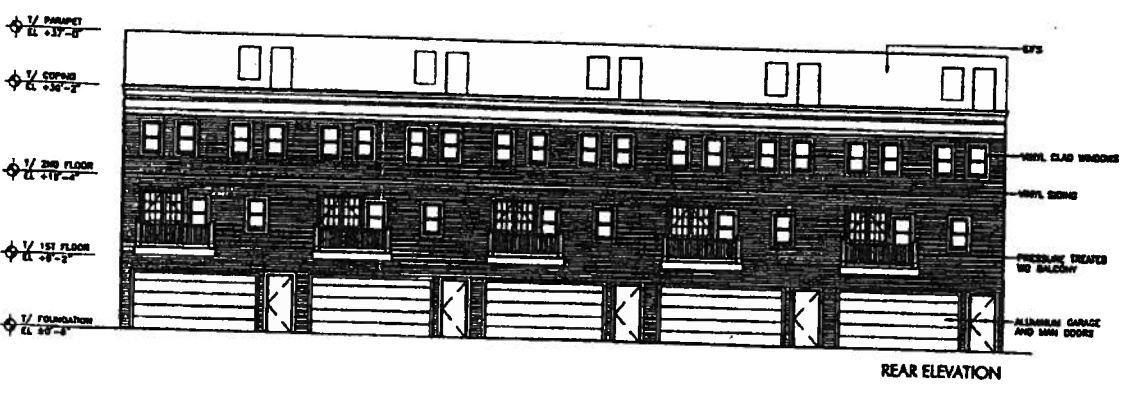
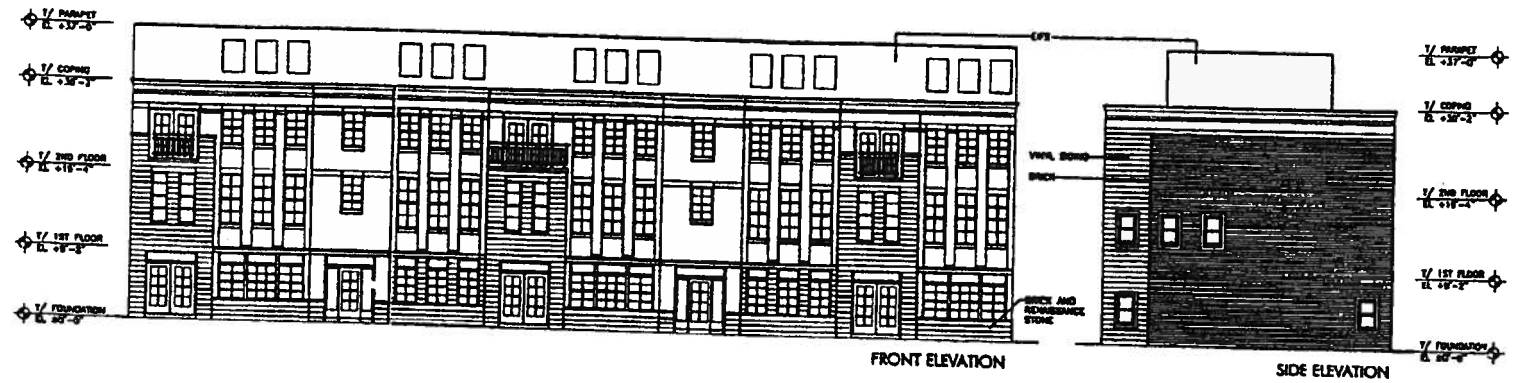


SIDE ELEVATION



SIDE ELEVATION

Building Elevations.
(Page 4 of 4)



On motion of Alderman Stone, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Munoz, Zalewski, Chandler, Solis, Ocasio, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colon, Mitts, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

Nays -- None.

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

Alderman Allen invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had a prior business relationship with the applicant to this ordinance.

The following is said ordinance as passed:

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 RS3 Residential Single-Unit District and C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 9-K in the area bounded by:

West Irving Park Road; North Kilbourn Avenue; West Byron Street; and the C.M. & St. Paul Railroad right-of-way,

to those of a RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the City Zoning Ordinance be amended by changing all of the RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District symbols to those of Residential Business Planned Development and a corresponding use is hereby established.

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