

PD 1008

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15074
70479

*Reclassification Of Area Shown On Map Number 26-G.
(As Amended)*

(Application Number 15074) *RFD 1008*

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 current M2-3 Light Industry District symbols and M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 26-G in the area bounded by:

West 105th Street; South Throop Street; West 107th Street; and the eastern boundary line of the Chicago Rock Island and Pacific Railroad right-of-way,

to those of the RS3 Residential Single-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing the current RS3 Residential Single-Unit District symbols and indications as shown on Map Number 26-G in the area bounded by:

West 105th Street; South Throop Street, West 107th Street; and the eastern boundary line of the Chicago Rock Island and Pacific Railroad right-of-way,

to those of a Residential Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development Statements and Bulk Regulations and Data Table attached hereto and to no others.

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

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

Residential Planned Development Number 1008.

Plan Of Development Statements.

1. The area delineated herein as Residential-Institutional Planned Development Number 1008 (the "Planned Development") consists of approximately six hundred thirty-four thousand ninety-eight (634,098) net square feet (approximately fourteen and fifty-three hundredths (14.53) acres) of property located in the area generally bounded on the north by

West 105th Street; on the east by South Throop Street; on the south by West 107th Street; and on the west by the eastern boundary line of the Chicago Rock Island and Pacific Railroad right-of-way (the "Property"). For purposes of this Planned Development, the Property is controlled by the applicant, MGM/TGI 105th Street L.L.C., an Illinois limited liability company.

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 adjustment 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 titleholders and any ground lessors and their respective successors and assigns. All rights granted hereunder to the applicant shall inure to the benefit of its successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors and their respective successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 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 statement 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 all the owners of the Property and any ground lessors of the Property. For purposes of this Planned Development, 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. In addition, where portions of the improvements located on the Property are owned by different persons, the term "owners" shall mean all of the owners (including any condominium association(s) with respect to any portions of the Property that consist of condominiums and all legal titleholders to any portions of the Property and any and all ground lessors of any portions of the Property). 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. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term applicant shall be deemed amended to apply to the transferee thereof (and its

beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.

4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; the following documents prepared by Johnson and Lee dated December 15, 2005 (collectively, the "Johnson Plans"): an Existing Zoning Map; a Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Map; a Site and Landscape Plan; and the following documents prepared by the Shalvis Group dated December 15, 2005 (collectively, the "Shalvis Plans"): Building Elevations (the Johnson Plans and the Shalvis Plans are collectively referred to herein as the "Plans"). Full-sized copies of the Site and Landscape Plan and Building Elevations are on file with the Department of Planning and Development (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 following uses of the Property shall be permitted: dwelling units, accessory parking; recreational uses; open space; and accessory uses.
6. Identification signs shall be permitted upon the Property provided that such signs are compatible with the character of development authorized by this Planned Development and with the character of the area in which it is located. Temporary signs such as construction and marketing signs and temporary business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department.
7. Service drives or other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. 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 accordance with Municipal Code of the City of Chicago. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.

8. Height restrictions of any building or any appurtenance thereto, in addition to the Bulk Regulations and Data Table, shall be subject 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 in effect as of the date hereof shall apply.
10. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the exhibits described in Statement 4 of this Planned Development and shall not require site plan approval. The Building Elevations are illustrative and the applicant shall have the right to modify, substitute or add to the Building Elevations so long as the same are generally consistent with the nature and design of the improvements contemplated by this Planned Development and, subject to Statement Number 11 of this Planned Development, in such event no additional approvals (whether administrative, legislative or otherwise) shall be required. The park area shown on the Site and Landscape Plan shall be dedicated to the Chicago Park District at such time as applicant or its successors, assignees or grantees shall have acquired marketable title to the Property (or applicable portion thereof) and undertaken redevelopment thereof as provided herein. Applicant shall have no obligation to landscape or maintain the same.
11. (a) The requirements of the Planned Development may be modified administratively by the Commissioner of the Department upon application 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 and the purposes underlying the provisions hereof. 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. Notwithstanding the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks and an increase of the maximum percent of land covered and modifications, substitutions or deletions relating to Building Elevations.

(b) The Department acknowledges that the design, size and layout of the park and rights-of-way shown on the Plans may be modified prior to Part II Approval.
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 natural resources. The applicant shall use

commercially reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating provided, however, nothing set forth in this Planned Development shall be construed to require applicant to obtain L.E.E.D. certification for any of the improvements on the Property.

In the event a portion of the improvements in the Planned Development include affordable dwelling units, such affordable units will adhere to the Green Criteria that have been adopted by the Department of Housing as of the date of approval of this Planned Development; provided, however, nothing in this Planned Development requires applicant to provide affordable dwelling units. In the event a portion of any affordable dwelling units provided on the Property include townhouse units, such townhouse units will adhere to the Department of Housing requirements with respect to (i) the number of affordable townhouse units; and (ii) Green Criteria, as have been adopted by the Department of Housing as of the date of approval of this Planned Development. If no affordable dwelling units are provided, applicant will adhere to the Green Criteria that have been adopted by the Department as of the date of approval of this Planned Development.

13. 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 new 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 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each new building or improvement.
14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion of such improvements is pursued thereafter, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to the pre-existing classification of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District. Said six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department determines that good cause for such an extension is shown.

[Location Map; Plan Development Boundary and Property Line Map; Existing Land-Use Map; Property Line and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 70485 through 70500 of this *Journal*.]

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

Residential Planned Development Number 1008.

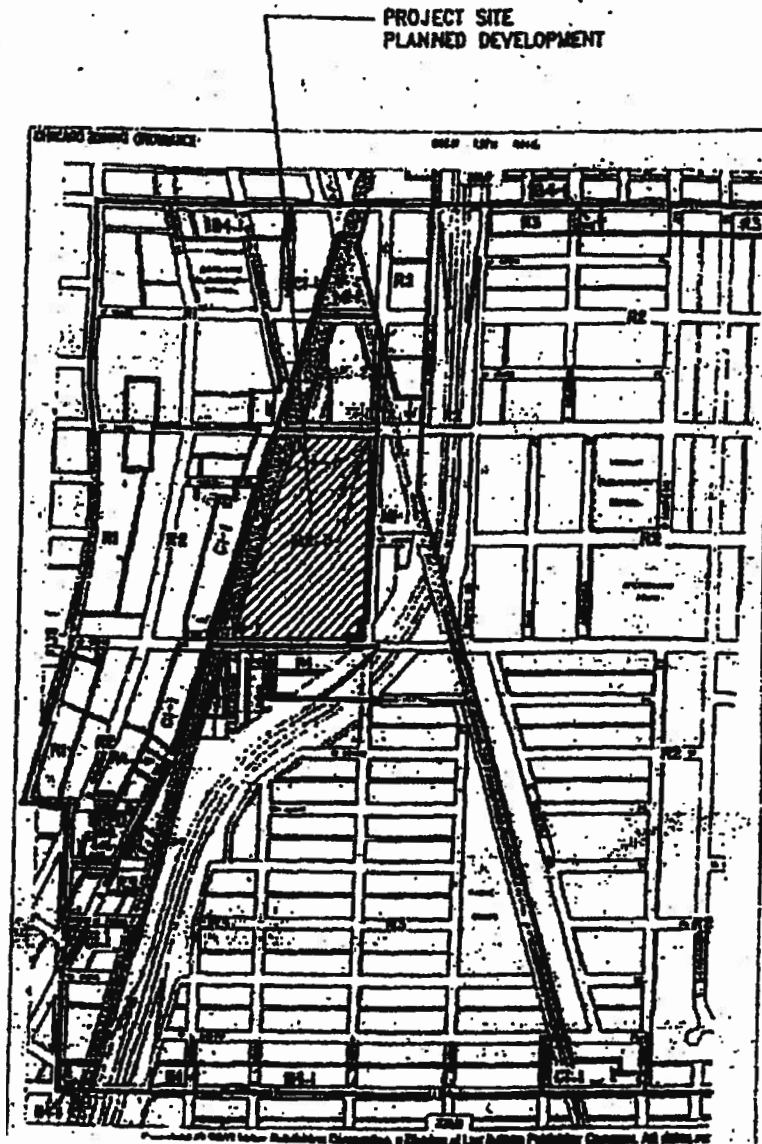
Plan Of Development.

Bulk Regulations And Data Table.

Gross Site Area (1,043,706 square feet) (23.91 acres) = Net Site Area (634,098 square feet)(14.53 acres) + Area Remaining in Public Right-of-Way (409,608 square feet)(9.38 acres)

Net Site Area:	634,098 square feet (14.53 acres)
Maximum Floor Area Ratio (F.A.R.):	.90
Minimum Building Setbacks:	15 feet
Maximum Number of Dwelling Units:	172
Maximum Site Coverage:	In accordance with the Site Plan
Minimum Number of Parking Spaces:	172
Minimum Number of Loading Berths:	0
Maximum Building Height:	35 feet

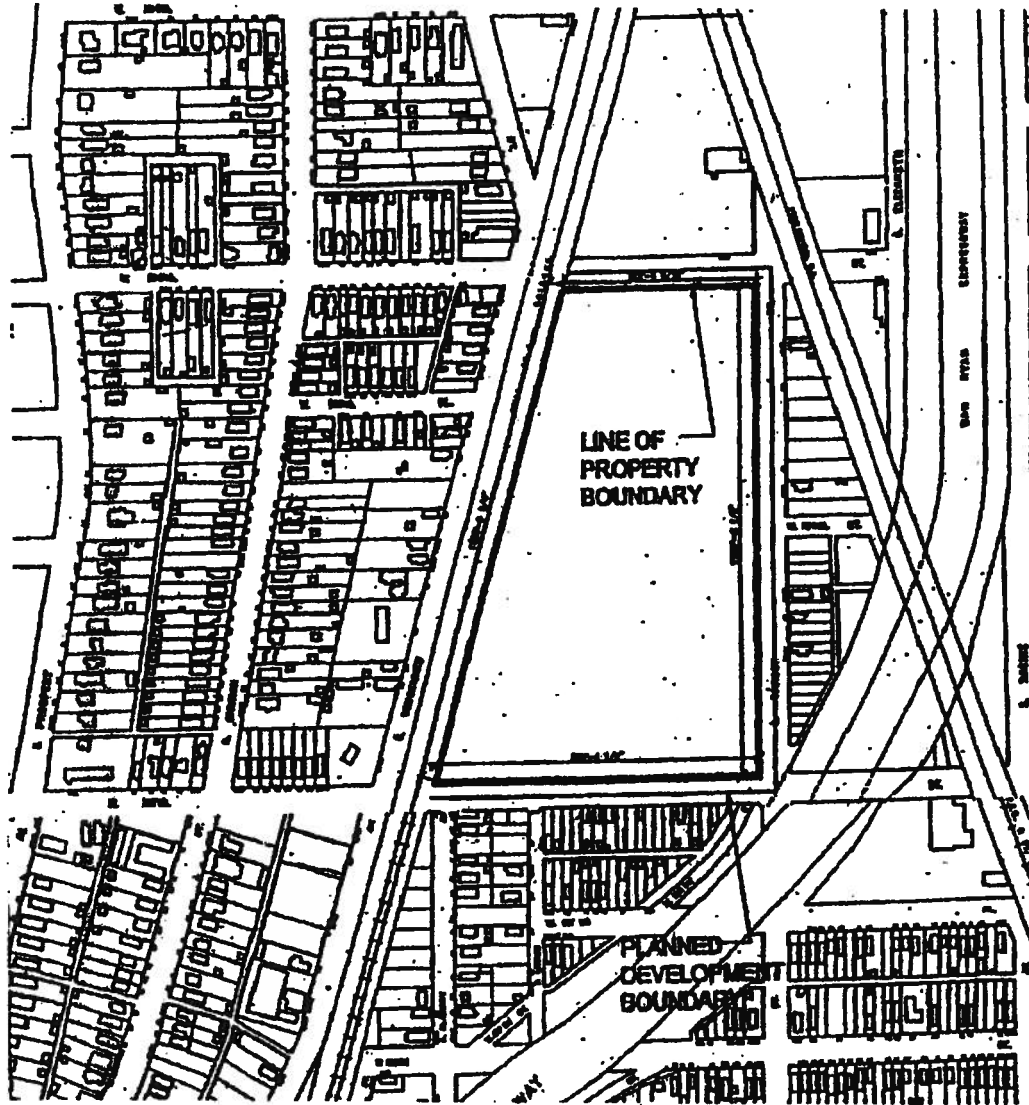
Location Map.



1 LOCATION MAP
EXISTING ZONE



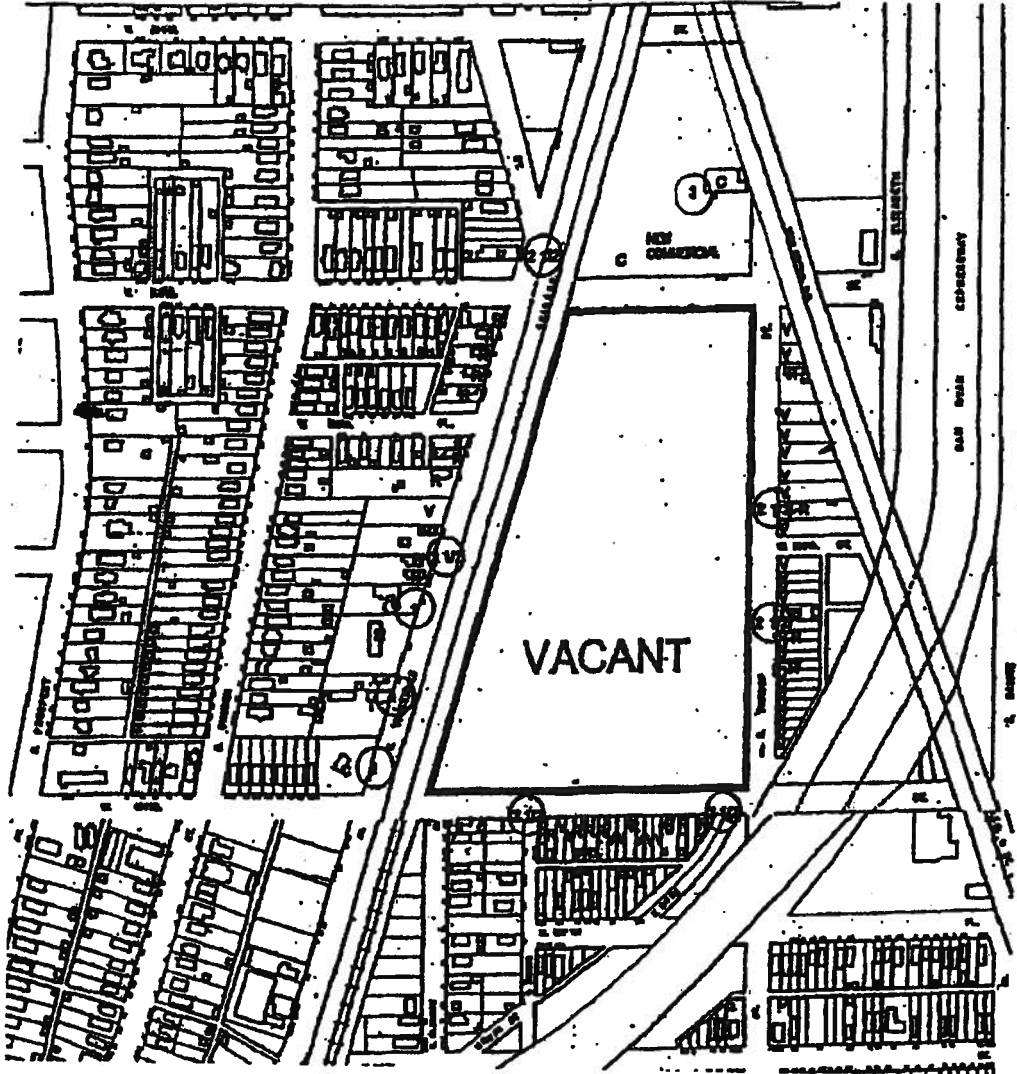
Plan Development Boundary And Property Line Map.



PLAN DEVELOPMENT BOUNDARY
AND PROPERTY LINE MAP



Existing Land-Use Map.

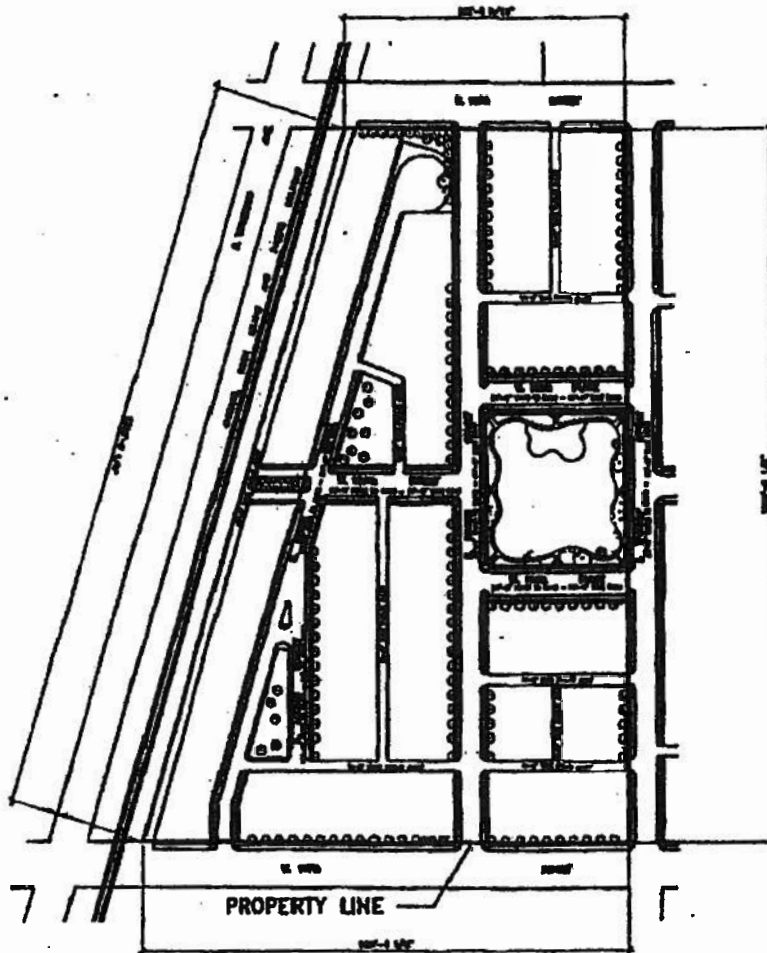


RESIDENTIAL	R
COMMERCIAL	C
VACANT	V
INSTITUTIONAL	I
NO. OF STORIES	X

EXISTING LAND USE MAP



Property Line And Right-Of-Way Adjustment Map.

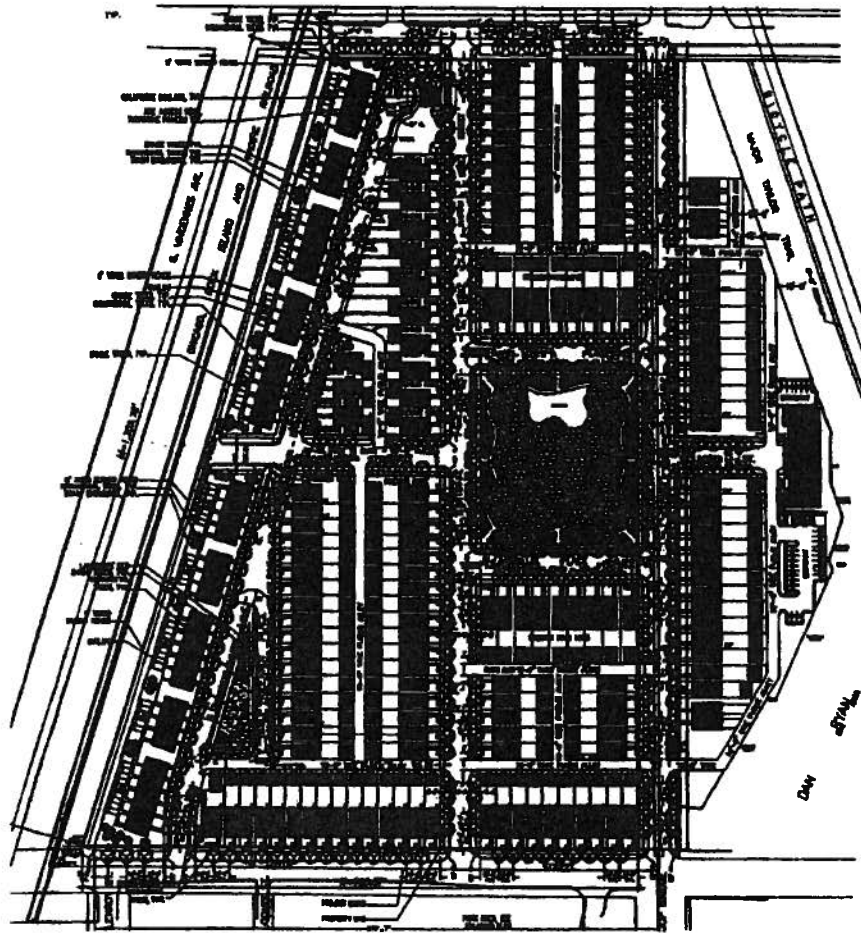


NOTE:
ALL STREETS AND ALLEYS
WITHIN BOUNDARY TO BE
DEDICATED.

PROPERTY LINE & R.O.W. ADJUSTMENT MAP
DISTING ZONE



Site Plan.



SITE PLAN
SCALE: 1/8"=1'-0"

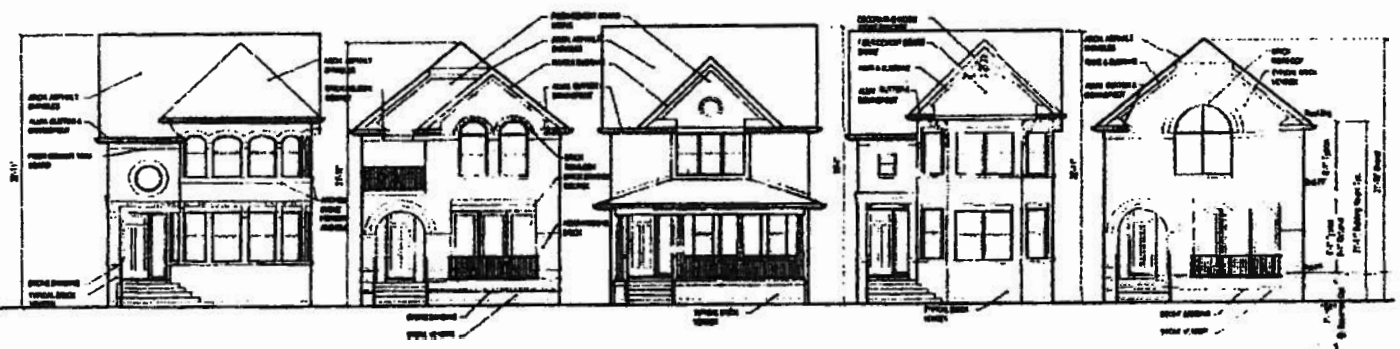


GRAND SITE AREA - PHASE 1	1,043,700 SF	23.91 ACRES
NET SITE AREA:	804,300 SF	18.48 ACRES
AREA PAVED W/ ASP.	408,150 SF	9.24 ACRES
MAX. F.A.R.:	0.50 (MAX)	
ACTUAL F.A.R.:	0.50	
ACTUAL SITE COVERAGE:	0.50	
MIN. CLEAR STORAGE:	10 FEET	
MAX. NUMBER OF UNITS:	170	
MIN. PARKING:	170	
MAX. LOADING BERTH:	0	
MAX. BLDG HEIGHT:	30 FEET	
GRAND SITE AREA - PHASE 2	326,000 SF	7.47 ACRES

Townhome Product -- Front Elevation.
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Single-Family 28 Foot Product -- Front Elevations.



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Single-Family 44 Foot Product -- Front Elevations.



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Single-Family 25 Foot Product -- Front Elevations.



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Single-Family 28 Foot Product -- Front Elevations.



70500

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Single-Family 44 Foot Product -- Front Elevations.

