

PD 1039

Table of Contents

01/17/2013 PD Amendment	2
Ordinance	2
Statements	2
Bulk Table	5
Exhibits	6
11/15/2006 PD Adoption	20
Ordinance	21
Statements	22
Bulk Table	25
Exhibits	26

17588

45666

JOURNAL--CITY COUNCIL--CHICAGO

1/17/2013

*Reclassification Of Area Shown On Map No. 11-K.
(As Amended)
(Application No. 17588)
(Common Address: 4117 N. Kilpatrick Ave.)*

RPD 1039, 00

[SO2012-6544]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Residential Planned Development Number 1039 District symbols and indications as shown on Map Number 11-K in the area bounded by:

West Berteau Avenue; the Chicago, Milwaukee and St. Paul Railroad right-of-way; a line 150 feet south of and parallel to West Berteau Avenue; and North Kilpatrick Avenue,

to those of an RM5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 11-K in the area bounded by:

West Berteau Avenue; the Chicago, Milwaukee and St. Paul Railroad right-of-way; a line 150 feet south of and parallel to West Berteau Avenue; and North Kilpatrick Avenue,

to those of Residential Planned Development Number 1039, as amended, which is established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance takes effect after its passage and approval.

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

Residential Planned Development No. 1039, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 1039, as amended ("Planned Development") consists of approximately 49,635 square feet (1.14 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, RRG Development, Inc. ("Applicant").

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Floor Plans; Building Elevations (North, South, East and West); Elevation Material Key; and, Chicago Builds Green form prepared by Worn Jerabek Architects P.C. and dated December 20, 2012, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential Planned Development: elderly housing, accessory off-street parking and accessory uses.

6. On-Premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-Premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 49,635 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
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 buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, promotes and conserves energy and maximizes the preservation of natural resources. The Applicant shall use commercially reasonable efforts to design,

construct and maintain all new buildings within this Planned Development to Energy Star 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.

15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the Property to RT4 (Residential Two-Flat, Townhouse and Multi-Unit District).

[Zoning Map; Land Use Map; Boundary Map; Site Plan; Landscape Plan; First Floor Plan; Typical Floor Plan; Fourth Floor Plan; Building Elevations; Elevation Material Key; and Chicago Builds Green form referred to in these Plan of Development Statements printed on pages 45670 through 45683 of this *Journal*.]

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

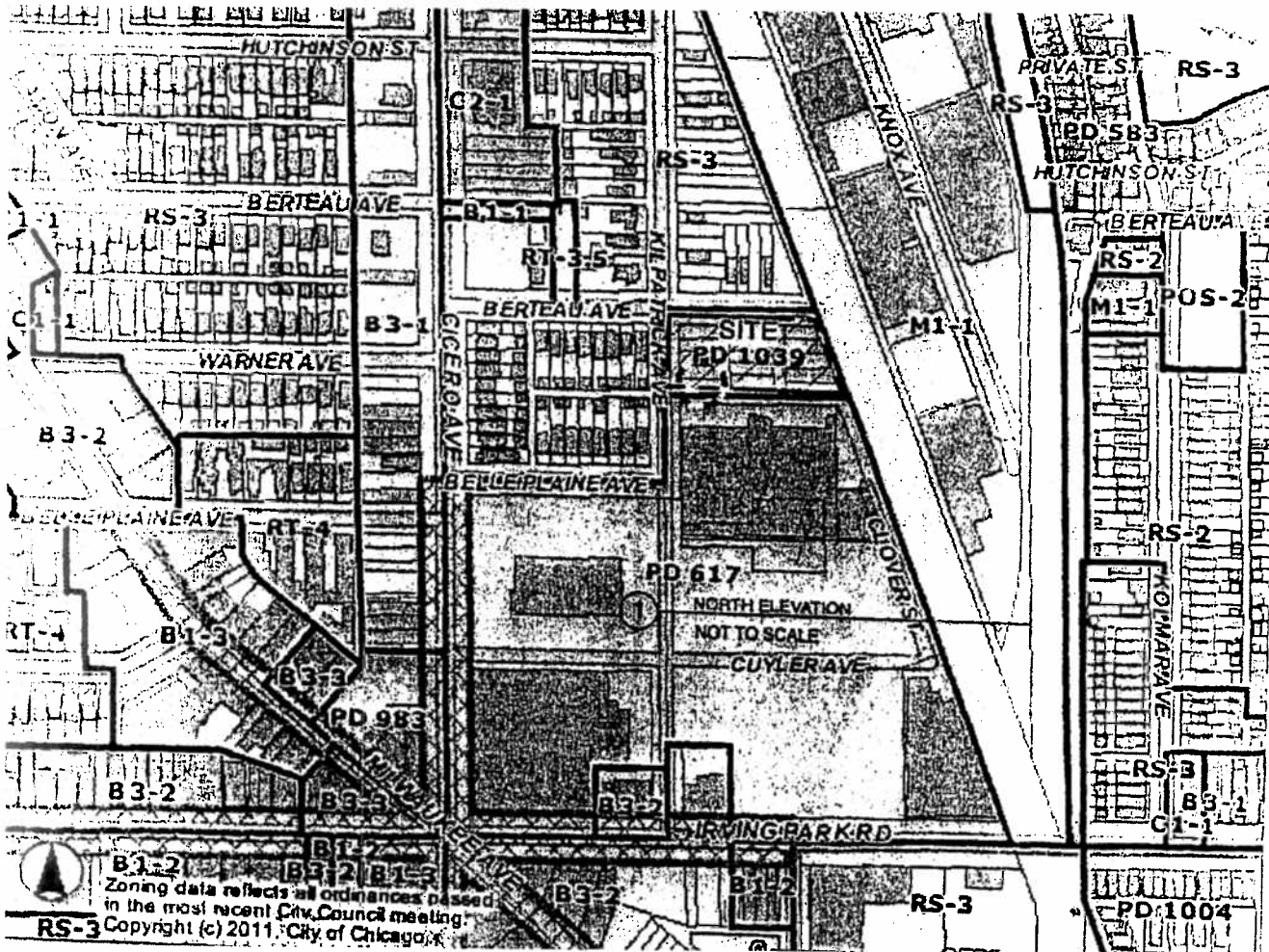
Residential Planned Development No. 1039.

Plan Of Development.

Bulk Regulations And Data Table.

Gross Site Area:	65,417.3 square feet
Area in Public Right-of-Way:	15,782.3 square feet
Net Site Area:	49,635 square feet (1.14 acres)
Maximum Permitted FAR:	1.8
Maximum Building Height:	42 feet
Minimum Setbacks From Property Line:	Per approved Site/Landscape Plans
Minimum Number of Off-Street Parking Spaces:	34
Minimum Number of Off-Street Bike Parking Spaces:	9
Minimum Number of Off-Street Loading Berths:	1 (10 feet x 25 feet)

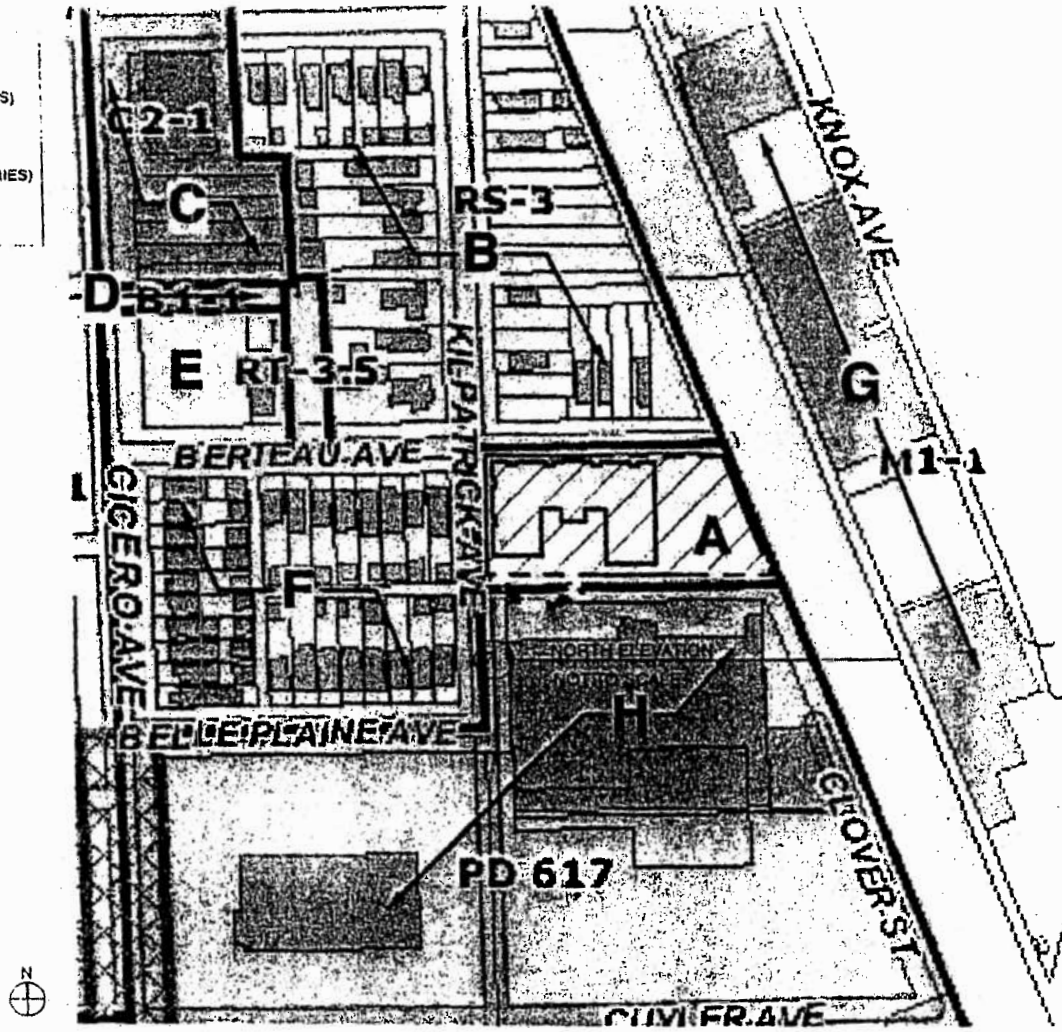
Zoning Map.



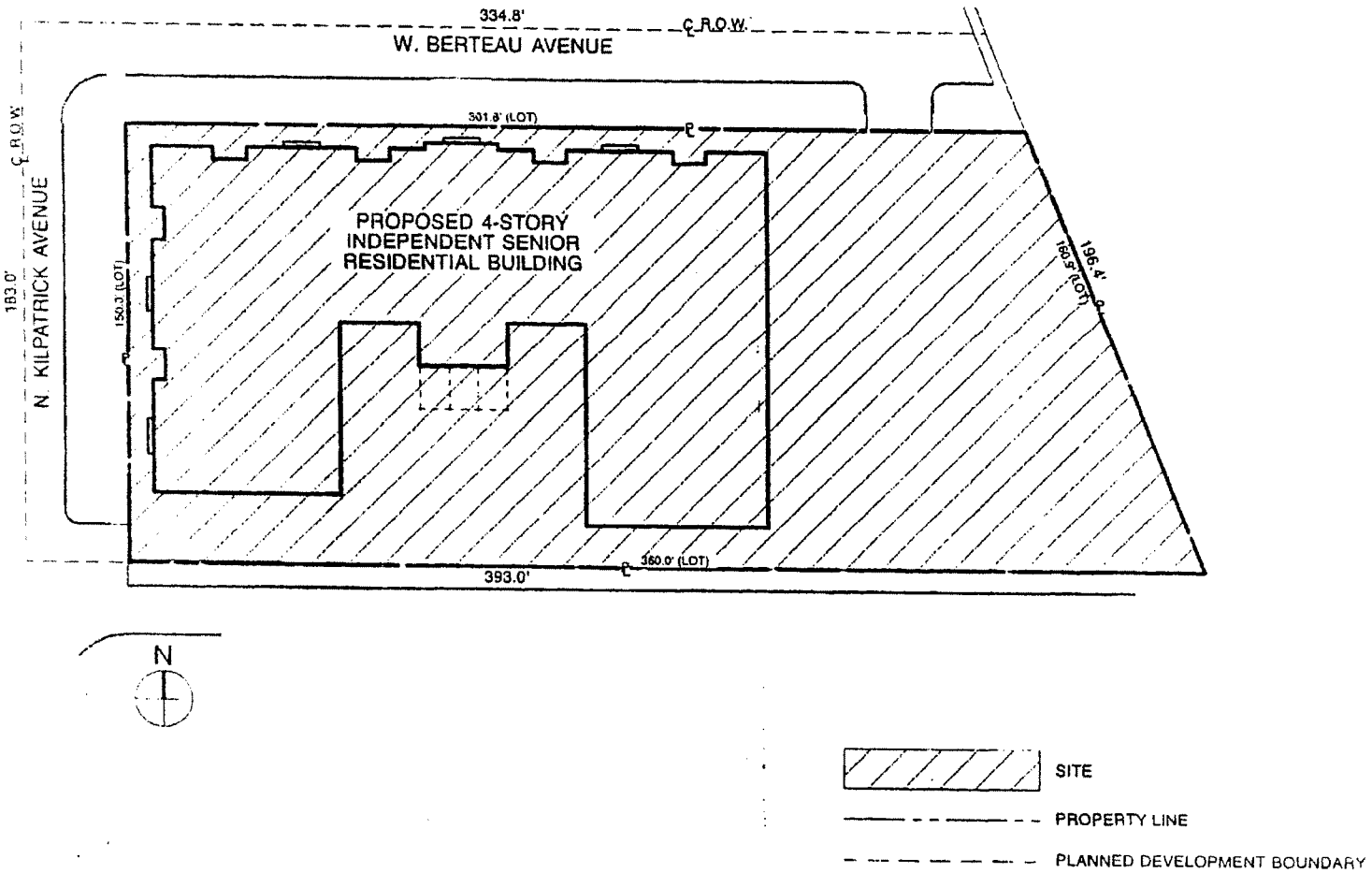
Land Use Map.

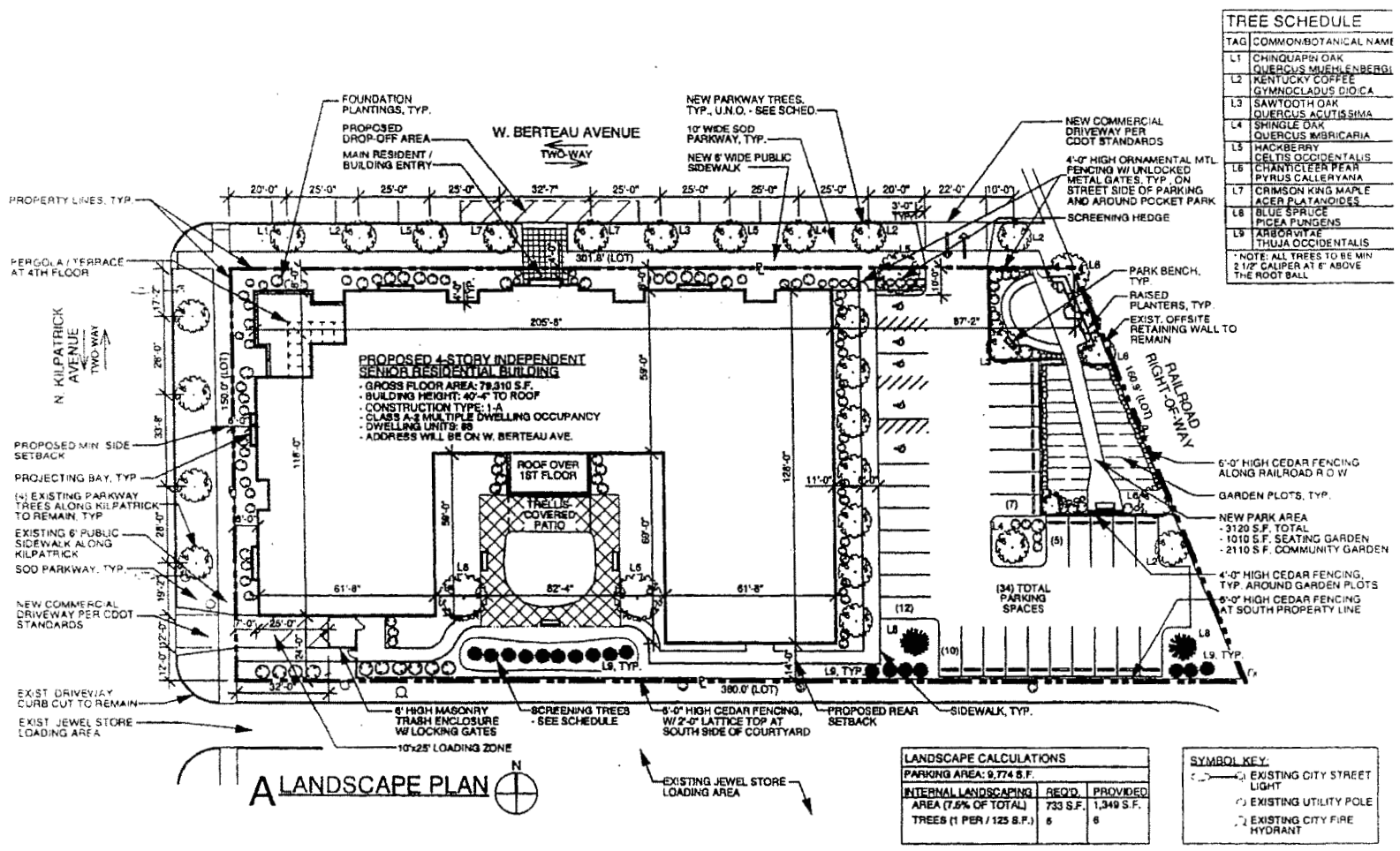
KEY:

- A PROJECT SITE (PD #1039)
- B RS-3 RESIDENTIAL DISTRICT (2-3 STORIES)
- C C2-1 COMMERCIAL DISTRICT
- D B1-1 BUSINESS DISTRICT (1-2 STORIES)
- E PARKING LOT
- F RT-3.5 RESIDENTIAL DISTRICT (2-3 STORIES)
- G M1-1 MANUFACTURING DISTRICT
- H PD 617 (COMMERCIAL DEVELOPMENT - RETAIL, GROCERY STORE)



Boundary Map.





Landscape Plan.

ISSUE DATE: December 6, 2012

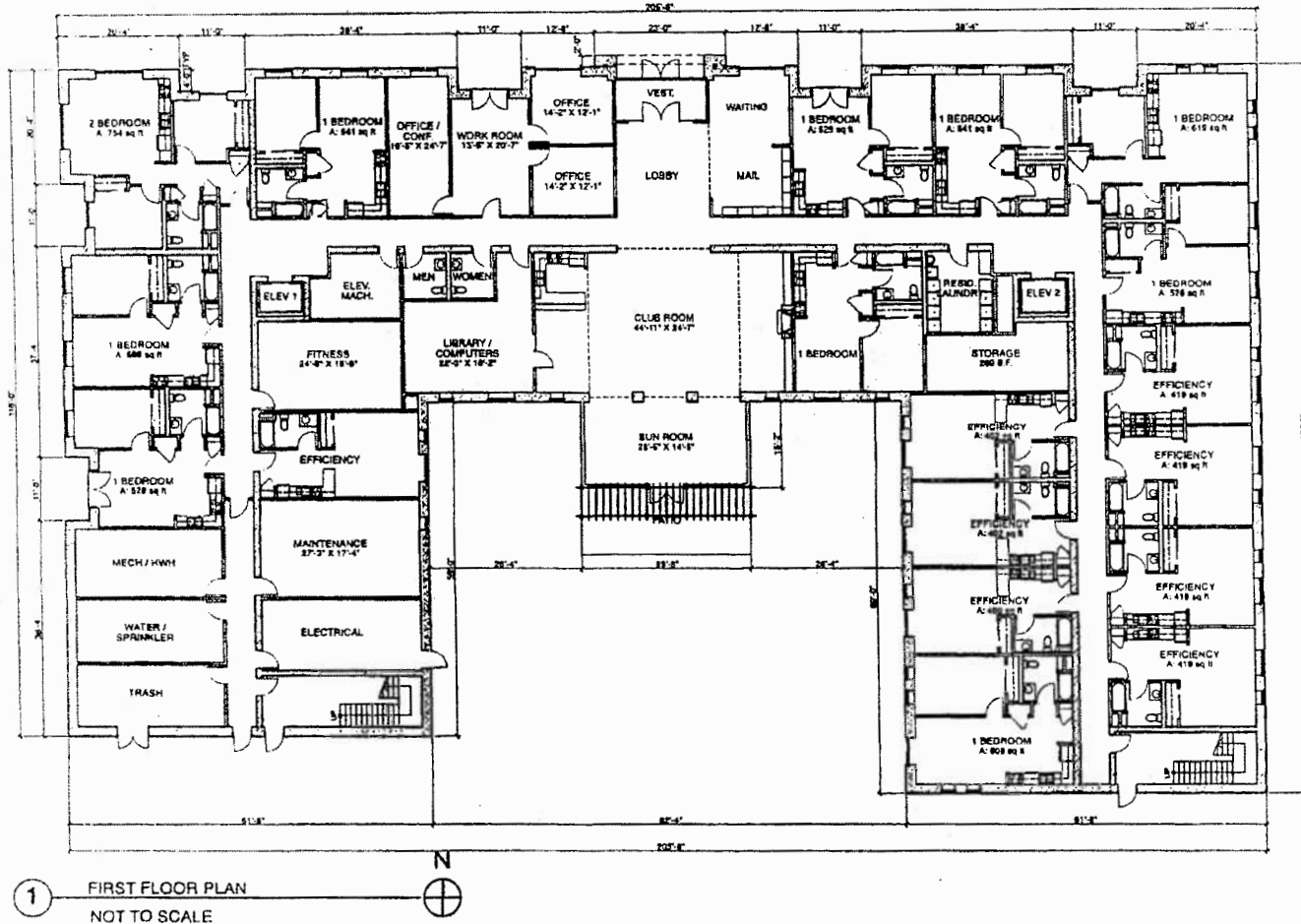
<p>The Kilpatrick Renaissance</p> <p>WORN JERABEK ARCHITECTS, P.C. 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM</p>	<p>ADDRESS: 4117 N. Kilpatrick Avenue Chicago, Illinois 60641</p>	<p>DRAWING: LANDSCAPE PLAN</p>
	<p>APPLICANT: The Kilpatrick Renaissance LP (TBF)</p> <p>INTRO DATE: October 3, 2012 CPC DATE: December 20, 2012</p>	<p>SCALE: N.T.S.</p> <p><small>© 2012 WORN JERABEK ARCHITECTS P.C.</small></p>

1/17/2013

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45675

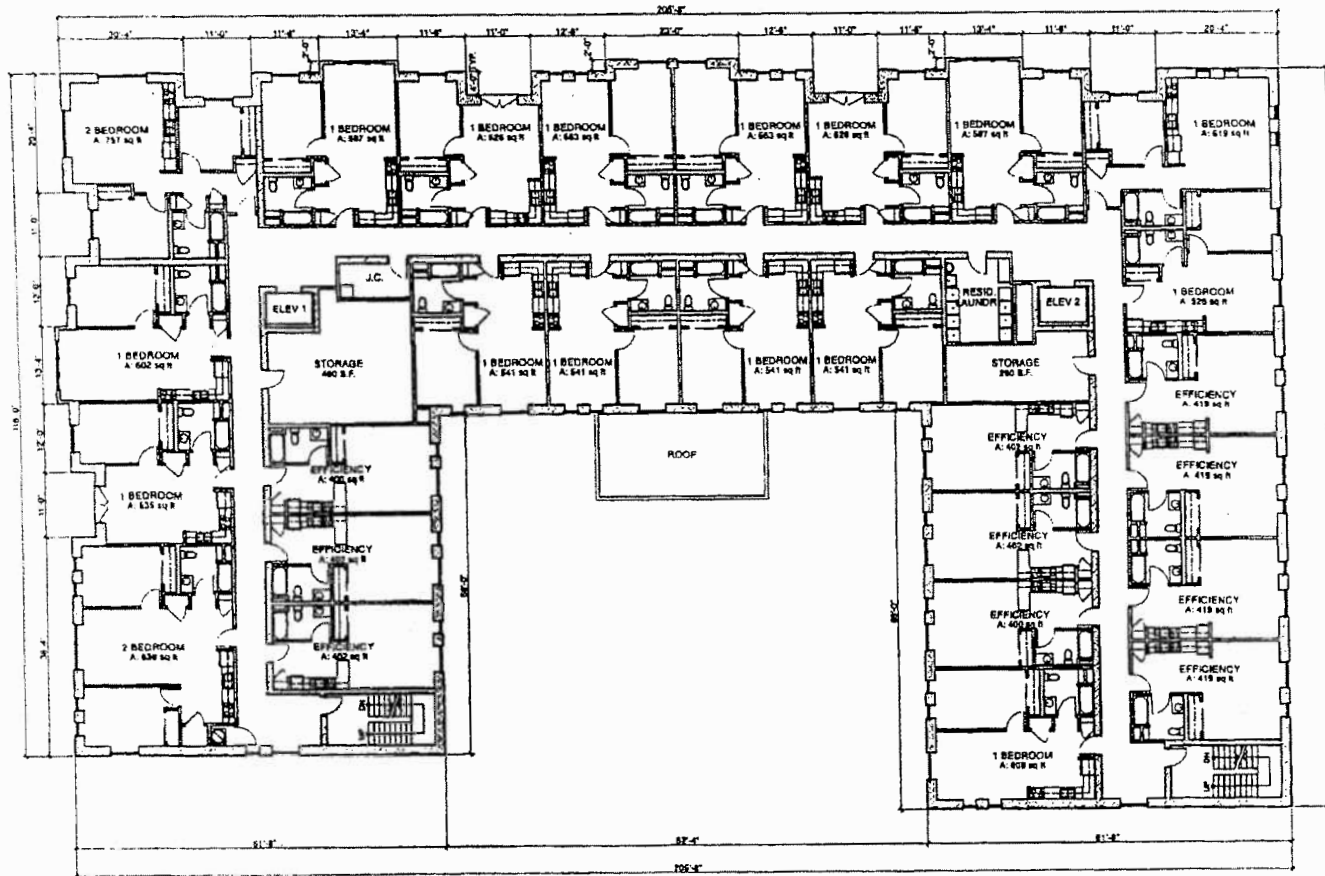
First Floor Plan.



ISSUE DATE: 12/06/12

<p>THE KILPATRICK RENAISSANCE</p>	<p>ADDRESS: 4117 N. Kilpatrick Avenue Chicago, IL, 60641</p>	<p>DRAWING: FIRST FLOOR PLAN</p>
<p>WORN JERABEK ARCHITECTS, P.C. 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM</p>	<p>APPLICANT: The Kilpatrick Renaissance LP (TBF)</p> <p>INTRO DATE: October 3, 2012 CPC DATE: December 20, 2012</p>	<p>SCALE: N.T.S.</p> <p><small>© 2012 WORN JERABEK ARCHITECTS, P.C.</small></p>

Typical Floor Plan.



1 SECOND & THIRD FLOOR PLAN
NOT TO SCALE

ISSUE DATE: 12/06/12

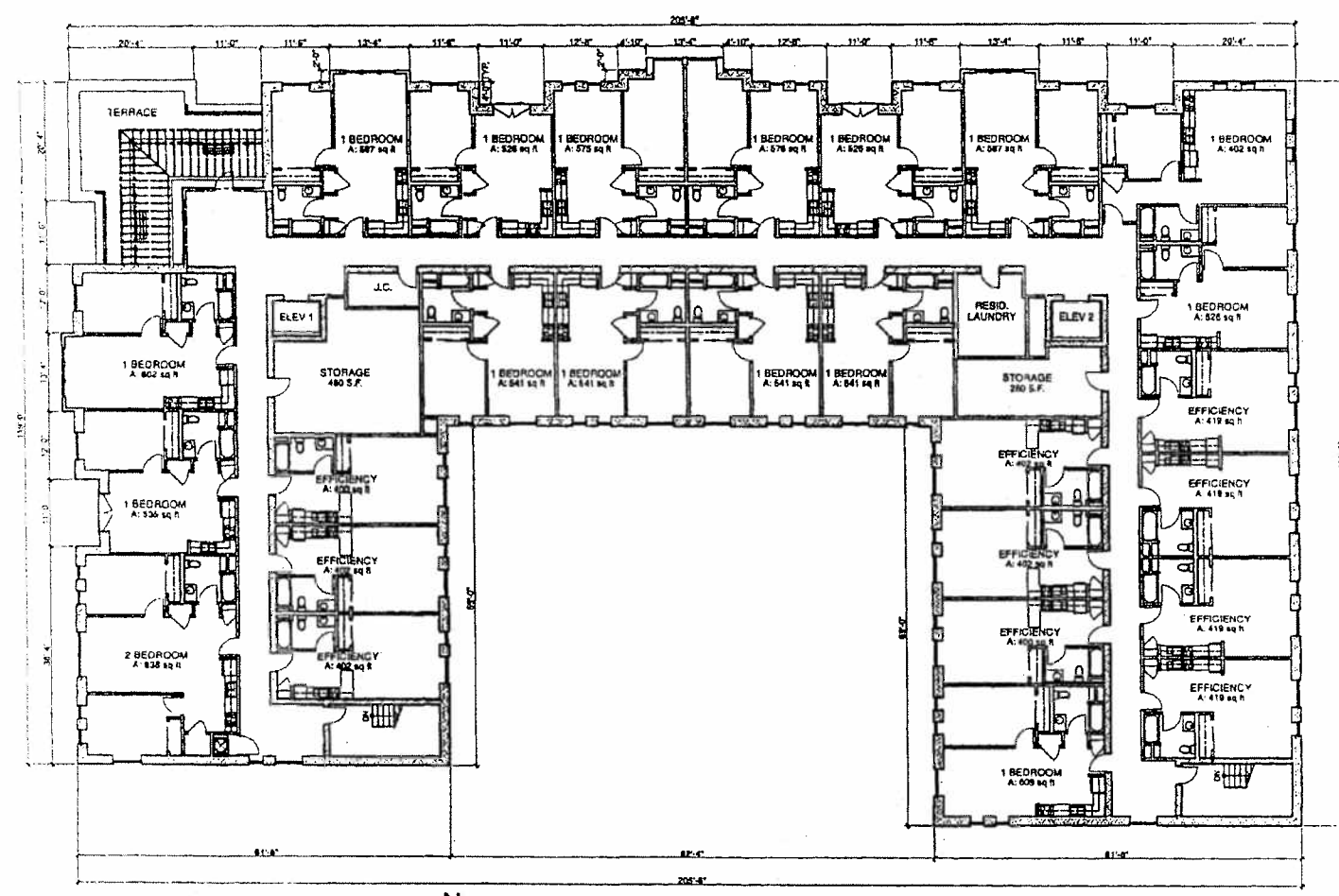
<p>THE KILPATRICK RENAISSANCE</p>	<p>ADDRESS: 4117 N. Kilpatrick Avenue Chicago, IL, 60641</p>	<p>DRAWING: TYPICAL FLOOR PLAN</p>
<p>WORN JERABEK ARCHITECTS, P.C. 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE 312.642.5587 FAX 312.642.4189 WWW.WJAWORKS.COM</p>	<p>APPLICANT: The Kilpatrick Renaissance LP (TBF)</p> <p>INTRO DATE: October 3, 2012 CPC DATE: December 20, 2012</p>	<p>SCALE: N.T.S.</p> <p><small>© 2012 WORN JERABEK ARCHITECTS P.C.</small></p>

1/17/2013

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45677

Fourth Floor Plan.



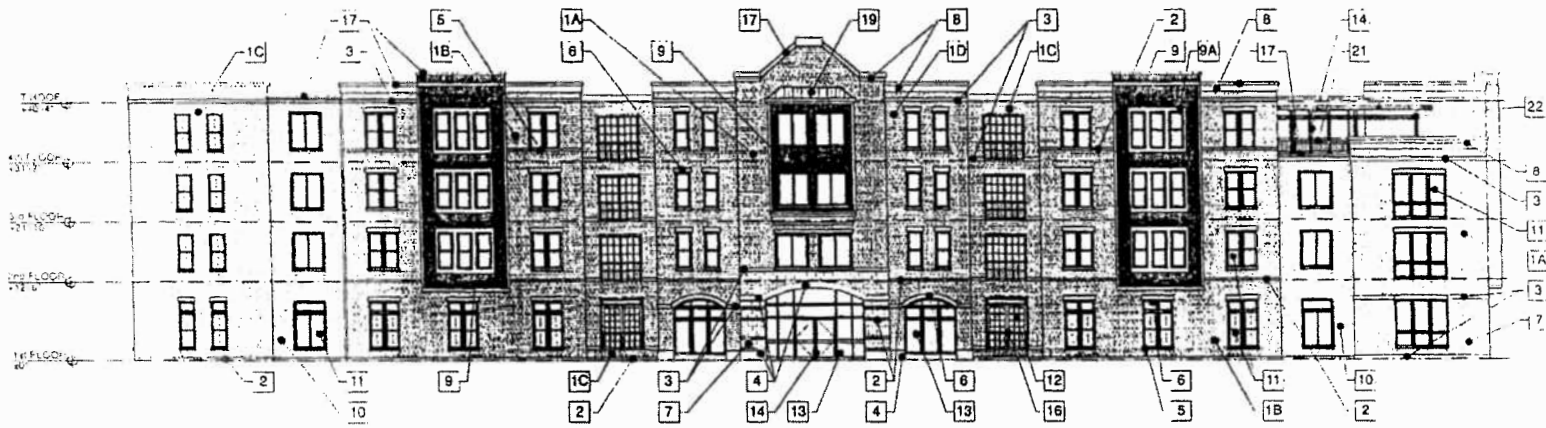
① FOURTH FLOOR PLAN
 NOT TO SCALE

N

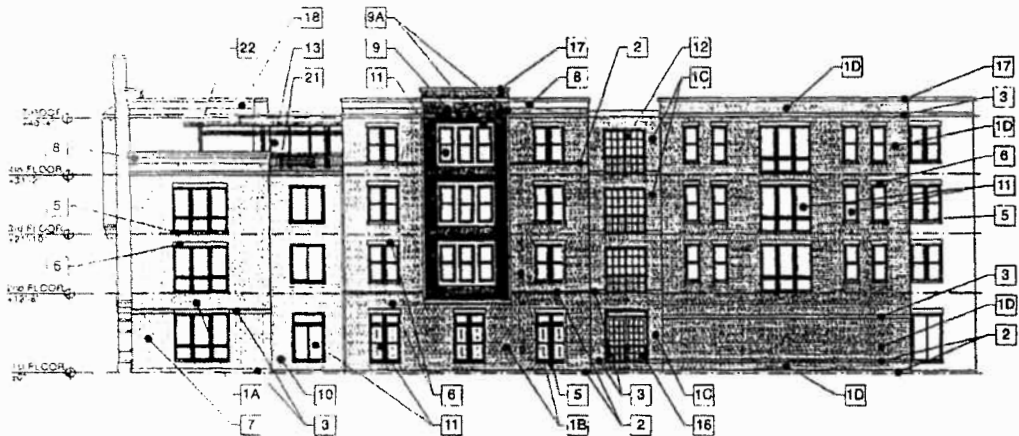
ISSUE DATE: 12/06/

<p>THE KILPATRICK RENAISSANCE</p> <p>WORN JERABEK ARCHITECTS, P.C. 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM</p>	<p>ADDRESS: 4117 N. Kilpatrick Avenue Chicago, IL, 60641</p>	<p>DRAWING: FOURTH FLOOR PLAN SCALE: N.T.S.</p>
	<p>APPLICANT: The Kilpatrick Renaissance LP (TBF)</p> <p>INTRO DATE: October 3, 2012 CPC DATE: December 20, 2012</p>	<p>© 2012 WORN JERABEK ARCHITECTS.</p>

North And West Elevations.



1 NORTH ELEVATION
NOT TO SCALE



2 WEST ELEVATION
NOT TO SCALE

ISSUE DATE: 12/06/12

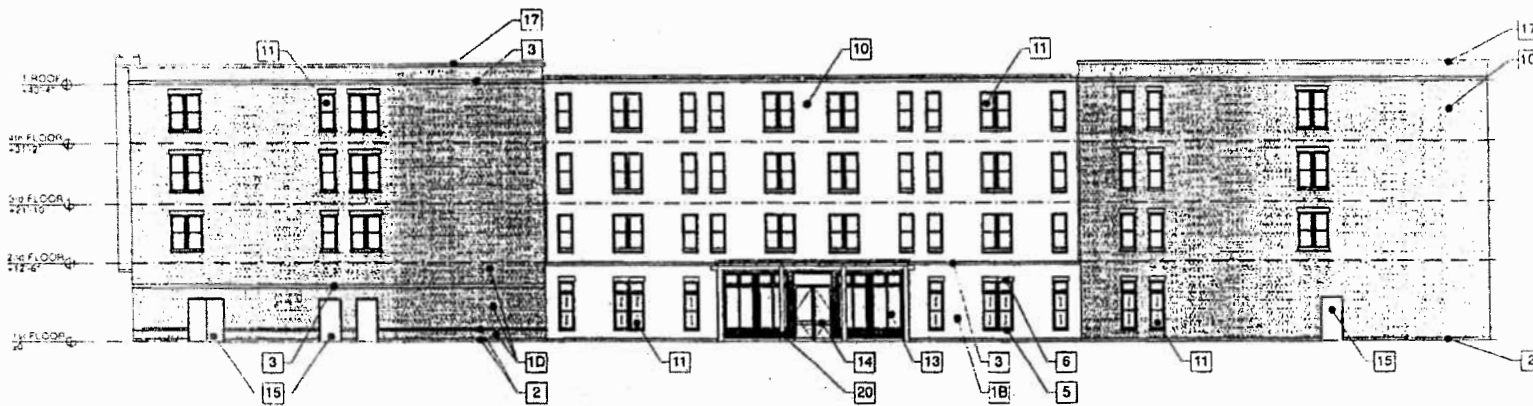
<p>THE KILPATRICK RENAISSANCE</p>	<p>ADDRESS: 4117 N. Kilpatrick Avenue Chicago, IL, 60641</p> <p>APPLICANT: The Kilpatrick Renaissance LP (TBF)</p>	<p>DRAWING: ELEVATIONS</p>
<p>WORN JERABEK ARCHITECTS, P.C. 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE 312.642.5587 FAX 312.642.4189 WWW.WJAWORKS.COM</p>	<p>INTRO DATE: October 3, 2012 CPC DATE: December 20, 2012</p>	<p>SCALE: N.T.S. <small>© 2012 WORN JERABEK ARCHITECTS P.C.</small></p>

1/17/2013

REPORTS OF COMMITTEES

45679

South And East Elevations



1 SOUTH ELEVATION
NOT TO SCALE



2 EAST ELEVATION
NOT TO SCALE

ISSUE DATE: 12/06/12

<p>THE KILPATRICK RENAISSANCE</p>	<p>ADDRESS: 4117 N. Kilpatrick Avenue Chicago, IL, 60641</p>	<p>DRAWING: ELEVATIONS</p>
<p>WORN JERABEK ARCHITECTS, P.C. 212 WEST SUPERIOR #800 CHICAGO, ILLINOIS 60654 PHONE 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM</p>	<p>APPLICANT: The Kilpatrick Renaissance LP (TBF)</p> <p>INTRO DATE: October 3, 2012 GPC DATE: December 20, 2012</p>	<p>SCALE: N.T.S.</p> <p>© 2012 WORN JERABEK ARCHITECTS, P.C.</p>

Elevation Material Key

ELEVATION MATERIAL KEY		
1A FACE BRICK #1 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L) -COLOR BY ARCH.	6 7 5/8" (H) x 1'-11 5/8" (L) CAST STONE HEAD TRIM--"PRAIRIE STONE" GROUND FACE FINISH, "LIMESTONE" COLOR	13 PRE-FINISHED ALUMINUM STOREFRONT WINDOWS
1B FACE BRICK #2 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L) -COLOR BY ARCH.	7 7 5/8" (H) x 1'-11 5/8" (L) CAST STONE--"PRAIRIE STONE" GROUND FACE FINISH, "LIMESTONE" COLOR	14 PRE-FINISHED STOREFRONT DOOR
1C FACE BRICK #3 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L) -COLOR BY ARCH.	8 PRE-FINISHED FIBER-CEMENT & POLYURETHANE CORNICE	15 PAINTED STEEL DOOR AND FRAME
1D FACE BRICK #4 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L) -COLOR BY ARCH.	9 PRE-FINISHED FIBER-CEMENT BOARD PANELS, SMOOTH FINISH, JAMES HARDIE -COLOR BY ARCH.	16 PRE-FINISHED STEEL JULIET BALCONY
2 3 5/8" (H) x 1'-11 5/8" (L) CAST STONE TRIM--"PRAIRIE STONE" GROUND FACE FINISH, "LIMESTONE" COLOR	9A PRE-FINISHED FIBER-CEMENT TRIM, 5 1/2" (W) x 1 1/4" (D), SMOOTH FINISH, JAMES HARDIE-- COLOR BY ARCH.	17 PRE-FIN. 24 GA. GALV. STEEL PARAPET COPING, 5" PROFILE, KYNAR 500 FINISH
3 7 5/8" (H) x 1'-11 5/8" (L) CAST STONE TRIM--"PRAIRIE STONE" GROUND FACE FINISH, "LIMESTONE" COLOR	10 PRE-FINISHED FIBER-CEMENT LAP SIDING, CEDARMILL FINISH, JAMES HARDIE--COLOR BY ARCH.	18 PRE-FINISHED GALVANIZED STEEL GUTTER & DOWNSPOUT
4 11 5/8" (H) x 1'-11 5/8" (L) CAST STONE TRIM--"PRAIRIE STONE" GROUND FACE FINISH, "LIMESTONE" COLOR	11 PRE-FINISHED ALUMINUM WINDOWS	19 PRE-FINISHED 24 GA. STEEL STANDING SEAM ROOFING--COLOR BY ARCH.
5 3 5/8" (H) x 1'-11 5/8" (L) CAST STONE SILL--"PRAIRIE STONE" GROUND FACE FINISH, "LIMESTONE" COLOR	12 PRE-FINISHED ALUMINUM FRENCH-DOORS	20 FIBERGLASS PERGOLA
		21 PRE-FINISHED STEEL RAILING--FINISH BY ARCH.
		22 PAINTED STEEL PERGOLA STRUCTURE

ISSUE DATE: 12/06/12

<p>THE KILPATRICK RENAISSANCE</p>	<p>ADDRESS: 4117 N. Kilpatrick Avenue Chicago, IL, 60641</p>	<p>DRAWING: ELEVATION MATERIAL KEY SCALE: N.T.S.</p>
	<p>APPLICANT: The Kilpatrick Renaissance LP (TBF)</p>	
<p>WORN JERABEK ARCHITECTS, P.C. 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE 312.642.5587 FAX 312.642.4189 WWW.WJAWORKS.COM</p>	<p>INTRO DATE: October 3, 2012 CPC DATE: December 20, 2012</p>	<p>© 2012 WORN JERABEK ARCHITECTS, P.C.</p>

Chicago Builds Green.
(Page 1 of 3)

CHICAGO BUILDS GREEN

Project Name:

* Street Number (if the address only includes one street number, please fill only the cell "From"):
From* To* Direction: Street Name: Select Street Type:
Project Location:

4117		N.	Kilpatrick	Ave
------	--	----	------------	-----

Ward No: Community Area No:

45	15
----	----

Check applicable:
Project Type: Planned Development Redevelopment Agreement Zoning Change
PD No: RDA No: From: To:

Public project Landmark

Total land area in sq.ft. Total building(s) footprint in sq.ft. Total vehicular use area in sq.ft.:
Project Size:

49,564 s.f.	20,260 s.f.	10,230 s.f.
-------------	-------------	-------------

Enter First Name Last Name
DPD Project Manager:

Select project category:
BG/GR Matrix: Res. < 4 units (Market rate) Res. > 20 units affordable

Check applicable:
Financial Incentives: TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBF Bank Participation Loan DOH
 Land Sale Write Down

Check applicable:
Density Bonus: Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Chicago Builds Green.
(Page 2 of 3)

Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage:	362 s.f.	0	944 s.f.	0
Interior Landscape Area	Square footage:	733 s.f.	0	1,349 s.f.	0
No. of Interior Trees		6	0	6	0
No. of Parkway Trees		14	0	14	0

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	6,810 s.f. 0
Privately developed Public Open Space	Square footage:	0	3,120 s.f. 0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	9,510 s.f.	0
Raingarden	Check applicable:	<input type="checkbox"/>	
Filter strip	Check applicable:	<input type="checkbox"/>	
Bioswale	Check applicable:	<input type="checkbox"/>	
Detention pond	Check applicable:	<input type="checkbox"/>	
Native landscaping	Square footage:	1,600 s.f.	0
Rain-water collection cistern/barrel	Gallons:	0	0
Total impervious area reduction	Square footage:	11,110 s.f.	0

Other sustainable surface treatments:

Green roof	Square footage:	0	0
Energy Star roof	Square footage:	0	19,510 s.f. 0
High-albedo pavement	Square footage:	0	0

Transportation:

No. of accessory parking spaces		0	34	0
Total no. of parking spaces (Accessory + Non- Acc.)			34	0
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0	0
No. of bicycle parking		0	9	0
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>		

Chicago Builds Green.
(Page 3 of 3)

Building Certification:

Energy Star building	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
LEED certification	<input type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:

IE: Other than Energy Star Roof - or Energy Star Building Certification-

- added wall and roof insulation
- high performance window glazing
- advanced air sealing techniques (building envelope)
- Energy Star appliances
- Energy Star light fixtures
- daylight and motion-sensing light fixture controls

Other sustainable strategies and/or Project Notes:

- site connectivity / pedestrian access
- low-VOC interior sealants and adhesives
- low formaldehyde engineered wood products
- mold-resistant drywall at damp locations
- low-flow Watersense® plumbing fixtures

~~Northwest Highway from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for 6229 North Northwest Highway.~~

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

~~6324 -- 6348 North Western L.L.C.~~

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

~~SECTION 1. Pursuant to Section 10-20-430 and 10-20-435 of the Municipal Code of the City of Chicago, the Director of Revenue is hereby authorized and directed to exempt 6324 -- 6348 North Western L.L.C., 3132 West Devon Avenue, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress to parking garage entrance and loading dock entrance located at 6324 -- 6348 North Western Avenue.~~

~~SECTION 2. This ordinance shall be in full force and effect from and after passage and publication.~~

COMMITTEE ON ZONING.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF
CHICAGO (CHICAGO ZONING ORDINANCE) BY
RECLASSIFICATION OF AREA SHOWN
ON MAP NUMBER 11-K.
(As Amended)
(Application Number 15642)

RPD 1039

The Committee on Zoning submitted the following report:

CHICAGO, November 15, 2006.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on October 12, 2006, I beg leave to recommend that Your Honorable Body *Pass* one ordinance transmitted herewith for the purpose of reclassifying a particular area. It is referred to as Application Number 15642 for the property located at 4113 -- 4125 North Kilpatrick Avenue, which was corrected and amended in its amended form.

At this time, I move for passage of the amended ordinance transmitted herewith.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed amended 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, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore -- 47.

Nays -- None.

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

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 M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 11-K in the area bounded by:

West Berteau Avenue; the Chicago, Milwaukee and St. Paul Railroad right-of-way; a line 150 feet south of and parallel to West Berteau Avenue; and North Kilpatrick Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit 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 the RT4 Residential Two-Flat, Townhouse and Multi-Unit District established in Section 1 above to the designation of a Residential Planned Development and a corresponding use district is hereby established in the area above described.

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

Plan of Development Statements attached to this ordinance read as follows:

Residential Planned Development Number _____.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately 1.1395 acres (forty-nine thousand six hundred thirty-five (49,635) square feet) which is controlled by 4117 North Kilpatrick, L.L.C. (the applicant for purposes of this residential planned development).
2. The applicant shall obtain all applicable official reviews, approvals of permits which are necessary to implement this plan of development. Any dedication or vacation of street or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the applicant or its successor, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions within this planned development shall be binding upon the applicant, its successors and assigns and if different than the applicant, 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 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time of applications for amendments, modifications or change (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, or its direct successor, or the owners of all the property or any homeowners associations which is formed to represent the property owners.

4. This plan of development consists of these fourteen (14) statements, a Bulk Regulations and Data Table; a Zoning and Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site and Landscape Plans; and Building Elevations prepared by ICL Architecture, dated August 17, 2006. A full size set 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 in Chicago) and all requirements thereof and satisfied 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 area delineated herein: fifteen (15) single-family dwellings and accessory uses and accessory parking.
6. Identification signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development. Temporary sales offices shall be allowed subject to the approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. The width of North Kilpatrick Avenue shall be increased by three (3) to four (4) feet, depending on tree preservation, as indicated on the Site Plan.
8. Off-street parking shall be provided in compliance with this plan of development subject to the review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table.
9. The height restriction of any building or any appurtenance attached thereto shall not exceed the height established in the Bulk Regulations and Data Table Building Elevations, and shall also be subject to height limitations established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio for the entire parcel 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.
11. Improvements of the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed

in substantial conformance with the Bulk Regulations and Data Table and the Site Plan attached hereto and made a part hereof. In addition, parkway trees, other landscaping and a decorative wooden fence not to exceed eight (8) feet in height (east and south lot lines) shall be installed and maintained at all times in accordance with the applicable standards of the City of Chicago Zoning Ordinance and corresponding regulations and guidelines.

12. 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 application for such modification by the applicant and after a determination by the Commissioner that such a modification is minor, appropriate and 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 17.13-0611-A of the Chicago Zoning Ordinance. Such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks, an increase in the maximum percent of land covered, or subsequent setback reduction pertaining to individual residential units.
13. 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 17-13-0600 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
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 use best and 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 System. Copies of these standards may be obtained from the Department of Planning and Development.
15. Unless substantial construction of the improvements contemplated by the planned development has commenced within six (6) years following adoption of this planned development, and unless completion thereof is diligently pursued, then this planned development shall expire and the

11/15/2006

REPORTS OF COMMITTEES

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property shall automatically revert to that of its preexisting M1-2 Limited Manufacturing/Business Park District.

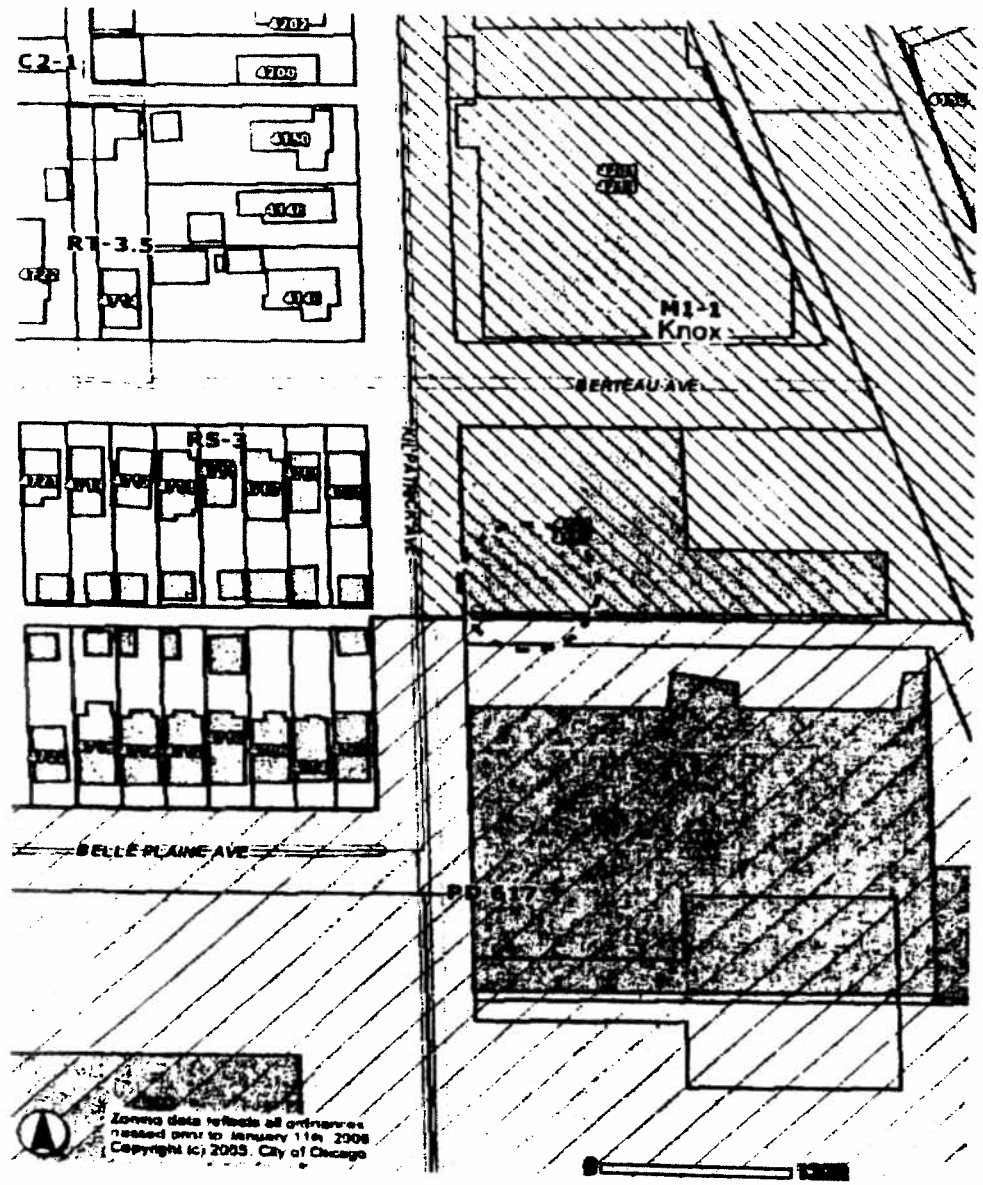
[Existing Zoning and Land-Use Map; Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; Site Plan/Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 93694 through 93700 of this *Journal*.]


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













Bulk Regulations And Data Table.

Net Site Area:	49,635 square feet
Net Site Area:	1.137 acres
Gross Site Area:	59,562 square feet
Gross Site Area:	1.365 acres
Floor Area Ratio Site Area:	59,562 square feet
Floor Area Ratio Site Area:	1.365 acres
Total Proposed Building Area:	43,531 square feet
Maximum Floor Area Ratio:	1.2
Maximum Number of Units:	15
Minimum Number of Parking Spaces:	10
Maximum Permitted Building Height:	Per approved Building Elevations
Maximum Site Coverage:	Per approved Site Plan
Minimum Periphery Setbacks:	Per approved Site Plan

Existing Zoning/Land-Use Map.




 Zoning data reflects all ordinances passed prior to January 11th, 2006
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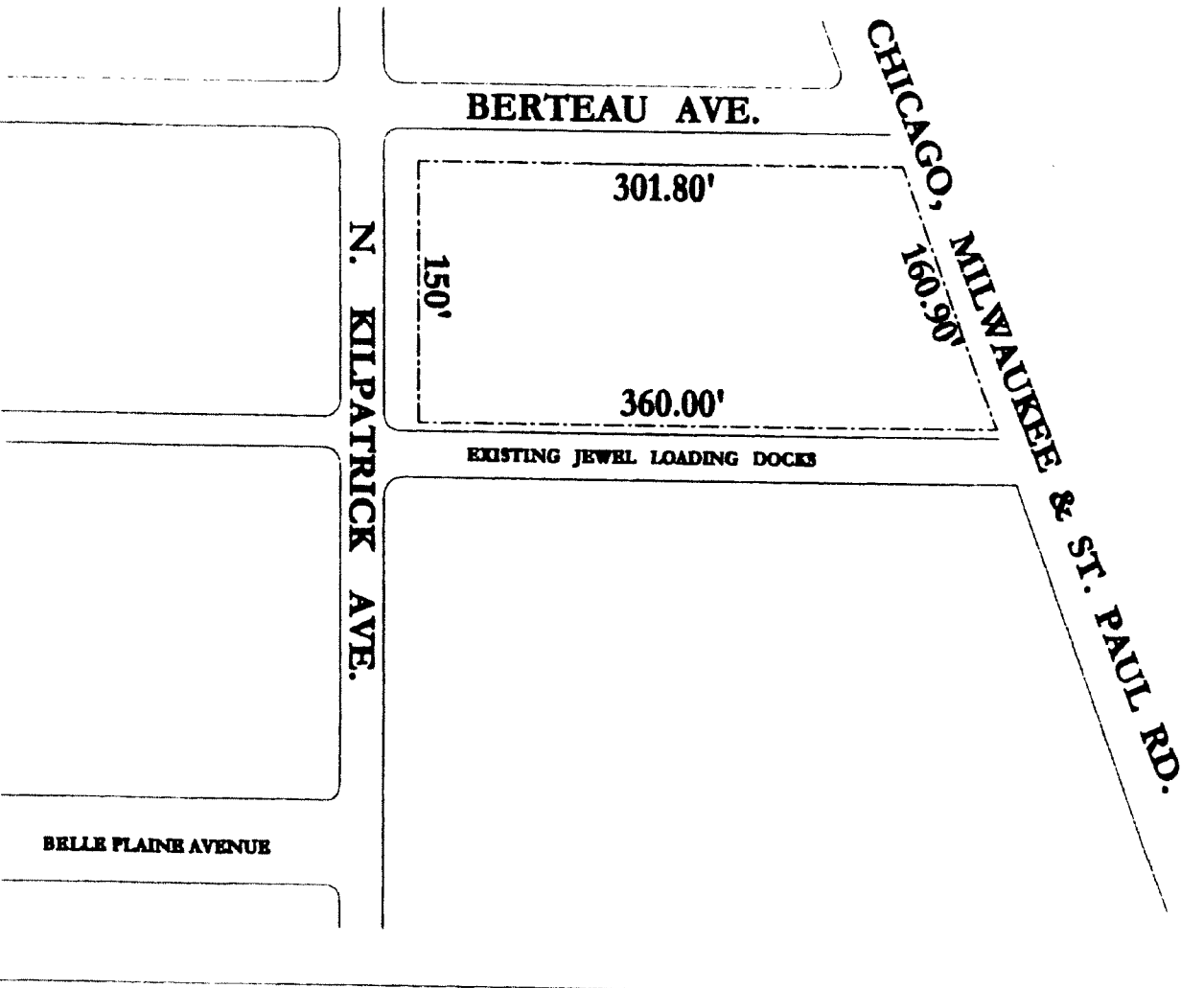
- Zoning**
-  Business
 -  Commercial
 -  Manufacturing
 -  Residential
 -  Planned Development
 -  Planned Manufacturing District
 -  Downtown Core
 -  Downtown Service
 -  Downtown Mixed
 -  Downtown Residential
 -  Transportation
 -  Parks & Open Space

11/15/2006

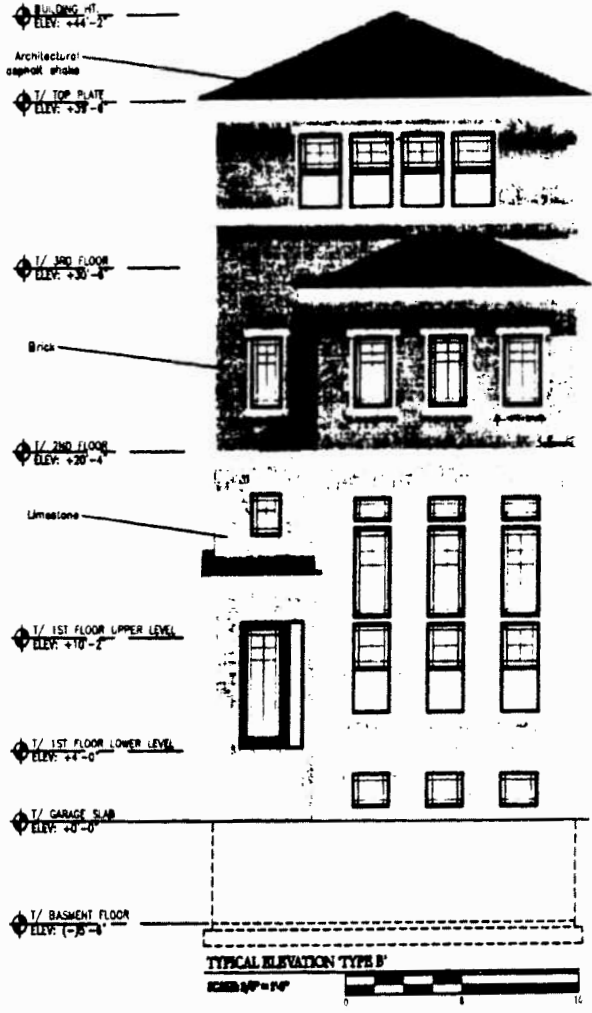
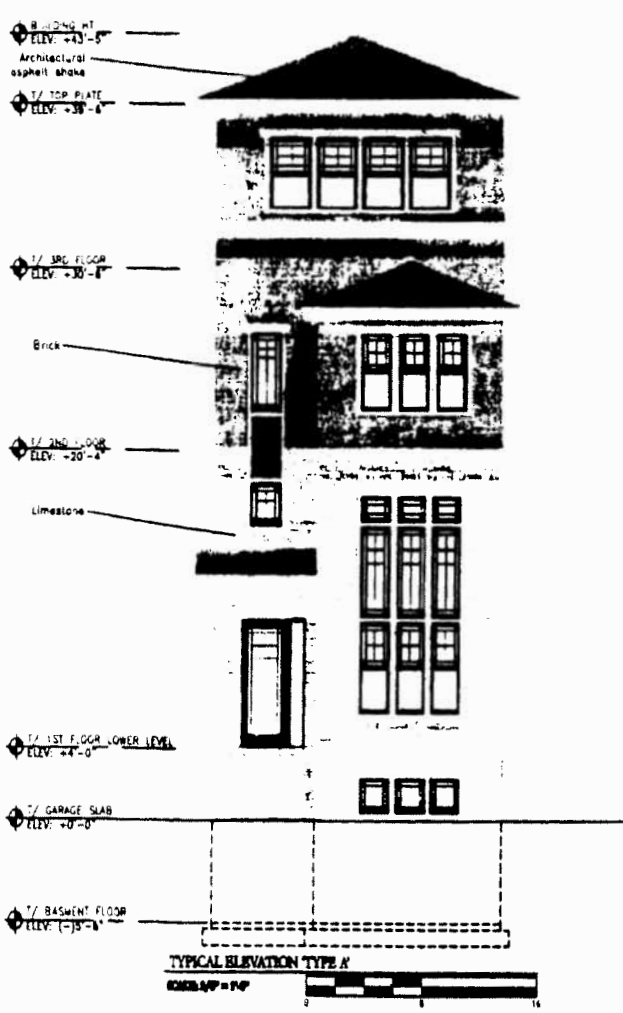
REPORTS OF COMMITTEES

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



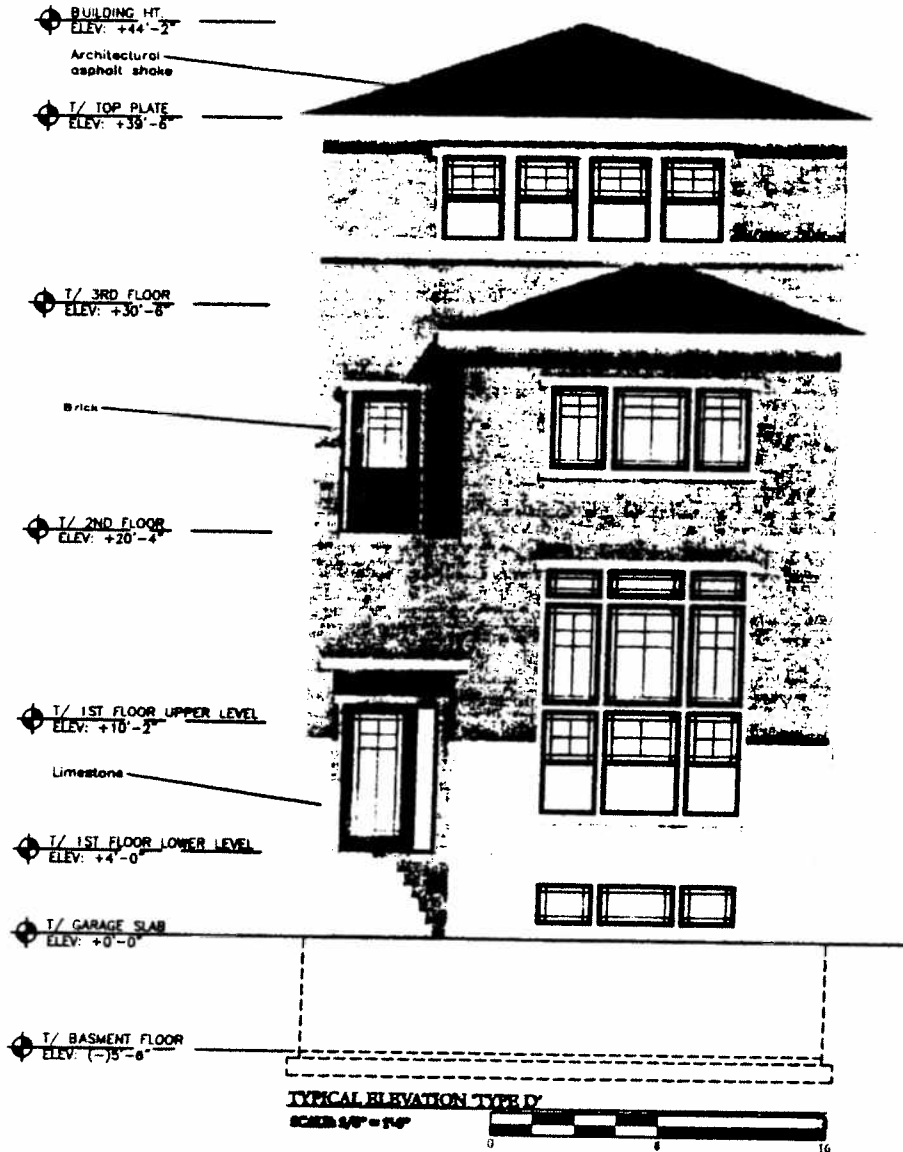
Typical Elevation "Type A" And "Type B".



Typical Elevation "Type C".



Typical Elevation "Type D".



Proposed South Wall Elevation.

