

55388

JOURNAL--CITY COUNCIL--CHICAGO

2/11/2009

16794

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

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 10-I.
(Application No. 16779)

[O2009-1065]

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 of the B1-3 Neighborhood Shopping District symbols as shown on Map Number 10-I in the area bounded by:

South Archer Avenue; a line 175 feet northeast of and parallel to South Whipple Street; the public alley next southeast of and parallel to South Archer Avenue; and a line 125 feet northeast of and parallel to South Whipple Street,

to those of a C1-3 Neighborhood Commercial District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map Number 12-J.
(Application No. 16794)

pd 10701aa [O2009-1066]

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 P.D. 1070 Residential Planned Development symbols and indications as shown on Map Number 12-J in the area bounded by:

West 51st Street to South Homan Avenue to a line 638.31 feet north of and parallel to West 51st Street to a line 667.60 feet west of and parallel to South Homan 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. This ordinance shall be in force and effect from and after its passage and due publication.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF PARTICULAR AREAS.

The Committee on Zoning submitted the following report:

CHICAGO, February 11, 2009.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on January 29, 2009, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of seven ordinances which were corrected and amended in their amended form. They are Application Numbers MA-108, 16768, 16789, 16127, A-7291, 16718 and 16756.

Please let the record reflect that I, William J. P. Banks, abstain from voting and recuse myself on Application Numbers, 16783, 16776, 16780, 16777, 16127 and 16750 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of the ordinances and substitute ordinances transmitted herewith.

Once again, please let the record reflect that I abstain from voting on Application Numbers 16783, 16776, 16780, 16777, 16127 and 16750 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

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

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were passed by yeas and nays as follows:

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

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 6-J.
(Application Number 16235)

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 of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District symbols and indications as shown on Map Number 6-J in the area bounded by:

a line 122.03 feet north of West 26th Street; the alley next east of South Sawyer Avenue; West 26th Street; and South Sawyer Avenue,

to those of a B3-2 Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map Number 12-J.
(As Amended)

(Application Number 16056) RPD 1070

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, be amended by changing all the M2-1 Light Industry District symbols and indications as shown on Map Number 12-J in the area bounded by:

a line 638 feet, 4 inches north of and parallel to West 51st Street; South Homan Avenue; West 51st Street; and South St. Louis Avenue,

to those of an RM4.5 Residential 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 RM4.5 Residential Multi-Unit District established in Section 1 above to the designation of a Residential Planned Development which 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 1070.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of approximately two hundred eighty-two thousand nine hundred forty-two (282,942) square feet (six and four-tenths (6.4) acres) and is owned or controlled by the applicant, 51st Street Residential, L.L.C.
2. 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 easements, or 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 titleholder 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the

requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any 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 all the owners of the property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.

4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map; Site Plan; Partial Site Plans (1 and 2); Partial Landscape Plans (1 and 2); and Building Elevations (Prototypical Townhouse Elevations, Mid-Rise Building Elevations and Prototypical Single-Family Exterior Elevations) dated June 21, 2007 prepared by Cubellis MGDF. Full size sets of the Site Plans, Landscape Plan, and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": all uses permitted in the RM4.5 Residential Multi-Unit District and related 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 the review and 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. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation

Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. 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.

8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plans, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The maximum height of the buildings proposed in this planned development shall be controlled by the heights indicated in the Building Elevations and Section 17-2-0311 of the Chicago Zoning Ordinance shall not control. Applicant agrees that no two (2) adjacent homes shall appear identical from the front (street-facing) side and agrees that no more than thirty percent (30%) of the front (street-facing) facades shall be identical on the same block.
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 application for such a 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 consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this planned development 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 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 and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design and construct the 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 System. The applicant agrees to provide a fifty percent (50%) green roof equaling approximately four thousand three hundred sixty-five (4,365) square feet of the net usable roof area over each multi-unit condominium building.

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 ("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 building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.
14. Unless substantial construction of the improvements has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to the pre-existing M2-1, Light Industry District classification.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Right-of-Way Adjustment Map; Partial Site Plans 1 and 2; Partial Landscape Plans 1 and 2; Enlarged Details 1 and 2; Floor Plans and Building Elevations -- Unit Types "A", "B", "C", "D", "E", "G", "H", "J", "K" and Condominium referred to in these Plan of Development Statements printed on pages 5354 through 5387 of this *Journal*.]

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

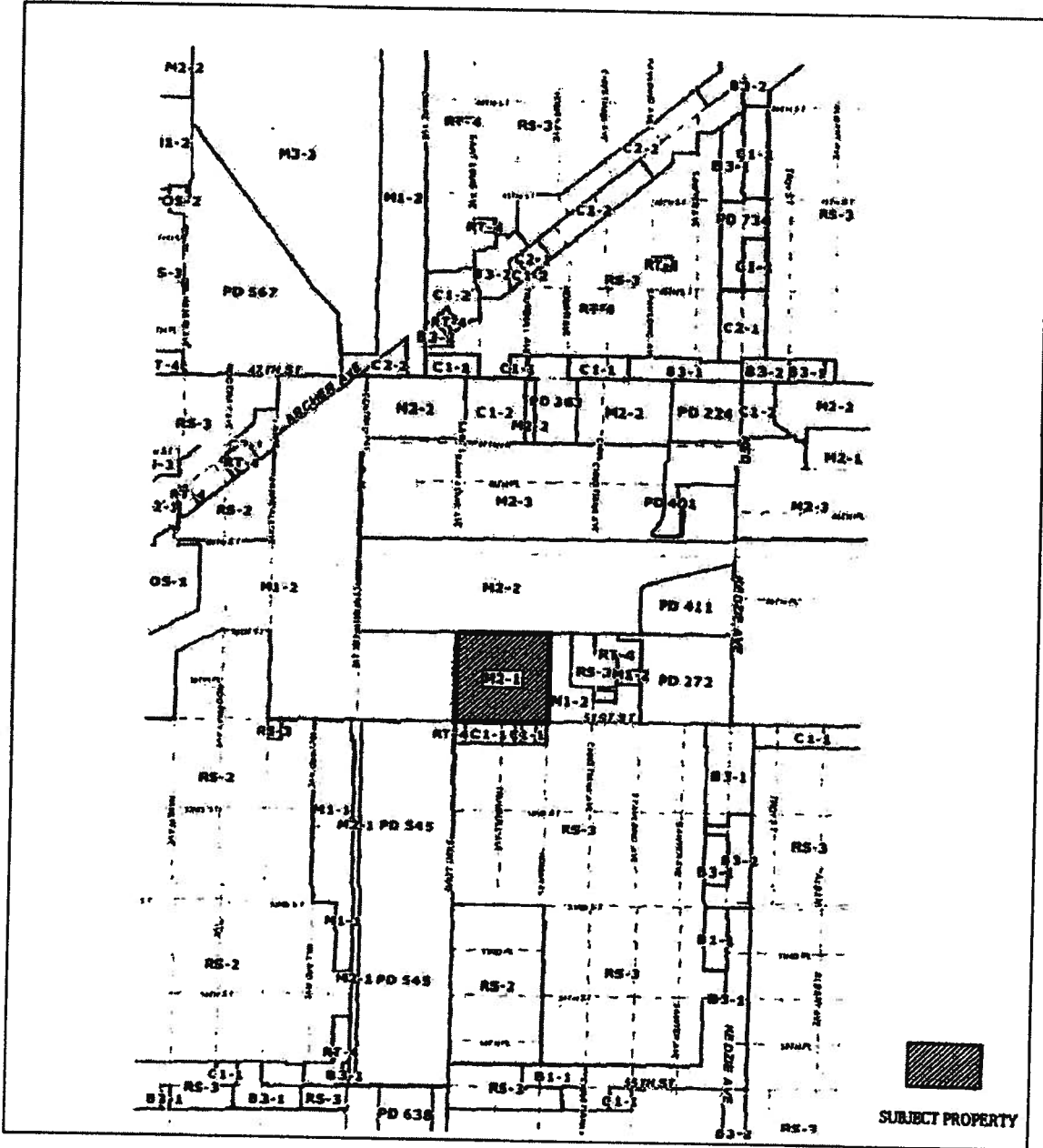
Residential Planned Development Number 1070.

Bulk Regulations And Data Table.

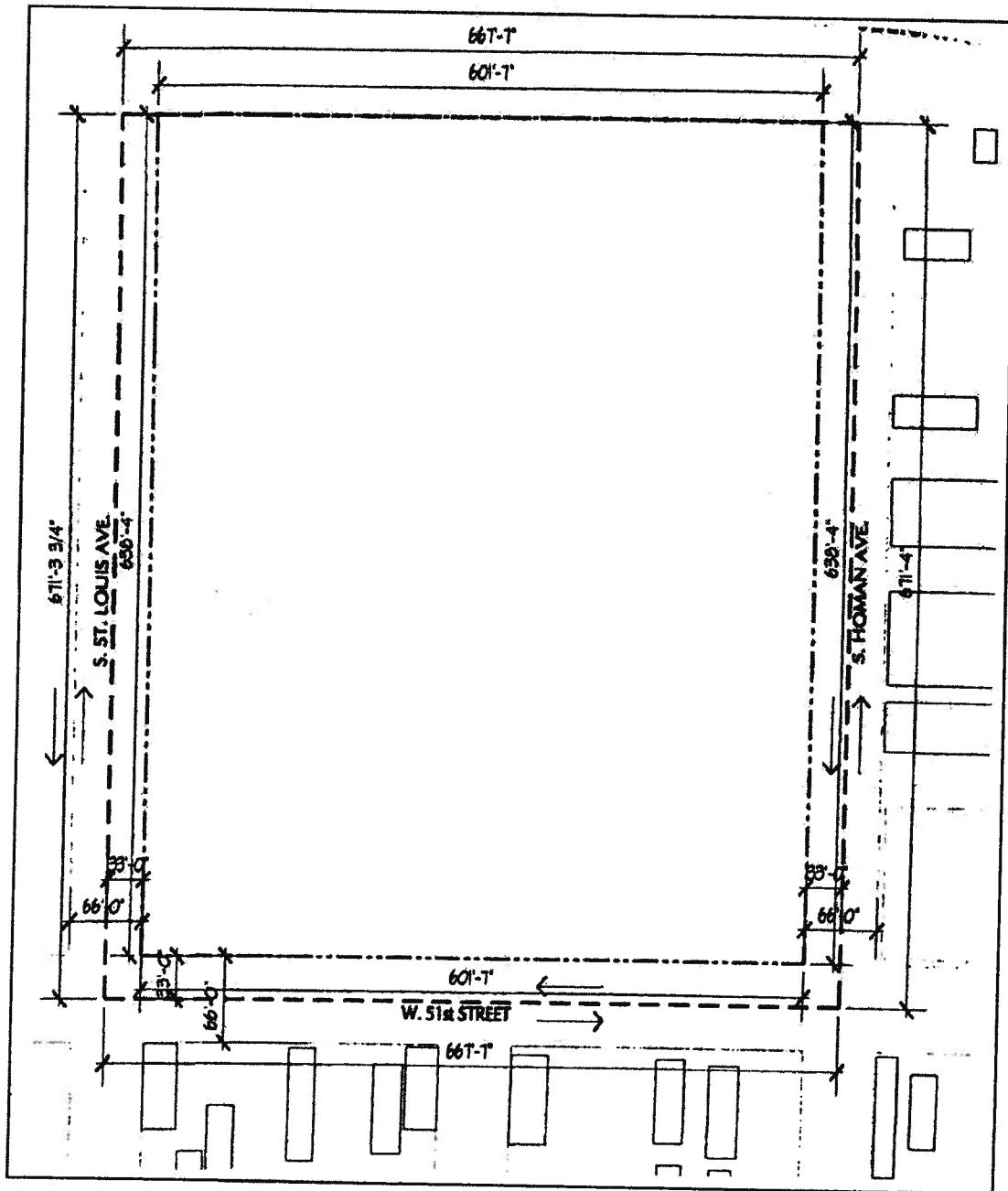
Gross Site Area = Net Site Area + Area to be Dedicated + Area in Adjoining Right-of-Way: 448,167 square feet = 282,942 square feet + 101,067 square feet + 64,158 square feet.

Gross Site Area:	448,167 square feet (+/- 10.29 acres)
Net Site Area:	282,942 square feet (+/- 6.49 acres)
Area to be Dedicated:	101,067 square feet (+/- 2.32 acres)
Area in Adjoining Right-of-Way:	64,158 square feet (+/- 1.47 acres)
Maximum Floor Area Ratio:	1.70 (for underlying RM4.5 District)
Developed Floor Area Ratio:	1.32
Total Maximum Number of Dwelling Units:	269
Single-Family Units:	86
Multi-Family Units (2-Flats):	43 (as a substitute for 50% of Single-Family Units above)
Townhouse Units:	24
Condominium Units:	116
Minimum Parking Ratio:	1:1
Minimum Building Setback:	In accordance with the Site/Landscape Plan
Maximum Building Height:	40 feet for Single-Family Homes and Townhouses and 80 feet for condominium building
Minimum Size of Open Space:	In accordance with the Site/Landscape Plan

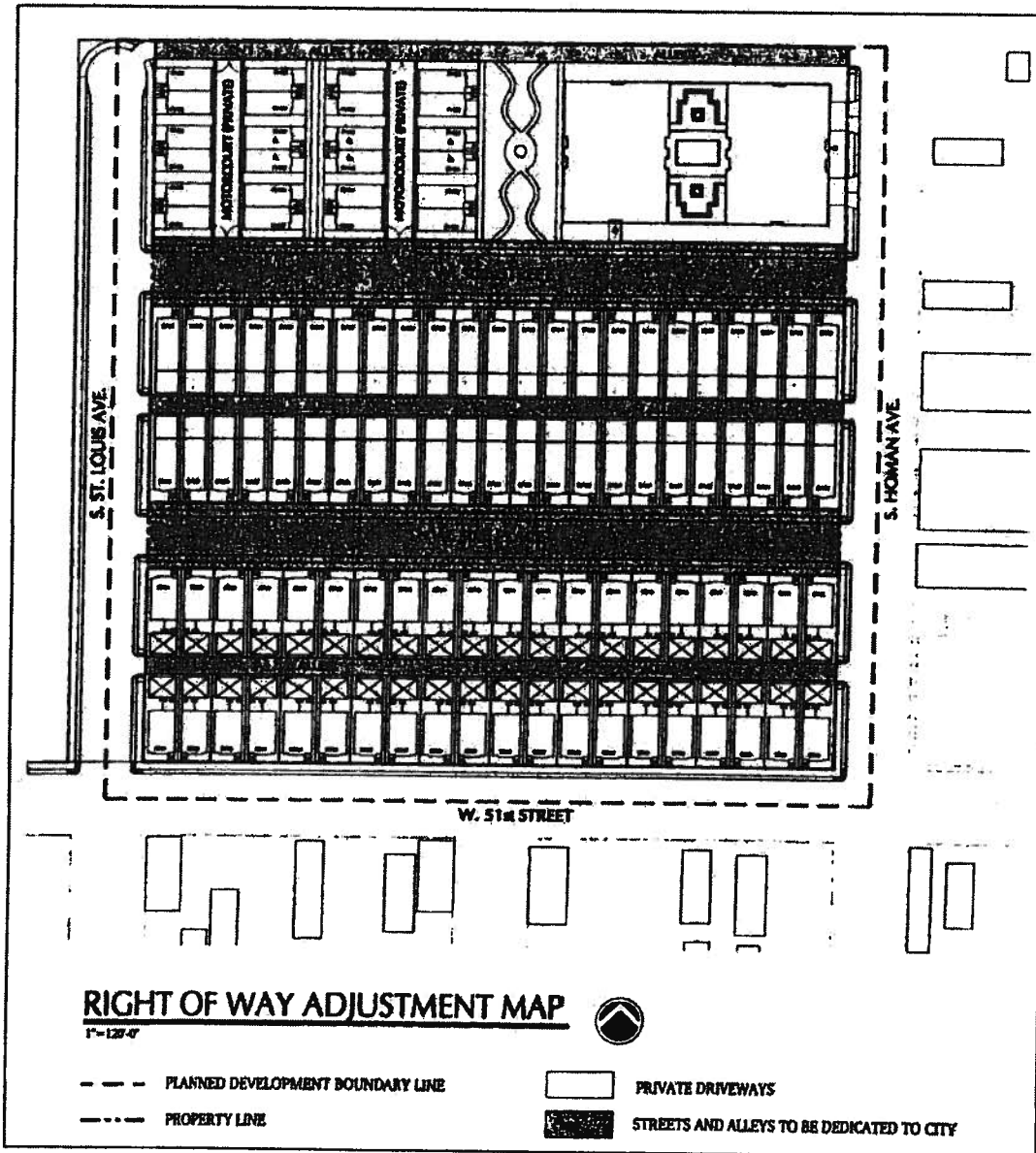
Existing Zoning Map.



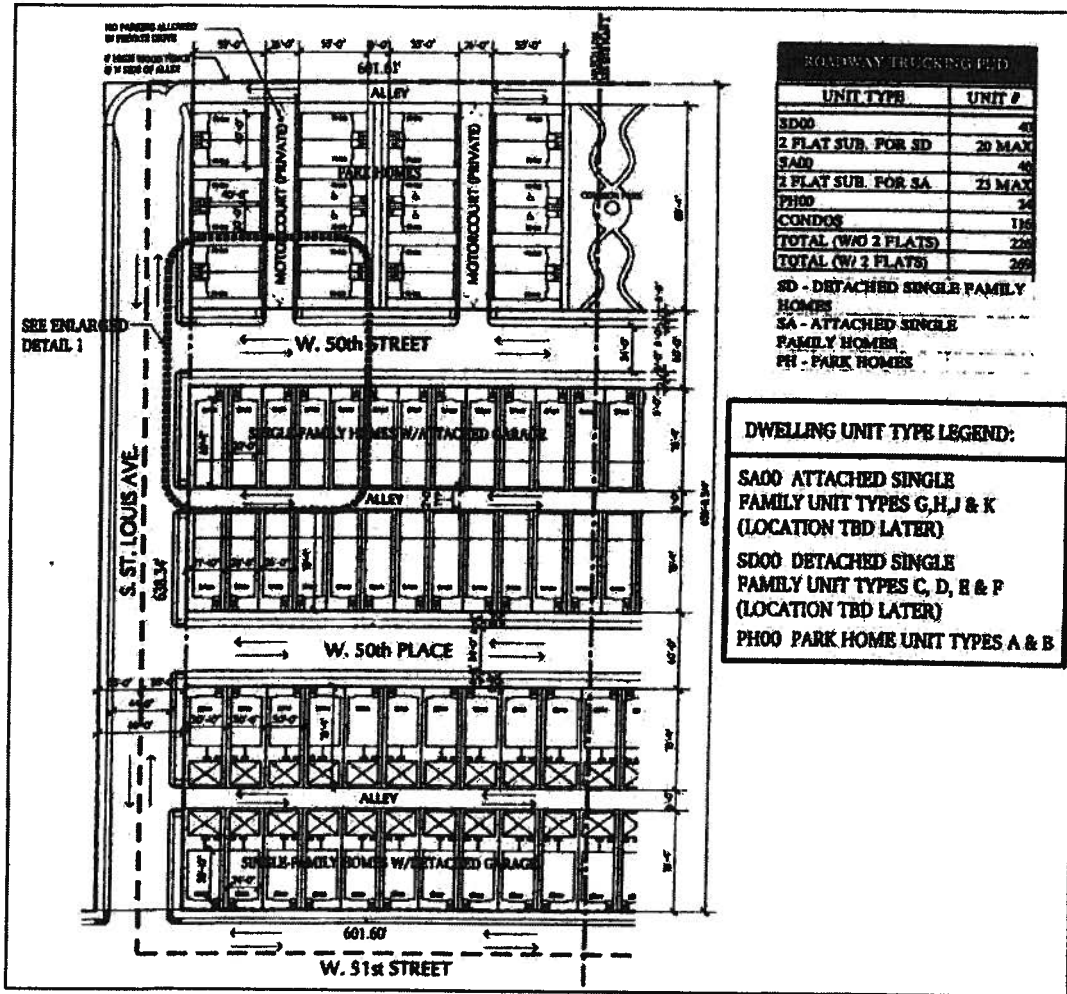
Planned Development Boundary
And Property Line Map.



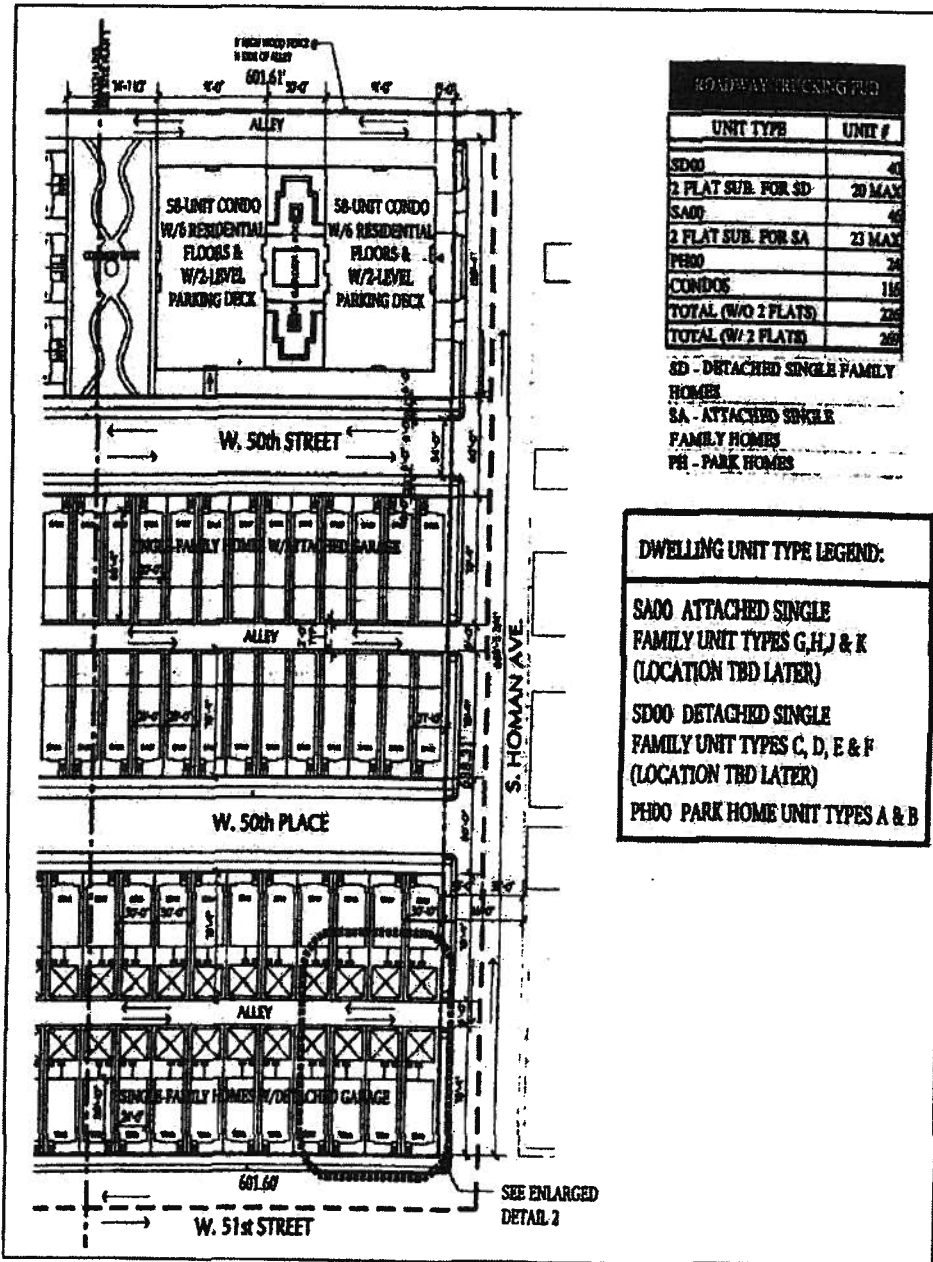
Right-Of-Way Adjustment Map.



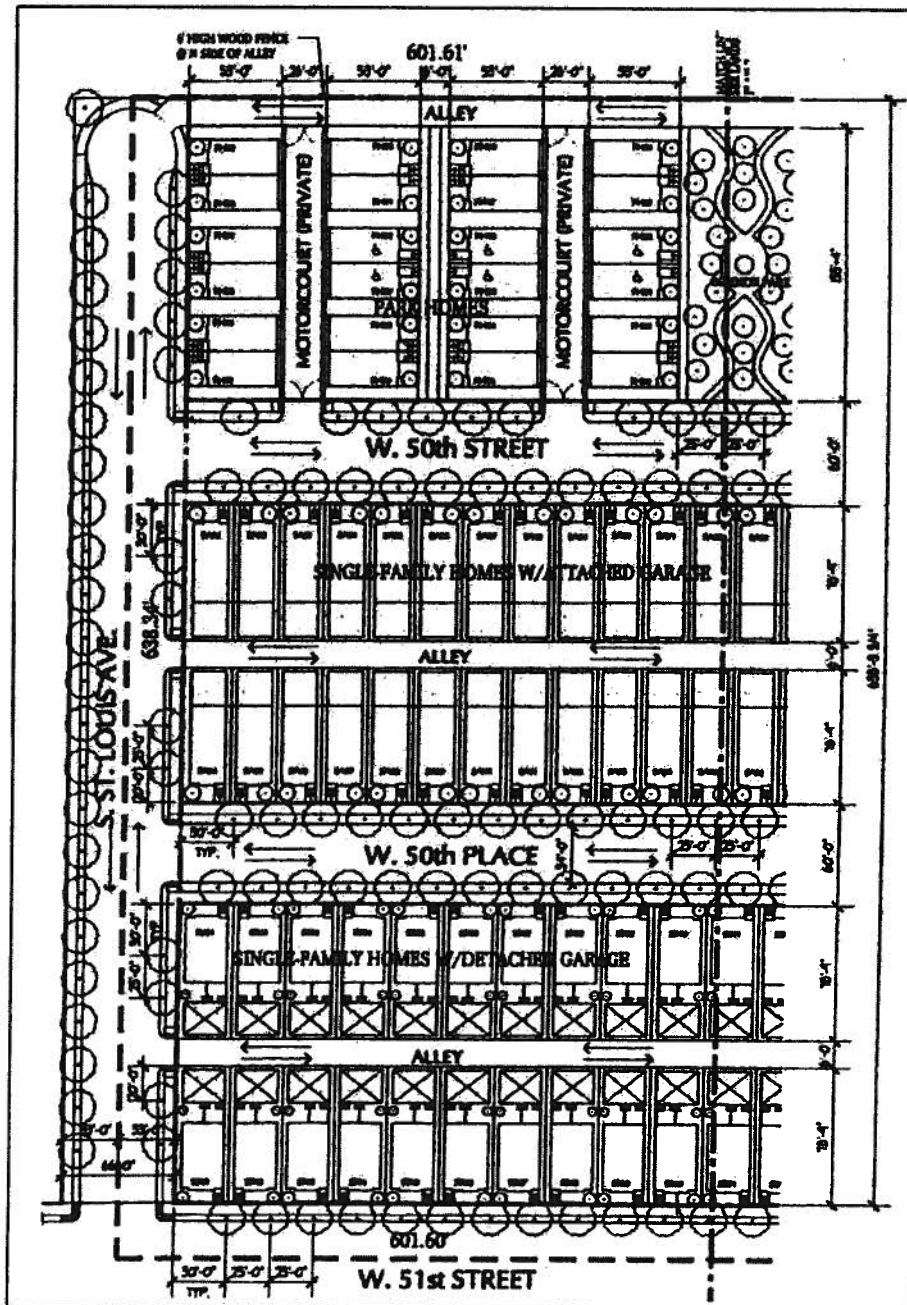
Partial Site Plan 1.



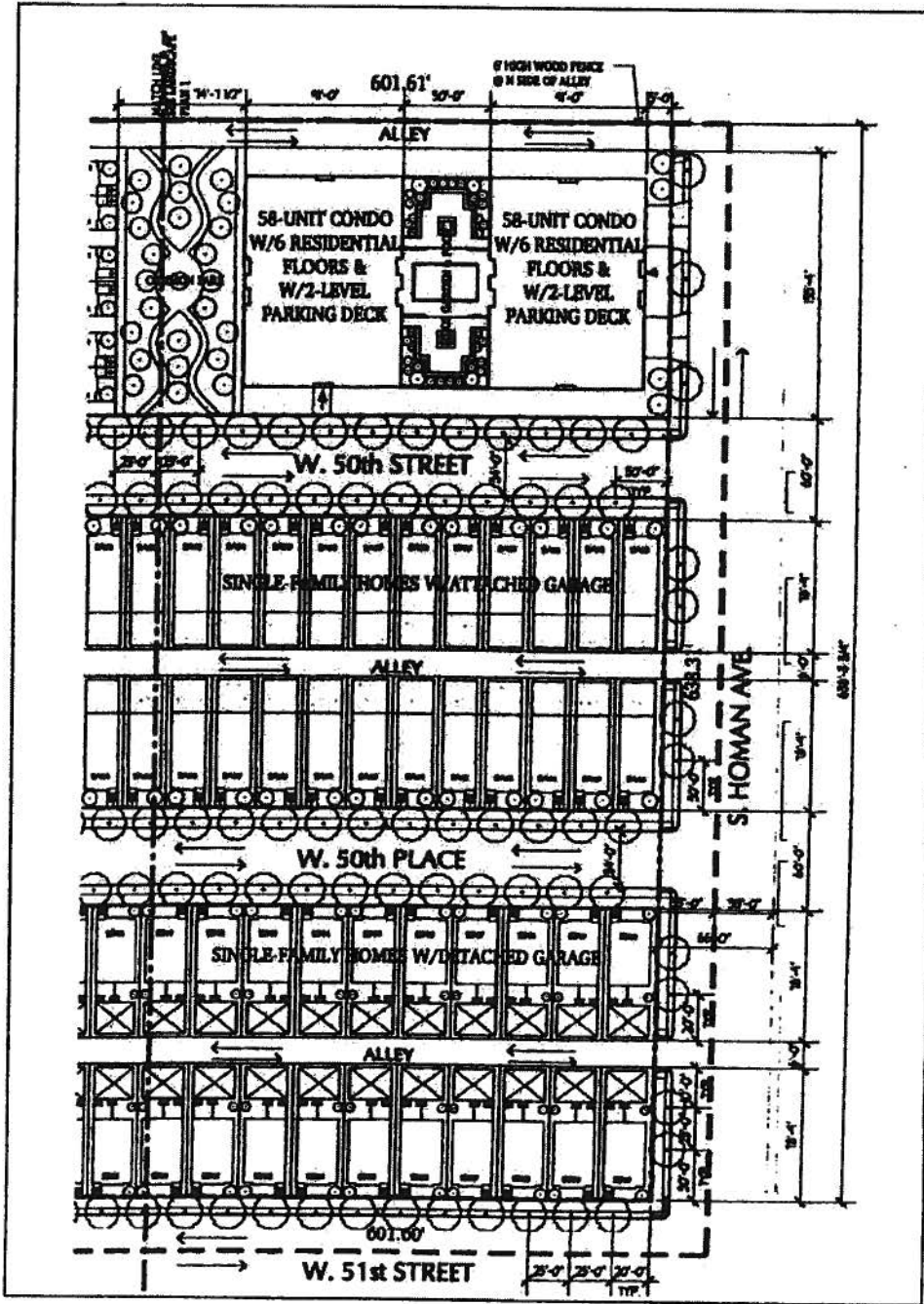
Partial Site Plan 2.



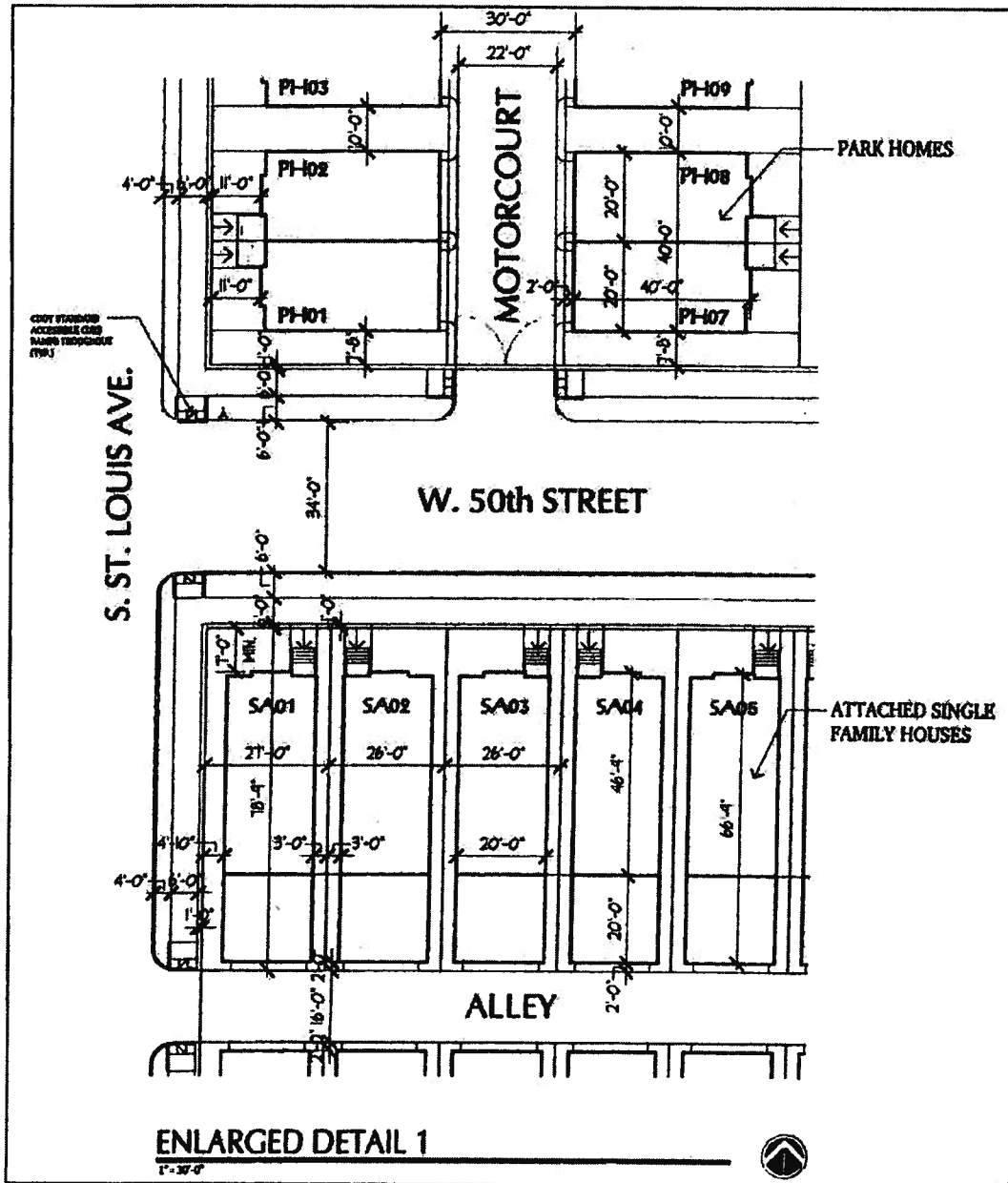
Partial Landscape Plan 1.



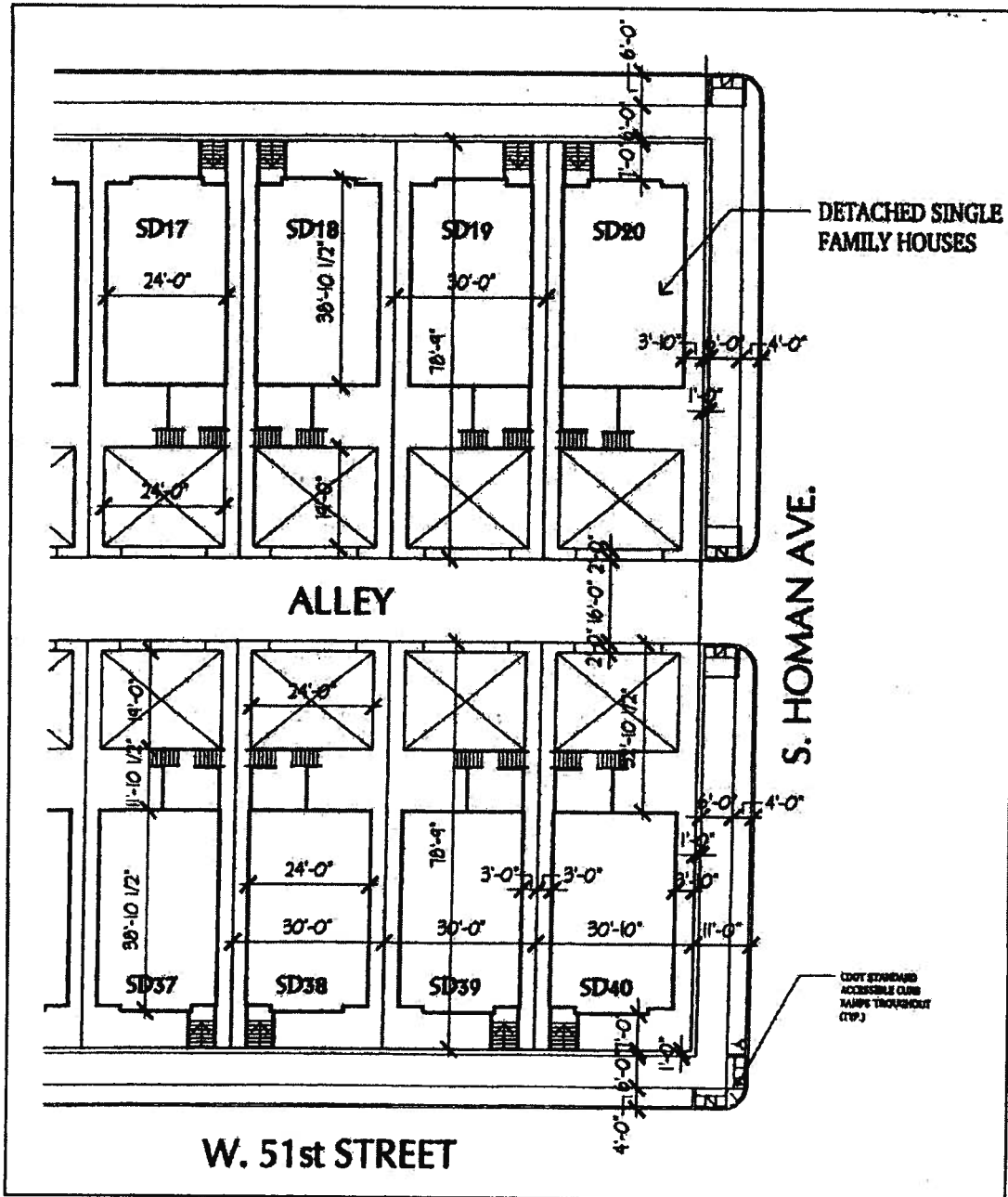
Partial Landscape Plan 2.



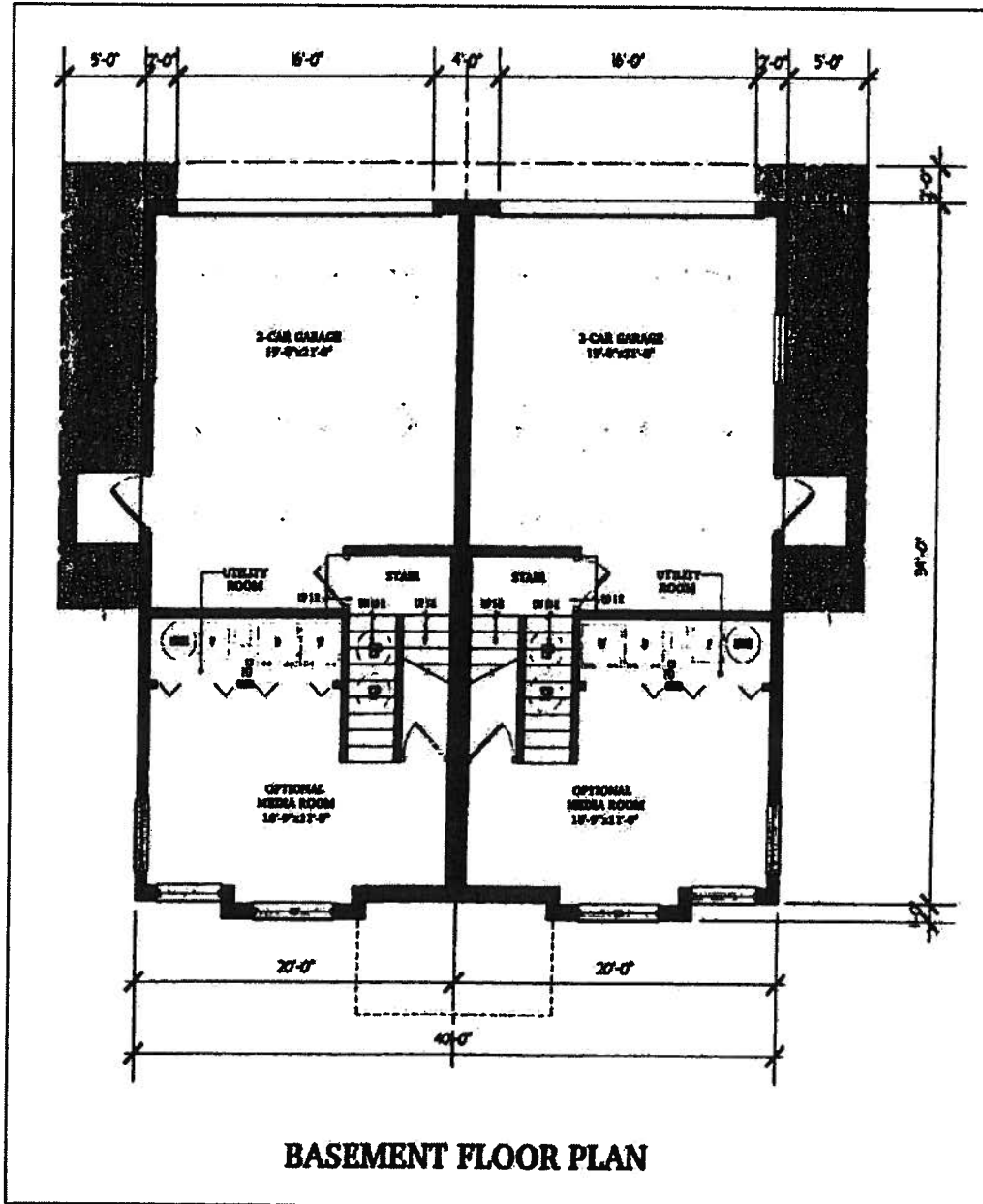
Enlarged Detail 1.



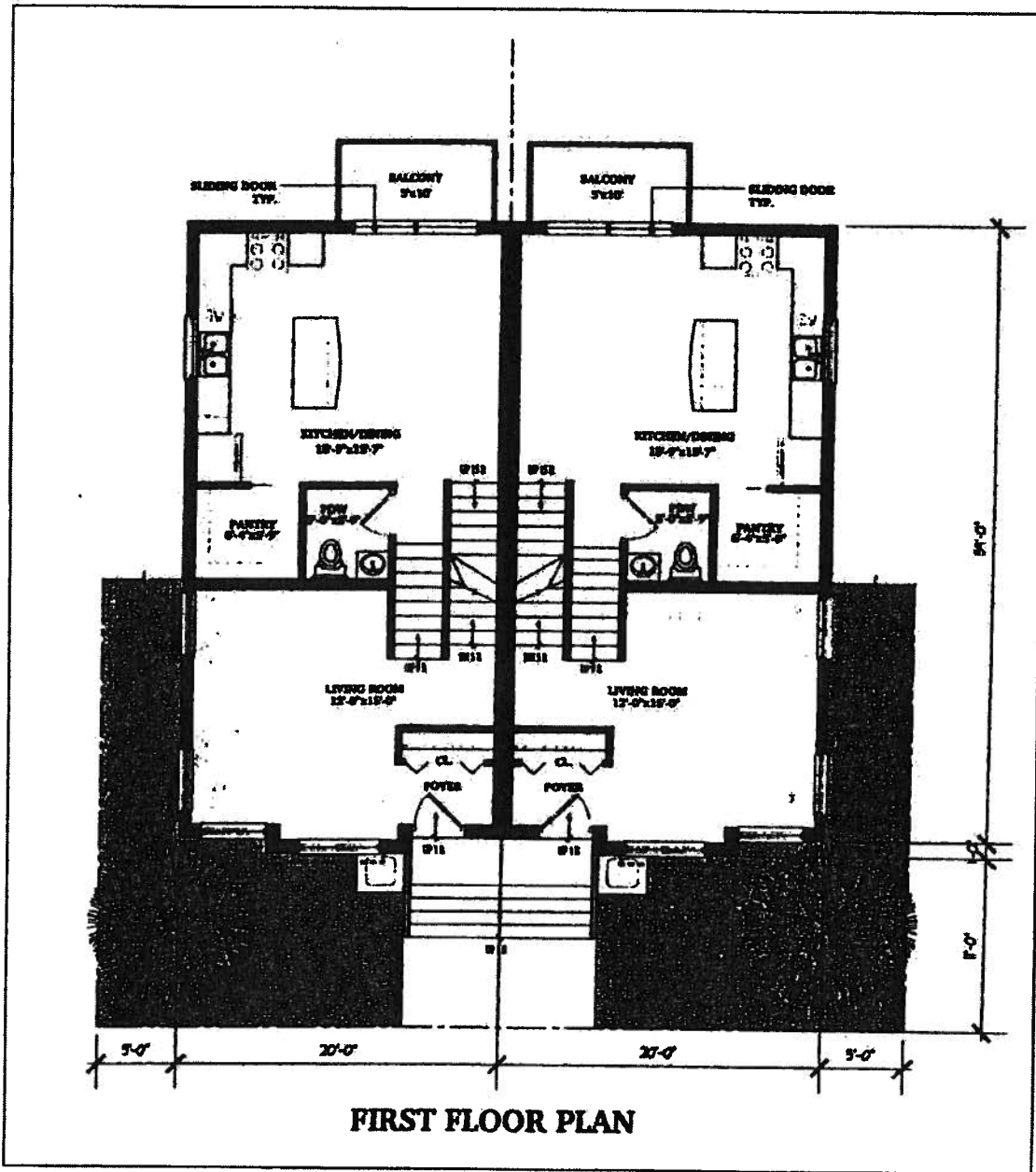
Enlarged Detail 2.



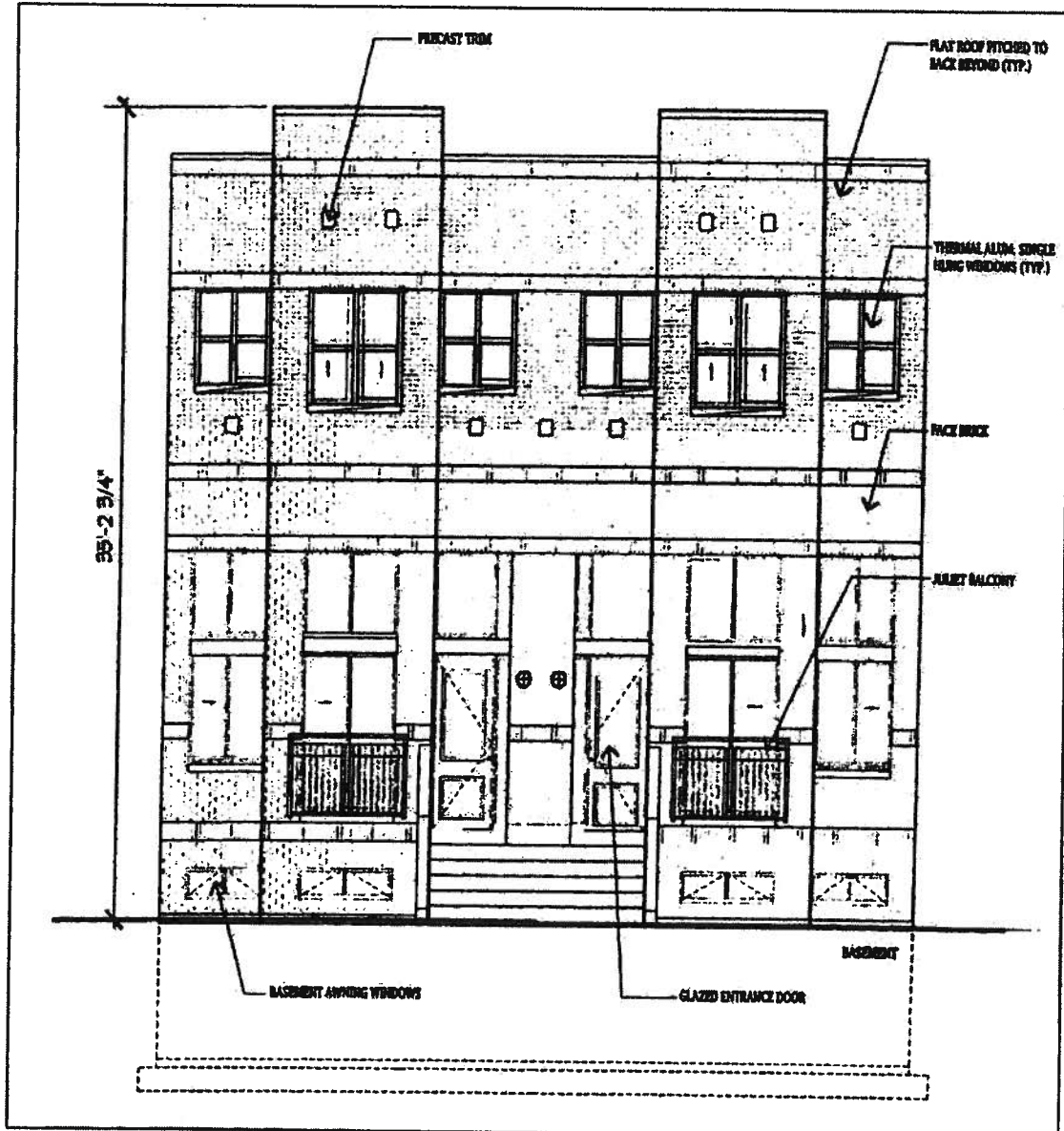
Basement Floor Plan -- Unit Type "A".



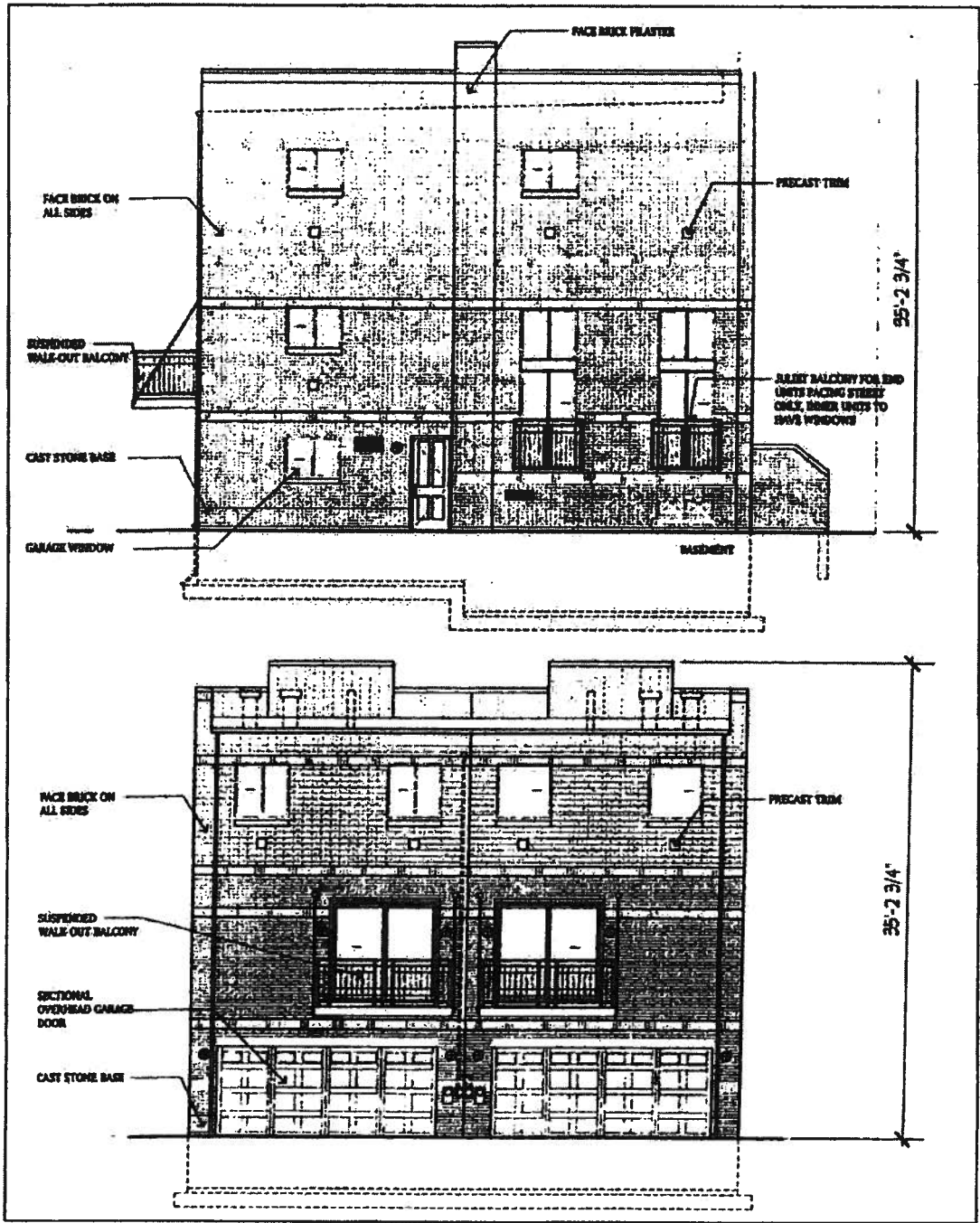
First Floor Plan -- Unit Type "A".



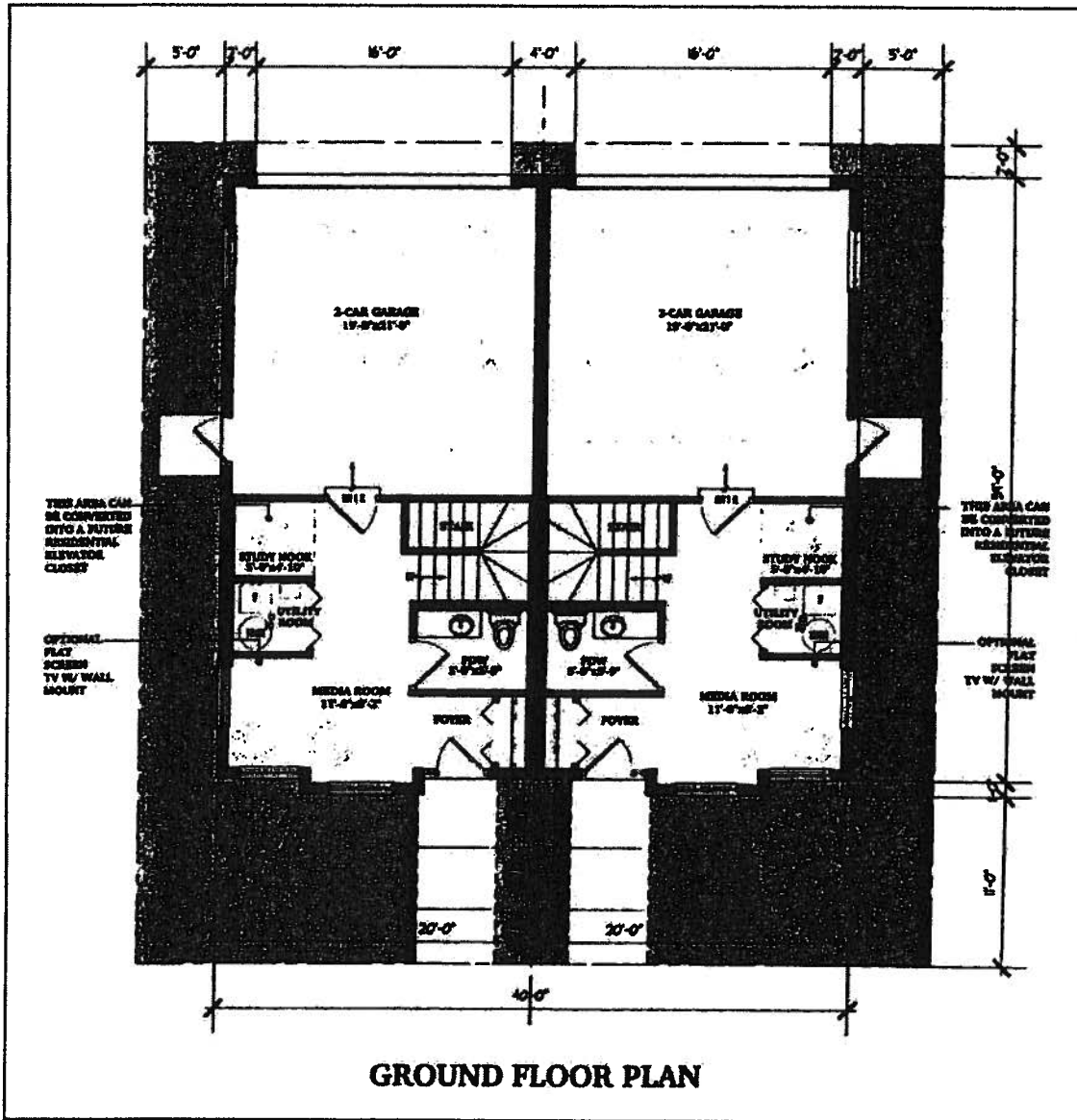
Typical Front Elevation -- Unit Type "A".



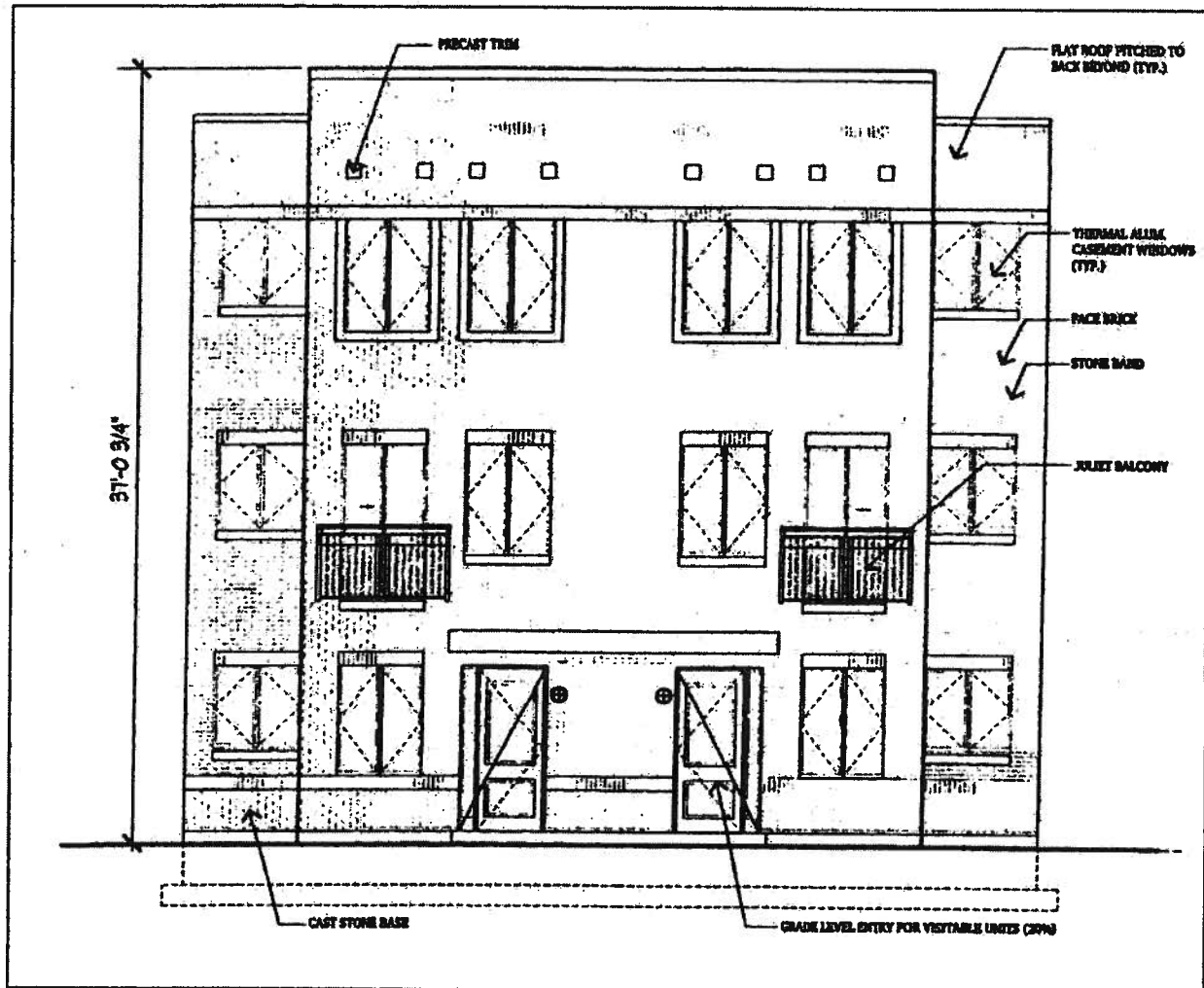
Typical Side And Rear Elevation -- Unit Type "A".



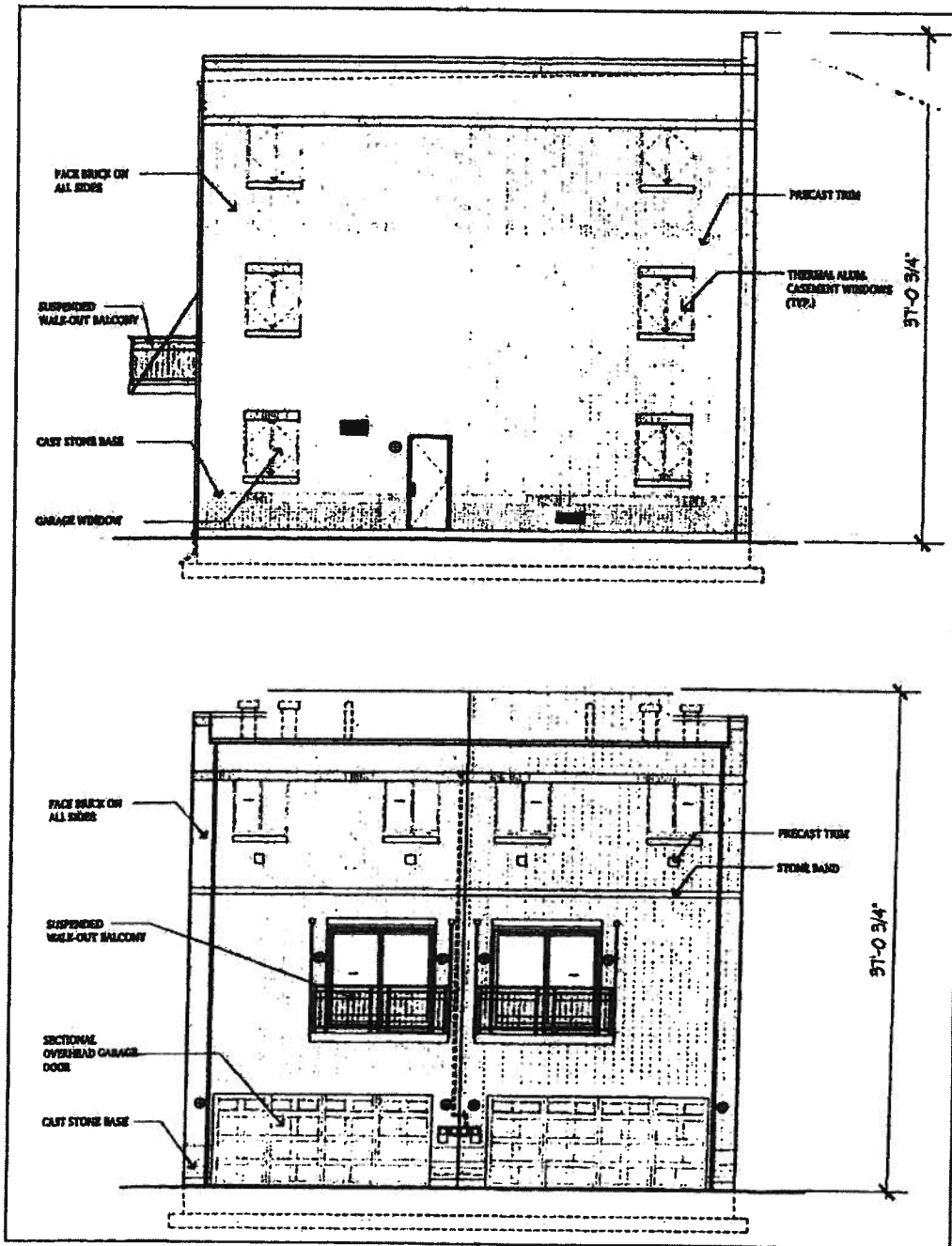
Ground Floor Plan -- Unit Type "B".



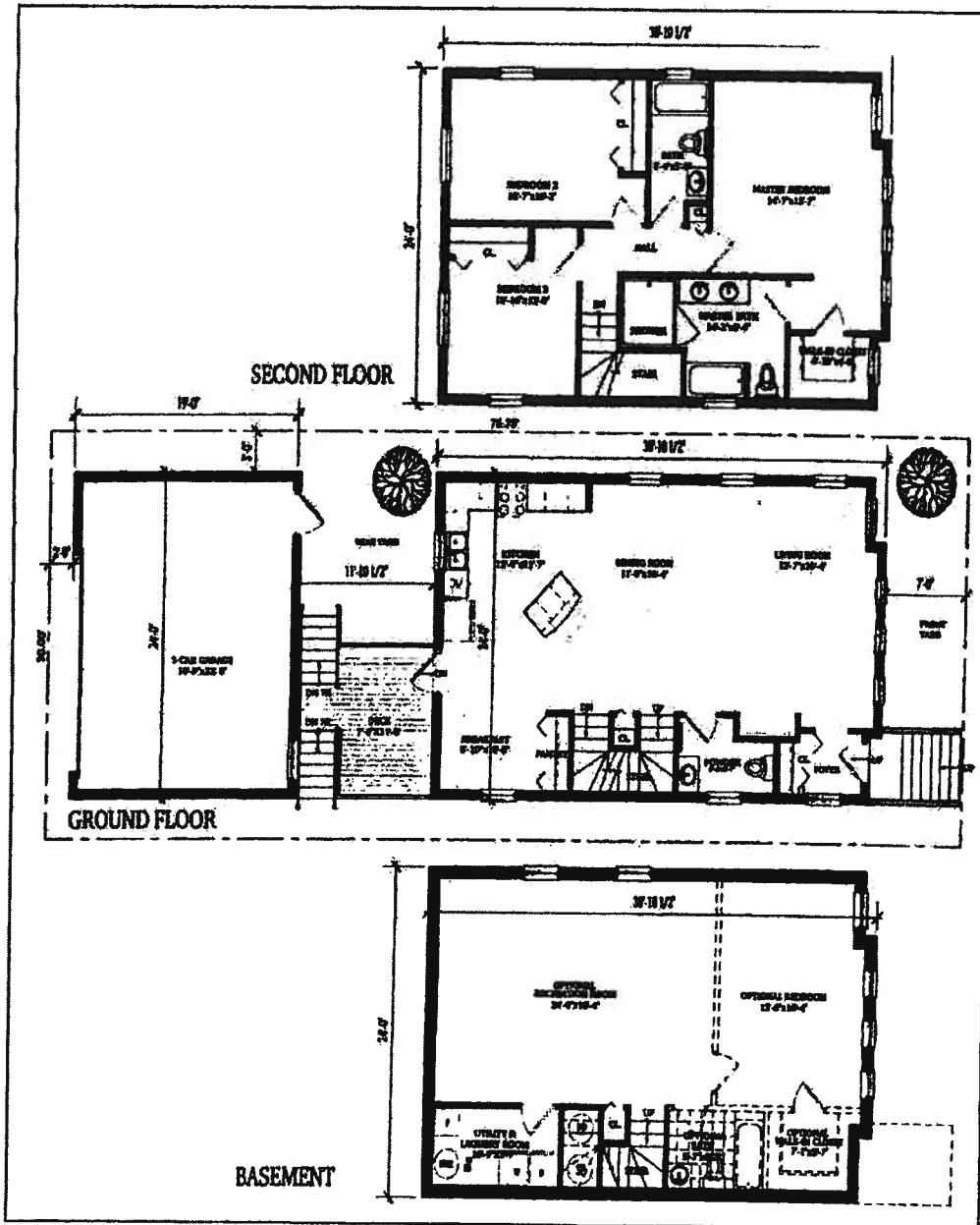
Typical Front Elevation -- Unit Type "B".



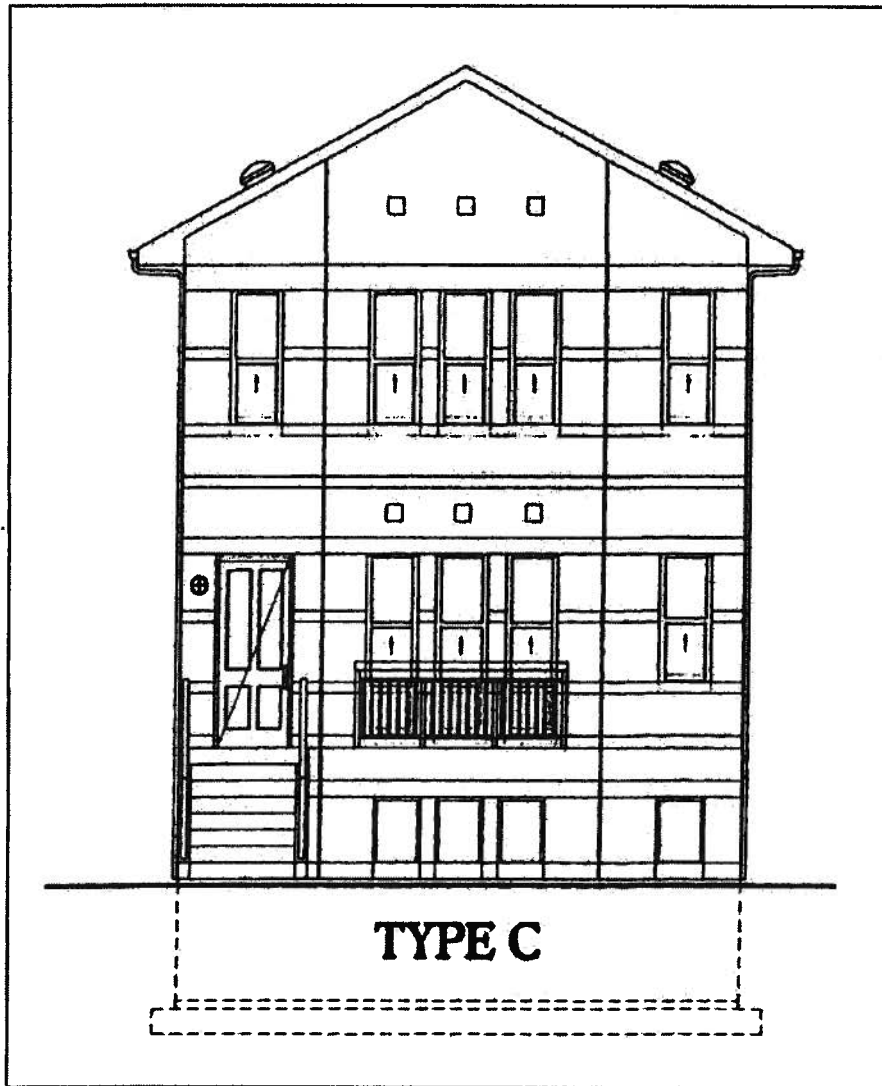
Typical Side And Rear Elevations -- Unit Type "B".



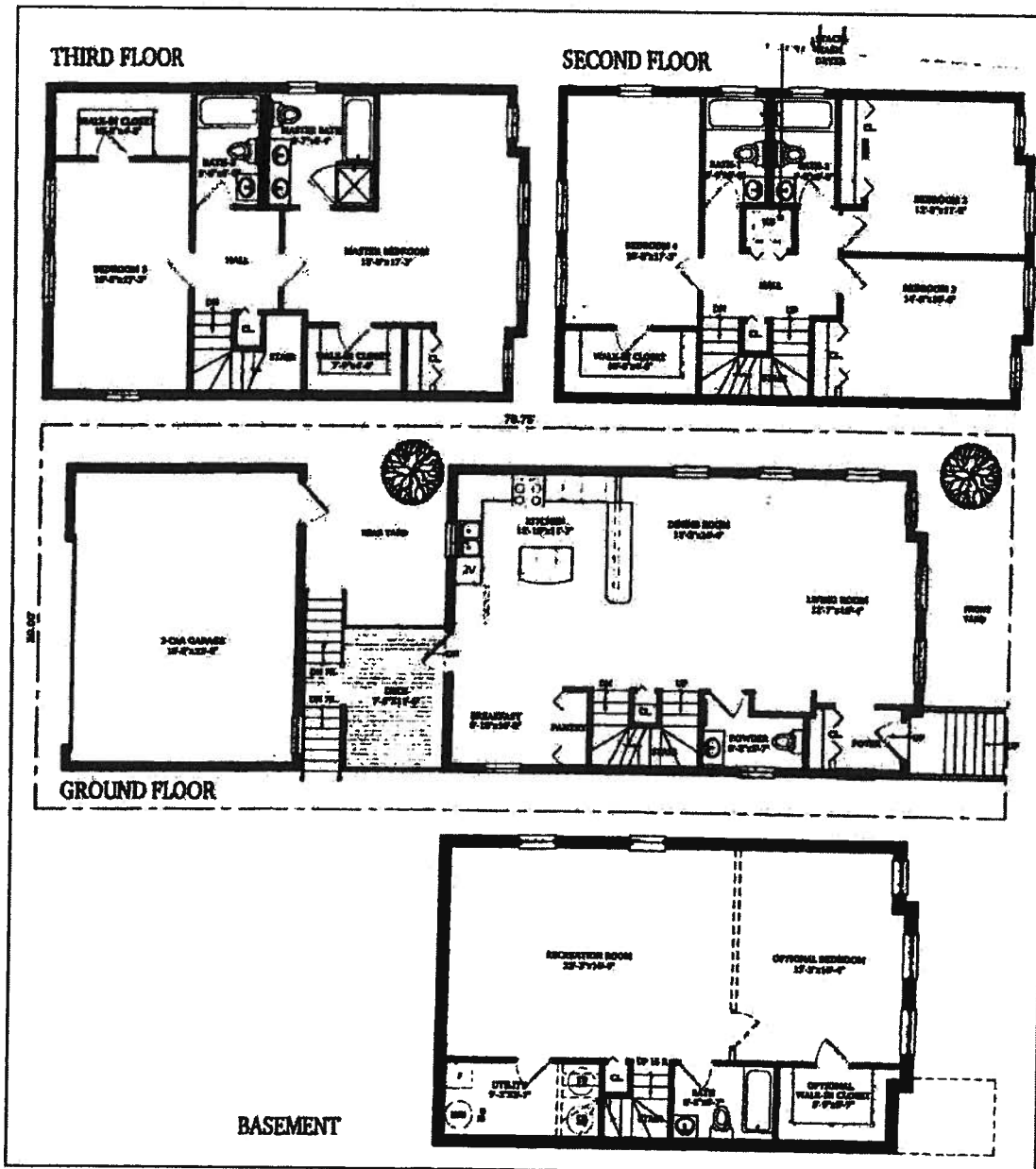
Floor Plan -- Unit Type "C".



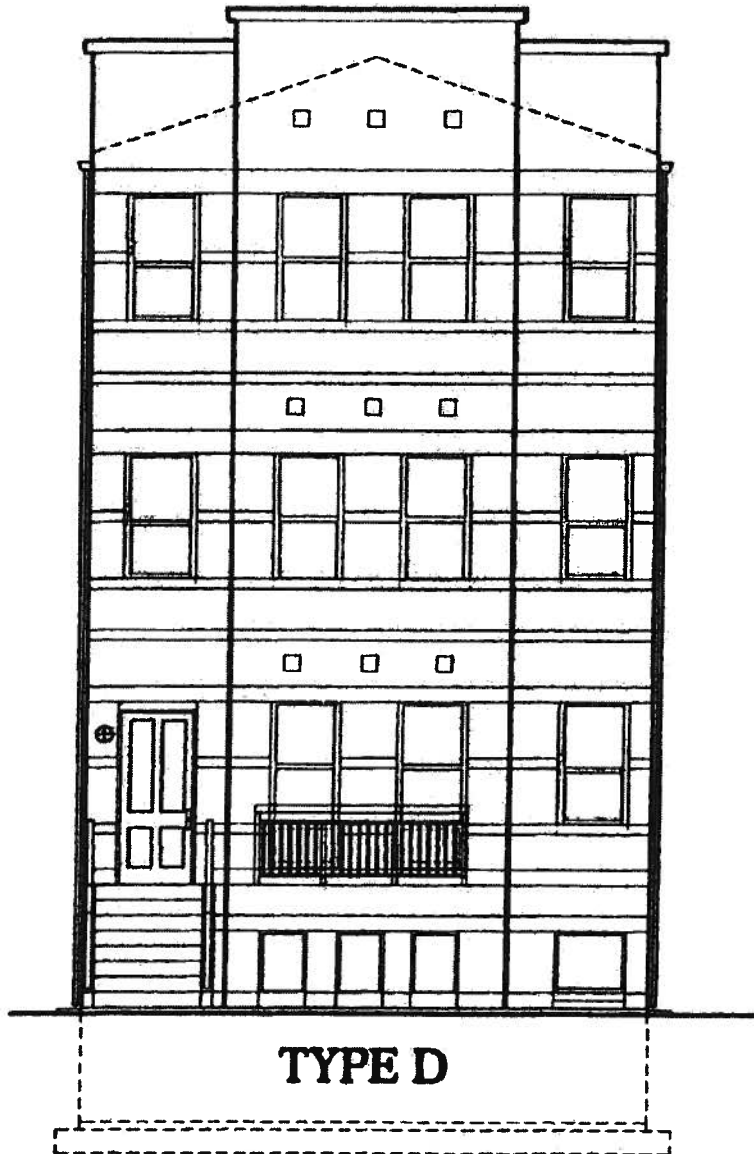
Front Elevation -- Unit Type "C".



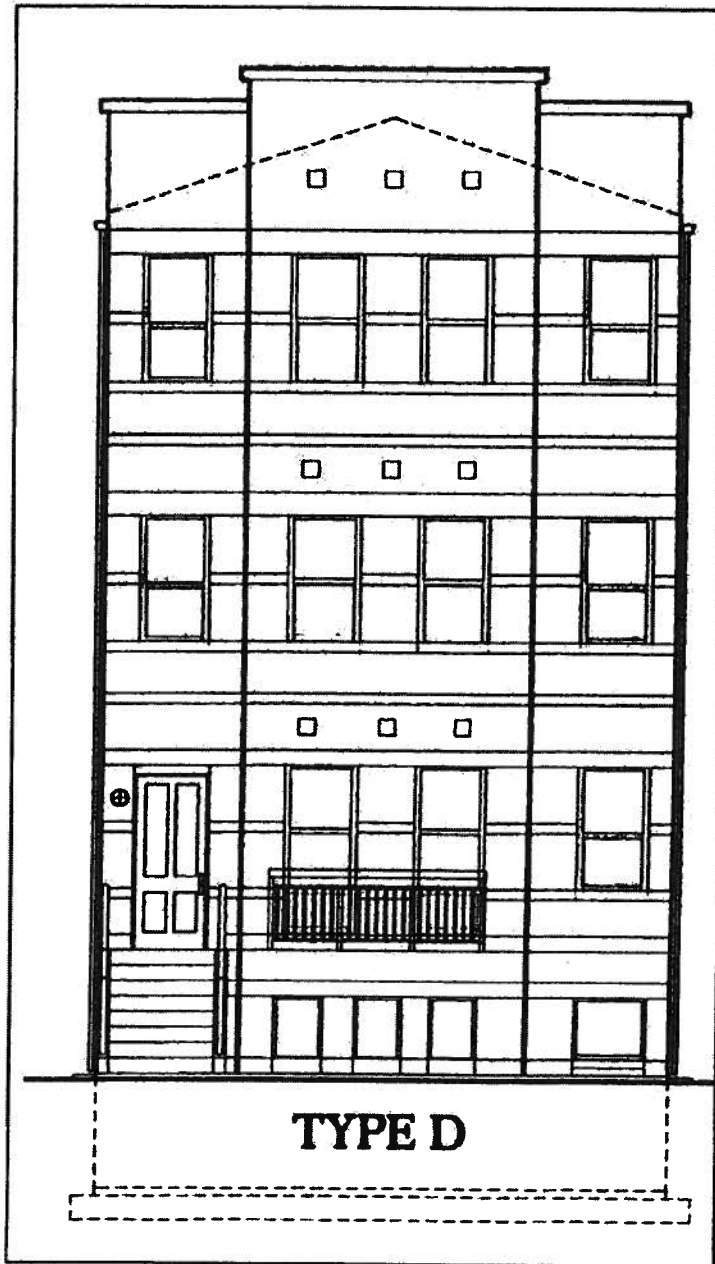
Floor Plan -- Unit Type "D".



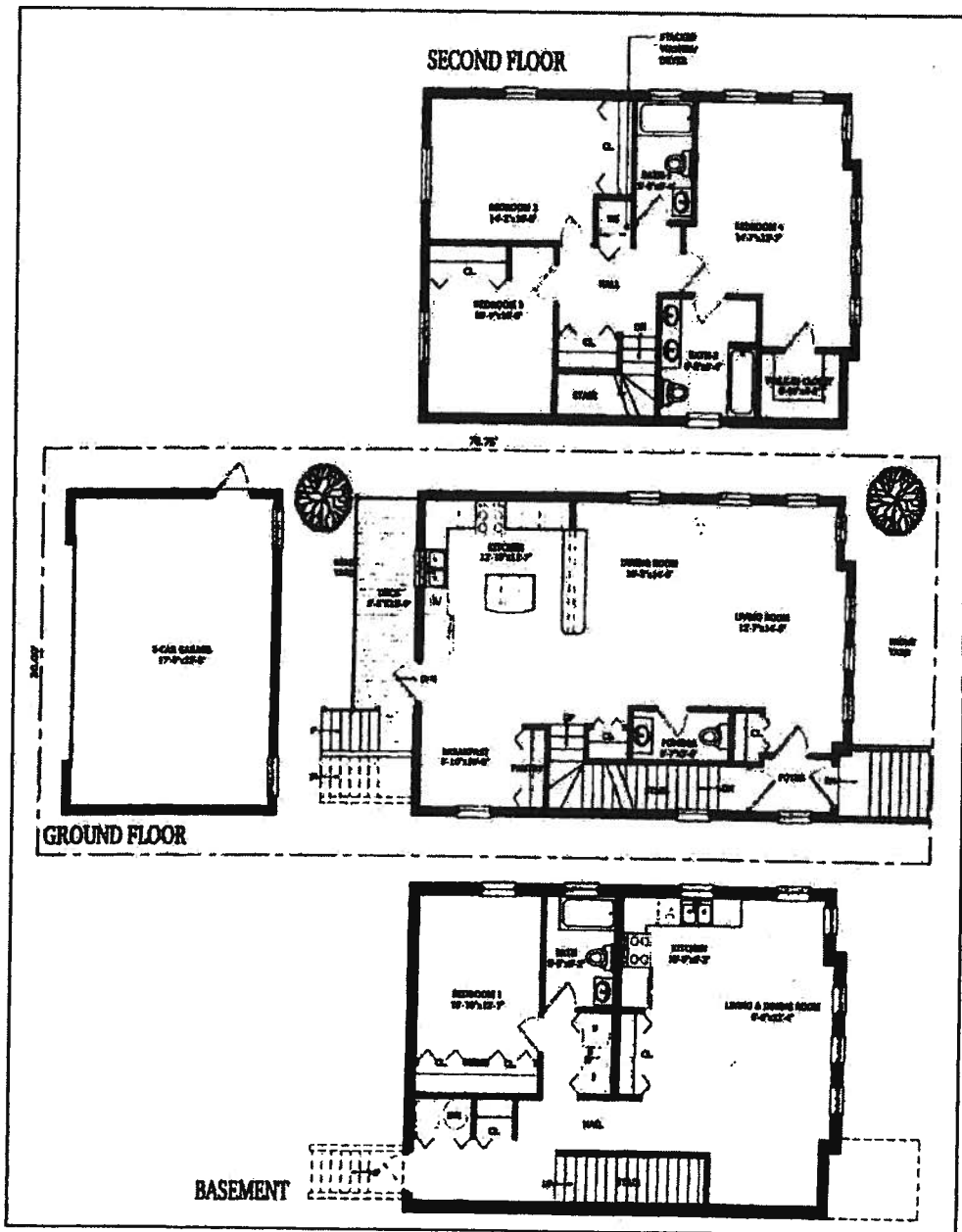
Front Elevation -- Unit Type "D".



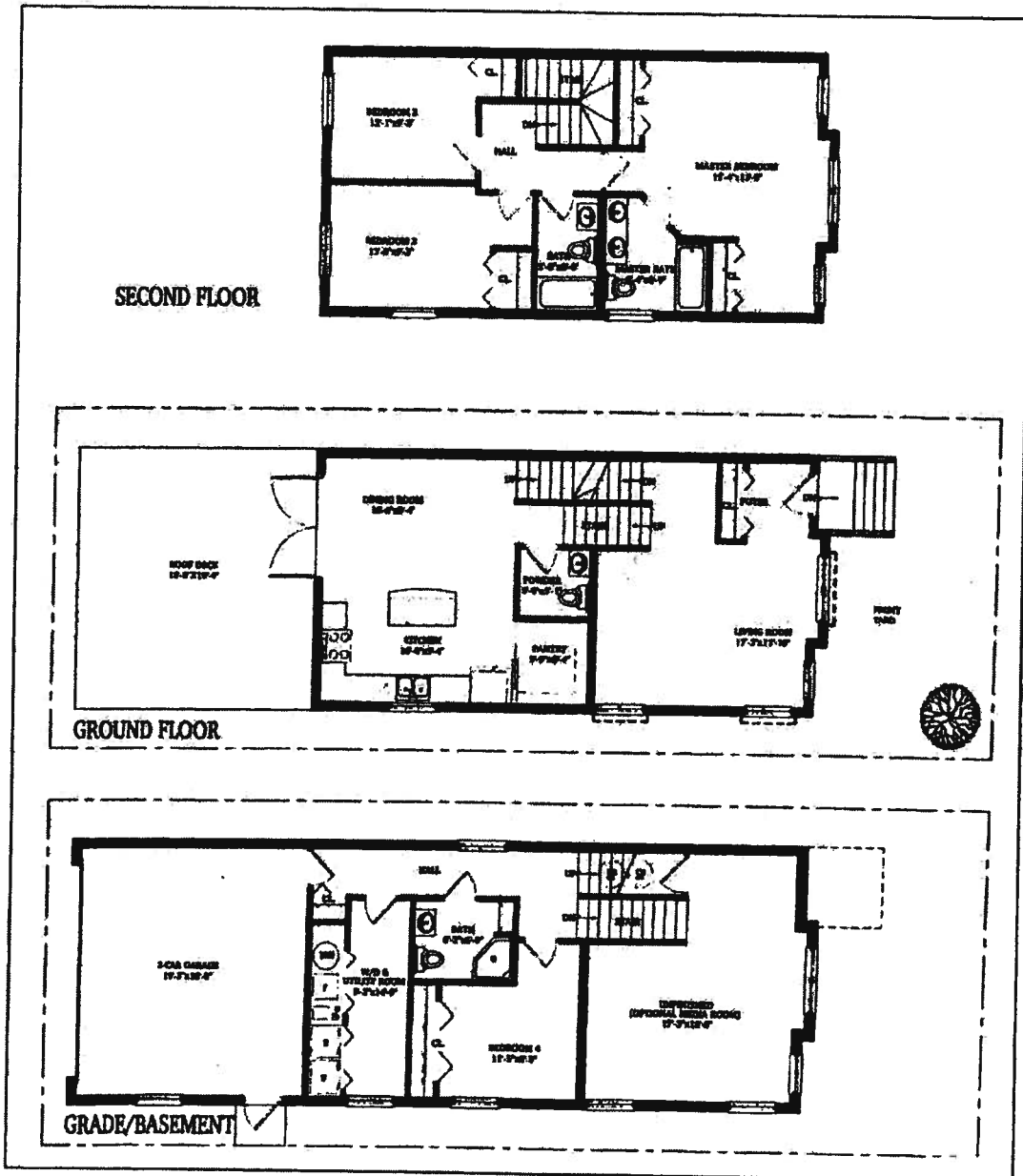
Floor Elevations -- Unit Type "E".



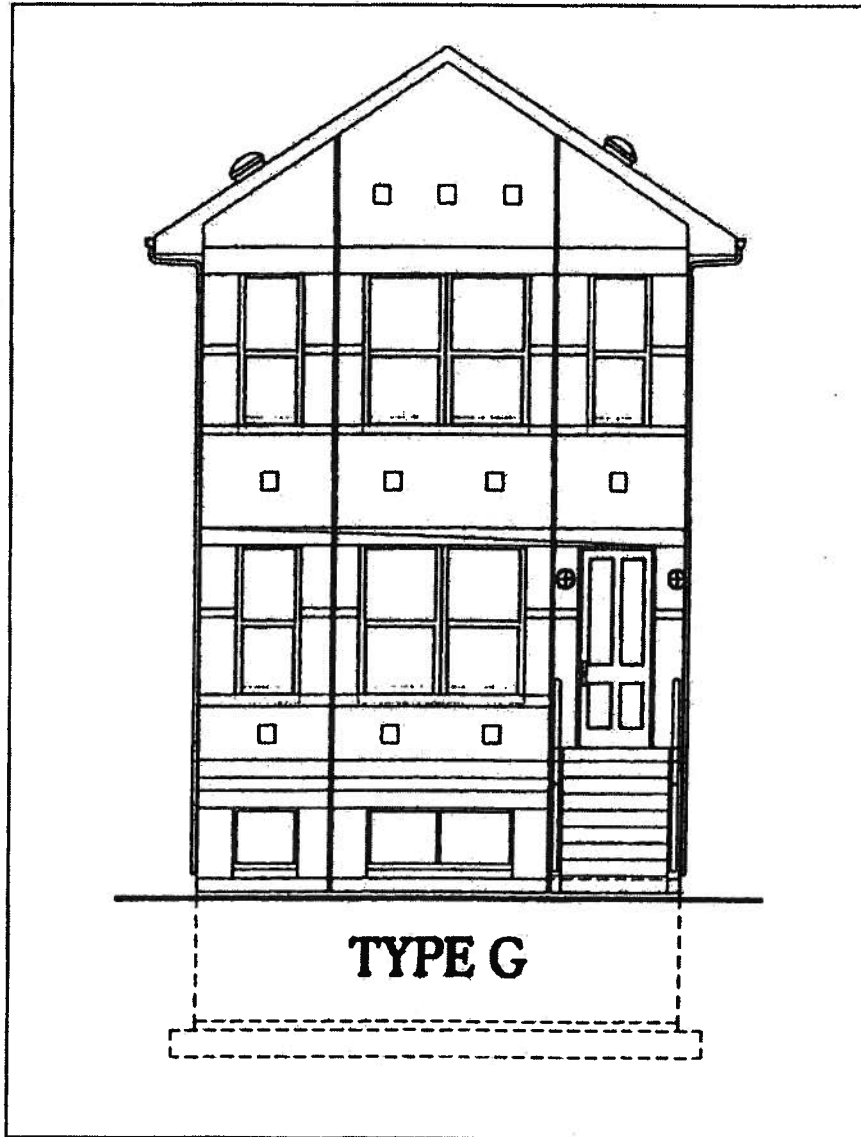
Front Elevation -- Unit Type "E".



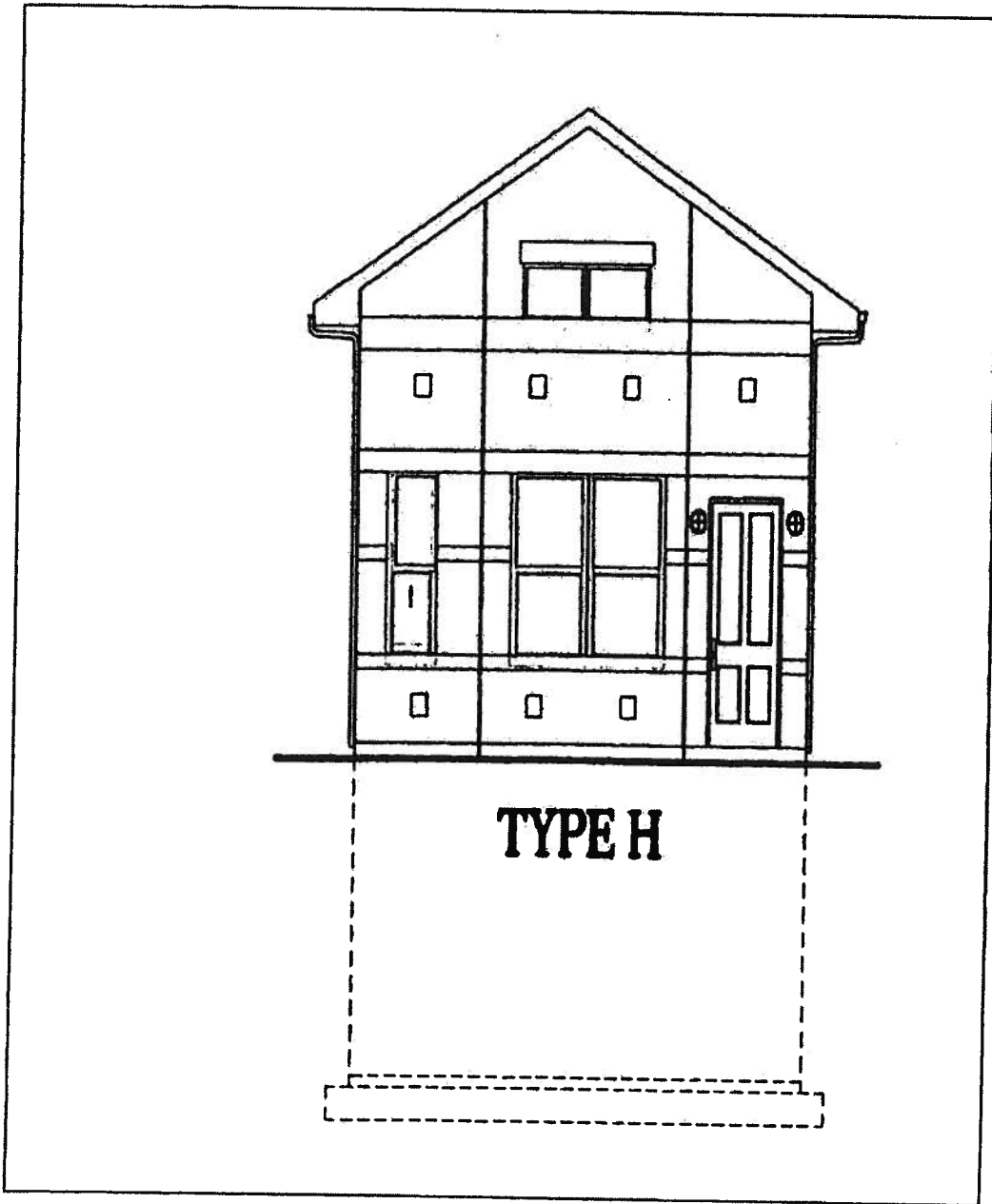
Floor Plans -- Unit Type "G".



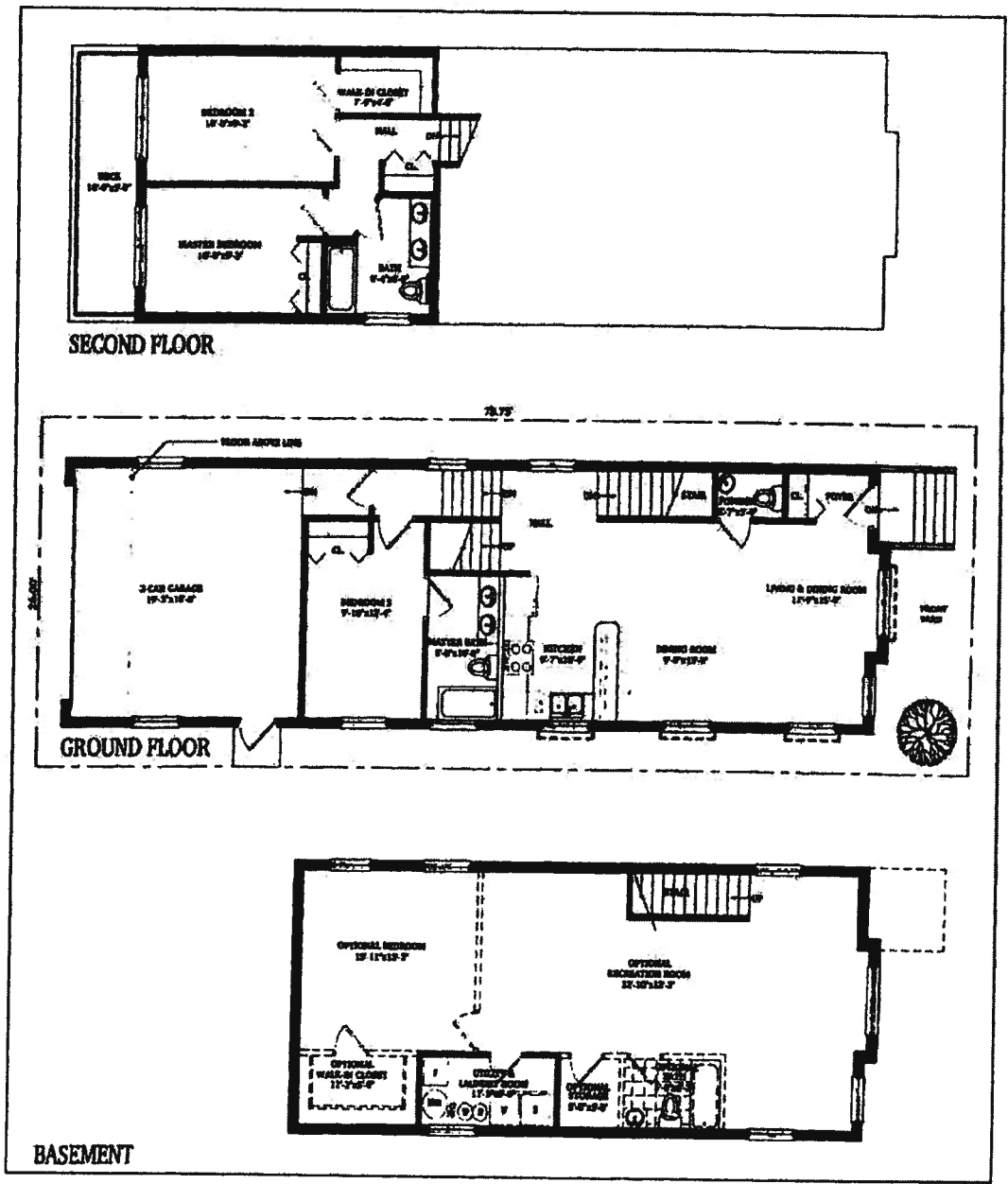
Front Elevation -- Unit Type "G".



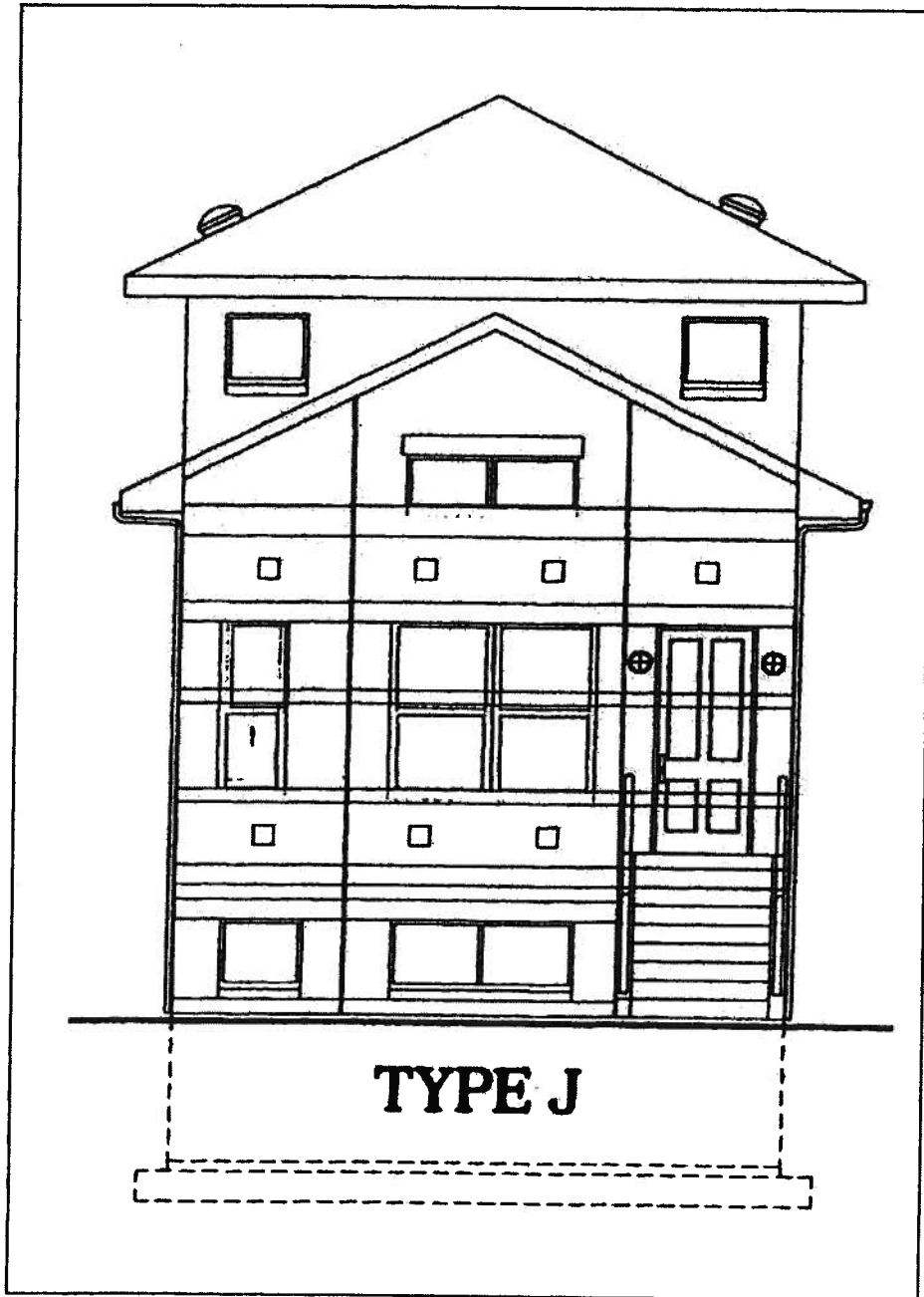
Front Elevation -- Unit Type "H".



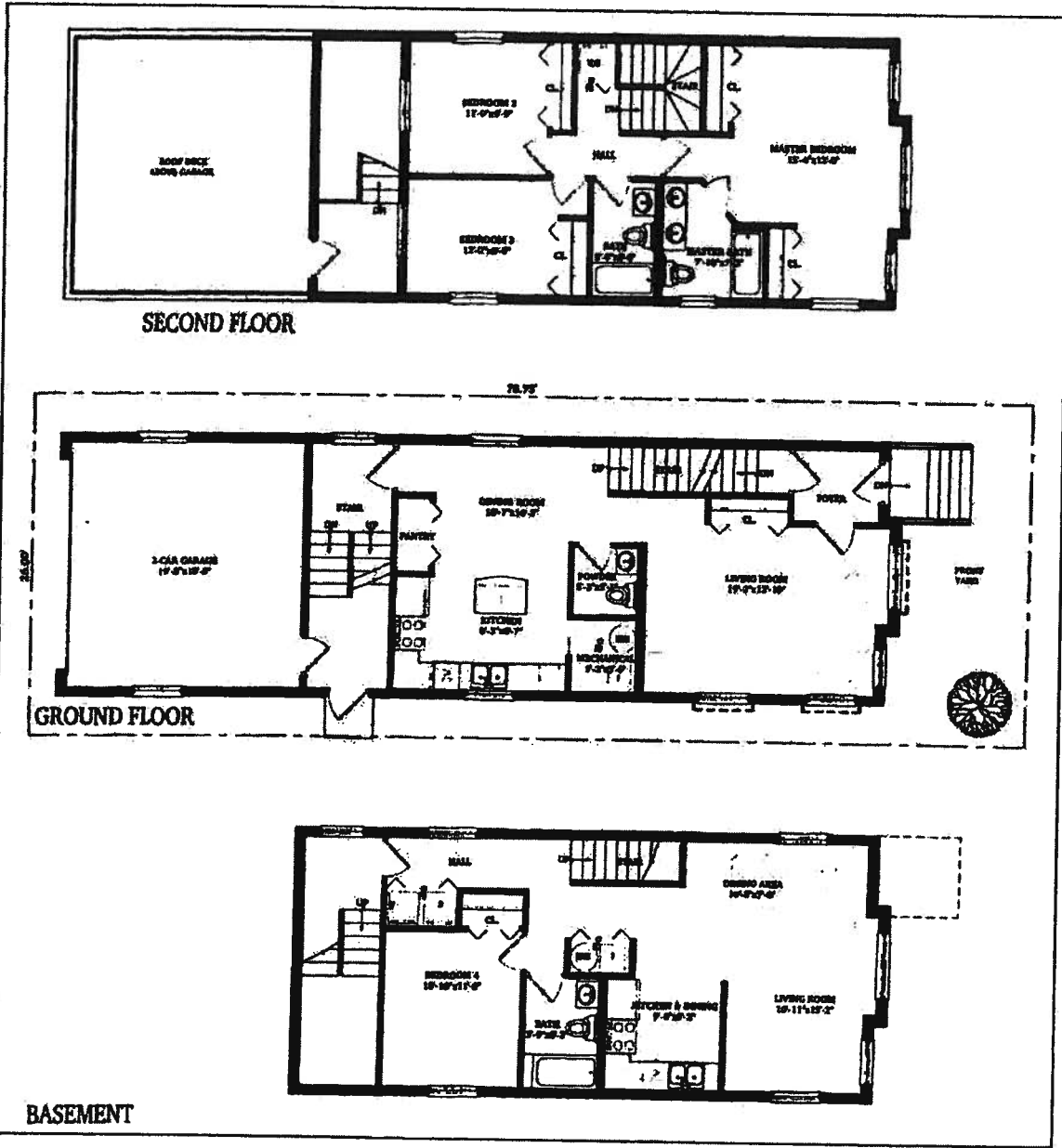
Floor Plans -- Unit Type "J".



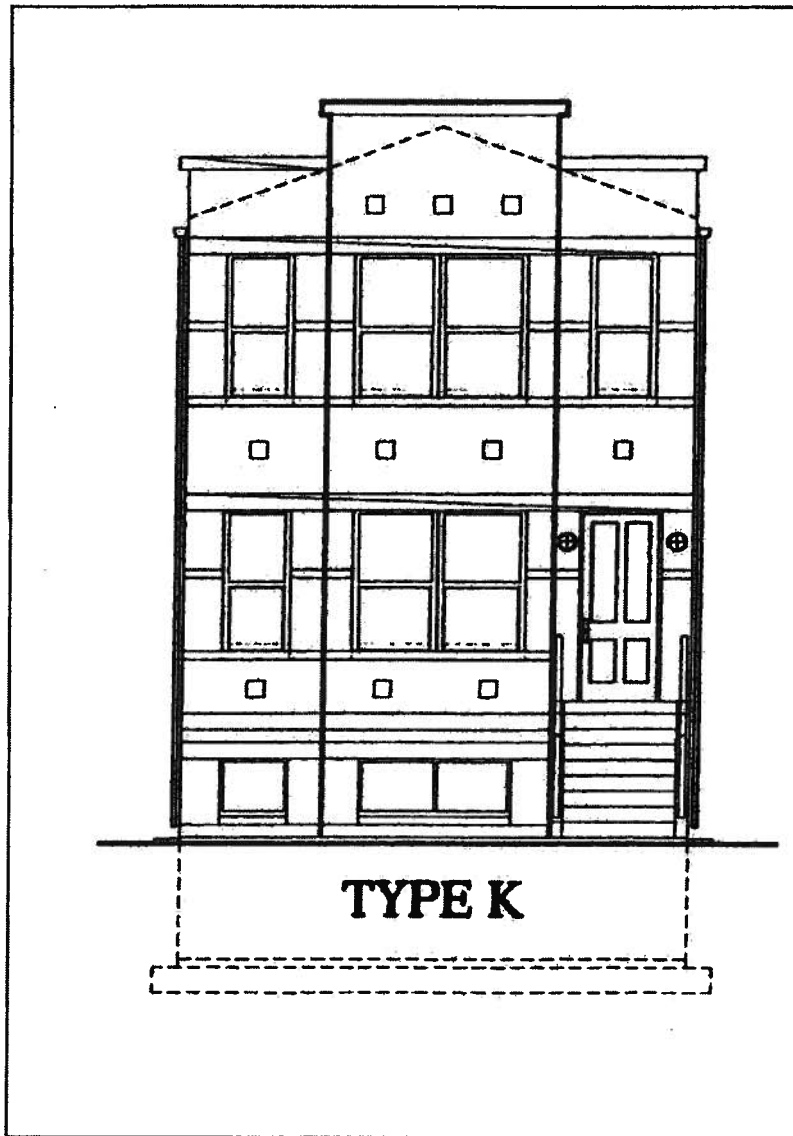
Front Elevation -- Unit Type "J".



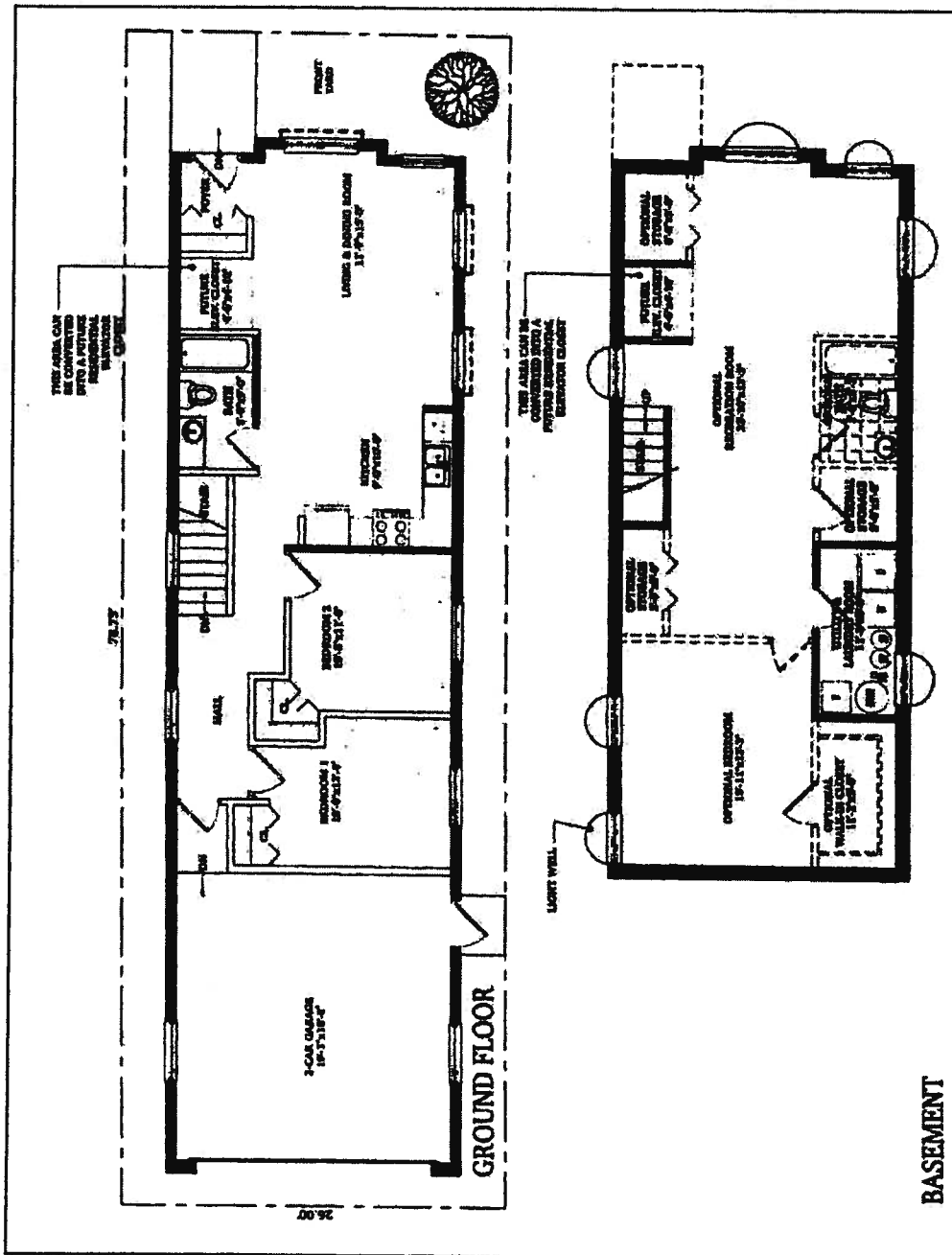
Floor Elevations -- Unit Type "K".



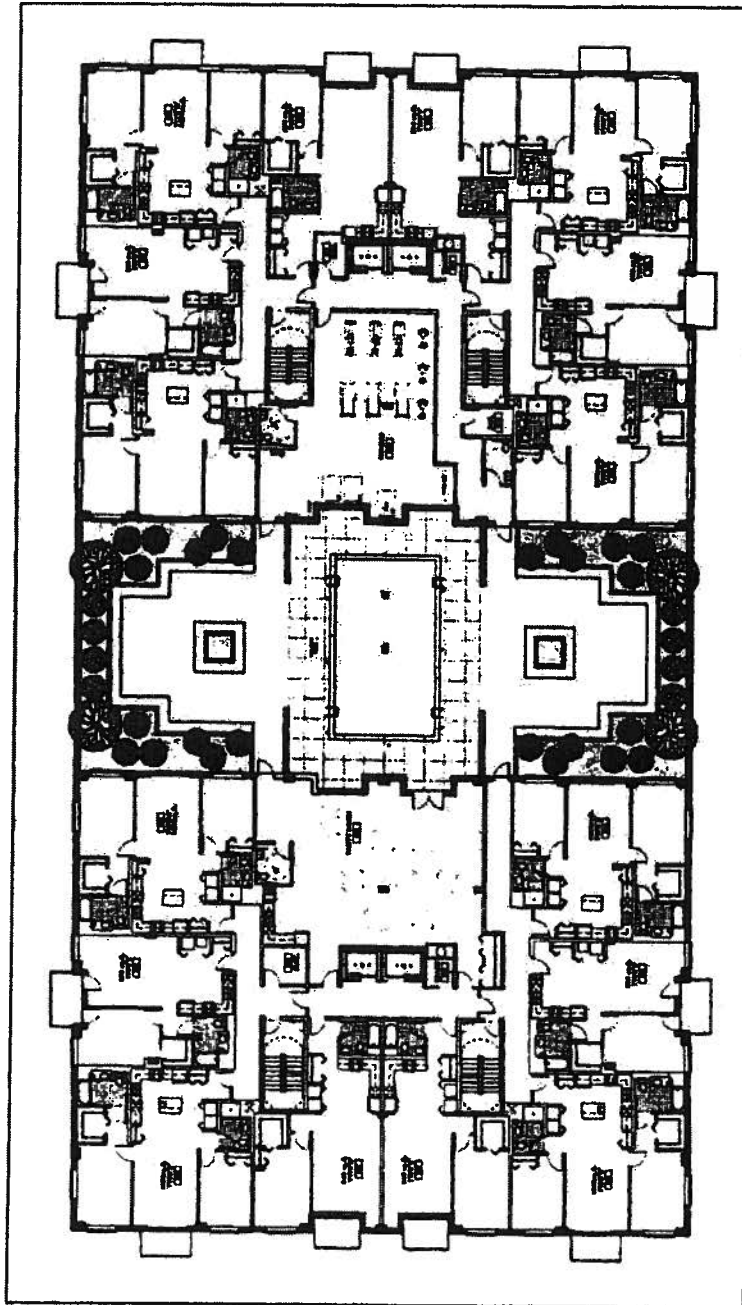
Front Elevation -- Unit Type "K".



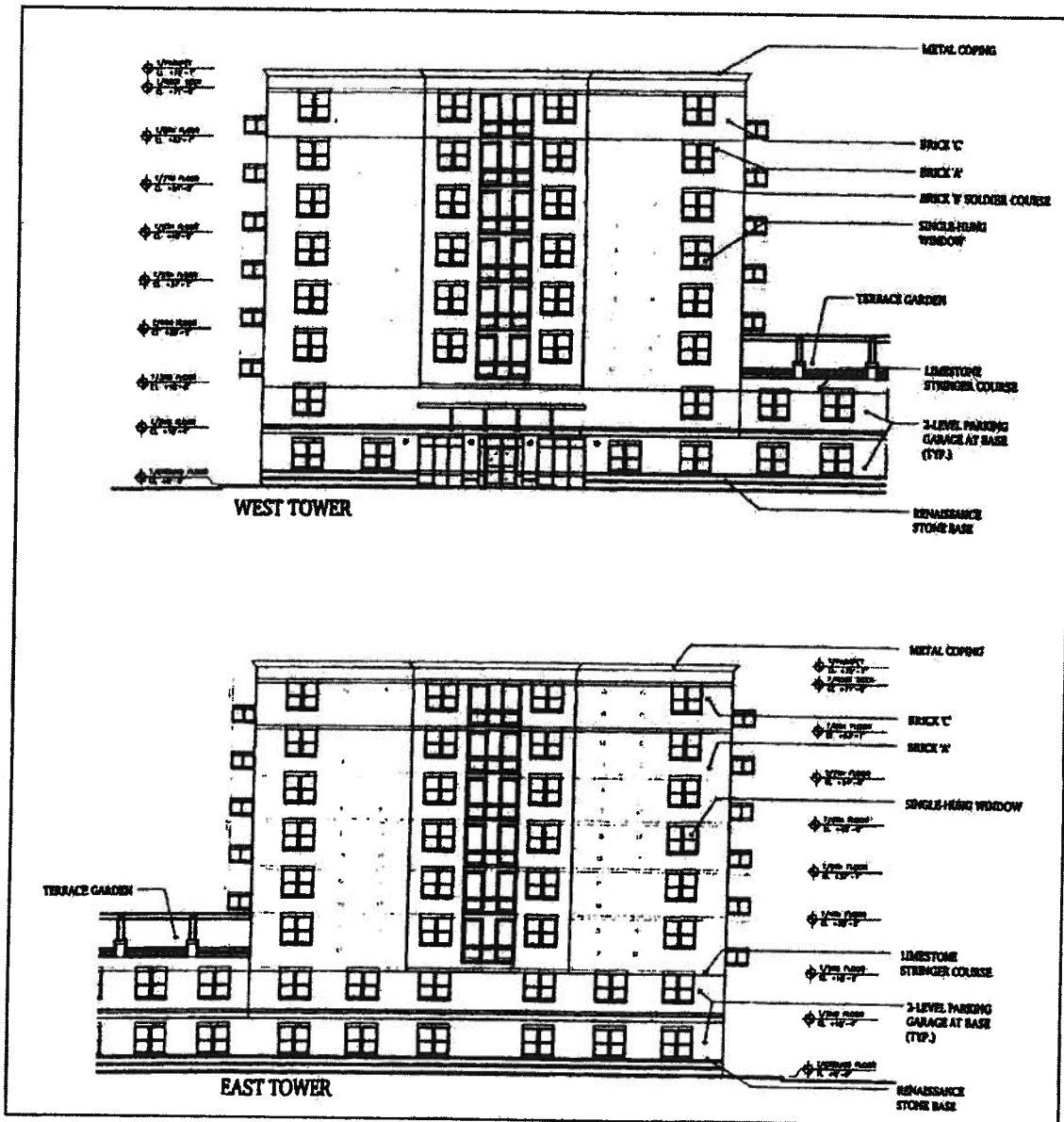
Condominium Building -- Ground And Second Floor Parking Plan.



Condominium Building -- Third Floor Plan.



Condominium Building Elevations.



Condominium Building East Side Elevations.

