

2/9/2011

REPORTS OF COMMITTEES

A-7664
112507

~~Reclassification Of Area Shown On Map No. 8-J.
(Application No. 17166)
(Common Address: 3835 W. 31st St.)~~

[O2010-7354]

~~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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map Number 8-J in the area bounded by:~~

~~West 31st Street; South Avers Avenue; a public alley next south of and parallel to West 31st Street; and a line 52.07 feet west of and parallel to South Avers Avenue,~~

~~those of a B3-1 Community Shopping District.~~

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

Reclassification Of Area Shown On Map No. 9-G.
(Application No. A-7664)
(Common Address: 943 -- 957 W. Irving Park Rd.)

[O2010-7233]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Planned Development Number 1074 symbols and indications as shown on Map Number 9-G in the area bounded by:

West Irving Park; the alley next east of and parallel to North Sheridan Road; a line 130.45 feet south of and parallel to West Irving Park Road; and North Sheridan Road,

to those of a B3-5 Community Shopping District.

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

*Reclassification Of Area Shown On Map Number 9-G.
(As Amended)*

(Application Number 16146) *RPD 1074*

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

SECTION 1. Title 17 of the Municipal Code of City of Chicago, the Chicago Zoning Ordinance, be amended by changing all the B3-5 Community Shopping District symbols and indications as shown on Map Number 9-G in the area bounded by:

West Irving Park; the alley next east of and parallel to North Sheridan Road; a line 130.45 feet south of and parallel to West Irving Park Road; and North Sheridan Road,

to those of an RM6.5 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 all the RM6.5 Residential Multi-Unit District symbols and indications within the areas hereinabove described to the designation of a Residential Planned Development which is hereby 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 thereof 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 1074

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number *1074* consists of a total of approximately nineteen thousand six hundred sixteen (19,616) square feet or forty-five hundredths (0.45) of an acres of property and is owned or controlled by Loukas Development Group (the "Applicant").

2. The Applicant shall obtain all applicable official reviews, approval or permits which are necessary to implement this plan of development. Any dedication or vacation of streets 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 successors, assignees, or grantees and approved by the Chicago 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 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 lessees and their respective successors and assigns.

Further, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time application for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under designated control. The term "single designated control" for the purpose of this paragraph shall mean that any application to the City for any modification to this planned development or any other modification or changes thereto, (administrative, legislative or otherwise) is made or authorized 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 any homeowners association unless the right to do so has been retained by Applicant in a private agreement or agreements record against the property in title documents. Notwithstanding the foregoing, 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, or any rights, interests or obligations therein.

4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; Existing Land-Use Map; a Planned Development Property Line and Boundary Map; a Site Plan; Landscape/Green Roof Plan; and Elevations, dated June 21, 2007 prepared by Pappageorge/Haymes Ltd. architects; full size sets of the Site/Landscape Plan and Building Elevations, and Roof Plan is 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. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the building shall apply.

5. The following uses shall be permitted within the areas delineated herein: a total of eighty-seven (87) dwelling units to be located within a multi-story building, with neighborhood-oriented business uses and/or residential support services uses in the first floor to be those allowed as permitted uses identified within the B3-5 district classifications and Section 17-9-0114 and Section 17-17-0104-X of the Chicago Zoning Ordinance and including accessory uses, accessory parking and loading.
6. On-premise signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs and banners, such as construction and marketing signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. No off-premises signs shall be permitted.
7. Any service drive or other ingress or egress including emergency vehicles 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. There shall be no parking or storage of garbage receptacles within such paved areas, except as noted on the site plan, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to the review of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public street or alley during demolition or construction shall be subject to the review of the Chicago Department of Transportation. All work proposed in the public ways must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for work in the public ways and in compliance with the Municipal Code of the City of Chicago.
8. The height of any building or any appurtenance attached thereto prescribed in this planned development shall not exceed the heights established in the Bulk Regulations Table and Building elevations and shall also be subject to height limitation established 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 the purposes of F.A.R. calculations and floor area measurements, the terminology as defined in Chapter 17-17-0300 of the Chicago Zoning Ordinance shall apply.
10. The improvements of the property shall be designed, installed and maintained in substantial conformance with Site/Landscape Plan;

Building Elevations and the Roof Plan. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this planned development conflicts with the landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

Specifically, the Applicant acknowledges the importance of developing the West Irving Park frontage of the property with improvements for retail, restaurants, and similar types of neighborhood-oriented commercial and retail uses. To this end, the Applicant shall provide a minimum of nine thousand (9,000) square feet of business and/or residential support services uses (as identified in Sections 17-3-0207 and 17-17-0104-X of the Chicago Ordinance) of floor area as indicated on the attached site plan.

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 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 modifications 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.

12. The Applicant acknowledges and agrees that if this planned development is approved and constructed, as part of the project, it shall be obligated to provide a total of four (4) (C.P.A.N.) "Chicago Partnership for Affordable Neighborhood" units; two (2) bedroom and two (2) baths units ranging in area from one thousand one hundred fifty (1,150) square feet to one thousand two hundred fifty (1,250) square feet and two (2) one (1) bedroom units ranging in area from seven hundred twenty-five (725) square feet to eight hundred fifty (850) square feet, as a part of this development.
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 at the time of application for a building permit.

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 maybe obtained from the Department of Planning and Development. In furtherance of these standards the Applicant shall install a separate recycling chute to the refuse area of the building and provide vegetated ("Green") roofs totaling twenty-five percent (25%) of the net roof area of the buildings or approximately one thousand nine hundred fifty (1,950) square feet of net roof area ("Net Roof Area" shall be defined as the total area of the roof minus any required perimeter setbacks, rooftop structures and roof-mounted equipment).
15. Unless substantial construction of the improvements contemplated in this 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 property shall automatically reverts to that of a B3-5 Community Shopping District. This six (6) year period may be extended for up to one additional year if, before expiration of the six (6) year period, the Commissioner of Planning and Development determines that good cause for an extension is shown.

[Roof Plan referred to in this Plan of Development
Statements unavailable at time of printing.]

[Existing Zoning Map; Existing Land-Use Map; Planned
Development Boundary and Property Line Map;
Site Plan; Landscape/Green Roof Plan;
and Building Elevations referred to
in these Plan of Development
Statements printed on pages
5564 through 5572
of this *Journal*.]

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

7/19/2007

REPORTS OF COMMITTEES

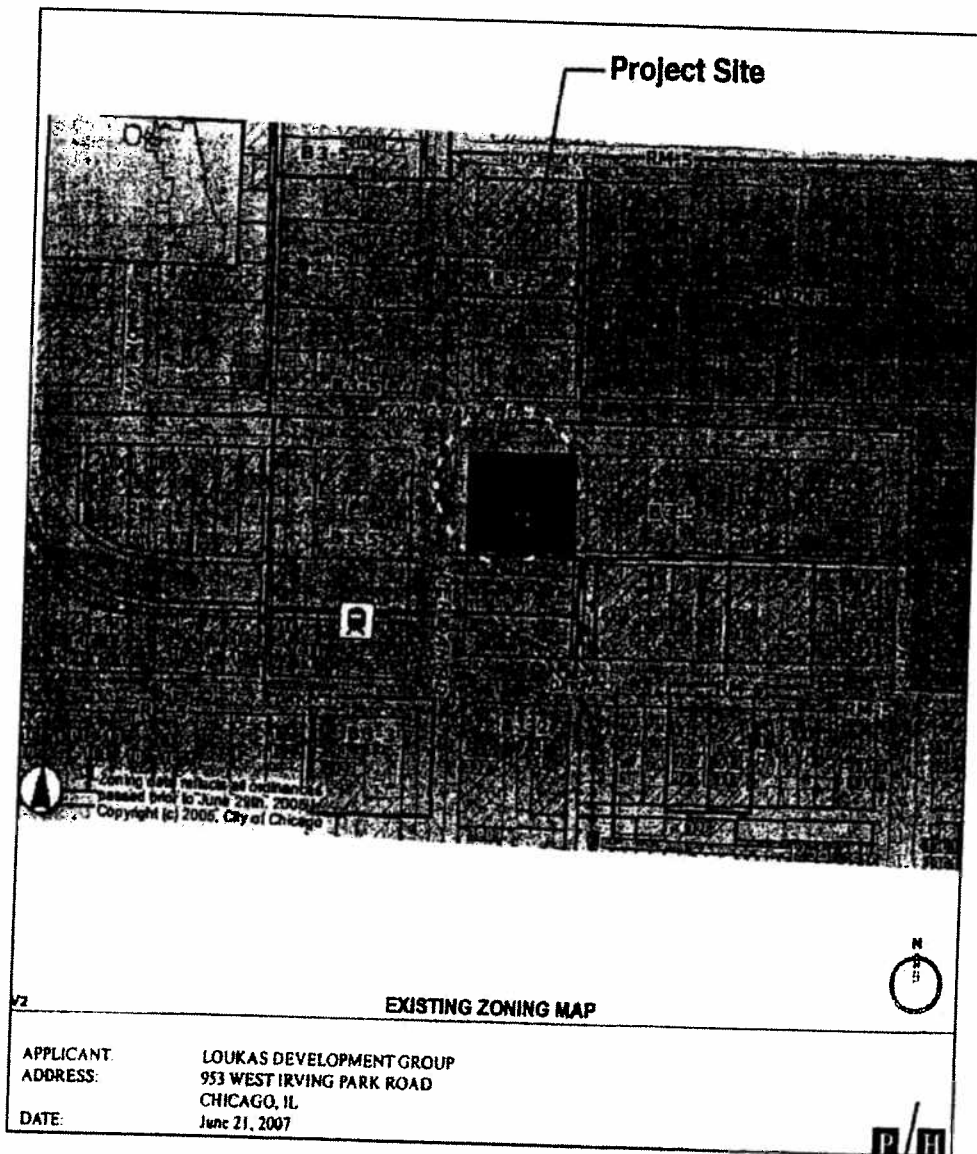
16146
5563

Residential Planned Development Number 1074.

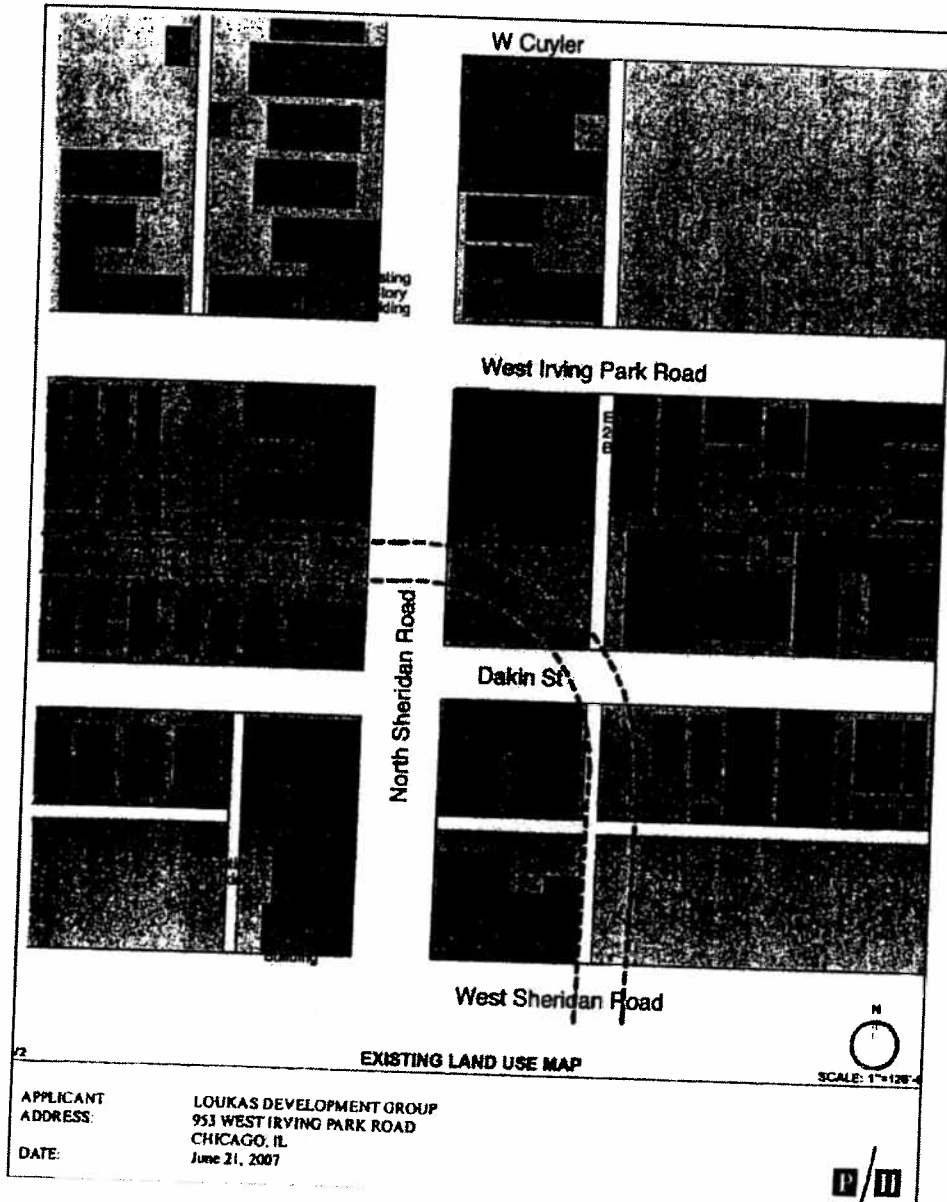
*Plan Of Development Bulk Regulations
And Data Table.*

Gross Site Area:	33,798 square feet (0.77 of an acre)
Area of Public Right-of-Way:	14,182 square feet (0.32 of an acre)
Net Site Area:	19,616 square feet (0.45 of an acre)
Maximum Floor Area Ratio:	6.6
Permitted Uses:	Residential uses, business and residential support services and related use as allowed in Statement Number 5 of this submittal
Maximum Number of Units:	87 residential units (this total includes four C.P.A.N. units)
Minimum Number of Off-Street Parking Spaces to be provided:	87 spaces for residential uses
Minimum Business/Residential Support Services to be provided:	9,000 square feet
Minimum Number Off-Street Loading Spaces:	Total: 1 berth at 10 feet by 30 feet
Minimum Setbacks:	In substantial conformance with the attached Site Plan
Maximum Percentage of Site Coverage:	In substantial conformance with the attached Site Plan
Maximum Building Height:	142 feet measured to the underside of the roof slab

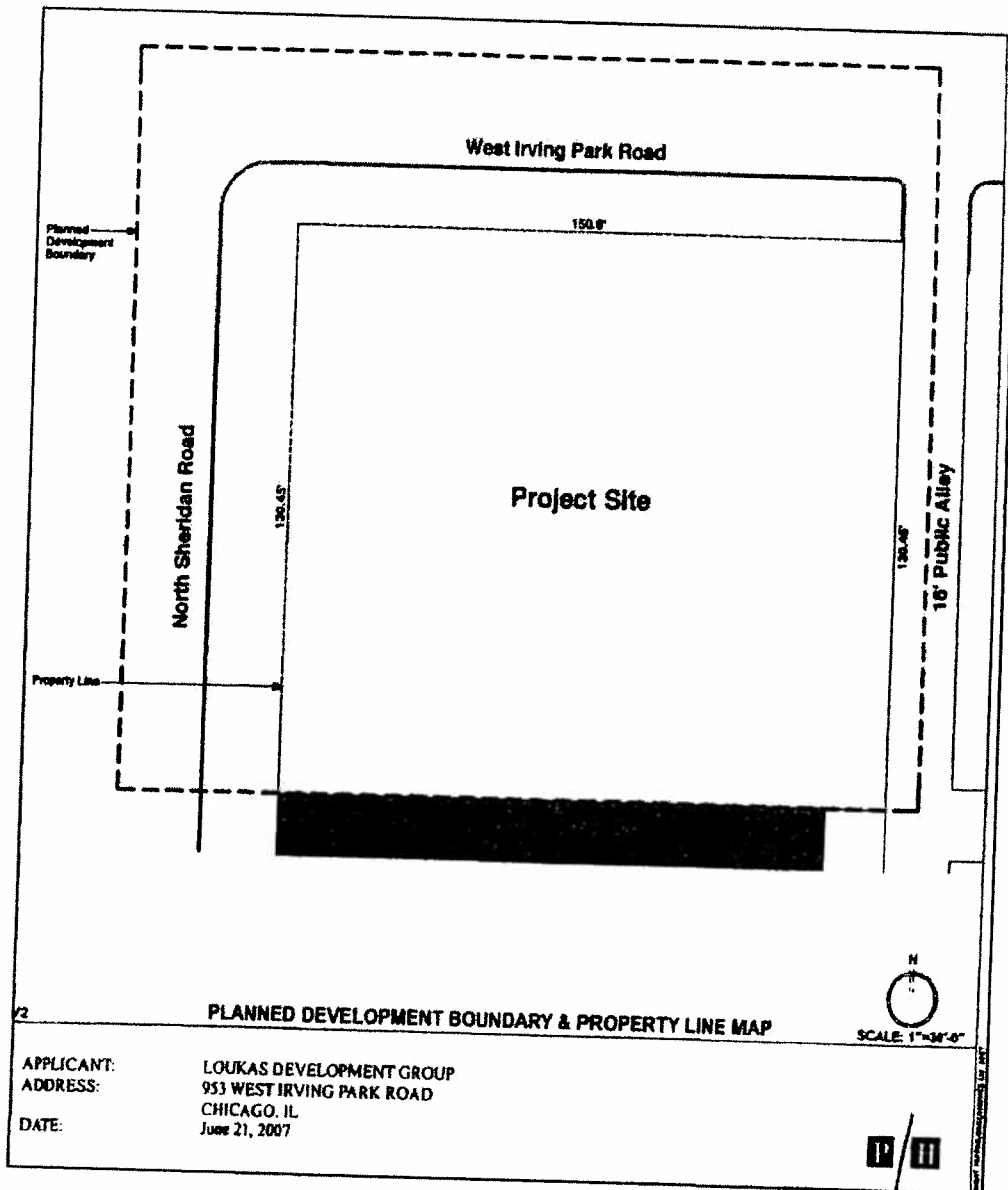
Existing Zoning Map.



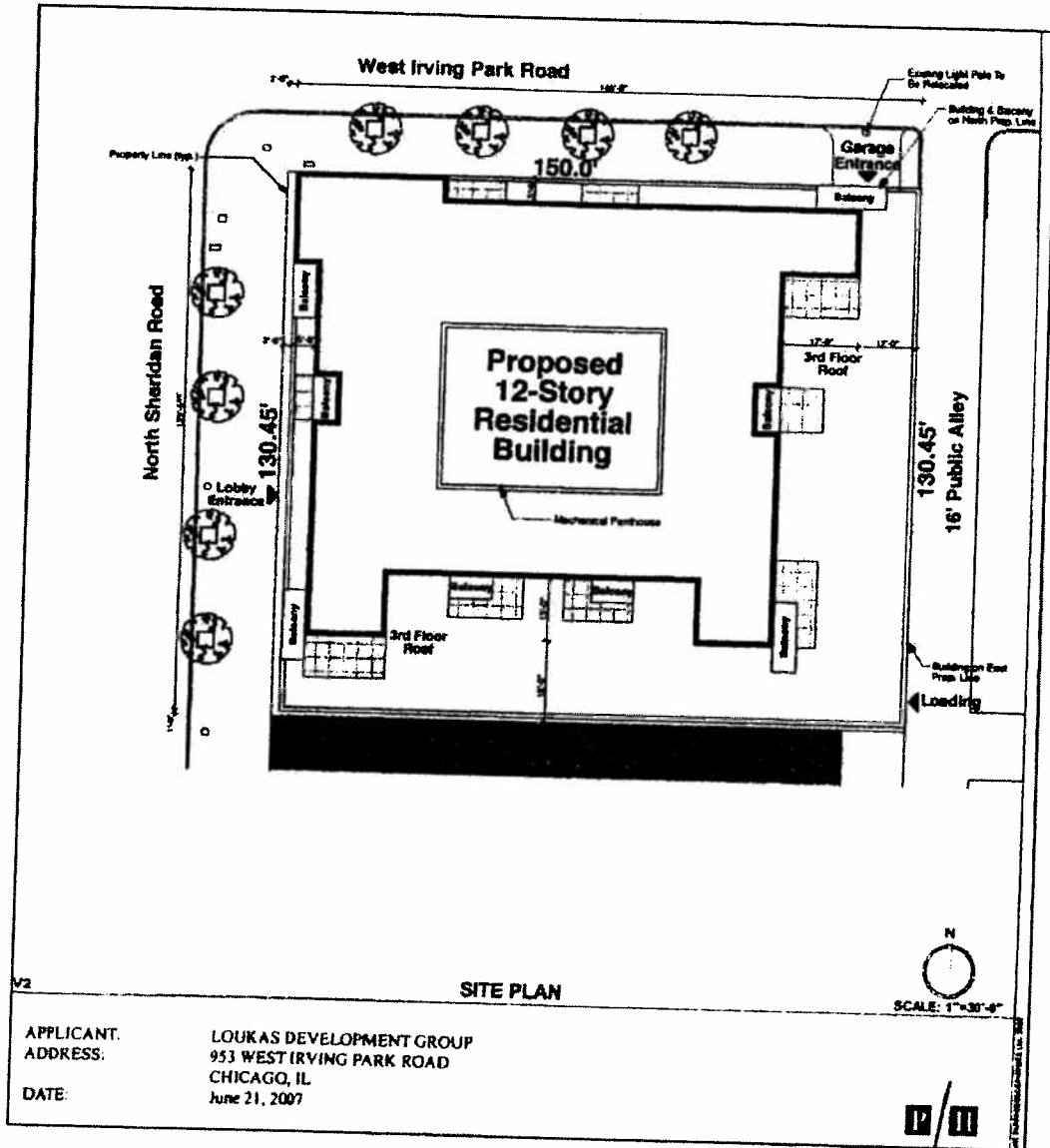
Existing Land-Use Map.



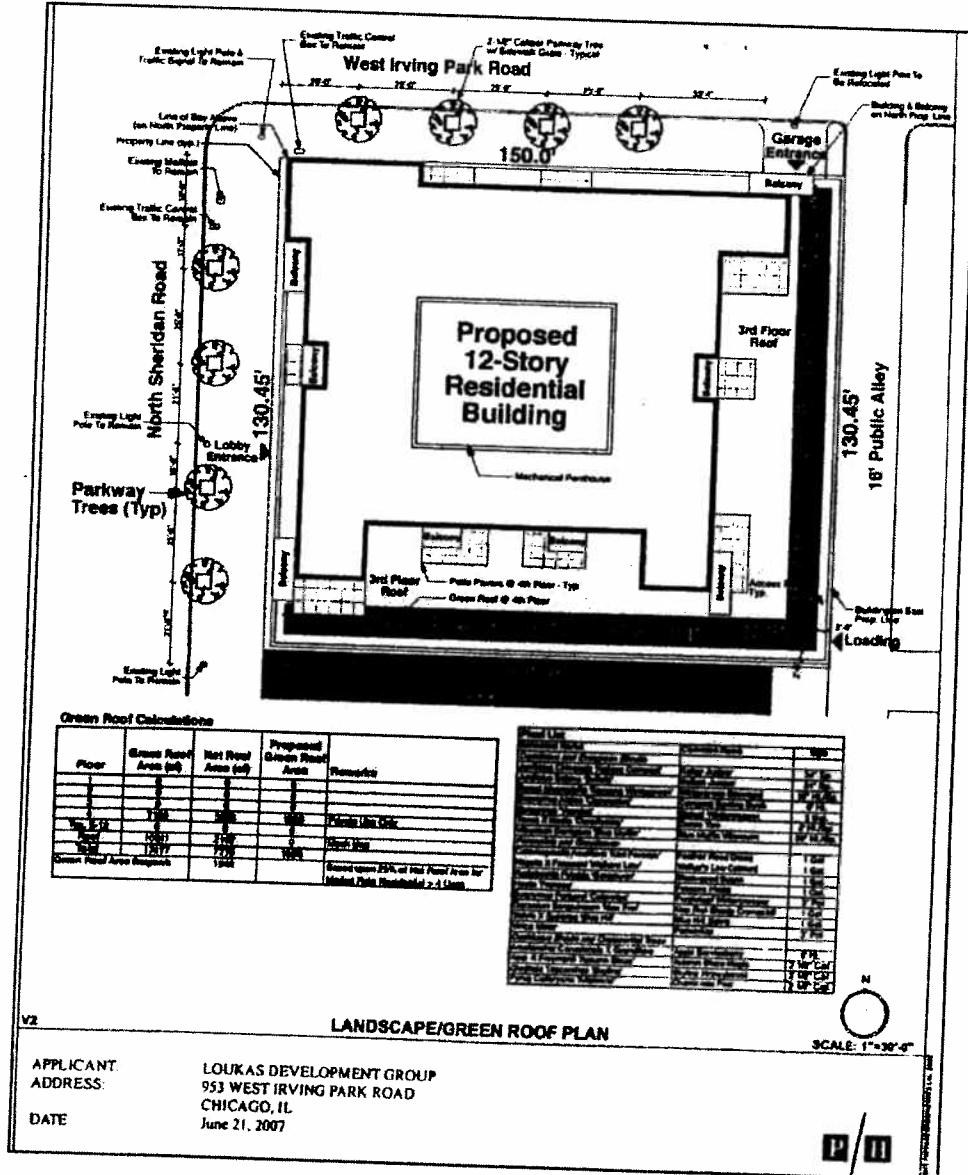
Planned Development Boundary
And Property Map.



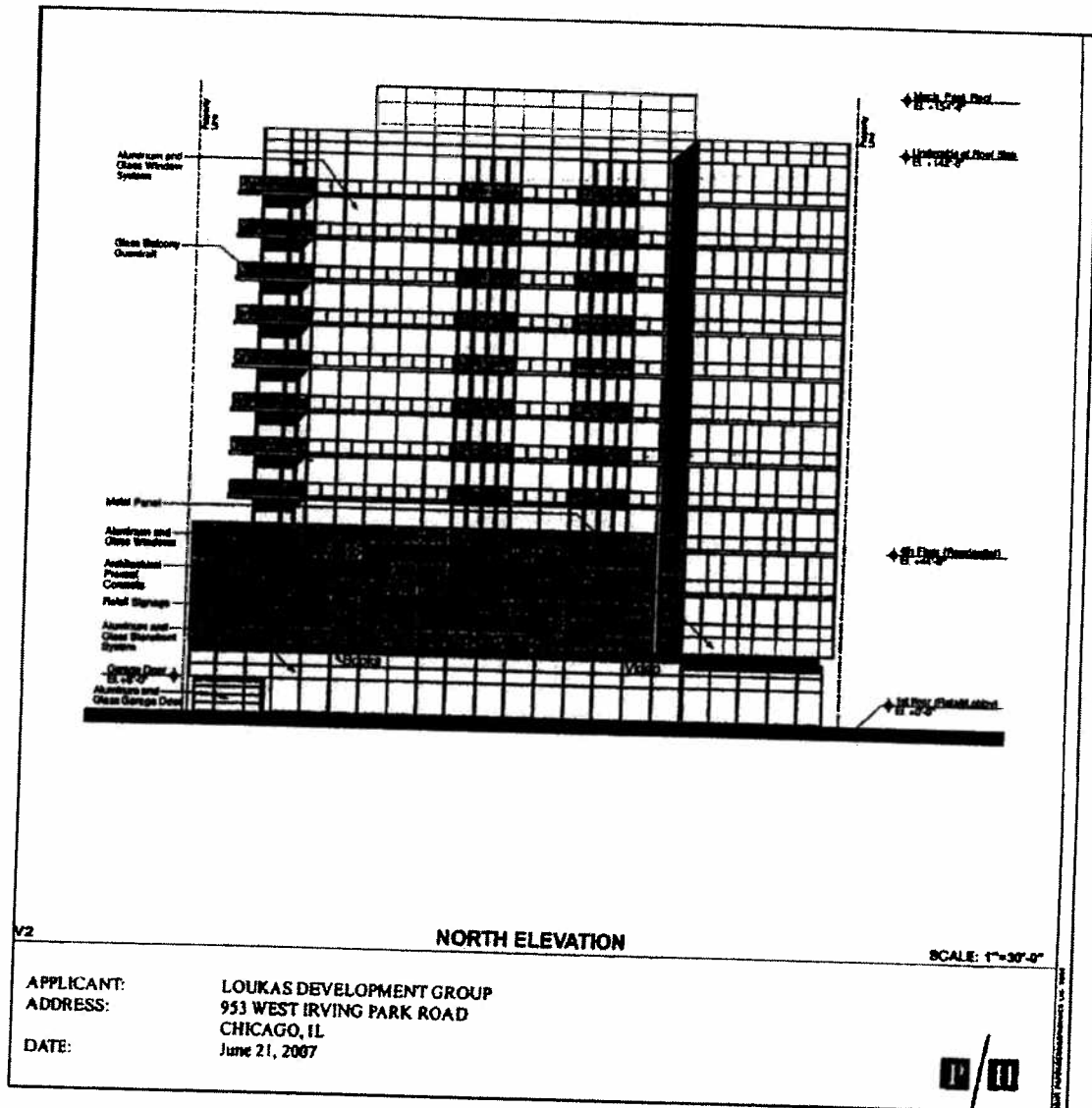
Site Plan.



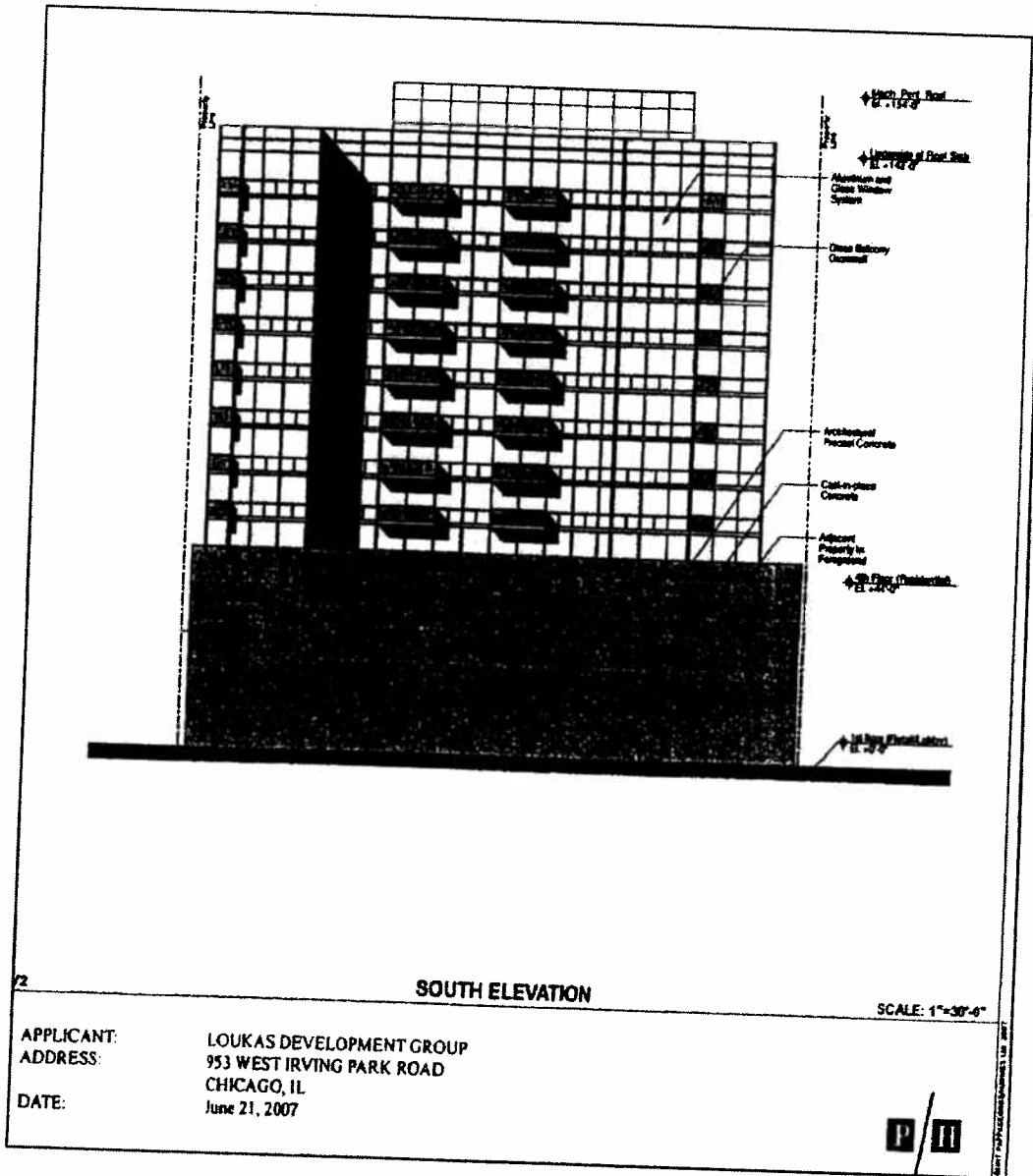
Landscape/Green Roof Plan.



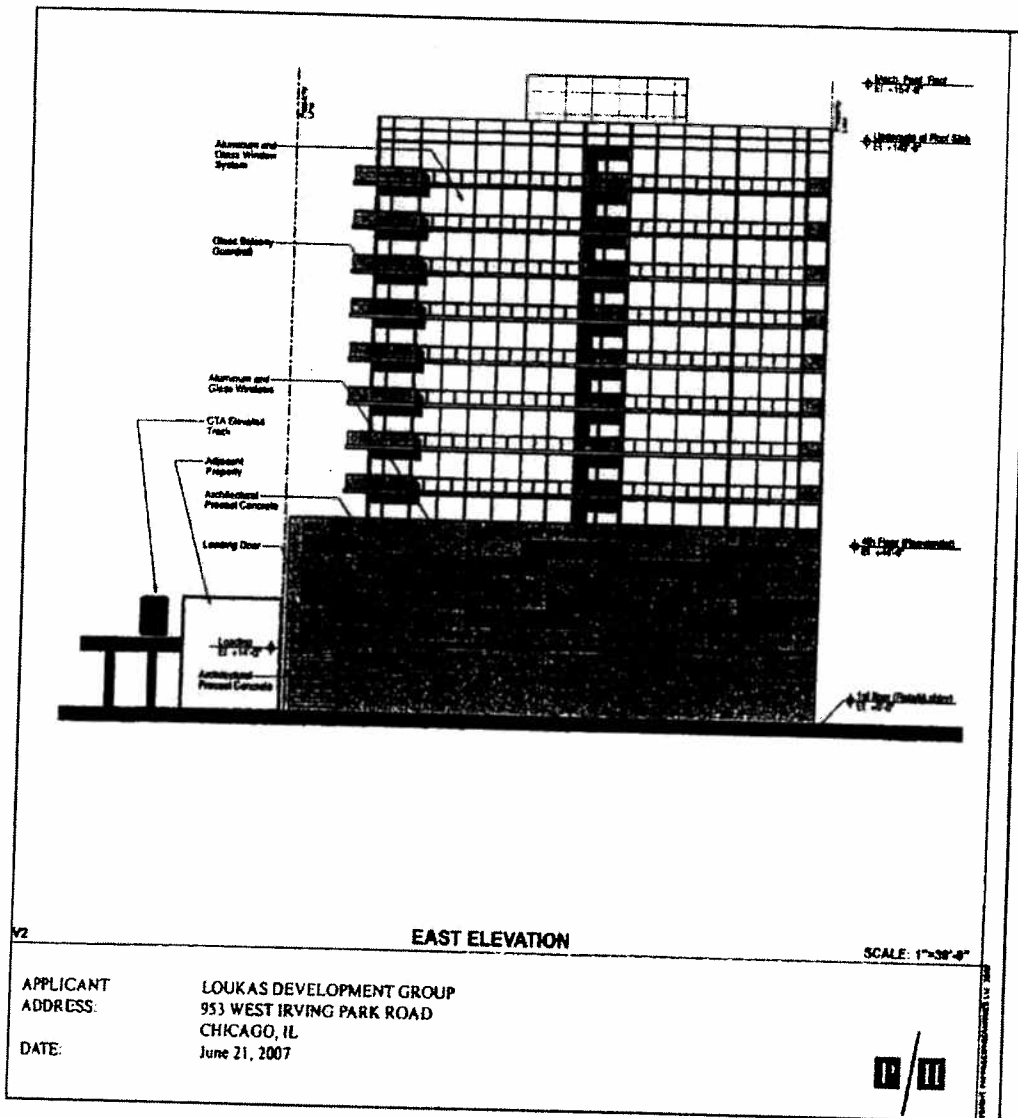
North Building Elevations.



South Building Elevations.



East Building Elevations.



West Building Elevations.

