

PD 1098

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City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)
<http://www.cityofchicago.org>

January 8, 2010

Mr. Joseph P. Gattuso
Shefsky & Froelich
111 E. Wacker Drive
Suite 2800
Chicago, IL 60601-3713

Re: **Administrative Relief request for Residential Planned Development
No. 1098, 12045 and 12052 South Emerald Avenue**

Dear Mr. Gattuso:

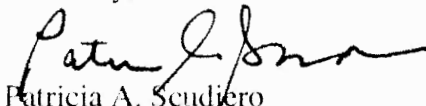
Please be advised that your request for a minor change to Residential Planned Development No. 1098 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

You are requesting to remove the permeable paving from the two proposed parking lots (totaling approximately 10,665 square feet) along the west side of South Emerald due to environmental issues which necessitate the encapsulation of the parcels with impervious pavement. The proposed permeable pavement was not part of the project's storm water management plan nor was it required or relied upon in connection with any sustainability program. Your client still wishes to utilize permeable paving on site, therefore, they will now use it on the semi-circular driveway (totaling approximately 1,508 square feet) on the site of the principal building.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing this revision will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1098, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HG:tm
C: Mike Marmo, Erik Glass, main file



~~Reclassification Of Area Shown On Map Number 28-H.
(Application Number 16286)~~

~~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 RS1 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 28-H in the area bounded by:~~

~~a line 560.0 feet north of and parallel to West 118th Street; a line 200.0 feet east of and parallel to South Western Avenue; a line 460.00 feet north of and parallel to West 118th Street; and South Western Avenue,~~

~~to those of an 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. This ordinance shall be in force and effect from and after its passage and due publication.~~

Reclassification Of Area Shown On Map Number 30-F.
(As Amended)
(Application Number 16393)

RPD 1098

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 B3-1 Community Shopping District and RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 30-F in the area bounded by:

a line 580 feet south of West 120th Street; South Emerald Avenue; the southwest line of the Pittsburgh, Cincinnati, Chicago & St. Louis Railroad right-of-way; the north line of the Illinois Central Railroad right-of-way; South Emerald Avenue; the alley next north of the Illinois Central Railroad right-of-way; the alley next east of South Halsted Street; the north line of the Illinois Central Railroad right-of-way; and South Halsted Street,

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 30-F in the area bounded by:

a line 580 feet south of West 120th Street; South Emerald Avenue; the southwest line of the Pittsburgh, Cincinnati, Chicago & St. Louis Railroad right-of-way; the north line of the Illinois Central Railroad right-of-way; South Emerald Avenue; the alley next north of the Illinois Central Railroad right-of-way; the alley next east of South Halsted Street; the north line of the Illinois Central Railroad right-of-way; and South Halsted Street,

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 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

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately forty-three thousand eight hundred eight (43,808) square feet (one and zero-hundredths (1.00) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, Hancock House L.L.C.
2. The applicant or its successors, assignees or grantees shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way 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, assignees or grantees 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, assignees or grantees and, if different than the applicant, any legal titleholders and any ground lessors. 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 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.

4. This Plan of Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site Plan, a Landscape Plan, East and West Elevations and North and South Elevations prepared by Cox Ltd. Architects dated December 13, 2007. A full-size set of the Site/Landscape Plan and the Building Elevations is on file with the Department of Planning and Development. 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. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. Subject to the Bulk Regulations and Data Table, the following uses shall be permitted in this Planned Development: elderly housing, accessory parking and related and accessory uses.
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 such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development. No off-premise signs shall be permitted.
7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. 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 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 compliance with the Municipal Code of the City of Chicago.

8. In addition to the maximum height of buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. As indicated on the Site Plan, a sidewalk measuring six (6) feet in width shall be provided along the east side of South Emerald Avenue and shall be located on the Property due to the narrow width of this portion of the South Emerald Avenue right-of-way. This sidewalk shall remain free and clear of obstruction and shall be open to the public at all times for purposes of pedestrian access after completion of construction. Landscaping shall be installed in accordance with the Site/Landscape Plan and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance.
10. 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 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.
11. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date of adoption of this Planned Development shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, floor area devoted to mechanical equipment on the roof and floor area devoted to mechanical equipment aggregating one thousand (1,000) square feet or more in a single location regardless of its placement in the building, shall also be excluded.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the applicant or its successors, assignees or grantees and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of units for the total net site area established in this Planned Development, except as may be allowed pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provided healthier environments, reduces operating costs and conserves energy and resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient 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. The applicant agrees to comply fully with the Green Matrix promulgated by the Chicago Department of Housing, and also agrees to install a partial vegetated ("green") roof.
14. 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 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 building or improvement.
15. Unless substantial construction of the improvements contemplated in this Planned Development has been commenced within six (6) years following adoption of this ordinance, and unless completion thereof is diligently pursued, this Planned Development shall expire and the zoning classification of the Property shall revert to the B3-1 Community Shopping District and RS3 Residential Single-Unit (Detached House) District classifications applicable to the various portions of the Property prior to the adoption of this Planned Development. This six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Boundary and Property Line Map; Existing Land-Use Map; Site Plan; Landscape Plan; Landscape Material List; and Building Elevations referred to in these Plan of Development Statements printed on pages 21361 through 21368 of this *Journal*.]

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

16393

Residential Planned Development Number 1098

Plan Of Development Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Areas Remaining in Public Rights-of-Way

57,189.28 square feet (1.31 acres) = 43,808 square feet (1.00 acre) + 13,381.28 square feet (0.31 acre)

Permitted Uses:	Elderly housing, accessory parking and related and accessory uses
Maximum Floor Area Ratio:	1.70
Maximum Number of Dwelling Units:	89
Maximum Number of Off-Street Parking Spaces:	37
Minimum Number of Off-Street Loading Spaces:	1 at 10 feet by 25 feet
Minimum Number of Bicycle Spaces:	9
Setbacks:	In accordance with Site/Landscape Plan
Maximum Building Height:	69.50 feet

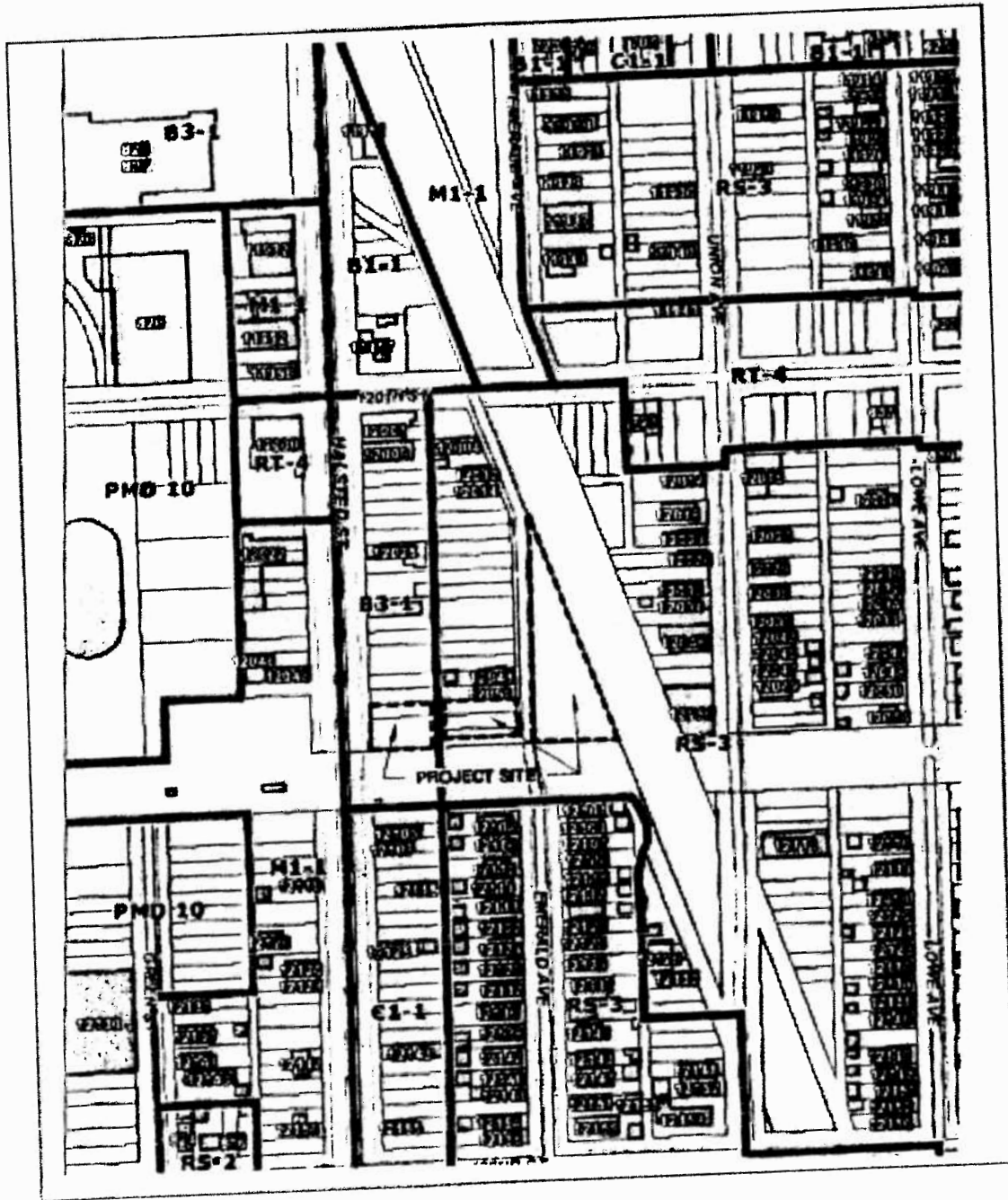
*Reclassification Of Area Shown On Map Number 32-B.
(Application Number A-7273)*

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 M3-2 Heavy Industry Manufacturing District symbols and indications as shown on Map Number 32-B in the area bounded by:

(Continued on page 21369)

Existing Zoning Map.

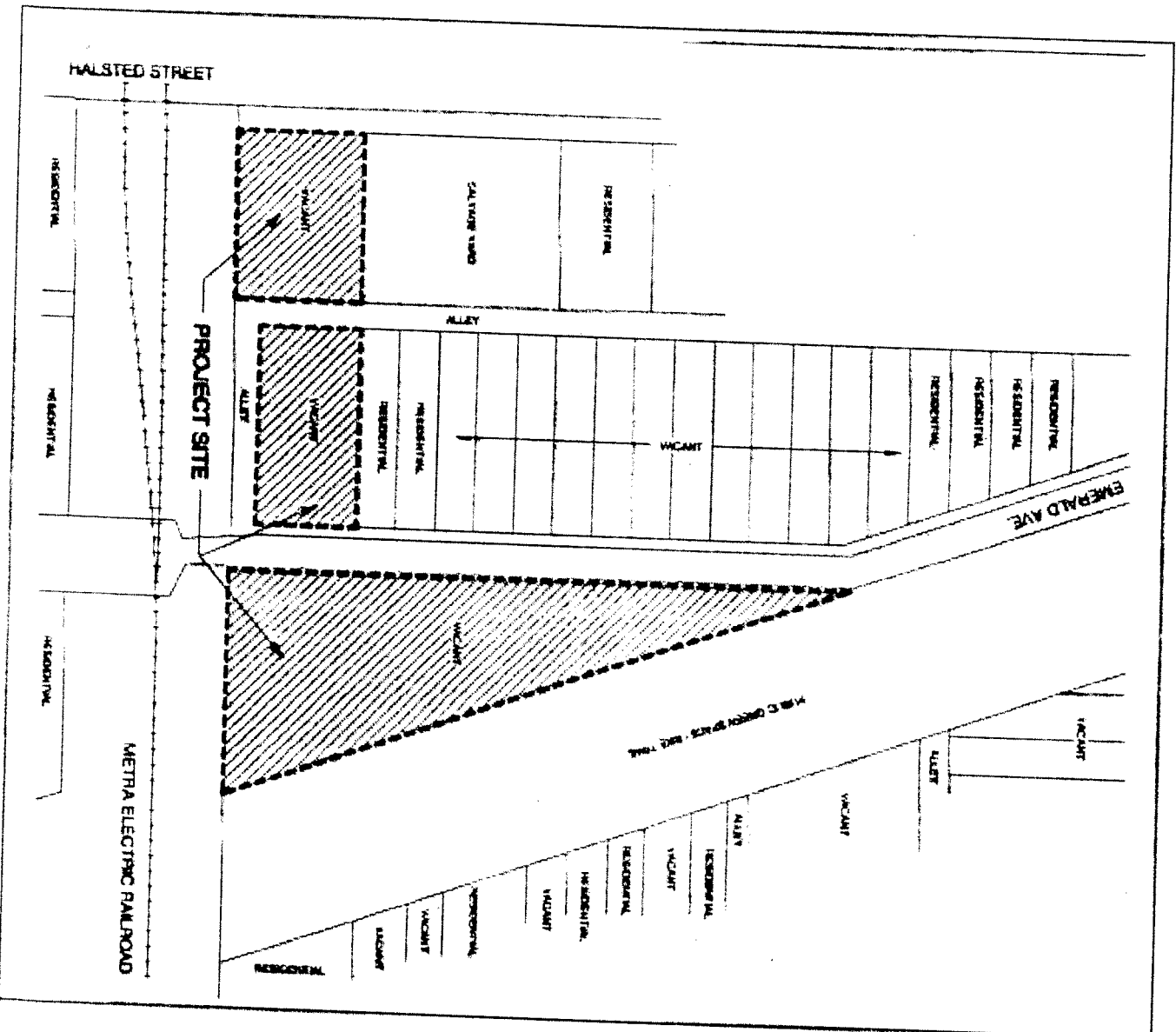


2/6/2008

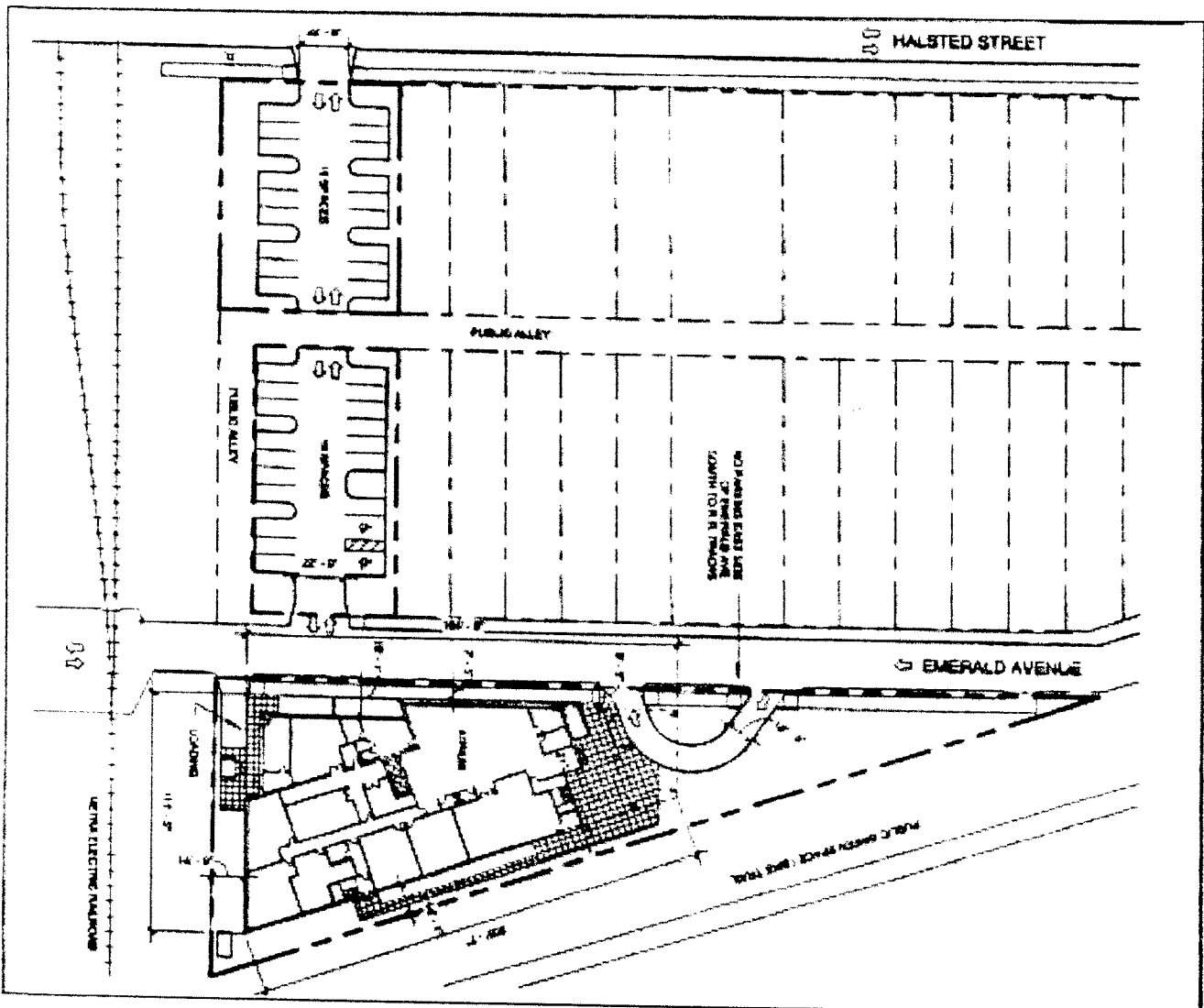
REPORTS OF COMMITTEES

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Existing Land-Use Map.



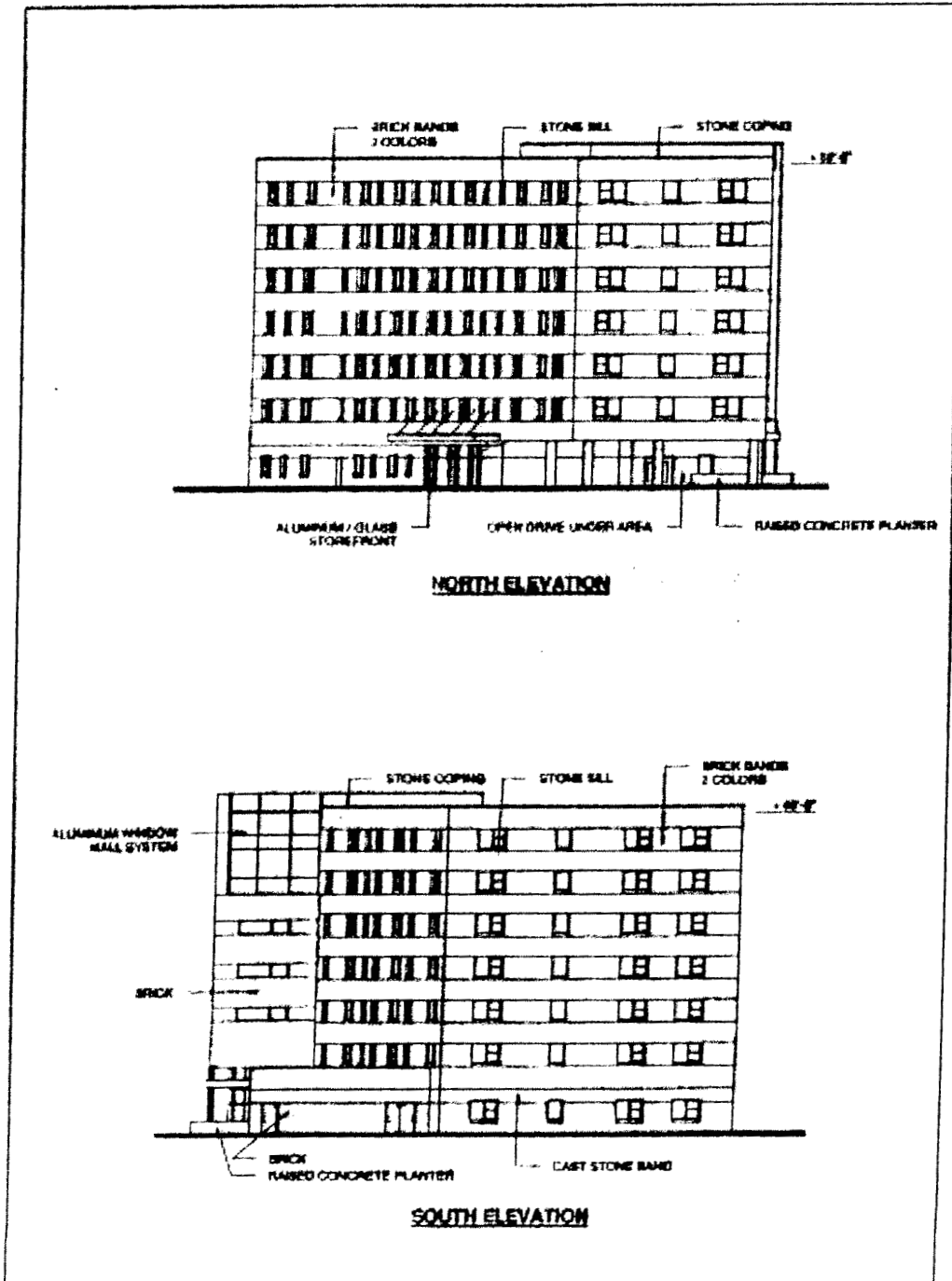
Site Plan.



Landscape Material List.

	COMMON NAME	BOTANICAL NAME	COUNT	COMMENTS
SHADE TREES	ACCOLADE ELM	<i>Ulmus 'Morton'</i>	11	2.5" CALIPER MIN.
	MARMO FREEMAN MAPLE	<i>Acer freemanii 'Marmo'</i>	9	2.5" CALIPER MIN.
ORNAMENTAL TREES	RED JEWEL CRABAPPLE	<i>Malus 'Red Jewel'</i>	5	2.5" CALIPER MIN.
SHRUBS, PERENNIALS GROUNDCOVER	MISS KIM DWARF KOREAN LILAC	<i>Syringa patula 'Miss Kim'</i>	TBD	3'-0" O.C.
	BLACK-EYED SUSAN	<i>Rudbeckia hirta 'Goldstrum'</i>	TBD	
	FOUNTAIN GRASS	<i>Pennisetum alopecuroides</i>	TBD	
	ROYAL STANDARD HOSTA	<i>Hosta 'Royal Standard'</i>	TBD	
	YOUNGSTOWN ANDORRA COMPACT JUNIPER	<i>Juniperus horizontalis 'Plumosa Compacta Youngstown'</i>	TBD	

North And South Elevations.



East And West Elevations.

