

PD 1104

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Reclassification Of Area Shown On Map Number 3-F.
(As Amended)
(Application Number 16249) RPB 1104

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 C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 331.1 feet northwest of the intersection of North Clybourn Avenue and North Larrabee Street (as measured from the east line of North Clybourn Avenue) and perpendicular to North Clybourn Avenue; a line 112.06 feet northeast of and parallel to North Clybourn Avenue; a line 287.29 feet north of the intersection of North Clybourn Avenue and North Larrabee Street (as measured from the west line of North Larrabee Street) and perpendicular to North Larrabee Street; North Larrabee Street; a line 98.04 feet north of the intersection of North Clybourn Avenue and North Larrabee Street (as measured from the west line of North Larrabee Street) and perpendicular to North Larrabee Street; a line 95.67 feet northwest of the intersection of North Clybourn Avenue and North Larrabee Street (as measured from the east line of North Clybourn Avenue) and perpendicular to North Clybourn Avenue; and North Clybourn Avenue,

to those of a B2-5 Neighborhood Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B2-5 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 331.1 feet northwest of the intersection of North Clybourn Avenue and North Larrabee Street (as measured from the east line of North Clybourn Avenue) and perpendicular to North Clybourn Avenue; a line 112.06 feet northeast of and parallel to North Clybourn Avenue; a line 287.29 feet north of the intersection of North Clybourn Avenue and North Larrabee Street (as measured from the west line of North Larrabee Street) and perpendicular to North Larrabee Street; North Larrabee Street; a line 98.04 feet north of the intersection of North Clybourn Avenue and North Larrabee Street (as measured from the west line of North Larrabee Street) and perpendicular to North Larrabee Street; a line 95.67 feet northwest of the intersection of North Clybourn Avenue and North Larrabee Street (as measured from the east line of North Clybourn Avenue) and perpendicular to North Clybourn Avenue; and North Clybourn Avenue,

to those of a Planned Development which is hereby established in the area above described, subject to use and bulk regulations as are set forth in the Plan of Development Statements herewith attached and made a part hereof and 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 Number 1104.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 1104 consists of a net site area of approximately thirty-five thousand one hundred forty-four (35,144) square feet, approximately eighty-one hundredths (.81) acre. Clybourn Larrabee L.L.C., an Illinois limited liability company (the "Applicant") is the applicant for this Planned Development.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this planned 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 a separate submittal on behalf of the Applicant or its successors, assignees or grantees or separate action by the City of Chicago 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 purpose 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 condominium or 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 planned development consists of these fifteen (15) statements and the following exhibits:
 - a. a Bulk Regulations and Data Table;
 - b. an Existing Zoning Map;
 - c. a Planned Development Boundary and Property Line Map;
 - d. a Site Plan;
 - e. a Landscape and Roof Plan; and
 - f. East, North and South and West Building Elevations,

all dated February 21, 2008, prepared by Brininstool & Lynch, Ltd. (the "Plans"). Full-sized sets of the Site and Landscape Plans 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. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control.

5. The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the requirements thereof, and satisfies the established criteria for approval as planned development.
6. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": dwelling units, including but not limited to multi-unit dwelling units; accessory parking (including up to three (3) car sharing spaces which shall be deemed accessory parking); and related uses.
7. On-premise identification signs shall be permitted within this 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. Off-premise signs shall not be permitted in the planned development.
8. 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 and shall be subject to the review and approval of the Chicago Department of Transportation.

9. For purposes of building height calculations, the definitions in the Chicago Zoning Ordinance shall apply. 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.
10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply.
11. The improvements to the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. 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. The only instance where a provision of the planned development may deviate from the landscape and screening provisions of the Chicago Zoning Ordinance pertains to the vehicle use area perimeter screening along North Larrabee Street, where a gabion wall may as indicated on the Landscape Plan be substituted for a decorative metal fence; otherwise, the Chicago Zoning Ordinance shall control. With the exception noted above, nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

The building shall be set back from the property line along North Clybourn Avenue, as depicted on the Site Plan, to provide an expanded pedestrian path and parkway trees along the street. The setback varies in width along Clybourn Avenue from at least two (2) feet at the north end of the building to at least three (3) feet at the south end of the building. This pedestrian setback shall remain free and clear of obstruction for purposes of pedestrian access and it shall be open to the public at all times after completion of construction for purposes of pedestrian access.

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 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.

13. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides 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 a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant shall provide a vegetated ("green") roof on at least twenty-five percent (25%) of the net roof area of the building to be constructed within this planned development (approximately two thousand seven hundred (2,700) square feet). "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures and roof-mounted equipment.
14. 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 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 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 C1-2 Neighborhood Commercial District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape and Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 25670 through 25676 of this *Journal*.]

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

4/9/2008

REPORTS OF COMMITTEES

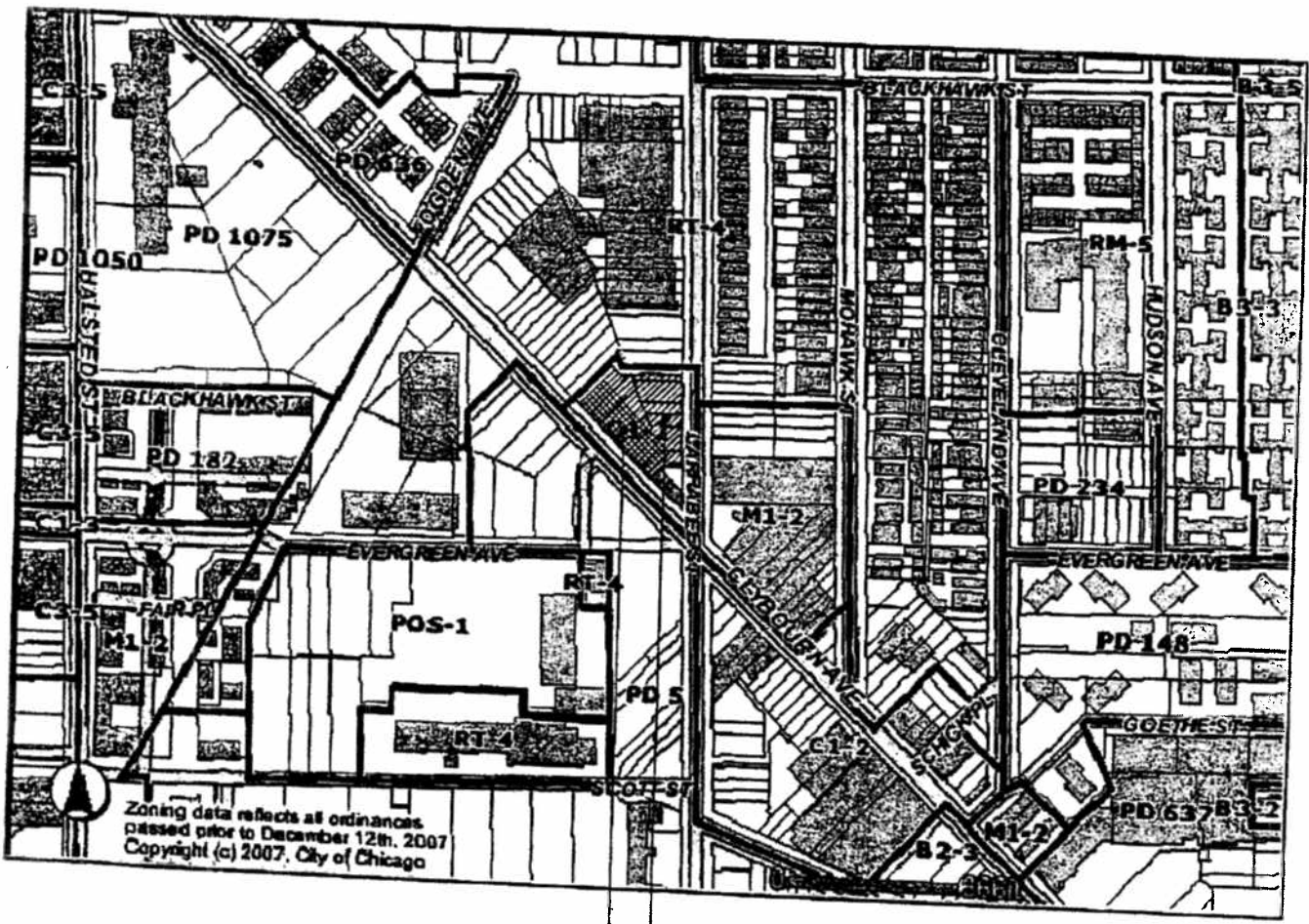
16249
25669

Residential Planned Development Number 1104.

Bulk Regulations And Data Table.

Gross Site Area:	53,747 square feet (1.23 acres)
Net Site Area:	35,144 square feet (.81 acre)
Maximum Permitted Floor Area Ratio:	3.1
Permitted Uses:	Dwelling units, including but not limited to multi-unit dwelling units; accessory parking (including up to 3 car sharing spaces which shall be deemed accessory parking) and related uses
Maximum Number of Residential Units:	80 units
Maximum Site Coverage:	In substantial accordance with the Site Plan
Minimum Off-Street Parking Ratio:	1 parking space per dwelling unit (up to 3 car sharing spaces which shall be counted toward the minimum parking requirement)
Minimum Number of Off-Street Loading Spaces:	1
Minimum Bicycle Parking Spaces:	40
Setbacks from Property Line:	In substantial accordance with the Site Plan
Maximum Building Height:	110 feet, in substantial accordance with the Building Elevations

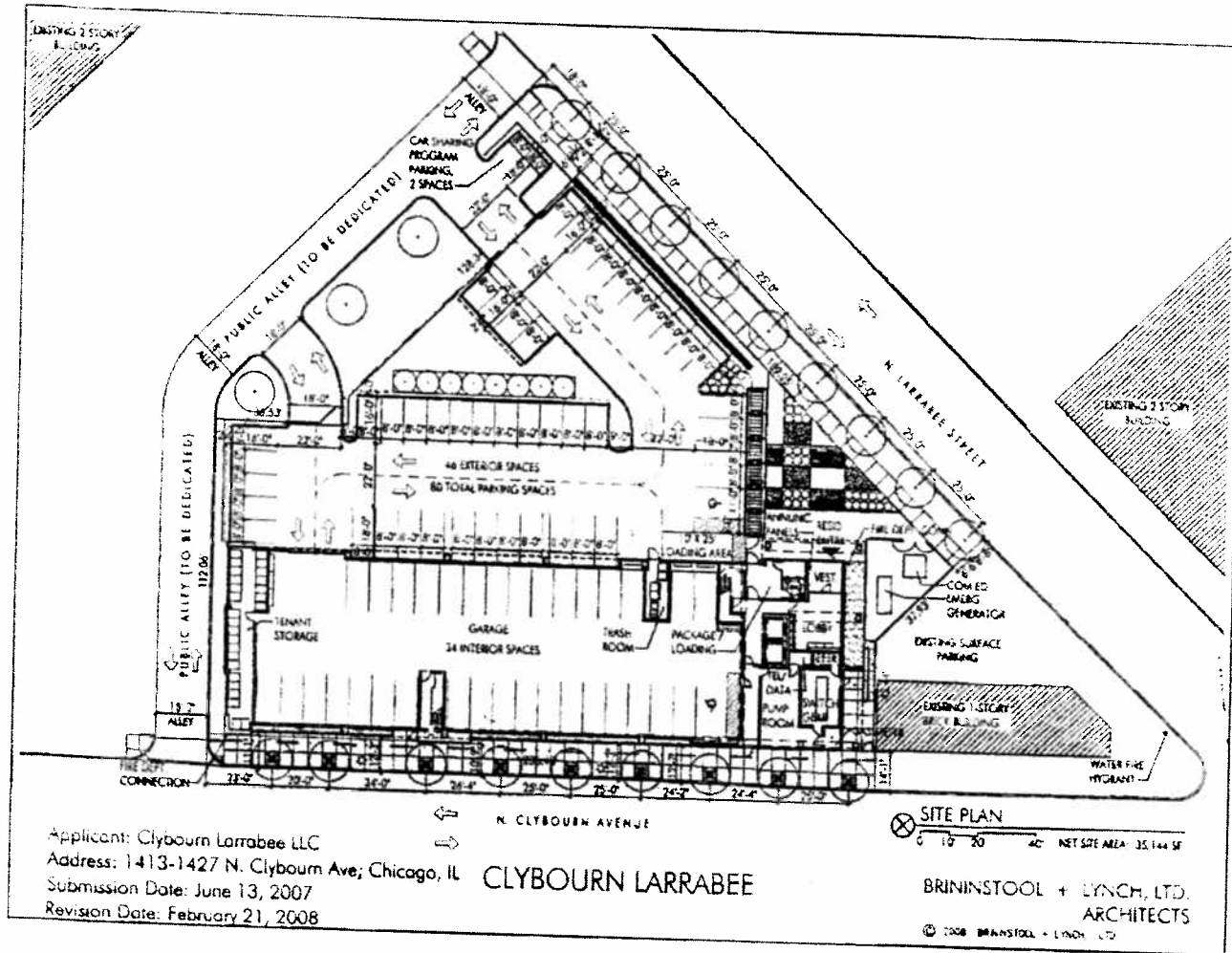
Existing Zoning Map.



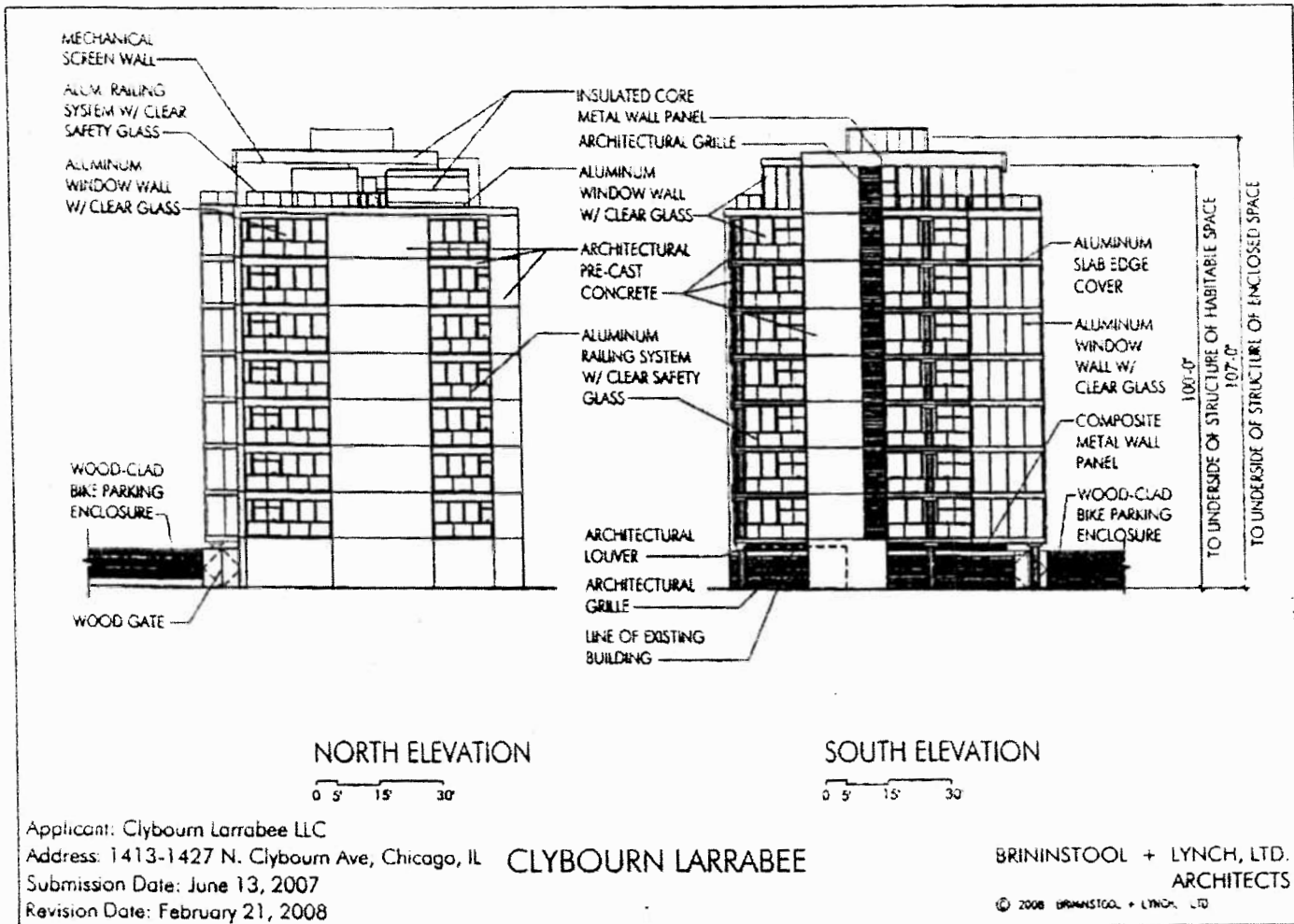
Zoning data reflects all ordinances passed prior to December 12th, 2007
Copyright (c) 2007, City of Chicago

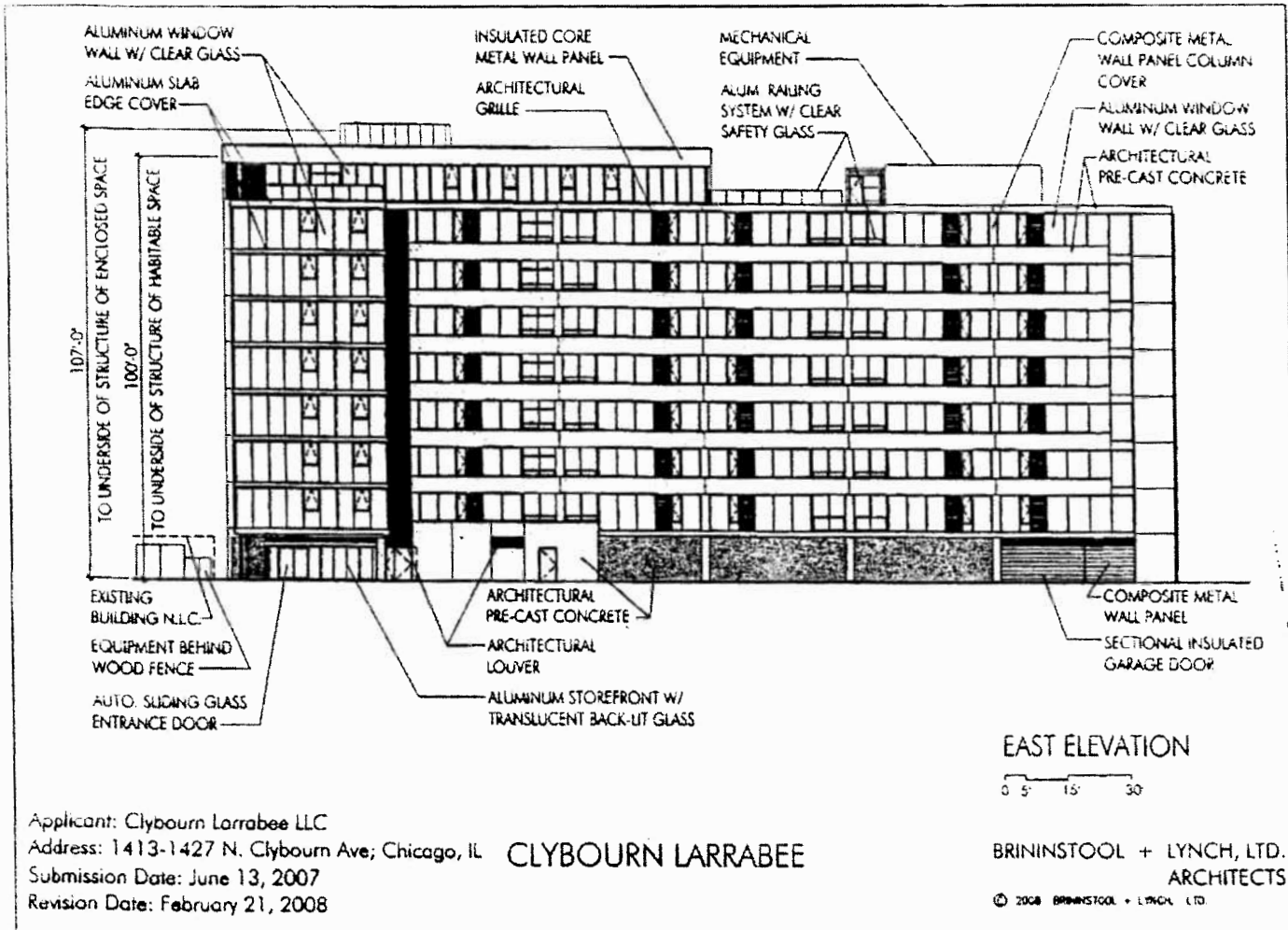
SITE
BUILDING

Site Plan.



North And South Elevations.





East Elevation.

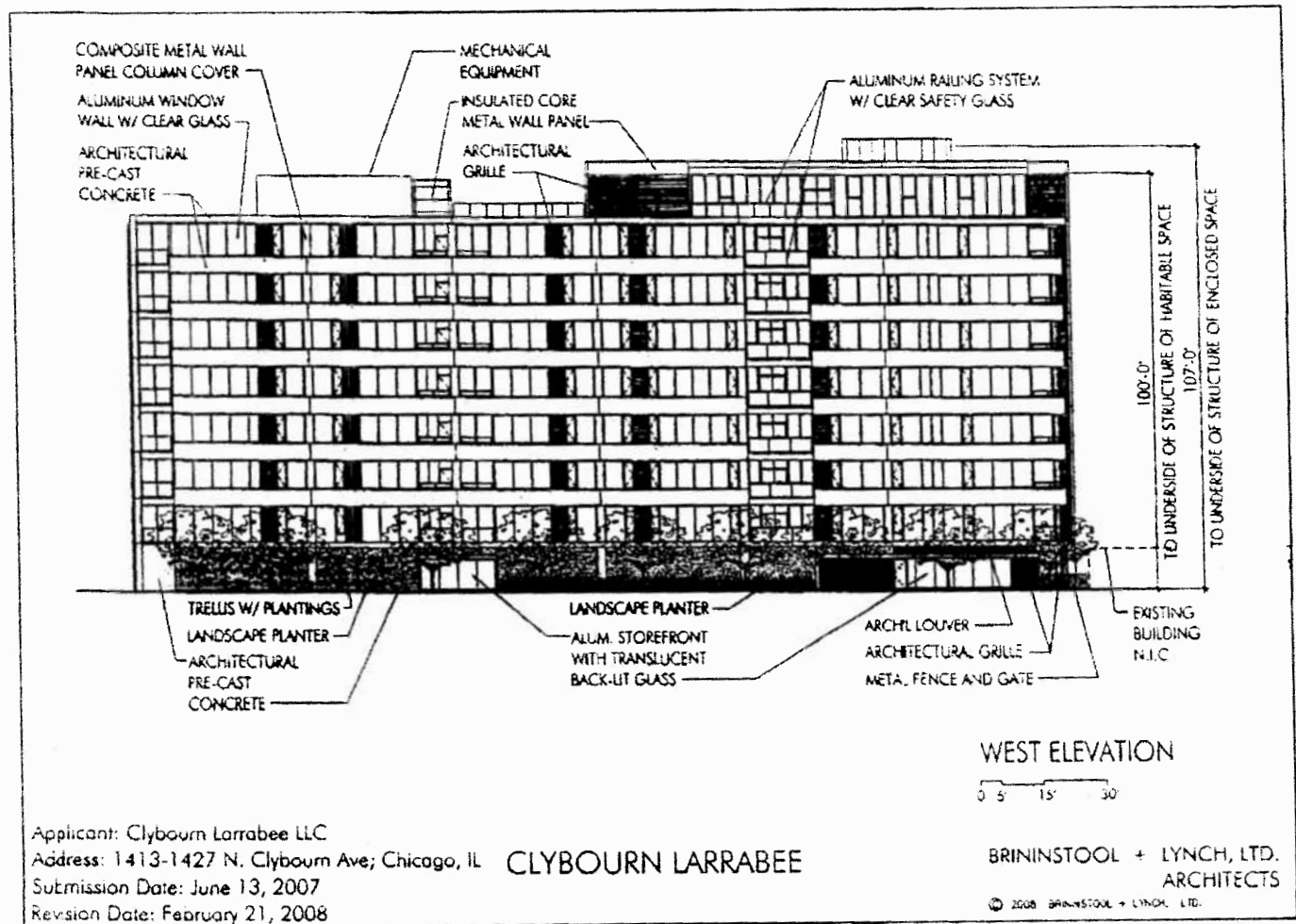
Applicant: Clybourn Larrabee LLC
 Address: 1413-1427 N. Clybourn Ave; Chicago, IL
 Submission Date: June 13, 2007
 Revision Date: February 21, 2008

CLYBOURN LARRABEE

EAST ELEVATION
 0 5 15 30

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West Elevation.



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