

17394

20996

JOURNAL--CITY COUNCIL--CHICAGO

2/15/2012

*Reclassification Of Area Shown On Map No. 6-K.  
(Application No. 17385)  
(Common Address: 3001 -- 3003 S. Komensky Ave.)*

[O2011-9715]

*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 and indications as shown on Map Number 6-K in the area bounded by:

West 30<sup>th</sup> Street; the public alley next east of and parallel to South Komensky Avenue; a line 49.8 feet south of and parallel to West 30<sup>th</sup> Street; and South Komensky Avenue, to those of a B2-1 Neighborhood Mixed-Use District.

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

*Reclassification Of Area Shown On Map No. 7-H  
(Application No. 17394)  
(Common Address: 2900 -- 2950 N. Oakley Ave.)*

M2-2  
[O2011-9724]

*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 Waterway Residential Planned Development Number 1122 District symbols and indications as shown on Map Number 7-H in the area bounded by:

a line 408.75 feet south of and parallel to West Nelson Street, North Oakley Avenue, the north branch of the Chicago River, a line 388.75 feet south and parallel to West Nelson Street, and a line 219.9 feet east of the north branch of the Chicago River.

to those of an M2-2 Light Industry District

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

10355

10/8/2008

REPORTS OF COMMITTEES

40957

~~North Wood Street; a line 164.00 feet north of West Armitage Avenue; the alley west and parallel to North Wood Street; and a line 188.18 feet north of West Armitage Avenue, to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.~~

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

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO  
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION  
OF AREA SHOWN ON MAP NUMBER 7-H.  
(As Amended)  
(Application Number 16355)

(Committee Meeting Held August 26, 2008)

WRPD 1122

The Committee on Zoning submitted the following report:

CHICAGO, October 8, 2008.

*To the President and Members of the City Council:*

Reporting for your Committee on Zoning, for which a meeting was held on August 26, 2008, I beg leave to recommend that Your Honorable Body *Pass* one ordinance transmitted herewith for the purpose of reclassifying a particular area. The Application Number is 16355, which was corrected and amended in its amended form for property at 2932 -- 2952 North Oakley Avenue.

At this time, I move for passage of this substitute ordinance.

Respectfully submitted,

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

On motion of Alderman Banks, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Banks, Mitts, Allen, O'Connor, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schulter, Moore, M: Smith, Stone -- 49.

Nays -- None.

Alderman Carothers 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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M2-2 Light Industry District symbols as shown on Map Number 7-H in the area generally bounded by:

a line 408.75 feet south-of and parallel to West Nelson Street; North Oakley Avenue; the north branch of the Chicago River; a line 388.75 feet south of and parallel to West Nelson Street; and a line 219.9 feet east of the north branch of the Chicago River,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM4.5 Residential Multi-Unit District symbols as shown on Map Number 7-H in the area described in Section 1 of this ordinance, to the designation of a Waterway Residential Planned Development, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

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

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

*Waterway Residential Planned Development Number 1122*

*Plan Of Development Statements.*

1. The area delineated herein as a Waterway Residential Planned Development ("Planned Development") consists of approximately ninety-nine thousand eight hundred eighty-six (99,886) square feet ( two and twenty-nine hundredths (2.29) acres) of property

located in a triangular area generally lying between a line approximately four hundred eight and seventy-five hundredths (408.75) feet south of and parallel to West Nelson Street; North Oakley Avenue; and the north branch of the Chicago River (the "Property"), as more fully depicted on the attached Planned Development Boundary and Property Line Map. The Property is under the single designated control of the applicant, Belgravia Group, Ltd.

2. All applicable official reviews, approvals or permits that are required in connection with the Planned Development shall be obtained or authorized to be obtained by the applicant. Any dedication or vacation of streets, alleys or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal and approval by the City Council.
3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the applicant, its successors and assigns and, if different from the applicant, the legal titleholders of the Property. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different from the applicant, the legal titleholders of the Property. Any applications for amendments, modifications or changes (administrative, legislative or otherwise) to the Planned Development shall be made or authorized by the applicant or its successors and assigns. For purposes of this Planned Development, portions of the improvements located on the Property will be organized as a homeowners association. Accordingly, the term "owner" shall be deemed to refer solely to the homeowners association of the owners of such portions of the improvements, and not to the individual unit owners therein.

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, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. The plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Riveredge Cross-Section; a proposed Plant Palette; Generalized First and Second Floor Plans; and Building Elevations prepared by Sullivan Goulette and Wilson dated July 17, 2008. Full sized copies of the Building Elevations and Landscape Plan are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. The 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.

5. The following uses shall be permitted in this Residential Planned Development: single-family houses, townhouses, unenclosed parking spaces and accessory and related uses.

Portions of the Property may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property.

6. On-premise signs, identification 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 Planning. Off-premise signs are prohibited.
7. All driveways providing ingress and egress from the public right-of-way to the Property line shall be adequately designed and paved in accordance with the regulations of the Chicago Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of Chicago. Closure of all or any part of any public street or alley during demolition or construction shall be subject to review and approval of the Chicago Department of Transportation.

Applicant will construct and pave according to Chicago Department of Transportation Standards, the street, curb, gutter, sidewalks and cul-de-sac of the North Oakley Avenue right-of-way beginning at the south border of West Oakdale Avenue, and then south to the south border of the North Oakley Avenue right-of-way.

8. For purposes of floor area and floor area ratio ("F.A.R.") calculations, the definitions of the Chicago Zoning Ordinance shall apply.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Site Plan and Building Elevations attached hereto and made a part of this Planned Development. Building height shall be measured as set forth in Section 17-17-0311 of the Chicago Zoning Ordinance and per the Bulk Data Table.
10. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon written application and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by the Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the 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-A of the Chicago Zoning Ordinance.
11. 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. Accordingly, the applicant commits to design, construct and maintain the buildings located within the Planned Development as L.E.E.D. certified buildings consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green

Building Rating System. All buildings shall be Certified under the L.E.E.D. For Homes program. Further, applicant will enroll in the Chicago Green Homes program for the buildings to be rated at the one-star level upon completion of the Planned Development.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Plans for the building 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.
13. The applicant acknowledges the importance of the Chicago River as a resource for commerce and recreation and also acknowledges the City's goal of establishing a continuous public riverfront trail for bicycling, jogging and other recreational uses. The Applicant shall provide a public river setback and trail substantially as shown on the Site and Landscape Plan. The design of the riverfront trail shall conform to the Chicago River Design Guidelines and Standards. In accord with Statement 7 above, the applicant shall improve Oakley Avenue which will provide additional access to the riverwalk. Access to the riverwalk shall be ungated, appropriately signed and open to the public, free of charge, during normal Chicago Park District hours from 6:00 A.M. to 11:00 P.M. The riverwalk may be gated for security purposes after hours. The Applicant will provide natural river bank improvements by stabilizing the river bank, thinning weedy trees, and planting native vegetation. All improvements within the river setback area must be completed no later than one year following issuance of an occupancy certificate for the first structure completed on the Property. The applicant further agrees that at such time as this riverfront Property becomes a critical link to the continuous multipurpose riverside trail, applicant, Belgravia Group, Ltd., as determined by the Department of Planning and Development, to convey the river setback area to a public or private land trust, as approved by the Department of Planning and Development. Such conveyance is to be in the form of a fee simple property transfer or an easement or other agreed upon instrument for the sole purpose of facilitating public recreational use of the Chicago River.
14. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department of Planning and Development during the actual Part II Review. The fee as determined by the Department of Planning and Development staff at that time is final and binding on the applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II approval.
15. Substantial construction of the development contemplated by this Planned Development must commence within six (6) years following city council approval of this Planned Development. If a building permit is not obtained, or completion of the improvements is not diligently pursued, this Planned Development shall expire and the zoning of the Property shall revert to the pre-existing classification of M2-2, Light Industry District.

[Plant Palette referred to in these Plan of Development Statements unavailable at time of printing.]

16355

[Existing Zoning and Street System Plan; Existing Land-Use Area Map; Property Line and Boundary Map; Generalized Site Plan; Landscape Plan; Section Plan; First Floor Plan; Generalized Second Floor Plan; Site Elevations; Typical Townhome Elevations; Typical Single-Family Home Elevations; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 40963 through 40977 of this *Journal*.]

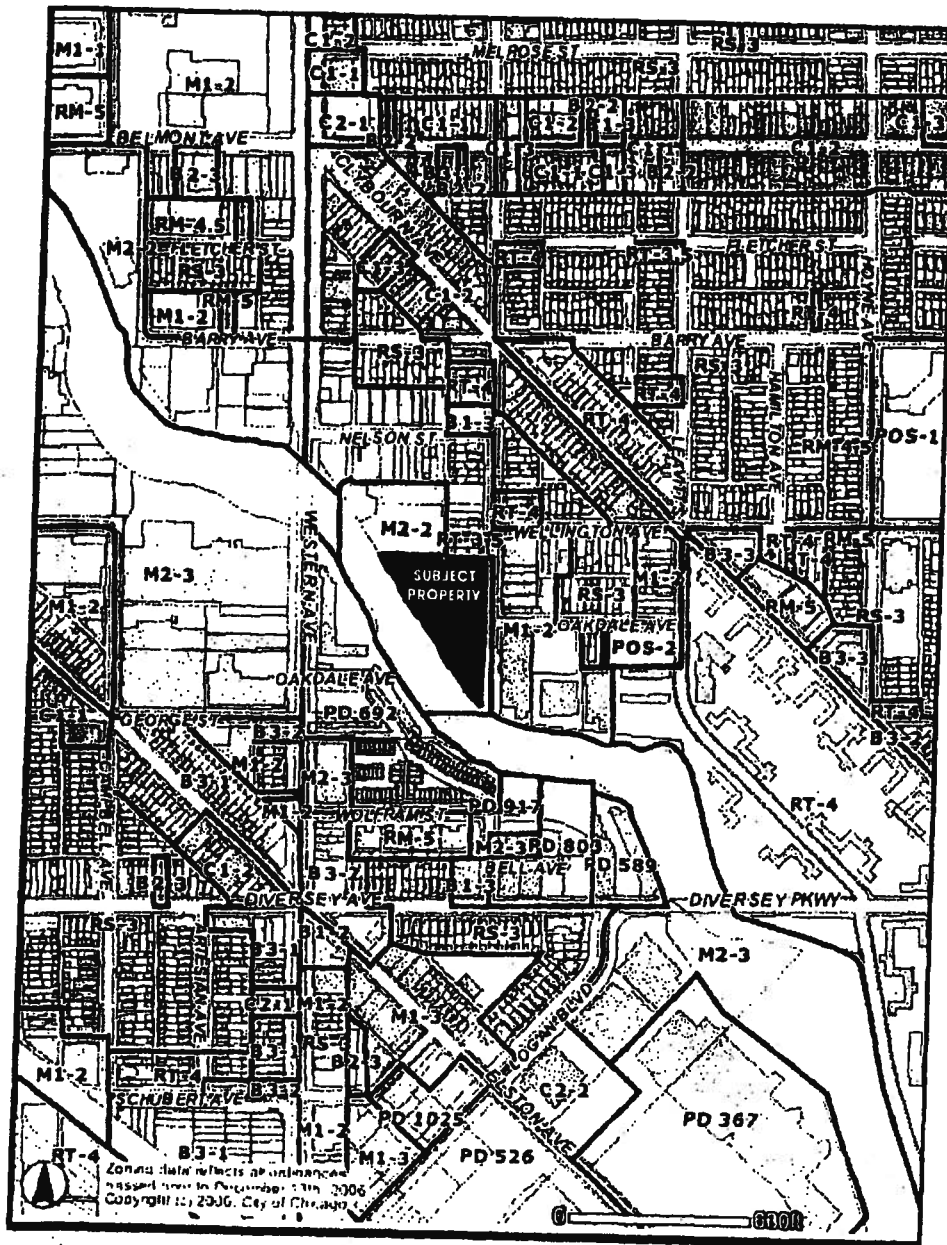
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Waterway Residential Planned Development Number 1122*

*Bulk Regulations And Data Table.*

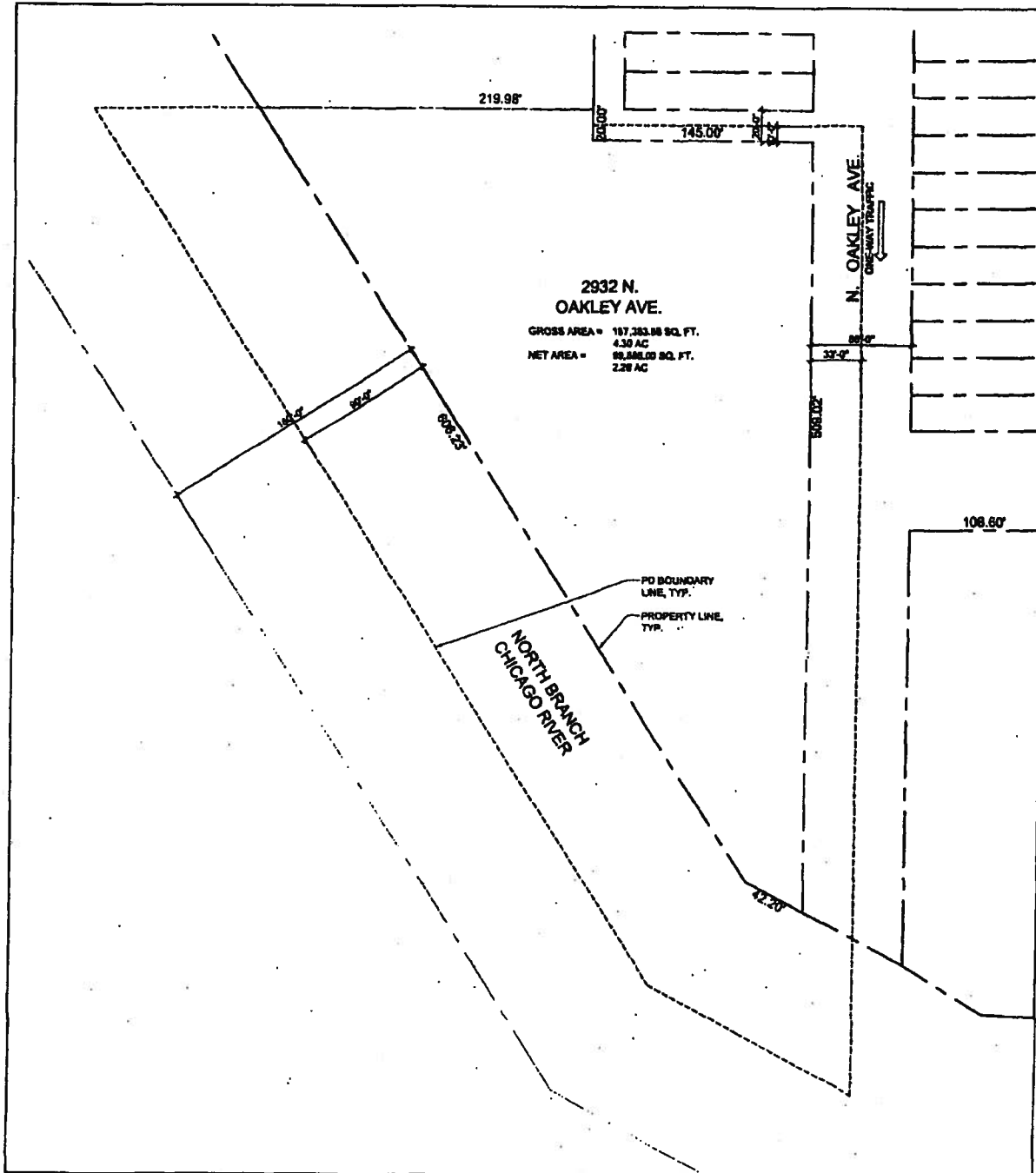
Net Site Area:	99,886 square feet (2.29 acres)
Area in Public Right-of-Way:	87,477.88 square feet (2.01 acres)
Gross Site Area:	187,363.88 square feet (4.30 acres)
Maximum Floor Area Ratio:	1.35
Setbacks:	In substantial compliance with the Site Plan
Maximum Number of Dwelling Units:	45
Single-Family:	7
Townhouses:	38
Minimum Number of Parking Spaces:	103 total
Dwelling Units:	90
Guest Parking:	13
Maximum Building Height:	47 feet (measured from the top of the first floor slab on grade)
Maximum Site Coverage:	In accordance with the Site Plan

Existing Zoning And Street System Plan.

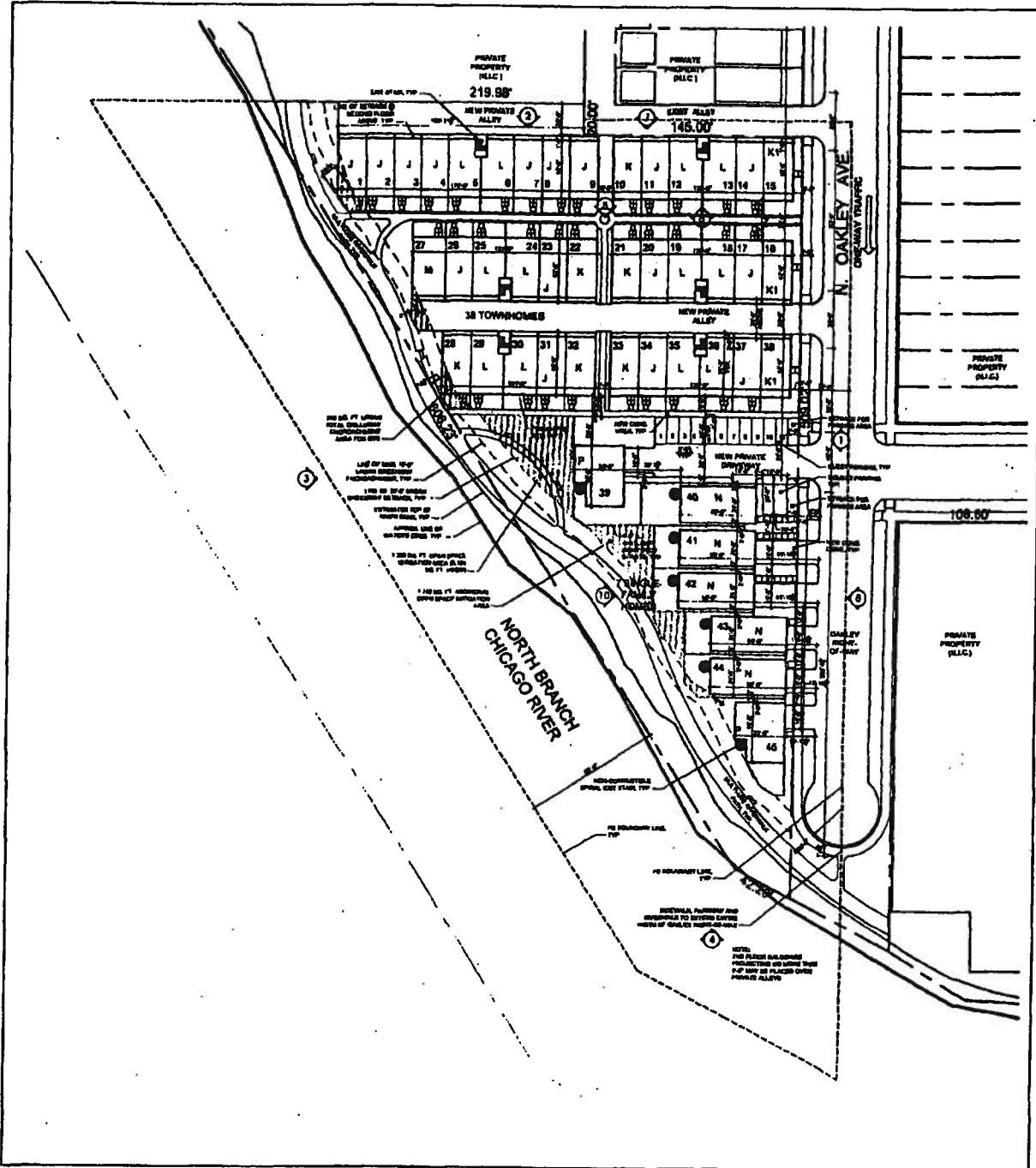




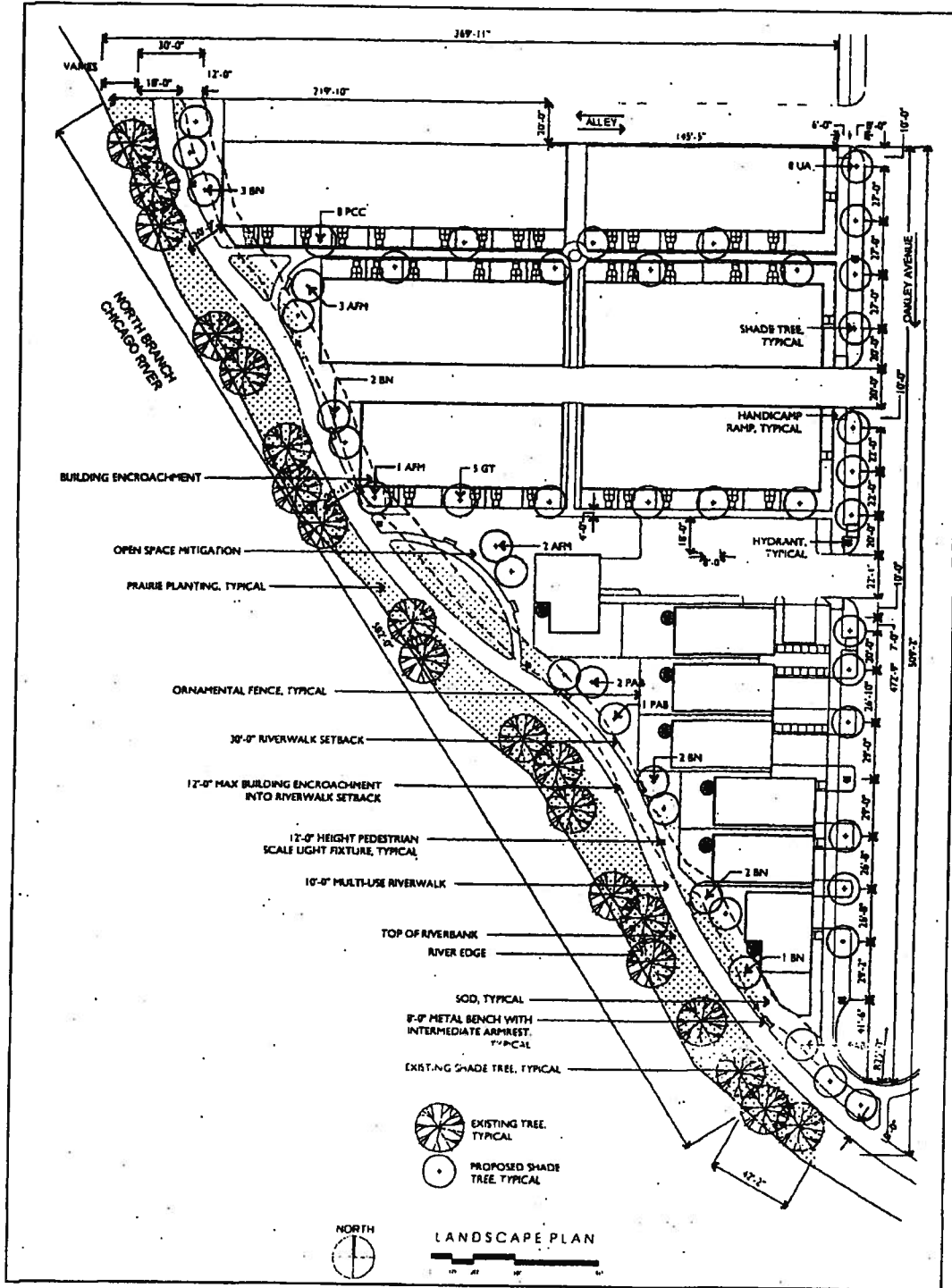
Property Line And Boundary Plan.



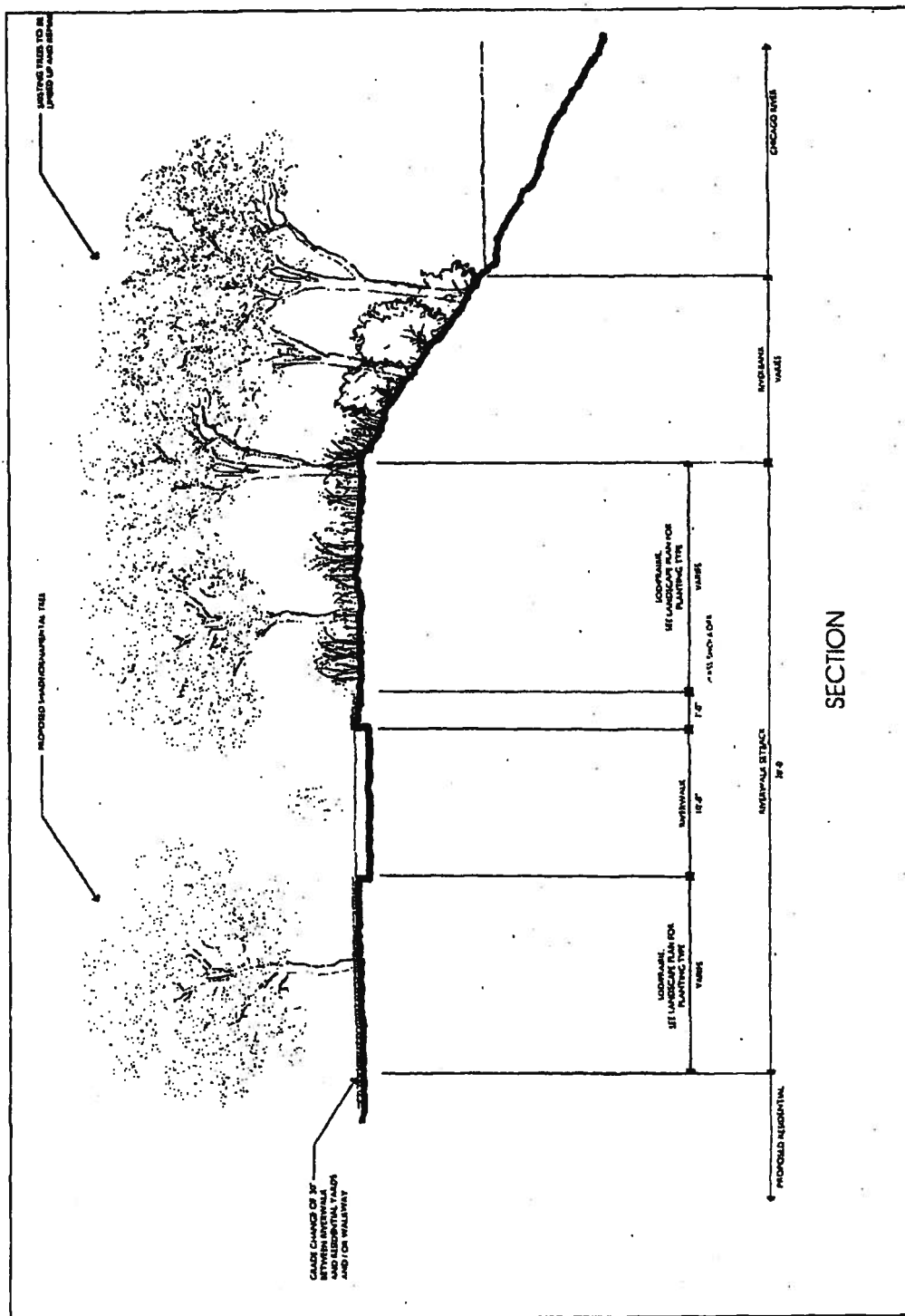
Generalized Site Plan.



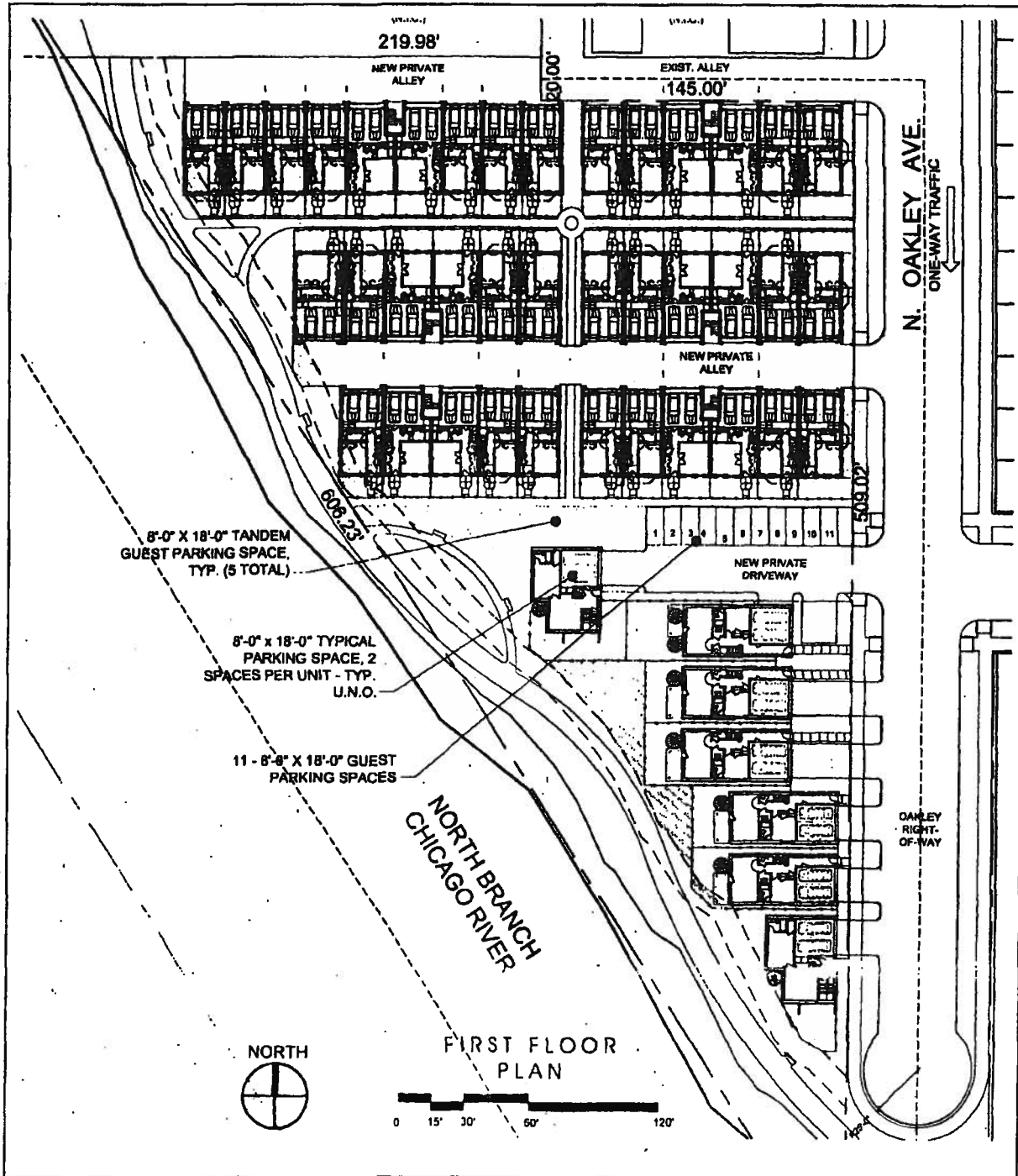
Landscape Plan.



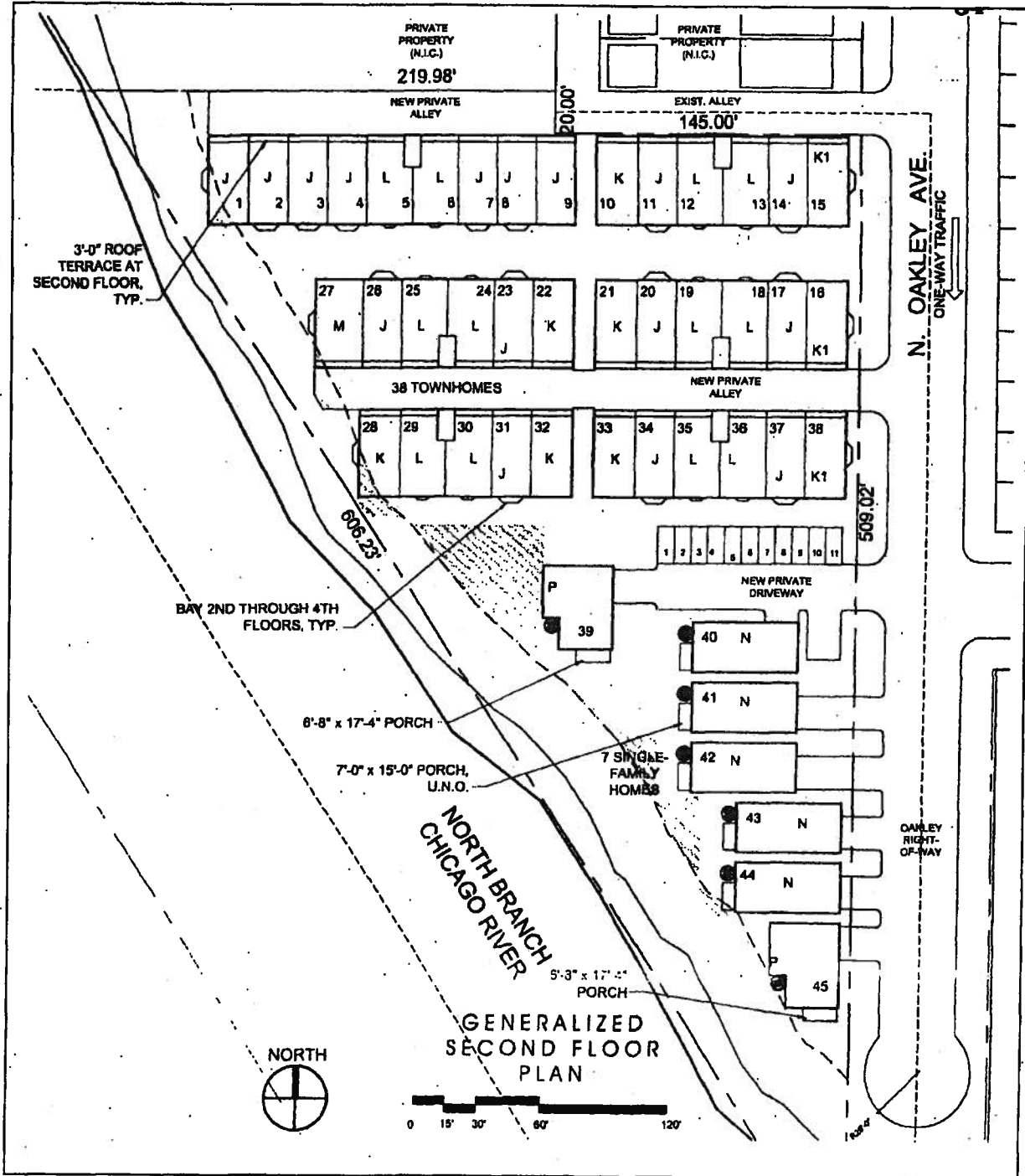
Riveredge Cross-Section.



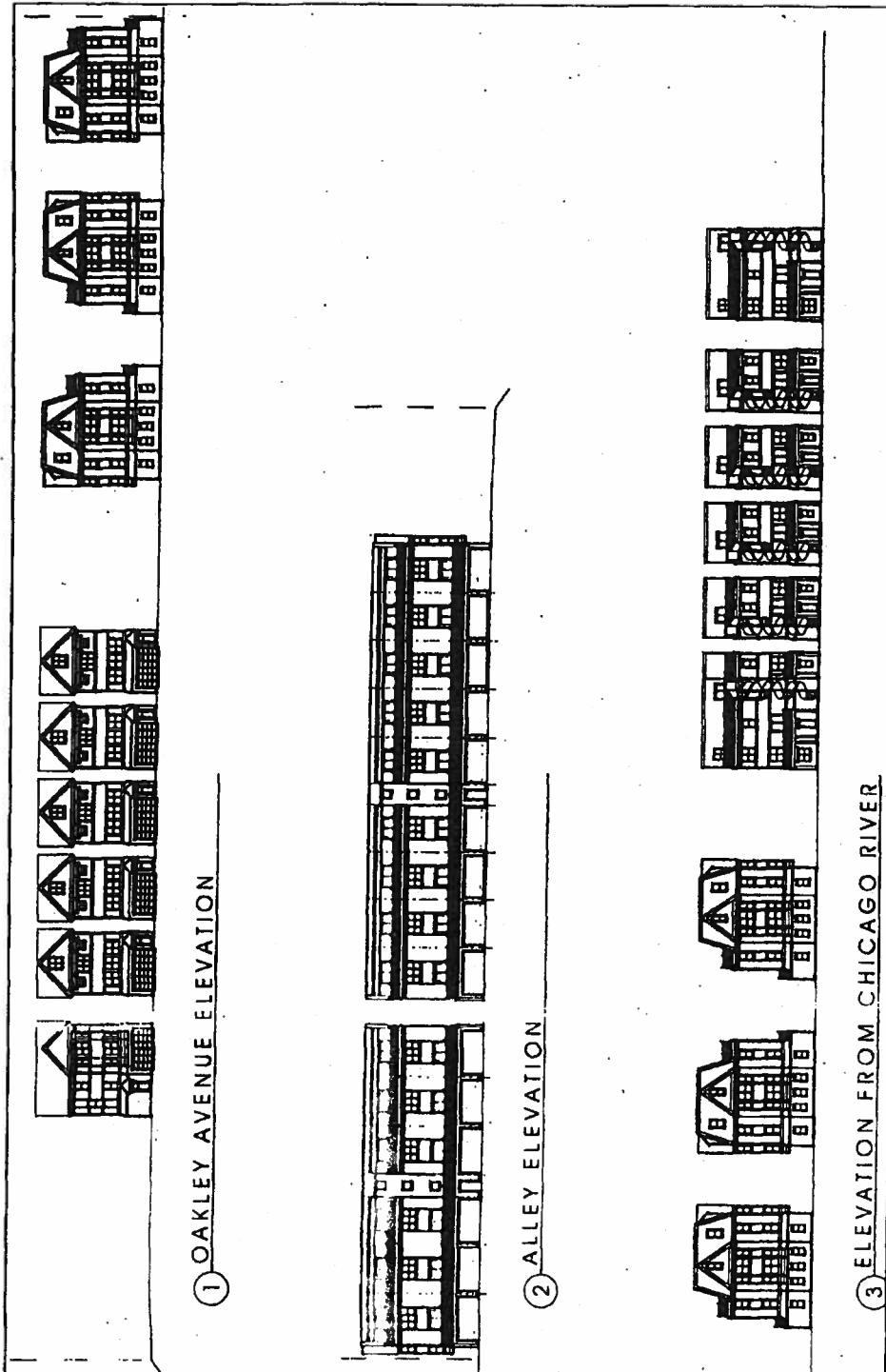
First Floor Plan.



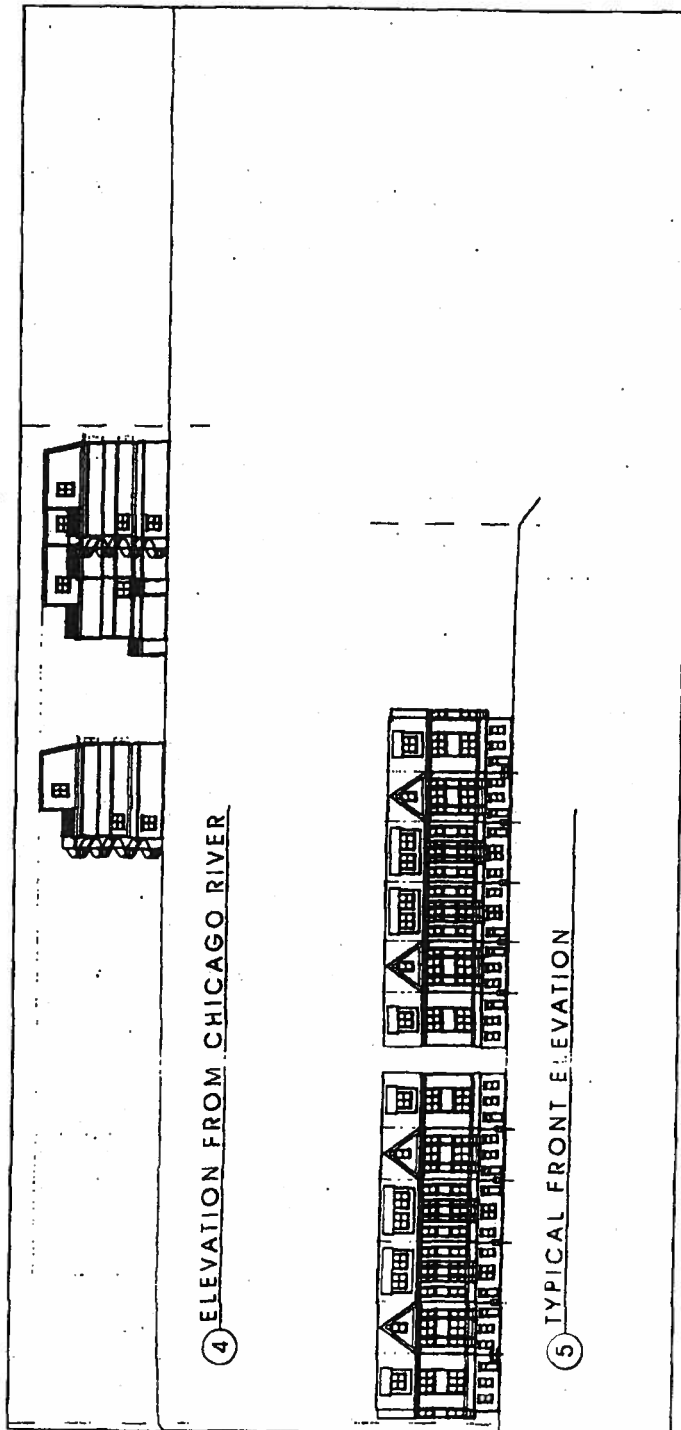
Generalized Second Floor Plan.



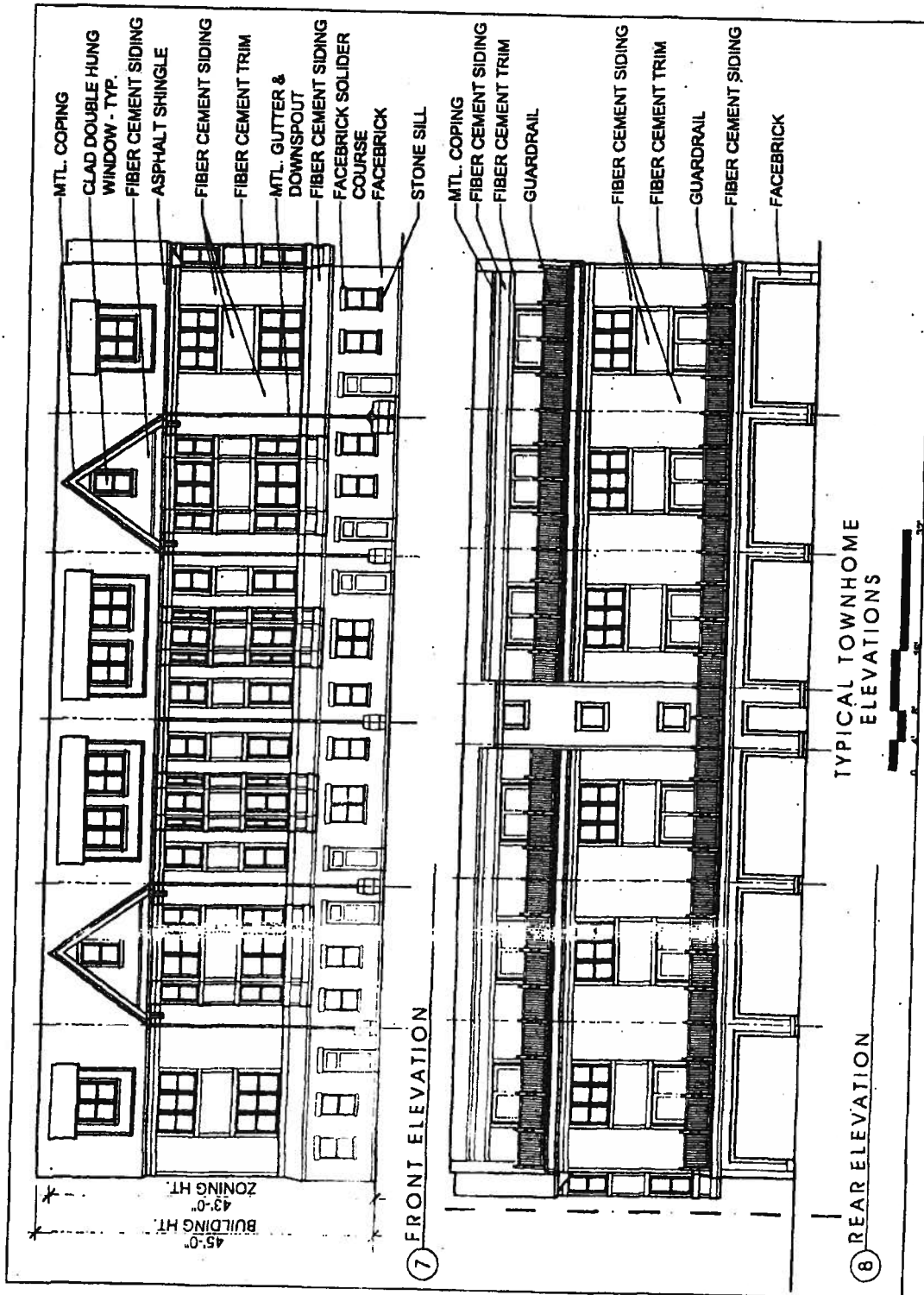
Site Elevations.  
(Page 1 of 2)



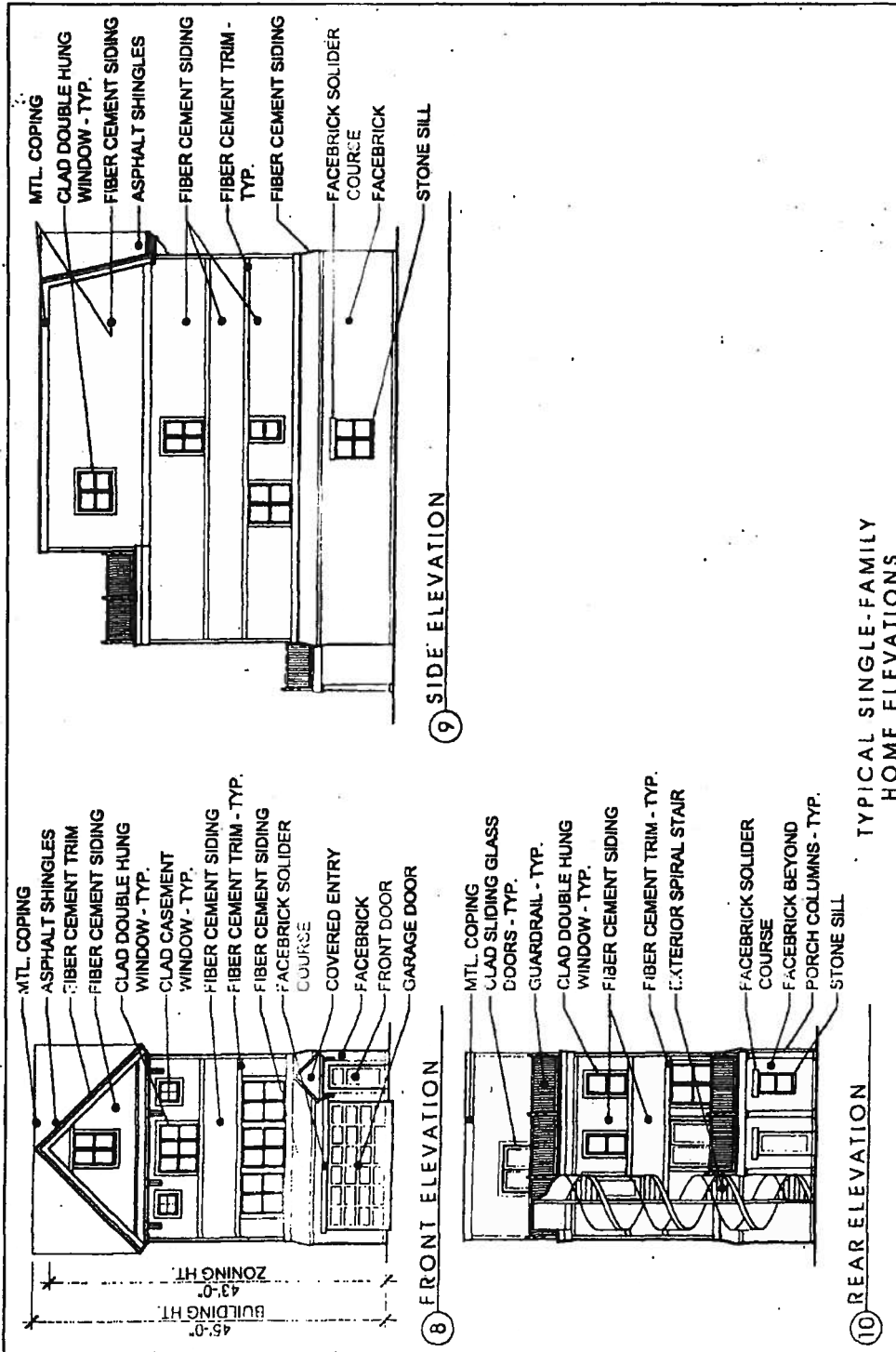
Site Elevations.  
(Page 2 of 2)



Typical Townhome Elevations.



Typical Single-Family Home Elevations.



TYPICAL SINGLE-FAMILY HOME ELEVATIONS

Chicago Builds Green.  
(Page 1 of 3)

<b>Project Name:</b>	Bankside (Oakley Phase)		
* Street Number (if the address only includes one street number, please fill only the cell "From"):			
<b>Project Location:</b>	From: 2932	To:	Direction: N Street Name: Oakley Select Street Type: Ave
	Ward No: 1	Community Area No: 5	
<b>Project Type:</b>	<input checked="" type="checkbox"/> Planned Development <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> Zoning Change <input type="checkbox"/> Public project <input type="checkbox"/> Landmark PD No: <input type="text"/> RDA No: <input type="text"/> From: <input type="text"/> To: <input type="text"/>		
<b>Project Size:</b>	Total lot area in sq.ft.: 90	Total building(s) footprint in sq.ft.: 40,236	Total vehicular use area in sq.ft.: 10,382
<b>DPD Project Manager:</b>	Enter Name Last Name: Sarah Cheehan		
<b>BG/GR Matrix:</b>	Select project category: Residential or more TH		
<b>Financial Incentives:</b>	<input type="checkbox"/> Empowerment Zone Grant <input type="checkbox"/> Class L <input type="checkbox"/> Ind. Dev. Revenue Bonds <input type="checkbox"/> Class 6b <input type="checkbox"/> Bank Participation Loan <input type="checkbox"/> DOH <input type="checkbox"/> Sale Write Down		
<b>Density Bonus:</b>	<input type="checkbox"/> Water features in a plaza or pocket park <input type="checkbox"/> Setbacks above the ground floor <input type="checkbox"/> Riverwalk improvements <input type="checkbox"/> Lower level planting terrace <input type="checkbox"/> Gardens <input type="checkbox"/> Green roof <input type="checkbox"/> Through-block connection <input type="checkbox"/> Underground parking and loading <input type="checkbox"/> Sidewalk widening <input type="checkbox"/> Concealed above-ground parking <input type="checkbox"/> Bus		

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:	329	257
Interior Landscape Area	Square footage:	956	19,272
Minimum Interior Trees		8	54
Minimum Parkway Trees		20	13

**Open Space:**

Road Setback	Square footage:	8,940	20,372
Private Open Space	Square footage:	7,400	12,278
Privately developed Public Open Space	Square footage:	0	27,267

**Stormwater Management (de volume control):**

Permeable paving	Square footage:	10,382
Rain Garden	Check applicable:	<input type="checkbox"/>
Filtration		<input type="checkbox"/>
Bioswale		<input checked="" type="checkbox"/>
Detention pond		<input type="checkbox"/>
Natural landscaping	Square footage:	16,272
Rainwater collection cistern/barrel	Gallons:	1,480
Turf grass area reduction	Square footage:	0

**Other sustainable surface treatments:**

Green roof	Square footage:	0	0
Enhanced roof	Square footage:	0	0
High reflectance pavement	Square footage:		0

**Transportation:**

Number of accessory parking spaces		0	13
Total number of parking spaces (Accessory + Non-Acc.)			67
Number of parking spaces dedicated to car sharing services (e.g., Car2Go, Zip-Car)		0	0
Number of bicycle parking spaces		0	0
Whether project is adjacent to CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>	

Chicago Builds Green.  
(Page 3 of 3)

**Building Certification:**

- Green building
- Certification
- LEED Certified
- LEED Silver
- LEED Gold
- LEED Platinum
- Chicago Green Homes
- Chicago Green Homes (one-star)
- Chicago Green Homes (two-star)
- Chicago Green Homes (three-star)

**Energy efficiency strategies  
not captured above:**

*(IE: Other than Energy Star Roof - or Energy Star  
Certification)*

**Other sustainable strategies  
and/or Project Notes:**

It will be Energy Star tested (and rated) and will be enrolling in LEED for  
and Chicago Green Homes.

