

PD 1138

Table of Contents

04/22/2009 PD Adoption **2**
 Ordinance 2
 Statements 3
 Bulk Table 4
 Exhibits 5

59732

JOURNAL--CITY COUNCIL--CHICAGO

16727
4/22/2009

Reclassification Of Area Shown On Map No. 4-H.
(Application No. 16806)
(Common Address: 1657 -- 1659 W. 18th St.)

[O2009-1677]

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 current B3-2 Community Shopping District symbols and indications as shown on Map Number 4-H in the area bounded by:

West 18th Street; a line 75.06 feet east of South Paulina Street; the alley next south of and parallel to West 18th Street; and South Paulina Street,

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 No. 4-I.
(As Amended)
(Application No. 16727)

(Common Addresses: 2635 -- 2657 W. 12th Pl., 1231 -- 1245 S. Washtenaw Ave. And 1230 -- 1248 S. Talman Ave.)

RPD 1138

[SO2009-1679]

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 amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 4-I in the area bounded by:

West 12th Place on the north, South Washtenaw Avenue on the west and South Talman Avenue on the east and a line approximately 200.39 feet south of West 12th Place,

to a Residential Planned Development which is hereby established in the area described above District.

SECTION 2. 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:

Full-size sets of the Plans are on file with the Department of Zoning and Land Use Planning (the "Department"). This Planned Development is applicable to the Property and these and no other controls shall apply. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of the City of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted within the area delineated herein as a Residential Planned Development: Dwelling units including, but not limited to, townhouses, attached dwelling units, multiple-family dwelling units; non-residential uses permitted in a RT4 zoning district; community center; accessory off-street parking; and accessory uses.
6. Business identification signs shall be permitted within the Planned Development subject to the review and approval by the Department. Temporary signs such as construction and marketing signs shall also be permitted subject to the review and approval by the Department. No advertising signs shall be permitted within the Planned Development. No off-premise signs will be permitted.
7. 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. The maximum height of any building or any appurtenance thereto, in addition to any limitations prescribed in this Planned Development, shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The improvements to the Property shall be designed, installed and maintained in substantial conformance with the Plans. Landscaping shall be designed in accordance with the applicable provisions of the Chicago Zoning Ordinance.
10. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area). The Part II Fee will be assessed by the Department of Zoning and Land Use Planning during the actual Part II Review. The fee as determined by the Department of Zoning and Land Use Planning staff at that time is final and binding on the applicant and must be paid to the Department of Zoning and Land Use Planning prior to the Issuance of any Part II approval.

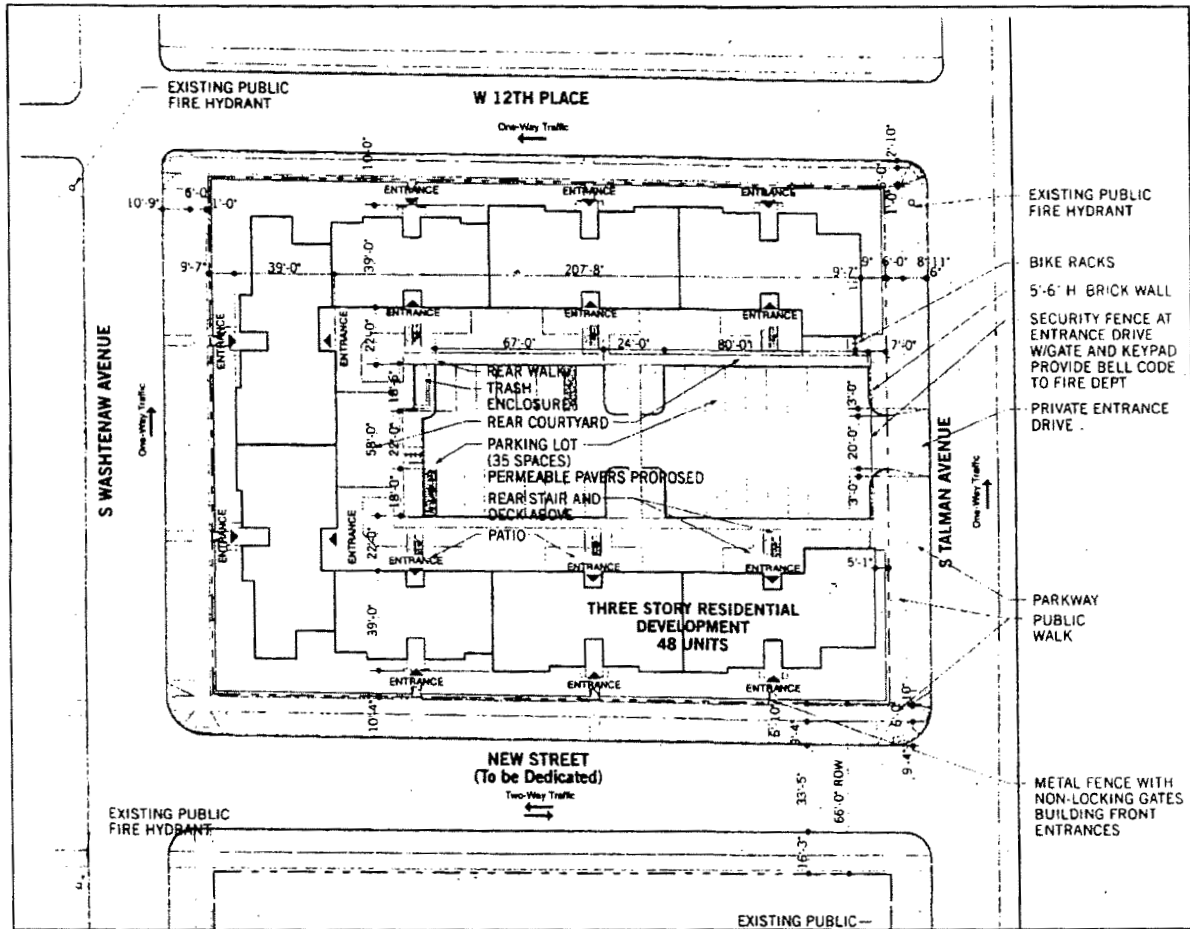
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development.

Bulk Regulations And Data Table.

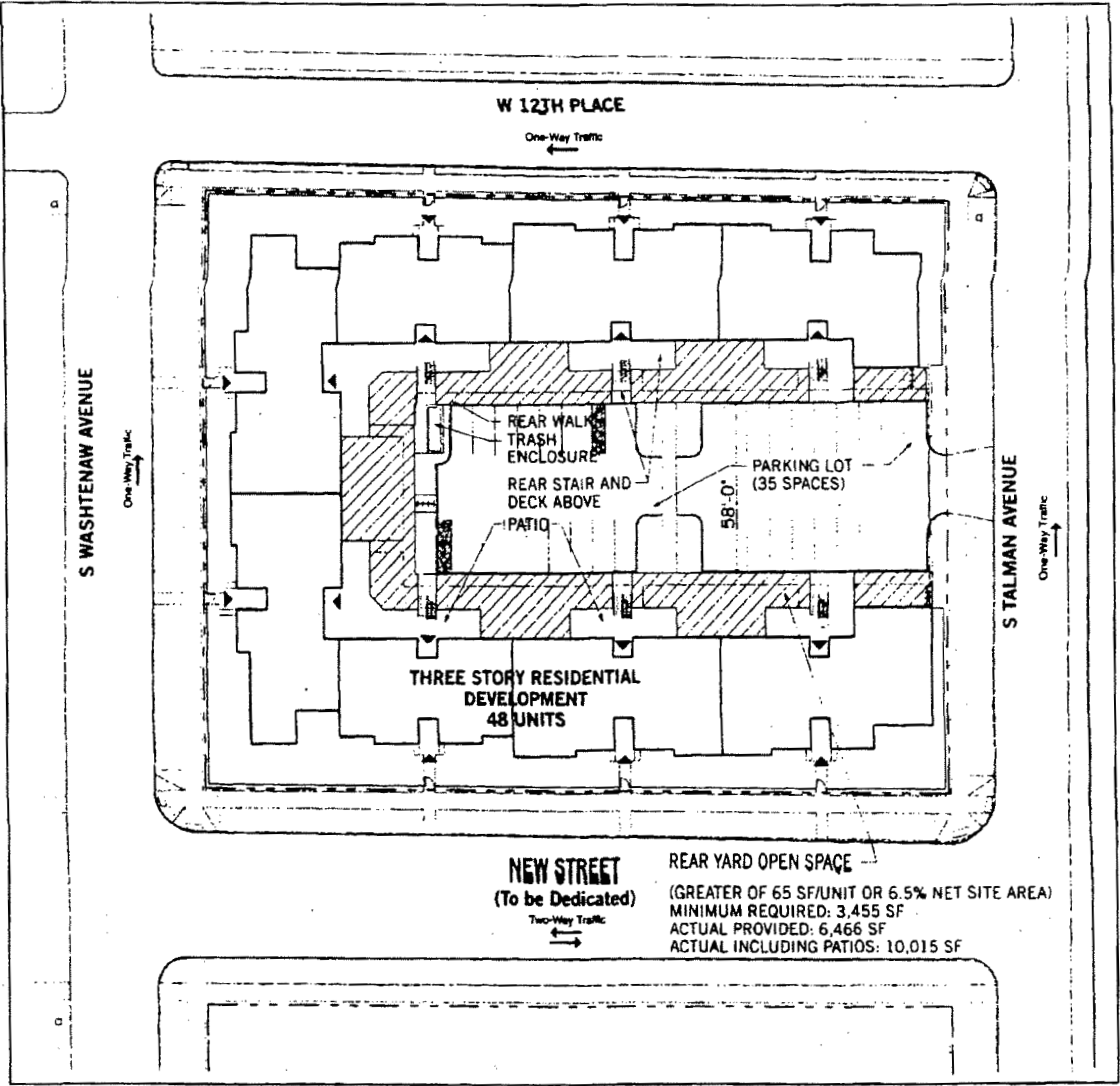
Net Site Area	53,156 square feet	1.22 acres
Area in Adjoining Right-of-Way:	31,891 square feet	0.73 acre
Gross Site Area:	85,047 square feet	1.95 acres
Dwelling Units:	48	
F.A.R. Area:	63,787 square feet	
F.A.R.:	1.20	
Actual MLA:	1,108 square feet	
Offstreet Parking:	35	
Offstreet Loading:	0	
Parking Ratio:	0.72/1	
Actual Building Height:	31 feet	
Building Setbacks:	10 feet	north
	10 feet	south
	9 feet, 7 inches	east
	9 feet, 5 inches/5 feet, 1 inch	west

Site Plan.

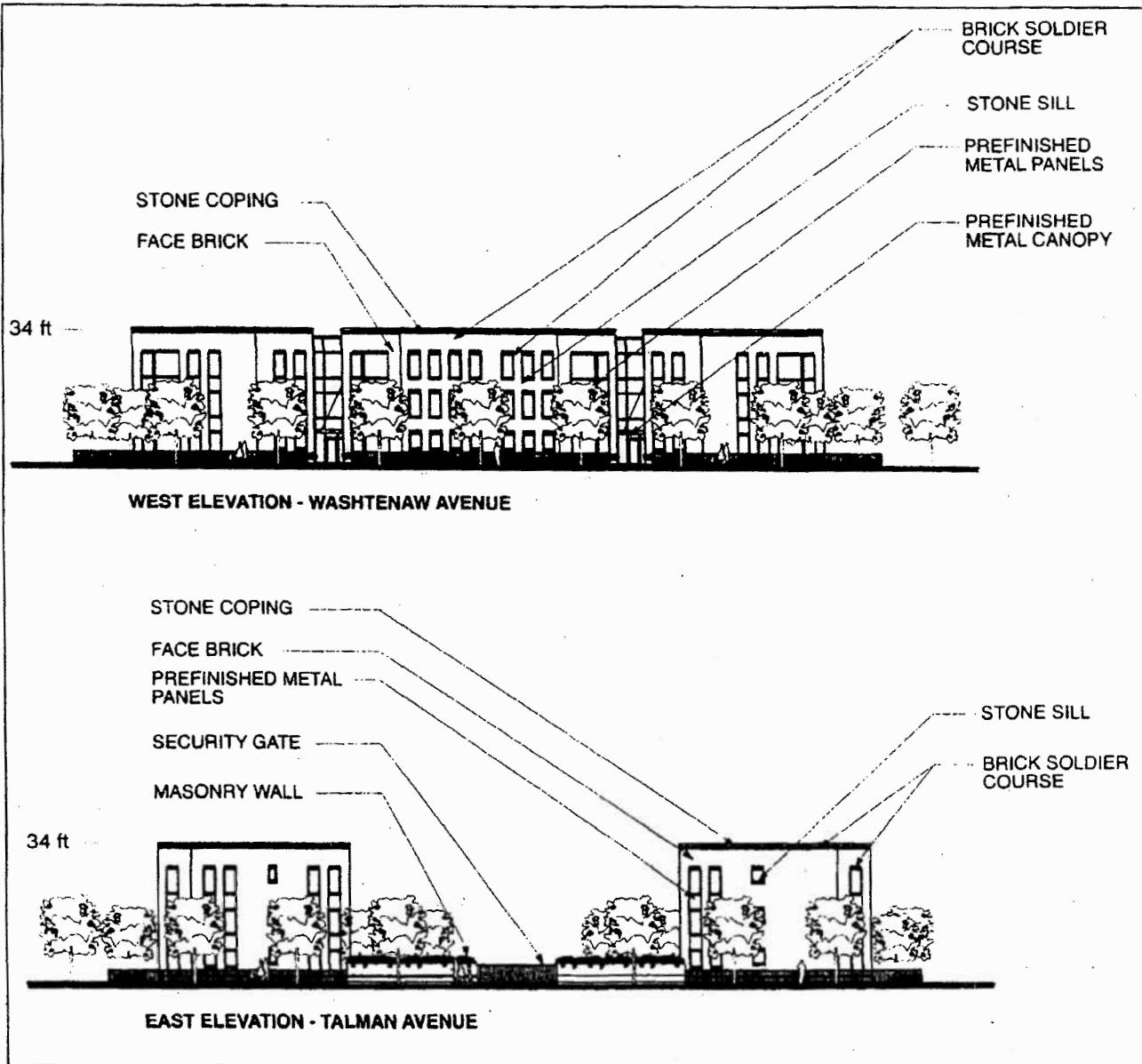


- EXISTING PUBLIC FIRE HYDRANT
- EXISTING PUBLIC FIRE HYDRANT
- BIKE RACKS
- 5'-6" H BRICK WALL
- SECURITY FENCE AT ENTRANCE DRIVE W/GATE AND KEYPAD PROVIDE BELL CODE TO FIRE DEPT
- PRIVATE ENTRANCE DRIVE
- PARKWAY PUBLIC WALK
- METAL FENCE WITH NON-LOCKING GATES BUILDING FRONT ENTRANCES

Rear Yard Open Space Plan.



Building Elevations.
(Page 2 of 2)



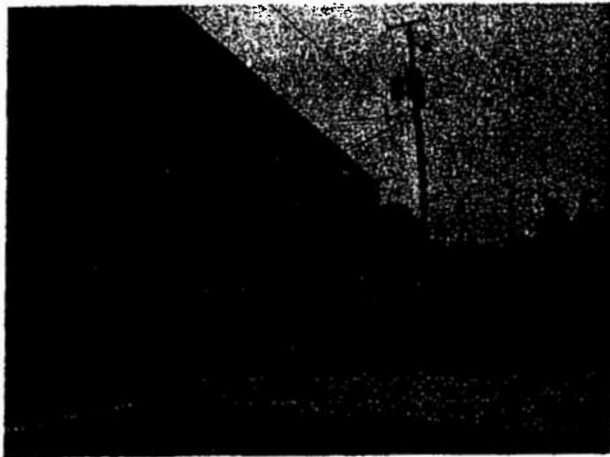
Neighborhood Features.
(Page 2 of 2)



TYPICAL RESIDENTIAL BUILDINGS



TYPICAL RESIDENTIAL BUILDING/ VACANT LOT



12TH PLACE AND S TALMAN LOOKING SOUTH



12TH PLACE LOOKING EAST TOWARDS WASHTENAW

Chicago Builds Green Form.
(Page 2 of 2)

		Required per Zoning Code or Green Roof/Building Green Matrix	To be Provided by the development:
<i>Please fill, if applicable</i>			
Landscaping:	7' Landscape Setback	Square footage: 239	239
	Interior Landscape Area	Square footage: 703	941
	No. of Interior Trees	6	6
	No. of Parkway Trees	21	21
Open Space:	River Setback	Square footage: 0	0
	Private Open Space	Square footage: 3,455	6516
	Privately developed Public Open Space	Square footage: 0	0
Stormwater Management (At-grade volume control):			
Permeable paving	Square footage:	**9269	
Raingarden	Check applicable:	<input type="checkbox"/>	
Filter strip		<input type="checkbox"/>	
Bioswale		<input type="checkbox"/>	
Detention pond		<input type="checkbox"/>	
Native landscaping	Square footage:	0	
Rain-water collection cistern/barrel	Gallons:	0	
Total impervious area reduction	Square footage:	0	
Other sustainable surface treatments:			
Green roof	Square footage:	0	0
Energy Star roof	Square footage:	13,500	13,500
High-albedo pavement	Square footage:	0	0
Transportation:	No. of accessory parking spaces	38	38
	Total no. of parking spaces (Accessory + Non-Acc.)		38
	No. of parking spaces dedicated to car sharing services (E.g., I-Go, Zip-Car)	0	0
	No. of bicycle parking	17	17
	Within 600 ft of CTA or Metra station entrance		<input checked="" type="checkbox"/>