

4/22/2009

REPORTS OF COMMITTEES

16097
59749

Reclassification Of Area Shown On Map No. 5-N.
(As Amended)
(Application Number 16097)
(Common Address: 2102 -- 2108 N. Natchez Ave.)

RPD 1139

[SO2009-1680]

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 M2-2 Light Industry District symbols and indications as shown on Map Number 5-N in the area bounded by:

a point on the Chicago, Milwaukee, St. Paul & Pacific Railroad northwest of a 49.46 arc, which is 691 feet northwesterly of a point on North Natchez Avenue which is 700.58 feet north of the intersection of North Natchez Avenue and the Chicago, Milwaukee, St. Paul & Pacific Railroad; a 49.46 arc running southeast to a point 691 feet northwesterly of a point on North Natchez Avenue which is 700.58 feet north of the intersection of North Natchez Avenue and the Chicago, Milwaukee, St. Paul & Pacific Railroad; a 691 foot line running northwesterly of a point on North Natchez Avenue which is 700.58 feet north of the intersection of a point on North Natchez and the Chicago, Milwaukee, St. Paul & Pacific Railroad; North Natchez Avenue; and the Chicago, Milwaukee, St. Paul & Pacific Railroad to the point of beginning,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the City Zoning Ordinance be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols to those of a Residential Planned Development and a corresponding use is hereby established.

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 No. 1139.

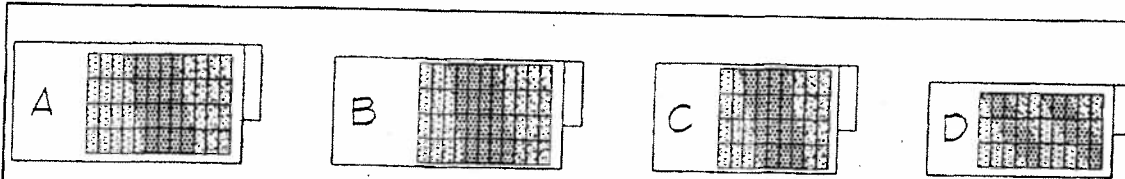
Plan Of Development Statements.

1. The area delineated herein as a residential planned development consists of a net site area of approximately nine point forty-six (9.46) acres which is controlled by Dubin Properties, Inc. ("Applicant").

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. The access drive at the northern property line is the subject of an existing, thirty foot (30) easement fifteen (15) feet on each property) for ingress and egress. The Applicant is responsible for constructing the access drive on its portion of the property, consistent with the Applicant's engineering plans and specifications. The Applicant's northern access drive, as depicted on the Site Plan, is twenty feet wide and the Applicant agrees to provide appropriate access to their Site.
8. In addition to the maximum height of any building or any appurtenance attached thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved 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 purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
10. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars per square foot for the total buildable square feet (floor area). The Part II Review 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.
11. Improvements of the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the exhibits to this Planned Development. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The terms, conditions and exhibits of this Planned Development ordinance may be modified, administratively, by the Commissioner of the Department of Zoning and Land Use Planning upon the written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Zoning and Land-Use Planning that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this Planned Development. Any such modification of the requirements of this Planned Development by the Commissioner of the Department of Zoning and Land -Use Planning shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

Area of Public Streets:	23,119 square feet (0.53 acre)
Net Site Area:	412,182 square feet (9.46 acres)
Subarea A (Single-Family Residences):	70,073 square feet (1.61 acres)
Subarea B (Townhomes):	342,109 square feet (7.85 acres)
Proposed Total F.A.R.:	1.07
Maximum Number of Units:	236
	24 single-family
	212 townhomes
Minimum Number of Parking Spaces:	448
	(If revisions are required by another city agency at the time of building permit applications or if the number of dwelling units is reduced, the number of parking spaces may be reduced, so long as a minimum ratio of 2:1 spaces per dwelling unit is maintained, with the exception of the "D" units, which shall only be required to provide 1 (one) parking space per unit
Building Height:	
Single-Family Homes:	3 story = 38 feet, 0 inches
Townhomes:	3 story = 35 feet, 0 inches
Maximum Site Coverage:	50%
Minimum Periphery Setbacks:	Per Approved Site Plan

Landscape Plan -- Green Roof Data.

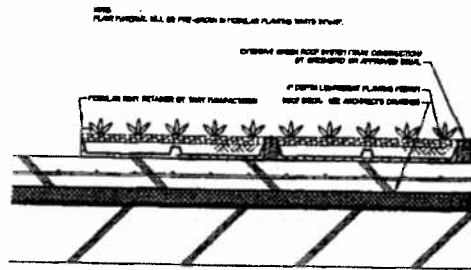


2 LANDSCAPE PLAN - GREEN ROOF UNIT PLANS
NTS

PATTERN	PLANTS	PERCENTAGE OF MIX	SPACING	AVG. HEIGHT	FLOWER COLOR	BLOOM TIME
	MONTICHI ECLECTIC MIX (OR EQUIVALENT)	100.00%				
	ALLUM BONDENOPFRANUM FORESCATE	1.50%	1' OC	2'	PNK	JUN
	ALLUM SENESCENS S&P HORTANUM	1.50%	1' OC	2'	PNK	ALLUGO
	SEDUM ALBUM CORAL CARPET	1.50%	1' OC	5-1"	WH	JUN
	SEDUM CAUTICOLA BENTRAM ANDERSON	1.50%	1' OC	3"	PNK	AS
	SEDUM KATHMATICUM TERARDONE	1.50%	1' OC	2"	YL	MAY
	SEDUM SEDUM REFLEXUM GREEN BRIDGE	1.50%	1' OC	2-6"	YL	JUN
	SEDUM BEKANGILARE	1.50%	1' OC	15"	YL	JUN
	SEDUM SPURSUM ROYAL PINK	20.50%	1' OC	2"	PNK	JULY
		MONTICHI MODERN MIX (OR EQUIVALENT)	100.00%			
SEDUM ALBUM CORAL CARPET		1.40%	3' OC	1"	YL	JUN
SEDUM ELLAGOSILVUM		1.40%	3' OC	1"	WH	JUN
SEDUM PODOCOPRANUM VAR. DRUMMII		3.20%	3' OC	8"	YL	MAY
SEDUM BEKANGILARE		1.40%	3' OC	1"	YL-O	JUN
SEDUM SICHOTENSE		1.40%	3' OC	2"	YL	JUN
SEDUM SPURSUM DRAGON'S BLOOD		1.40%	3' OC	2"	YL	JULY
SEDUM SPURSUM		3.20%	3' OC	2"	RED	JUN
SEDUM STEREO		1.40%	3' OC	2"	WH	AS
		MONTICHI HEATHER MIX (OR EQUIVALENT)	100.00%			
	ALLUM MAXIMIGRACEA ALBA	15.10%	18" OC	8"	WH	MAY
	SEDUM ALBA PURALE	15.10%	18" OC	3-4"	WH	JUN
	SEDUM CAUTICOLA BENTRAM ANDERSON	15.10%	18" OC	3"	PNK	AS
	SEDUM SPURSUM DRAGON CARPET	3.20%	18" OC	2"	RED	JUN
	SEDUM SPURSUM JOHN CREECH	3.20%	18" OC	1-2"	PNK	JUN
	SEDUM SPURSUM YOGI DOG	15.10%	18" OC	4"	PURPLE	JULY
	SEDUM SPURSUM PURPLE BEAUTY	15.10%	18" OC	1-2"	WH	AS
	SEDUM SPURSUM RUBY HEART	15.10%	18" OC	2"	PURPLE	JULY
	SEDUM SPURSUM	15.10%	18" OC	3"	RED	JUNE

NOTES:
 1) THE PLANTING IS SEPARATED INTO THREE DIFFERENT MATRICES: ECLECTIC, MODERN, AND HEATHER.
 2) ECLECTIC MATRIX AND HEATHER MATRIX INCLUDE ALLUM "OVERPATTERN".
 3) PLANT IN PERCENT PROPORTIONS SHOWN.
 4) PLANT MATRIX GROUPS IN EVEN RANDOM PATTERN OVERPLANT ALLUM GROUPS AT SPACING INDICATED.

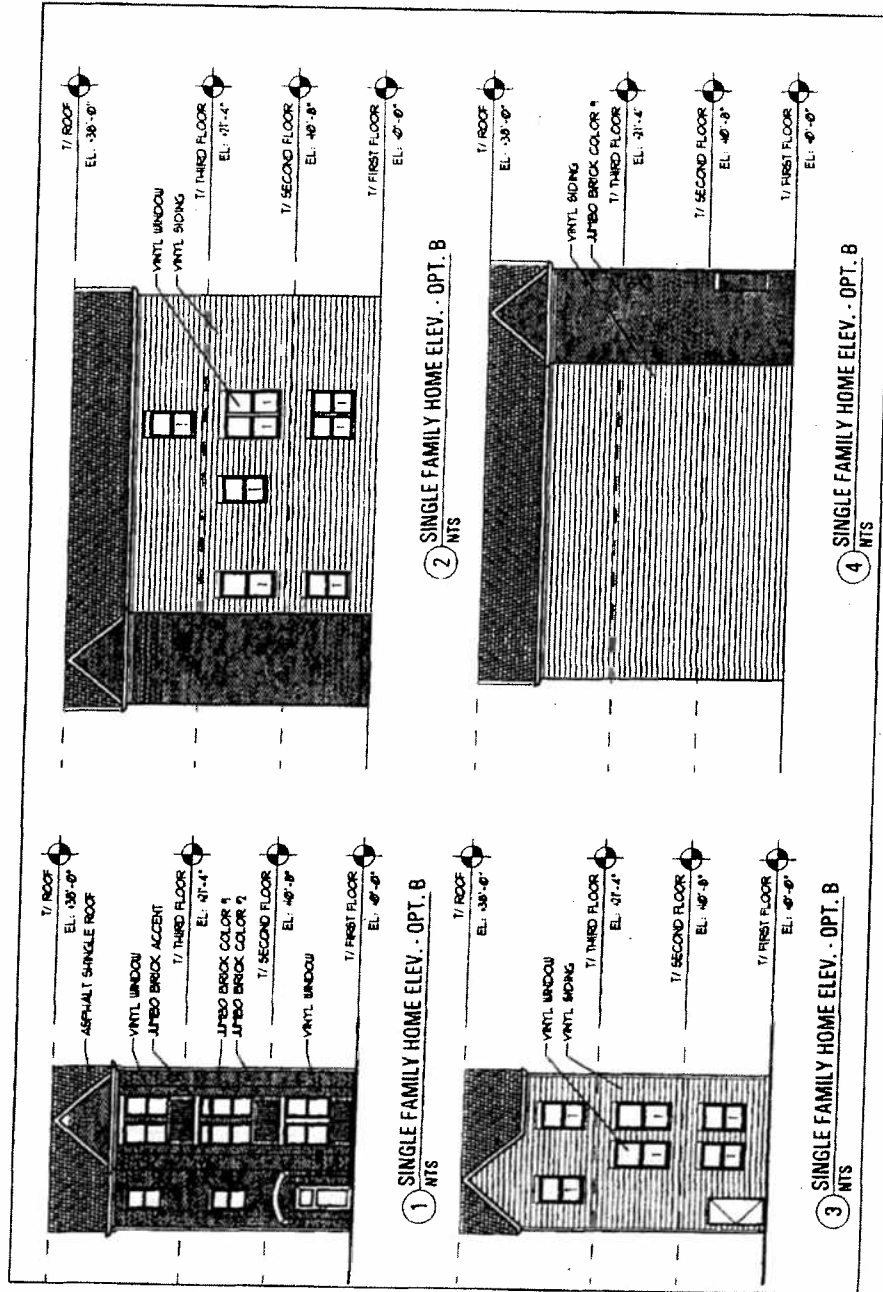
- A** ROOF AREA 764 sq.ft.
GREEN ROOF AREA 382 sq.ft.
- B** ROOF AREA 696 sq.ft.
GREEN ROOF AREA 348 sq.ft.
- C** ROOF AREA 556 sq. ft.
GREEN ROOF AREA 278 sq. ft.
- D** ROOF AREA 476 sq. ft.
GREEN ROOF AREA 238 sq. ft.
- SFR** GREEN ROOF AREA 0 sq. ft.
(SLOPED ROOF)



GREEN ROOF MODULAR PLANTING TRAY

1 LANDSCAPE PLAN - GREEN ROOF DATA
NTS

Single-Family Home Elevation -- Option B.



Single-Family Home Garages -- Rear Elevation.

