

# PD 1142

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16586

Alderman Banks invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that while he had no personal or financial interest in the ordinances he had a familial relationship with the applicants' attorney.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 5-H.*

(As Amended)

(Application No. 16855)

(Common Address: 1853 -- 1859 N. Hermitage Ave./  
1701 -- 1725 W. Cortland Ave.)

[SO2009-4828]

*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 the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 5-H in the area bounded by:

West Cortland Street; North Paulina Street; a line 25 feet south of and parallel to West Cortland Street; a line 132.5 feet east of and parallel to North Hermitage Avenue; a line 71 feet south of and parallel to West Cortland Street; and North Hermitage Avenue,

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. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 14-G.*

(As Amended)

(Application No. 16586)

(Common Address: 5705 -- 5743 S. Ashland Ave.)

[SO2009-4829]

RPD 1142

*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

C2-2 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 14-G in the area bounded by:

a line 52.18 feet south of and parallel to West 57<sup>th</sup> Street; the alley next east of and parallel to South Ashland Avenue; a line 158.92 feet north of and parallel to West 58<sup>th</sup> Street; and South Ashland Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B2-3 Neighborhood Mixed-Use District symbols and indications within the area herein above described to the designation of Residential Planned Development Number \_\_\_\_ which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof 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 Number 1142*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 1142 consists of a net site area of approximately forty-three thousand nine hundred seventy-three (43,973) square feet (one and one-hundredths (1.01) acres) of real property, which is depicted on the attached Planned Development Boundary and Property Line Map, and is owned or controlled by Monroe Property II, L.L.C., which is the ("Applicant") for the purposes of this planned development.
2. The Applicant shall obtain all applicable official reviews, approval or permits which are necessary to implement this plan of 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 separate submittal on behalf of the Applicant or its successors, assigns or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this planned development shall be binding upon the Applicant, its successors and assigns and if

different than the Applicant, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors.

Furthermore, pursuant to the requirements of Section 17-13-0600 of the Chicago Zoning Ordinance, the property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or single designated control. Single designated control for the purpose of this paragraph shall mean that any application to the City for any amendment to this planned development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development. No amendment may be sought without written approval by the homeowners association unless the right to do so has been retained by Applicant and its successors in title documents. Notwithstanding the foregoing, 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, interest or obligation therein.

4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Planned Development Property Line and Boundary Line Map; Site Plan; Landscape Plan; and Building Elevations dated May 21, 2009 prepared by FEI Architects, P.C. which is all incorporated herein. Full size sets of the Site Plan/Landscape Plan, and Building Elevations are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein. In any instance, where a provision of this planned development conflicts with the City's Building Code, the Building Code shall apply.
5. The following uses shall be permitted within the areas delineated herein: Multi-story, multi-family residential (one hundred forty-seven (147) S.R.O. units and one (1) dwelling unit) building with accessory and related uses, accessory parking and loading, including a temporary construction/sales office shall also be allowed.
6. On-premises business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Zoning and Land-Use Planning. Temporary signs, such as construction and marketing signs shall

be permitted within the planned development subject to review and approval of the Department of Zoning and Land Use Planning. Off-Premises sign shall be prohibited within this Development.

7. Off-street parking and loading facilities shall be in compliance with this planned development, subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. The planned development proposes a minimum of sixteen (16) on-site parking spaces.
8. 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 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 accordance with the Municipal Code of the City of Chicago.
9. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of F.A.R. calculations and floor area measurements, the definition in the 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 ratio). 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 the 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.
12. Improvements of the property, including on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exists shall be designed, installed and maintained in substantial conformance with the Site Plan/ Landscape Plan, and the Bulk Regulations and Data Table attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
13. 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. Therefore, at the time when building permits are

sought, the 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 standards of accessibility.

14. 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 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 modifications of the requirements of this statement 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.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain the building located within this planned development in a manner consistent with the Chicago Green Homes certification. The Applicant/owner will also install a total of forty (40) solar panels (with each panel measuring four (4) feet by ten (10) feet for a total of one thousand six hundred (1,600) square feet on the roof to provided electrical power for the building systems.

The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.

16. Unless substantial construction has commenced within the planned development within six (6) years of the date of the passage of the planned development, the zoning of that property shall convert to the prior B2-3 Neighborhood Mixed-Use District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Land-Use and Existing Zoning Map; Boundary and Property Line Map;  
Site Plan; Plan Legend; and Building Elevations referred to in these  
Plan of Development Statements printed on pages 68793  
through 68799 of this *Journal*.]

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

*Residential Planned Development Number 1142*

*Bulk Regulations And Data Table.*

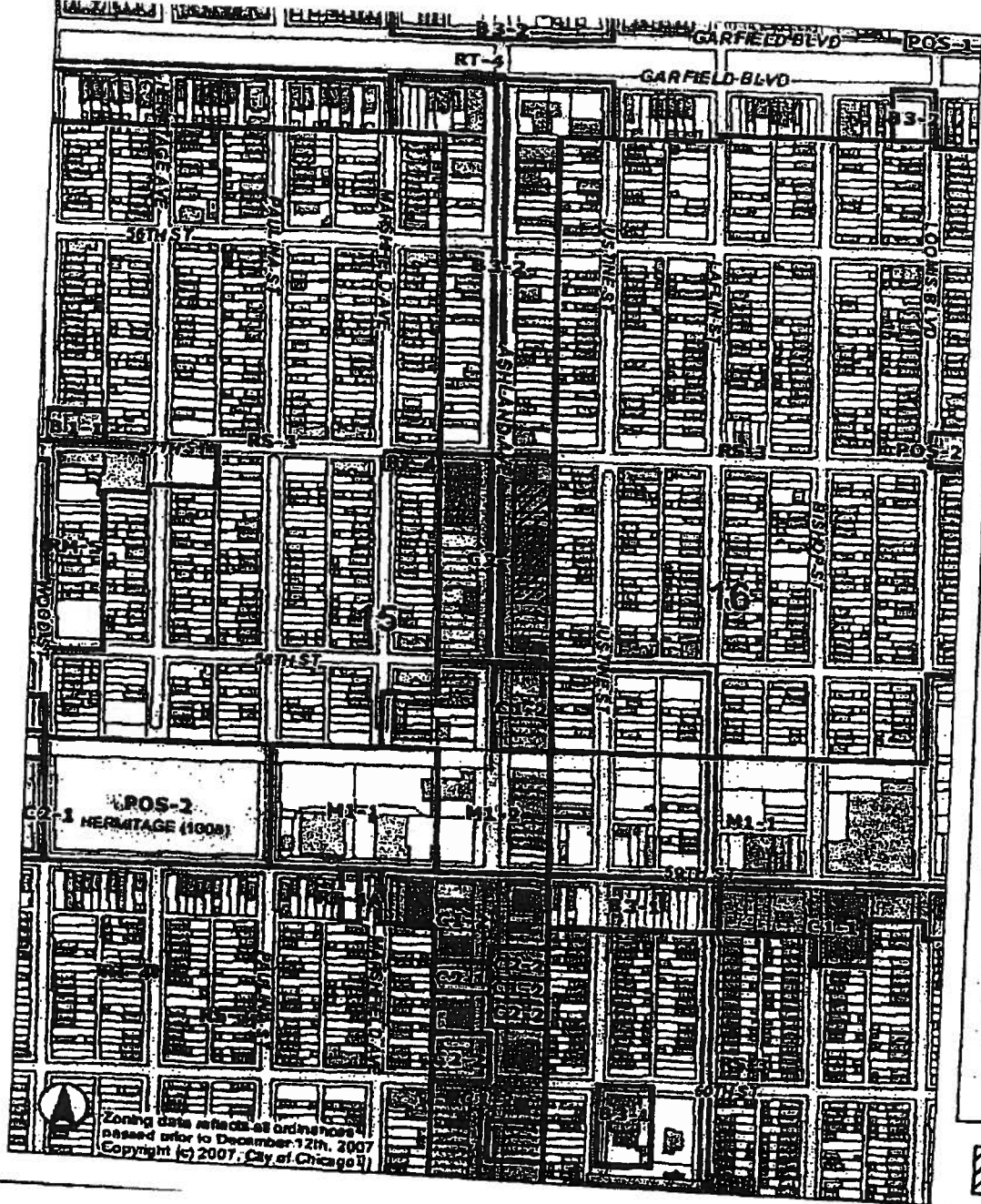
	Square Footage	Acres
Gross Site Area:	59,683 square feet	(1.37 acres)
Area of Public Ways:	15,710 square feet	(0.36 of an acre)
Net Site Area:	43,973 square feet	(1.01 acres)
Maximum Floor Area Ratio (F.A.R.):	1.6	
Permitted Uses:	Residential Uses (S.R.O.s and Dwelling Units) and related and accessory uses as listed in Statement Number 5	
Maximum Building Height:	53 feet (as measured by the C.Z.O.)	
Maximum Site Coverage:	In substantial conformance with the attached Site Plan	
Minimum Number of Off-Street Parking Spaces:	16 on-site parking spaces	
Minimum Number of Off-Street Loading Spaces:	One at 10 feet by 25 feet	
Building Setbacks:	In substantial conformance with the attached Site Plan	
Open/Green Space Provided:	22,800 square feet	

7/29/2009

REPORTS OF COMMITTEES

68793

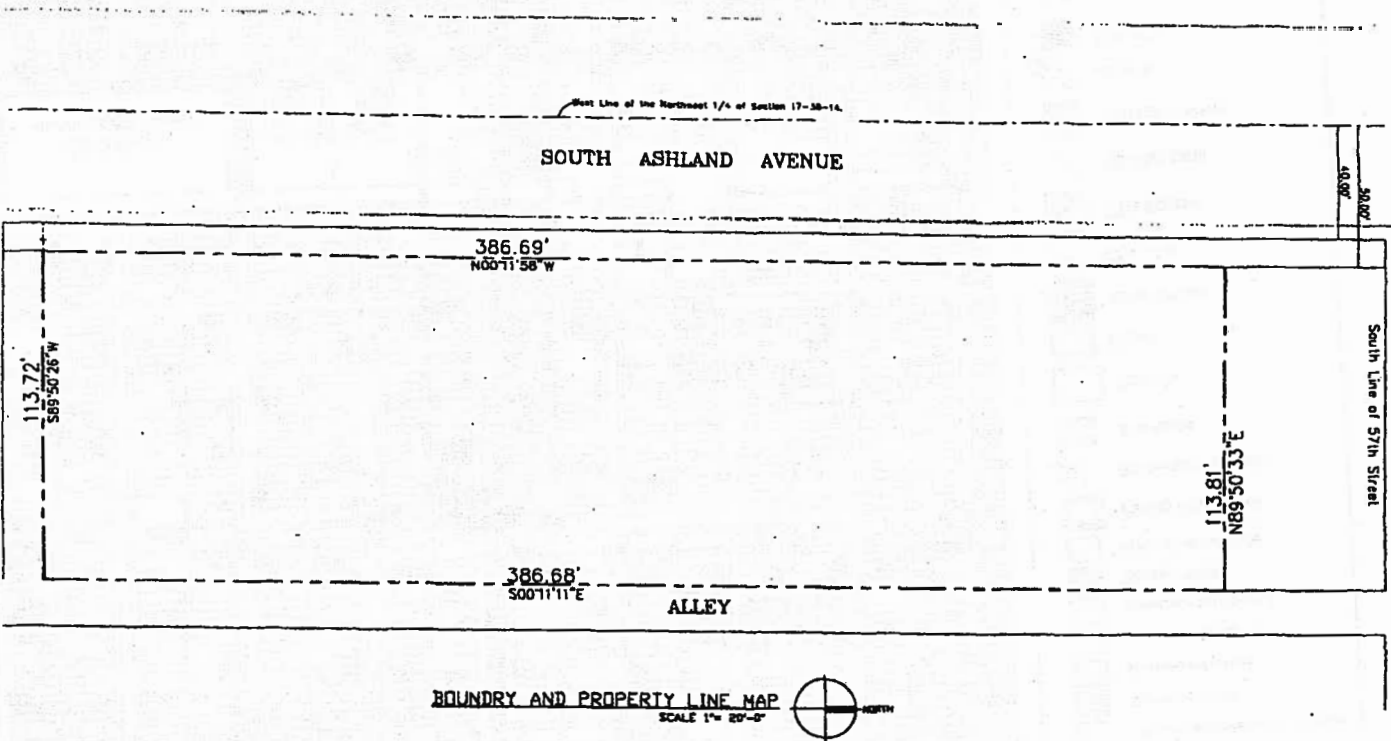
Land-Use And Existing Zoning Map.



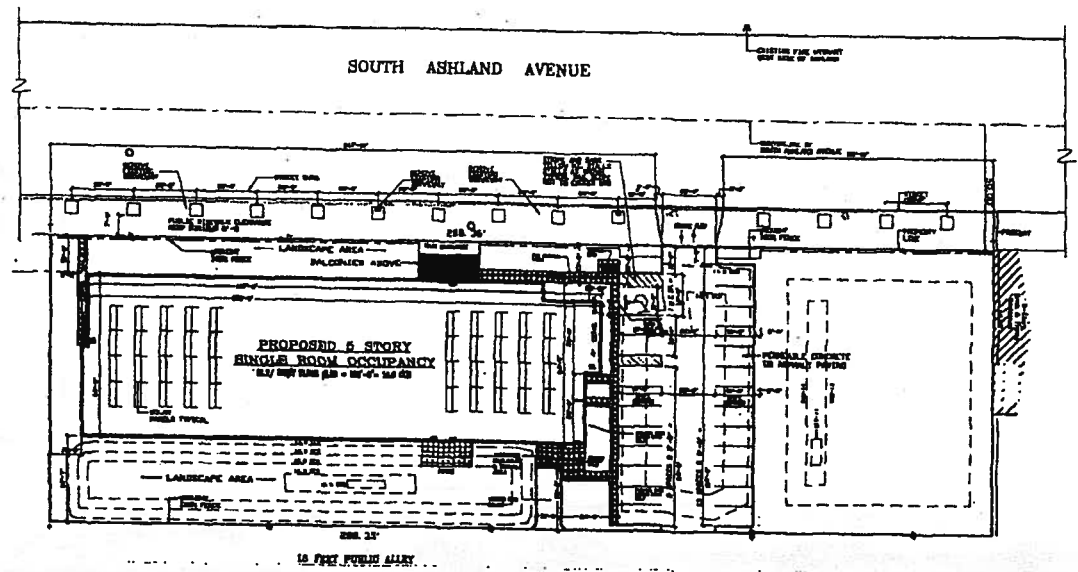
- Lake Front
- Zoning
- Business
- Commercial
- Manufacturing
- Residential
- Planned Development
- Planned Manufacturing District
- Downtown Core
- Downtown Service
- Downtown Mixed
- Downtown Residential
- Transportation
- Parks & Open Space
- Zoning Boundaries
- Pedestrian Streets
- Buildings
- Parcels
- Wards
- Ward Office
- CTA Line
- CTA Station
- METRA Line
- METRA Station
- Streets
- Schools
- Water
- Parks
- Forest Preserve
- Cemetery
- City Boundary
- Municipalities
- SUBJECT PROPERTY

Zoning data reflects all ordinances passed prior to December 31st, 2007.  
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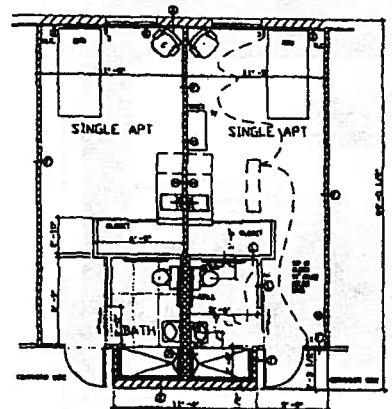
Boundary And Property Line Map.



Site Plan.



SITE PLAN  
SCALE 1" = 25'-0"



TYPICAL APARTMENT UNIT WITH BATHROOM LAYOUT  
SCALE 1/8" = 1'-0"

SITE DATA

ZONING: CURRENT C2-3 (MAP 140) PROPOSED R2-3

AREA OF PROPERTY: 43,873 SQ. FT.  
 VEHICULAR AREA: 6,113 SQ. FT. 14.00%  
 REQUIRED LANDSCAPE AREA (7.5%): 329 SQ. FT.  
 REQUIRED NUMBER OF INTER. PARKING TREES: 5

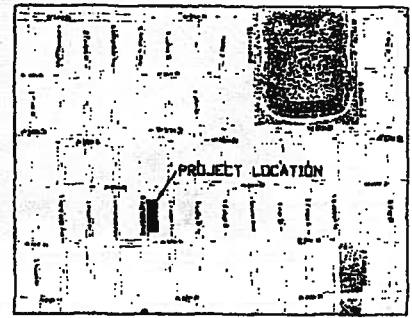
ACTUAL LANDSCAPE AREA: 22,809 SQ. FT. 51.99%  
 BUILDING COVERAGE: 12,316 SQ. FT. 28.09%  
 SIDEWALKS AND PAVING: 7,889 SQ. FT. 17.99%  
 TOTAL IMPERVIOUS COVERAGE: 21,114 SQ. FT. 48.07%

REQUIRED OPEN SPACE PER 17-2-0205-A = 6,328 SQ. FT.  
 ACTUAL = 22,809 SQ. FT.

PARKING  
 1/10 = 13 SPACES REQUIRED FOR 147 SINGLE ROOM OCCUPANCY PLUS ONE SPACE FOR ONE APARTMENT UNIT  
 TOTAL REQUIRED 18 FURNISHED 24 INCLUDING ONE ACCESSIBLE SPACE  
 F.A.R. FOR (C2-3) IS 3.2 = 73,184' PROPOSED (R2-3) IS 9-164,000  
 ACTUAL BUILDING AREA: 67,894

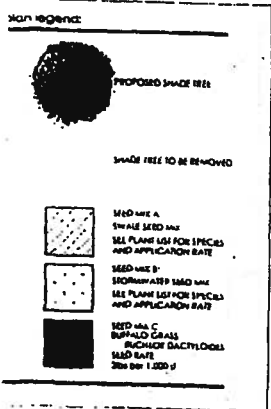
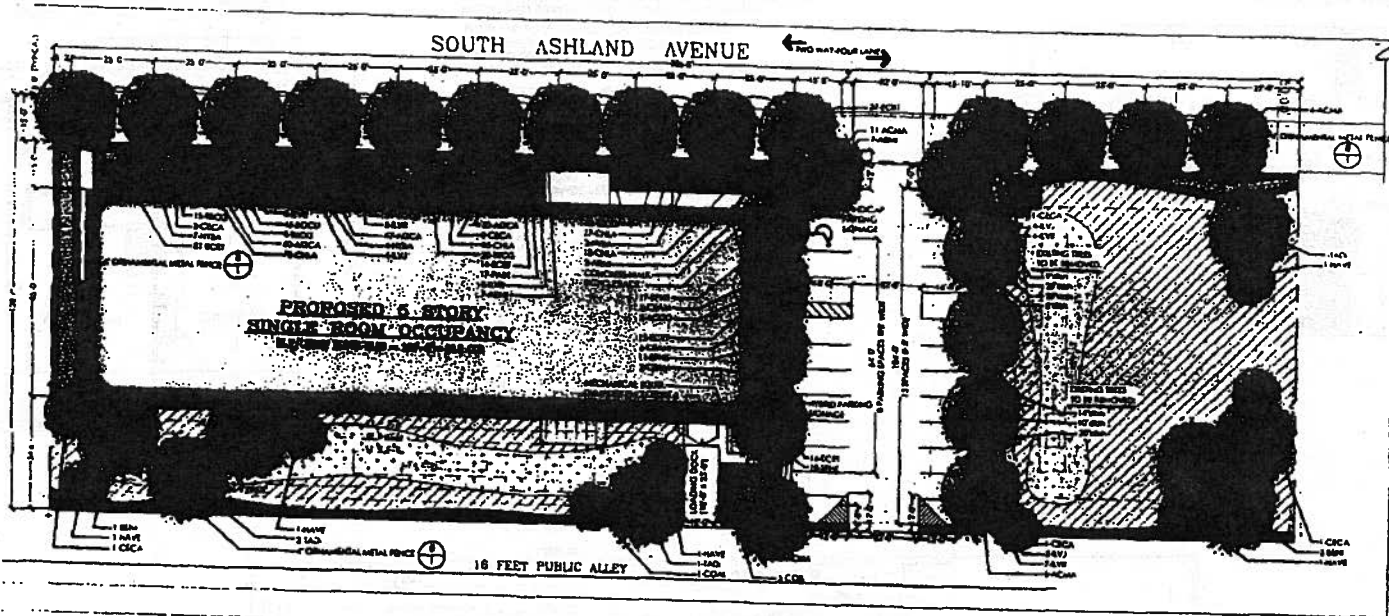
ENTIRE BUILDING SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH CITY OF CHICAGO BUILDING CODE  
 CONSTRUCTION TYPE: I-C 168 OCCUPANTS  
 THERE ARE NO GATES NOR WOOD GARAGES ON SITE

PROJECT SHALL COMPLY WITH CHICAGO GREEN HOME STANDARDS  
 TYPICAL 6RD UNIT HAS A LIVING AREA OF 180 SF AND A 84 SQ. FT. KITCHEN AREA  
 NONE OF THE 6RD UNITS HAVE AN AREA GREATER THAN 280 SQUARE FEET.

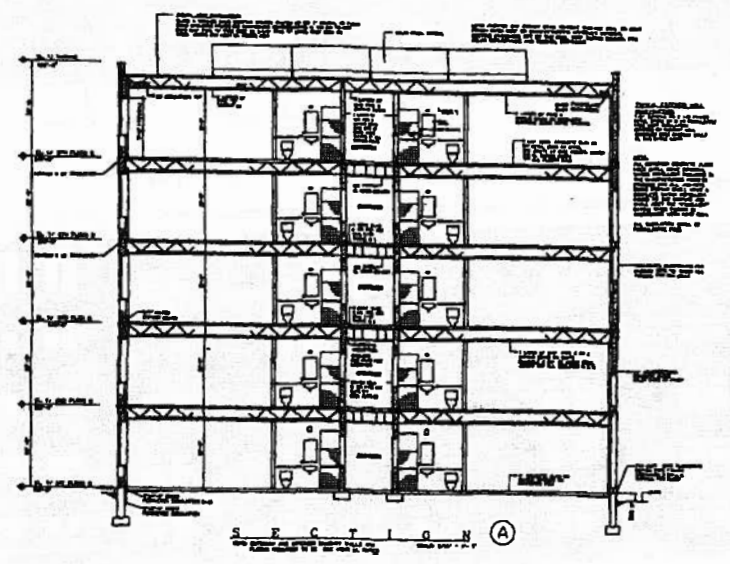
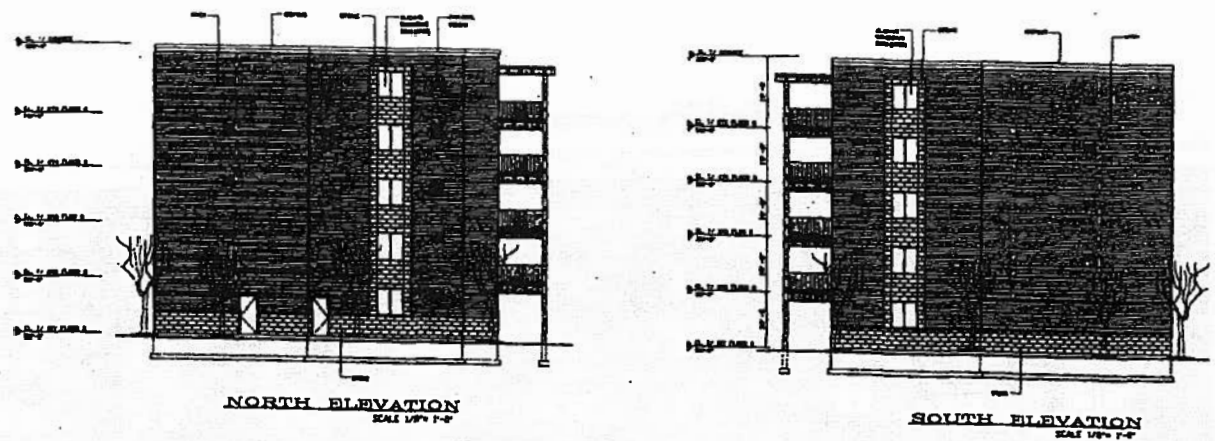


LOCATION MAP

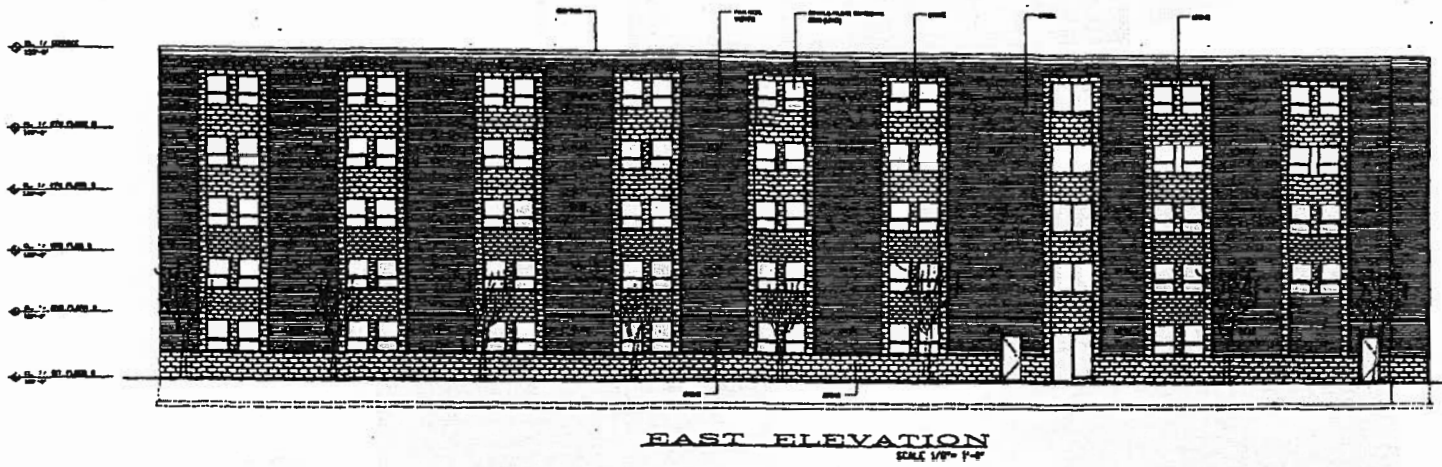
Plan Legend --  
South Ashland Avenue.



Ashland Property S.R.O.  
North/South Elevation.



Ashland Property S.R.O.  
East Elevation.



7/29/2009

REPORTS OF COMMITTEES

68799

Ashland Property S.R.O.  
Drawing.

