

~~Reclassification Of Area Shown On Map No. 5-K.  
(Application No. 16904)  
(Common Address: 1724 -- 1728 N. Keeler Ave.)~~

[O2009-5271]

~~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 as shown on Map Number 5-K in the area bounded by:~~

~~a line 300 feet north of and parallel to West Wabansia Avenue; North Keeler Avenue;  
a line 250 feet north of and parallel to West Wabansia Avenue; and the public alley next  
west of and parallel to North Keeler 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.~~

Reclassification Of Area Shown On Map No. 5-L.  
(As Amended)  
(Application No. A-7478)  
(Common Address: 1815 -- 1859 N. Laramie Ave.)

RPA 1149

[O2009-5236]

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 M1-1 Limited Manufacturing/Business Park District and M2-2 Light Industry District symbols and indications as shown on Map Number 5-L in the area bounded by:

the southerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad;  
a line 413.21 feet east of and parallel to North Laramie Avenue; a line 317.01 feet north  
of and parallel to West Bloomingdale Avenue; a line 622 feet east of and parallel to North  
Laramie Avenue; the alley next north of and parallel to West Bloomingdale Avenue; and  
North Laramie Avenue,

to those of an RM5 Residential Multi-Unit 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 RM5 Multi-Unit District symbols and indications established in Section 1 above to the

designation of a Residential Planned Development 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 hereof 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 No. 1149.*

*Plan of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of approximately one hundred fifty-one thousand one hundred twenty-one (151,121) square feet (three and forty-seven hundredths (3.47) acres) (the "Property") and is owned or controlled by the City of Chicago.
2. All applicable official reviews, approvals or permits are required to be obtained by the owner or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the owner or its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the owner, its successors and assigns and, if different than the owner, the legal titleholder and any ground lessees. All rights granted hereunder to the owner shall inure to the benefit of the owner's successors and assigns and if different than the owner, then to the owners of record title to all of the Property and any ground lessees. 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, the Property shall be under single ownership or under single designated control. Save and except as hereinbelow described, single designated control for purposes 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 lessees. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.

4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Plan; a Phase 1 Site Plan; a Phase 2 Site Plan; a Green Roof Plan; a Phase 1 Landscape Plan; a Phase 2 Landscape Plan; Right-of-Way and Vehicular Use Area Landscape Plan; Fence Elevations; and Building Elevations dated August 20, 2009. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": one-family, two-family and multi-unit attached or detached dwellings; parks and recreation; community homes, group; transitional residences; recreational buildings; accessory parking and related uses.
6. On-premise 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, subject to the review and approval of the Department of Zoning and Land Use Planning. Off-premises signs are prohibited.
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 Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
8. For purposes of calculating height, the method specified in the Chicago Zoning Ordinance shall apply. In addition to the maximum height of the buildings 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.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The City of Chicago established a Part II Review Fee effective January 1, 2008 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 Zoning and Land Use Planning during the actual Part II Review of the improvements. The fee as determined by the Department of Zoning and Land Use Planning staff at that time is final and binding on the owner and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II approval for the improvements.
11. The improvements on 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. In any instance where a provision of the planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Open space on the property will be maintained by SOS Children's Villages Illinois.

12. The applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of 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.
13. 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 application for such a modification by the owner and after a determination by the Commissioner of the Department of Zoning and Land Use Planning 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 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.
14. 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 multi-unit building located within this planned development shall be either L.E.E.D. certified, Energy Star certified, or Chicago Green Homes, and shall have a vegetated ("green") roof of at least one thousand four hundred (1,400) square feet. The single-family residences shall comply with the Green Homes for Chicago program.
15. 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 building permit shall be granted by the Department of Buildings until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement proposed to be constructed pursuant to the permit.
16. Unless substantial construction of the Phase 1 improvements contemplated in this planned development has commenced within six (6) years following adoption of this planned development, and unless completion of the Phase 1 improvements is thereafter diligently pursued, then this planned development shall expire and the zoning the Property shall automatically revert to the pre-existing RM5 Residential Multi-Unit District classification.

[Zoning Map; Land-Use Map; Planned Development Boundary and Property Line Map; Right-of-Way Adjustment Plan; Site Plan -- Phase 1; Site Plan -- Phase 2; Green Roof Plan; Landscape Plan -- Phase 1; Landscape Plan -- Phase 2; Landscape Plan -- Right-of-Way and Vehicular Use Area; Landscape Plan -- Fence Elevations; and Building Elevations referred to in these Plan of Development Statements printed on pages 71139 through 71152 of this *Journal*.]

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

*Residential Planned Development No. 1149*

*Plan Of Development.*

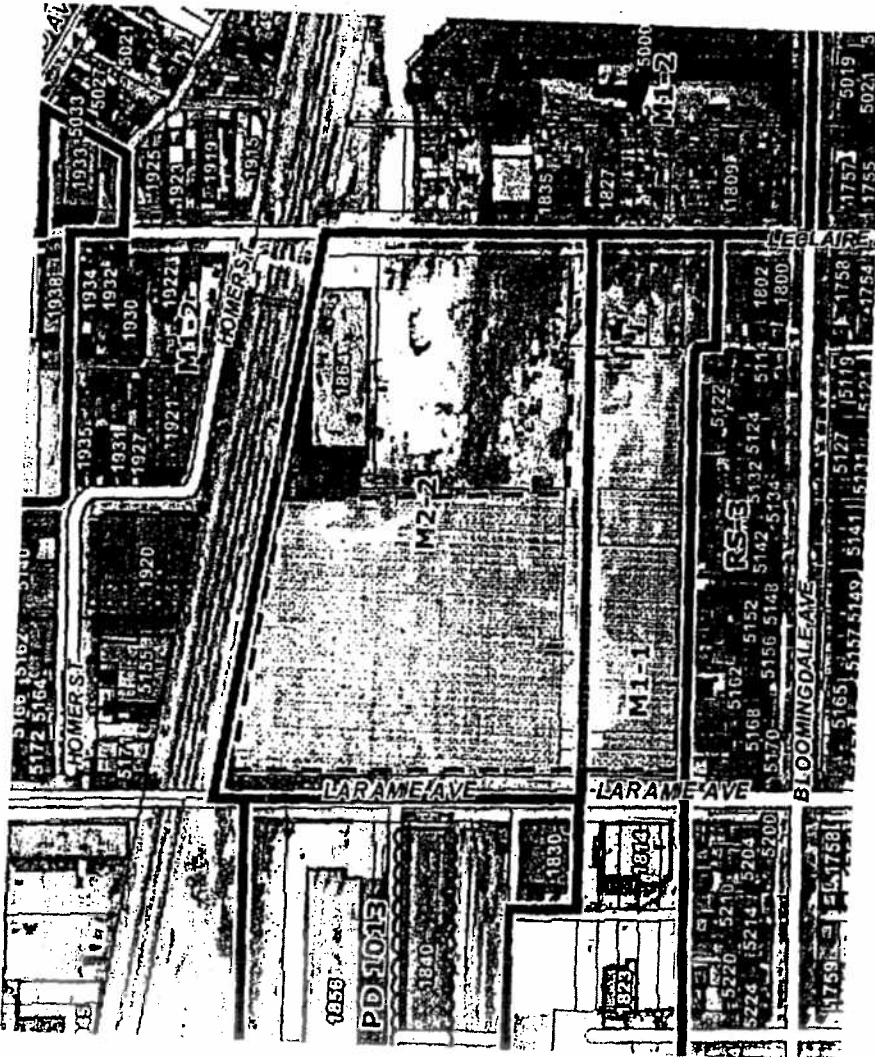
*Bulk Regulations And Data Table.*

Gross Site Area:	294,920 square feet (6.77 acres)
Area of Public Right-of-Way:	82,532 square feet (1.89 acres)
Area of City-Owned Open Space:	61,266 square feet (1.41 acres)
Net Site Area:	151,121 square feet (3.47 acres)
Maximum Floor Area Ratio:	1.0
Maximum Dwelling Units:	75
Building Setbacks:	Per approved Site Plan
Total Off-Street Parking Spaces Required:	
Family Resident Building:	15
SOS Safe Homes:	1 per dwelling unit
For Sale Homes:	1 per dwelling unit
Minimum Number of Bicycle Spaces:	1 per 10 spaces inside Youth Homes as required by Section 17-10-0300 of the Chicago Zoning Ordinance
Minimum Loading Berths:	0
Maximum Building Height:	Per approved building elevations

Zoning Map.

Residential Planned Development  
SOS Villages

608 N Dearborn Street, Chicago, Illinois 60610, T. 312.644.9850, F. 312.644.9848  
stll



Zoning Map

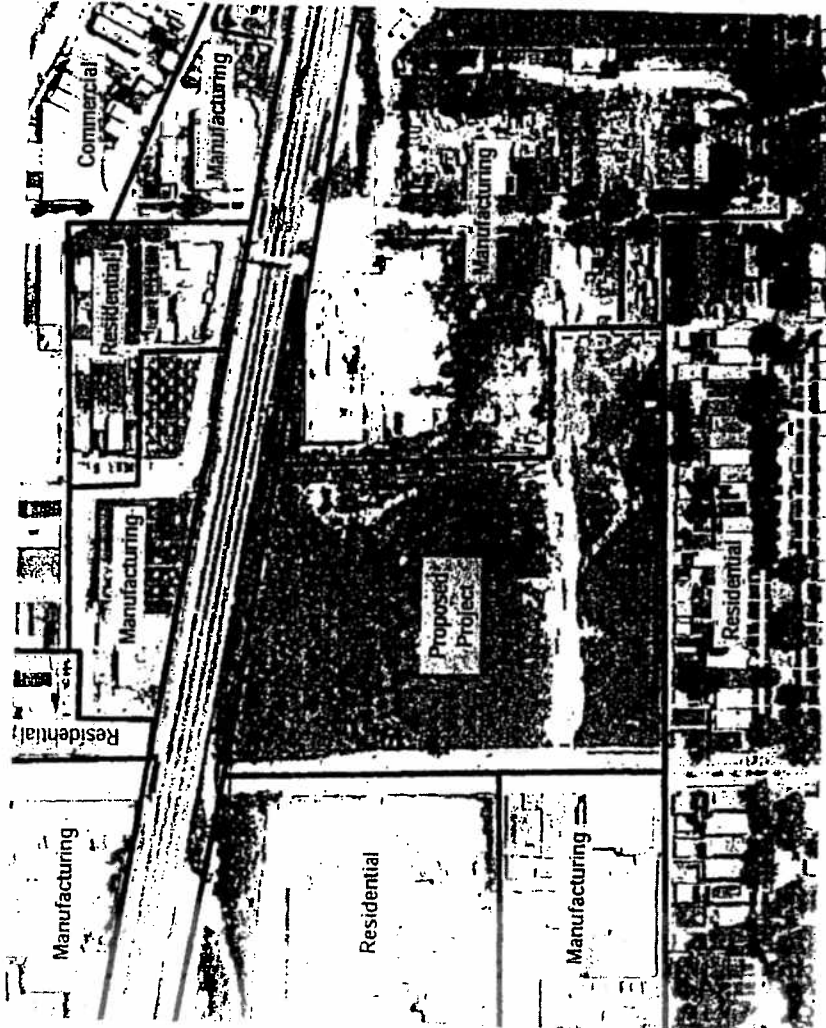
Not to scale

Applicant: Alderman Emma Mitts  
Address: 1815-1859 North Laramie Avenue  
Date: February 11, 2009  
Revised: August 20, 2009

Land-Use Map.

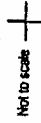
Residential Planned Development  
SOS Villages

still  
808 N Dearborn Street, Chicago, Illinois 60610 T 312.644.9850 F 312.644.9848




Proposed Project Site

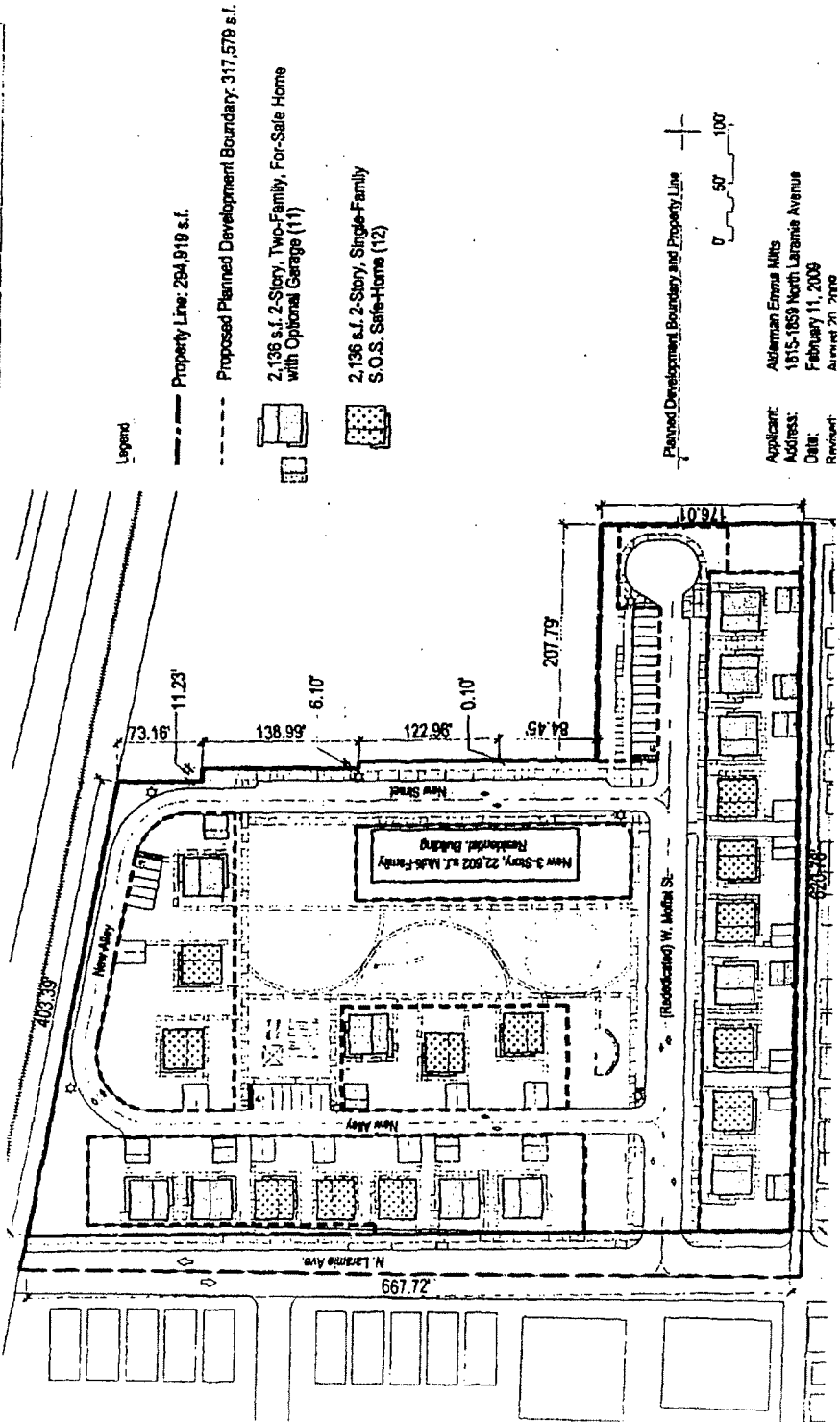
Land-Use Map



Applicant: Alderman Emma Mills  
Address: 1815-1859 North Laramie Avenue  
Date: February 11, 2009  
Revised: August 20, 2009

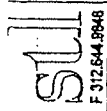
Planned Development Boundary And Property Line.

  
 808 N Dearborn Street, Chicago, Illinois 60610 T. 312.644.9850 F. 312.644.9846



Right-Of-Way Adjustment Plan.

Residential Planned Development  
SOS Villages

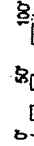


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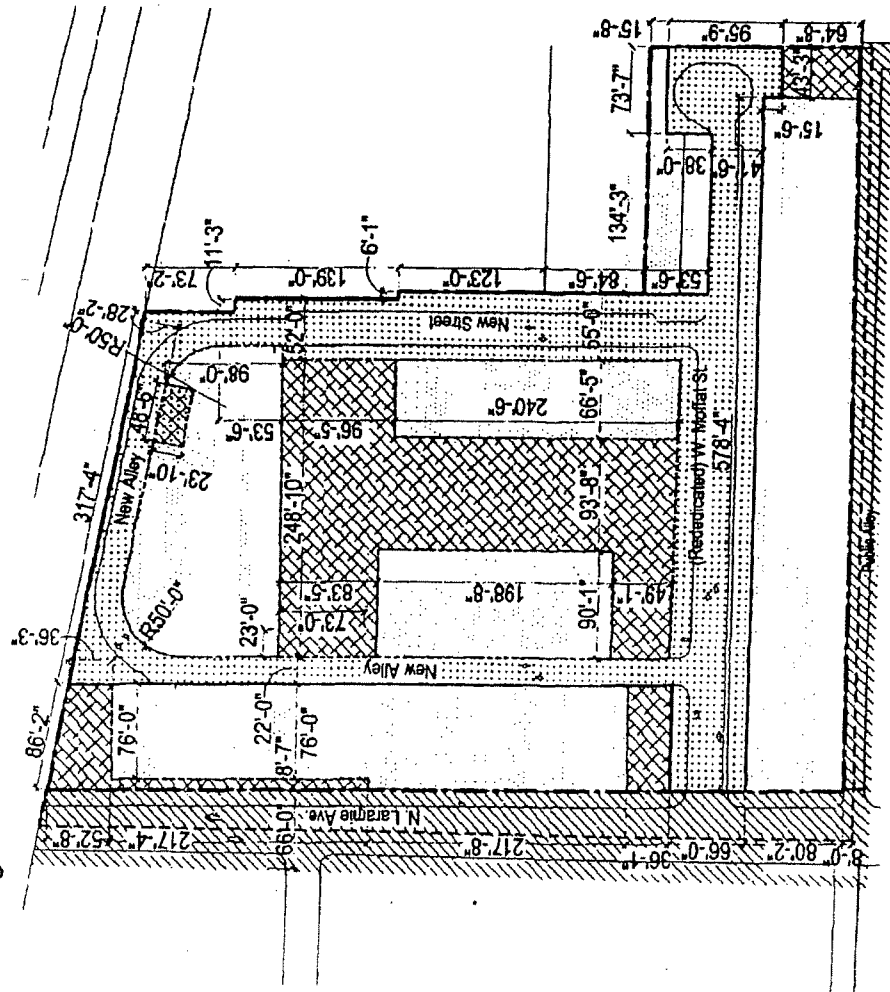
Legend

- Property Line: 294,919 s.f.
- Proposed Planned Development Boundary: 317,579 s.f.
- Right-of-Way Boundary
- Dedicated Right-of-Way
- City-Owned, Public Open Space
- Private Property
- Proposed Right-of-Way - To Be Dedicated

Right-of-Way Adjustment Plan



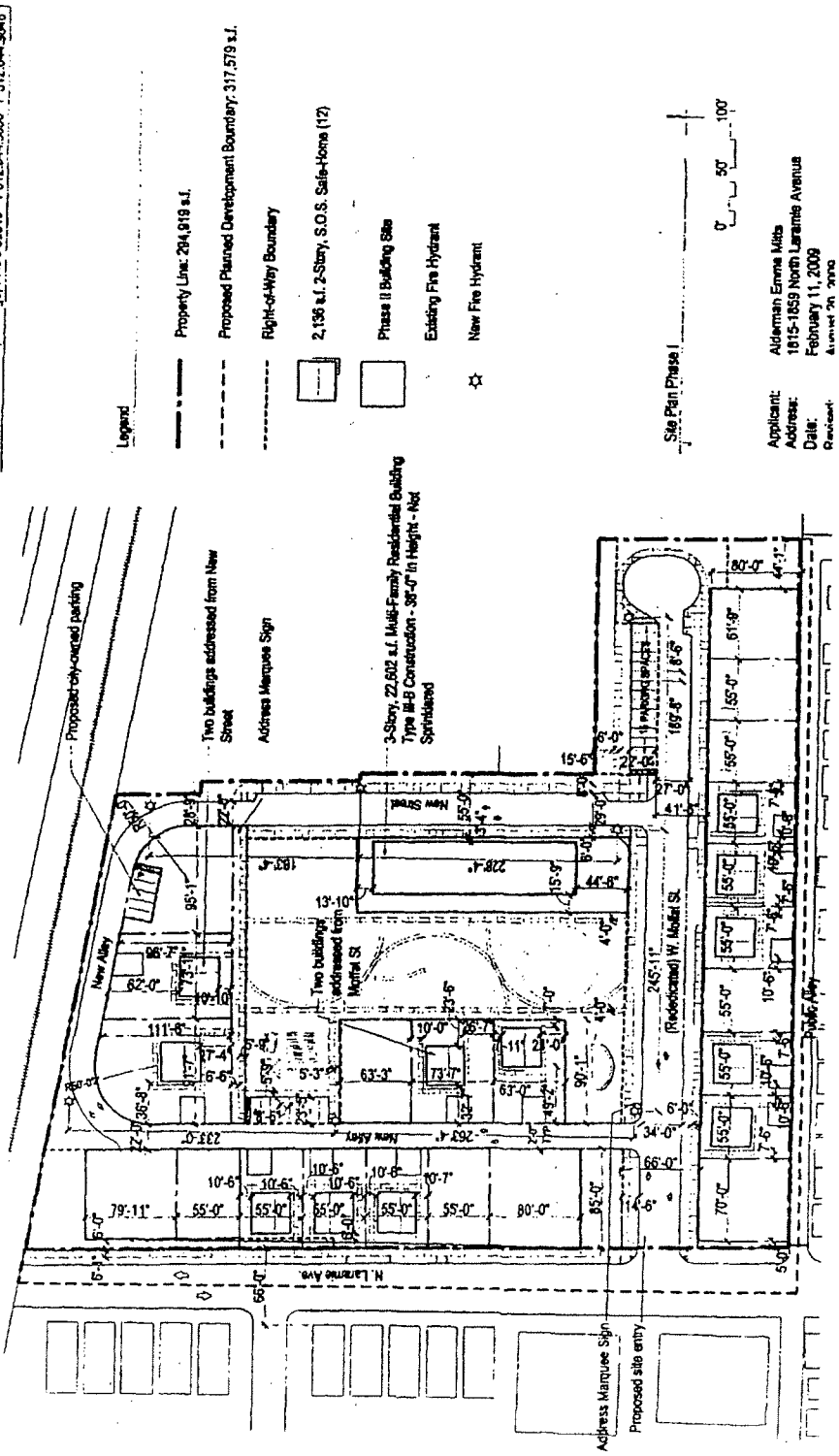
Applicant: Alderman Emma Mitts  
Address: 1815-1859 North Laramie Avenue  
Date: February 11, 2009  
Revised: August 20, 2009



Site Plan -- Phase 1.

Residential Planned Development  
SOS Villages

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**stl**

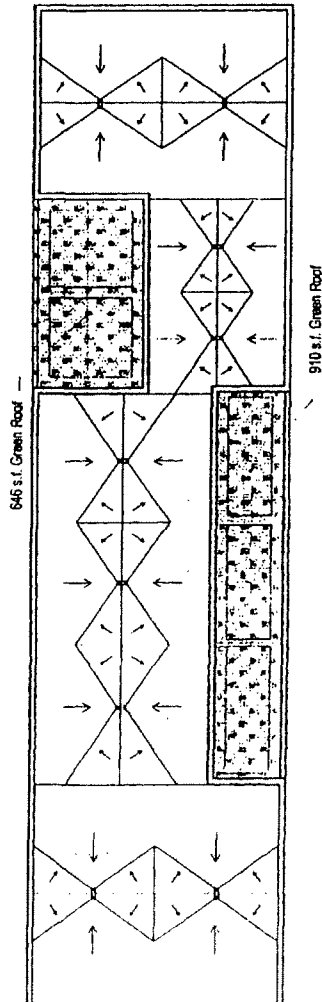




Family Resident Building -- Green Roof Plan.

Residential Planned Development  
SOS Villages

**SLL**  
333 N Dearborn Street, Chicago, Illinois 60610 T. 312.644.0800 F. 312.644.0899



Family Resident Building - Green Roof Plan  
0 10' 20'

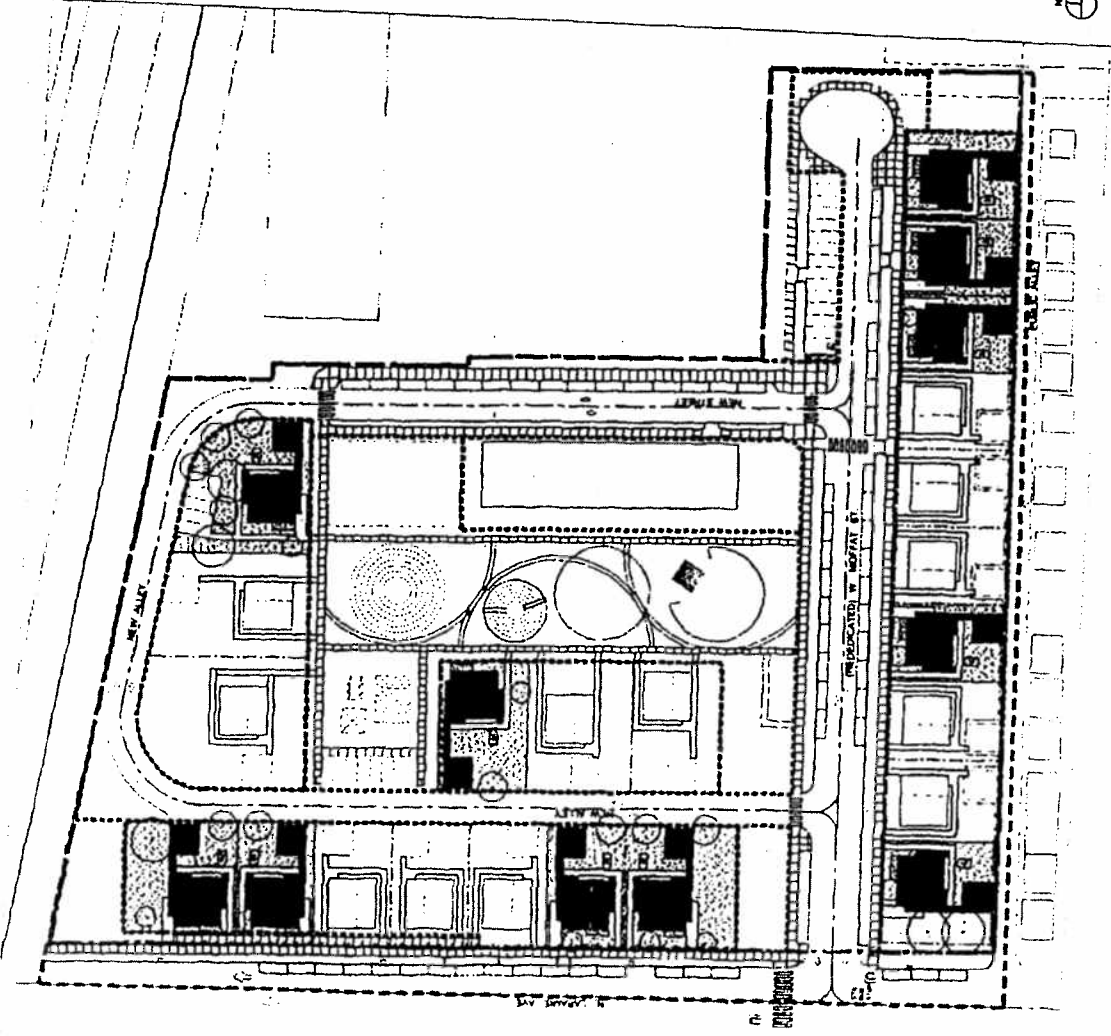
Architect: Alexander Evans Mills  
Address: 1615-1650 North Lawrence Avenue  
Date: February 11, 2009  
Revised: August 20, 2009



Landscape Plan -- Phase 2.

- LEGEND
- PLANNED DEVELOPMENT BOUNDARY (SEE SITE PLAN)
  - R.O.W. (SEE SITE PLAN)
  - PROJECT BOUNDARY (SEE SITE PLAN)
  - PROPERTY LINE (SEE SITE PLAN)
  - NEW WALKWAY NONE
  - LARGE-SIZE TREE 2" CALIBER UN. SPECIES PER CITY OF CHICAGO LANDSCAPE ORDINANCE
  - MEDIUM-SIZE TREE 1" CALIBER UN. SPECIES PER CITY OF CHICAGO LANDSCAPE ORDINANCE
  - ORNAMENTAL TREE
  - ▨ PLANTING AREA
  - ▨ SOODED AREA
  - CB PRIVATE PEDESTRIAN WALK

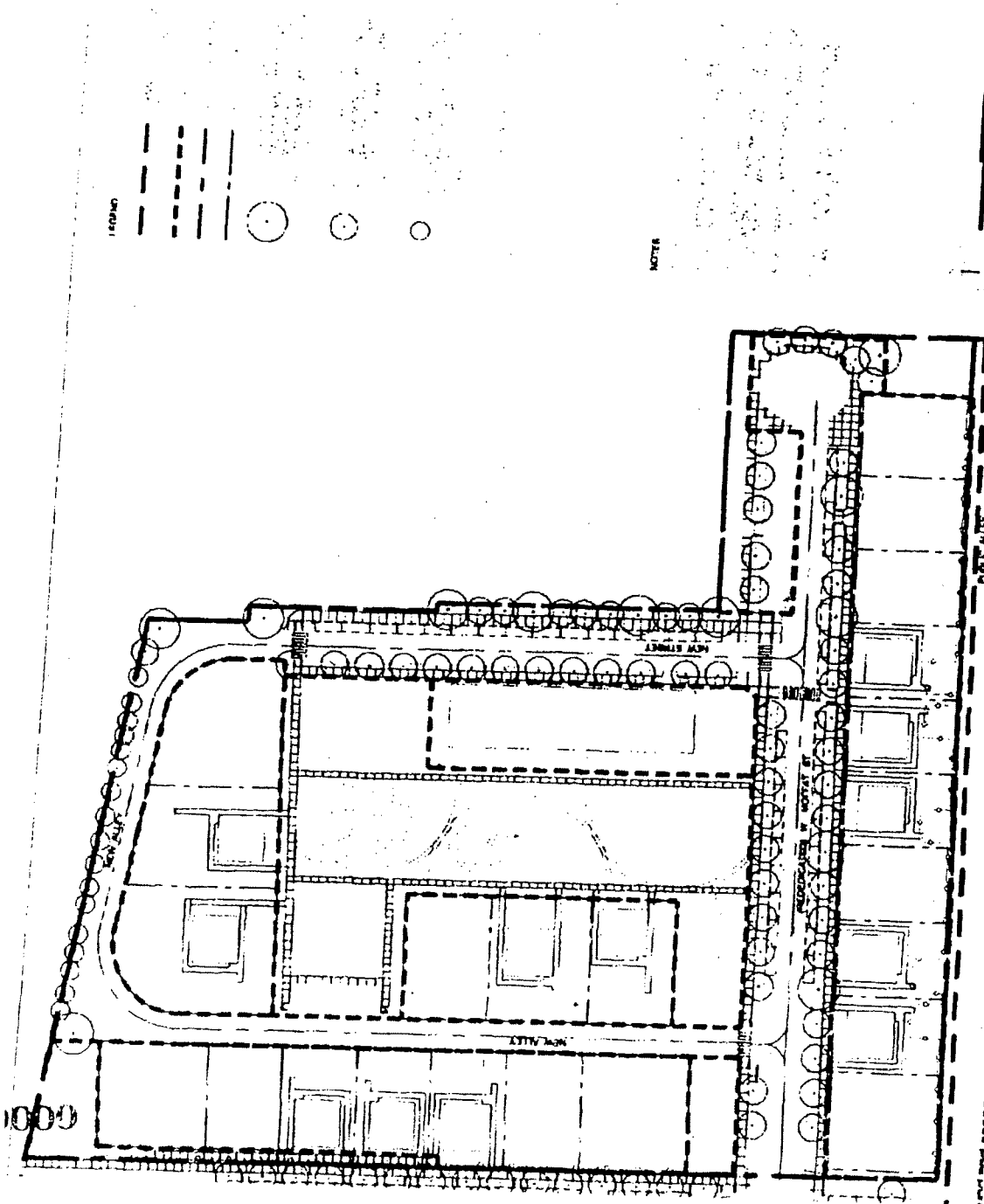
- NOTES
1. ALL SITE PLANTING AND ON-ROAD SITE.
  2. SEE SHEET (1-1) FOR PHASE 1 LANDSCAPE PLAN.
  3. SEE SHEET (1-2) FOR ROW AND VEHICLE USE AREA LANDSCAPE PLAN.
  4. THE SURVEY IS TO BE PROVIDED BY THE CITY LOCATIONS OF PARKWAY AND R.O.W. TREES ARE TO BE PROVIDED WHEN SURVEY BECOMES AVAILABLE.
  5. ALL TREES PLANTING AREAS & SOO DRAWN ON THIS SHEET ARE PROPOSED INFORMATION.



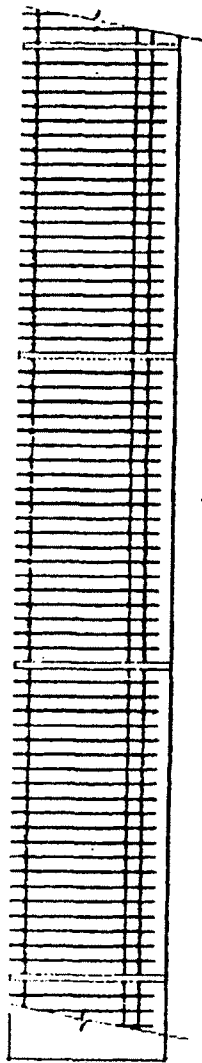
Appendix C.

Landscape Plan -- Right-Of-Way And Vehicular Area.

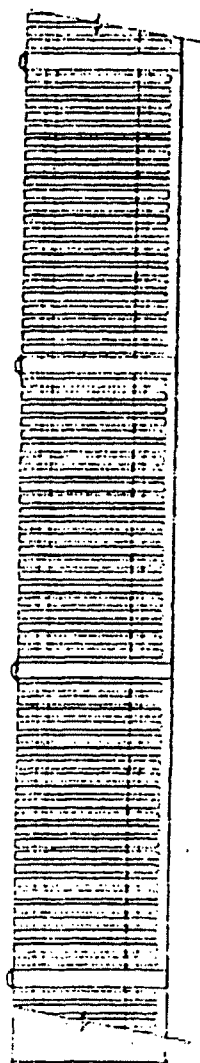
SOS Children's Villages.



Landscape Plan -- Fence Elevations.



ORNAIMENTAL FENCE ELEVATION  
SCALE 1/2"=1'-0"

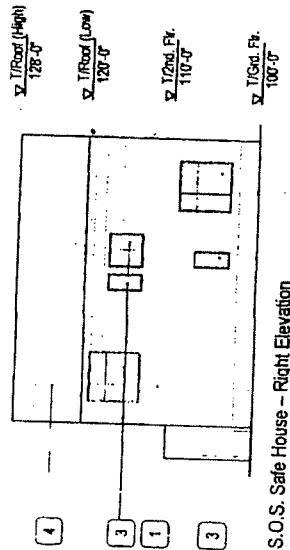
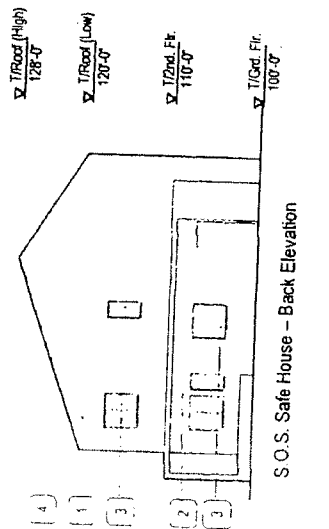
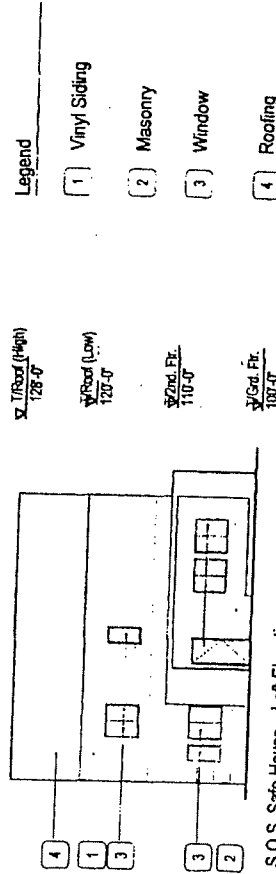
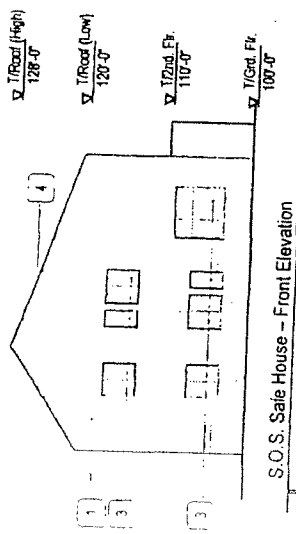


WOOD FENCE ELEVATION  
SCALE 1/2"=1'-0"

S.O.S. Safe House -- Front, Back, Left And Right Elevations.

Residential Planned Development  
SOS Villages

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**stl**



Applicant: Adjeleman Emma Mitts  
Address: 1815-1859 North Laramie Avenue  
Date: February 11, 2009

- Legend
- 1 Vinyl Siding
  - 2 Masonry
  - 3 Window
  - 4 Roofing

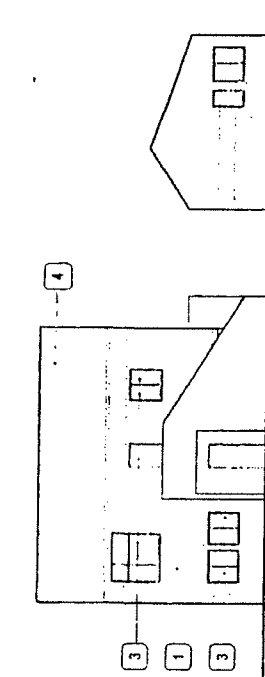
For Sale House -- Front, Back, Left And Right Elevations.

Residential Planned Development  
SOS Villages

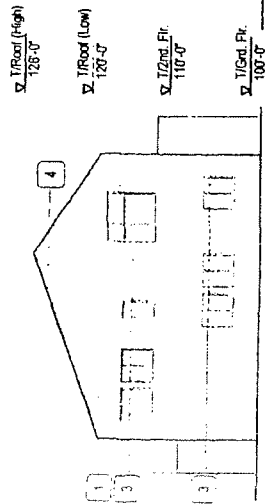


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- Legend
- (1) Vinyl Siding
  - (2) Masonry
  - (3) Window
  - (4) Roofing

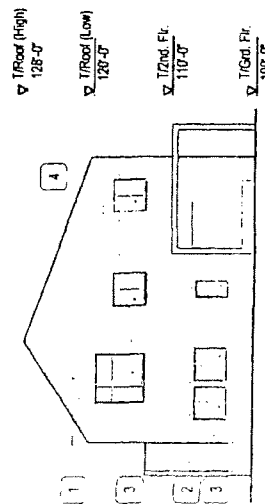


For Sale House -- Front Elevation

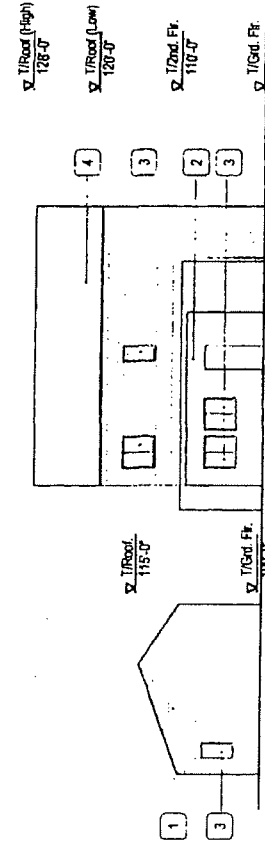


For Sale House -- Back Elevation

For Sale House -- Left Elevation



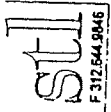
For Sale House -- Right Elevation



Applicant: Adelman Emma Mills  
 Address: 1815-1859 North Laramie Avenue  
 Date: February 11, 2009  
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Typical Family Resident Housing -- North, South, East And West Elevations.

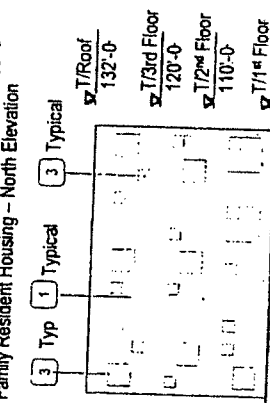
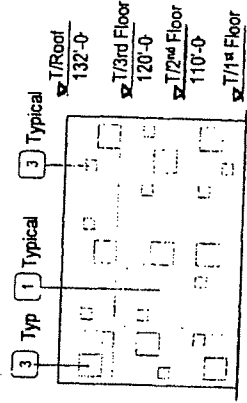
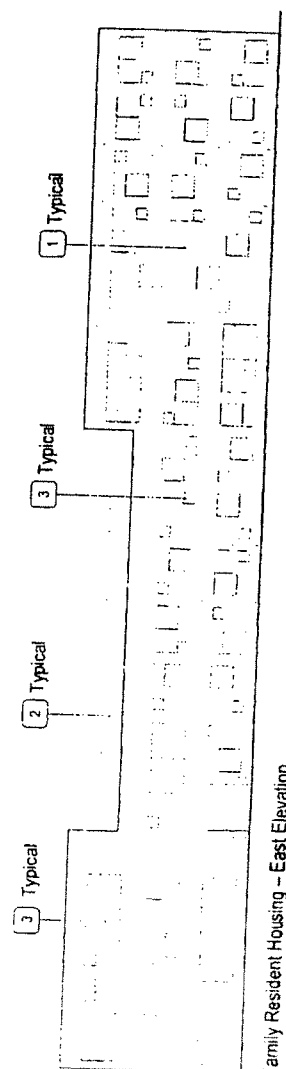
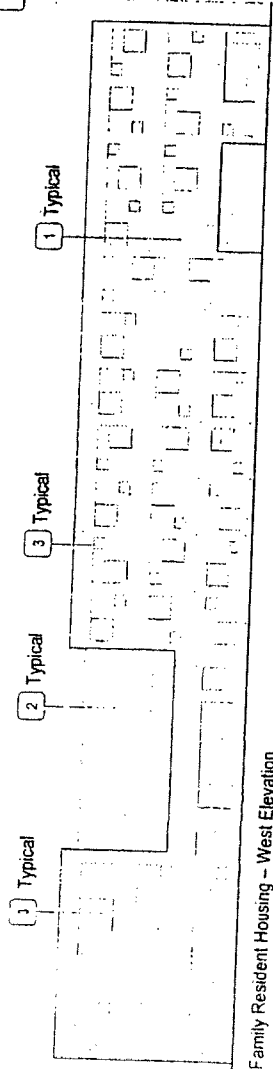
Residential Planned Development  
SOS Villages



808 N Dearborn Street, Chicago, Illinois 60610 T 312.644.9050 F 312.644.9046

Legend

- 1 Siding
- 2 Aluminum-Framed Glazing System
- 3 Window



Applicant: Alderman Emma Mills  
 Address: 1815-1859 North Laramie Avenue  
 Date: February 11, 2009  
 Revised: August 20, 2009

