

16114

a line 46.6 feet south of and parallel to West Armitage Avenue; the alley next east of and parallel to North Burling Street; a line 71.6 feet south of and parallel to West Armitage Avenue; and North Burling Street,

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

SECTION 2. This ordinance shall be effective after its passage and publication.

*Reclassification Of Area Shown On Map No. 5-G.*

(Application No. 16974)

(Common Address: 1846 N. Bissell St.)

[O2010-142]

*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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 5-G in the area bounded by:

a line 484 feet north of and parallel to West Willow Street; North Bissell Street; a line 460 feet north of and parallel to West Willow Street; and a line 65 feet west of and parallel to North Bissell Street,

to those of an RM5 Residential Multi-Unit District.

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

*Reclassification Of Area Shown On Map No. 5-N.*

(As Amended)

(Application No. 16114)

(Common Address: 2208 -- 2210 N. Natchez Ave.)

RPD 1156

[SO2010-143]

*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 and indications as shown on Map Number 5-N in the area bounded by:

a line 994.58 feet south of the intersection of West Grand Avenue and North Natchez Avenue (as measured from the westerly right-of-way line of North Natchez Avenue and perpendicular thereto); North Natchez Avenue; a line 1,031.58 feet south of the intersection of West Grand Avenue and North Natchez Avenue (as measured from the westerly right-of-way of North Natchez Avenue and perpendicular thereto); a line 150 feet west of and parallel to North Natchez Avenue; a line from a point 150 feet west of North Natchez Avenue and 1,467.07 feet south of the intersection of West Grand Avenue and North Natchez Avenue, to a point 571.77 feet west of North Natchez Avenue and 1,236.58 feet south of the intersection of West Grand Avenue and North Natchez Avenue; a line from a point 571.99 feet west of North Natchez Avenue and 1,236.58 feet south of the intersection of West Grand Avenue and North Natchez Avenue, to a point 592.99 feet west of North Natchez Avenue and 1,157.09 feet south of the intersection of West Grand Avenue and North Natchez Avenue (said line being 79.66 feet along an arc of a circle having a radius of 350.26 feet convex running to the west with a chord length of 79.49 feet); a line from a point 592.99 feet west of North Natchez Avenue and 1,157.09 feet south of the intersection of West Grand Avenue and North Natchez Avenue, to a point 598.49 feet west of North Natchez Avenue and 1,103.66 feet south of the intersection of West Grand Avenue and North Natchez Avenue, a line from a point 598.49 feet west of North Natchez Avenue and 1,103.66 feet south of the intersection of West Grand Avenue and North Natchez Avenue, to a point 602.24 feet west of North Natchez Avenue and 1,064.68 feet south of the intersection of West Grand Avenue and North Natchez Avenue (said line being 39 feet along an arc of a circle having a radius of 368.26 feet convex, running westerly with a chord length of 38.98 feet); a line from a point 602.24 feet west of North Natchez Avenue and 1,064.68 feet south of the intersection of West Grand Avenue and North Natchez Avenue, to a point 620.49 feet west of North Natchez Avenue and 994.58 feet south of the intersection of West Grand Avenue and North Natchez Avenue (as measured from the westerly right-of-way line of North Natchez Avenue),

to those of an RT3.5 Residential Two-Flat, Townhouse and 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 RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications within the area hereinabove described to the designation of Residential Planned Development Number 1156, 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 No. 1156.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 1156, consists of approximately one hundred sixty-seven thousand seven hundred and seventy (167,770) square feet (three and eighty five hundredths (3.85) of an acre) and is owned or controlled by the Applicant, Park Development Group, L.L.C. (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of street or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant 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 Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and if different than the Applicant, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any application for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for the purpose of this paragraph shall mean 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 lessors.
4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; a Existing Zoning Map; a surrounding Land-Use Map; a Boundary, Property Line Map; Site Plan; a Landscape Plan; Landscape Notes and Details; and Elevations, dated February 19, 2009 prepared by Pappageorge and Haymes Architects which are incorporated herein. Full size sets of the Site Plan; Rooftop Plan, Landscaping Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning. This planned 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 Chicago Building Code, the Building Code shall apply.

5. The following uses shall be permitted within the area delineated herein as Residential Planned Development Number 1156: residential uses, accessory uses, accessory and guest parking.
6. On-premise 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 allowed, subject to the review and approval of the Department of Zoning and Land Use Planning.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. 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. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to review of the Departments of Transportation and the Department of Zoning and Land Use Planning.
8. The height of any building and any appurtenance hereto shall not exceed the height established within the Bulk Regulations and Data Table and Building Elevations and shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of floor area ratio ("F.A.R.") calculations and floor area measurements, the definition in the 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 (\$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 D.P.D. 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.
11. Improvements to the property, including landscaping and all entrances and exists to the parking and loading areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, and the Landscape Plan attached hereto and made a part hereof. In addition, parkway trees and other

landscaping shall be installed and maintained at all times in accordance with the applicable standards of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

12. The terms, conditions and exhibits of this planned development 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 Applicant and after a determination by the Commissioner of the Department of Zoning and Land Use Planning that such modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereto. Any such modification of the requirements of this statement by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be minor change in the planned development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
13. 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 all buildings located within this planned development in a manner generally consistent with the City of Chicago Green Matrix building rating options, including, Leadership in Energy and Environmental Design ("L.E.E.D."), Chicago Green Homes or Energy Star. Copies of these standards may be obtained from the Department of Zoning and Land Use Planning. Fifty percent (50%) of the flat net roof area of the buildings shall be green roof. Additionally, approximately sixty-three thousand seven hundred ninety-five (63,795) square feet of ground area is utilized for open space/on-site green space.
14. The Applicant acknowledges that 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.
15. Unless substantial construction of the improvement contemplated within this planned development has commenced within six (6) years following adoption of this planned development, and unless completion thereof is diligently pursued, then this planned development shall expire and the property shall automatically convert to that of RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District. This six (6) year period may be extended for up to one additional year if, before expiration of the six (6) year period, if the Commissioner of Zoning and Land Use Planning determines that good cause for an extension is shown.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Surrounding Land-Use Map; Site Plan; Site Landscape Plan; and Exterior Building Elevations referred to in these Plan of Development Statements printed on pages 83522 through 83528 of this *Journal*.]

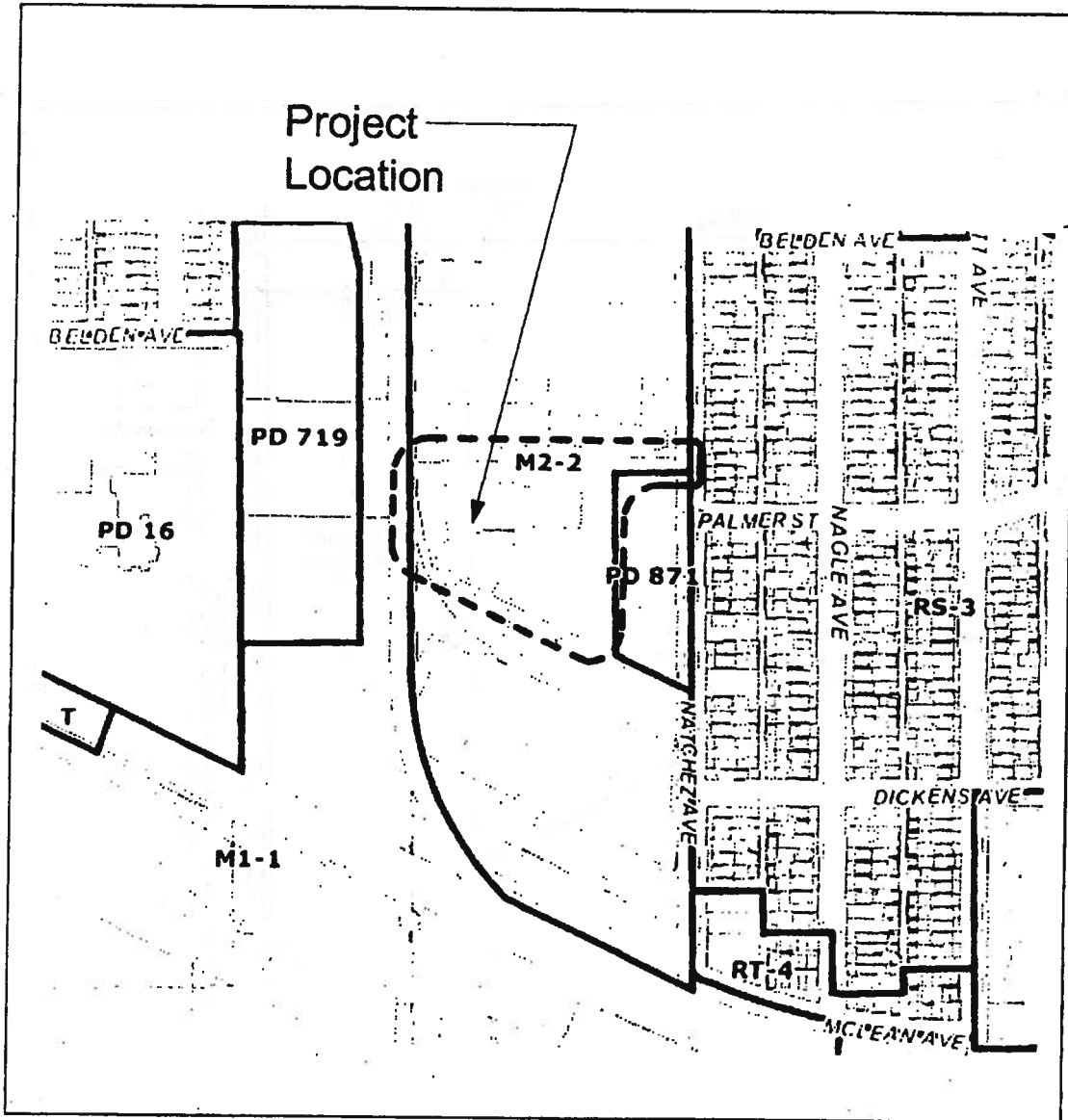
Table of Bulk Regulations and Controls referred to in these Plan of Development Statements reads as follows:

*Residential Planned Development No. 1156*

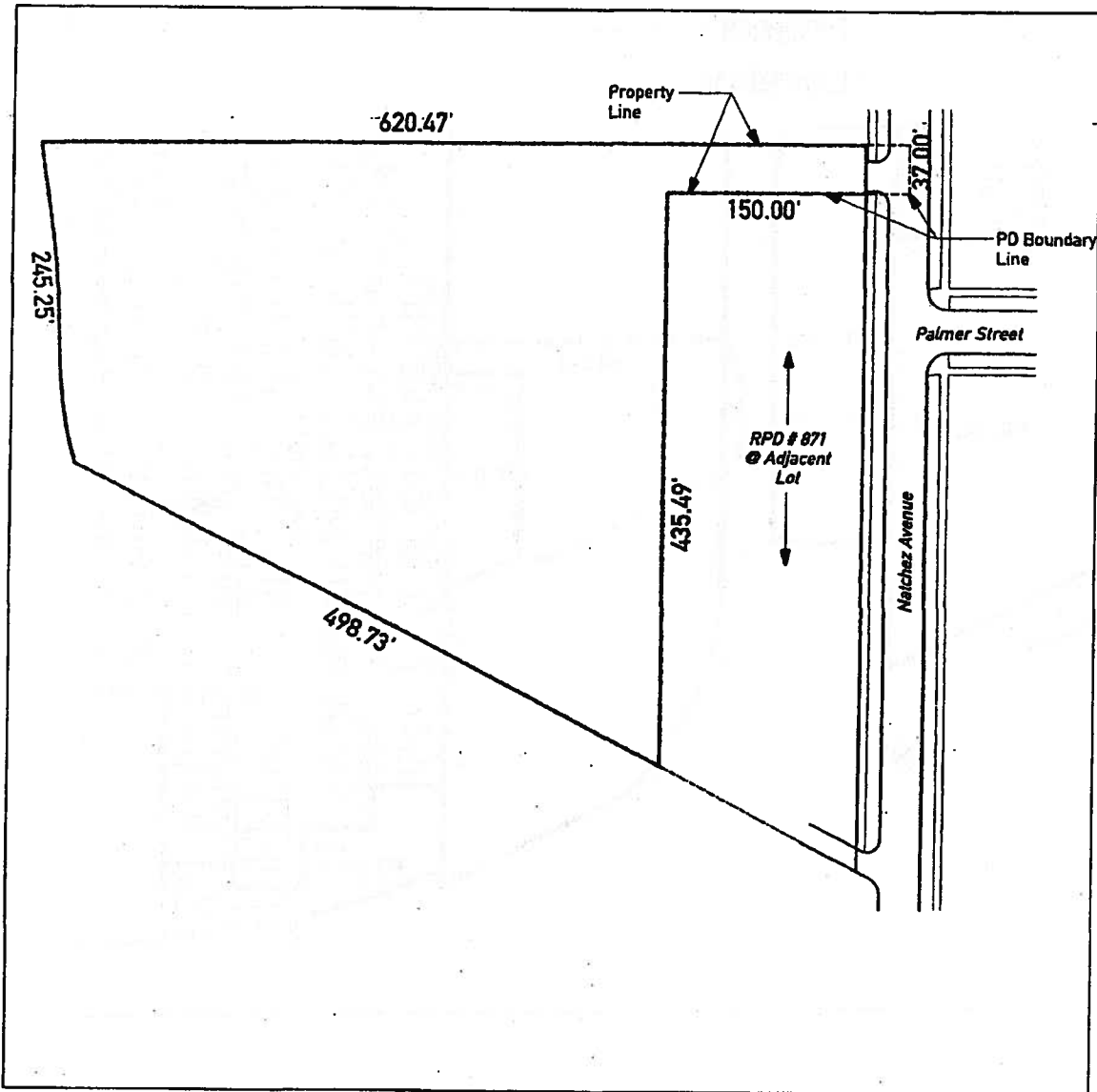
*Table Of Bulk Regulations And Controls.*

Gross Site Area:	168,999 square feet (3.88 acres)
Public Street and Alleys:	1,229 square feet (0.03 of an acre)
Net Site Area:	167,770 square feet (3.85 acres)
Maximum F.A.R.:	0.75
Permitted Uses:	Residential uses, related and accessory uses as listed in Statement Number 5.
Maximum Number of Dwelling Units:	72 residential units
Minimum Number of Off-Street Parking Spaces to be provided:	96 on-site parking spaces
Required Residential Parking: Guest Parking:	1 space for each residential unit (72 spaces) 28 spaces
Minimum Loading Berths:	None provided
Maximum Percentage of Land covered:	42%
Maximum Building Heights:	36 feet, 2 inches as measured by the Chicago Zoning Ordinance
Minimum Periphery Setbacks:	In substantial conformance with the attached Site Plan

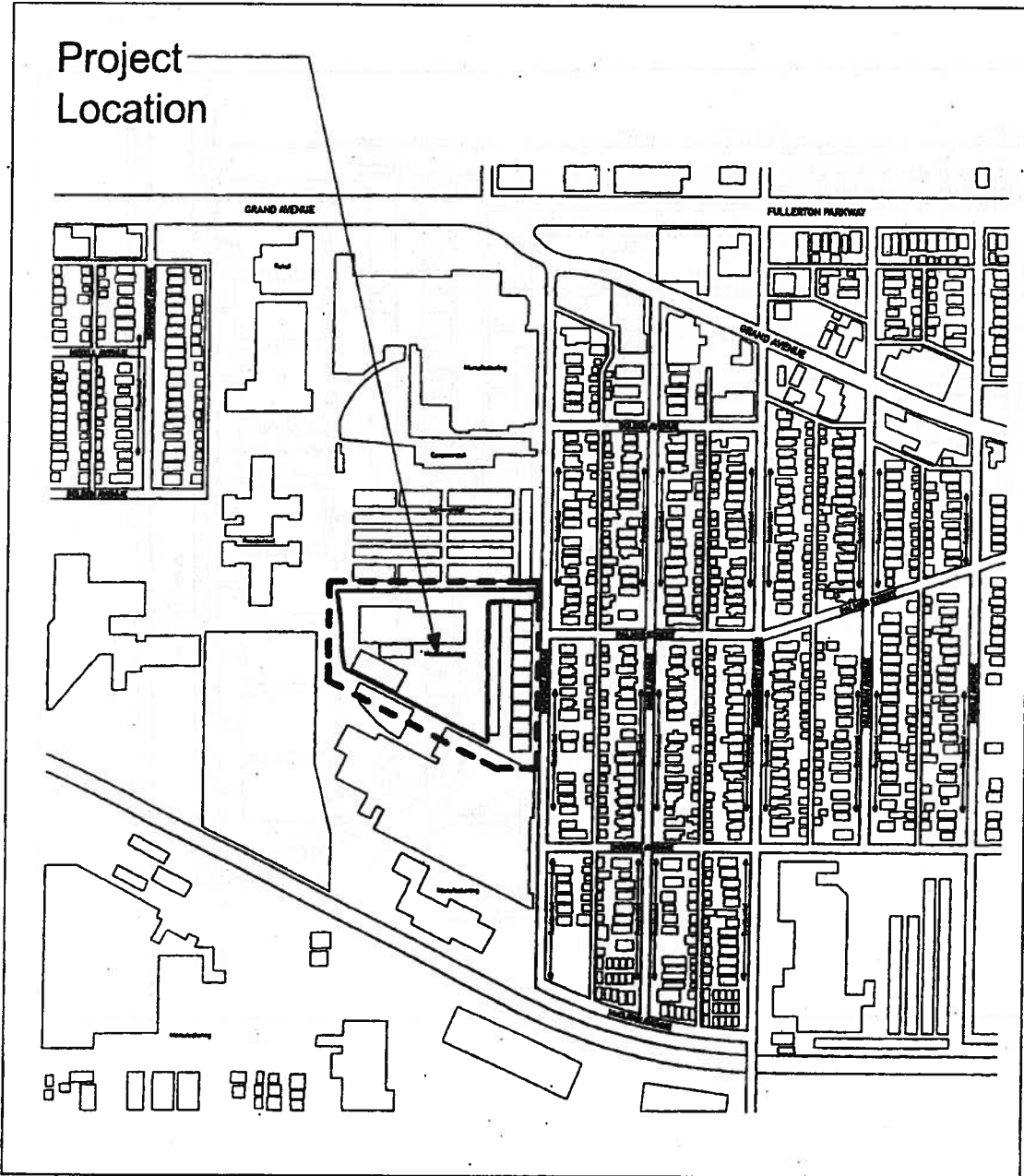
Existing Zoning Map.



Planned Development Boundary And Property Line Map.

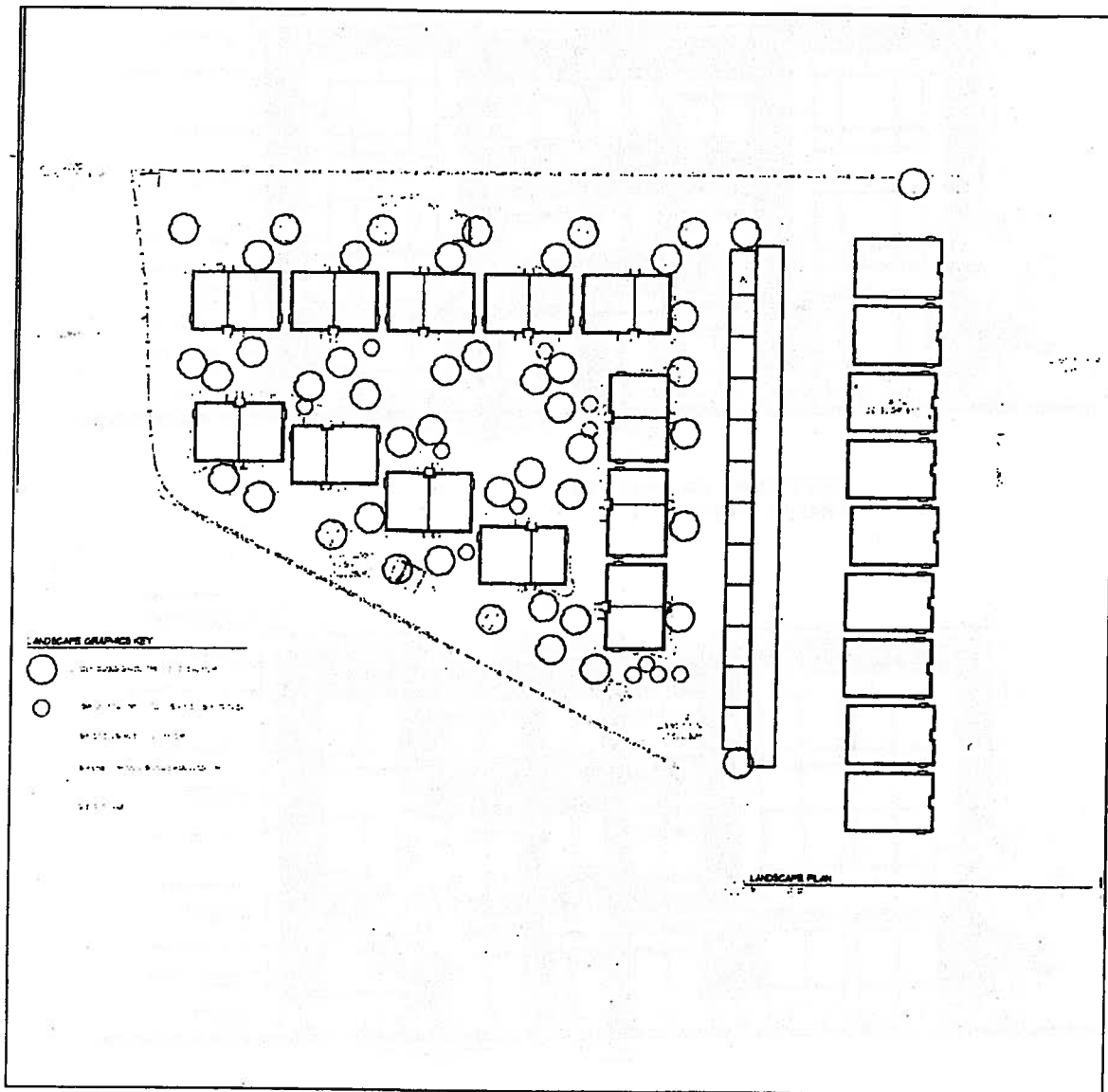


Surrounding Land-Use Map.





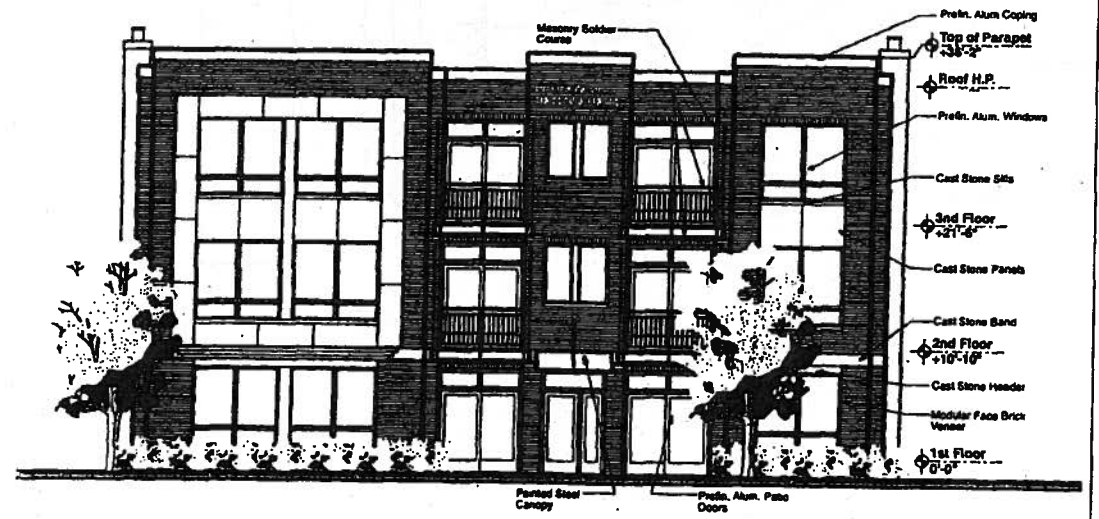
Site Landscape Plan.



Exterior Building Elevations.  
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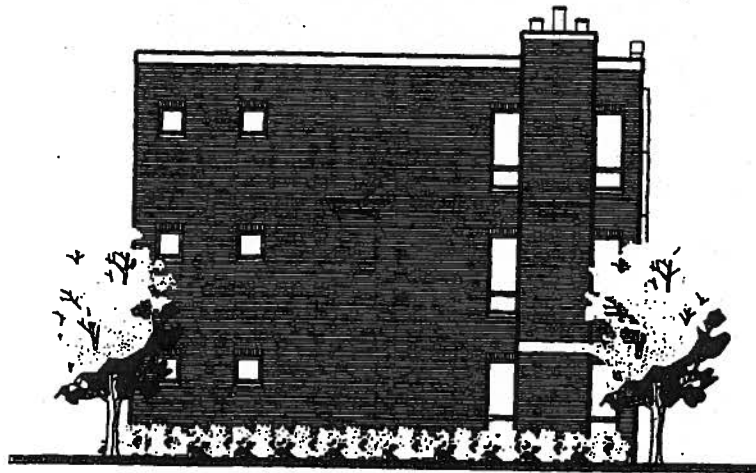


EXTERIOR ELEVATION-  
FRONT FACADE 1

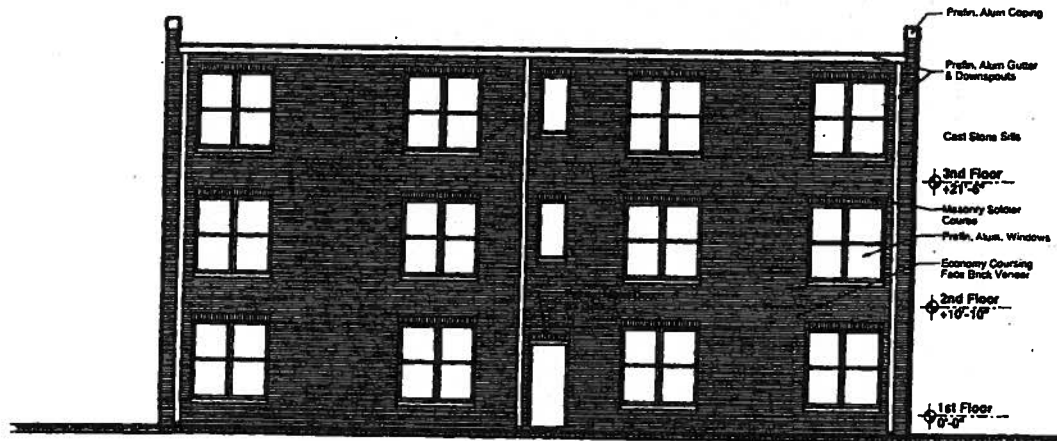


EXTERIOR ELEVATION-  
FRONT FACADE 2

Exterior Building Elevations.  
(Page 2 of 2)



EXTERIOR ELEVATION-  
TYPICAL SIDE



EXTERIOR ELEVATION-  
TYPICAL REAR

