

# PD 1225

**Table of Contents**

**10/16/2013 PD Adoption** ..... **2**  
    Ordinance ..... 2  
    Statements ..... 2  
    Bulk Table ..... 5  
    Exhibits ..... 6

17728

10/16/2013

REPORTS OF COMMITTEES

62863

*Reclassification Of Area Shown On Map No. 12-L.*

(As Amended)

(Application No. 17728)

(Common Address: 5001 -- 5025 W. 47<sup>th</sup> St., 4700 -- 4710 S. Lavergne Ave.  
And 4701 -- 4711 S. Lawler Ave.)

RPD 1225

[SO2013-3327]

*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 B3-2 Community Shopping District and C2-2 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 12-L in an area bounded by:

West 47<sup>th</sup> Street; South Lavergne Avenue; the alley next south of and parallel to West 47<sup>th</sup> Street; and South Lawler Avenue,

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

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B2-3 Neighborhood Mixed-Use 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 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 reads as follows:

*Residential Planned Development No. 1225.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 1225 consists of approximately 33,433 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Perlmarm Realty Corporation.
2. 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 titleholders 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, the legal titleholder and any

ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications 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 is defined in Section 17-8-0400 of the Zoning Ordinance.

3. 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 streets or alleys, or grants of easements, or adjustments of right-of-way, shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assignees, or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a General Land Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; and Building Elevations prepared by Norr Architects dated September 19, 2013. Full size copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building Code shall control. This planned development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this planned development ordinance and the Zoning Ordinance, this planned development ordinance shall control.
5. The following uses shall be allowed within the area herein delineated as residential planned development: elderly housing, residential uses, accessory parking, related facilities, and accessory uses.
6. On-Premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the planned development, subject to the review and approval of the Department of Housing and Economic Development. Off-Premises signs are prohibited within the boundary of the planned development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 33,433 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this planned development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enable 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Housing and Economic Development. The project will be Energy Star certified.

- 15. Unless construction of the new improvements contemplated in this planned development has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to the B2-3 Neighborhood Mixed-Use District classification.

[Existing Zoning Map; Existing Land Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; North, South and East Elevations referred to in these Plan of Development Statements printed on pages 62867 through 62873 of this *Journal*.]

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

*Residential Planned Development No. 1225.*

*Plan Of Development Bulk Regulations And Data Table.*

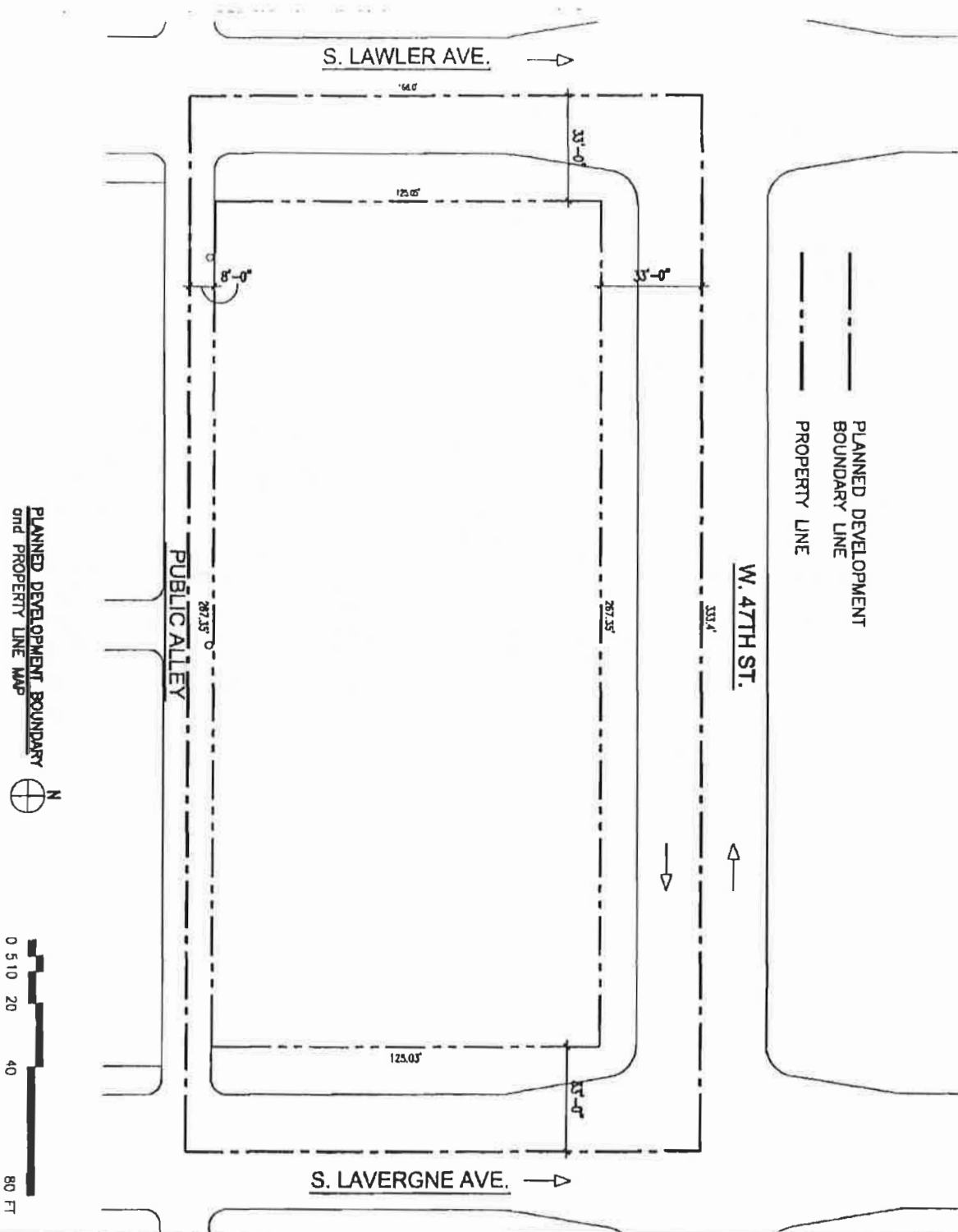
Gross Site Area (55,345 square feet or 1.27 acres) = Net Site Area (33,433 square feet or 0.77 acre) + Area Remaining in Public Way (21,912 square feet or 0.50 acre)

Maximum Floor Area Ratio:	3.0
Maximum Number of Dwelling Units:	95
Maximum Number of Off-Street Parking Spaces:	32
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Bike Parking Spaces:	8
Setbacks:	In accordance with Site and Landscape Plans
Maximum Building Heights:	62 feet

EXISTING ZONING MAP

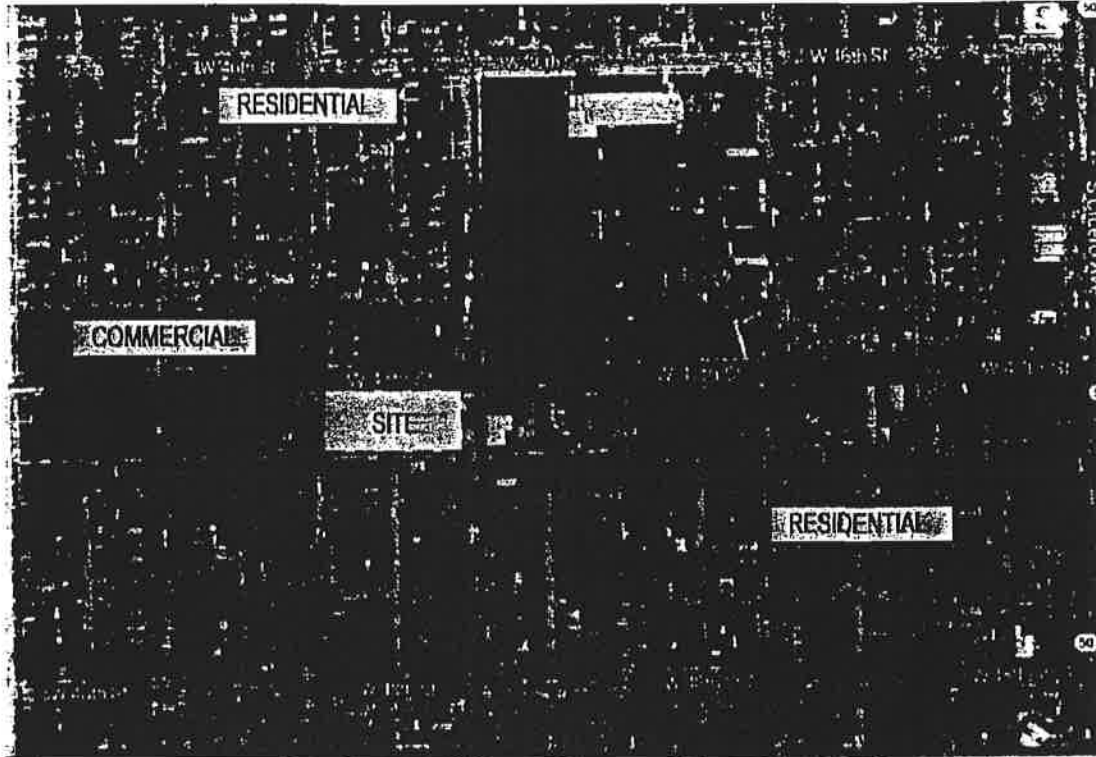


APPLICANT: PERMARK REALTY CORPORATION  
 ADDRESS: 5001-5025 W. 47th St., 4700-4710 S. Lavergne Ave, 4701-4711 S. Lawler Ave.  
 CHICAGO, IL  
 DATE: May 1, 2013  
 CPC DATE: September 19, 2013



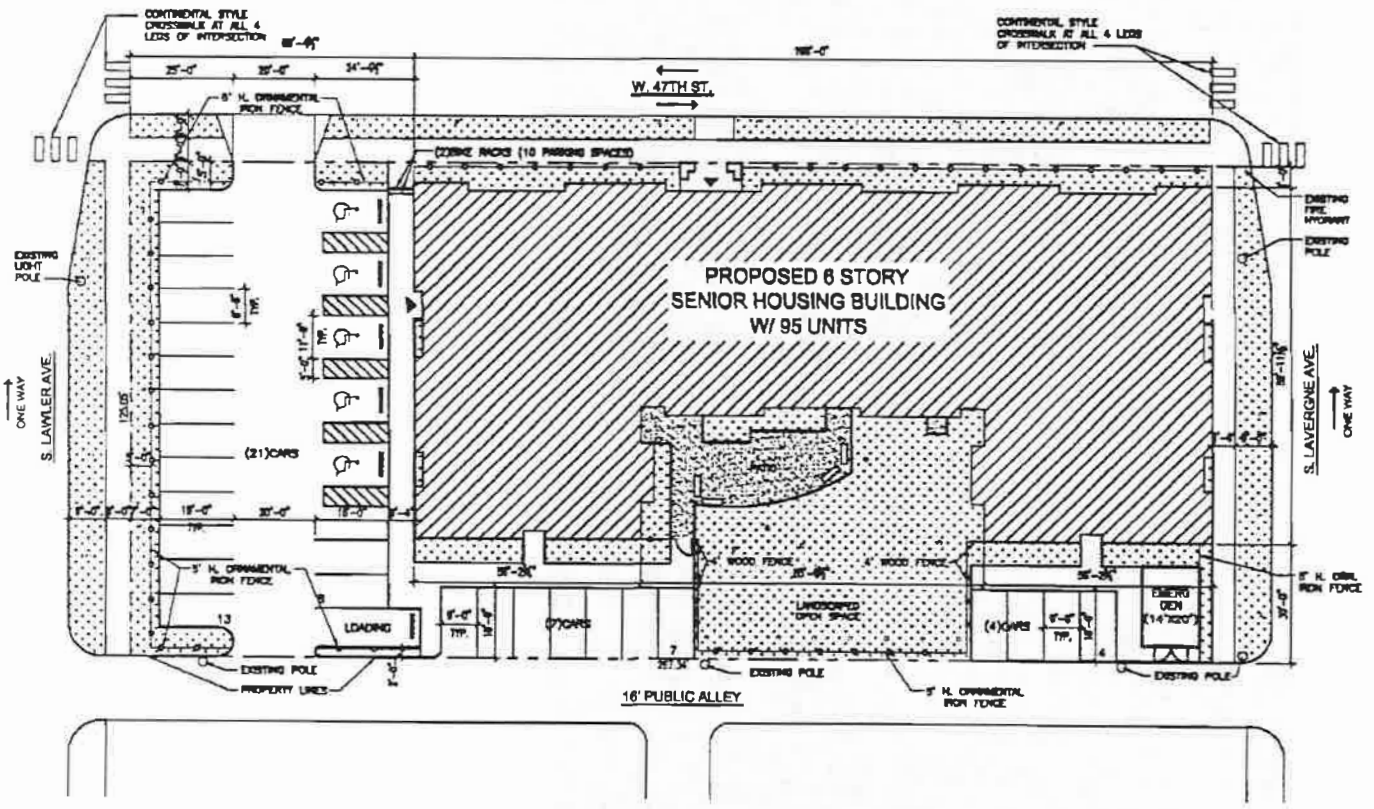
APPLICANT: PERMARK REALTY CORPORATION  
 ADDRESS: 5001-5025 W. 47th St., 4700-4710 S. Lavergne Ave., 4701-4711 S. Lawler Ave.  
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**EXISTING LAND USE MAP**



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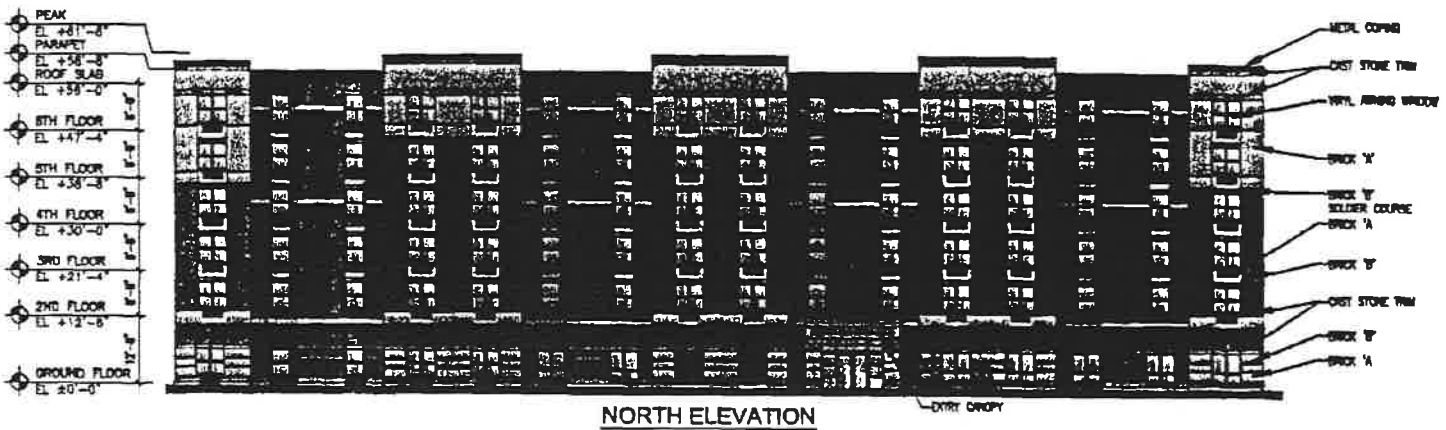


**SITE PLAN**  
 SCALE: 1"=40'



APPLICANT: PERMARK REALTY CORPORATION  
 ADDRESS: 5001-5025 W. 47th St., 4700-4710 S. Lawrence Ave., 4701-4711 S. Lawrence Ave. CHICAGO, IL  
 DATE: May 1, 2013  
 CPC DATE: September 19, 2013





APPLICANT: PERMARK REALTY CORPORATION  
 ADDRESS: 5001-5025 W. 47th St., 4700-4710 S. Lawry Ave, 4701-4711 S. Lawler Ave.  
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SOUTH ELEVATION



EAST ELEVATION

APPLICANT: PERMARK REALTY CORPORATION  
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