

17372

Reclassification Of Area Shown On Map No. 16-D.
(As Amended)
(Application No. 17372)
(Common Address: 1446 -- 1470 And 1504 -- 1514 E. 70th St.;
6949 -- 6959 S. Dante Ave.; And 6948 -- 6958 And
6949 -- 6959 S. Harper Ave.)

R P D 239,99

[SO2011-8892]

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 Residential Planned Development 239 symbols and indications as shown on Map Number 16-D in the area bounded by:

the alley next north of and parallel to East 70th Street; a line 156.2 feet east of and parallel to South Harper Avenue; East 70th Street; and South Dante Avenue,

to those of Residential Planned Development Number 239, as amended.

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

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development Number 239, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 239, as amended (the "Planned Development") consists of a net site area of approximately sixty-two thousand one hundred fifty-two (62,152) square feet (one and forty-three hundredths (1.43) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Dorchester Artist, LLC, an Illinois limited liability company (the "Applicant").
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 of application for amendments, modifications or changes (administrative, legislative or otherwise) to this

Planned Development are made, shall be under single ownership or designated control. Single designated control is defined 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 any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assignees or grantees. 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 Planned Development Boundary and Property Line Map; a Site Plan; Green Roof Plan and Elevations; all prepared by Landon Bone Baker Architects, dated February 16, 2012. Full-sized copies of the drawings 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 Chicago 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 are permitted in the area delineated herein as Planned Development 239, as amended: multi-unit residential; townhouses; community center; art gallery as an accessory use; recreational uses; residential supportive services; parking 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.
7. In addition to the maximum height of the improvements and any appurtenance in accordance with the Bulk Regulations and Data Table attached hereto, the height of the improvements shall also be subject to limitations approved 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 purposes of floor area ratio ("FAR") calculations, the definitions of the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 62,152 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. Notwithstanding the foregoing, in lieu of landscaping islands in the vehicular use areas, the Applicant will provide landscaping within the courtyard area adjacent to the vehicular use areas subject to review and approval of 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, 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of 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 compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Housing and Economic Development.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to the original Planned Development 239.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 23228 through 23237 of this *Journal*.]

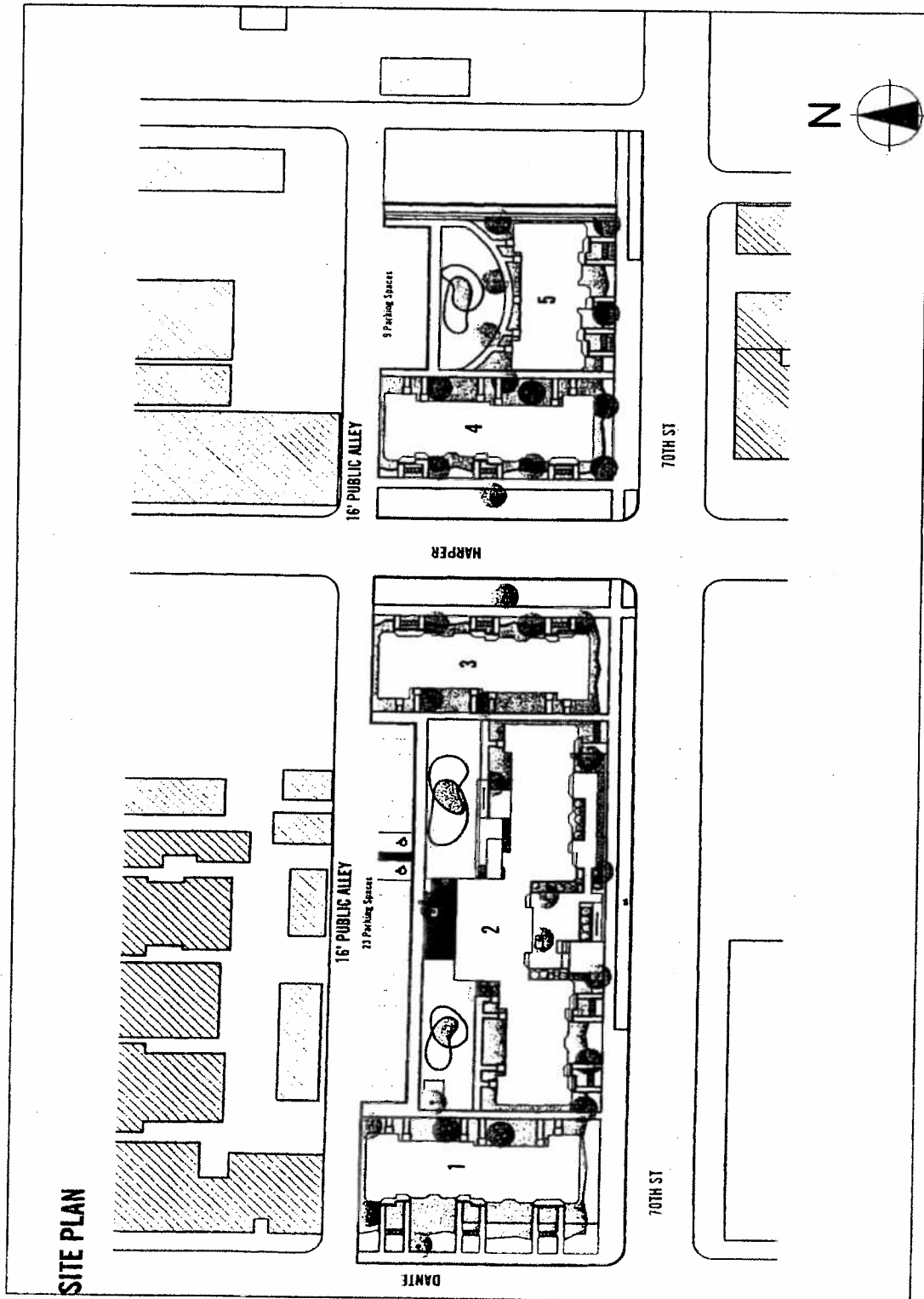
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Residential Planned Development Number 239, As Amended.

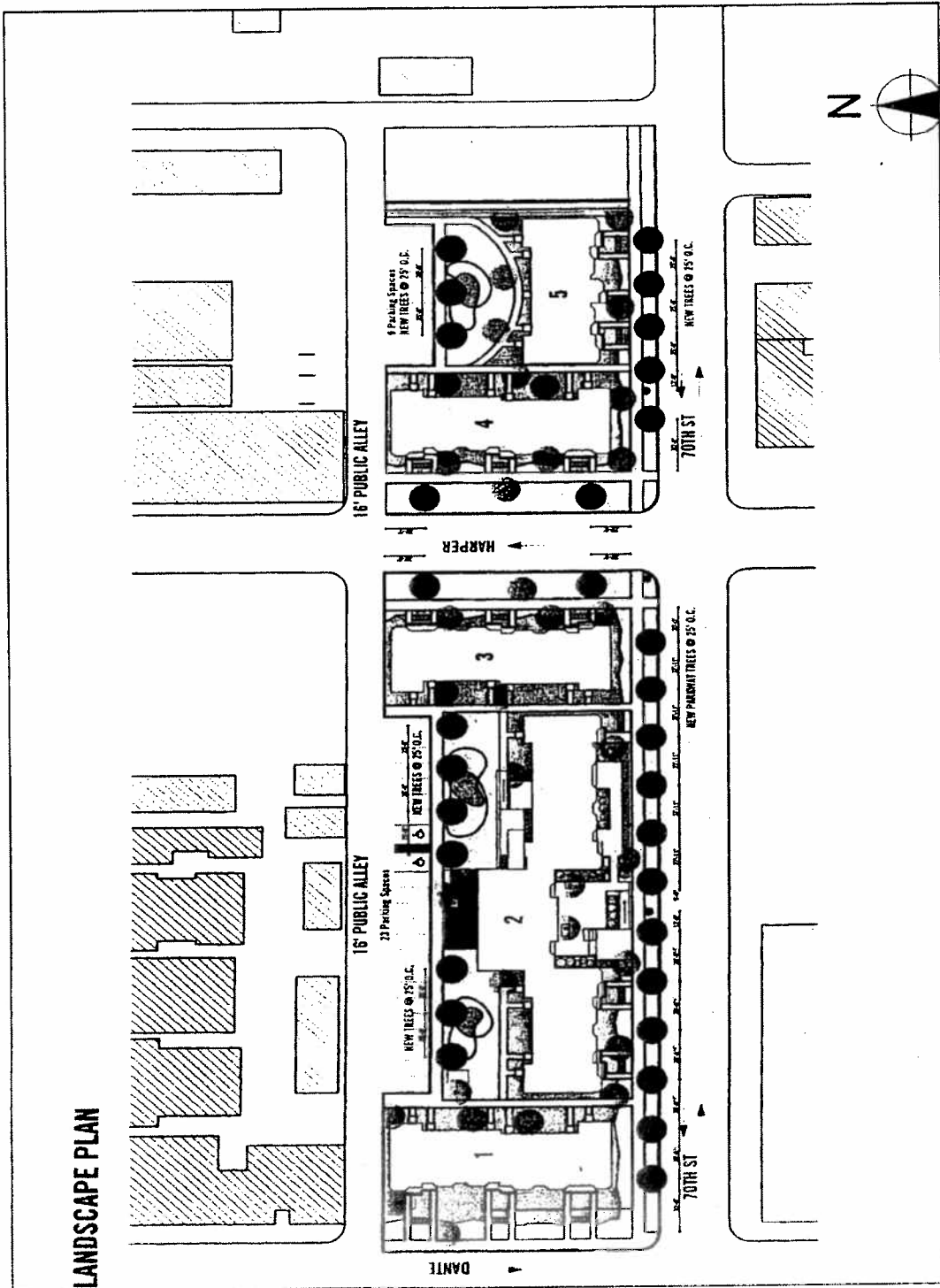
Bulk Regulations And Data Table.

Gross Site Area:	102,519 square feet (2.35 acres)
Right-of-Way	40,367 square feet (0.92 acre)
Net Site Area:	62,152 square feet (1.43 acres)
Maximum Number of Dwelling Units:	32 dwelling units
Maximum Floor Area Ratio:	.75
Minimum Off-Street Parking Spaces for Residential use:	28 parking spaces
Minimum Off-Street Parking Spaces for Community Center/Art Gallery use:	4 parking spaces
Off-Street Loading Spaces:	None
Maximum Percentage of Site Coverage:	38 percent
Minimum Required Setbacks:	As per Site Plan and Existing Structures
Maximum Building Height:	
Existing Structures:	Two-Story -- 21 feet, 2 inches
Arts Center:	Two-Story -- 24 feet

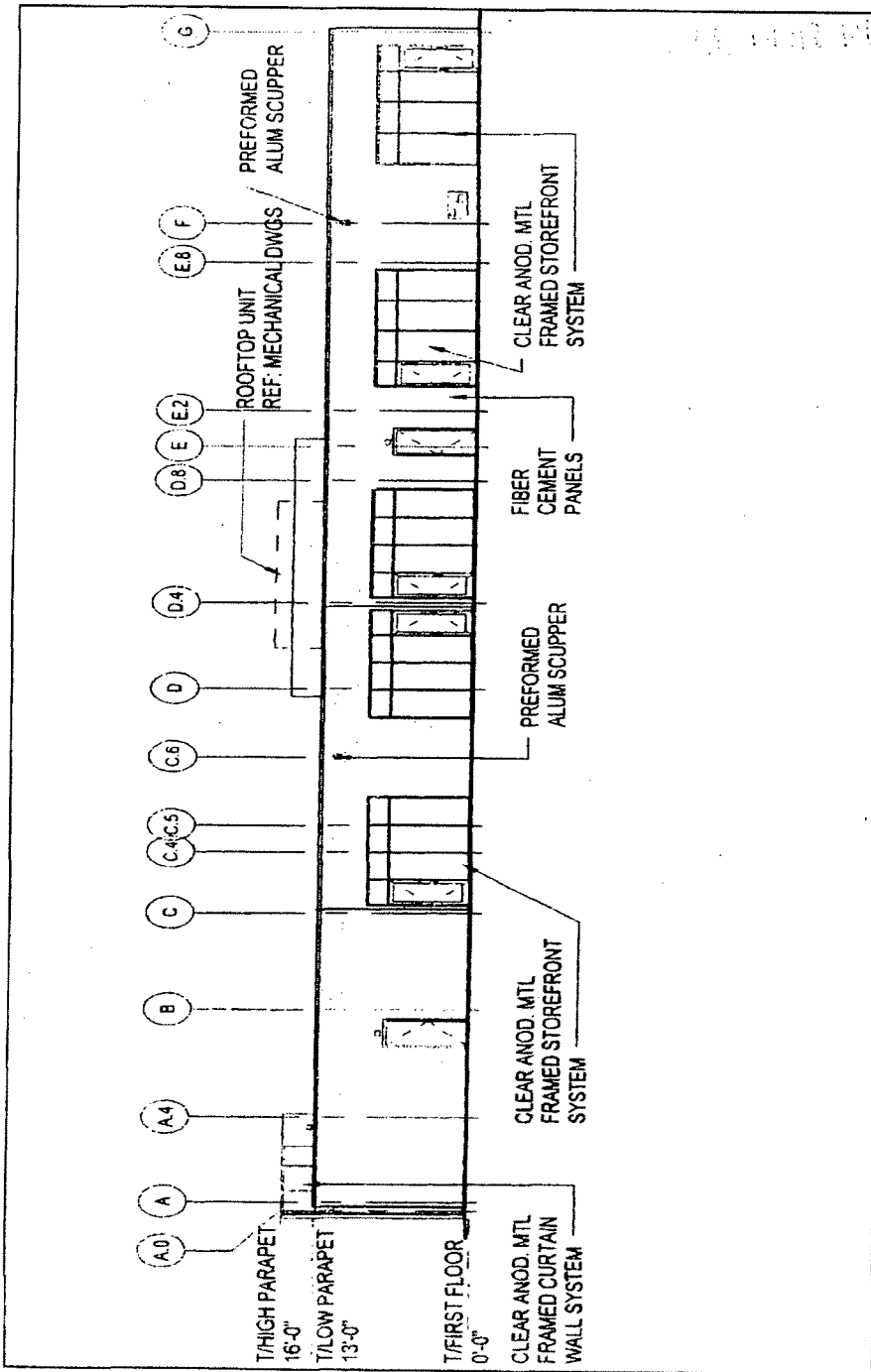
Existing Zoning Map.



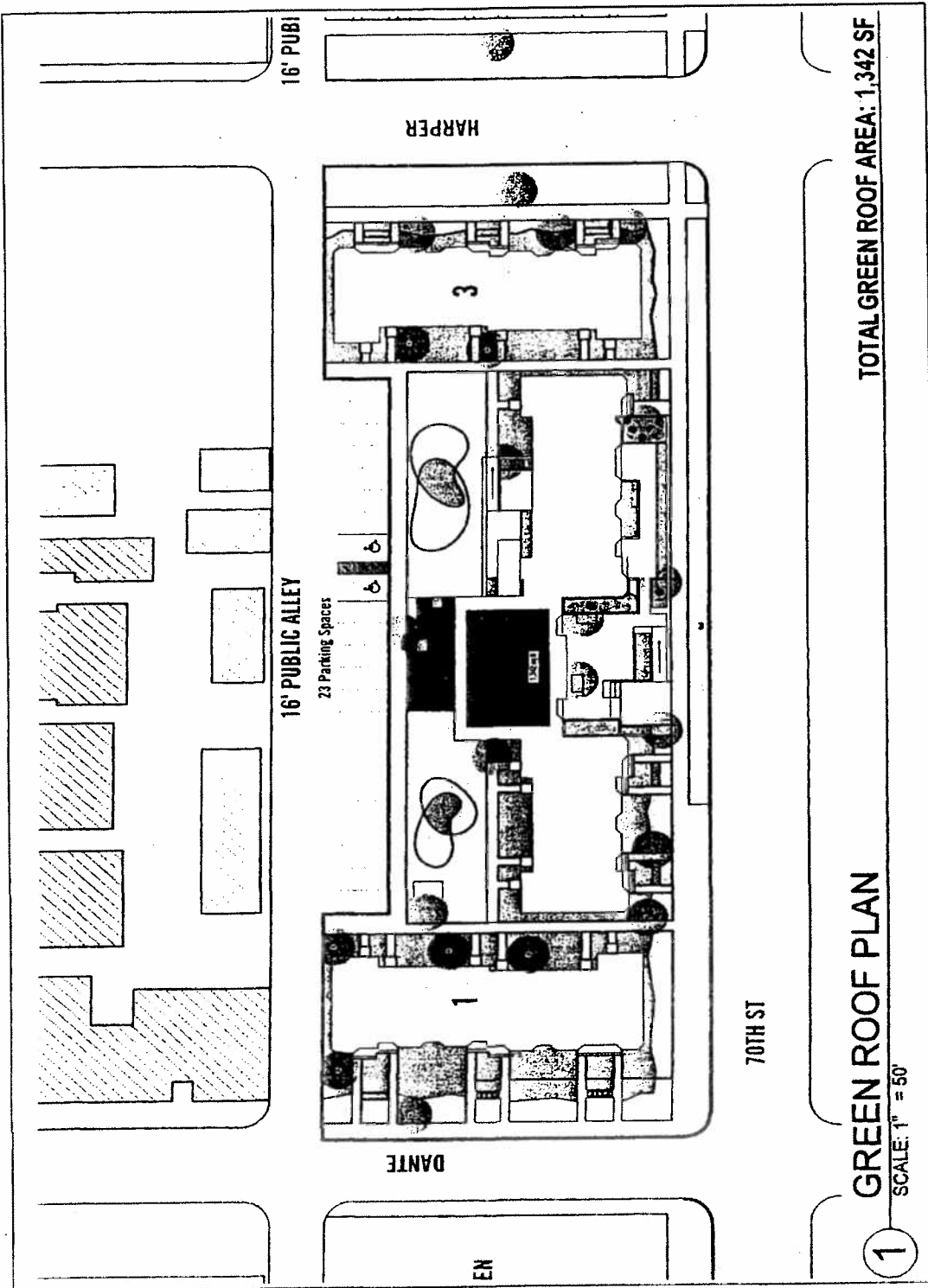
Planned Development Boundary And Property Line Map.



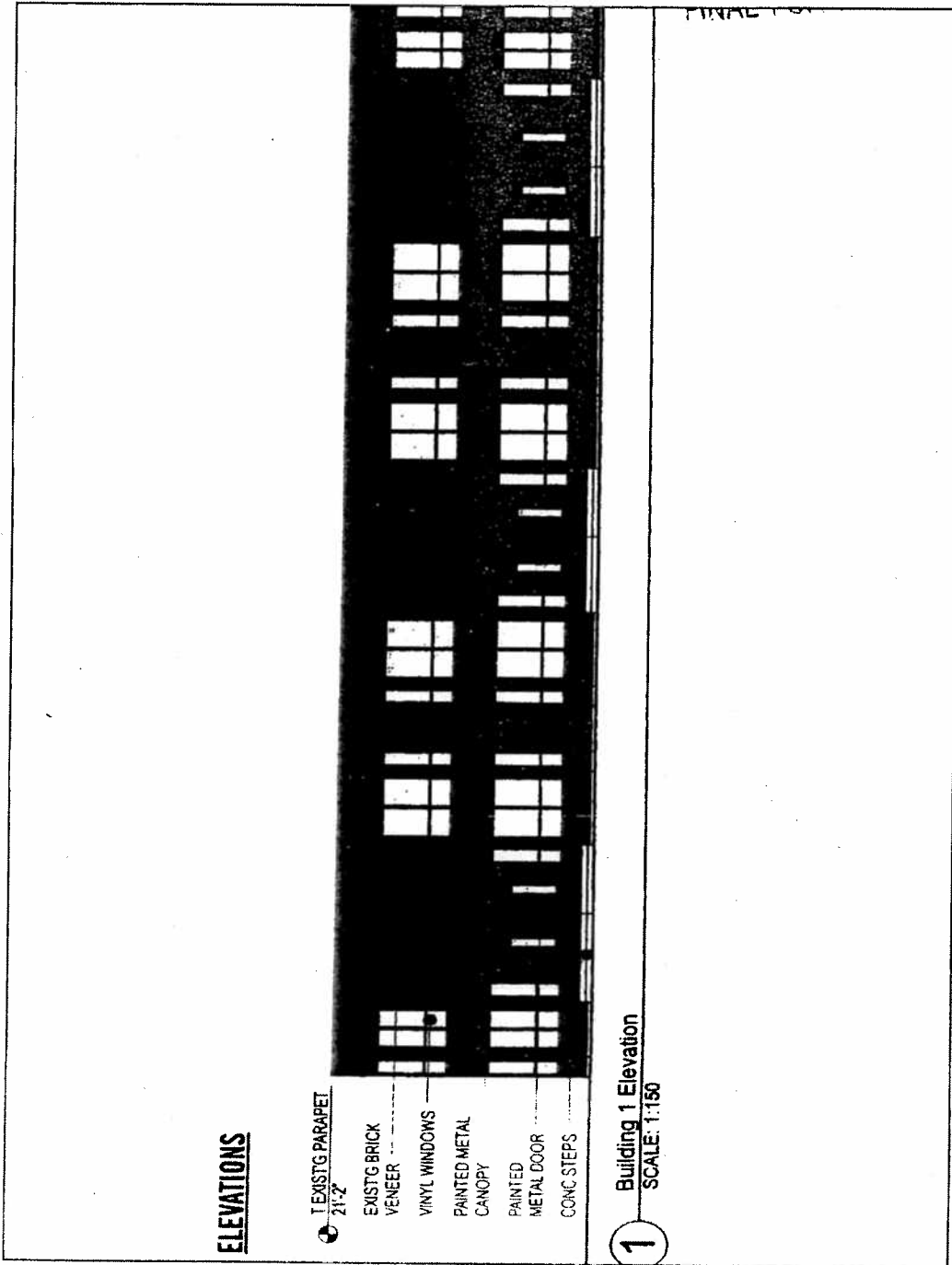
Site Plan.



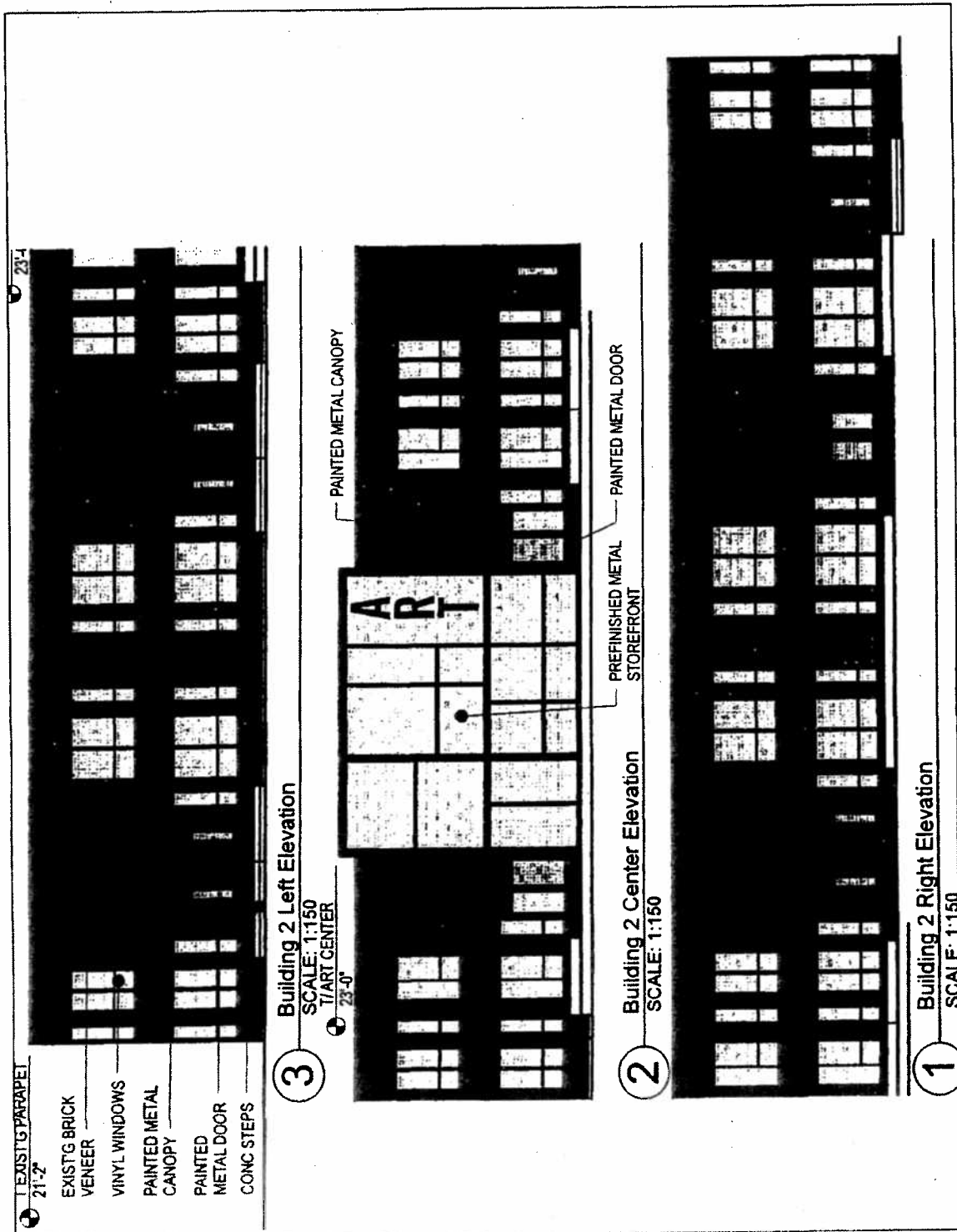
Landscape Plan.



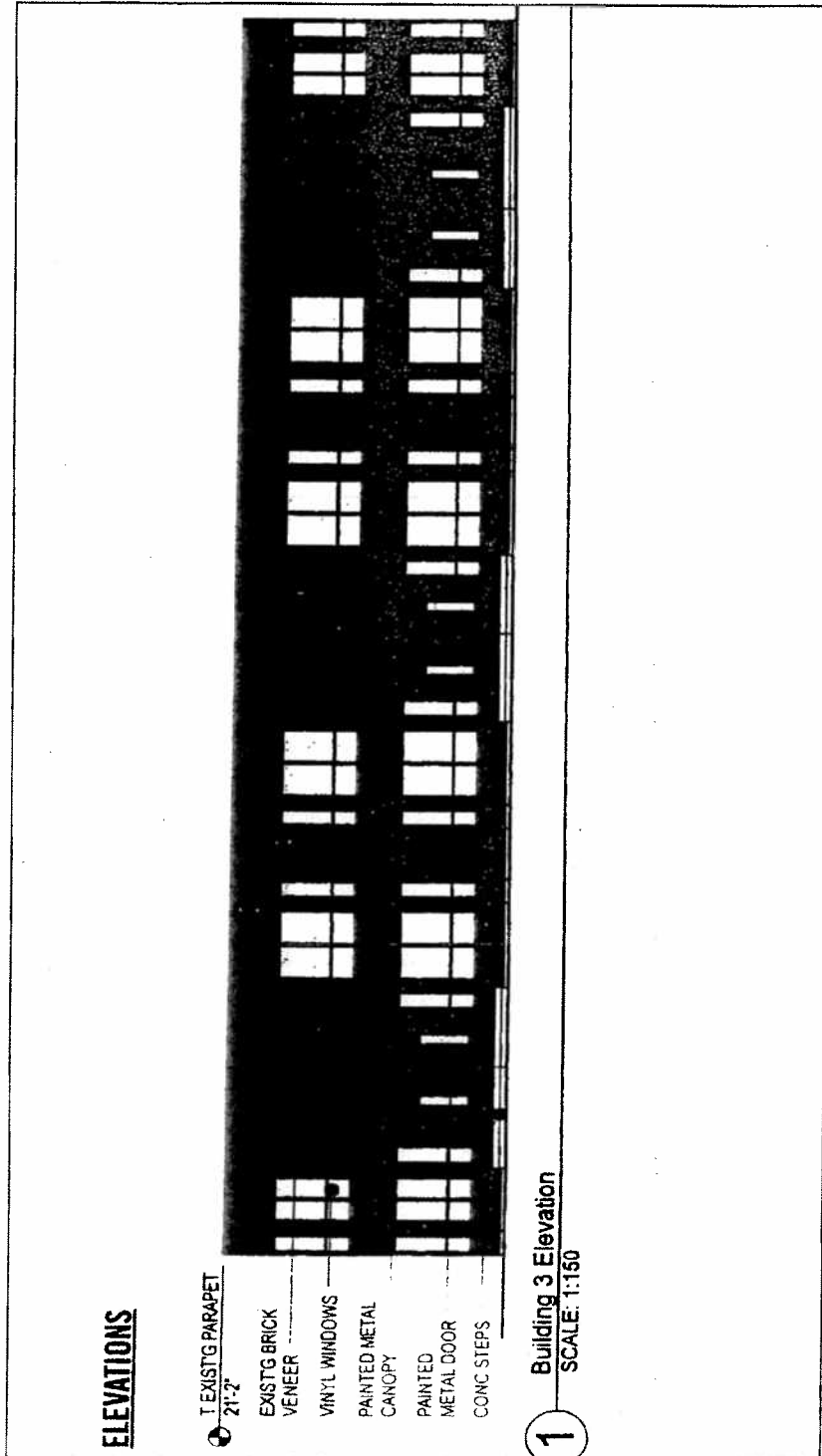
Green Roof Plan.



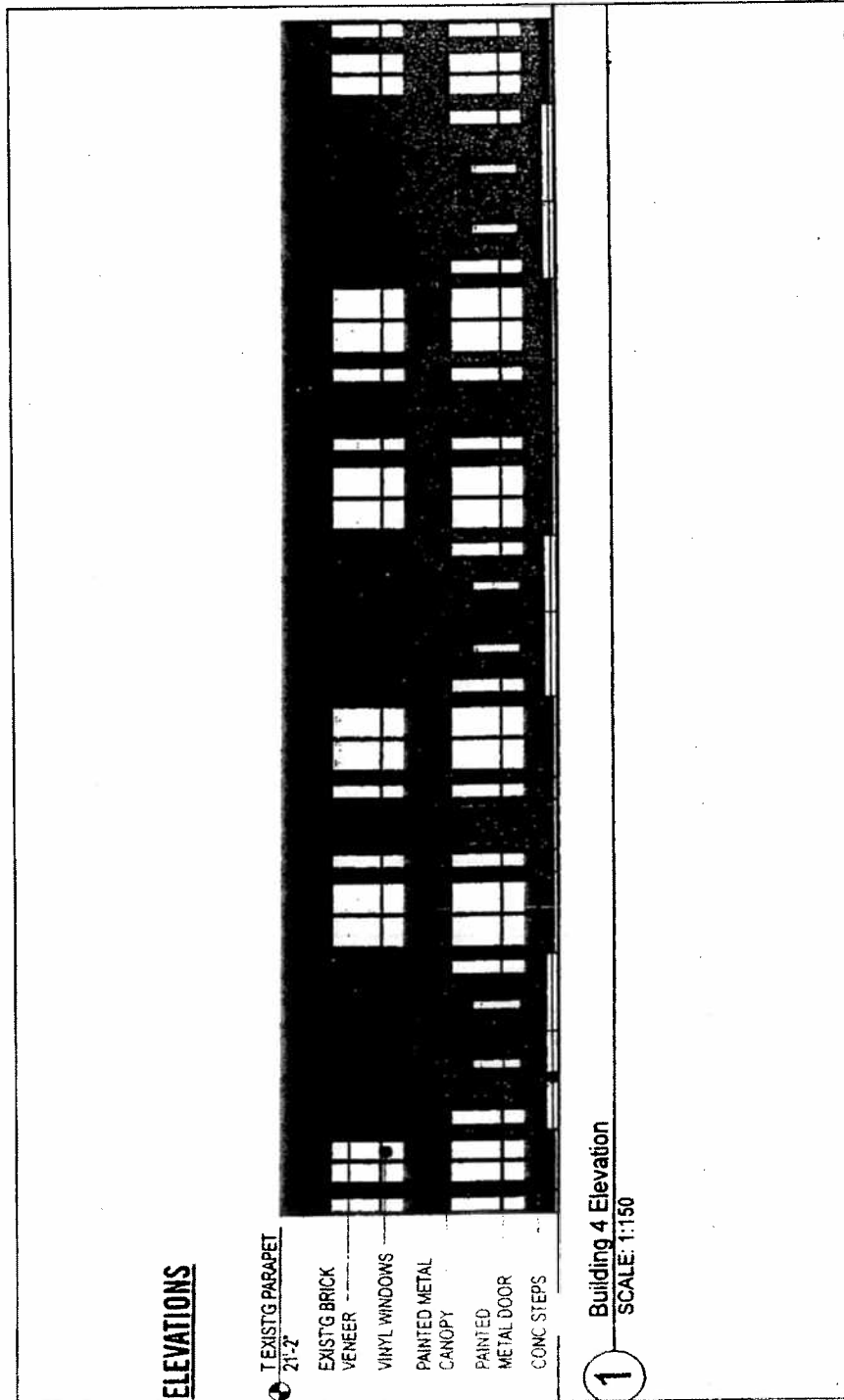
Elevations.
(Page 1 of 5)



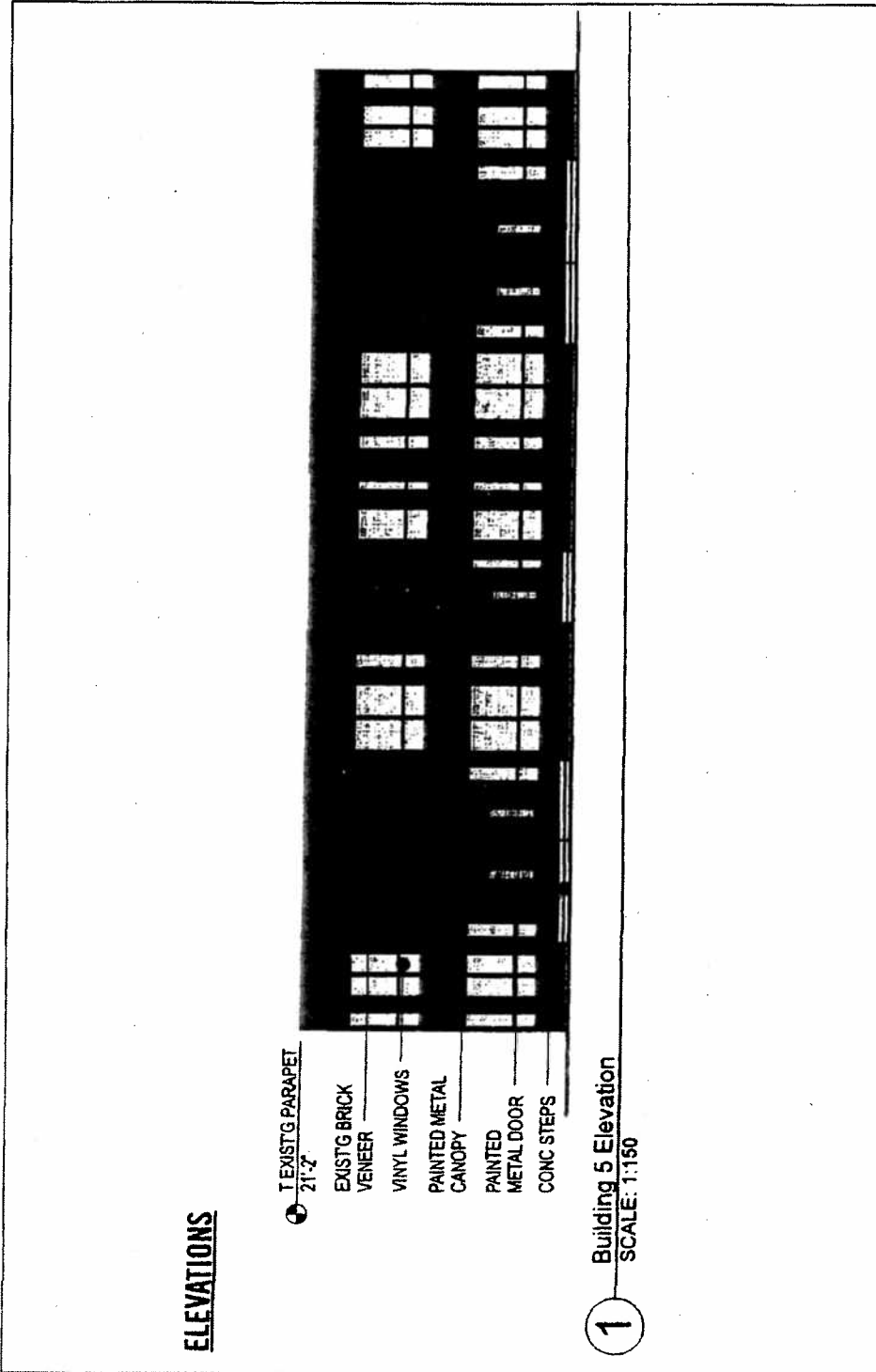
Elevations.
(Page 2 of 5)



Elevations.
(Page 3 of 5)



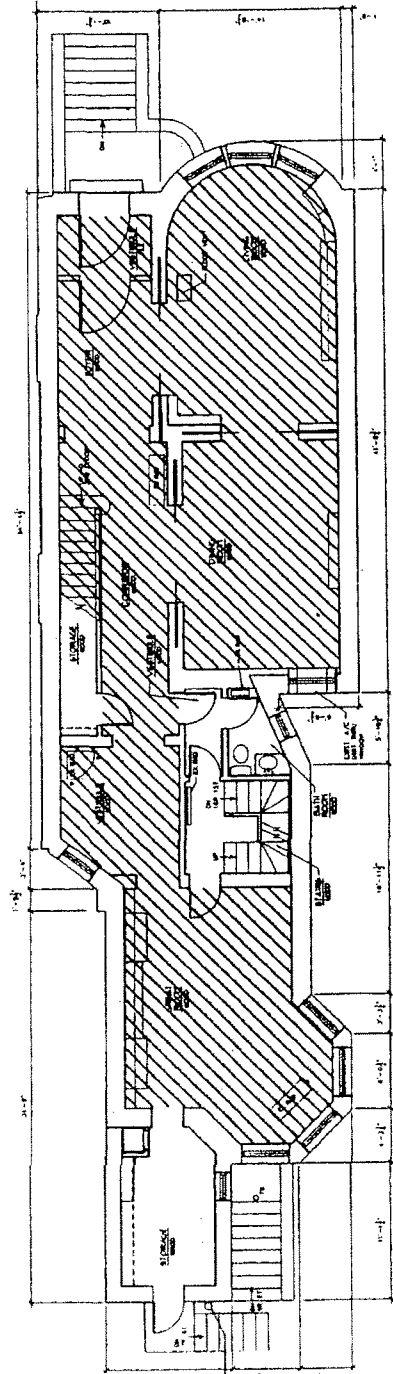
Elevations.
(Page 4 of 5)



Elevations.
(Page 5 of 5)

Harriet F. Rees House
2110 S. Prairie Ave.

Exhibit B
Significant Historical and Architectural Features - Interior



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

Significant Interior Historical and Architectural Features - First-floor public rooms
(entrance hall, parlors and dining room)

Chapter 21 of Municipal Code Amended by Adding New Sections 21-11 and 21-12 Concerning Establishment of Electrical Commission.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, September 9, 1980.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning having had under consideration a proposed ordinance (referred June 27, 1980) to amend Chapter 21 of the Municipal Code of Chicago by adding new Sections 21-11 and 21-12 concerning Establishment of Electrical Commission of Chicago, begs leave to recommend that Your Honorable Body Pass said proposed ordinance attached herewith.

This recommendation was concurred in by 14 members of the Committee, with no dissenting vote.

Respectfully submitted,
(Signed) EDWARD R. VRDOLYAK,
Chairman.

(Signed) FRED B. ROTI,
Vice-Chairman.

On motion of Alderman Roti the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Stemberk, Lipinski, Shumpert, Nardulli, Ray, Davis, Hagopian, Kuta, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Pucinski, Natarus, Oberman, Clewis, Axelrod, Schuller, Volini, Orr, Stone—43.

Nays—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The Municipal Code of Chicago, Chapter 21, is hereby amended by adding new Sections 21-11 and 21-12 in *Italics* as follows:

21-11. There is hereby established a commission which shall be known as the Electrical Commission of the City of Chicago, and which shall consist of six members. The Commissioner of Inspectional Services or the chief electrical inspector of the electrical inspection section of the bureau of field inspections of the Department of Inspectional Services shall be a member, and the ex officio chairman of such commission; of the other five members, one shall be a registered professional engineer, one an electrical contractor, one a journeyman electrician, one a representative of an inspection bureau maintained by the fire underwriters, or Director of Fire Prevention, and one a representative of an electrical utility supply company, all of whom shall be appointed by the Mayor and confirmed by the City Council.

The Commissioner of Inspectional Services or the chief electrical inspector shall serve on such commission without additional compensation therefor. The other members shall receive such compensation as may be fixed by the City Council.

21-12. It shall be the duty of the said commission to formulate and recommend safe and practical standards and specifications for the installation, alteration and use of electrical equipment designed to meet the necessities and con-

ditions that prevail in the City of Chicago, to recommend reasonable rules and regulations governing the issuance of permits by the electrical inspection section of the bureau of field inspections and to recommend reasonable fees to be paid for inspections made by the electrical inspection section of the bureau of field inspections. The standards and specifications, rules and regulations governing the issuance of such permits and fees so recommended, shall become effective upon the passage of an ordinance adopting the same by the City Council. All such fees shall be paid to the City Comptroller.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 16-D.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, September 9, 1980.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith (referred to Your Committee on June 27, 1980) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 14 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) EDWARD R. VRDOLYAK,
Chairman.

(Signed) FRED B. ROTI,
Vice-Chairman.

On motion of Alderman Roti the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, McFolling, Kellam, Sheahan, Kelley, Stemberk, Lipinski, Shumpert, Nardulli, Ray, Davis, Hagopian, Kuta, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Pucinski, Natarus, Oberman, Clewis, Axelrod, Schuller, Volini, Orr, Stone—43.

Nays—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said ordinance as passed:

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 R4 General Residence District Symbols and indications as shown on Map No. 16-D in the area bounded by:

the alley next North of and parallel to E. 70th Street; a line 156.2 feet East of and parallel to S. Harper Avenue; E. 70th Street; and S. Dante Avenue

to those of a Residential Planned Development District, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 3678-3682 of this Journal]

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

PD 339

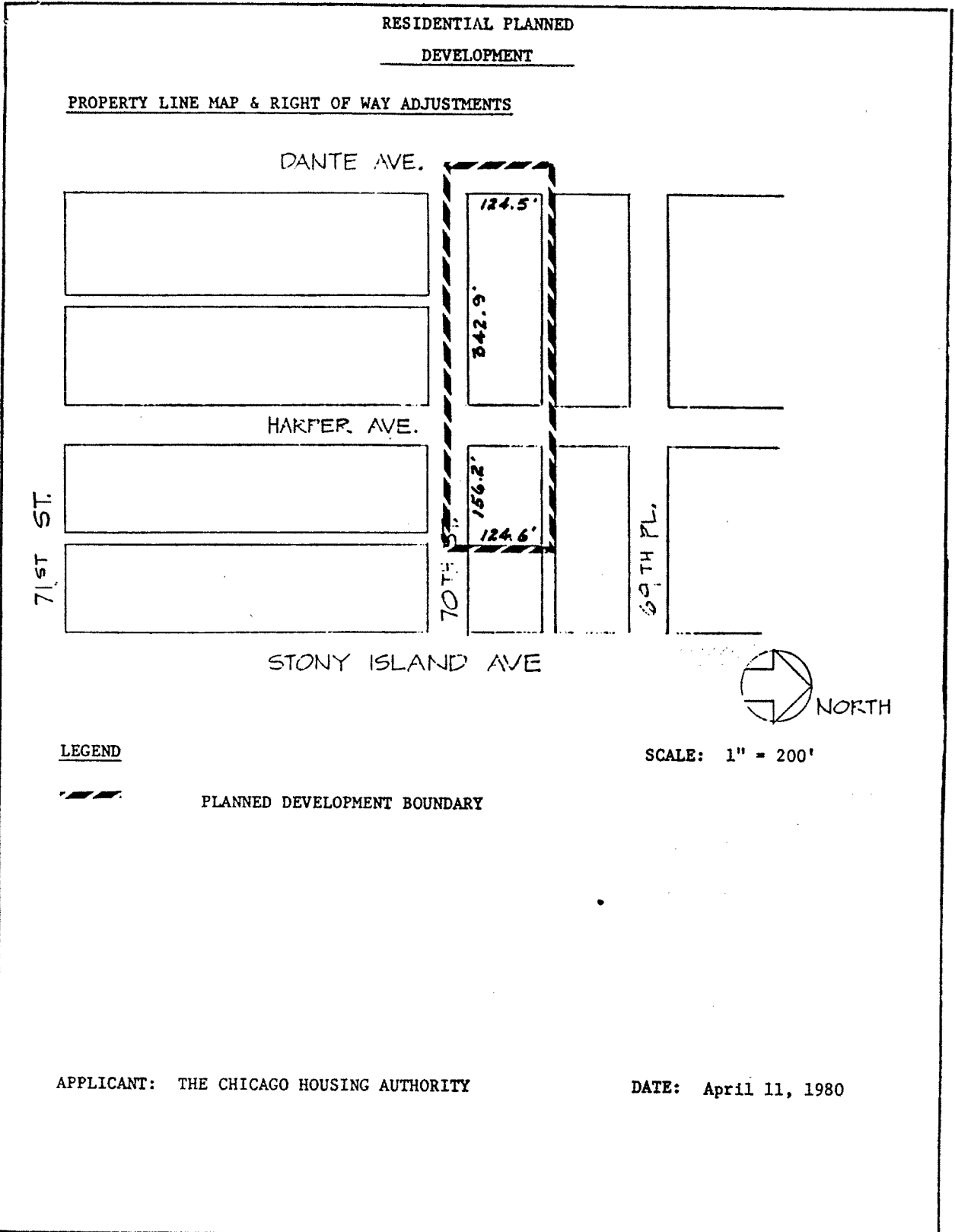
PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT No. 239

STATEMENTS


1. The area delineated hereon as a "Residential Planned Development" is owned and controlled by the Chicago Housing Authority.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidated or resubdivision of parcels shall require a separate submittal on behalf of the Chicago Housing Authority and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Chicago Housing Authority.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
7. Use of land will consist of five (5) two-story townhouse style buildings, off-street parking and recreational areas and facilities as authorized by the Chicago Zoning Ordinance.
8. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance with regulations hereby made applicable thereto.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner, Department of Planning.

APPLICANT: THE CHICAGO HOUSING AUTHORITY

DATE: April 11, 1980



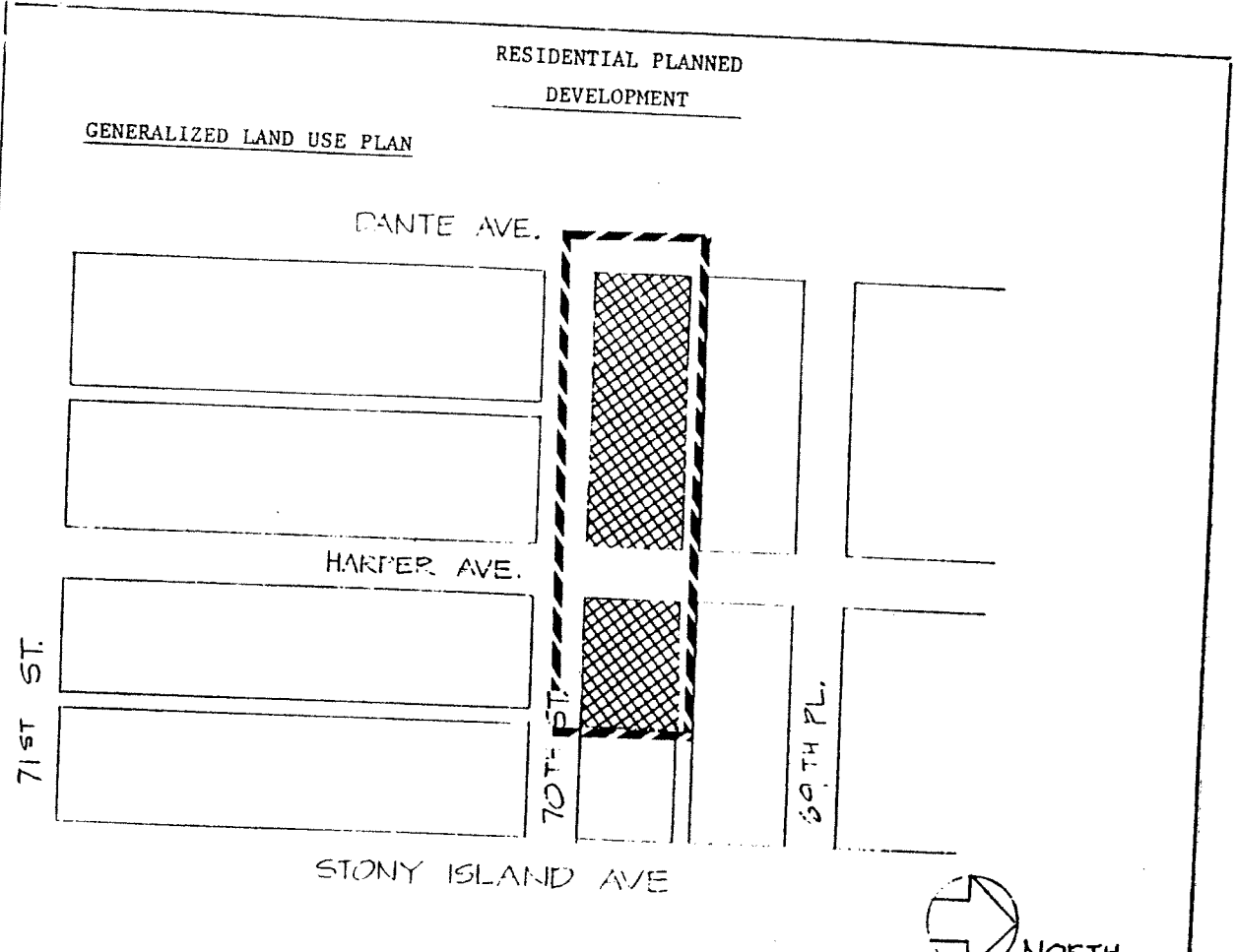
LEGEND

 PLANNED DEVELOPMENT BOUNDARY

SCALE: 1" = 200'

APPLICANT: THE CHICAGO HOUSING AUTHORITY

DATE: April 11, 1980



SCALE: 1" = 100'

LEGEND



PLANNED DEVELOPMENT BOUNDARY



FIVE (5) TWO-STORY TOWNHOUSE STYLE BUILDINGS
WITH THIRTY-SIX (36) DWELLING UNITS, OFF-STREET
PARKING, AND RECREATIONAL AREAS

APPLICANT: THE CHICAGO HOUSING AUTHORITY

DATE: April 11, 1980

RESIDENTIAL PLANNED
DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NO. D.U.'S	MAXIMUM	
SQ. FT.	ACRES			F.A.R.	% OF LAND COVERED
62,152	1.43	Five (5) two-story townhouse style buildings, off-street parking and recreational areas.	36	0.75	37.65

NET SITE AREA + AREA OF PUBLIC STREETS AND ALLEYS = GROSS SITE AREA
 62,152 + 40,367 = 102,519

MAXIMUM NUMBER OF D.U.'S -- 36

MAXIMUM NUMBER OF D.U.'S/ACRE OF TOTAL NET SITE AREA -- 25.2

MAXIMUM F.A.R. FOR TOTAL AREA -- 0.75

MINIMUM NUMBER OF PARKING SPACES -- 36

MINIMUM SETBACKS -- Front Yard -- 8'
 -- Rear Yard -- 26'

MAXIMUM PERCENTAGE OF LAND COVERED -- 37.65

APPLICANT: THE CHICAGO HOUSING AUTHORITY

DATE: April 11, 1980