

10/31/2012

REPORTS OF COMMITTEES

38531

Reclassification Of Area Shown On Map No. 13-J.
 (As Amended)
 (Application No. 16264)
 (Common Address: 4814 -- 4858 N. Kedzie Ave.)

RPD 287, 00

[SO2012-7891]

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 Residential Planned Development Number 287 symbols and indications as shown on Map Number 13-J in an area:

West Ainslie Street; North Kedzie Avenue; the alley next north of and parallel to West Lawrence Avenue; and the alley next west of and parallel to North Kedzie Avenue,

to the designation of an RM5.5 Residential Multi-Unit 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 RM5.5 Residential Multi-Unit District symbols and indications established in Section 1 above to the designation of Residential Planned Development Number 287, as amended, 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 after its passage and due publication.

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

Residential Planned Development No. 287, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 287, as amended, consists of approximately 57,034 square feet (1.31 acres). Subarea A consists of 38,264 square feet and is owned or controlled by Moogoong Terrace, Inc.. Subarea B consists of 18,770 square feet and is owned or controlled by the

City of Chicago. The property shall be developed by Community Housing Partners XIV, L.P. (the "Applicant") who has authorization to file the application.

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 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, assign 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.

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 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 in Section 17-8-0400 of the Zoning Ordinance.
4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; and Building Elevations dated August 16, 2012 prepared by Norr Illinois, Inc., architects. Full-sized 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 permitted within the area delineated herein as "Residential Planned Development Number 287, as amended": residential uses, 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. 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.
9. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 57,034 square feet.
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, 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 achieve certification through the Chicago Green Homes certification program and provide a 3,820 square foot green roof to cover 30 percent of the net roof area of the building in Subarea B.
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 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. 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 this planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
16. Unless substantial construction 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. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of Residential Planned Development Number 287.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Overall Site Plan; Site Plan -- Subarea B; Ground Floor -- Subarea B; and Elevation -- Subarea B referred to in these Plan of Development Statements printed on pages 38537 through 38544 of this *Journal*.]

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

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REPORTS OF COMMITTEES

38535

Residential Planned Development No. 287, As Amended.

Plan Of Development Bulk Regulations And Data Table.

Site Area (Net):

Subarea A:	38,264 square feet	(0.88 acre)
Subarea B:	18,770 square feet	(0.43 acre)
Total Site:	57,034 square feet	(1.31 acres)

Floor Area Ratio (Maximum Permitted):

Subarea A:	1.65
Subarea B:	2.86
Total Site:	2.10

Setbacks From Property Line:

Subarea A:	In substantial conformance with Site Plan
Subarea B:	In substantial conformance with Site Plan
Total Site:	In substantial conformance with Site Plan

Site Coverage (Maximum Percentage):

Subarea A:	In substantial conformance with Site Plan
Subarea B:	In substantial conformance with Site Plan
Total Site:	In substantial conformance with Site Plan

Maximum Number Of
Dwelling Units:

Subarea A:	75 dwelling units (existing)
Subarea B:	56 dwelling units (new)
Total Site:	131 dwelling units

Parking Spaces (Minimum
Off-Street):

Subarea A:	15 (existing)
Subarea B:	20 spaces (new)
Total Site:	35 spaces

Loading Spaces (Minimum
Off-Street -- 10 feet by 25 feet):

Subarea A:	1 (existing)
Subarea B:	1 space (new)
Total Site:	2 spaces

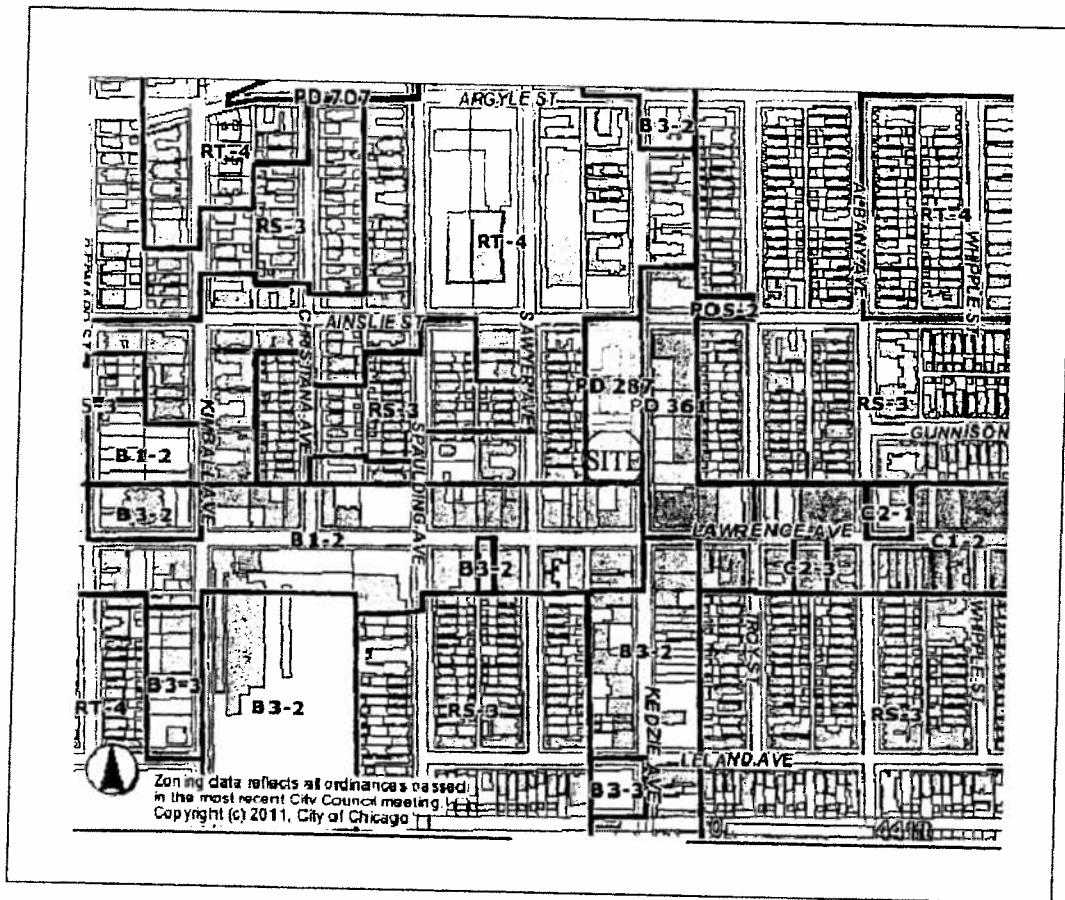
Bicycle Parking Spaces (Minimum
Off-Street):

Subarea A:	0 (existing)
Subarea B:	5 spaces (new)
Total Site:	5 spaces

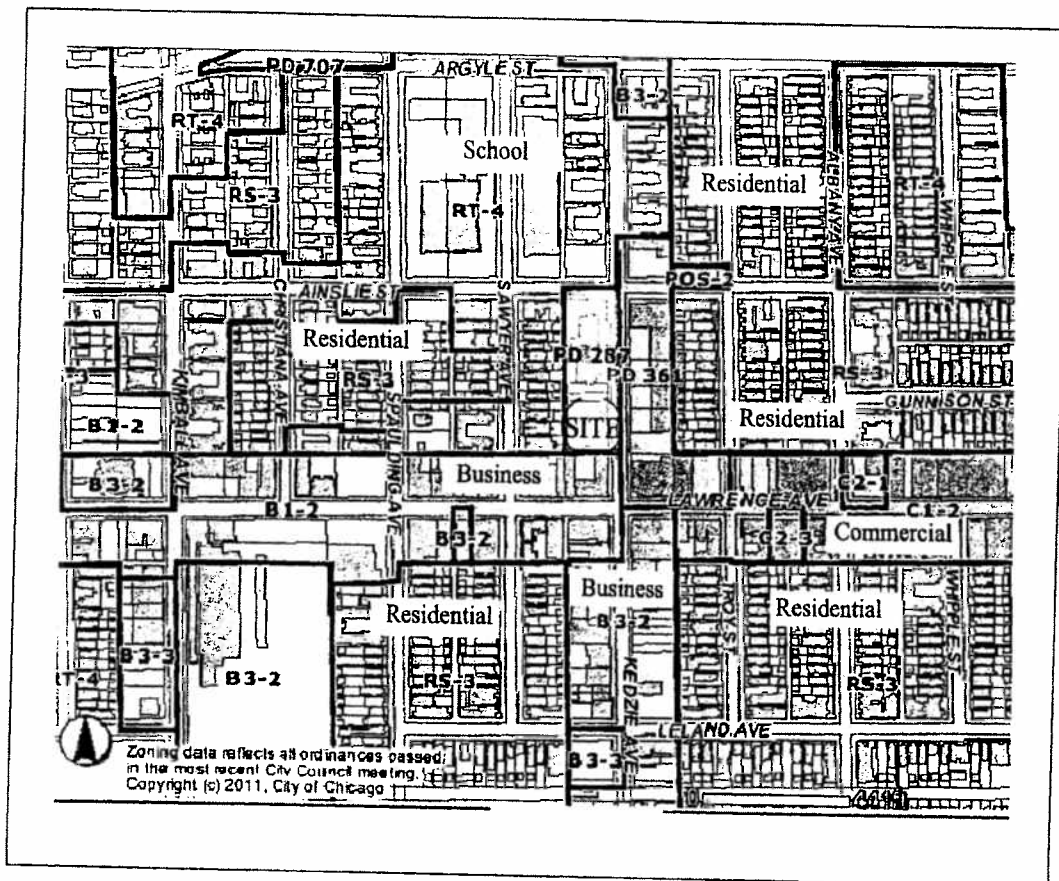
Building Height (Maximum):

Subarea A:	48 feet (existing)
Subarea B:	52 feet as defined per zoning code

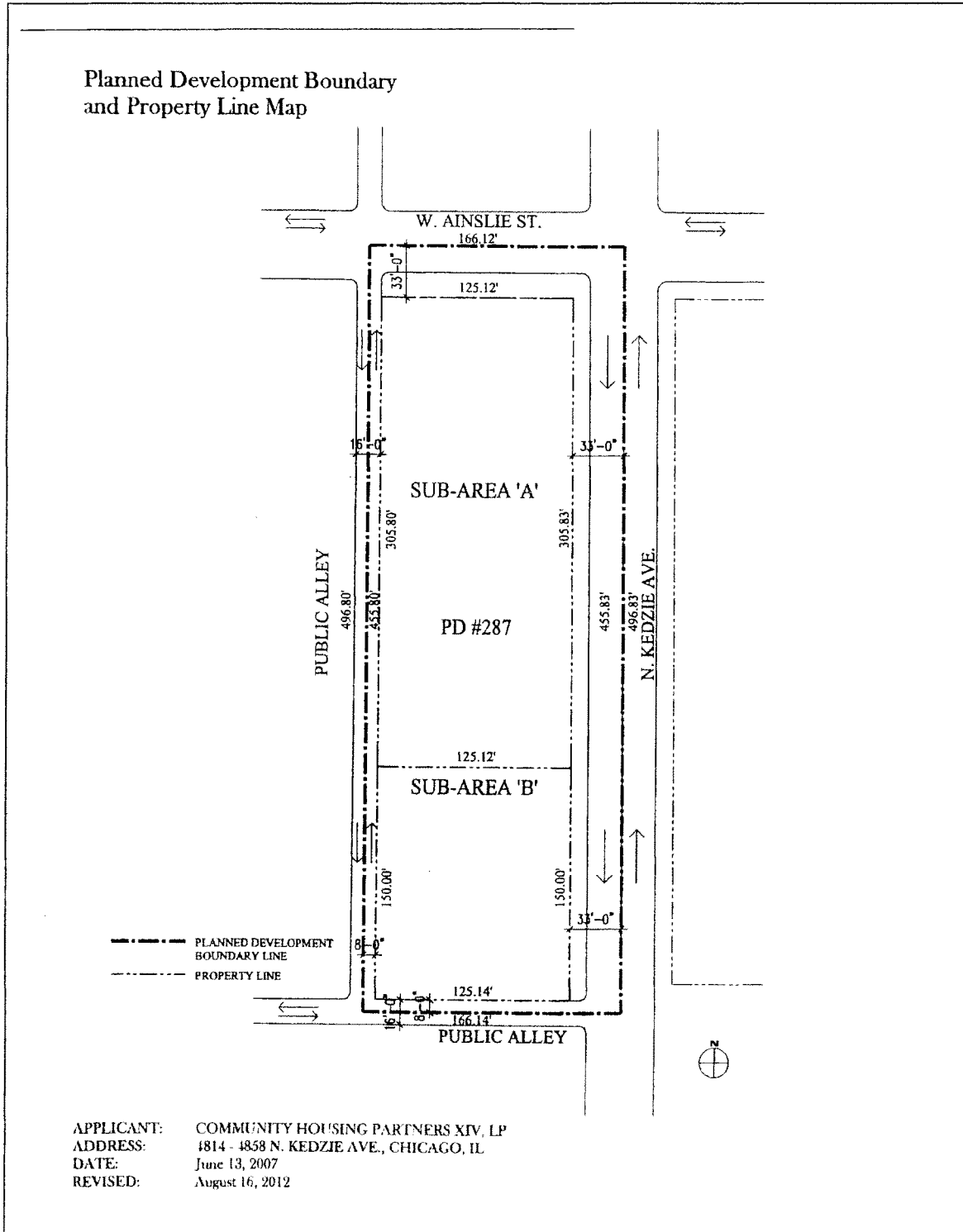
Existing Zoning Map.



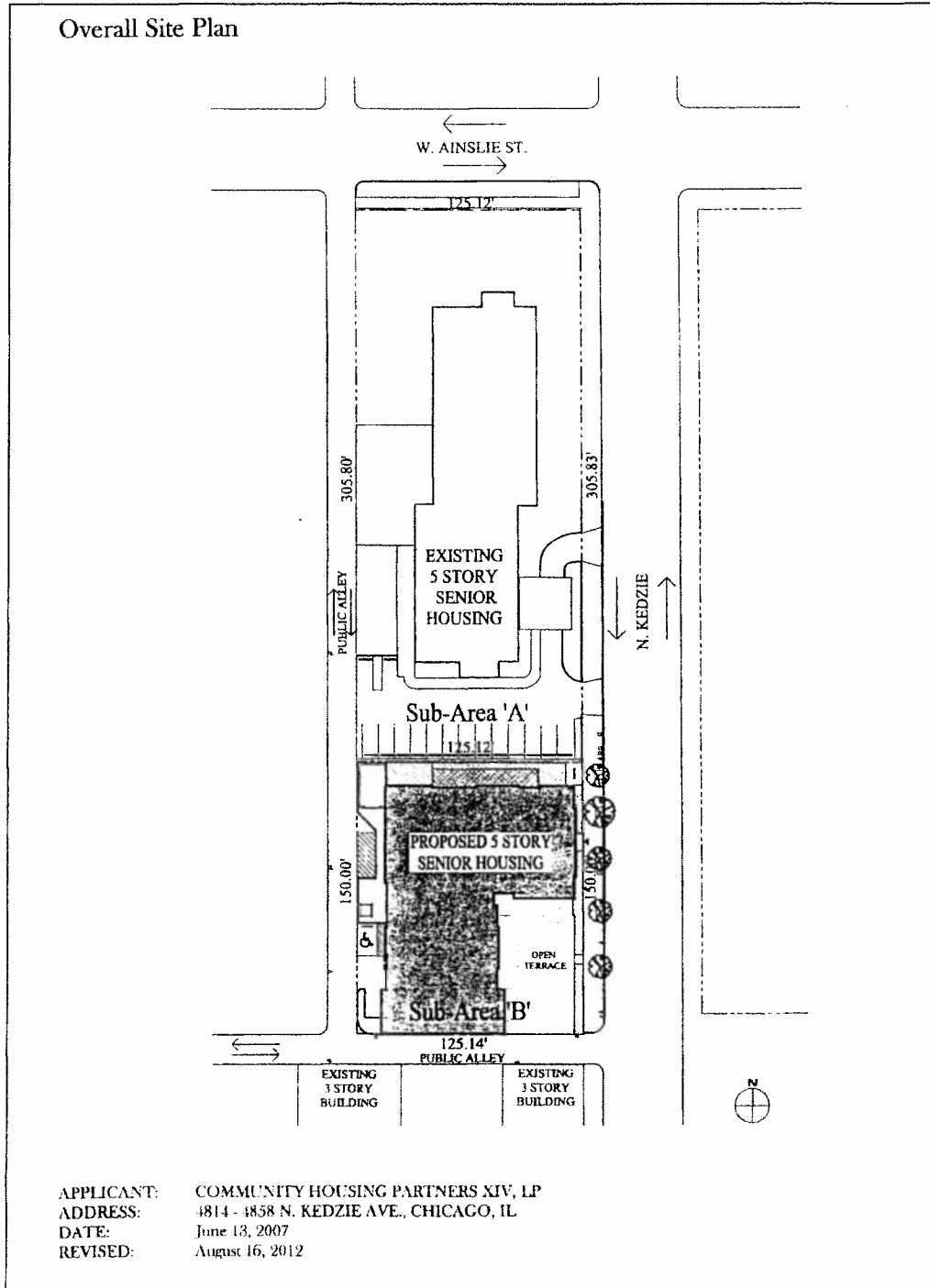
Existing Land-Use Map.



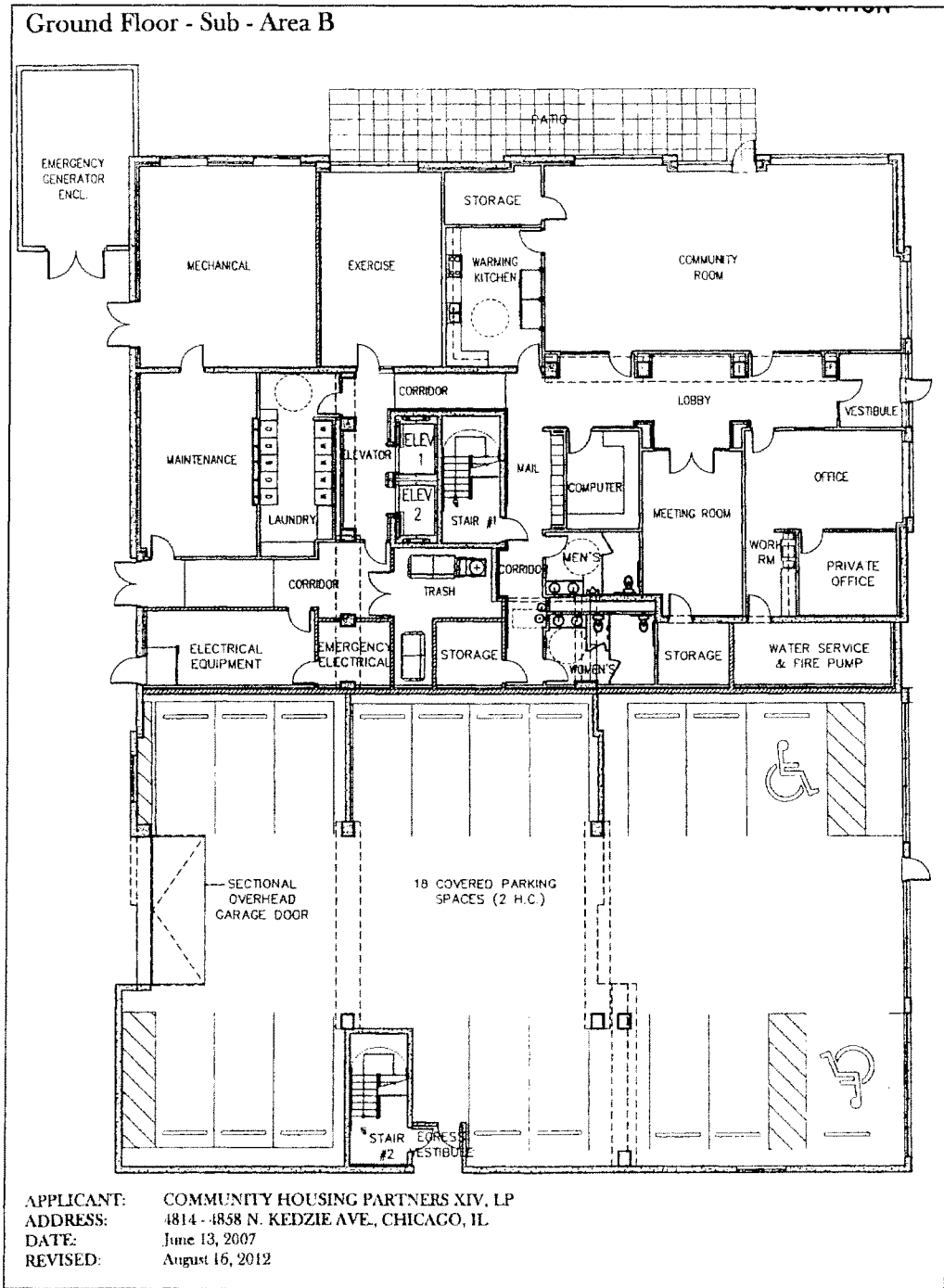
Planned Development Boundary And Property Line Map.



Overall Site Plan.

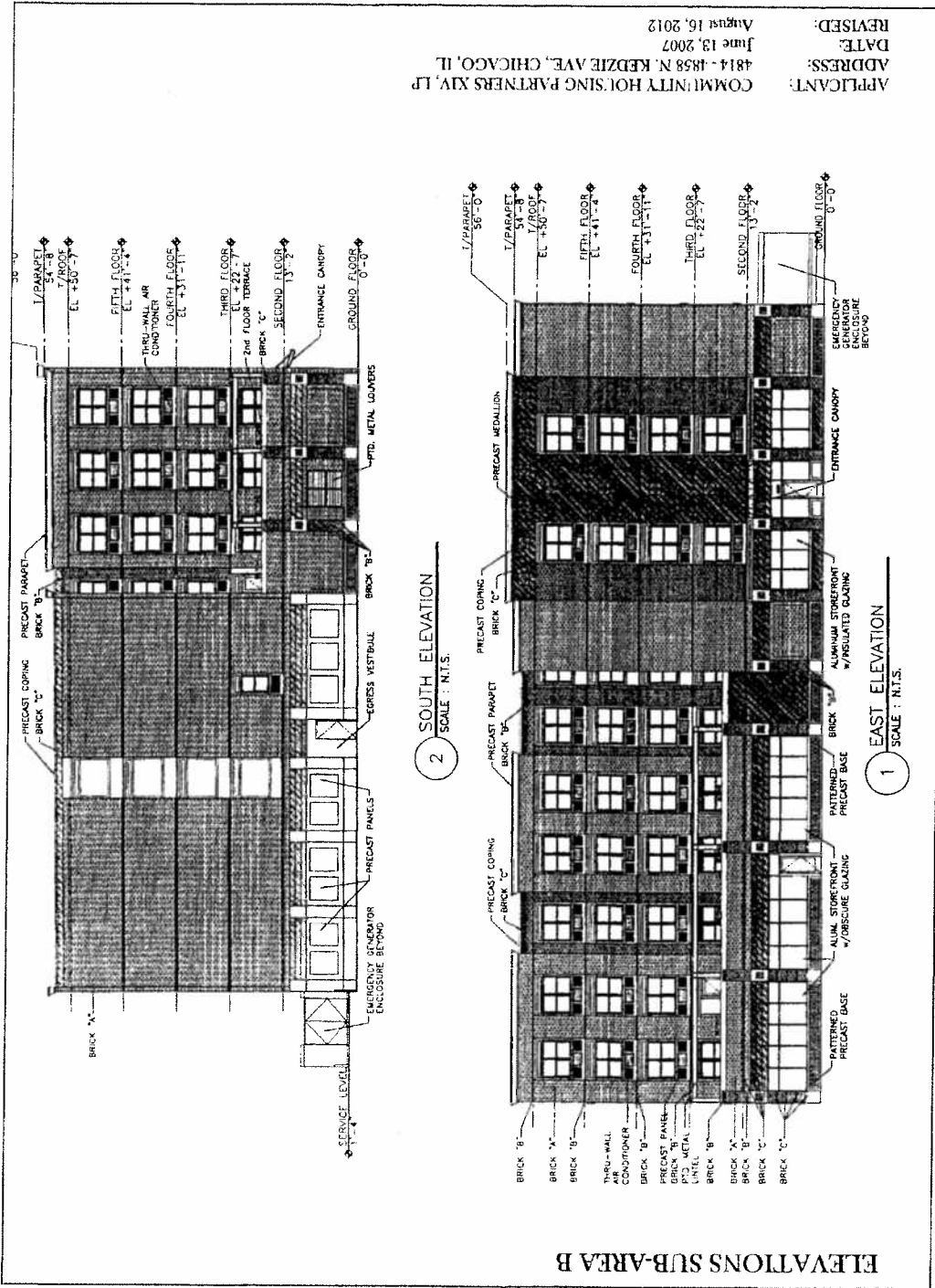


Ground Floor -- Subarea B.



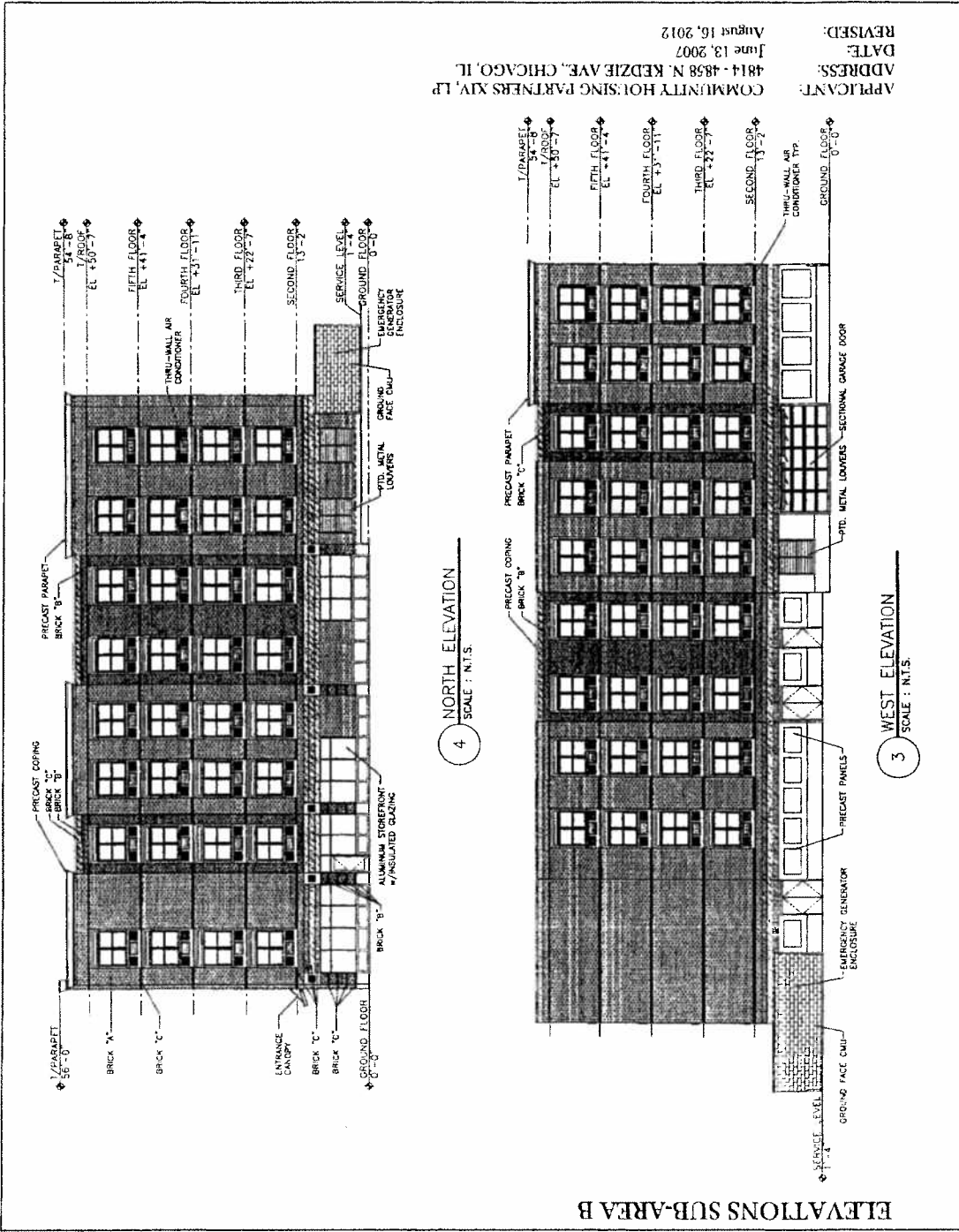
Elevations -- Subarea B
(Page 1 of 2)

ELEVATIONS SUB-AREA B



Elevations -- Subarea B
(Page 2 of 2)

ELEVATIONS SUB-AREA B



Reclassification of Area Shown on Map No. 12-J.

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 B4-1 and B4-2 Restricted Service Districts symbols and indications as shown on Map No. 12-J in the area bounded by

W. 53rd Street; S. Kedzie Avenue; W. 55th Street; a line 100 feet west of S. Homan Avenue; the alley next north of and parallel to W. 55th Street; and the alley next west of and parallel to S. Kedzie Avenue,

to those of a B2-1 Restricted Retail 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 No. 13-J.

PD 287

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all R4 General Residence District symbols and indications as shown on Map No. 13-J in the area bounded by

W. Ainslie Street; N. Kedzie Avenue; the alley next north of and parallel to W. Lawrence Avenue; and the alley next west of and parallel to N. Kedzie Avenue,

the designation of a Residential Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as set forth on the Plan of Development herewith attached and made a part hereof and to no others.

[Planned Development printed on pages 11090 thru 11094 of this Journal]

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

Reclassification of Area Shown on Map No. 14-F.

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 R3 General Residence District symbols and indications as shown on Map No. 14-F in the area bounded by

a line 182.21 feet north of and parallel to W. 57th Street; S. LaSalle Street; W. 57th Street; and the alley next west of and parallel to S. LaSalle Street,

to those of a B4-1 Restricted Service 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 No. 14-J.

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 C1-1 Restricted Commercial District symbols and indications as shown on Map No. 14-J in the area bounded by

RESIDENTIAL PLANNED DEVELOPMENTSTATEMENTS**No. 287**

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago as part of the Redevelopment Plan for the Kedzie-Ainslie Redevelopment Project approved by the Chicago City Council on July 30, 1981.
2. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal and the Department of Housing, or its successors upon conveyance of Kedzie-Ainslie Disposition Parcel No. 1.
3. Use of land will consist of housing for the elderly in one (1) five story elevator building, private recreational uses, and off-street parking and loading.
4. Off-street parking and loading facilities will be provided in compliance with this Plan of Development and the Kedzie-Ainslie Redevelopment Plan; two (2) spaces for every ten (10) elderly dwelling units constructed.
5. Any dedication or vacation of streets and alleys or adjustments of right-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval by the City Council.
6. 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.
7. Identification signs may be permitted within the area delineated as Residential Planned Development, subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
8. The following information sets forth data concerning a generalized land use plan illustrating development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of the Department of Planning.

APPLICANT: The Department of Urban Renewal

DATE: March 2, 1982

Reclassification of Area Shown on Map No. 12-J.

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 B4-1 and B4-2 Restricted Service Districts symbols and indications as shown on Map No. 12-J in the area bounded by

W. 53rd Street; S. Kedzie Avenue; W. 55th Street; a line 100 feet west of S. Homan Avenue; the alley next north of and parallel to W. 55th Street; and the alley next west of and parallel to S. Kedzie Avenue,

to those of a B2-1 Restricted Retail 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 No. 13-J.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all R4 General Residence District symbols and indications as shown on Map No. 13-J in the area bounded by

W. Ainslie Street; N. Kedzie Avenue; the alley next north of and parallel to W. Lawrence Avenue; and the alley next west of and parallel to N. Kedzie Avenue,

to the designation of a Residential Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as set forth on the Plan of Development herewith attached and made a part hereof and to no others.

[Planned Development printed on pages 11090 thru 11094 of this Journal]

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

Reclassification of Area Shown on Map No. 14-F.

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 R3 General Residence District symbols and indications as shown on Map No. 14-F in the area bounded by

a line 182.21 feet north of and parallel to W. 57th Street; S. LaSalle Street; W. 57th Street; and the alley next west of and parallel to S. LaSalle Street,

to those of a B4-1 Restricted Service 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.

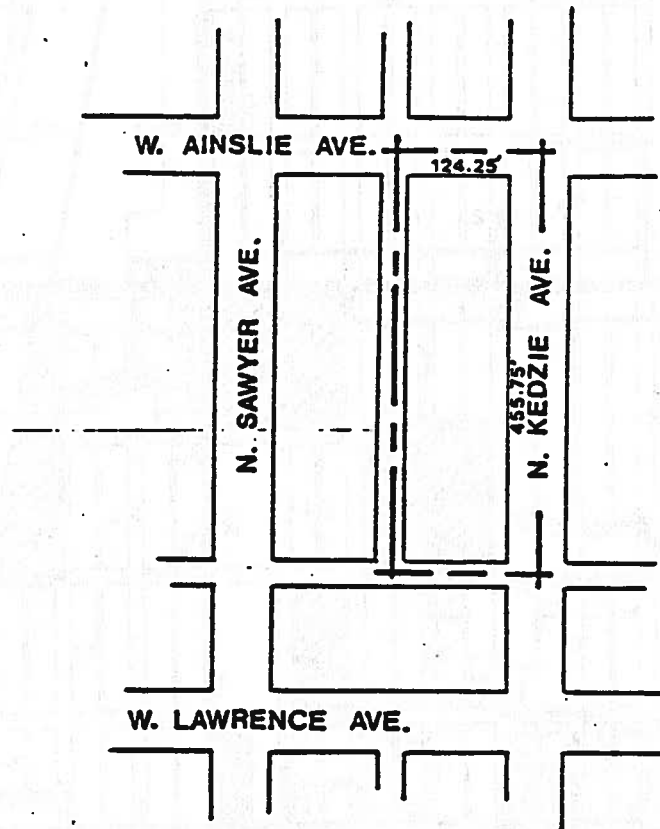
Reclassification of Area Shown on Map No. 14-J.

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 C1-1 Restricted Commercial District symbols and indications as shown on Map No. 14-J in the area bounded by

(Continued on page 11095)

**RESIDENTIAL PLANNED DEVELOPMENT
PROPERTY LINE MAP**

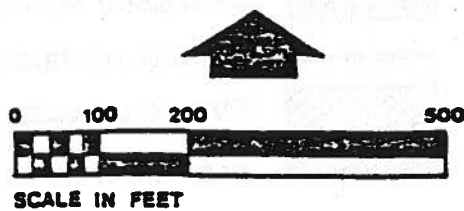


Applicant: DEPARTMENT OF URBAN RENEWAL

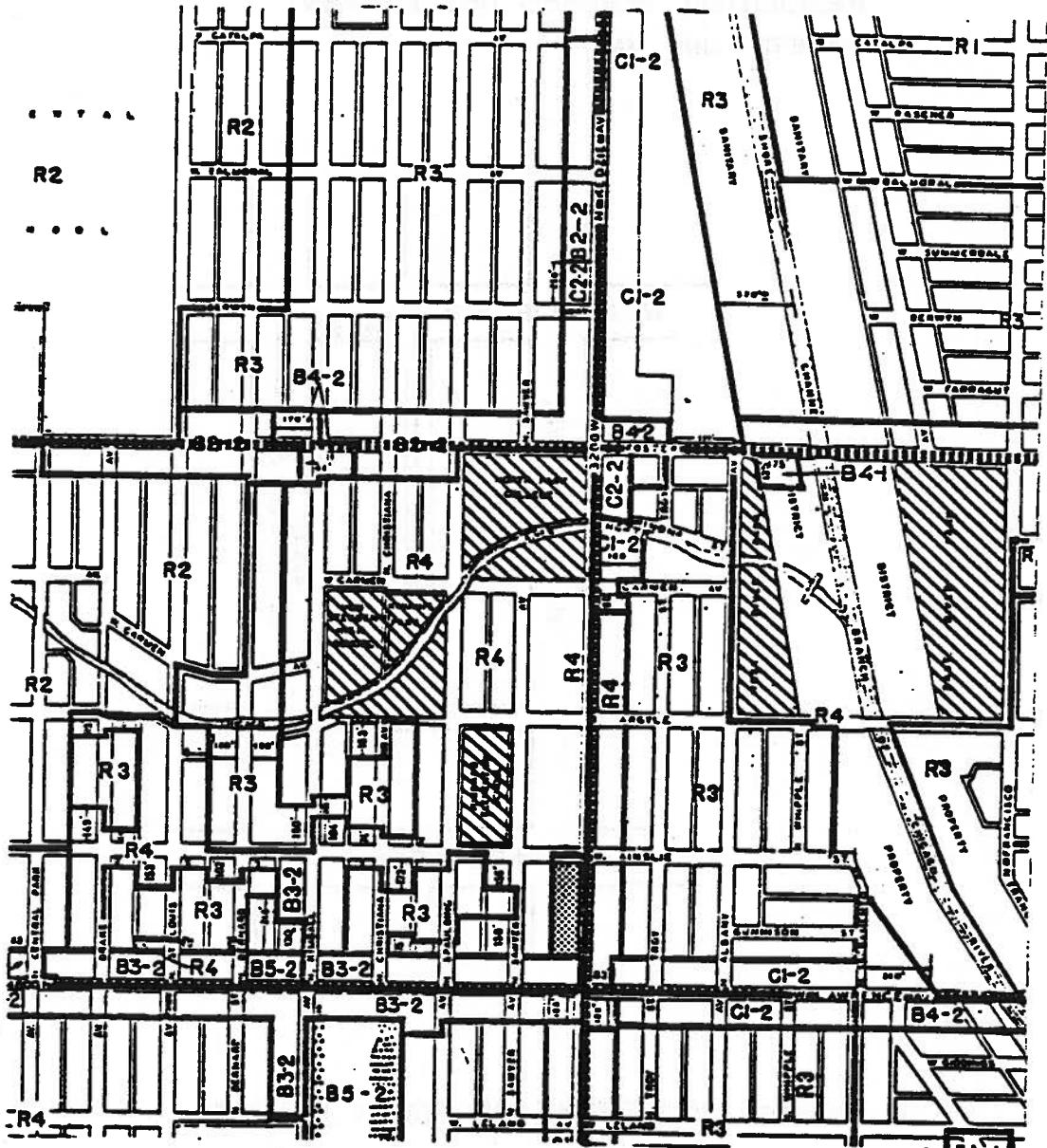
Date: MARCH 2, 1982

LEGEND

----- Planned Development Boundary







RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET MAP

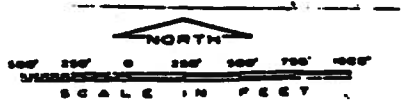


APPLICANT: DEPARTMENT OF URBAN RENFWAL

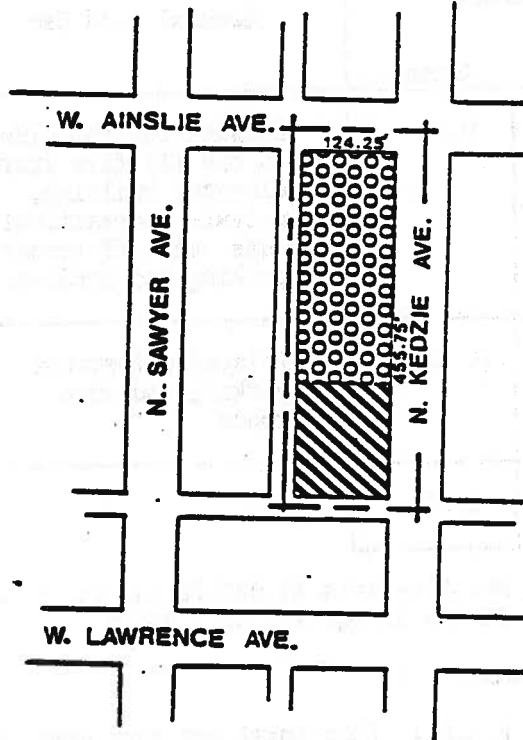
DATE: MARCH 2, 1982

LEGEND

-  PROPOSED PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES
-  PUBLIC & QUASI-PUBLIC FACILITIES
-  PREFERENTIAL STREETS






**RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN**

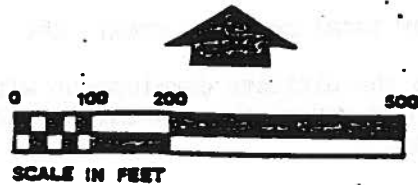


Applicant: DEPARTMENT OF URBAN RENEWAL

Date: MARCH 2, 1982

LEGEND

-  Planned Development Boundary
-  Elderly Housing, Related Recreation and Off-Street Parking - Sub Area A
-  Related Off-Street Parking and Open Space - Sub Area B



RESIDENTIAL PLANNED DEVELOPMENT
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Sub Area	Net Site Area		General Land Use	No. of D.U.'S	Maximum F.A.R.	Maximum Percent of Land Coverage
	Square Feet	Acres				
A	37,991.35	0.87	Housing for the elderly in one (1) five story elevator building, private recreational uses, and off-street parking and loading.	75	1.65	38%
B	18,636.43	0.43	Related off-street parking and open space.	0	0	0
<u>TOTAL</u>	56,627.78	1.30				

Gross Site Area: Net Site area 56,627.78 sq. ft. + areas of public right-of-way 25,460.59 82,088.37 sq. ft. or 1.88 ac.

Maximum Dwelling Units: 75

Maximum permitted F.A.R.: (for total net site area) 1.10

Minimum periphery set backs: North 41.33'
West 1.25'
South 197 '
East 27 '

Set backs may be adjusted when necessary because of technical reasons, subject to the approval of the Department of Planning.

Minimum Number of Parking Spaces: 44

Minimum Number of Loading Docks: 1

Maximum percent of Land Covered: (for total net site area) 26%

The above noted regulations relate to the ultimate development within the Planned Development area. Interim stages of development may exceed these permitted standards, subject to the approval of the Department of Planning.

APPLICANT: Department of Urban Renewal

DATE: March 2, 1982