

PD 525

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JOURNAL--CITY COUNCIL--CHICAGO

7/7/92

~~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. 10-I in the area bounded by:~~

~~West 43rd Street; South Whipple Street; a line 125 feet south of and parallel to West 43rd Street; and the alley next west of South Whipple Street,~~

~~to those of an R4 General Residence 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 Areas Shown On Map Number 11-M.
(As Amended)*

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 R2 Single-Family Residence District symbols and indications as shown on Map No. 11-M in the area bounded by:

a line 311.50 feet north of and parallel with West Eastwood Avenue; a line 403.5 feet west of and parallel with North Austin Avenue; West Eastwood Avenue; and a line 523.4 feet west of North Austin Avenue,

to those of an R3 General Residence 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 R3 General Residence District symbols and indications as shown on Map No. 11-M in the area bounded by:

a line 311.50 feet north of and parallel with West Eastwood Avenue; a line 403.5 feet west of and parallel with North Austin Avenue; West Eastwood Avenue; a line 523.4 feet west of North Austin Avenue; a line 150.0 feet north of West Eastwood Avenue; and a line 763.5 feet west of North Austin Avenue,

to the designation of Residential Planned Development No. ____, 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 attached to this ordinance reads as follows:

Residential Planned Development No. 525

Plan Of Development

Statements.

1. The area delineated herein as Residential Planned Development consists of approximately 76,121 square feet (1.75 acres) and is owned or controlled by the Applicant, Pontarelli Builders, Inc..
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 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 for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modifications or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of fourteen Statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; an Existing Land Use Map; a Table of Use and Bulk Regulations and Related Controls; and a Site/Landscape Plan and Elevation Plans, prepared by Andrian -- Zemenides dated April 9, 1992. Full size sets of the Site/Landscape Plan and Elevation Plans are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": Multi-family dwellings, off-street parking and related uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Commissioner of the Department of Planning and Development.

7. 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 Applicant or its successors, assignees, or grantees.
8. Off-street parking will be provided in compliance with this Planned Development and shall be subject to the review and approval of the Commissioner of the Department of Planning and Development and the Department of Transportation, Bureau of Traffic Engineering and Operations.
9. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. A speed bump and a stop sign shall be installed as per the approved Site Plan. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and of the Commissioner of the Department of Planning and Development.
10. Height restriction of any building or any appurtenance thereto shall, in addition to the Table of Use and Bulk Regulations, be subject to:
 - a. Height limitations as certified on form FAA-177 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b. Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law, and approved by the City Council.
11. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
12. This Planned Development herein shall be subject to the "Rules, Regulations, and Procedures related to Planned Development", as promulgated by the Commissioner of the Department of Planning and Development.
13. The improvements in the Property, including all entrances and exits to the parking areas, shall be designed and installed in general conformance with the Site/Landscape Plan. The landscaping (including street trees in the adjacent right-of-way) shall be designed and installed in general conformance with the Site/Landscape Plan.

The landscaping shall be maintained at all times in accordance with the Site/Landscape Plan and parkway trees shall be installed and maintained in accordance with the parkway tree provisions of the Chicago Zoning Ordinance. One (1) two and one-half (2½) inch caliper tree shall be installed for each twenty-five (25) feet of frontage, subject to and in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Transportation, Bureau of Street Traffic, and subject to the approval of the Department of Planning and Development. The Applicant shall for a period of five (5) years from the adoption of this ordinance be responsible for watering and fertilizing parkway trees required to be provided by the Site/Landscape Plan and for routine care of the parkway lawn. Routine care of the parkway lawn shall include periodic watering, weeding and mowing. The requirements of this statement may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is consistent with the nature of the improvements contemplated in this Planned Development. Such a modification shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3 of the Chicago Zoning Ordinance.

14. Unless substantial construction of the proposed structure upon Subarea A has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of an R3 General Residence District.

[Existing Land Use and Zoning Map, Property Line and Boundary Map, Generalized Land Use Plan, Landscape/Site Plan and Front Elevation attached to this Plan of Development printed on pages 19236 through 19240 of this Journal.]

Table of Use and Bulk Regulations and Related Controls attached to this Plan of Development reads as follows:

Residential Planned Development No. _____

Table Of Use And Bulk Regulations And Related Controls.

Subarea	Net Site Area <u>Square Feet</u> Acres	Generalized Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum Number Of Dwelling Units
A	<u>57,435</u> 1.32	Multi-family housing, off-street parking and related uses; See Statement No. 5	0.70	26
B	<u>18,686</u> 0.43		0.70	7
TOTAL	<u>76,121</u> 1.75		0.70	33

Gross Site Area = Net Site Area, 76,121 square feet (1.75 acres) + area to remain in public right-of-way, 3,960 square feet (0.09 acres) = 80,081 square feet (1.84 acres).

Maximum Floor Area Ratio for Total Net Site Area = 0.7

Maximum Number of Dwelling Units = 33

Maximum Site Coverage = Per site plan

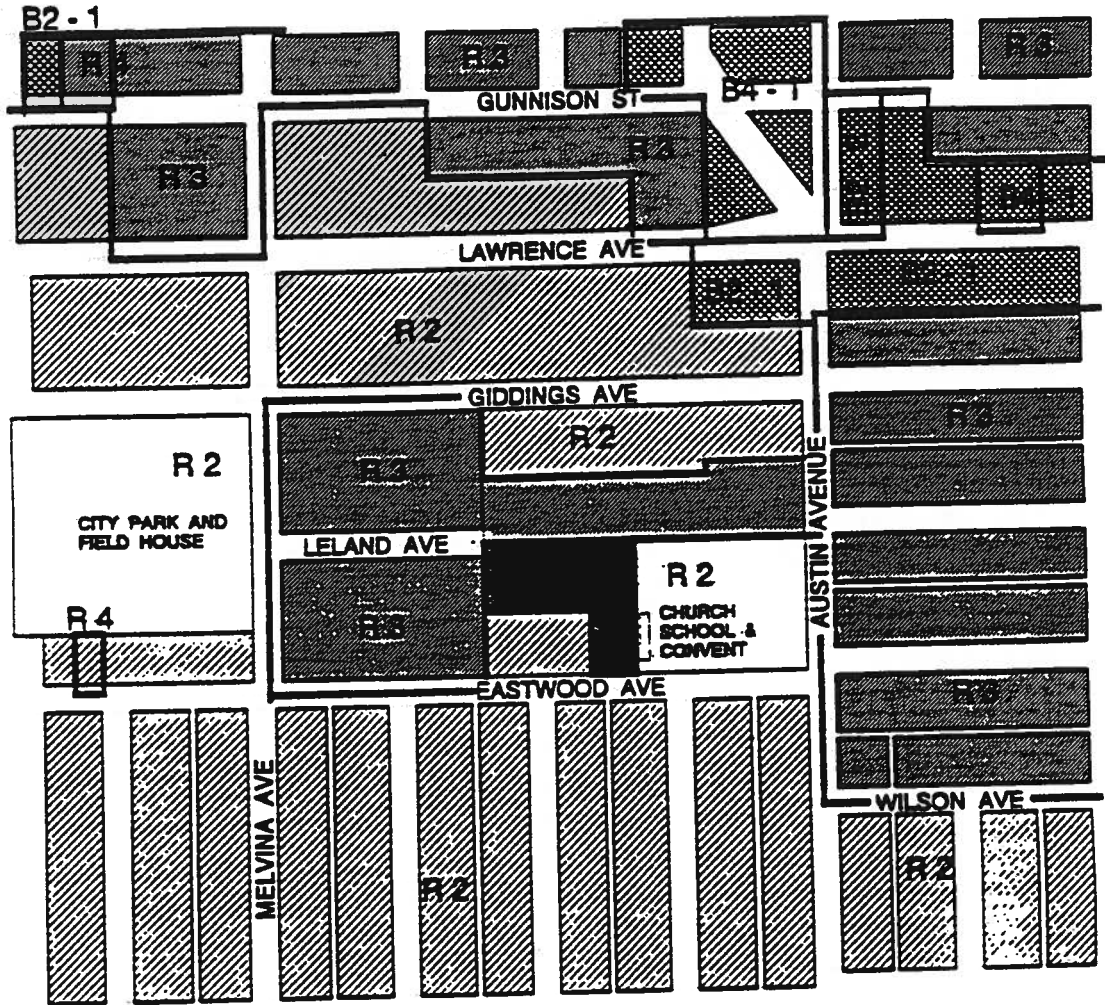
Minimum Off-Street Parking Spaces = 33 (all enclosed) per site plan

Minimum Off-Street Loading Berths = 1






Minimum Required Setbacks: In accordance with approved site plan

Maximum Building Height: In accordance with approved elevation plan

RESIDENTIAL PLANNED DEVELOPMENT NO. EXISTING LAND USE AND ZONING MAP



LEGEND

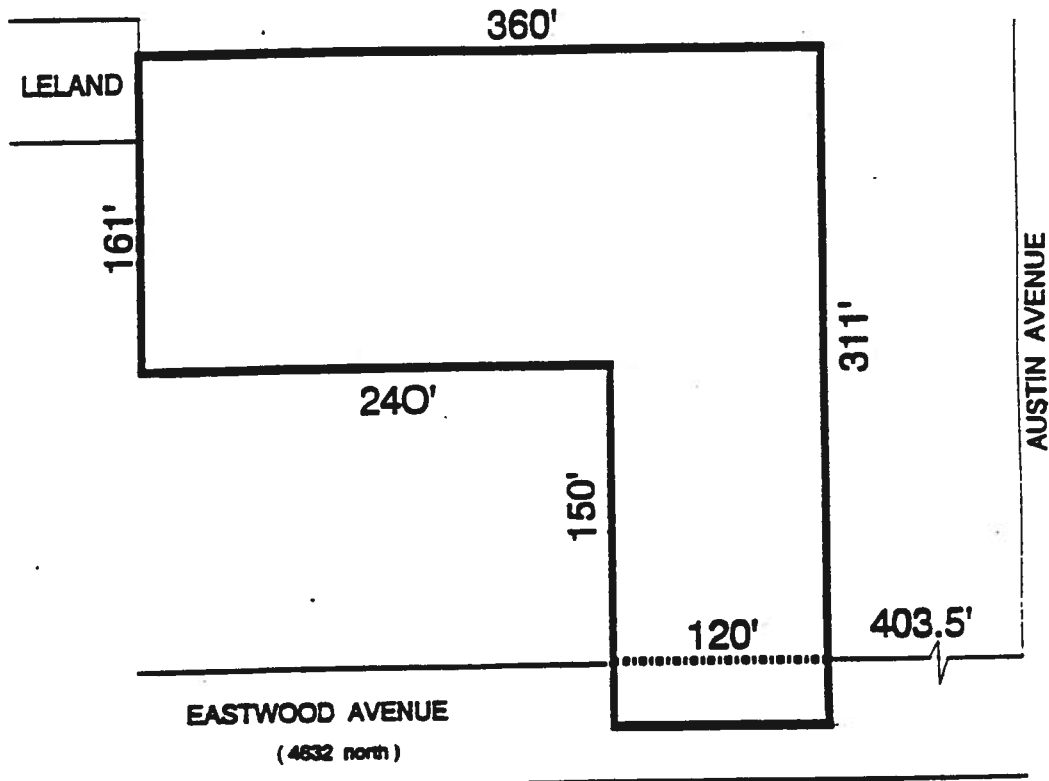
-  SUBJECT PROPERTY
-  MULTIFAMILY HOUSING
-  SINGLE FAMILY HOUSING
-  INSTITUTIONAL
-  BUSINESS USES



APPLICANT: PONTARELLI BUILDERS, INC.
 ADDRESS: 6040 - 6050 WEST EASTWOOD AVENUE
 DATE: AUGUST 13, 1991
 REVISED: NOVEMBER 14, 1991 - APRIL 9, 1992

RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY LINE AND BOUNDARY MAP



LEGEND

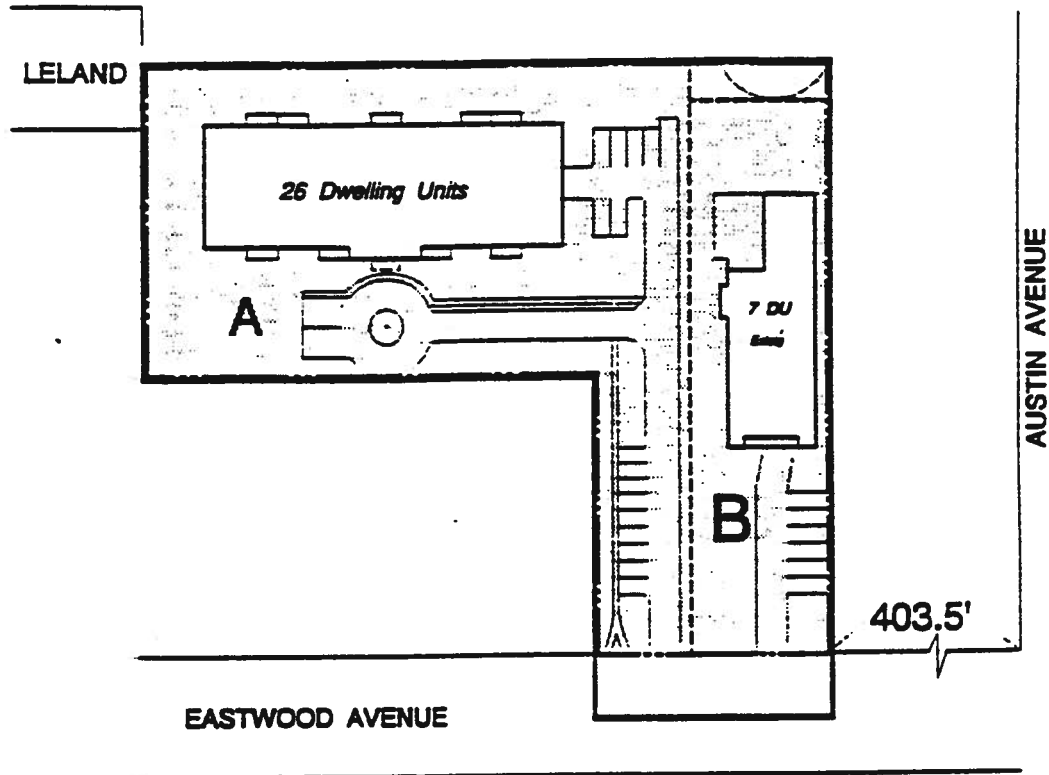
———— PLANNED DEVELOPMENT BOUNDARY

----- PROPERTY LINE






APPLICANT: PONTARELLI BUILDERS, INC.
ADDRESS: 6040 - 6050 WEST EASTWOOD AVENUE
DATE: AUGUST 13, 1991
REVISED: NOVEMBER 14, 1991
 APRIL 9, 1992

RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND

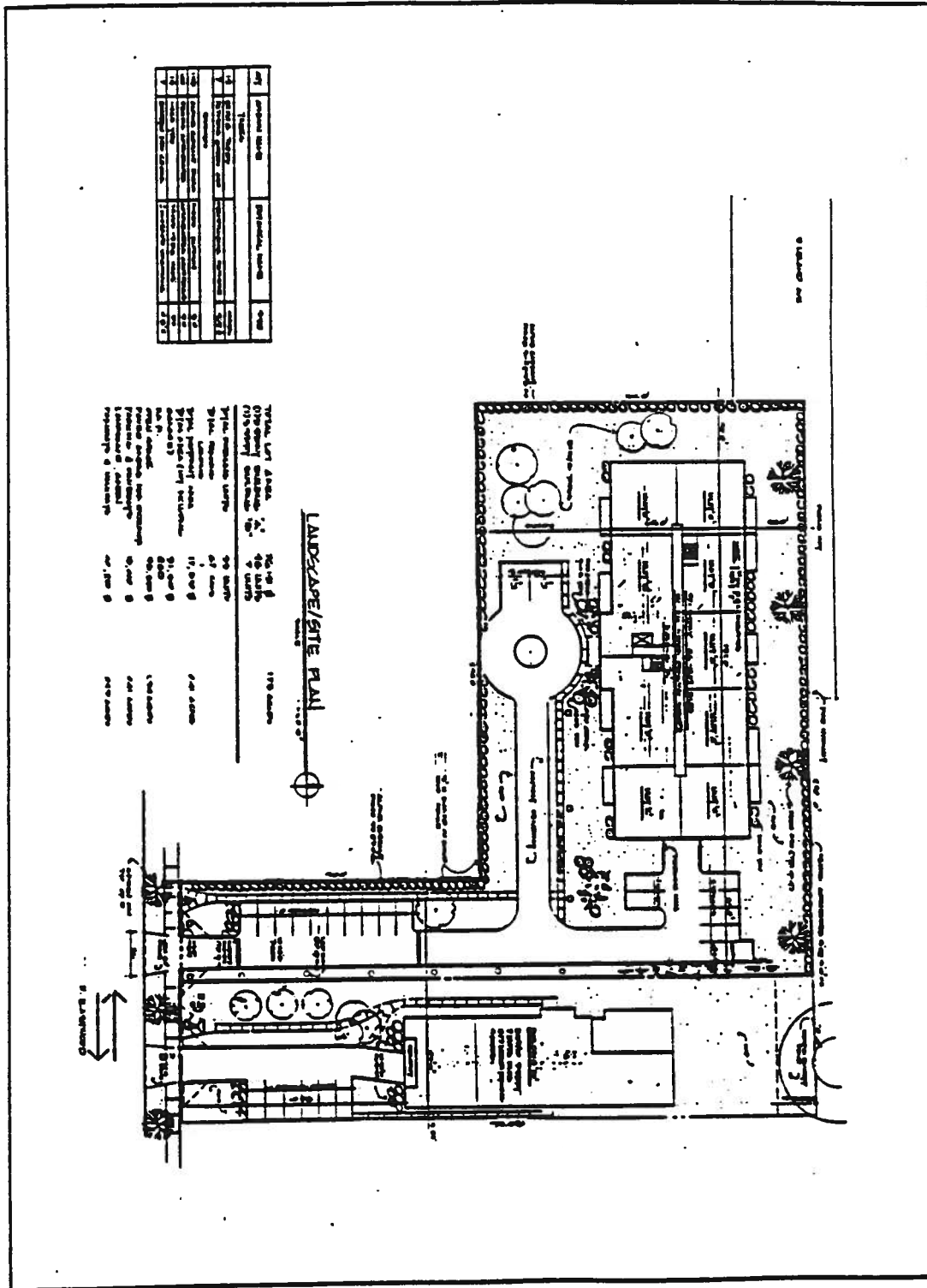
-  PLANNED DEVELOPMENT BOUNDARY
- A** SUB - AREA DESIGNATION
-  BUILDING LOCATION
-  OPEN AREA



NOTE: SEE STATEMENT NO. 5 FOR USE DETAIL

APPLICANT: PONTARELLI BUILDERS, INC.
ADDRESS: 6040 - 6050 WEST EASTWOOD AVENUE
DATE: AUGUST 13, 1991
REVISED: NOVEMBER 14, 1991 — APRIL 9, 1992

SITE PLAN



Item	Quantity	Unit	Total
1. Concrete	100	sq. yds.	100
2. Asphalt	50	sq. yds.	50
3. Gravel	20	cu. yds.	20
4. Sand	10	cu. yds.	10
5. Lumber	100	lineal ft.	100
6. Paint	10	gals.	10
7. Cement	50	bags	50
8. Rebar	10	lineal ft.	10
9. Iron Pipe	10	lineal ft.	10
10. Electrical	10	lineal ft.	10
11. Plumbing	10	lineal ft.	10
12. HVAC	10	lineal ft.	10
13. Drywall	100	sq. yds.	100
14. Insulation	100	sq. yds.	100
15. Roofing	100	sq. yds.	100
16. Siding	100	sq. yds.	100
17. Windows	10	units	10
18. Doors	10	units	10
19. Stairs	10	units	10
20. Handrails	10	lineal ft.	10
21. Fencing	100	lineal ft.	100
22. Signage	10	units	10
23. Landscaping	100	sq. yds.	100
24. Utilities	100	lineal ft.	100
25. Other	100	lineal ft.	100

LANDSCAPE/SITE PLAN

Total Lot Area: 119,000 sq. ft.
 Proposed Building Area: 119,000 sq. ft.
 Total Building Area: 119,000 sq. ft.
 Total Parking Area: 119,000 sq. ft.
 Total Landscaping Area: 119,000 sq. ft.
 Total Utilities Area: 119,000 sq. ft.
 Total Other Area: 119,000 sq. ft.

<p>SITE PLAN</p> <p>DATE: 7/7/92</p> <p>BY: [Signature]</p>	<p>PROPOSED RESIDENTIAL DEVELOPMENT</p> <p>BY: [Signature]</p>	<p>ANDRIAN - ZEMENIDES</p> <p>ARCHITECTS - CONSULTANTS</p> <p>1000 N. [Address]</p> <p>ANN ARBOR, MI 48106</p>	
	<p>1000 N. [Address]</p> <p>ANN ARBOR, MI 48106</p>	<p>1000 N. [Address]</p> <p>ANN ARBOR, MI 48106</p>	

