

9/14/94

REPORTS OF COMMITTEES

56655

COMMITTEE ON ZONING.

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY PARTICULAR AREAS. (Committee Meeting Held August 18, 1994)

The Committee on Zoning submitted the following report:

CHICAGO, September 14, 1994.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on August 18, 1994, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of eight ordinances which were corrected and amended in their corrected form. They are Application Numbers 11310, 11306, 11307-A, A-3209, A-3223, 11327, A-3177 and TAD-104.

Please let the record reflect that Alderman Burton Natarus votes no on Application Number TAD-012 and that Application Number 1276 was voted by the committee as a do not pass.

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published with the exception of Application Numbers 11289, 11317, 11276, A-3209, A-3223, 11316 and 11327, for which I request immediate passage because time is of the essence.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS, Chairman.

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were Passed by yeas and nays as follows:

Yeas -- Aldermen Mazola, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Coleman, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Medrano, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 3-I.

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 B6-6 Restricted Central Business District symbols and indications as shown on Map No. 3-I in the area bounded by:

East Walton Street; North Mies Van Der Rohe Way; East Delaware Place; a line 50.01 feet west of North Mies Van Der Rohe Way; a line 108.15 feet north of East Delaware Place; and a line 100.02 feet west of North Mies Van Der Rohe Way,

to those of a B6-7 Restricted Central Business 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 Number 5-N.
(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 B4-1 Restricted Service District symbols and indications as shown on Map No. 5-N in the area bounded by:

the alley next north of and parallel to West North Avenue; a line 157 feet east of North Natchez Avenue; West North Avenue; and a line 132 feet east of North Natchez Avenue,

to those of an M1-1 Restricted Manufacturing 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 Number 9-O.

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. 9-O in the area bounded by:

the alley next north of and parallel to West Addison Street; a line 27.04 feet east of North Ozanam Avenue; West Addison Street; and North Ozanam Avenue,

to those of an 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 Number 12-D.
(As Amended)*

11327

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 R7 and R8 General Residence District symbols and indications as shown on Map No. 12-D in the area bounded by:

a curving line varying between approximately 100 and 125 feet west of South Cornell Avenue; a line 925 feet north of and parallel to East Hyde Park Boulevard; South Cornell Avenue; a line approximately 699.5 feet north of and parallel to East Hyde Park Boulevard; a line varying between approximately 500 and 750 feet east of South Lake Park Avenue; and a line approximately perpendicular to South Cornell Avenue and approximately 460 feet northwest of the point at which South Cornell Avenue angles to a northwest/southeast course from a north/south course,

to those of an R4 General Residence District and be further amended by changing the R4 General Residence District symbols and indications so adopted to those of a Residential Planned Development 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.

Plan of Development referred to in this ordinance reads as follows:

Residential Planned Development. # 555

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development ("Planned Development") consists of approximately 152,921 square feet (3.5 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by Melk Development/MCL Cornell Square L.P., an Illinois limited partnership ("Applicant").
2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the Applicant, or its successors, assignees or grantees, including without limitation approval pursuant to the Lake Michigan and Chicago Lakefront Protection Ordinance.
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 title holders. 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. 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 modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the Applicant or the homeowner's or condominium association the Applicant designated by written notice to the City to be its successor as single designated control entity.

Nothing herein shall be construed to mean that any individual owner 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 herein. 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 legal title holder thereof (and its beneficiaries if such title is held in a land trust) and the seller or transferor thereof (and its beneficiaries if title is held in a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of fifteen (15) statements; an Existing Land Use Map; a Property Line and Planned Development Boundary Map, an Existing Zoning and Street System Map; a Bulk Regulations and Data Table; a Site Plan and Building and Fence Elevations, all prepared by FitzGerald Associates Architects; all dated August 11, 1994; and a Landscape Plan prepared by The Brickman Group, dated August 11, 1994. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 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 are permitted in the Planned Development:

Subarea A: Single-family and multi-family dwelling units; accessory off-street parking and accessory uses.

Subarea B: Single-family dwelling units; accessory off-street parking and accessory uses.

6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs shall be permitted subject to review and approval of the Commissioner of Planning and Development.
7. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation 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 except as expressly approved by the Chicago Fire Department. 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. No off-street loading facilities shall be provided.
8. In addition to the maximum heights of buildings prescribed on the Building Elevations attached hereto, the height of the improvements and any appurtenances attached thereto also shall be subject to:
 - (1) Height limitations as certified and approved by the Federal Aviation Administration; and
 - (2) 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.
9. For purposes of Maximum Floor Area Ratio (F.A.R.) calculations, the definitions of the Chicago Zoning Ordinance shall apply.
10. This Planned Development shall be subject to the "Rules Regulations and Procedures in Relation to Planned Development Amendments", as promulgated by the Commissioner of the Department of Planning and in effect on the date hereof.
11. The improvements on the Property, including driveways and landscaping, shall be designed, constructed and maintained in general conformance with the Site Plan, Landscape Plan and

Elevations. In addition, parkway trees depicted on the Landscape Plan shall be installed and maintained in accordance with the parkway tree planting provisions 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 Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that gardens have been maintained on the Property. Subject to the gardeners obtaining permission from the Chicago Park District, Applicant agrees to provide black dirt and to assist in relocation of plant materials to a nearby portion of Burnham Park.
14. 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 energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all new buildings to be located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
15. Unless substantial construction has commenced within five years following adoption of this Planned Development, and unless completion thereof is 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 an R4 General Residence District.

[Existing Land Use Map, Property Line and Planned Development Boundary Map, Existing Zoning and Street System Map, Site Plan, Building Elevation Drawings, Fence Elevation Drawing and Landscape Plan referred to in this Plan of Development printed on pages 56664 through 56674 of this Journal.]

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

Residential Planned Development No. _____.

Bulk Regulations And Data Table.

Gross Site Area:	159,235 square feet (3.656 acres).
Net Site Area:	152,921 square feet (3.511 acres).
Maximum No. Of Dwelling Units:	Subarea A: 34
	Subarea B: <u>26</u>
	TOTAL: 60
Maximum Permitted F.A.R. Within Subareas:	Subarea A: 1.2
	Subarea B: .82
	Overall F.A.R.: .98
Maximum Building Height:	In accordance with the Elevations.
Maximum Percentage Of Site Coverage:	In accordance with the Site Plan.

Setbacks From Property Line:	In accordance with the Site Plan.
Minimum Number Of Off-Street Parking Spaces:	Subarea A: 56 (44 enclosed) Subarea B: 52 (52 enclosed)
Minimum Number Of Off-Street Loading Berths:	0.

Reclassification Of Area Shown On Map Number 12-G.

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 M2-2 General Manufacturing District symbols and indications as shown on Map No. 12-G in the area bounded by:

West 47th Street; a line 241 feet west of South Halsted Street; the alley next south of and parallel to West 47th Street; and a line 341 feet west of South Halsted Street,

to those of a C1-2 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

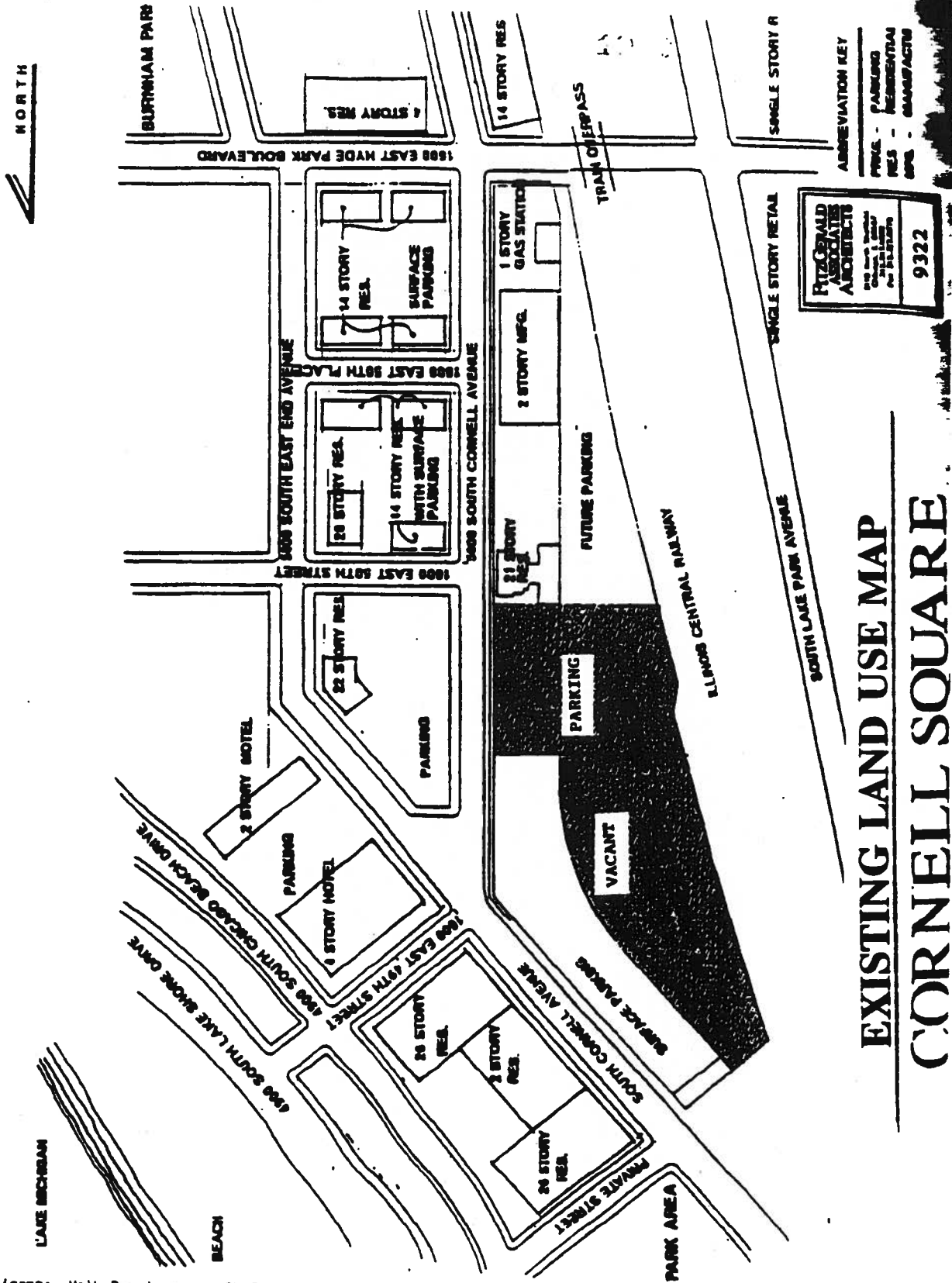
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 13-H.
(As Amended)*

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

(Continued on page 56675)

Existing Land Use Map.

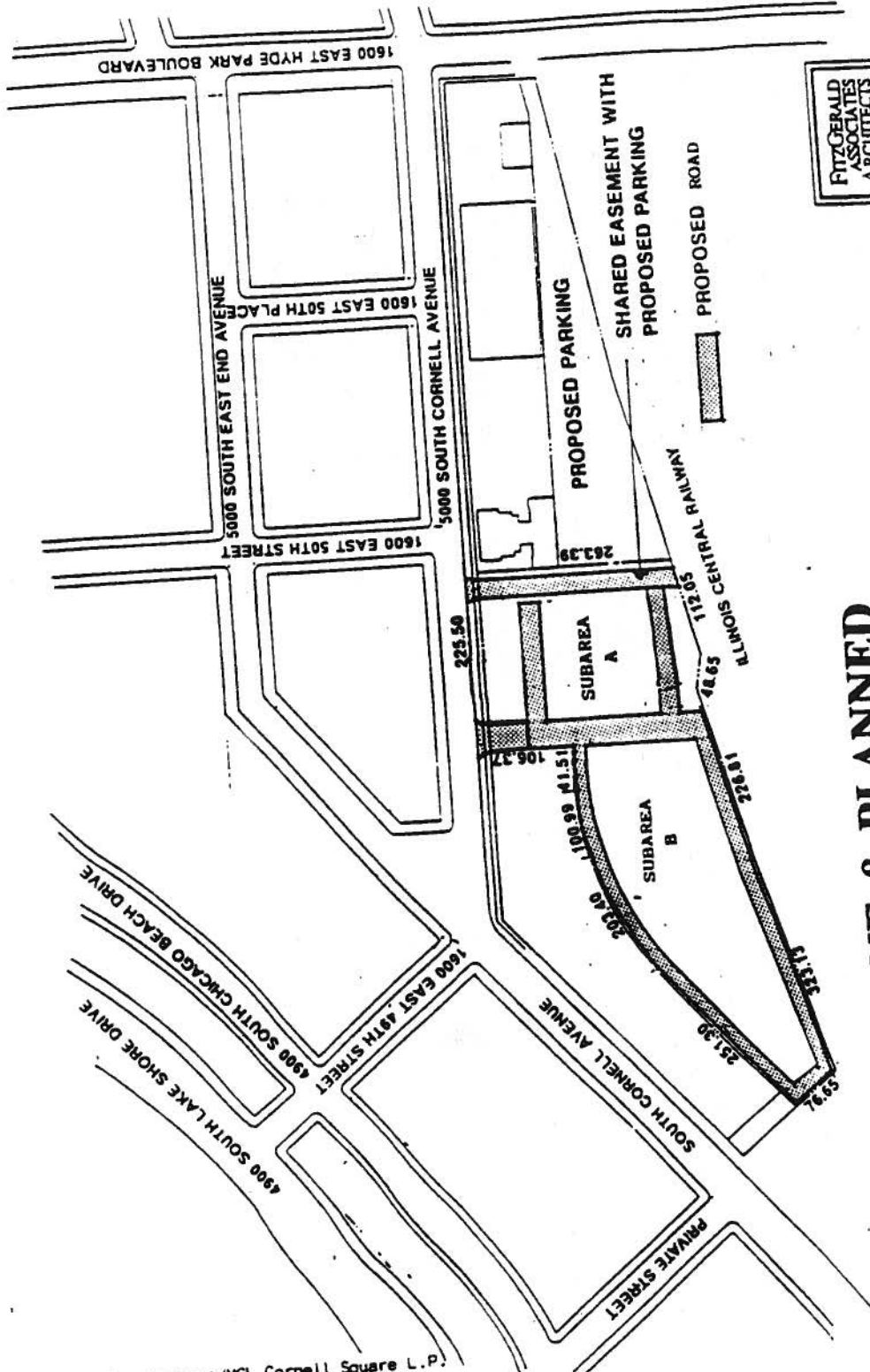


EXISTING LAND USE MAP
CORNELL SQUARE

Applicant: Meik Development/MCL Cornell Square L.P.
Date: August 11, 1994

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Property Line And Planned Development Boundary Map.

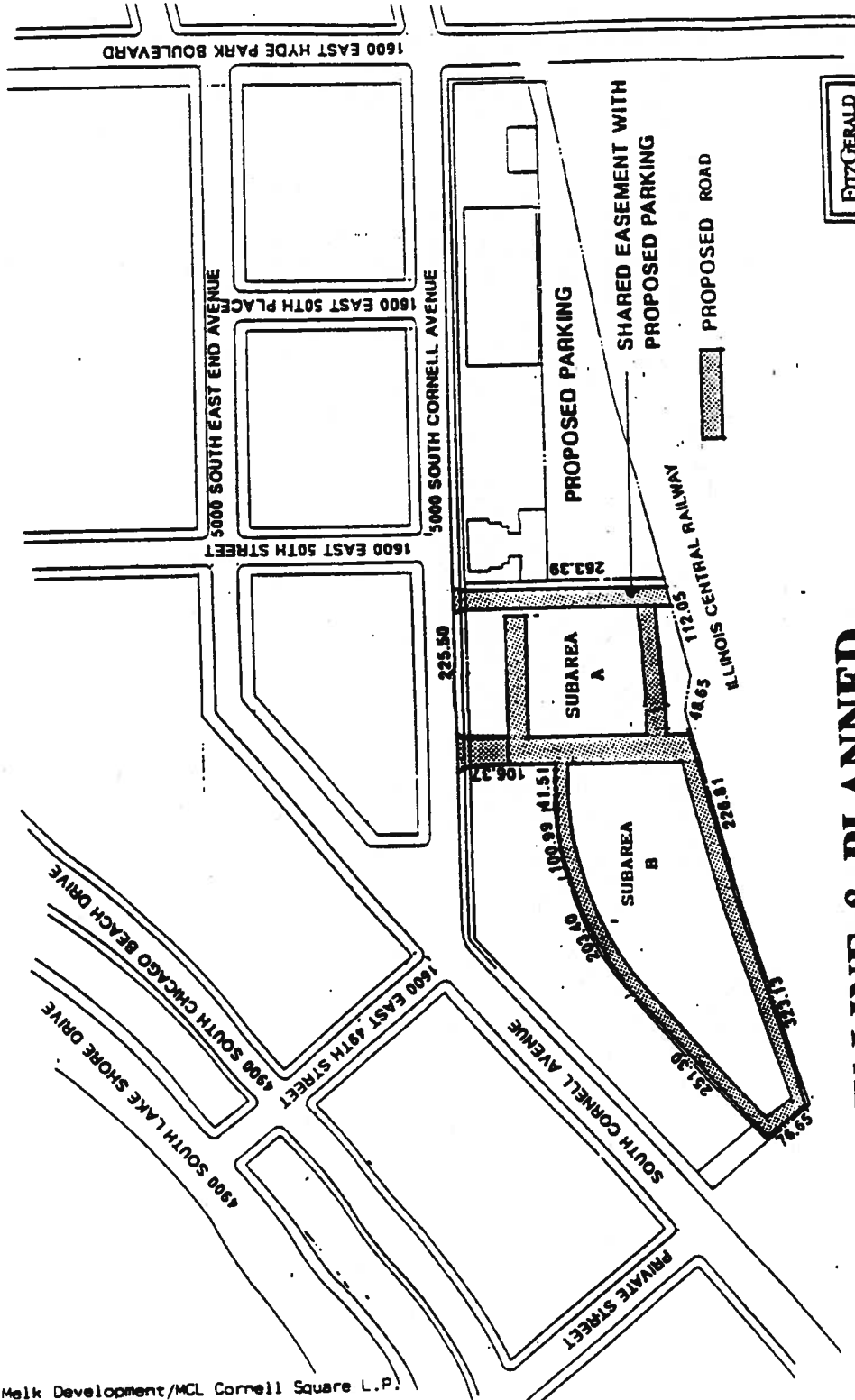


FITZGERALD ASSOCIATES ARCHITECTS 1015 W. A. WALKER CHICAGO, ILL. 60607 TEL: 312-312-1122 FAX: 312-312-1121	
9322	

**PROPERTY LINE & PLANNED
DEVELOPMENT BOUNDARY MAP
CORNELL SQUARE**

Applicant: Melk Development/MCL Cornell Square L.P.
 Date: August 11, 1994

Property Line And Planned Development Boundary Map.



FITZGERALD ASSOCIATES ARCHITECTS <small>110 West Jackson Chicago, IL 60601 Tel: 312/467-8800 Fax: 312/467-8801</small>	9322
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**PROPERTY LINE & PLANNED
 DEVELOPMENT BOUNDARY MAP
 CORNELL SQUARE**

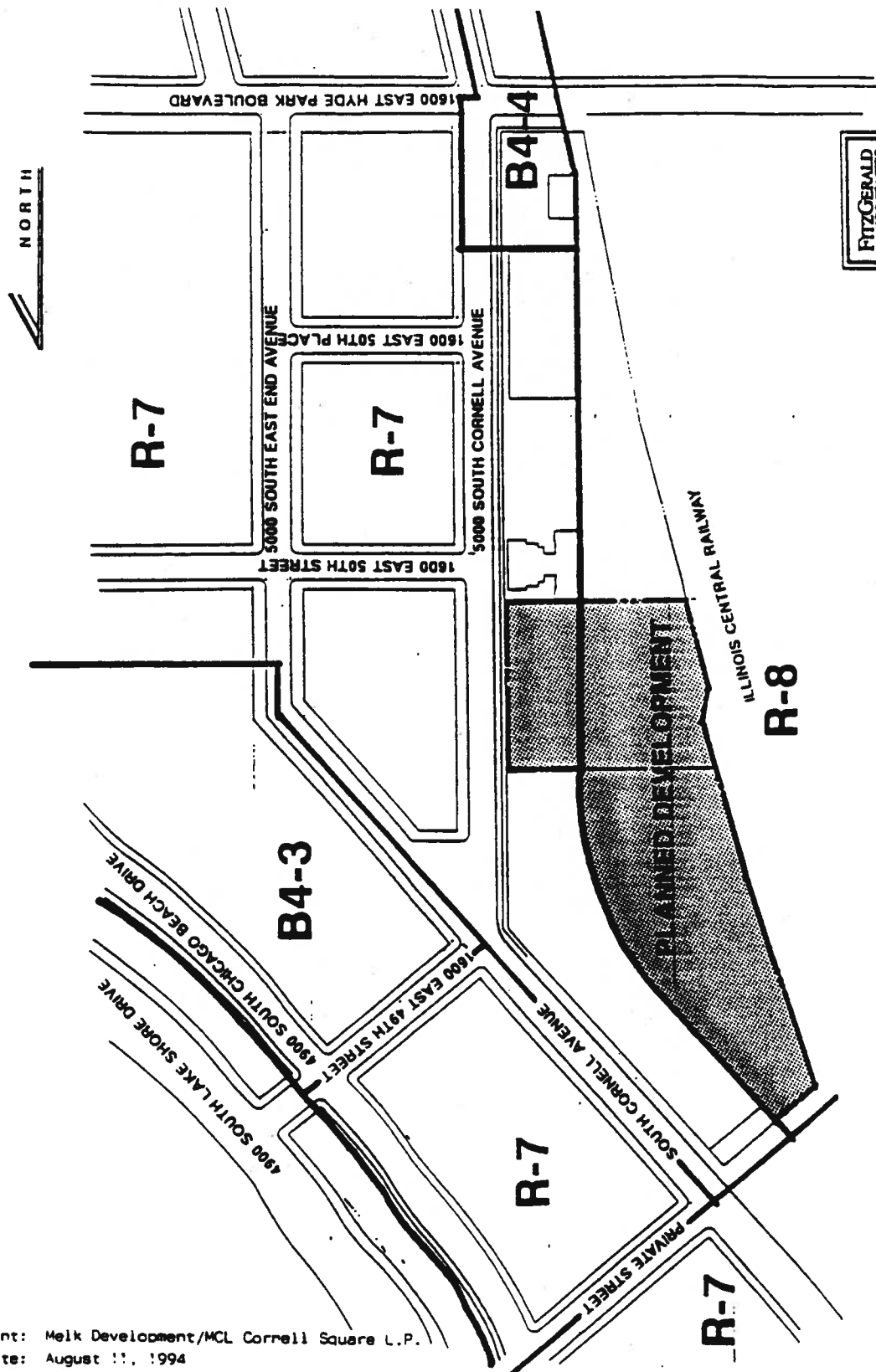
Applicant: Melk Development/MCL Cornell Square L.P.
 Date: August 11, 1994

9322

NORTH

CORNELL SQUARE

Existing Zoning And Street System Map.



FITZGERALD ASSOCIATES ARCHITECTS	9322
<small>240 West Superior Chicago, Illinois 60604 Tel. 312.312.8811 Fax 312.312.8812</small>	

EXISTING ZONING & STREET SYSTEM MAP
CORNELL SQUARE

applicant: Melk Development/MCL Cornell Square L.P.
 Date: August 11, 1994

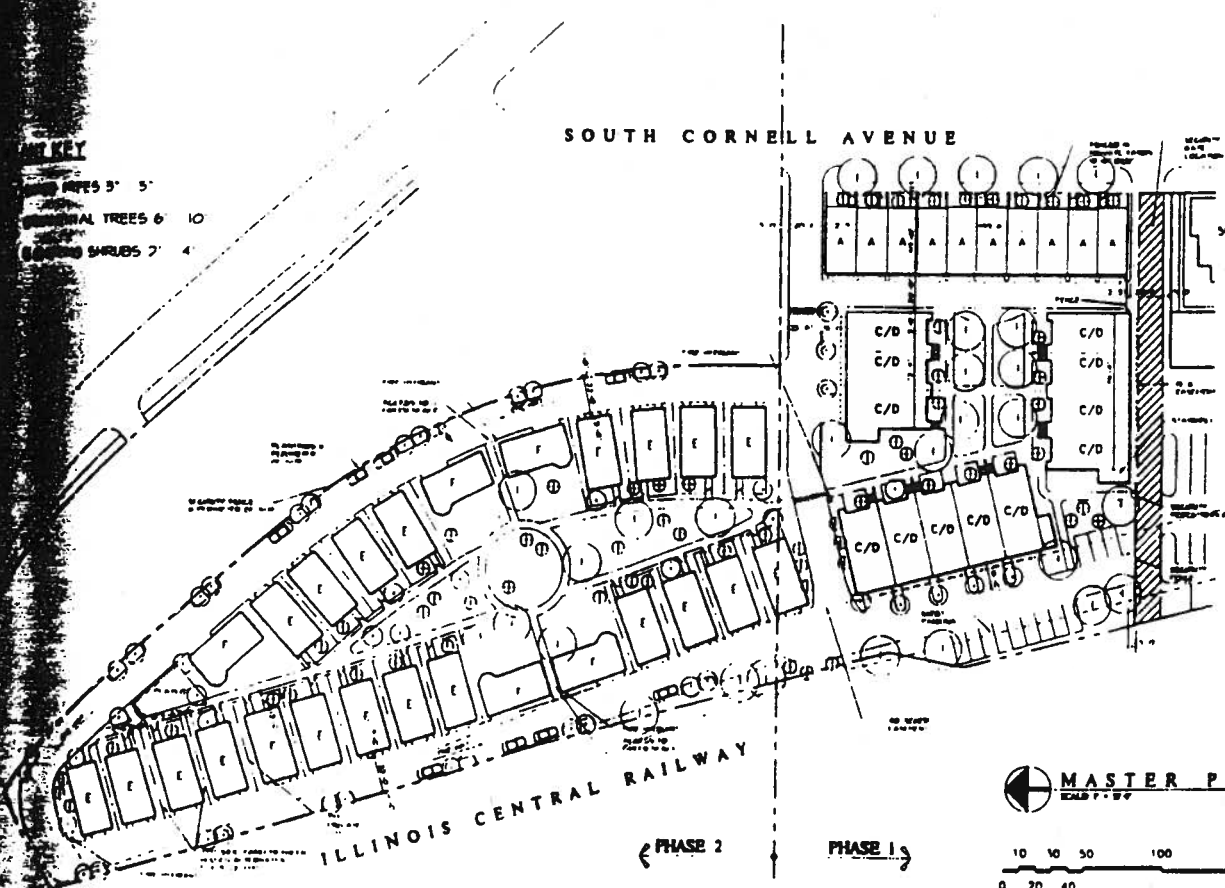
Site Plan.

KEY

- SMALL TREES 5' - 5'
- GENERAL TREES 6' - 10'
- (SOME) SHRUBS 2' - 4'

SOUTH CORNELL AVENUE

5000 SOUTH CORNELL



MASTER PLAN
SCALE 1" = 50'

0 20 40 100 150 FEET

← PHASE 2

PHASE 1 →

ILLINOIS CENTRAL RAILWAY

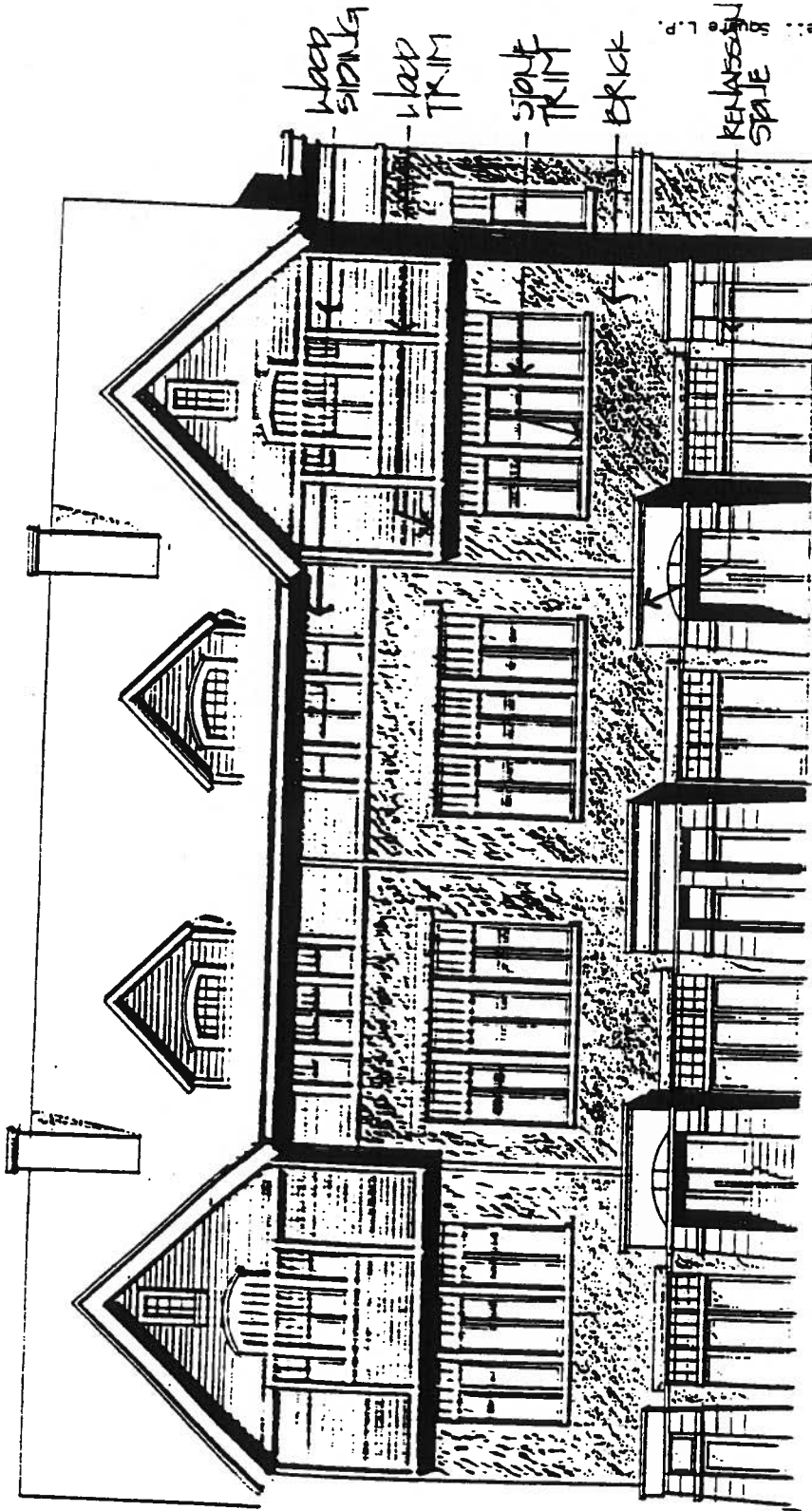
PROPOSED RESIDENTIAL DEVELOPMENT FOR

SOUTH CORNELL AVENUE AND EAST HYDE PARK BLVD.

9322

SOUTH CORNELL AVENUE

Building Elevation Drawings.
(1 of 5)



Client: Milk Development/MCL Cornell Square L.P.

PETERSON
 ARCHITECTS
 100 N. LAUREL ST.
 CHICAGO, ILL. 60610
 9322

ROOF
5'-0"

BUILDING AND EXTERIOR ELEVATION

CORNELL SQUARE
C & D UNIT FRONT ELEVATION

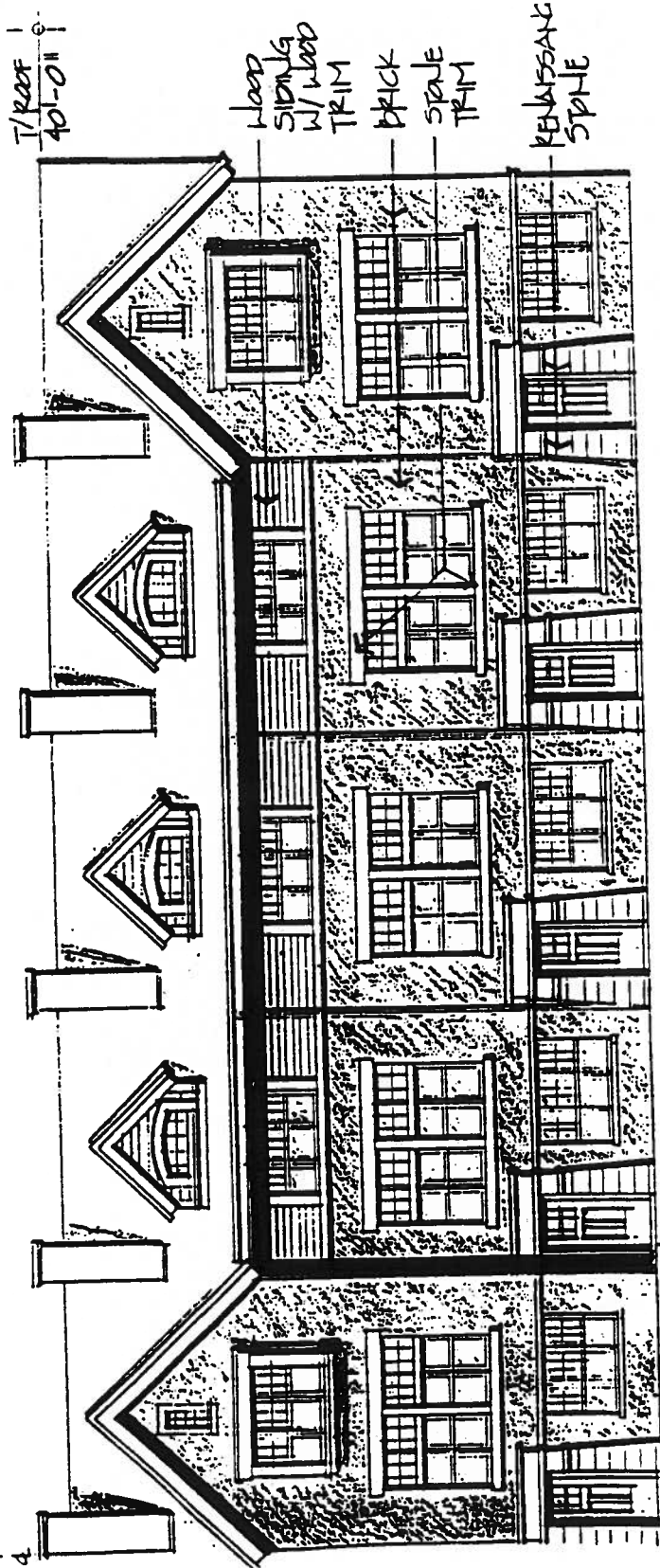
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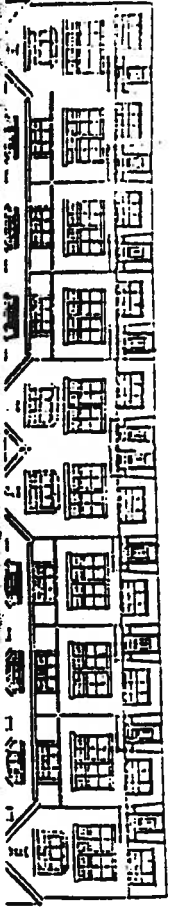
Building Elevation Drawings.
(2 of 5)

Client: Milk Development/MCL Cornell Square L.P.
Date: August 11, 1994



CORNELL SQUARE

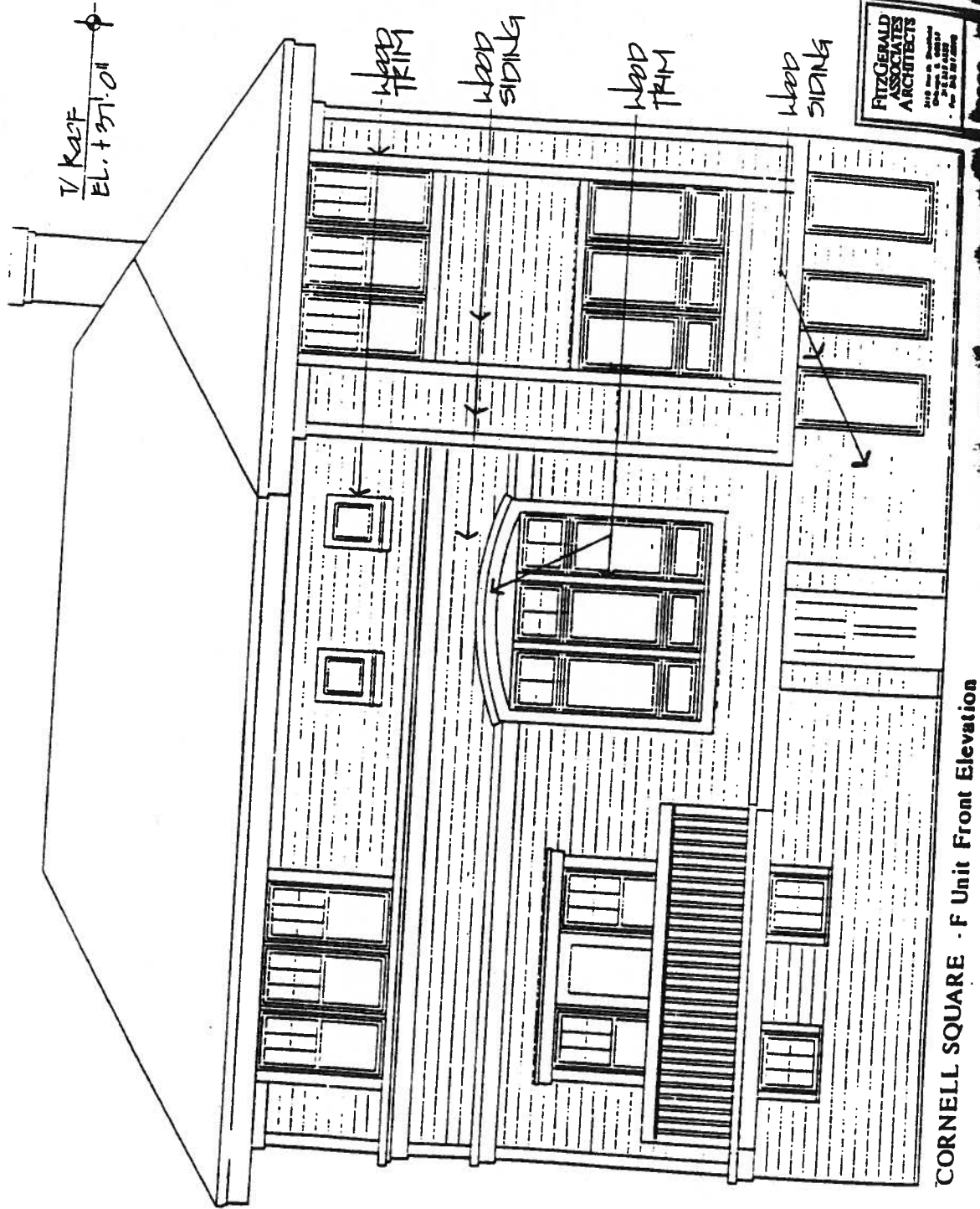
A UNIT FRONT ELEVATION



Building Elevation Drawings.
(3 of 5)

Development/MCL Cornell Square L.P. 1954

FITZGERALD ASSOCIATES ARCHITECTS
210 West Superior
Chicago, IL 60604
Tel. 312.467.2800



CORNELL SQUARE - F Unit Front Elevation

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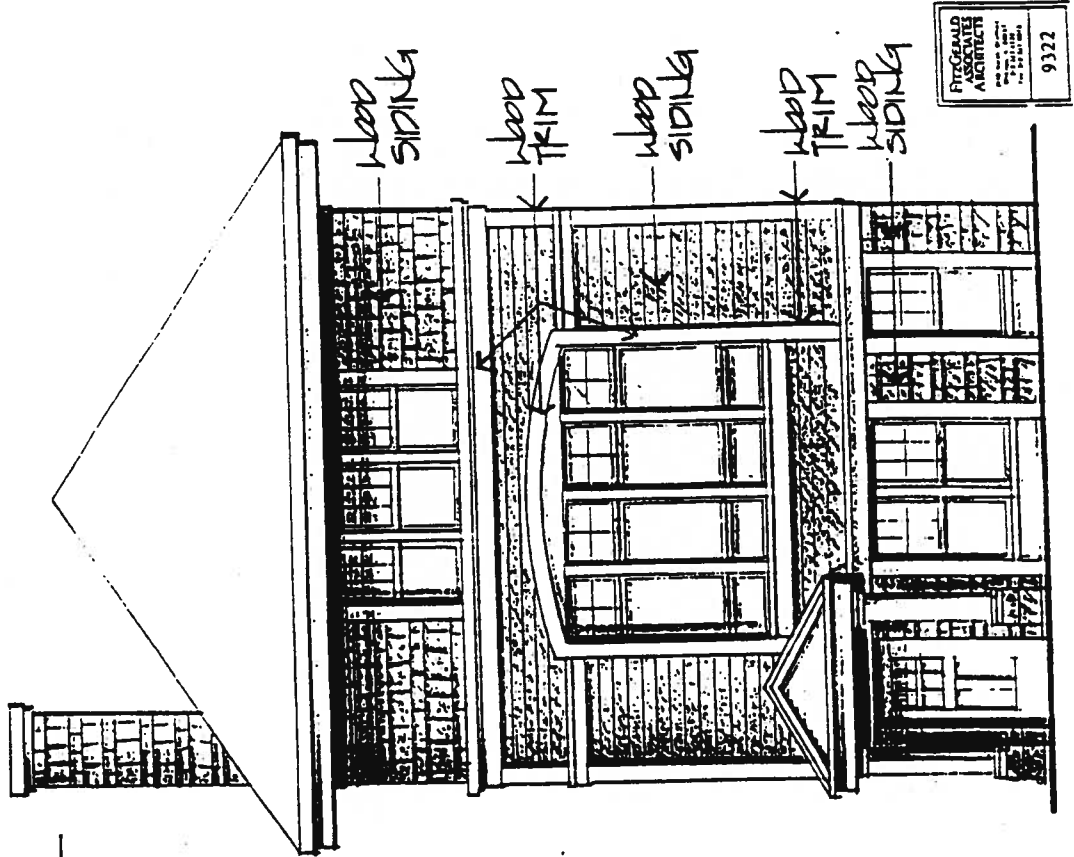
Building Elevation Drawings.
(4 of 5)

August
1994

3110 West 10th Street
Orem, Utah 84057
Tel: 801/224-9322

9322

CO. ELL SQUARE - F Unit Front Elevation



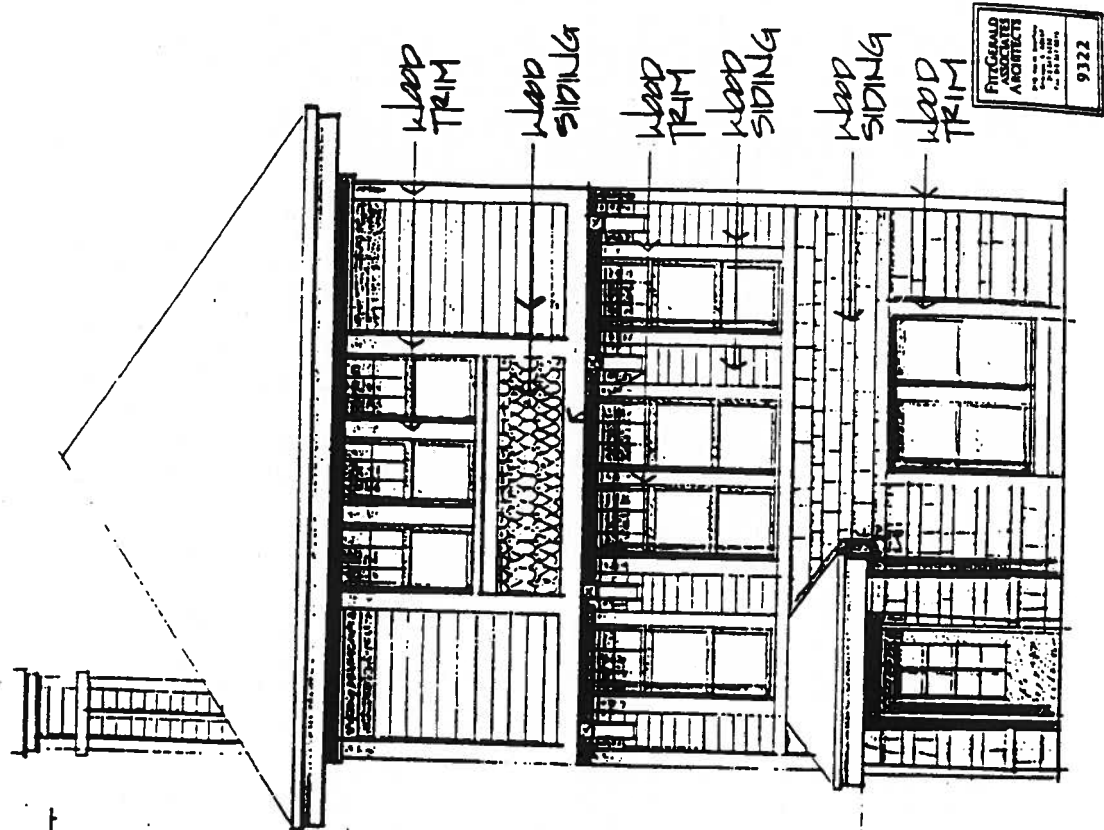
PROGERARD ASSOCIATES ARCHITECTS 3110 West 10th Street Orem, Utah 84057 Tel: 801/224-9322	9322
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T/KRF
TEL. 371-01

CORNELL SQUARE

E HOUSE ELEVATION I

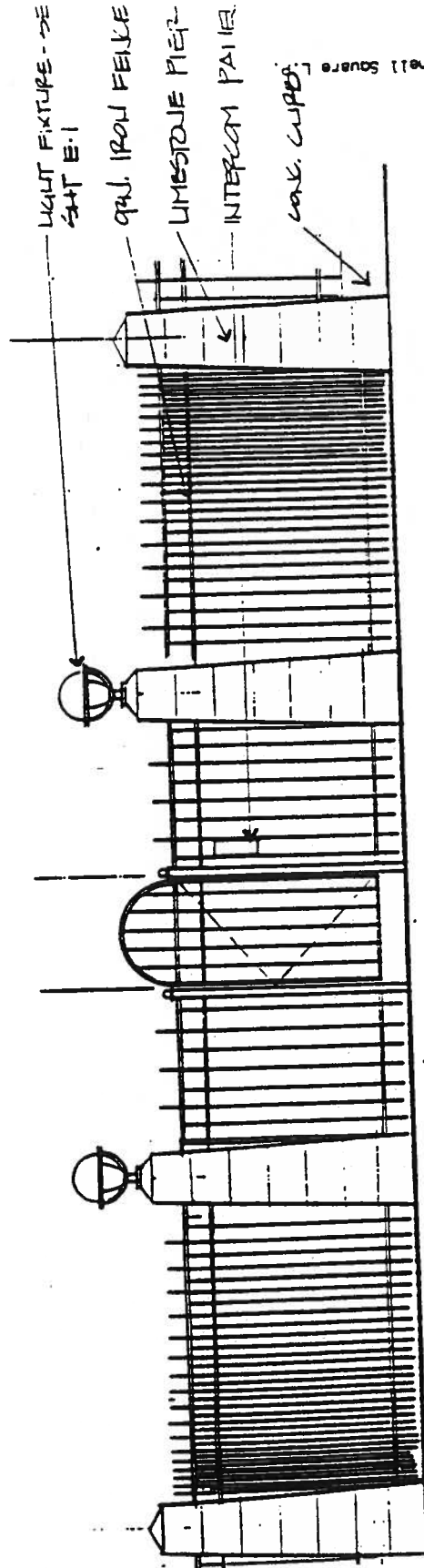
Building Elevation Drawings.
(5 of 5)



T/ROOF
EL. 37'-0"

CORNELL SQUARE
E HOUSE ELEVATION 2

Fence Elevation Drawing.



Applicant: Milk Development/MCL Cornell Square
 Date: August 11, 1994

FITZGERALD ASSOCIATES ARCHITECTS <small>110 West 50th St New York, NY 10019 Tel 212 877 8122 Fax 212 877 0014</small>	9322
	6-14-94

**TYPICAL FENCE ELEVATION
 CORNELL SQUARE**

Landscape Plan.

