

3/9/95

UNFINISHED BUSINESS

66801

11354

*Reclassification Of Area Shown On Map Number 18-G.  
(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 symbols and indications as shown on Map No. 18-G in the area bounded by:

South Racine Avenue on the east; Wabash Railroad on the north; a line 627.94 feet west of South Racine Avenue on the west; and a line 549.27 feet south of the southerly line of the Wabash Railroad right-of-way,

to the designation of an R4 General Residence District 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 attached herewith and made a part hereof and to no others.

**SECTION 2.** That the Chicago Zoning Ordinance be further amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 18-G in an area bounded by:

South Racine Avenue on the east; Wabash Railroad on the north; a line 627.94 feet west of South Racine Avenue on the west; and a line 549.27 feet south of the southerly line of the Wabash Railroad right-of-way,

to the designation of Residential Institutional Planned Development No. \_\_\_\_\_.

**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 read as follows:

*Residential/Institutional Planned Development No. 576.*

*Plan Of Development*

*Statements.*

1. The area delineated herein as Residential/Institutional Planned Development consists of 245,629 square feet (5.639 acres) net site

area and will be owned, and is currently controlled by the Woodlawn Community Development Corporation (the "Applicant").

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
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 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 or 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 modification 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 these fifteen (15) statements; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Bulk Regulations and Data Table; a Site/Landscape Plan; and Building Elevations

prepared by Lowenberg & Associates, Inc., dated December 8, 1994. Full size sets of the Plans 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 zoning controls shall apply. The 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 shall be permitted within the area delineated herein as a "Residential/Institutional Planned Development": dwelling units, including efficiency, 1-, 2- and 3-bedroom apartments, related supportive services facilities, including counseling, infant day care, parenting training, social service coordination, job placement training, literacy and educational training and accessory off-street parking.
6. Directional and identification signs may be permitted within the area delineated herein as a Residential/Institutional Planned Development subject to review and approval of the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Any service drives or any other ingress or egress must be adequately designed and paved in accordance with the regulations of the Department of Transportation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles.
9. Height restrictions of any building or any appurtenance thereto shall, in addition to the Bulk Regulation and Data Table, be subject to:
  - a. Height limitations as certified on Form F.A.A.-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration;
  - 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.

10. The maximum permitted Floor Area Ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. The Planned Development hereby attached 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 Development in effect on the date of this application.
12. The improvements on the Property, including all entrances and exits to the parking and loading areas, shall be designed and constructed in general conformance with the Site Plan/Landscape Plan and with the Building Elevations. The landscaping (including street trees in the adjacent right-of-way) shall be designed, constructed and maintained in general conformance with the Landscape Plan and the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
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 buildings located within this Planned Development in an energy efficient manner, generally consistent with 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 of the proposed Residential/Institutional Planned Development 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 R4 General Residence District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 66807 through 66812 of this Journal.]

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

*Residential/Institutional Planned Development Number 576*

*Bulk Regulations And Data Table.*

Net Site Area:	245,629 square feet (5.639 acres).
Maximum Number of Dwelling Units:	120 units.
Maximum Floor Area Ratio:	0.4.
Gross Site Area:	277,802 square feet (6.377 acres).
Net Site Area:	245,629 square feet (5.639 acres) + 32,173 square feet (0.735 acres).
Maximum Number of Dwelling Units:	120.
Minimum Number of Parking Spaces:	50.

<b>Setbacks:</b>	<b>In accordance with Site Plan.</b>
<b>Maximum Building Height:</b>	<b>32 feet.</b>
<b>Minimum Number of Loading Docks:</b>	<b>1.</b>

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*Reclassification Of Area Shown On Map Number 20-C.*

*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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 20-C in the area bounded by:~~

~~South South Chicago Avenue; South East End Avenue; the public alley next southwest of and parallel to South South Chicago Avenue; and a line 74.93 feet northwest of and parallel to South East End Avenue,~~

~~to those of a B4-2 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.~~

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*Reclassification Of Area Shown On Map Number 20-H.*

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

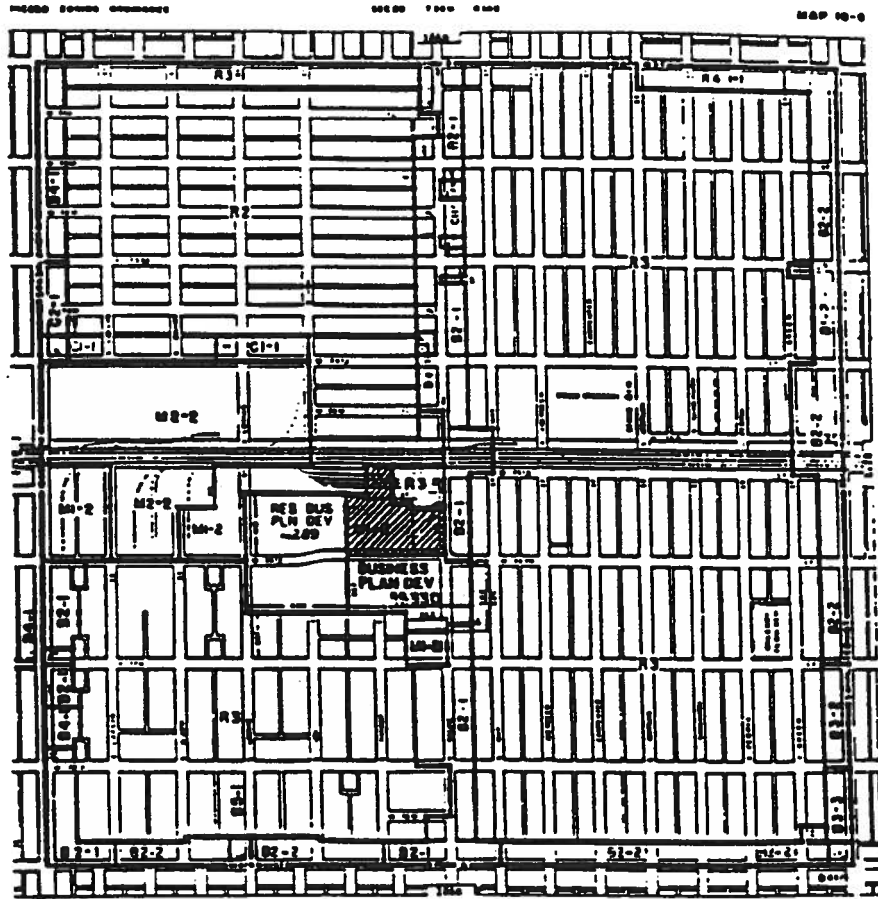
~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-1 Restricted Retail District symbols and indications as shown on Map No. 20-H in the area bounded by:~~

~~the alley next north of and parallel to West 87th Street; South Wood Street; West 87th Street; and a line 125 feet west of South Wood Street,~~

(Continued on page 66813)

Existing Zoning Map.

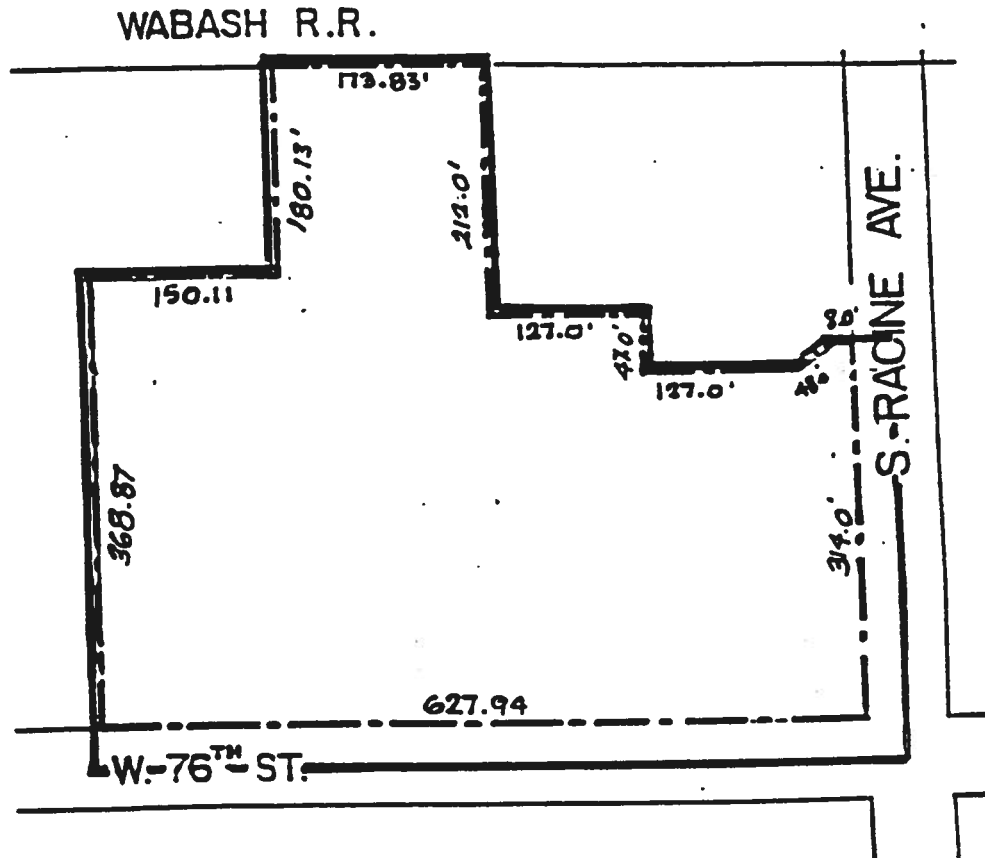
RESIDENTIAL/INSTITUTIONAL  
PLANNED DEVELOPMENT NO.



APPLICANT: The Woodlawn Community Development Corporation  
ADDRESS: 1200 West 76th Street  
DATE: July 13, 1994  
REVISED DATE: December 8, 1994

Planned Development Boundary And  
Property Line Map.

RESIDENTIAL/INSTITUTIONAL  
PLANNED DEVELOPMENT NO.

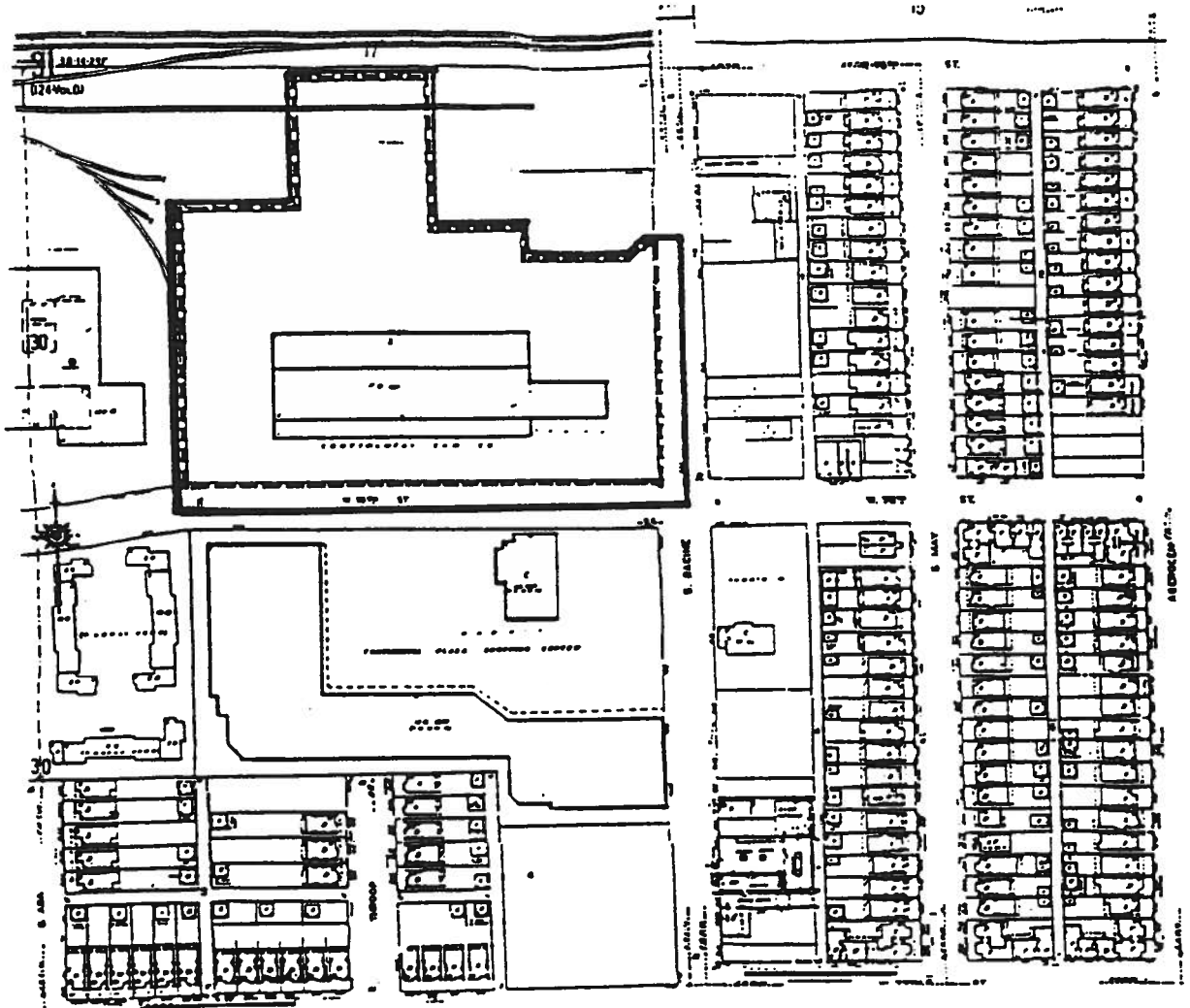


————— Planned Development Boundary  
 - - - - - Property Line

APPLICANT: The Woodlawn Community Development Corporation  
 ADDRESS: 1200 West 76th Street  
 DATE: July 13, 1994  
 REVISED DATE: December 8, 1994

Existing Land-Use Map.

*RESIDENTIAL PLANNED DEVELOPMENT NO.*  
MAP

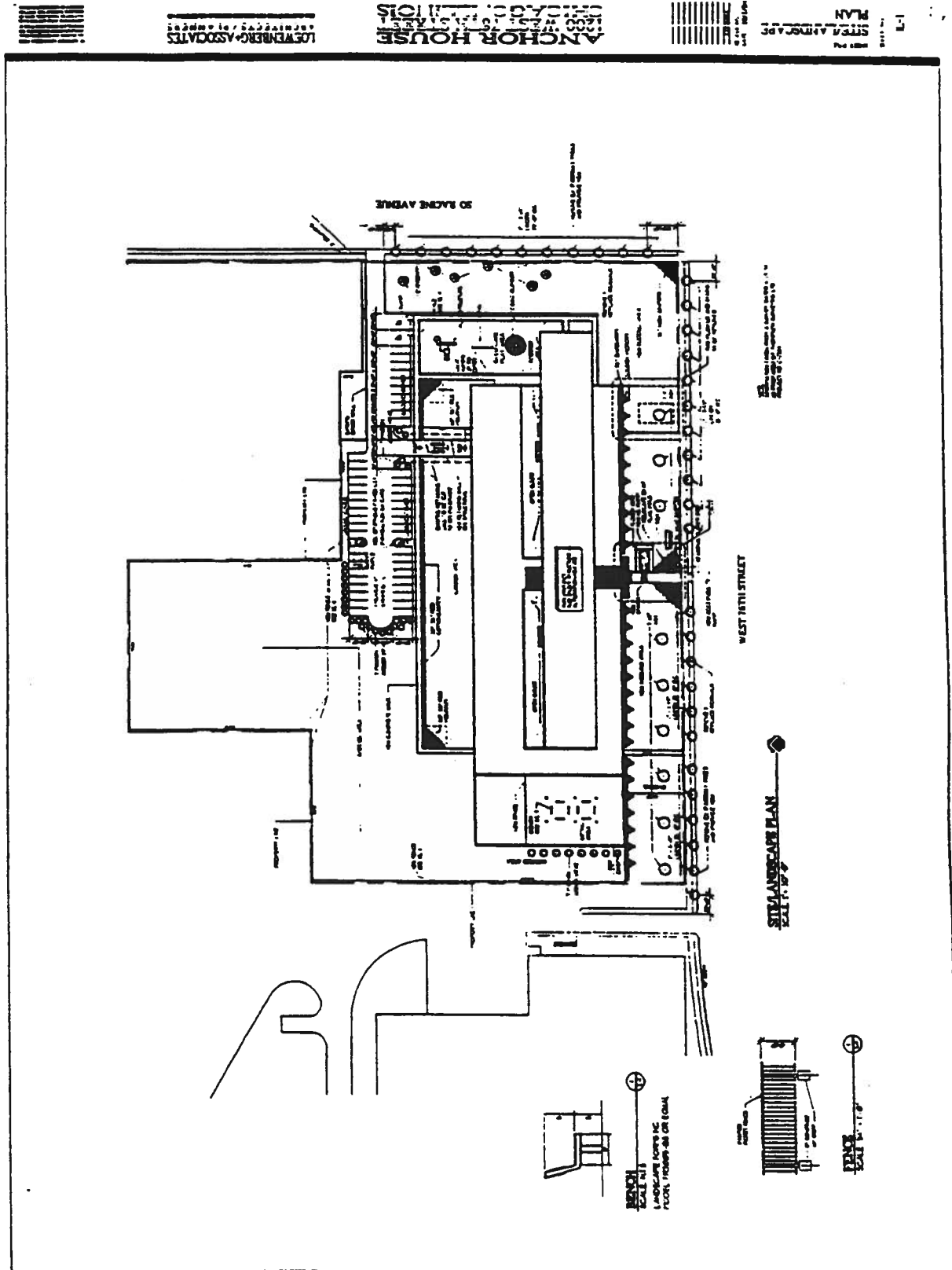


APPLICANT: THE WOODLAWN COMMUNITY  
DEVELOPMENT CORPORATION  
ADDRESS: 7601 SOUTH RACINE AVE.

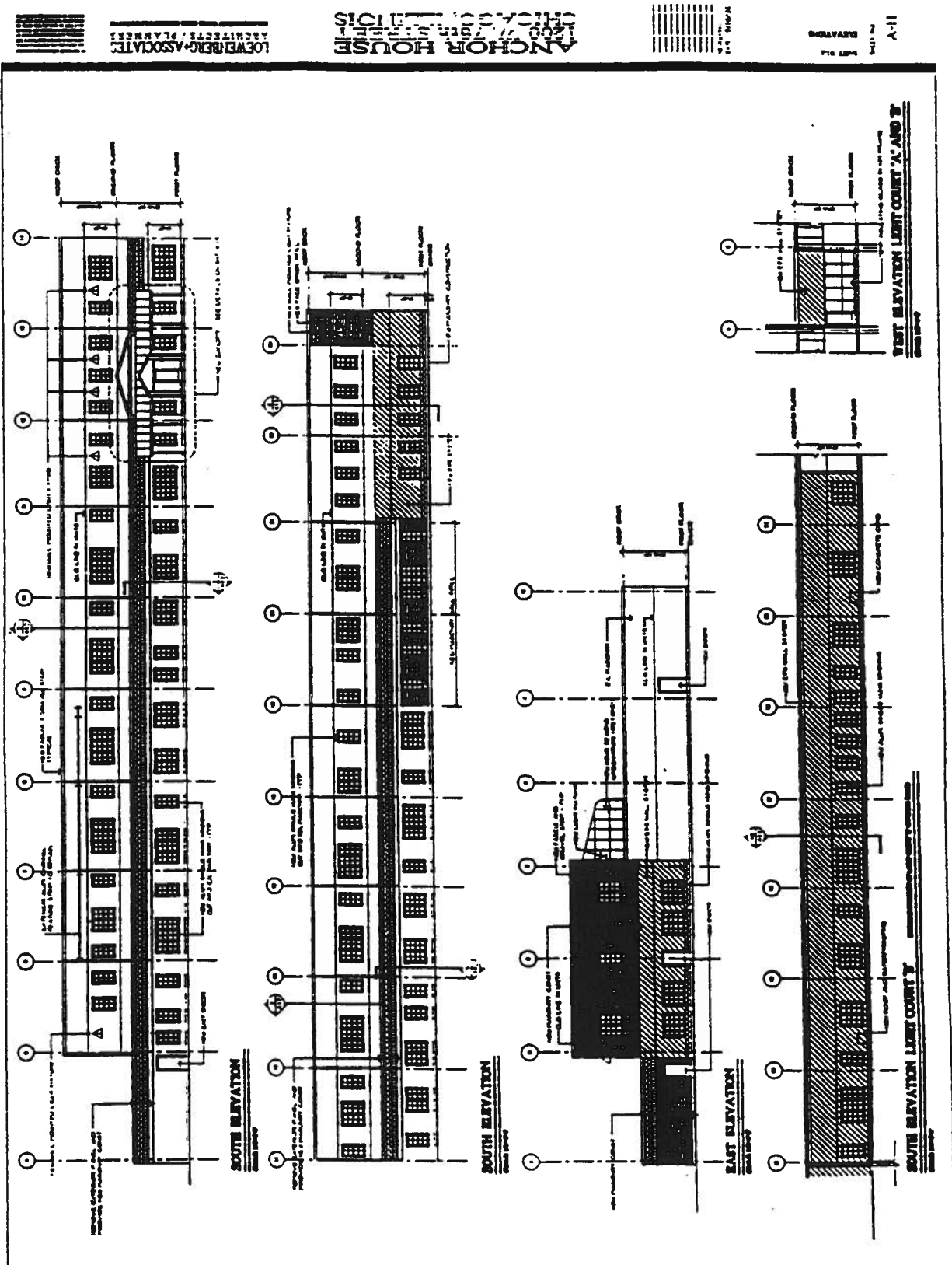
DATE: SEPTEMBER 27, 1993

Revised Date

Site/Landscape Plan.



Building Elevation Drawings.  
(Page 1 of 2)



Building Elevation Drawings.  
(Page 2 of 2)



LOEWENBERG ASSOCIATES  
ARCHITECTS / PLANNERS

ANCHOR HOUSE  
2200 W. 16TH ST.  
CHICAGO, ILLINOIS



ELEVATION  
Part No. A-10

