

11492

**Minimum Number of Off-Street Parking Spaces:** Total: 144 spaces (2:1 parking ratio).

**Minimum Building Setbacks:** In accordance with attached Site Plan.

**Maximum Building Heights:** 40 feet.

*Reclassification Of Area Shown On Map Number 14-K.*

PD 584

*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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 14-K in the area bounded by:

a line 644.42 feet north of and parallel to West 63rd Street; a line 117.11 feet east of and parallel to South Knox Avenue; West 63rd Street; and South Knox Avenue,

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area described above.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 14-K in the area bounded by:

a line 644.42 feet north of and parallel to West 63rd Street; a line 117.11 feet east of and parallel to South Knox Avenue; West 63rd Street; and South Knox Avenue,

to those of a Residential-Institutional Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

**SECTION 3.** This ordinance shall be in force and effect from and after its passage and due publication.

(Continued on page 3398)



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(Continued from page 3373)

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

*Residential-Institutional Planned Development,  
As Amended.*

PD 584

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Institutional Planned Development (the "Planned Development") consists of approximately 75,468 square feet (1.73 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicants, John Doyle and Michael Roche.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicants, their successors, assigns and grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicants and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicants, their successors and assigns and, if different than the Applicants, the legal title holders and any ground lessors. All rights granted hereunder to the Applicants shall inure to the benefit of the Applicants' successors and assigns and, if different than the Applicants, 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. Provided, however, that upon the completion of the development of any portion of the improvements authorized by this Planned Development in Subarea A as evidenced by a duly issued Certificate of Occupancy, the portion for which said Certificate is issued no longer is required to be held in the same ownership or designated control as the portion of the Property the development of which has not been completed. All portions of the Property within Subarea A the development of which has not been completed (hereinafter called the "undeveloped portion") must,



nevertheless, remain under single ownership or 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 undeveloped portion of the Property within Subarea A, and all the owners of the Property within Subarea B.

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 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 fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Subarea Boundary Map; an Existing Land-Use Map; a Site Plan, depicting any proposed landscaping along adjacent public right-of-ways, prepared by Vari Architects and dated May 11, 1995 (the "Site/Landscape Plan"); and a Plan of Building Elevations prepared by Vari Architects and dated May 11, 1995 (the "Building Elevations"). Full sized copies of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. 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 within the area delineated herein as a Residential-Institutional Planned Development:

Subarea A: Attached single-family residential dwelling units and accessory uses, including off-street parking.



Subarea B: Community center/gymnasium, and accessory uses, including off-street parking.

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 also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces required for the community center/gymnasium use in Subarea B shall be designated and designed for parking for the handicapped.
8. 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. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Department of Planning and Development.
9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of the improvements and any appurtenance attached thereto also shall be subject to:
  - (A) height limitations as certified and approved by the Federal Aviation Administration; and
  - (B) airport zoning regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
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 Development and in effect on the date hereof.
11. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way



and all entrances and exits to and from the parking areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations for Subarea A and in conformity with the Chicago Landscape Ordinance. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.

12. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for reuse of the property within Subarea B, aside from the demolition of existing structures, a site plan (the "Site Plan") shall be submitted to the Commissioner of the Department of Planning and Development (the "Commissioner") for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with this Planned Development. No Part II approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved.

If the Site Plan substantially conforms to the provisions of this Planned Development, the Commissioner shall approve said plan in writing within thirty (30) days of the submission of a complete application for approval thereof. If the Commissioner fails to make a written determination on a Site Plan within thirty (30) days after the submission of a complete application, then the Site Plan shall be deemed approved by the Commissioner. If the Commissioner determines within said thirty (30) day period that the Site Plan that was submitted does not substantially conform with the provisions of this Planned Development, the Commissioner shall advise the Applicant in writing of such determination within the thirty (30) day period and, within fourteen (14) days after the expiration of the thirty (30) day period, advise the Applicant in writing of the reasons for disapproval thereof. The Commissioner shall thereafter make a final written determination on any resubmission of the Site Plan within fourteen (14) days of its filing. The failure of the Commissioner to make a final written determination on any resubmission within fourteen (14) days of its filing shall be deemed an approval of the Site Plan by the Commissioner.

Following approval of a Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development.

After approval of a Site Plan by the Commissioner, the approved Site Plan may be changed or modified pursuant to the provisions of Statement 14.



In the event of an inconsistency between the approved Site Plan and the terms of the Statements and Bulk Regulations and Data Table of this Planned Development in effect at the time of approval of such plan or of modifications thereto, the terms of the Statements and Bulk Regulations and Data Table of the Planned Development shall govern.

A Site Plan shall, at a minimum, provide the following information:

- 1) the boundaries of Subarea B;
- 2) the footprint of the existing improvements, and proposed improvements, if any;
- 3) all existing landscaping and proposed landscaping, if any, including species and size;
- 4) the location and depiction of all existing parking spaces (including relevant dimensions), and proposed parking spaces, if any;
- 5) elevations of any proposed additional improvements; and
- 6) statistical information applicable to the Property, limited to the following:
  - a) floor area and floor area ratio;
  - b) uses to be established;
  - c) building heights; and
  - d) all setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. Factors to be considered by the Commissioner in determining conformance of the Site Plan to the provisions of this Planned Development are limited to the following: (1) consistency of the existing landscaping and any proposed landscaping with the provisions of the Chicago Landscape Ordinance; and (2) the extent to which the height of any proposed buildings is consistent with the building height of other buildings within the Planned Development and the buildings in the immediate vicinity thereof.

An application for approval of a Site Plan shall be deemed complete if the Applicant submits to the Commissioner an application for



approval which contains all the information listed immediately above and the Commissioner does not advise the Applicant in writing within ten (10) working days of the submission thereof that the submitted application is incomplete and the specific information required to render the application complete.

13. 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 the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
14. The requirements of this Planned Development 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 a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of these Statements 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.
15. Unless substantial construction of the improvements within Subarea A contemplated by this Planned Development have commenced within ten (10) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire as to Subarea A, 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 provision of this section as to Subarea A, then the zoning of the Subarea A shall automatically revert to an R4 General Residence District.



11492

[Existing Zoning Map, Planned Development Boundary and  
Property Line Map, Subarea Boundary Map, Existing  
Land-Use Map, Site Plan and Plan of Building  
Elevations referred to in these Plan of  
Development Statements printed  
on pages 3406 through 3411  
of this Journal.]

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

*Residential-Institutional Planned Development No. 584,  
As Amended.*

*Bulk Regulations And Data Table.*

Maximum Permitted Floor Area  
Ratio: 1.1

Gross Site Area, 101,394.37 square feet (2.33 acres) = Net Site Area, 75,468 square feet (1.73 acres) + Area Remaining in Public Right-of-Way, 25,926.37 square feet (.60 acres).

Setbacks from Property Line:

Subarea A: In general conformance with the Site/Landscape Plan and the Plan of Development Statements.

Subarea B: 0 feet from West 63rd Street.

7.5 feet from South Knox Avenue.

Maximum Percentage of Site  
Coverage: In general conformance with  
Site/Landscape Plan.

Maximum Number of Dwelling  
Units -- Subarea A: 38 dwelling units.



**Number of Off-Street Parking Spaces:****Subarea A: Residential Dwelling Units:**

Minimum: 1 space per unit.

Maximum: 2 spaces per unit.

**Subarea B: Community Center/Gymnasium:**

Minimum: as required by 7.12-1(8)

**Minimum Number of Off-Street  
Loading Berths:**

None.

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**Action Deferred -- APPROVAL OF ZONING EXCEPTION FOR CHANGE  
OF LICENSEE AND CONTINUED OPERATION OF TAVERN  
AT 3000 SOUTH CANAL STREET.**

The Committee on Zoning submitted the following report which was, on motion of Alderman Banks and Alderman E. Smith, *Deferred* and ordered published:

CHICAGO, June 14, 1995.

*To the President and Members of the City Council:*

Reporting for your Committee on Zoning, for which a meeting was held on June 8, 1995, 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 one application for the approval of an exception for property located at 3000 South Canal Street.

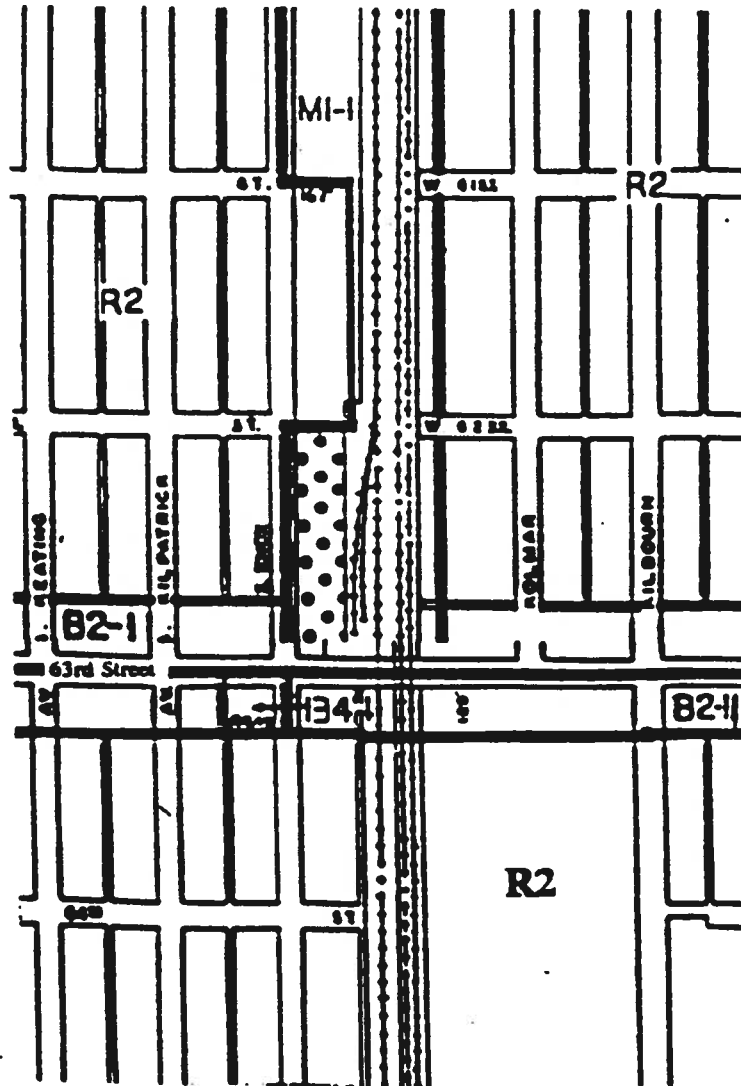
I beg leave to recommend the passage of seven ordinances which were corrected and amended in their corrected form. They are Application Numbers A-3328, 11511, 11494, 10820, 11490, 11390 and 11391.

(Continued on page 3412)



Existing Zoning Map.

EXISTING ZONING MAP



Legend



Subject Property



Zoning Boundaries

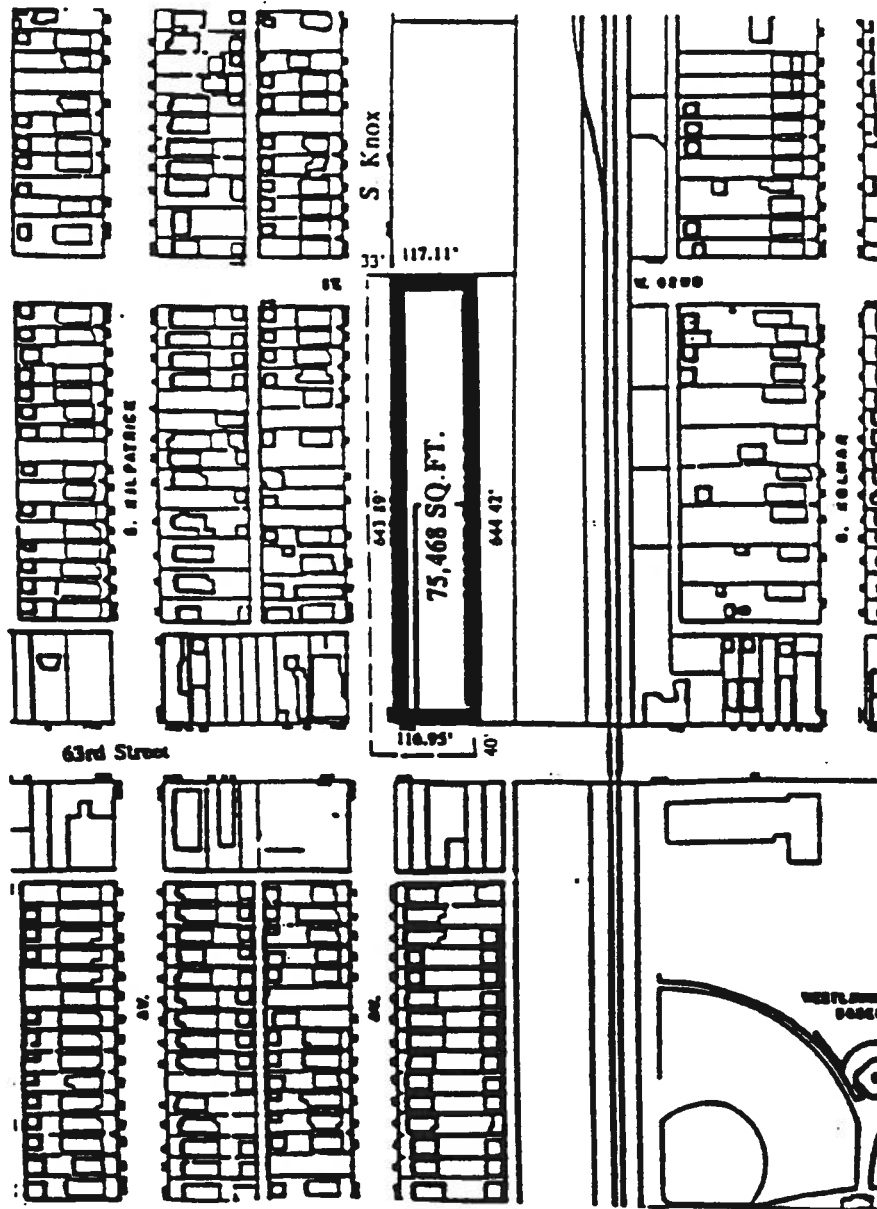
Applicant:  
 Address:  
 Date:  
 Revised:

John Doyle & Michael Roche  
 7003 West Avon Street, Oak Lawn, IL 60453  
 March 9, 1995  
 May 11, 1995



Planned Development Boundary And Property Line Map.

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



Legend

-  Planned Development Boundary
-  Property Line





Applicant: John Doyle & Michael Roche  
 Address: 7003 West Avon Street, Oak Lawn, IL 60453  
 Date: March 9, 1995  
 Revised: May 11, 1995



Subarea Boundary Map.



Legend

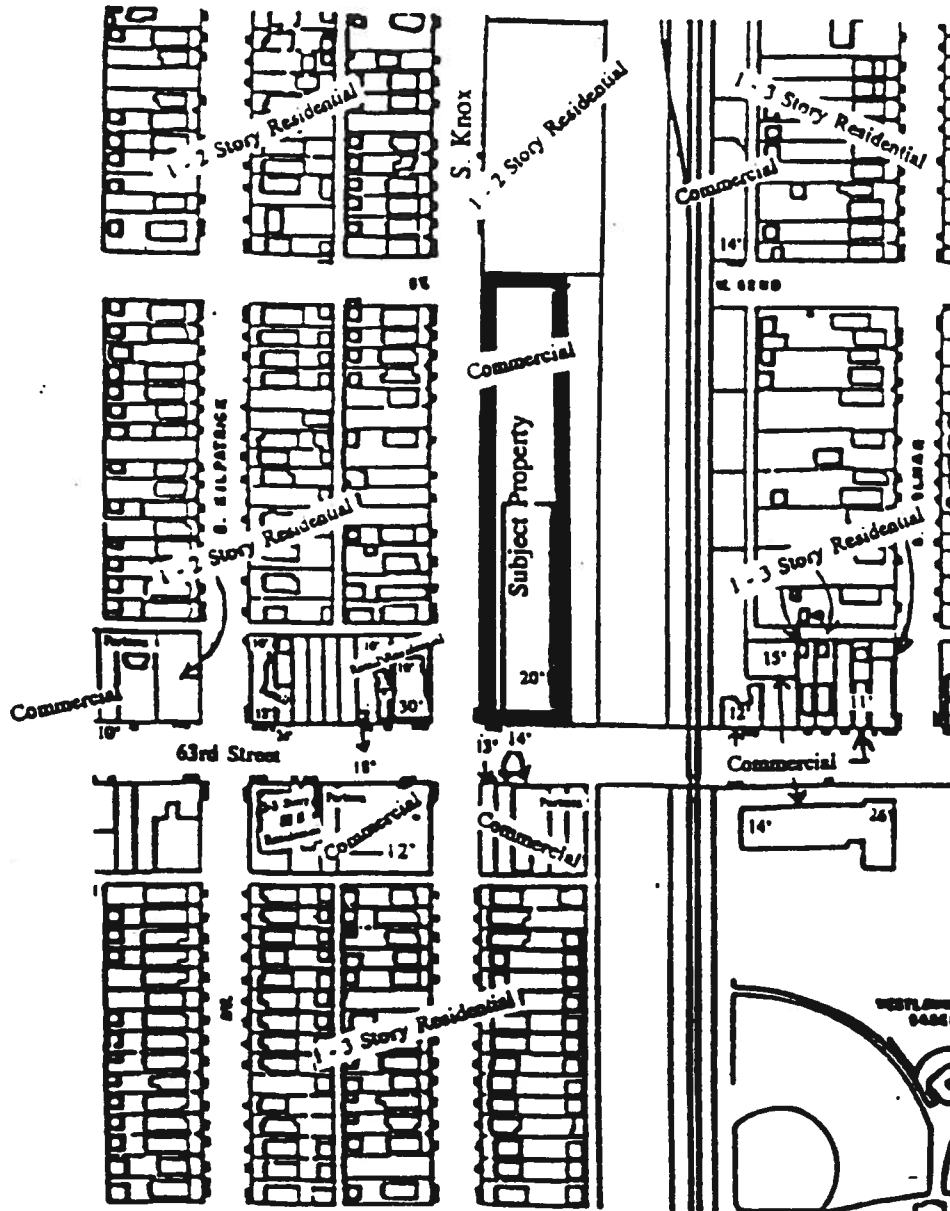
-  Planned Development Boundary
-  Property Line
-  Sub-Area A
-  Sub-Area B

Applicant: John Doyle & Michael Roche  
 Address: 7003 West Avon Street, Oak Lawn, IL 60453  
 Date: March 9, 1995  
 Revised: May 11, 1995



Existing Land Use Map.

EXISTING LAND USE MAP

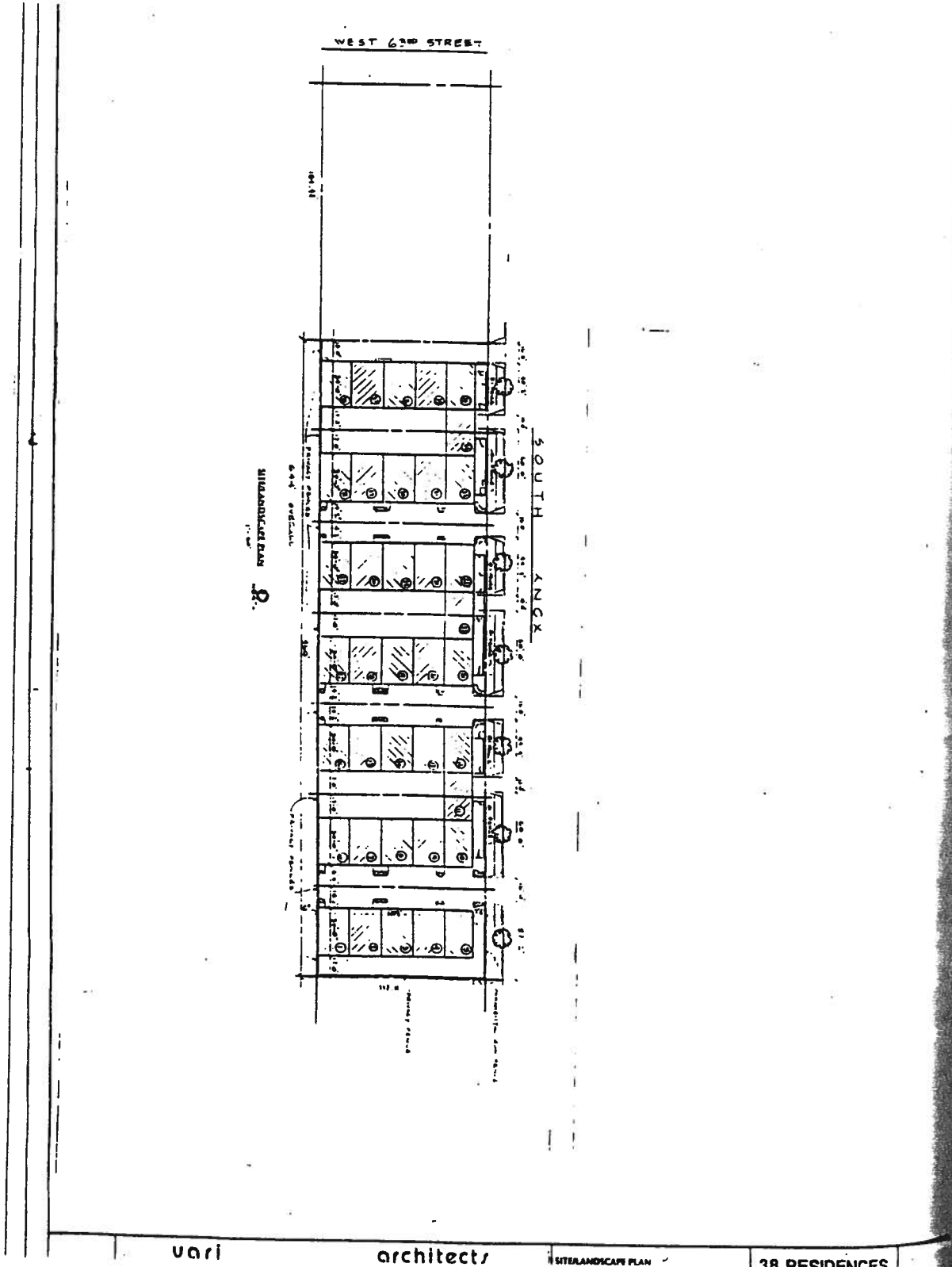


Applicant:  
 Address:  
 Date:  
 Revised:

John Doyle & Michael Roche  
 7003 West Avon Street, Oak Lawn, IL 60453  
 March 9, 1995  
 May 11, 1995



Site/Landscape Plan.



SITELANDSCAPE PLAN

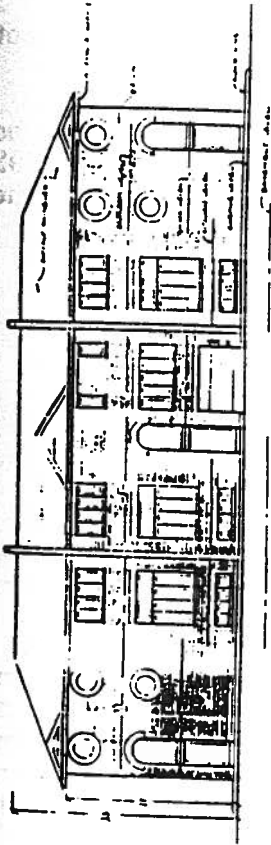


Plan Of Building Elevations.

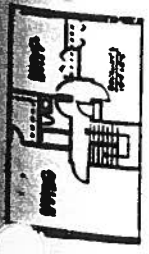
38 RESIDENCES

BUILDING ELEVATIONS

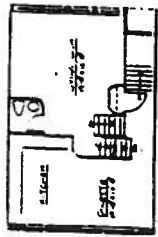
Architect



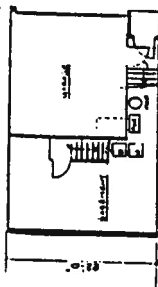
BUILDING ELEVATION



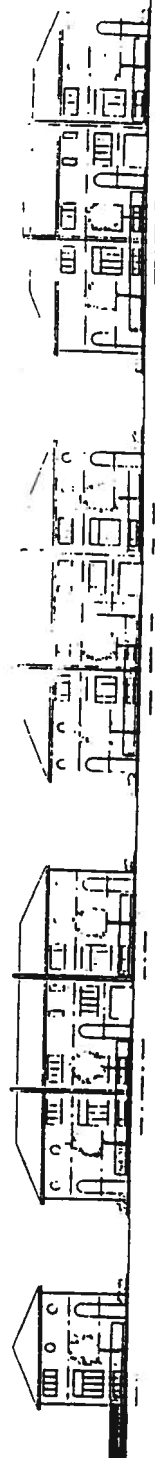
SECOND FLOOR PLAN



FIRST FLOOR PLAN



GARAGE/BASEMENT PLAN



KNOX ELEVATION

