

PD 590

11543

7214

JOURNAL--CITY COUNCIL--CHICAGO

9/13/95

*Reclassification Of Area Shown On Map Number 19-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 R4 General Residence District symbols and indications as shown on Map No. 19-G in the area bounded by:

a line parallel to, and 500 feet north of, West Howard Street; Lake Michigan; a line parallel to, and 200 feet north of, West Howard Street; and North Eastlake Terrace,

to those of an R5 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 R5 General Residence District symbols and indications as shown on Map No. 19-G in the area bounded by:

a line parallel to, and 500 feet north of, West Howard Street; Lake Michigan; a line parallel to, and 200 feet north of, West Howard Street; and North Eastlake Terrace,

to those of a Residential Planned Development which is hereby established in the area described above subject to the provisions 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.

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

*Residential Planned Development. PD 590*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately 69,924 square feet ( $\pm$  1.61 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 Applicant, Capstone Equity Corporation.

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant 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 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 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. The Plan of Development consists of fourteen (14) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land Use Map; an Overall Site/Landscape Plan (the "Overall Site/Landscape Plan") and Building Elevations prepared by Hartshorne & Plunkard, Ltd., dated July 13, 1995. Reduced copies of the Overall Site/Landscape Plan and Building Elevations are

attached hereto and full sized copies of these items are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property Development. 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 area delineated herein as Residential Planned Development:

Multi-family dwellings, accessory 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 also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-Street parking and loading 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 provided within the Planned Development 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 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 and Development, 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 area, shall be designed, constructed and maintained in substantial conformance with the Overall Site/Landscape Plan and the Building Elevations. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
12. The requirements of the 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 the Planned Development 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.
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. Unless substantial construction of the new structure contemplated by this Planned Development has commenced within ten 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 provision of this section, then the zoning of the Property shall automatically prevent to an R-5 General Residence District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Overall Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 7220 through 7225 of this Journal.]

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

*Residential Planned Development PD 590*

*Plan Of Development*

*Bulk Regulations And Data Table*

Gross Site Area	=	Net Site Area	+ Area Remaining in Public Rights-of-Way
+ 78,924 square feet (+ 1.8 acres)	=	+ 69,924 square feet (+ 1.6 acres)	+ 9,000 square feet (+.2 acres)

Maximum Permitted F.A.R.:

2.25.

Setbacks from Property Line:

In substantial conformance with the Overall Site/Landscape Plan.

<b>Maximum percentage of Site Coverage:</b>	In substantial conformance with the Overall Site/Landscape Plan.
<b>Maximum Number of Dwelling Units:</b>	111 units.
<b>Maximum Number of Efficiency Units:</b>	0 units.
<b>Minimum Number of Off-Street Parking:</b>	75 spaces.
<b>Minimum Number of Off-Street Loading Berths:</b>	0 berths.
<b>Maximum Height:</b>	In substantial conformance with the Building Elevations.

**Reclassification Of Area Shown On Map Number 20-B.  
(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 Institutional Planned Development No. 72 symbols and indications as shown on Map No. 20-B in the area bounded by:

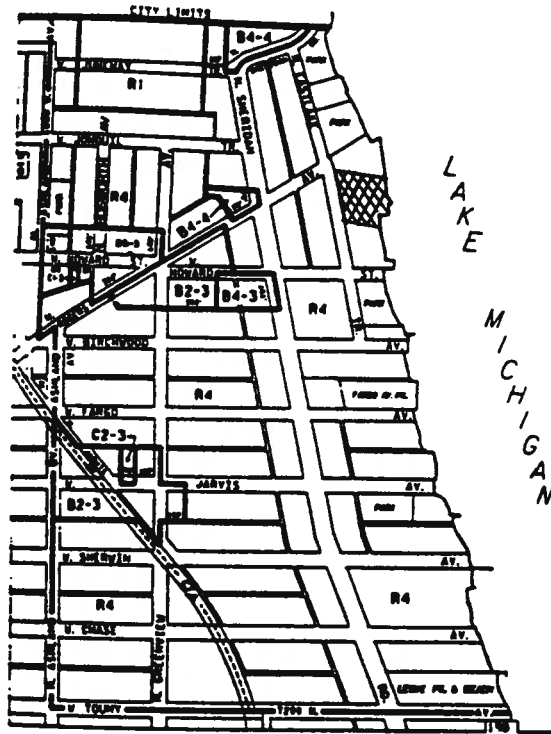
West Talcott Avenue; North Oketo Avenue; a line 701.00 feet south of the south line of West Talcott Avenue (as measured along the west line of North Oketo Avenue); and North Oriole Avenue,

to those of Institutional Planned Development No. 72, as amended, 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 2.** This ordinance shall be in force and effect from and after its passage and due publication.

(Continued on page 7226)

Existing Zoning Map.



LEGEND

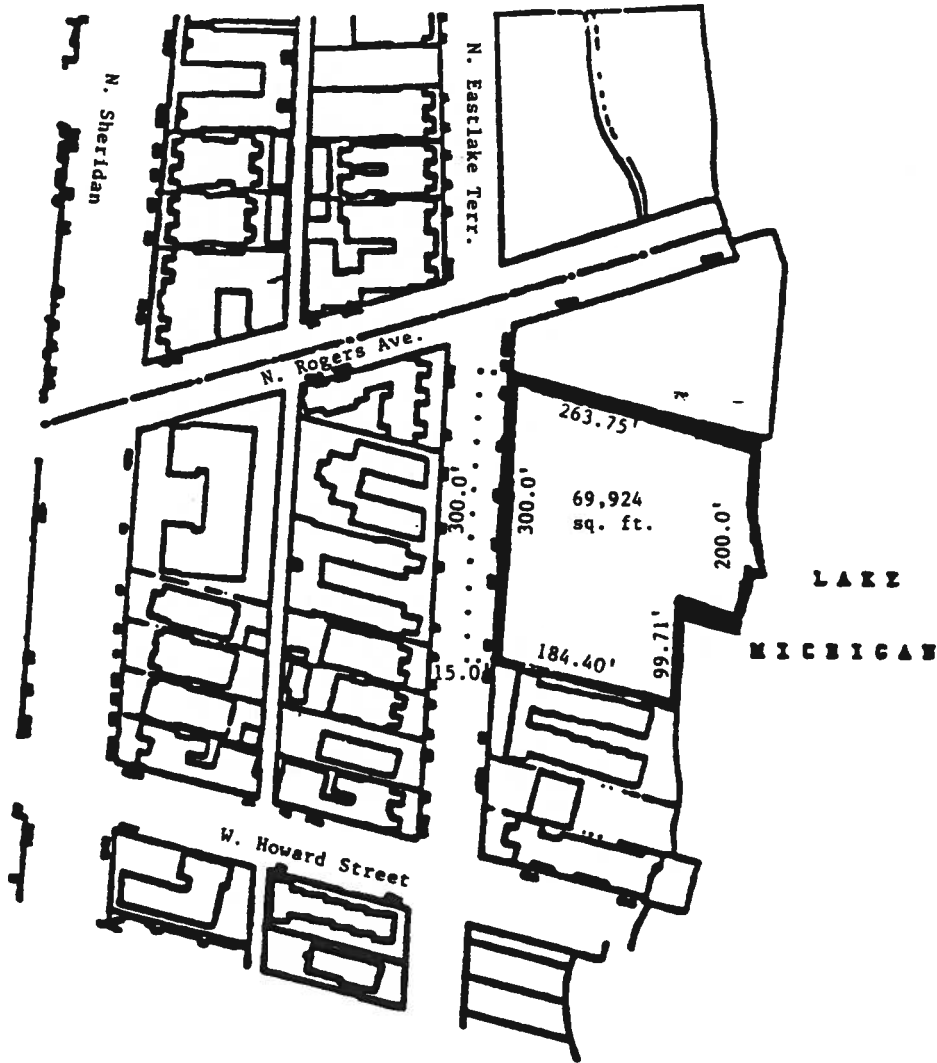


Subject Property

Applicant: Capstone Equity Corporation  
 Address: 1150 W. Lunt Avenue, Chicago, IL 60626  
 Date: May 16, 1995  
 Revised: July 13, 1995

N ↑

Planned Development Boundary And Property Line Map.



**LEGEND**

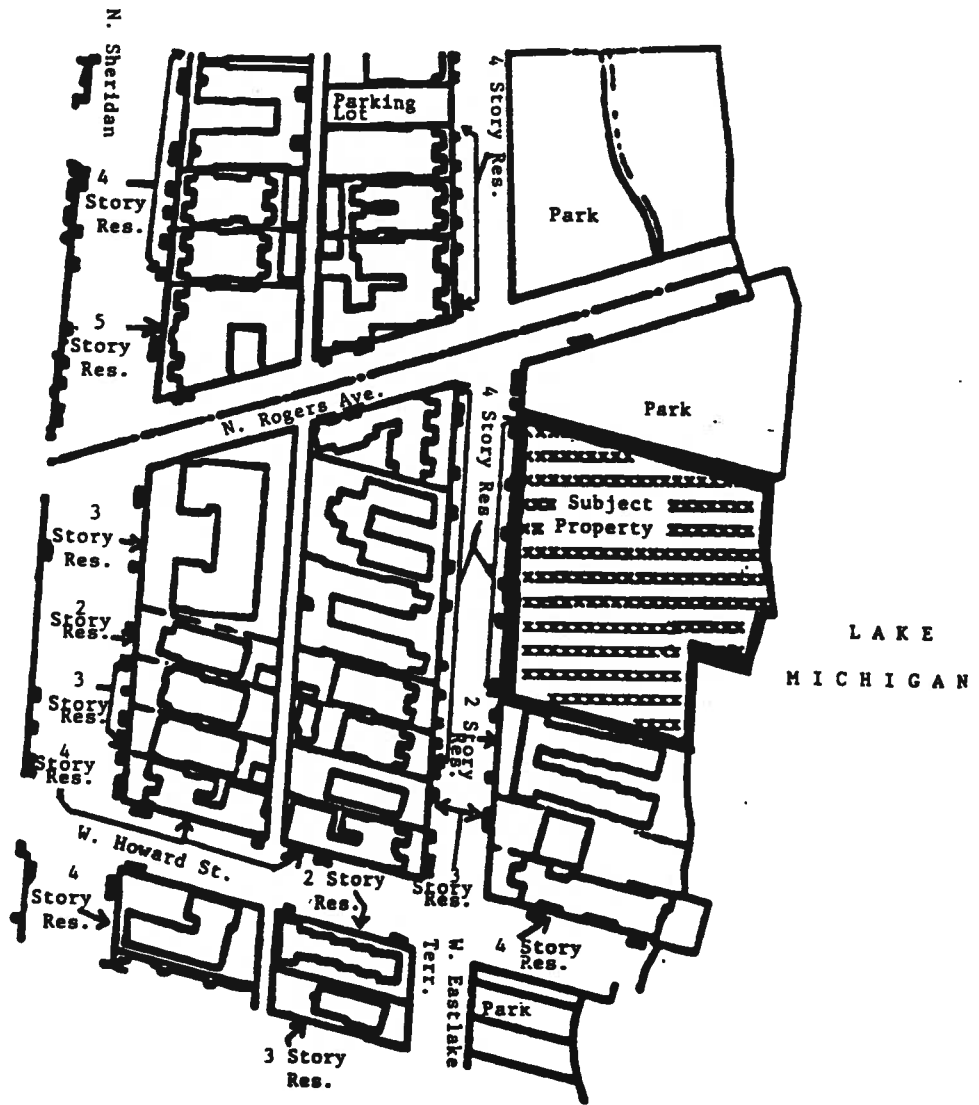
..... Planned Development Boundary

———— Property Line

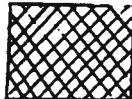
Applicant: Capstone Equity Corporation  
 Address: 1150 W. Lunt Avenue, Chicago, IL 60626  
 Date: May 16, 1995  
 Revised: July 13, 1995

N ↑

Existing Land-Use Map.



LEGEND

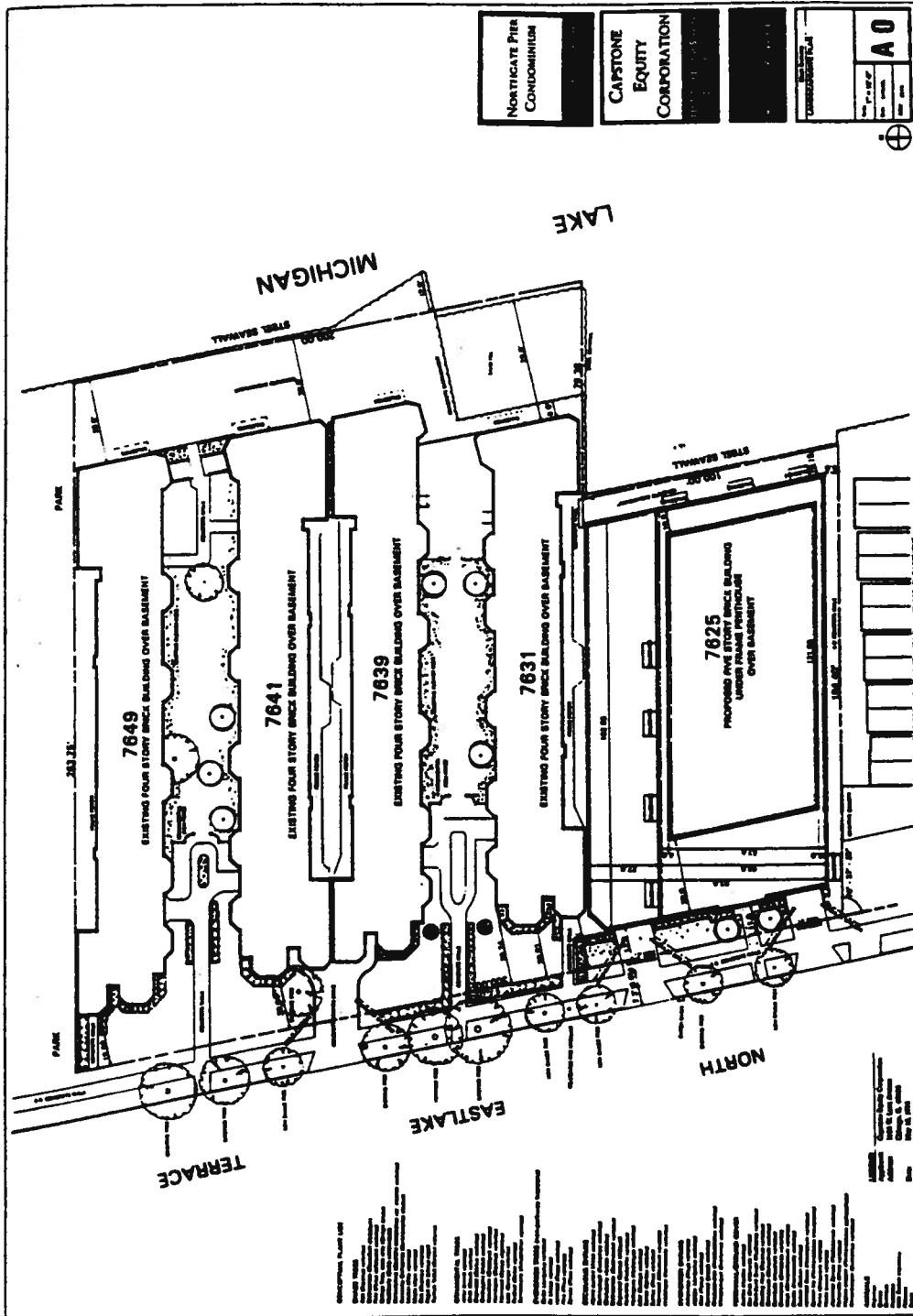


Subject Property

Applicant: Capstone Equity Corporation  
 Address: 1150 W. Lunt Avenue, Chicago, IL 60626  
 Date: May 16, 1995  
 Revised: July 13, 1995

N ↑

Overall Site/Landscape Plan.



Building Elevations.  
(Page 1 of 2)

