

2/7/97

REPORTS OF COMMITTEES

38913

south of and parallel to the south line of West Lexington Street; and the east line of West Cabrini Street to the point of beginning,

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 R3 General Residence District symbols and indications as shown on Map Number 2-G in the area bounded by:

a line 136.0 feet north of and parallel to the north line of West Cabrini Street; the east line of South Racine Avenue; the north line of West Cabrini Street; and the east line of West Cabrini Street to the point of beginning,

to those of an R6 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 3. In the area above described the Chicago Zoning Ordinance shall be further amended by changing all of the R5 and R6 General Residence District symbols and indications to those of a Residential 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 4. This ordinance shall be in full 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. No. 623

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately 1.37 acres (59,490 square feet) which is controlled by Hal and Gerry, Inc. (the "Applicant") for purposes of this Residential Planned Development.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-ways 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. Prior to Part II approval, the Applicant shall obtain approvals necessary to assign official street addresses to all lots or units in the Planned Development.

3. The requirements, obligations and conditions applicable within this Planned Development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of the Planned Development, the legal title holder 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 modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development.
4. This Plan of Development consists of these thirteen (13) statements; a Bulk Regulations and Data Table; a Planned Development Boundary, Property Line and Subarea Boundary Map; an Existing Zoning and Land-Use Map; a Site Plan; Building Elevations, as prepared by Patrick Fitzgerald & Associates, dated January 16, 1997; and a Landscape Plan dated January 16, 1997 as prepared by Artemisia, which are all incorporated herein. Full size sets of the Site Plan, Building Elevations and Landscape Plan are on file with the Department of Planning and Development. This Plan of Development is in conformity with the intent and purposes 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. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the areas delineated herein:

Subarea A: Multi-family dwelling units, accessory parking and related uses.

Subarea B: Attached single-family dwelling units, accessory parking and related 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 within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to the review of the Departments of Transportation and Planning and Development.
8. The maximum height of any building or any appurtenance attached thereto shall be subject to the Bulk Regulations and Data Table, Building Elevations and height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio 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 City of Chicago Zoning Ordinance shall apply.
10. All improvements of the property, including landscaping and all entrances and exits to the parking and loading areas shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, the Landscape Plan and the Building Elevations attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. 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 written

- request for such 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 is consistent with the nature of the improvements contemplated in this Planned Development. 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. Notwithstanding the provisions of subclauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks, an increase in the maximum percent of land covered, or subsequent setback reductions pertaining to individual residential units.
12. 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 reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner 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.
 13. Unless substantial construction of the improvements contemplated hereunder 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; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration 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 is applied to this Planned Development shall be the effective date of this amendatory ordinance). If this Planned Development with respect to Subarea A expires under the provisions of this section, then the zoning of that portion of the property affected shall automatically revert to that of an R6 General Residence District, unless the existing hospital building has been demolished and removed, if so, then subject to the terms contained hereunder, the zoning of Subarea A shall revert to the R3 General Residence District. If this Planned Development, with respect to Subarea B shall expire under the provisions of this section, then the zoning of that portion of the property affected shall automatically revert to that of an R3 General Residence District.



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.ci.chi.il.us>

September 9, 1998

Mr. Patrick J. FitzGerald
FitzGerald Associates Architects
3110 North Sheffield
Chicago, Illinois 60657

Re: Request for minor changes to Residential Planned
Development No. 623; Subarea B (Columbus on the
Park Townhomes)

Dear Mr. FitzGerald:

Please be advised that your request on behalf of Hal & Gerry, Inc., for minor changes to Residential Planned Development No. 623, Subarea B, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

In your letter, you requested a modification to the Site Plan to reflect a reduction in the minimum required side yard setback from the property line along South Racine Avenue from a one (1) foot to zero (0) foot setback. This requested change is to allow for the construction of two (2) proposed exit stair tower additions, one for each of two (2) previously approved townhouse structures. You also requested a reduction in the minimum number of off-street parking spaces from fifty-six (56) spaces to fifty-five (55) spaces resulting from a combination of units (from 28 to 26). A revised Bulk Regulations and Data Table is attached.


With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute minor changes pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development. With the exception of each proposed stair structure encroaching into the required setback for a distance of 15'-11", the townhouse structures predominantly maintain a side yard setback along South Racine of 6'-4". In addition, the Department of Planning and Development has determined



that the reduced setback conforms to the continuous streetwall established directly south as a result of the zero (0) setback of the adjacent residential loft building within Subarea A of the Planned Development. Finally, although the overall off-street parking for Subarea B will be reduced by one (1) space and the number of dwelling units will be reduced from twenty-eight (28) to twenty-six (26), the parking ratio would remain virtually the same (two spaces per dwelling unit).

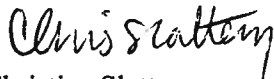
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 623, I hereby approve the foregoing minor changes, but no other changes to Residential Planned Development No. 623.

Sincerely,



Christopher R. Hill
Commissioner

Originated by:



Christine Slattery
Deputy Commissioner

cc: Philip Levin
Michael A. Marmo
Paul Woznicki

[Planned Development Boundary, Property Line and Subarea
Boundary Map; Existing Zoning and Land-Use Map;
Site Plan; Landscape Plan; and Building
Elevation Drawings referred to in these
Plan of Development Statements
printed on pages 38919 through
38925 of this Journal.]

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

Residential Planned Development Number 623.

Bulk Regulations And Data Table.

Gross Site Area: 78,091 square feet (1.8 acres).

Net Site Area: Total = Gross Site Area (78,091) – Area in Public Streets and Alleys (18,601 square feet) = Net Site Area (59,490 square feet (1.37 acres)).

Subarea A: Gross Area (37,317 square feet (.86 acres))/Net Area (27,436 square feet).

Subarea B: Gross Area (40,773 square feet (.94 acres))/Net Area (32,054 square feet).

Maximum Floor Ratio:
Overall (Maximum):

3.0.

Subarea A:

4.743 (existing building).

Subarea B:

1.65.

Maximum Number of
Residential Units:

Total (Maximum):

133 units.

Subarea A:

105 units.

Subarea B:

28 units.

(Revised September 2, 1997)

Maximum Site
Coverage:

In accordance with Site Plan.

Minimum Number of
Off-Street Parking
Spaces:

Total: 161 spaces.

Subarea A: 105 spaces.

Subarea B: 56 spaces.

Minimum Building
Setbacks:

In accordance with Site Plan.

Maximum Building
Heights:

Subarea A: 88 feet.

Subarea B: 42 feet.

Minimum Number of
Loading Docks:

Subarea A: 1.

Reclassification Of Area Shown On Map Number 9-F.

(Application Number 11970)

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

(Continued on page 38926)

[Planned Development Boundary, Property Line and Subarea Boundary Map; Existing Zoning and Land-Use Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 38919 through 38925 of this Journal.]

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

Residential Planned Development Number 623

Bulk Regulations And Data Table.

Gross Site Area: 78,091 square feet (1.8 acres).

Net Site Area: Total = Gross Site Area (78,091) – Area in Public Streets and Alleys (18,601 square feet) = Net Site Area (59,490 square feet (1.37 acres)).

Subarea A: Gross Area (37,317 square feet (.86 acres))/Net Area (27,436 square feet).

Subarea B: Gross Area (40,773 square feet (.94 acres))/Net Area (32,054 square feet).

Maximum Floor Ratio:
Overall (Maximum):

3.0.

Subarea A:

4.59 (existing building).

Subarea B:

1.65.

Maximum Number of Residential Units:

Total (Maximum):

133 units.

Subarea A:

105 units.

Subarea B:

28 units.

Maximum Site Coverage: In accordance with Site Plan.

Minimum Number of Off-Street Parking Spaces:

Total: 161 spaces.

Subarea A: 105 spaces.

Subarea B: 56 spaces.

Minimum Building Setbacks: In accordance with Site Plan.

Maximum Building Heights:

Subarea A: 88 feet.

Subarea B: 42 feet.

Minimum Number of Loading Docks:

Subarea A: 1.

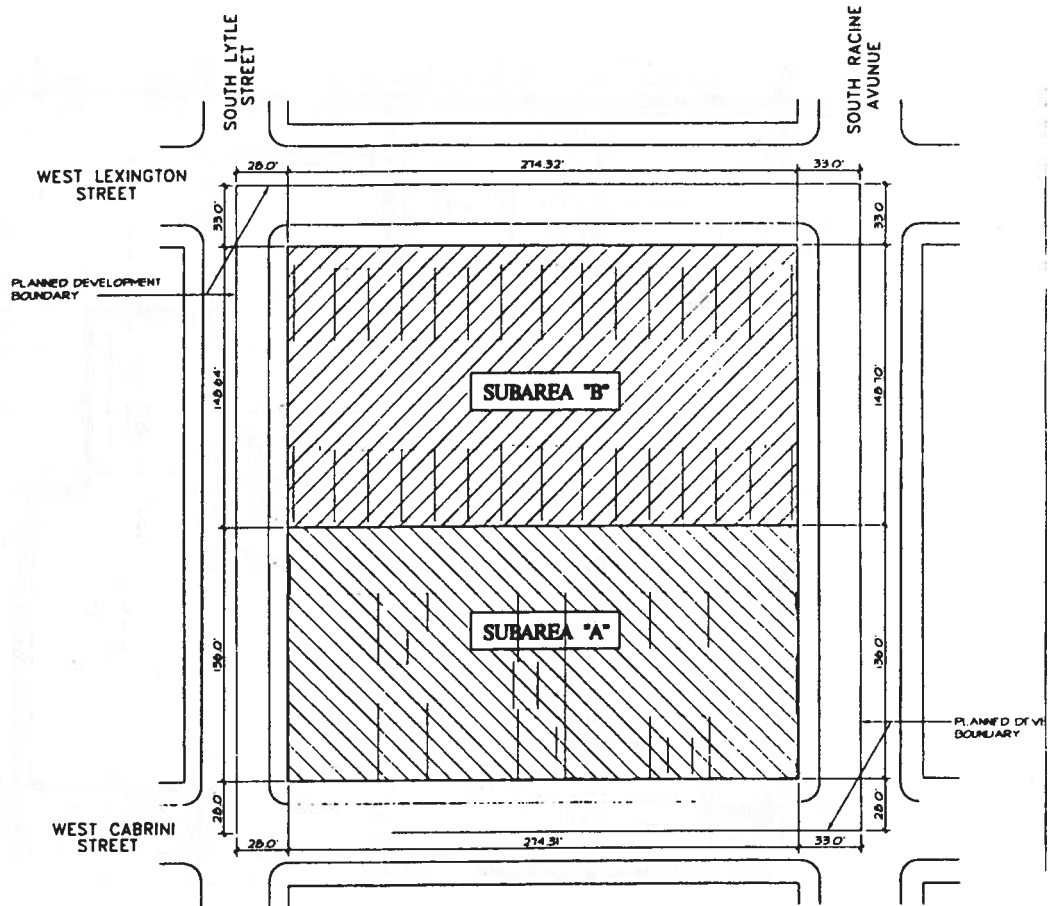
Reclassification Of Area Shown On Map Number 9-F.

(Application Number 11970)

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

(Continued on page 38926)

Planned Development Boundary, Property Line And Subarea Boundary Map.



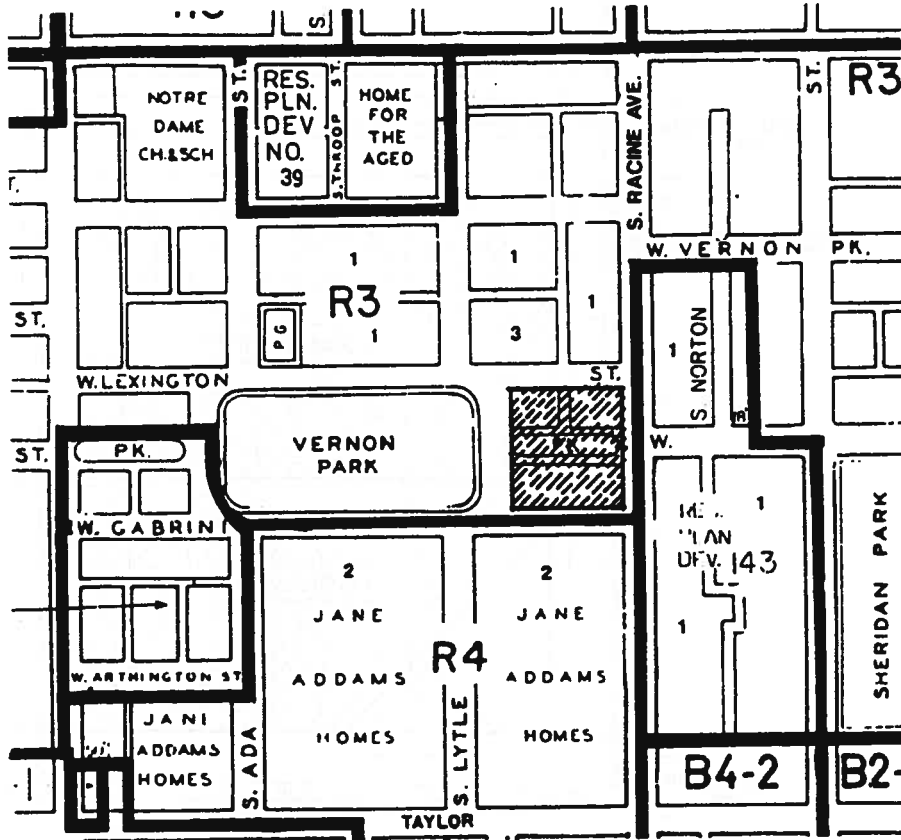
NORTH PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE & SUBAREA BOUNDARY MAP



11-06-96
SUBMITTED FOR PLAN COMMISSION REVIEW 1-16-97

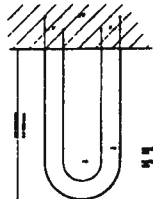
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Existing Zoning And Land-Use Map.

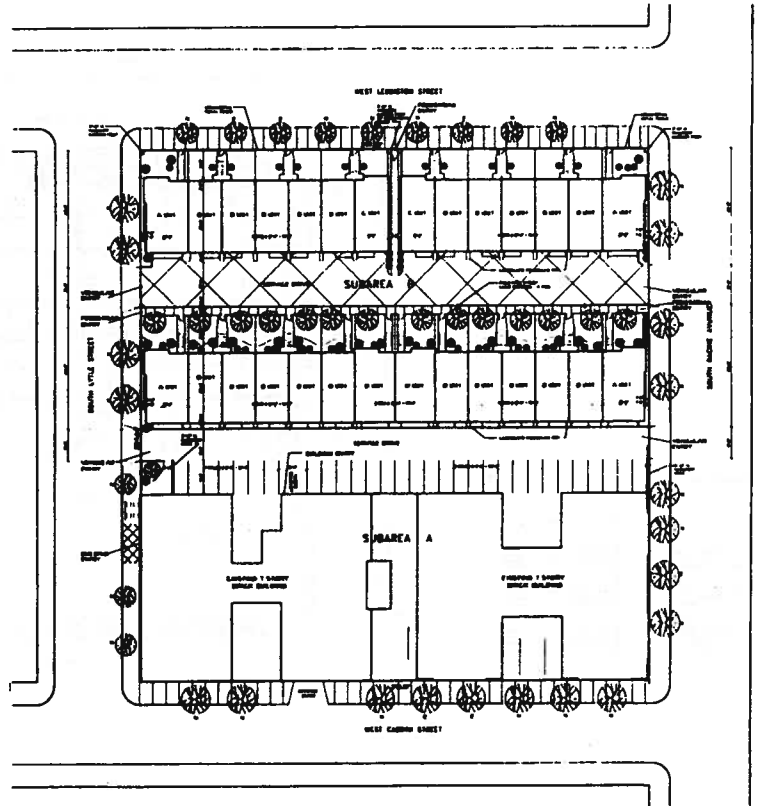


Site Plan.

GENERAL NOTES:
 1 = EXISTING TREE
 2 = NEW TREE



TYPICAL LANDSCAPE PENINSULA DETAIL
 SCALE: 1/4\"/>



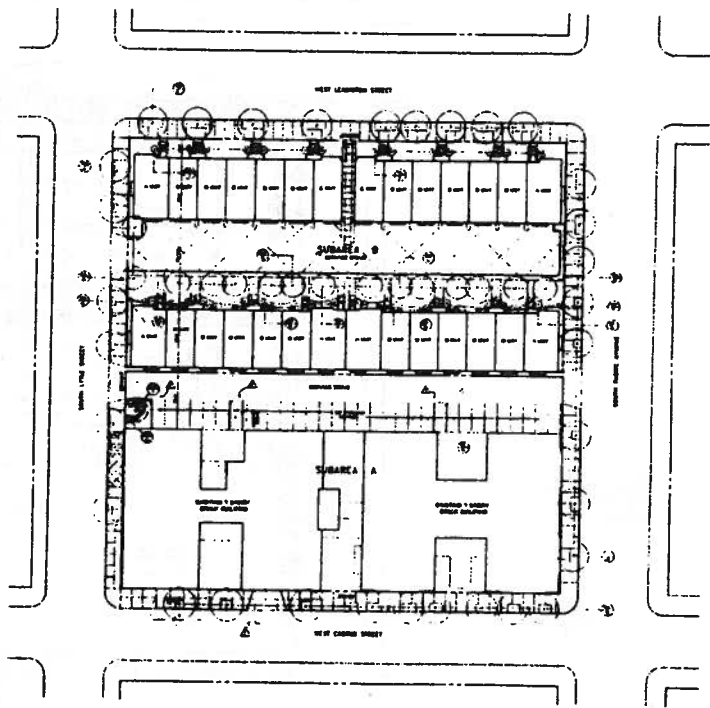
SITE PLAN
 SCALE: 1/4\"/>

APPLICANT: HAL & GERRY, INC.
 ORIGINALLY SUBMITTED 11/7/96
 REVISED 1/18/97

Landscape Plan.

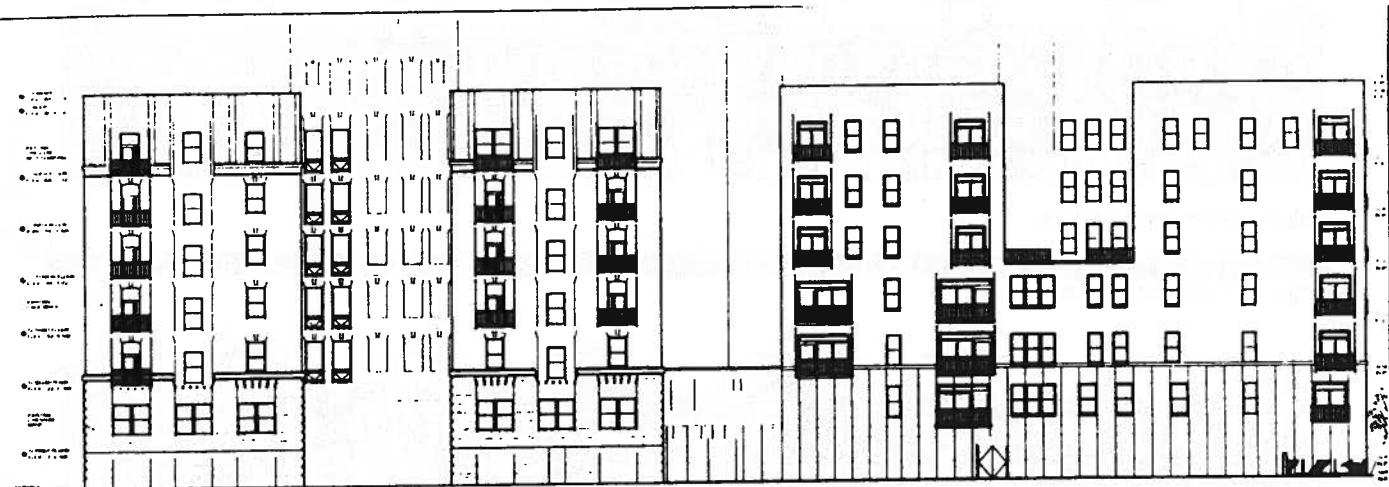
CONSTRUCTION
PLANT LIST

NO.	SYMBOL	PLANT NAME	QTY	REMARKS
1	⊙	SPRING BURNING BUSH	10	
2	⊙	DOGWOOD	10	
3	⊙	DOGWOOD	10	
4	⊙	DOGWOOD	10	
5	⊙	DOGWOOD	10	
6	⊙	DOGWOOD	10	
7	⊙	DOGWOOD	10	
8	⊙	DOGWOOD	10	
9	⊙	DOGWOOD	10	
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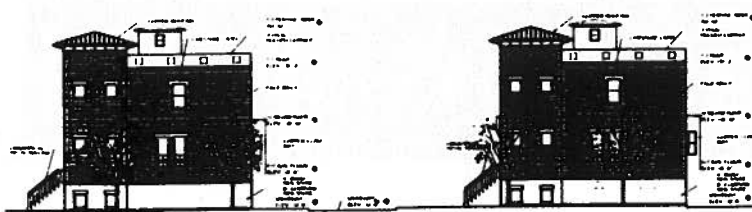
LANDSCAPE PLAN

Building Elevations.
(Page 1 of 3)



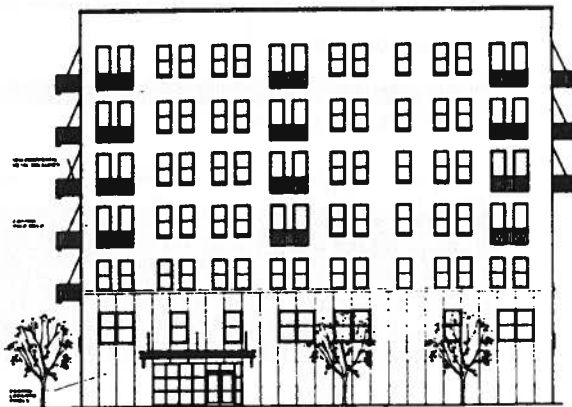
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SUBAREA A



WEST ELEVATION
SCALE: 1/8" = 1'-0"

(SUBAREA B)



(SUBAREA A)

WEST FENCING ELEVATION
SCALE: 1/8" = 1'-0"

APPLICANT: HAL & GERRY, INC.
ORIGINALLY SUBMITTED 11/7/96
REVISED 1/16/97

Building Elevations.
(Page 2 of 3)



NORTH / LEXINGTON STREET ELEVATION



NORTH / LEXINGTON STREET FENCING ELEVATION



NORTH COURTYARD ELEVATION



NORTH COURTYARD FENCING ELEVATION



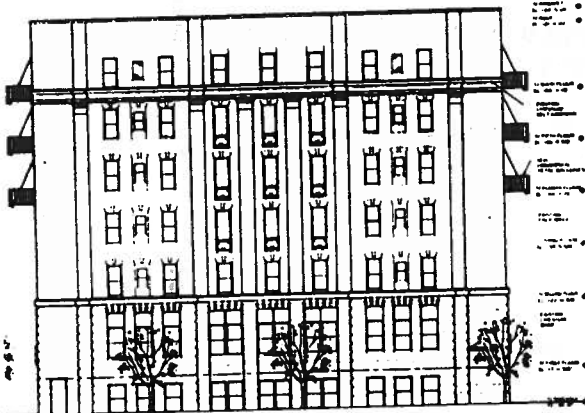
SOUTH / LEXINGTON STREET ELEVATION

Building Elevations.
(Page 3 of 3)



① SOUTH ELEVATION
SCALE 1/8" = 1'-0"

SUBAREA A



② EAST ELEVATION
SCALE 1/8" = 1'-0"



③ EAST ELEVATION / FENCING ELEVATION
SCALE 1/8" = 1'-0"

APPLICANT: HAL & GERRY, INC
ORIGINALLY SUBMITTED 11/7/86
REVISED 1/18/87

(Continued from page 38918)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R7 General Residence District symbols and indications as shown on Map Number 9-F in the area bounded by:

a point 296.0 feet east of the east line of North Broadway; the south line of the east-west public alley next north of and parallel to West Belmont Avenue running east for a distance of 65.0 feet; thence a line running north and perpendicular to the south line of the public alley for a distance of 15 feet; thence a line running east and parallel to the north line of West Belmont Avenue for a distance of 159.88 feet; thence a line running south for a distance of 182.18 feet to a point on the north line of West Belmont Avenue, said point being 532.5 feet east of the east line of North Broadway; the north line of West Belmont Avenue running west for a distance of 236.5 feet to a point 296.0 feet east of the east line of North Broadway; thence a line running north 166.65 feet to the south line of the public alley next north of and parallel to the line of West Belmont Avenue to the point of beginning,

to those of a B4-4 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 9-H.
(As Amended)*

(Application Number 11967)

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 Number 9-H in the area bounded by:

West Grace Street; North Wolcott Avenue; a line 50.12 feet south of West Grace Street; and the alley next west of and parallel to North Wolcott Avenue,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.