

7/8/98

## REPORTS OF COMMITTEES

73259

AMENDMENT OF CHICAGO ZONING ORDINANCE  
BY RECLASSIFICATION OF AREA SHOWN  
ON MAP NUMBER 24-B.  
(As Amended)  
(Application Number 12303)

The Committee on Zoning submitted the following report:

CHICAGO, July 8, 1998.

To the President and Members of the City Council:

RPD 678

Reporting for your Committee on Zoning, for which a meeting was held on June 29, 1998, 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 two exceptions for the following locations: 13359 South Avenue M and 1028 West Diversey.

I beg leave to recommend the passage of fifteen ordinances which were corrected and amended in their amended form. They are Application Numbers 12419, TAD-202, 12341, 12332, 12303, 12366, 12297, 12258, A-3912, 12307, 12386, 12364, 12324, 12234 and 12365.

Please let the record reflect that Alderman Tom Allen abstained from voting on Application Number 12303, and I, William J. P. Banks, abstained from voting on Application Numbers 12430, 12411 and 12380, under the provisions of Rule 14 of the City Council's Rules of Order and Procedure. I recused myself as well.

At this time I move that this report be immediately passed because time is of the essence. Again, I request that the record reflect that Alderman Tom Allen abstains from voting on Application Number 12303, and I, William J. P. Banks, abstain from voting on Application Numbers 12430, 12411 and 12380.

Respectfully submitted,

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

On motion of Alderman Banks, the proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Lyle, Beavers, Dixon, Shaw, Buchanan, Balcer, Frias, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Matlak, Mell, Austin, Banks, Giles, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Shiller, Schulter, M. Smith, Moore, Stone -- 47.

*Nays* -- None.

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

Alderman Allen invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had a prior business relationship with one of the principal of the applicant in this ordinance.

The following is said ordinance as passed:

RPD 678

*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 and R2 Single-Family Residence District symbols and indication as shown on Map Number 24-B in the area bounded by:

starting at a point being the west line of South Baltimore Avenue, the south line of East 97<sup>th</sup> Street running east for a distance of 116.33 feet; a line perpendicular to East 97<sup>th</sup> Street running south for a distance of 95.0 feet; thence a line south of and parallel to East 97<sup>th</sup> Street running east for a distance of 64.79 feet running to the west line of the railroad right-of-way; thence a line running southwest along the railroad right-of-way to a point 74.0 feet north of the north line of East 100<sup>th</sup> Street; thence a line north of and parallel to East 100<sup>th</sup> Street running west for a distance of 116.56 feet; thence a line parallel to South Commercial Avenue running north a distance of 30 feet; thence a line parallel to East 100<sup>th</sup> Street running west a distance of 20 feet, 0 inches; thence a line parallel to South Commercial Avenue running north for a distance of 570.15 feet to the south line of East 99<sup>th</sup> Street; thence the south line of East 99<sup>th</sup> Street running east until the east line of the 20 foot north/south public alley next east of South Commercial Avenue; thence the east line of the public alley east of South Commercial

Avenue running north for a distance of 559.76 feet; thence a line parallel to East 98<sup>th</sup> Street running east to the east line of South Houston Avenue; thence a line running north to the south line of East 98<sup>th</sup> Street; thence the south line of East 98<sup>th</sup> Street running east for a distance of 61.00 feet; thence a line running north to the south line of the east/west alley next north of and parallel to East 98<sup>th</sup> Street; thence the south line of same east/west public alley running east for a distance of 97.50 feet to the east line of the north/south public alley next east of South Houston Avenue; thence the east line of the same public alley running north for a distance of 295.00 feet to the south line of the public alley next south of East 97<sup>th</sup> Street; thence the south line of same public alley running east for a distance of 138.50 feet to the west line of South Baltimore Avenue; thence the west line of South Baltimore Avenue running north 155.00 feet to the south line of East 97<sup>th</sup> Street being the point of beginning,

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the City Zoning Ordinance be amended by changing all of the R3 General Residence District symbols to those of a Residential Business Planned Development and a corresponding use district is hereby established.

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 Number 678.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately ten and sixty-one hundredths (10.61) acres (four hundred sixty-two thousand one hundred ninety-two (462,192) square feet) which is controlled by C.A. Development, L.L.C. (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 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 lots or units in the Planned Development, for the Part II approval which is being sought.
3. The requirements, obligations and conditions within this Planned Development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the legal title holder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the Applicant, 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, or its direct successor, or the owners of all the property or any homeowners association which is formed to represent the property owners.
  4. This Plan of Development consists of these fifteen (15) statements, a Bulk Regulations and Data Table; an Existing Land-Use and Zoning Map; a Planned Development Property Line and Boundary Map; Right-of-Way Adjustment Map; a Site Plan; 99<sup>th</sup> Street Cross Section Detail; Lot Development Plan; and Building Elevations, as prepared by Patrick Fitzgerald & Associates dated June 16, 1998; and Landscape Plan, as prepared by Artemisia, dated June 16, 1998, which are all incorporated herein. 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 of 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 area delineated herein: single-family detached residential dwelling units, accessory uses and accessory parking.

6. Identification signs shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development. Temporary sales offices shall be allowed.
7. Ingress and egress shall be subject to the review of the Department of Transportation and the Department of Planning and Development. Private roads shall be subject to review by the Department of Transportation, but are not required to meet public street construction standards.
8. Off-street parking shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table.
9. The height restriction of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table, and shall also be subject to height limitations established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio for the entire parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
11. Improvements of the property, including landscaping and all entrances and exits to the parking and private streets, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan and the Landscape Plan 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 correspondence regulations and guidelines. The Applicant agrees to complete construction of; (1) the northern park space as depicted on the Site Plan (between East 97<sup>th</sup> and East 98<sup>th</sup> Streets) at the time of completion of the seventeenth house between those streets; (2) the central park space (between East 98<sup>th</sup> and East 99<sup>th</sup> Streets) at the time of completion of the twenty-seventh house between those streets; and (3) the southern park space (between East 99<sup>th</sup> and East 100<sup>th</sup> Streets) at the time of completion of the thirty-first house between those streets.

12. Streets and alleys as noted on the Site Plan (including easement parcels) which are private streets and alleys to be constructed by the Developer and all areas depicted on the Site Plan as "park space", shall thereafter be maintained by a homeowner's association which shall be formed covering the entire property. The areas designated as park space, which are on private property, may be in the future dedicated in whole or in part to the Chicago Park District whereby the Park District will then control and maintain these areas. Maintenance of private streets and alleys include snow plowing, paving and maintenance of underground utilities shall become the responsibility of the homeowner's association to be formed subject to a declaration of covenants and conditions which shall be recorded against the subject property prior to the sale of any units thereof.
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 modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such 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 sub-clauses 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 set backs, an increase in the maximum percent of land covered or subsequent set back reductions pertaining to individual residential units.
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 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.

15. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the property shall automatically revert to that of an R3 General Residence District.

[Existing Land-Use and Zoning Map; Planned Development Property Line and Boundary Map; Right-of-Way Adjustment Map; Site Plan; Landscape Plan; 99<sup>th</sup> Street Cross Section Detail; Lot Development Plan; and Typical Elevation Drawings referred to in these Plan of Development Statements printed on pages 73267 through 73276 of this Journal.]

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

*Residential-Business Planned Development Number 678.*

*Bulk Regulations And Data Table.*

Net Site Area:

Total = Gross Site Area (680,744 square feet) – Area in Public and Private Streets and Alleys (112,811 square feet) + Public Green Area (105,741 square feet) = Net Site Area of 462,192 square feet (10.61 acres).

Gross Site Area: 680,744 square feet (15.62 acres).

Maximum Floor Area Ratio: .44 (Total for site; individual lots may be developed with a Floor Area Ratio not to exceed 5).

Maximum Number or Residential Units: 109 units.

Maximum Site Coverage:	In accordance with Site Plan and individual lot development plan.
Minimum Number of Off-Street Parking Spaces:	Two spaces per dwelling unit.
Minimum Building Setbacks:	In accordance with Site Plan and individual lot development plan.
Maximum Building Height:	In accordance with Building Elevations

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AMENDMENT OF CHICAGO ZONING ORDINANCE BY  
RECLASSIFICATION OF PARTICULAR AREAS.

The Committee on Zoning submitted the following report:

CHICAGO, July 8, 1998.

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

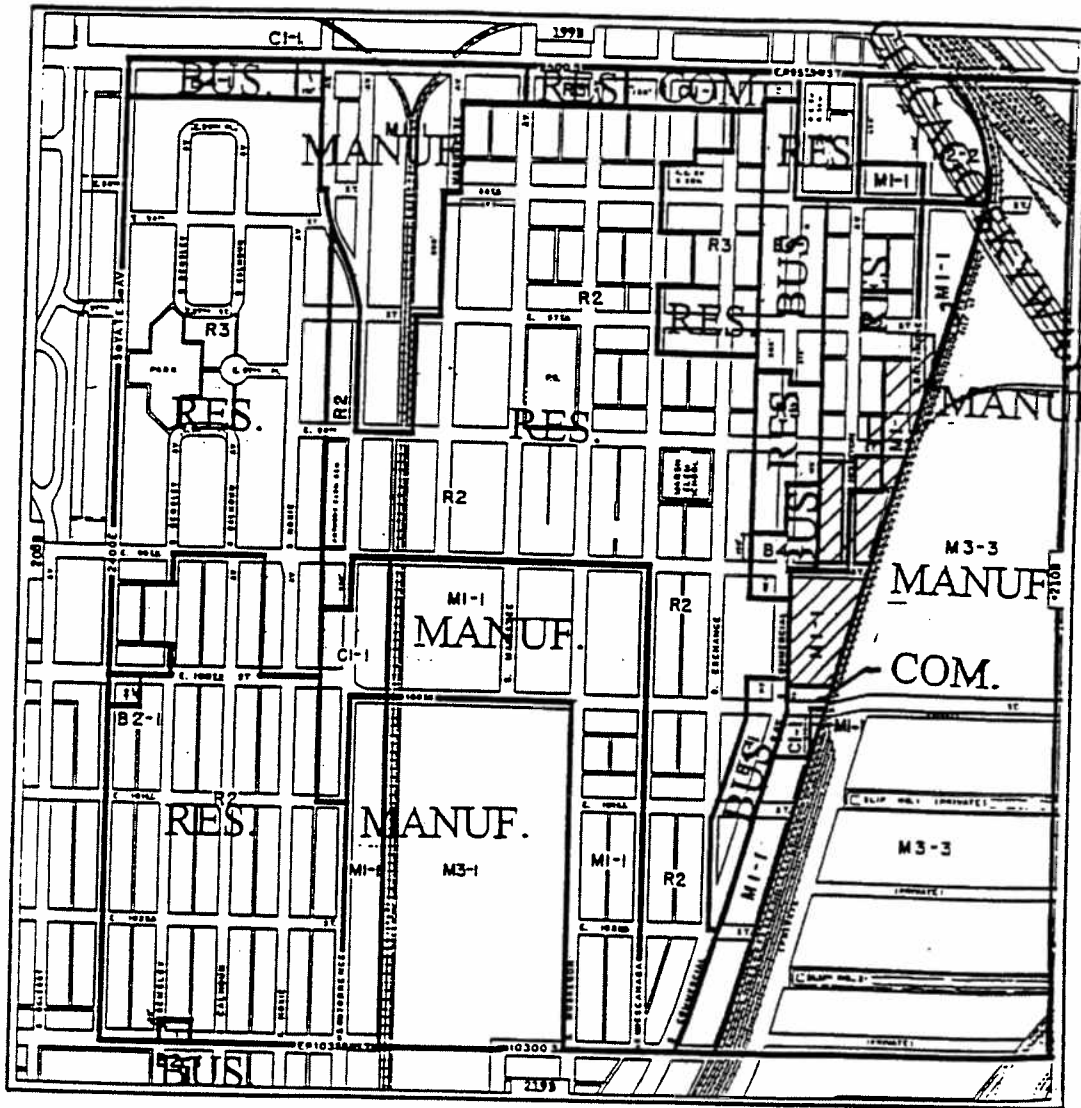
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(Continued on page 73276)

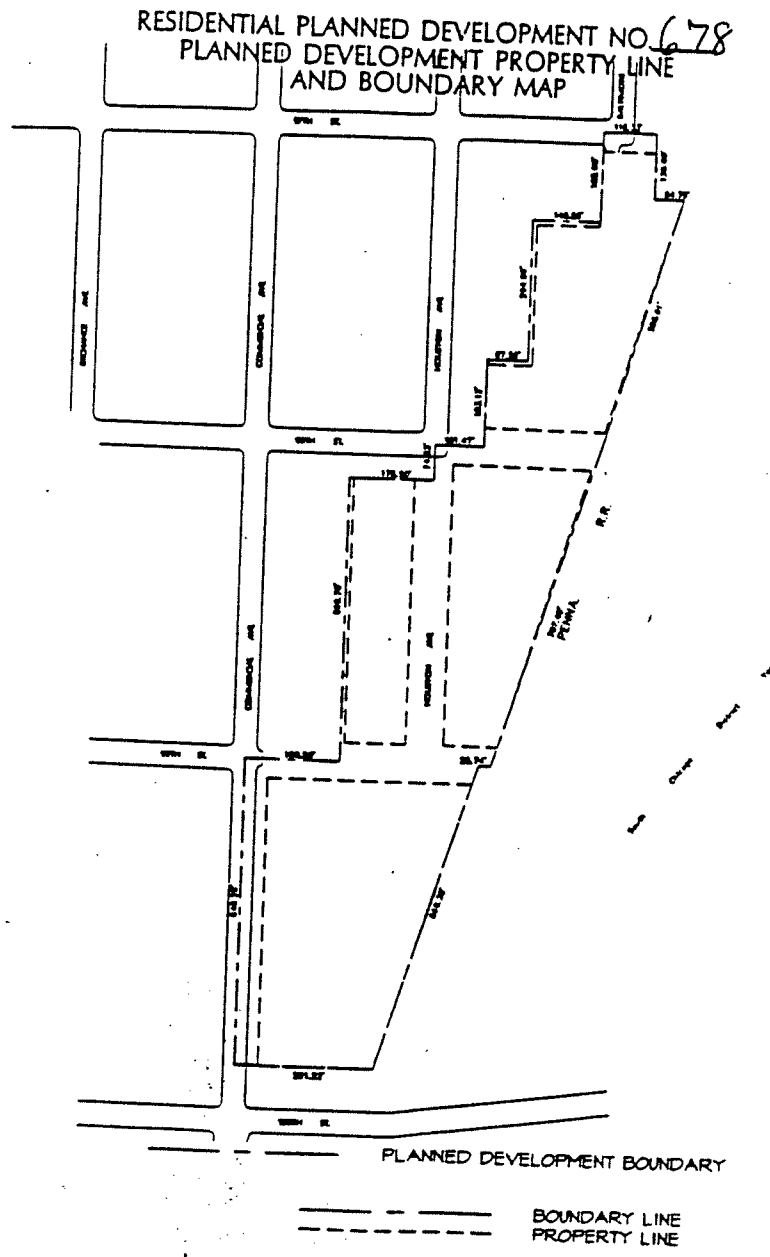
Existing Land-Use And Zoning Map.



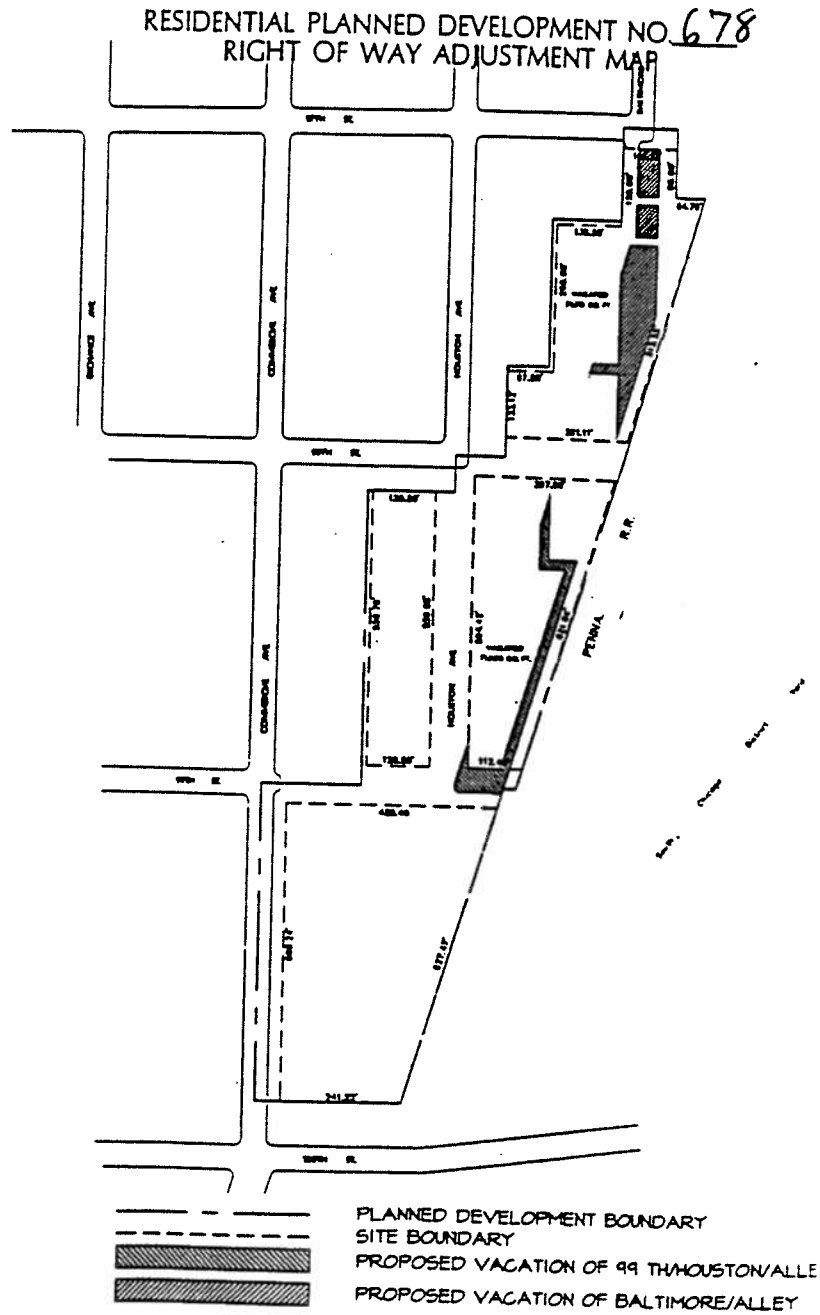
SITE

C.A. Development, Inc.  
 4545 West Berteau  
 Chicago, IL 60641  
 Submitted: February 5, 1998  
 Revised: June 16, 1998

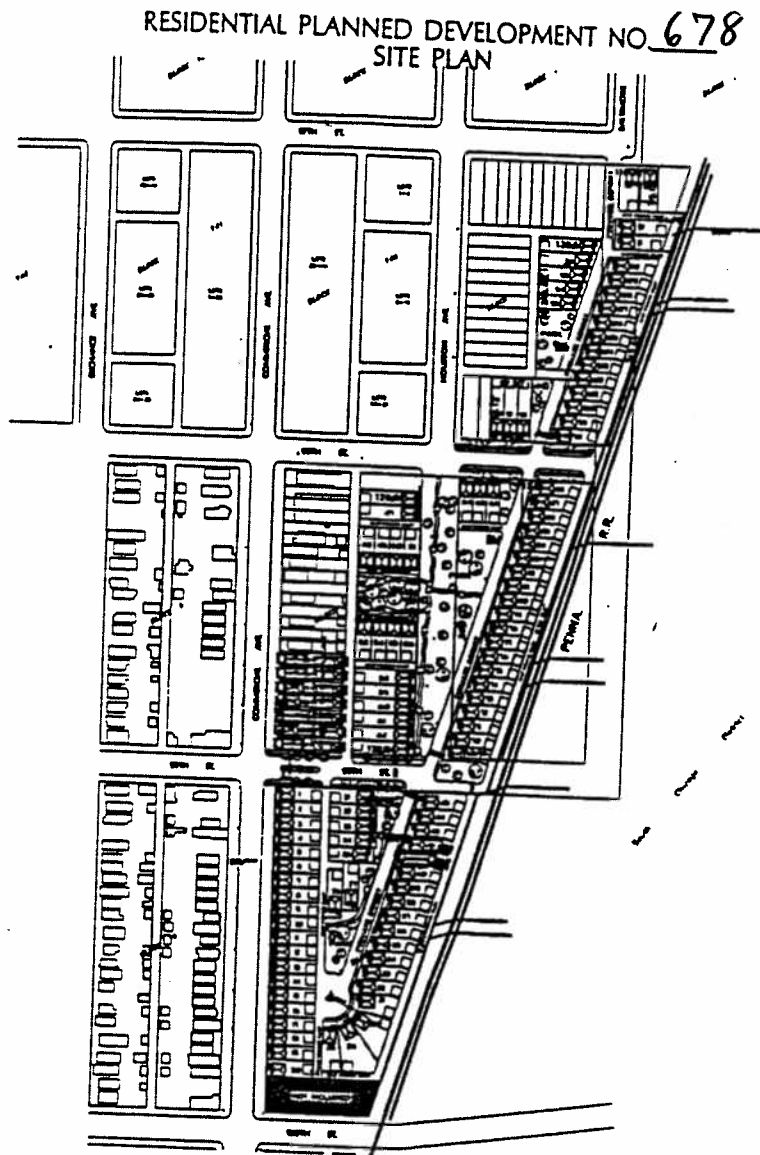
Planned Development Property Line  
And Boundary Map.



Right-Of-Way Adjustment Map.

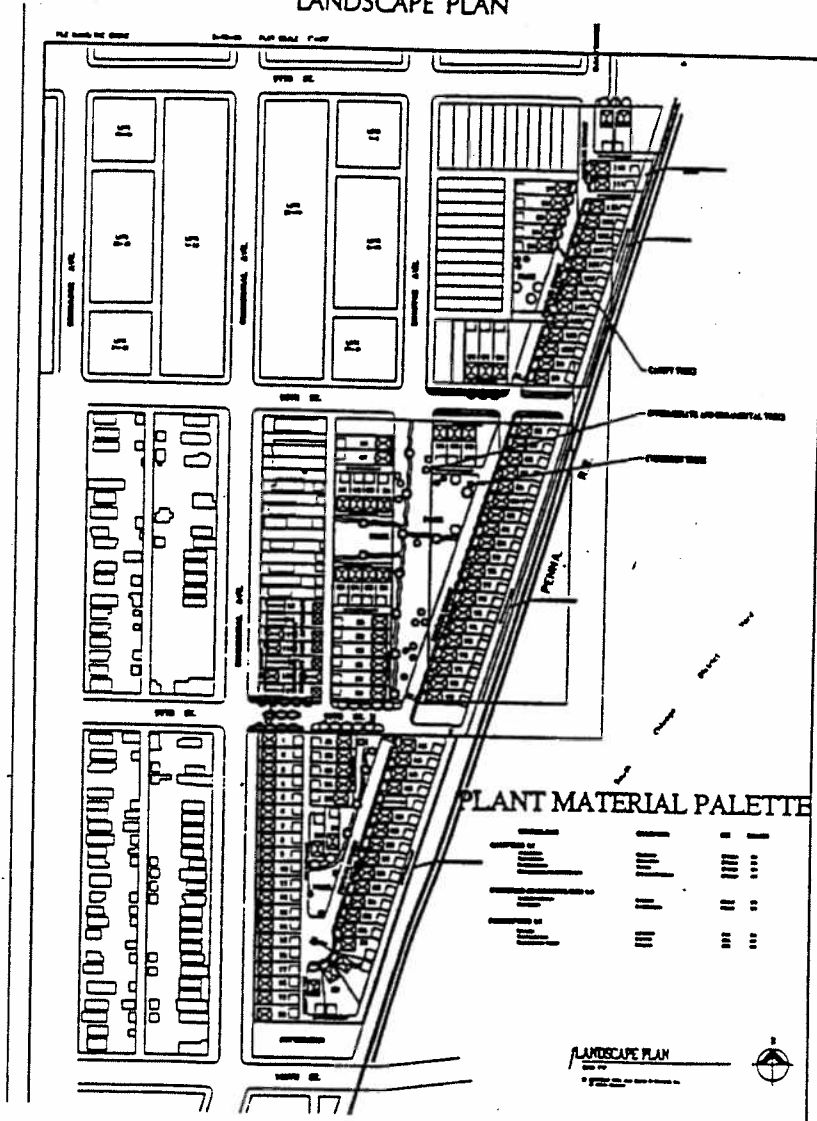


Site Plan.



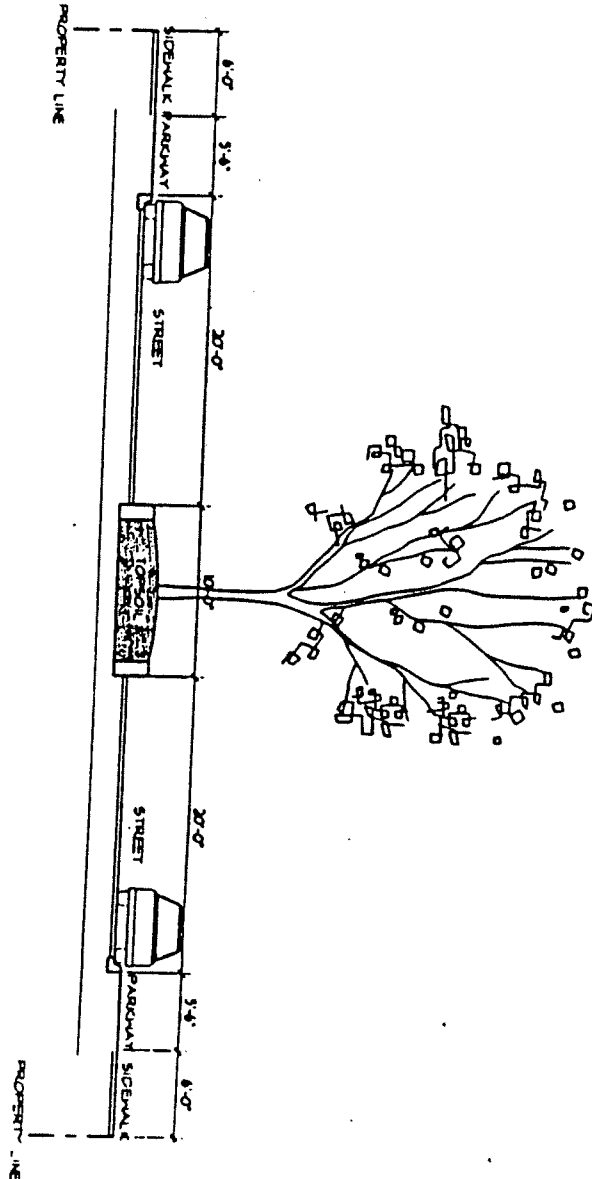
Landscape Plan.

RESIDENTIAL PLANNED DEVELOPMENT NO. 678  
LANDSCAPE PLAN

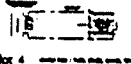
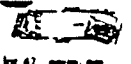
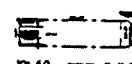


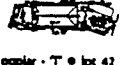
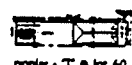

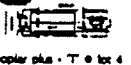
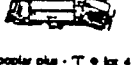
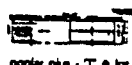

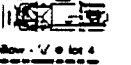
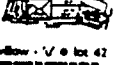
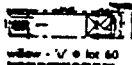

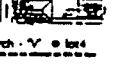

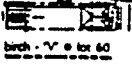

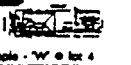



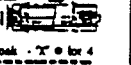

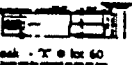

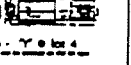
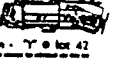
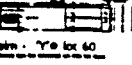



99<sup>th</sup> Street Cross Section Detail.

P.Zon0043



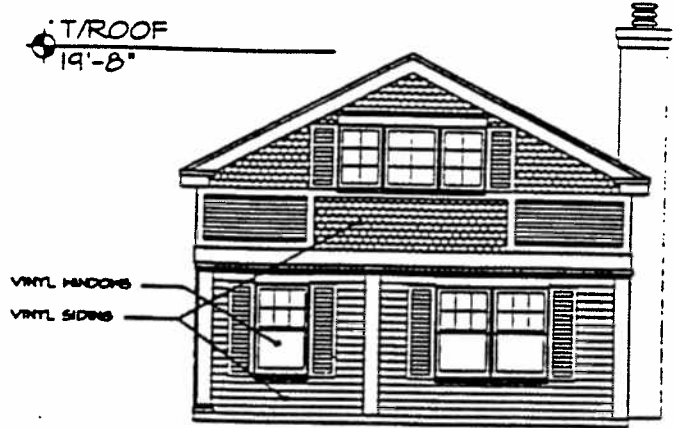
Lot Development Plan.

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">                 GROVE PARK VILLAGE                  LOT MATRICES                  CHICAGO, ILLINOIS             </p>	house type	 lot 4	 lot 42	 lot 60	 lot 55
	poplar - T	 poplar - T • lot 4	 poplar - T • lot 42	 poplar - T • lot 60	 poplar - T • lot 55
	poplar plus - T	 poplar plus - T • lot 4	 poplar plus - T • lot 42	 poplar plus - T • lot 60	 poplar plus - T • lot 55
	willow - V	 willow - V • lot 4	 willow - V • lot 42	 willow - V • lot 60	 willow - V • lot 55
	birch - Y	 birch - Y • lot 42	 birch - Y • lot 42	 birch - Y • lot 60	 birch - Y • lot 55
	maple - W	 maple - W • lot 42	 maple - W • lot 42	 maple - W • lot 60	 maple - W • lot 55
	oak - X	 oak - X • lot 42	 oak - X • lot 42	 oak - X • lot 60	 oak - X • lot 55
	elm - Y	 elm - Y • lot 42	 elm - Y • lot 42	 elm - Y • lot 60	 elm - Y • lot 55
	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">                 MATRICES             </p>				

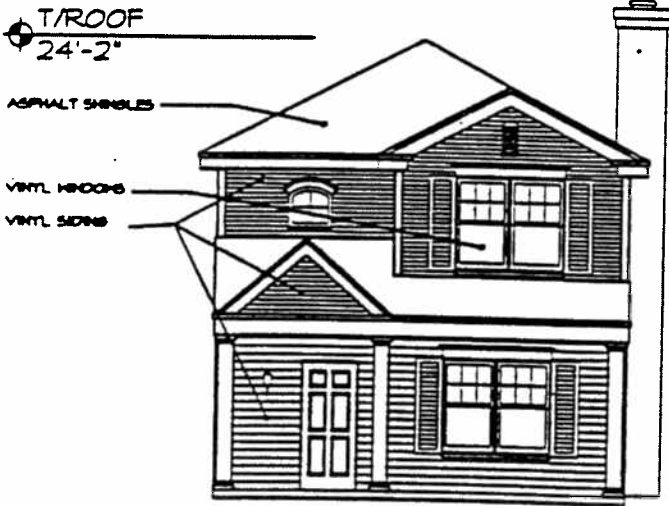
Typical Elevations.  
(Page 1 of 2)



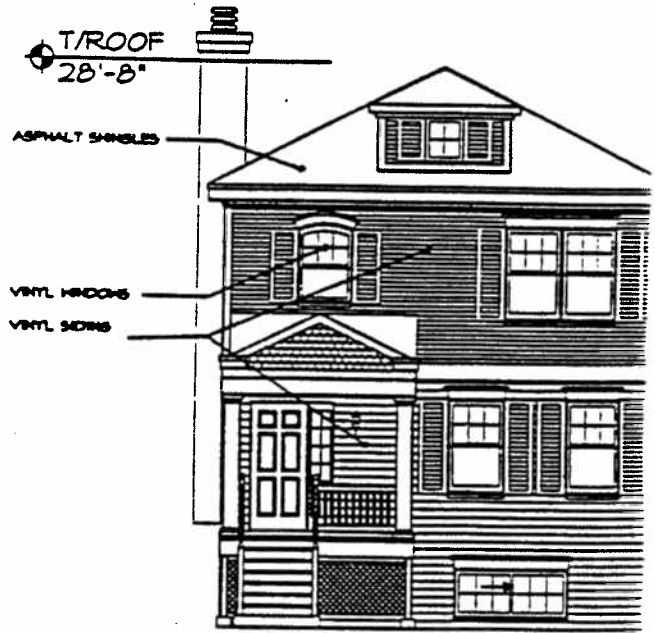
T HOUSE



T-1 HOUSE

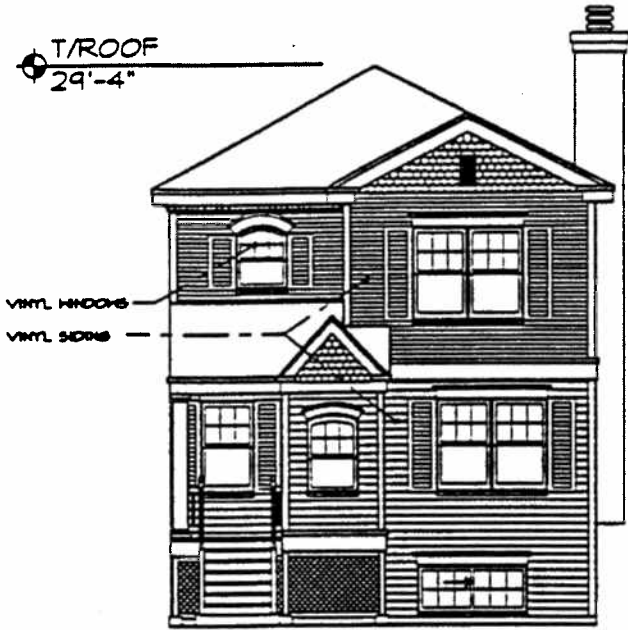


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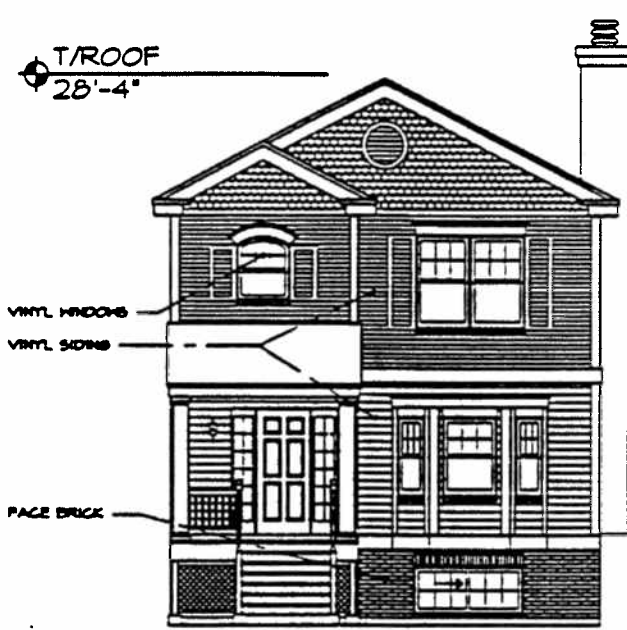


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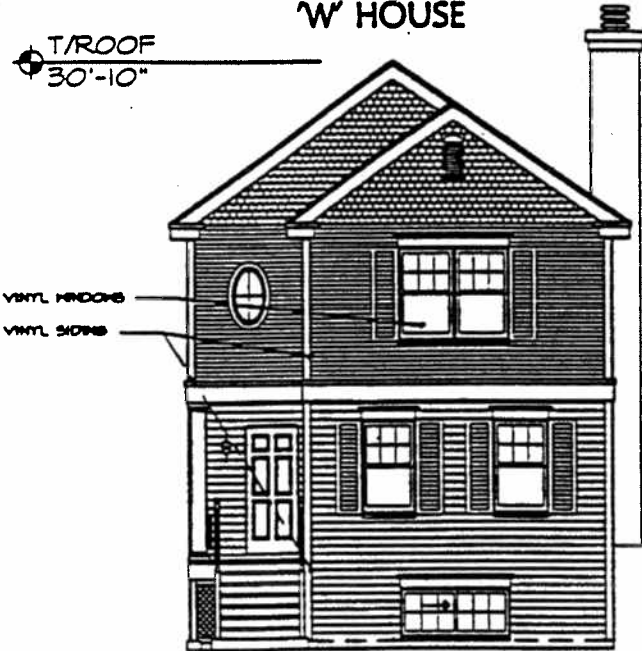
Typical Elevations.  
(Page 2 of 2)



W HOUSE



X HOUSE



Y HOUSE