

~~passage and due publication.~~

*Reclassification Of Area Shown On Map Number 3-G.*

(As Amended)

(Application Number 11950)

RPD No 704

*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 M3-4 Heavy Manufacturing District symbols and indications as shown on Map Number 3-G in the area starting at:

starting a point being the intersection of the east line of North May Street and the Chicago and Northwestern Railway Company; the south line of the Chicago and Northwestern Railway Company tracks running southeast 356.81 feet until its intersection with the east line of vacated North Carpenter Street; thence a line running south 58.49 feet and parallel to the east line of North May Street; thence a line running east and parallel to the north line of West Fry Street for 61.34 feet to the intersection with the west line of North Ogden Avenue; the west line of North Ogden Avenue until its intersection with the north line of West Fry Street; the north line of West Fry Street; and the east line of North May Street, to the point of beginning,

to those of an R4 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 R4 General Residence District symbols to those of a Residential Planned Development and a corresponding use is hereby established.

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

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

11950

Residential Planned Development Number 704 As Amended.

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately one hundred thirty-eight thousand five hundred thirty-nine (138,539) square feet (three and eighteen-hundredths (3.18) acres) which is controlled by Rezmar Corporation (the "Applicant").
2. The Applicant shall obtain all applicable official reviews, approval 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.
3. The requirements, obligations and conditions applicable within this Planned Development shall be binding upon the Applicant, its successors and assigns. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control, at the time any applications for amendments, modifications, or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated control shall mean that any application to the City for any amendment to this Planned Development shall be made by either 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 property within the Planned Development.
4. This Plan of Development consists of these fourteen (14) statements, a Bulk Regulations and Data Table; a Planned Development Property and Boundary Line Map; an Existing Zoning Map; an Existing Land-Use Map; a Site Plan, Landscape Plan and Building Elevations as prepared by Pappageorge Haymes Architects dated December 16, 1998. Full size sets of the plans 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 in 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 as Residential Planned Development:  
  
Single-family attached dwelling units, accessory parking and related 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 shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development.
7. Any internal 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 or within fire lanes. 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 facilities shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Planning and Development.
8. In addition to the maximum height of any building or any appurtenance attached thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations 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. Improvements of the property, including landscaping and all entrances and exits to the parking areas, shall be designed and installed in substantial conformance with the exhibits to this Planned Development described in Statement 4 hereof. Parkway trees and interior 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 Applicant and City acknowledge that the proposed residential development may result in increased regulatory requirements and/or nuisance complaints for adjacent heavy industries. Accordingly, the Applicant and the City agree that the existing neighboring manufacturing uses (a paper and cardboard recycler, an asphalt batching plant and a heavy material yard) shall be exempt, by virtue of being legally established uses prior to enactment of this Residential Planning Development, from the provisions of Section 10.13 (regulations along Residence District boundaries) and Sections 10.5.3, 10.16(6)(i) and 10.16(6)(vii)(d) pertaining to accessory parking for industrial uses, as well as the restriction in Planned Manufacturing District Number 2 Elston corridor) requiring that all processing, servicing or storage for permitted uses be completely enclosed if located within three hundred (300) feet of a Residence District. The Applicant agrees to make certain physical improvements intended to minimize any future conflicts between new residents and adjoining industries including:

- Construction of a solid masonry windowless wall on the northern boundary of all roof top decks.
- Limitation of building heights as depicted on the attached Building Elevations.
- Construction of a cul-de-sac at West Fry Street and North Elston Avenue to discourage truck traffic on residential streets, subject to a separate submittal to and approval by the City Council.

In addition, the Applicant shall cause the following language to be inserted in the Property-Owner's Association Declaration which will be recorded against the property:

Purchasers or their tenants acknowledge, and have actual notice of, the nature of the area generally surrounding the property. The Purchasers or their tenants understand that manufacturing enterprises may be noisy, odorous, dusty or dirty. The Purchasers or their tenants further understand that noises, sounds, and vibrations emanating from the manufacturing enterprises or their trucks may be offensive due to frequency at all hours of the day, shrillness or loudness, and that odors may be strong and obnoxious. The Purchasers or their tenants hereby acknowledge that each Unit has been purchased with the Owner's full knowledge of any potential nuisance created by the manufacturing enterprises.

The City, as further notice to future purchasers and occupants, shall erect a sign on the railroad viaduct on Ogden Avenue identifying it as an entrance to the Elston Planned Manufacturing District.

12. 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 the 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, or a reduction in periphery set backs.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the improvements contemplated hereunder by this Planned Development has commenced within three (3) years following adoption of this Planned Development (excluding any time where construction is tolled due to litigation), and unless completion thereof is diligently sought, then this Planned Development shall expire and the zoning of the property shall automatically revert to that of the pre-existing M3-4 Heavy Manufacturing District and classification.



[Planned Development Property and Boundary Line Map; Existing Zoning Map; Existing Land-Use Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 88378 through 88384 of this Journal.]

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

*Residential Planned Development Number 704.*

*Bulk Regulations And Data Table.*

Gross Site Area: 185,536 square feet (4.25 acres).

Net Site Area: Net of Public and Private Streets and Alleys: Total = Gross Site Area (185,536 square feet) - Area in Public Streets and Alleys (46,997 square feet) = Net Site Area 138,539 square feet (3.18 acres).

Note: Net Site Area is net of public streets.

Maximum Floor Area Ratio: 1.32.



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1/20/99

REPORTS OF COMMITTEES

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Maximum Number of  
Residential Units:

Total: 84.

Maximum Site Coverage:

In substantial conformance with the  
Site Plan.

Minimum Number of  
Off Street Parking  
Spaces:

152 spaces.

Note: The number of parking spaces  
required may be reduced if the  
number of residential units are  
reduced, so long as the parking ratio  
of 1.82:1 remains the same.

Minimum Number of  
Loading Docks:

None.

Minimum Building  
Setbacks:

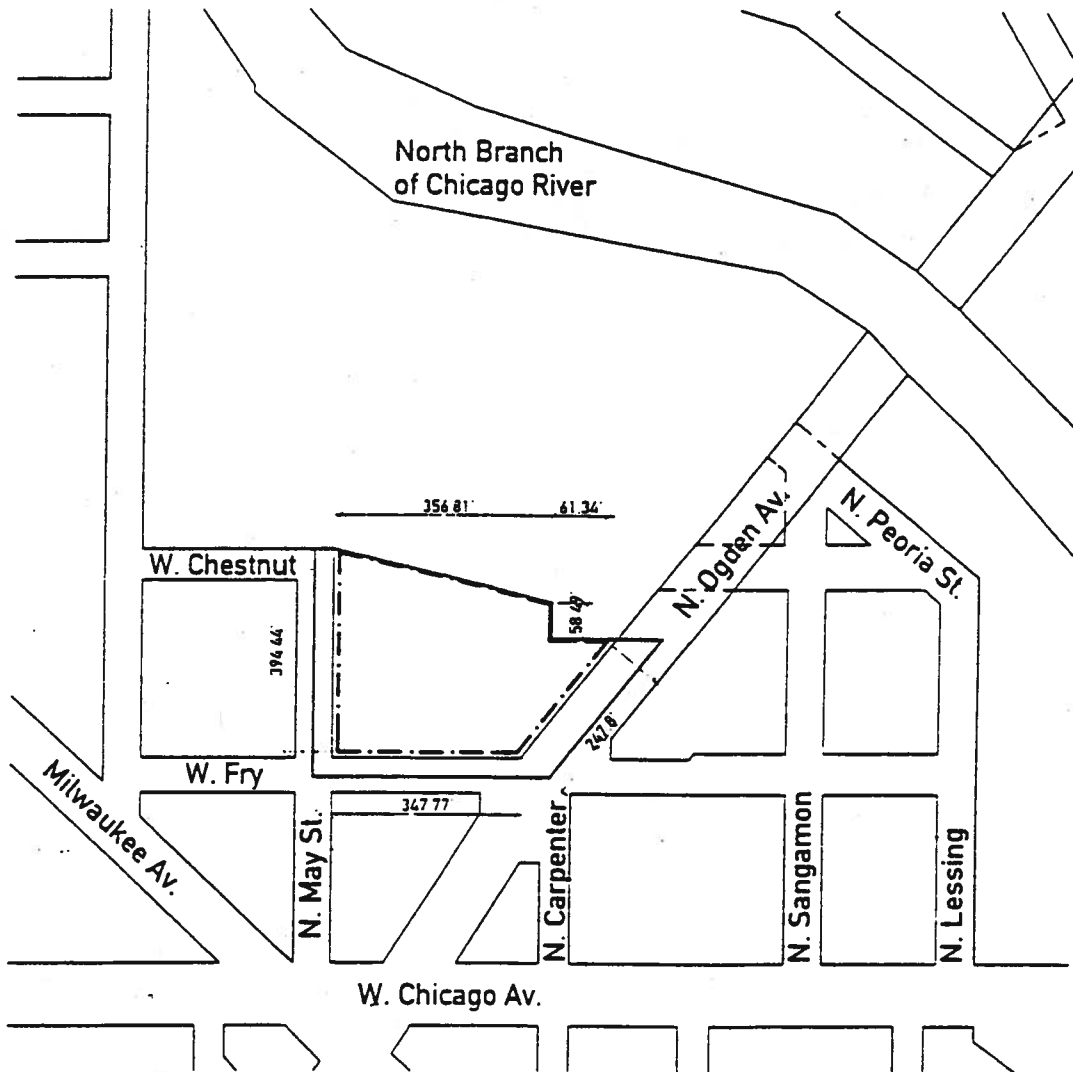
In accordance with the Site Plan.

Maximum Building  
Height:

In accordance with Building  
Elevations.

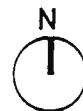


Planned Development Property  
Line And Boundary Map.



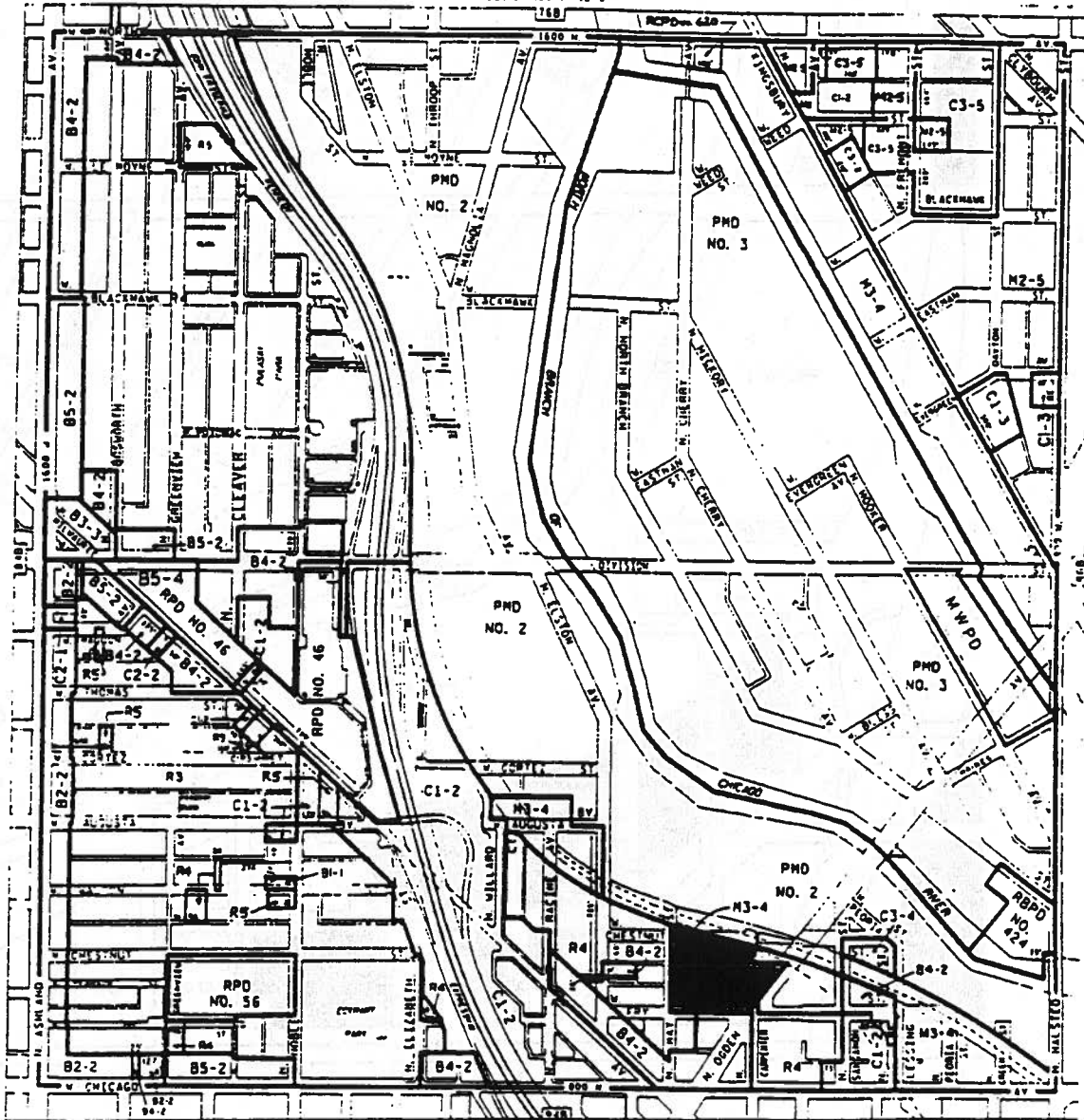
Applicant: 850 North Ogden L.L.C.  
Address: 850 North Ogden Avenue.  
Date: December 16, 1998

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





Existing Zoning Map.

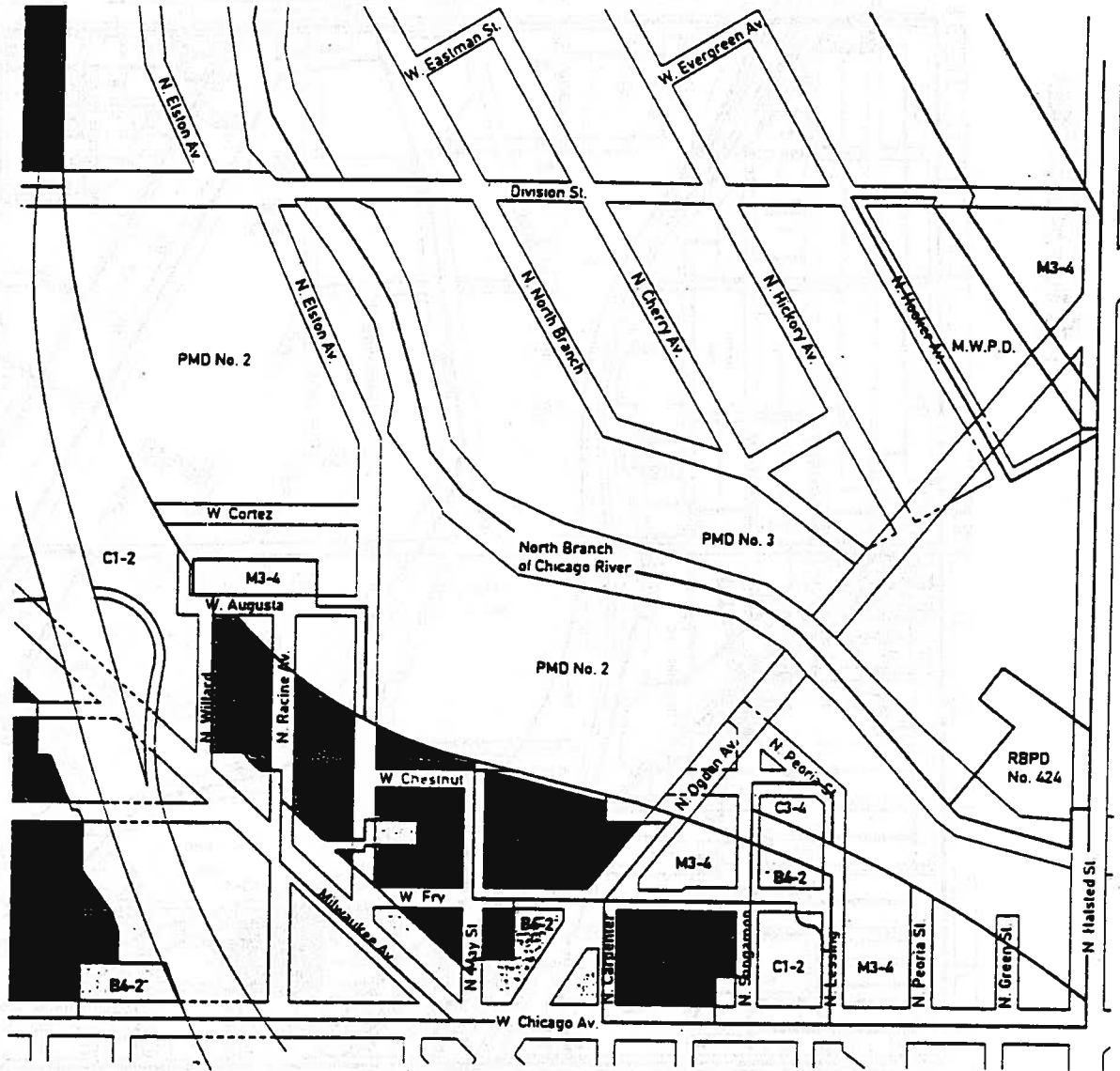


Applicant: 850 North Ogden L.L.C.  
 Address: 850 North Ogden Avenue.  
 Date: December 16, 1998







Legend  
 Subject Property



Existing Land-Use Map.



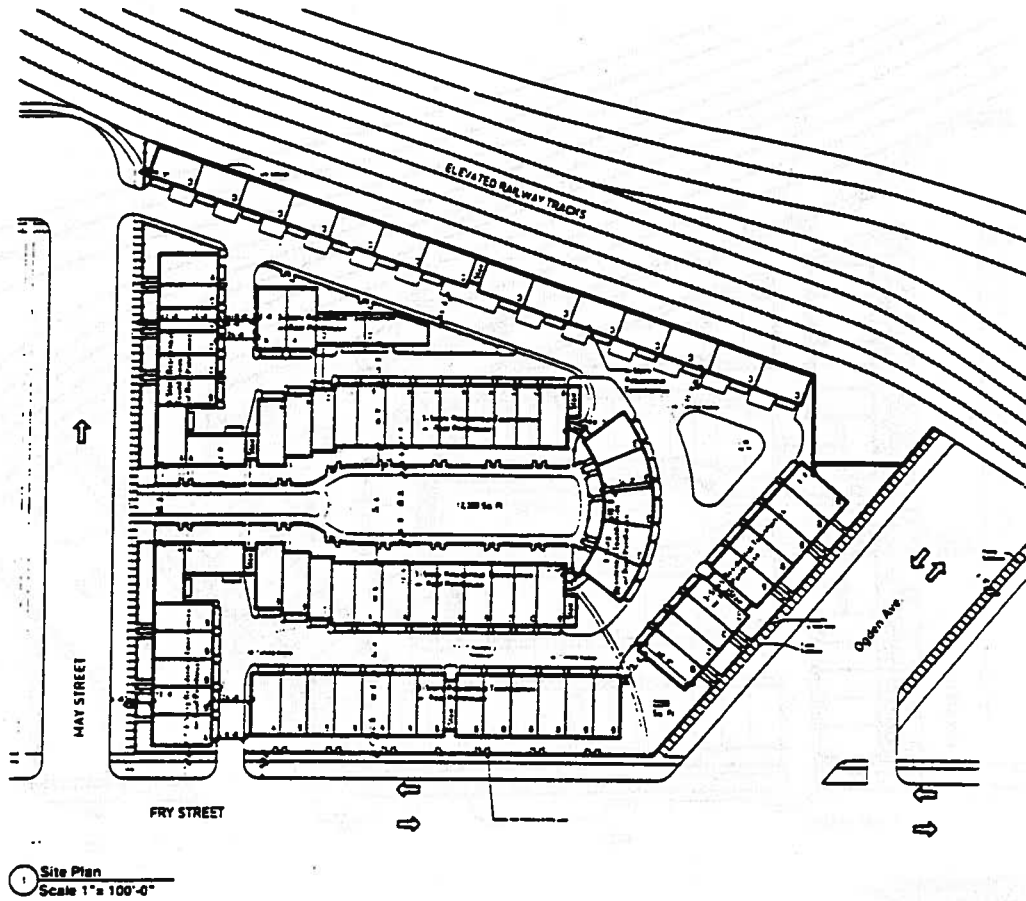
Legend

- Business 
- Commercial 
- Manufacturing 
- Residential 
- Site 
- Planned Development 



Applicant: 850 North Ogden L.L.C.  
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Site Plan.

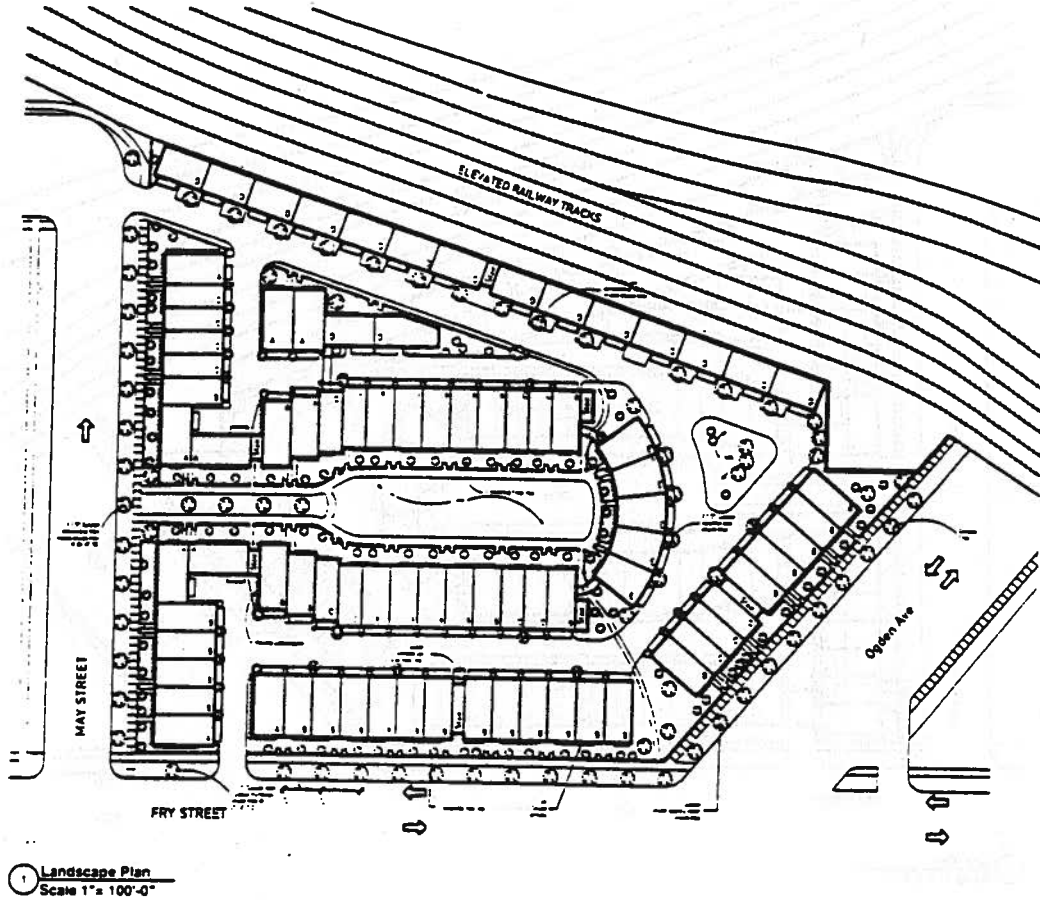


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December 16, 1998

Pappageorge Haymes Ltd.  
Planner / Architect



Landscape Plan.

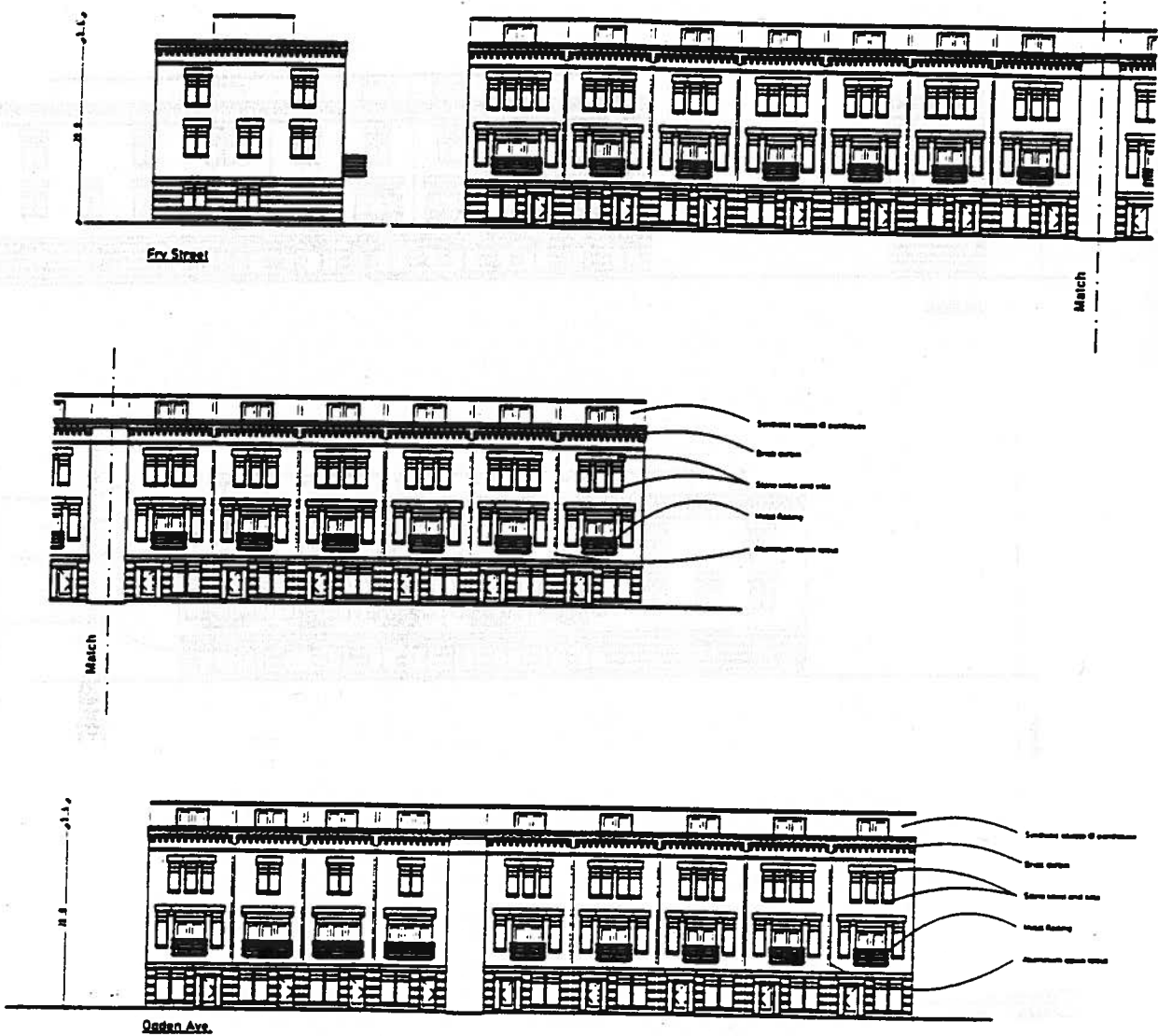


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Planner / Architect



Building Elevations.  
(1 of 2)



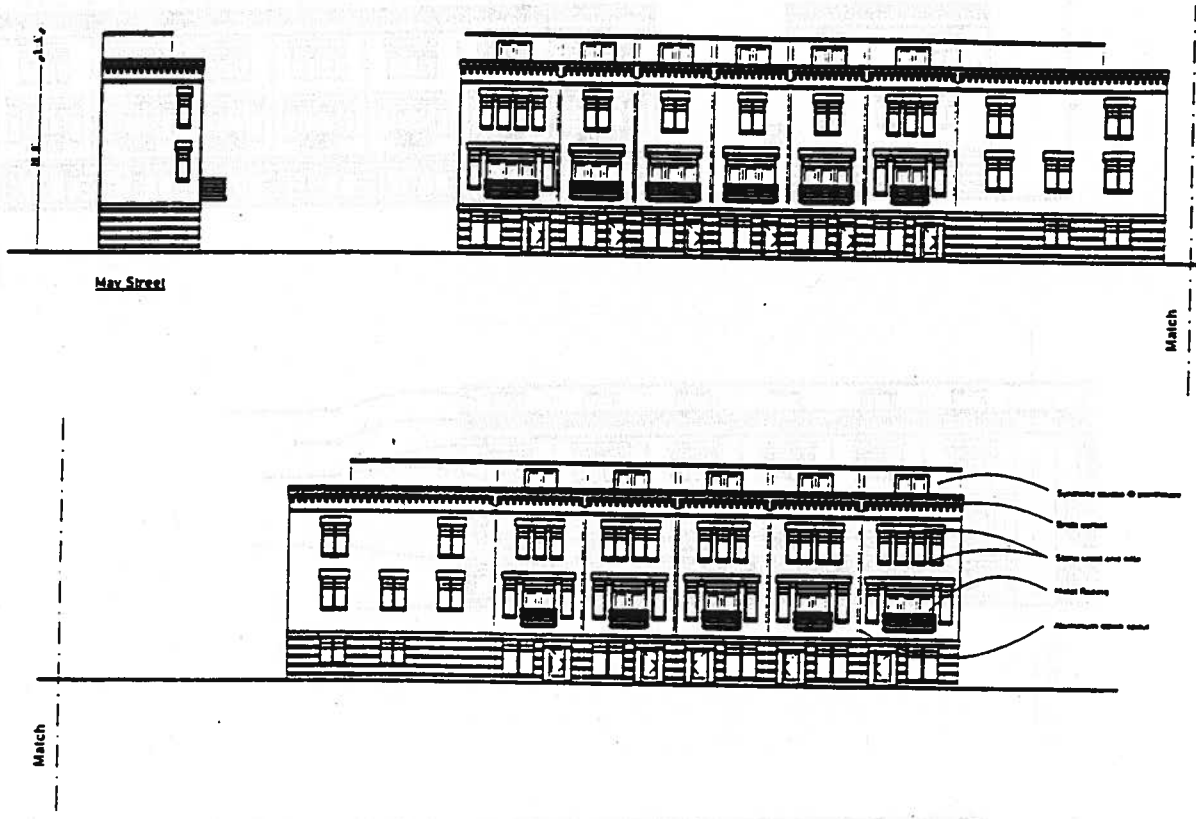
① Elevations  
Scale 1" = 30'-0"

Applicant: 850 North Ogden L.L.C.  
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Pappageorge Haymes Ltd.  
Planner / Architect




Building Elevations.  
(2 of 2)



2 Elevations  
Scale 1" = 30'-0"

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December 16, 1998

Pappageorge Haymes Ltd.   
Planner / Architect