

RPD 708

I beg leave to recommend the passage of eleven ordinances which were corrected and amended in their amended form. They are Application Numbers A-4087, 12682, TAD-219, 12596, 12646, 12601, 12606, 12348, 12492, 12459 and 12491.

Please let the record reflect that I, William J. P. Banks, abstained from voting and have recused myself on Application Numbers 12663, 12633 and 12666 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

I beg leave to recommend that Application Number A-4087 was re-referred to the Committee on Zoning.

At this time I, along with Alderman Ed Smith, move that this report be immediately passed with the exception of Application Numbers 12646 and 12613 for which we request that they be deferred and published. Again, please let the record reflect that I abstain from voting on Application Numbers 12663, 12666 and 12633 under the provision of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

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

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

Yeas -- Aldermen Granato, Tillman, Preckwinkle, Holt, Lyle, Beavers, Dixon, Powell, Buchanan, Balcer, Frias, Olivo, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

Nays -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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 Number 5-J in the area bounded by:

a line 175 feet north of the C.M.St.P. & P.P.R. located immediately north of and adjacent to West Bloomingdale Avenue; North St. Louis Avenue; the north line of the C.M.St.P. & P.R.R.; and North Drake Avenue,

to those of an R4 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 Number 5-J in the area bounded by:

a line 175 feet north of the C.M.St.P. & P.P.R. located immediately north of and adjacent to West Bloomingdale Avenue; North Kimball Avenue; the north line of the C.M.St.P. & P.R.R.; and North Drake Avenue,

to those of a Residential Planned Development and a corresponding use district is hereby established in the area above described.

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 708.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of approximately one hundred thirty-one thousand two hundred fifty (131,250) square feet (three and one hundredths (3.01) acres) net site area which is depicted on the attached Planned Development Boundary and Property Line and Map and which is controlled by the applicant, Humboldt Ridge Limited Partnership.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, 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. The applicant shall comply with all requirements of the Illinois Housing Development Authority.
3. The requirements, obligations, and conditions contained with this Planned Development shall be binding upon the applicant, its successors and assigns, grantees and lessees, if different than the applicant, the legal title holders or 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 or 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 the applicant, or any homeowners association.
4. This Planned Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; and Buildings Elevations (all plans and elevations are dated April 14, 1999 and have been prepared by Fitzgerald Associates Architects).

5. The following uses shall be permitted within the area delineated herein as a Residential Planned Development: attached walk-up dwelling units, cellular telephone equipment, accessory parking and related accessory uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval by the Department of Planning and Development. Temporary signs such as construction and marketing signs shall also be permitted subject to review and approval by the Department of Planning and Development.
7. Any service drives or any other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code 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. Off-street parking and ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
8. In addition to the maximum height of any building or any appurtenance thereto, 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 (F.A.R.) 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 Chicago Zoning Ordinance shall apply.
10. Improvement of the property, including landscaping and all entrances and exits to the parking areas, shall be designed and installed in substantial conformance with the Site Plan, Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, any parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree landscaping 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

Planning and Development, upon the application for such a modification by the applicant and after a determination by the Commissioner that such a modification is minor in nature, appropriate, and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner 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.

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 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, 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. The applicant acknowledges that it is in the public interest to design, construct and maintain the project 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 six (6) years following adoption of this Planned Development, 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 M1-1 Restricted Manufacturing District and R5 General Residence District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 93167 through 93181 of this Journal.]

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

Residential Planned Development Number 708.

Plan Of Developments.

Bulk Regulations And Data Table.

Gross Site Area, 154,350 square feet (3.54 acres) EQUALS Net Site Area, 131,250 square feet (3.01 acres) PLUS Area Remaining in Public Right-of-Way, 23,100 square feet (0.53 acres).

Net Site Area:	131,250 square feet (3.01 acres)
Maximum Permitted Floor Area Ratio:	1.0.
Maximum Number of Dwelling Units:	100.
minimum number of three or more bedroom units:	30.
Minimum Number of Off-Street Parking Spaces:	100.
Minimum Off-Street Loading Spaces:	2.
Minimum Periphery Setbacks:	In accordance with Site Plan.

Maximum Percent Land
Coverage:

30%.

Maximum Building
Height:

In accordance with Site Plan.

~~AMENDMENT OF CHICAGO ZONING ORDINANCE
BY RECLASSIFICATION OF AREA SHOWN
ON MAP NUMBER 14-J.
(Application Number 12666)
(Committee Meeting Held April 15, 1999)~~

~~The Committee on Zoning submitted the following report:~~

~~CHICAGO, April 21, 1999.~~

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

~~Reporting for your Committee on Zoning, for which a meeting was held on April 15, 1999, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.~~

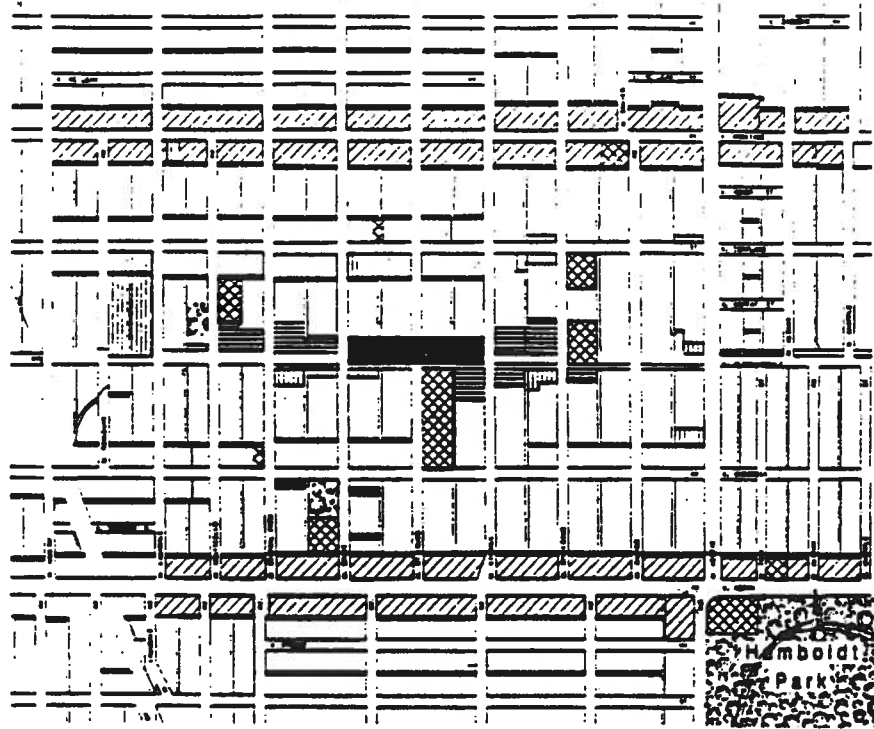
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~~I beg leave to recommend that Application Number A-4087 be re-referred to the Committee on Zoning.~~

(Continued on page 93182)

Existing Land-Use Map.



Humboldt Ridge Apartments

PLANNER'S REPORT

EXISTING LAND USE MAP

LEGEND

- Proposed Site for Humboldt Ridge Apartments
- Residential
- Commercial Mixed-Use
- Institutions
- Light Industrial
- Open Space
- Vacant Land



NORTH

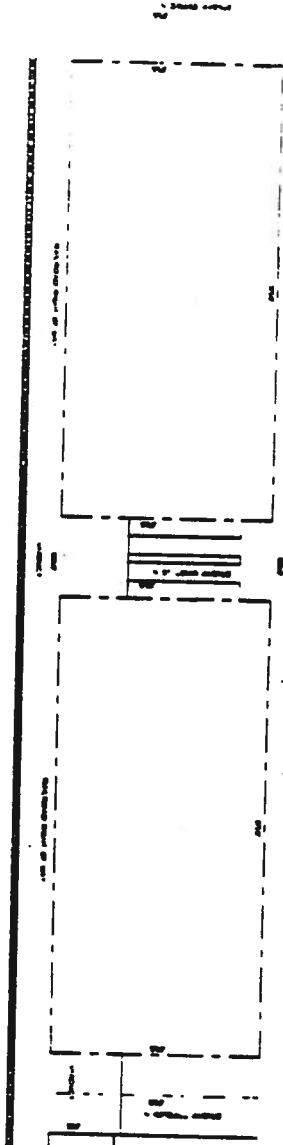
Consult The Council In

APPLICANT: HUMBOLDT RIDGE LIMITED PARTNERSHIP

ADDRESS: 350 WEST HUBBARD CHICAGO, IL 60610

DATE: APRIL 2, 1999

Planned Development Property Line And Boundary Map.

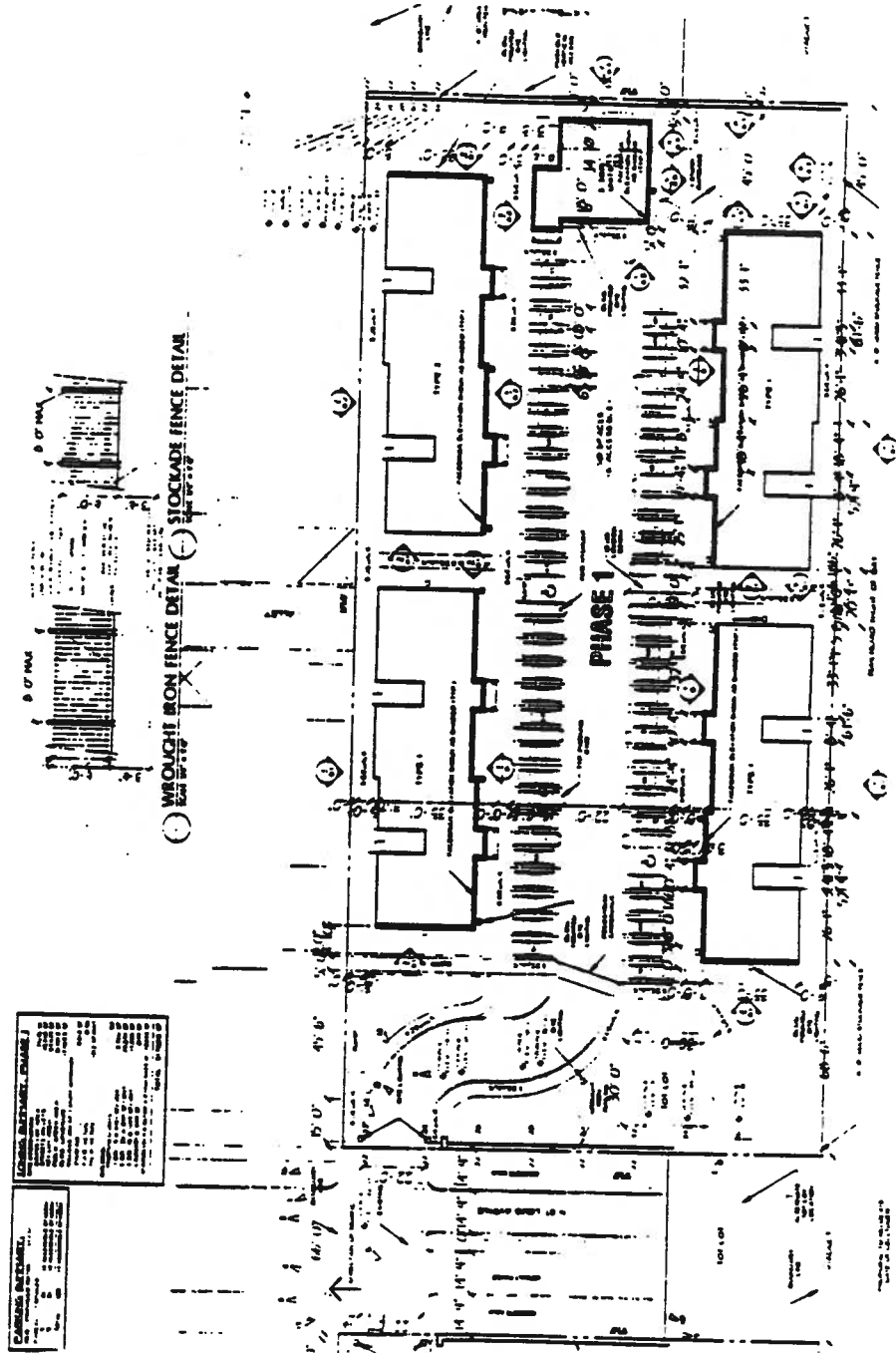


APPLICANT: HUMBOLDT RIDGE LIMITED PARTNERSHIP
 ADDRESS: 350 WEST LEBBARD
 CHICAGO ILLINOIS 60606
 DATE: 4/21/99

- - - - - PLANNED DEVELOPMENT BOUNDARY
 - - - - - BOUNDARY LINE
 - - - - - PROPERTY LINE

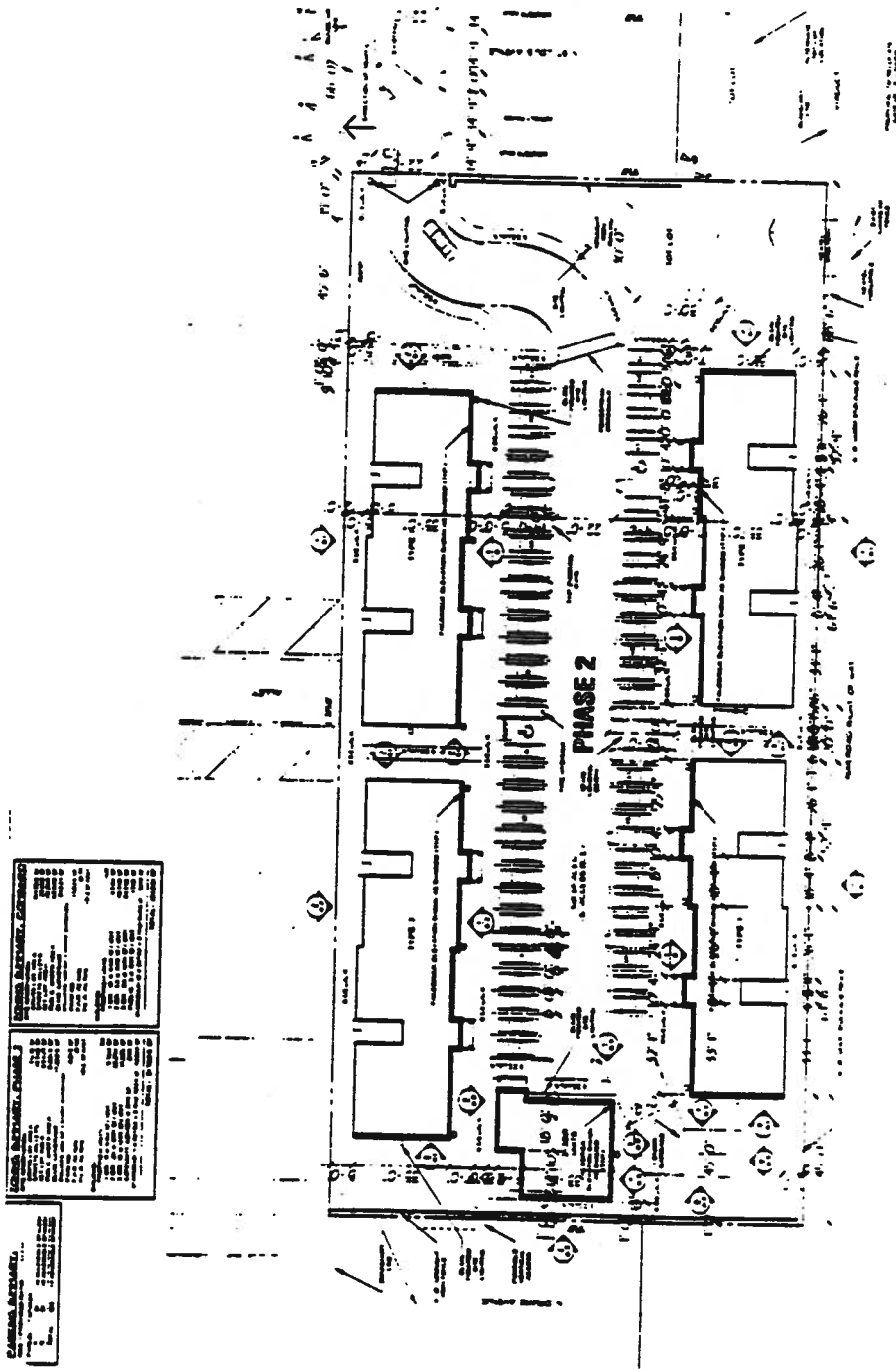


Site Plan.
(Page 1 of 3)

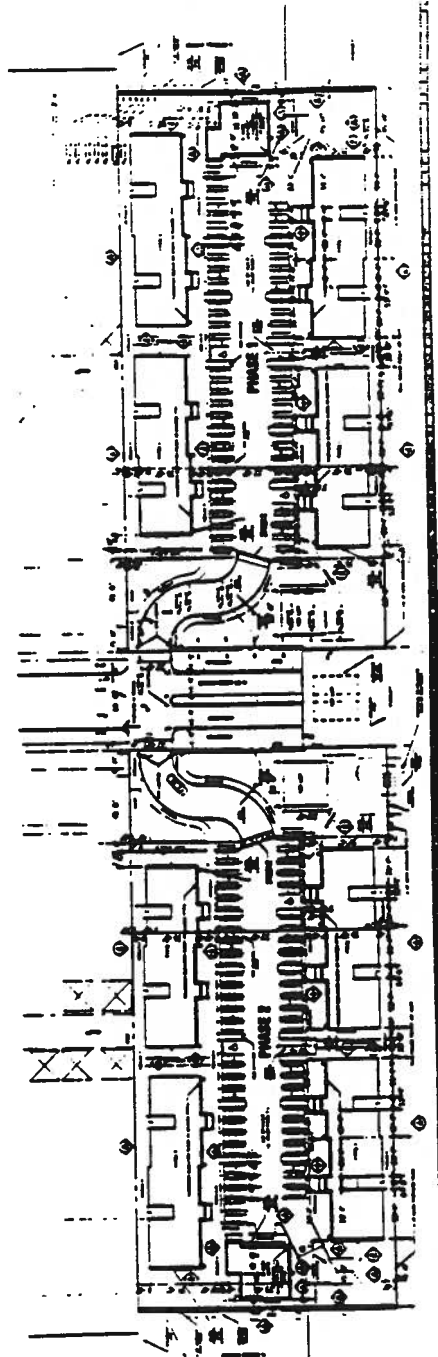


GENERAL NOTES	
1.	SEE SHEET 93170-1 FOR GENERAL NOTES AND SPECIFICATIONS.
2.	ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
3.	EXISTING UTILITIES ARE SHOWN AS DASHED LINES.
4.	PROPOSED UTILITIES ARE SHOWN AS SOLID LINES.
5.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
6.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
7.	PROTECT ALL EXISTING TREES AND LANDSCAPE FEATURES.
8.	INSTALL CURBS AND GUTTERS AS SHOWN.
9.	PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
10.	INSTALL SIGNAGE AS SHOWN ON SHEET 93170-2.
11.	PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
12.	INSTALL FENCING AS SHOWN ON SHEET 93170-2.
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Site Plan.
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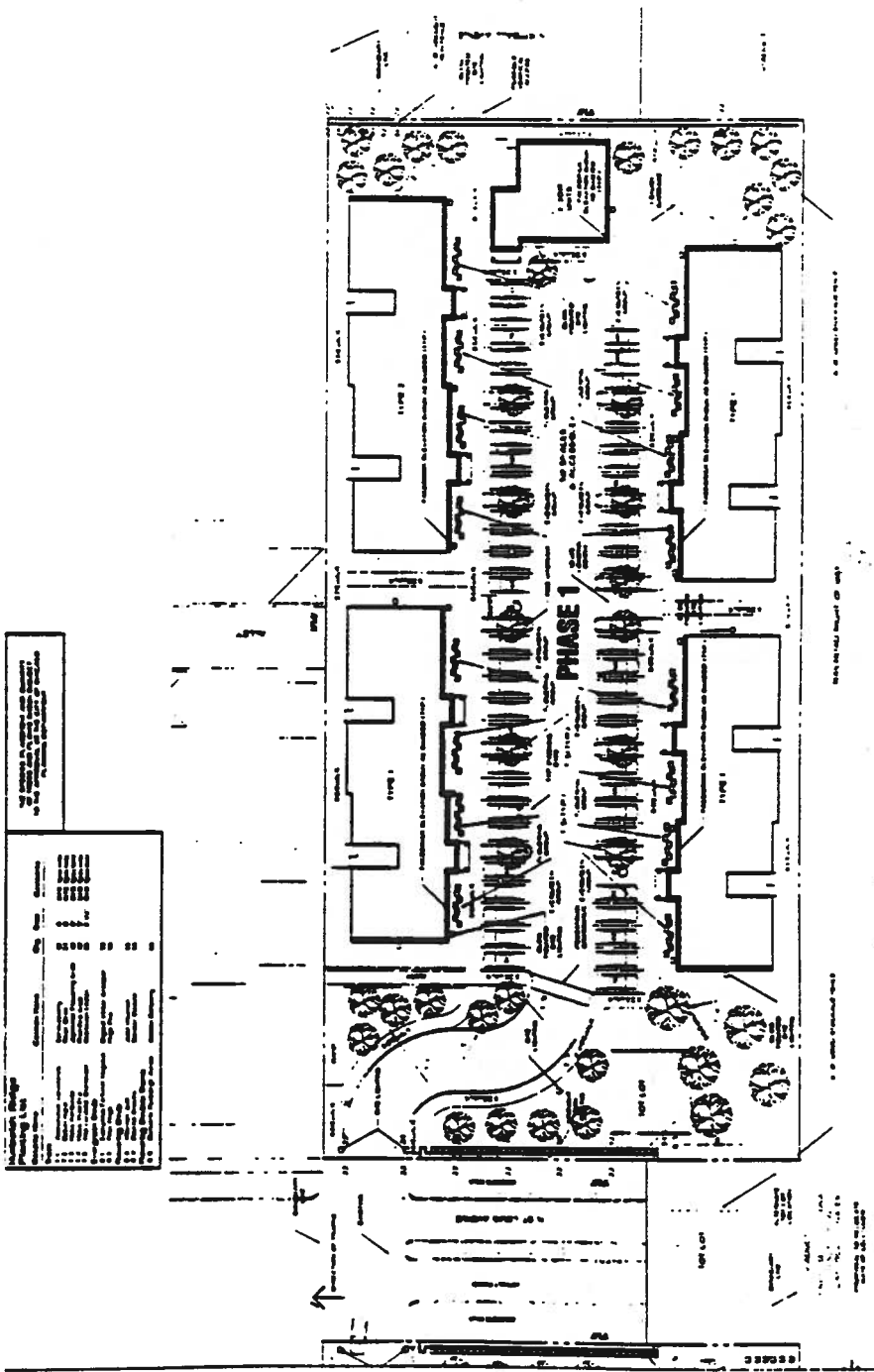
Site Plan.
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SITE PLAN
DATE: 4-1-99

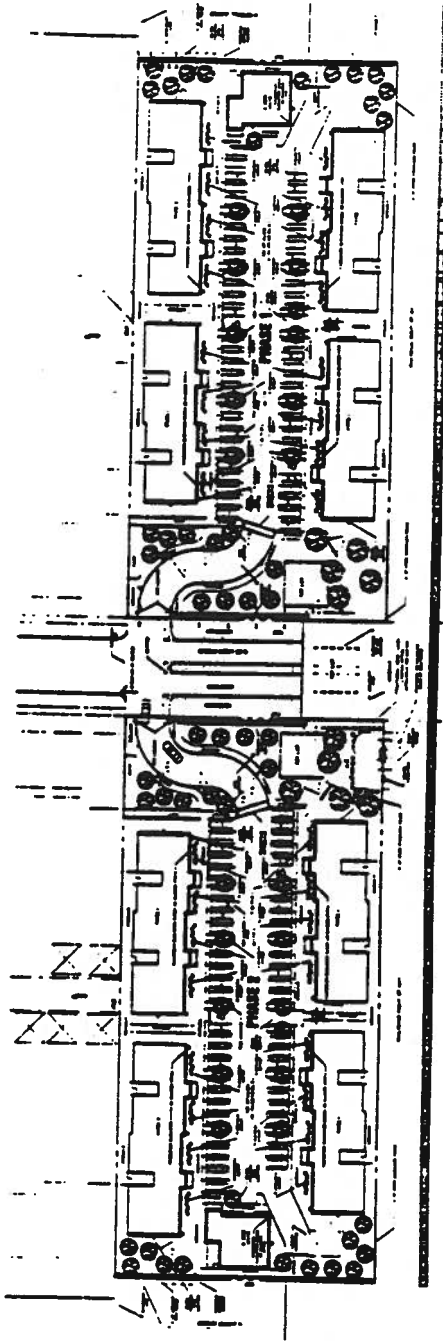
Landscape Plan.
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Landscape Plan.
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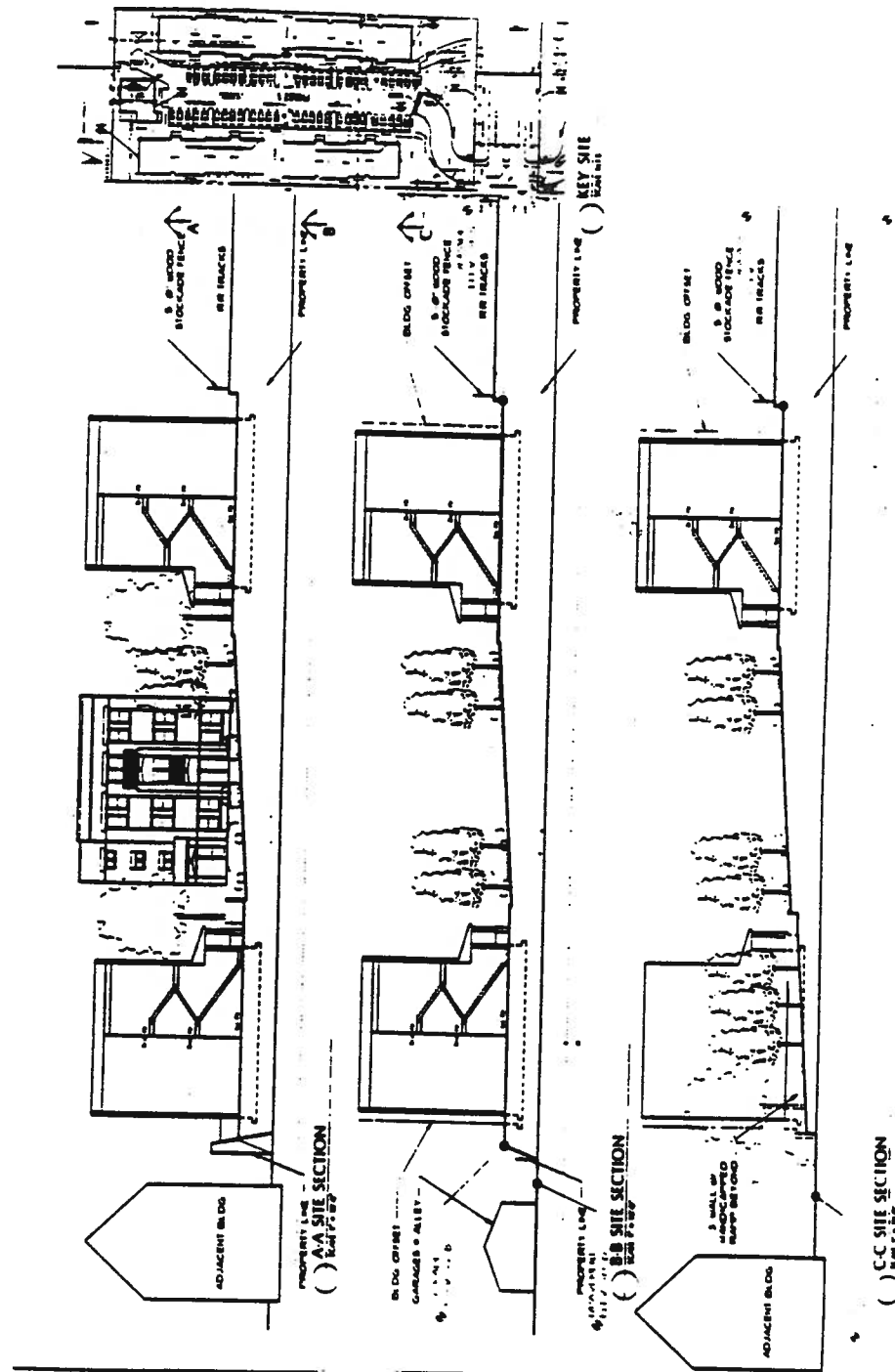
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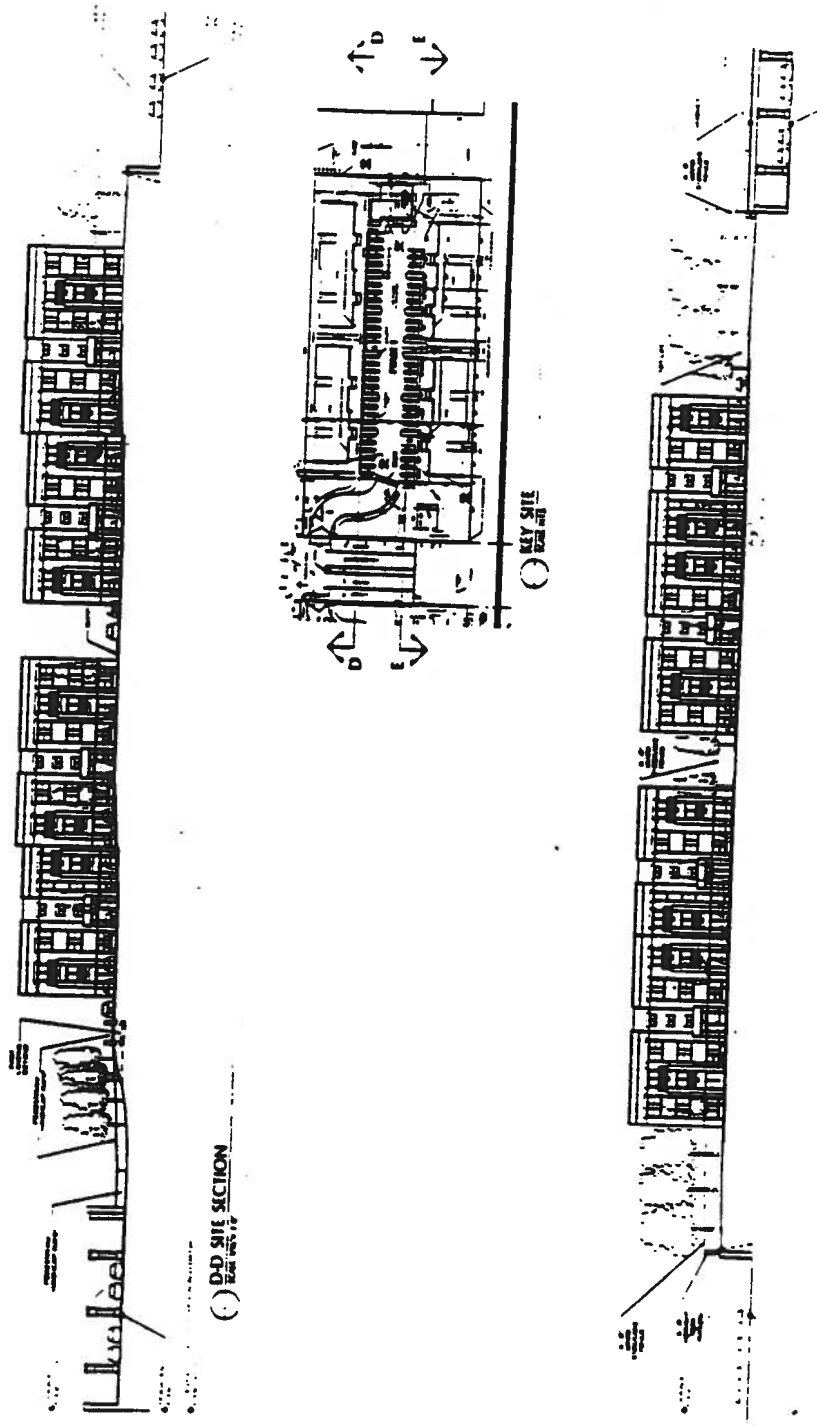
LANDSCAPE PLAN

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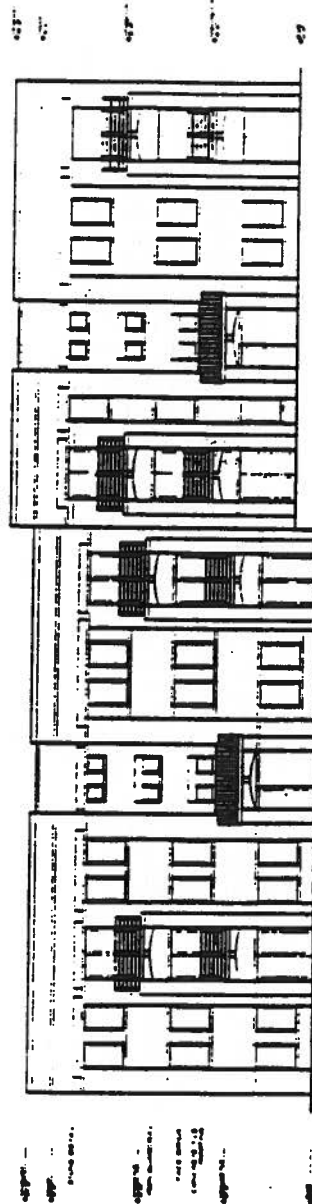
Building Elevation.
(Page 1 of 6)



Building Elevation.
(Page 2 of 6)

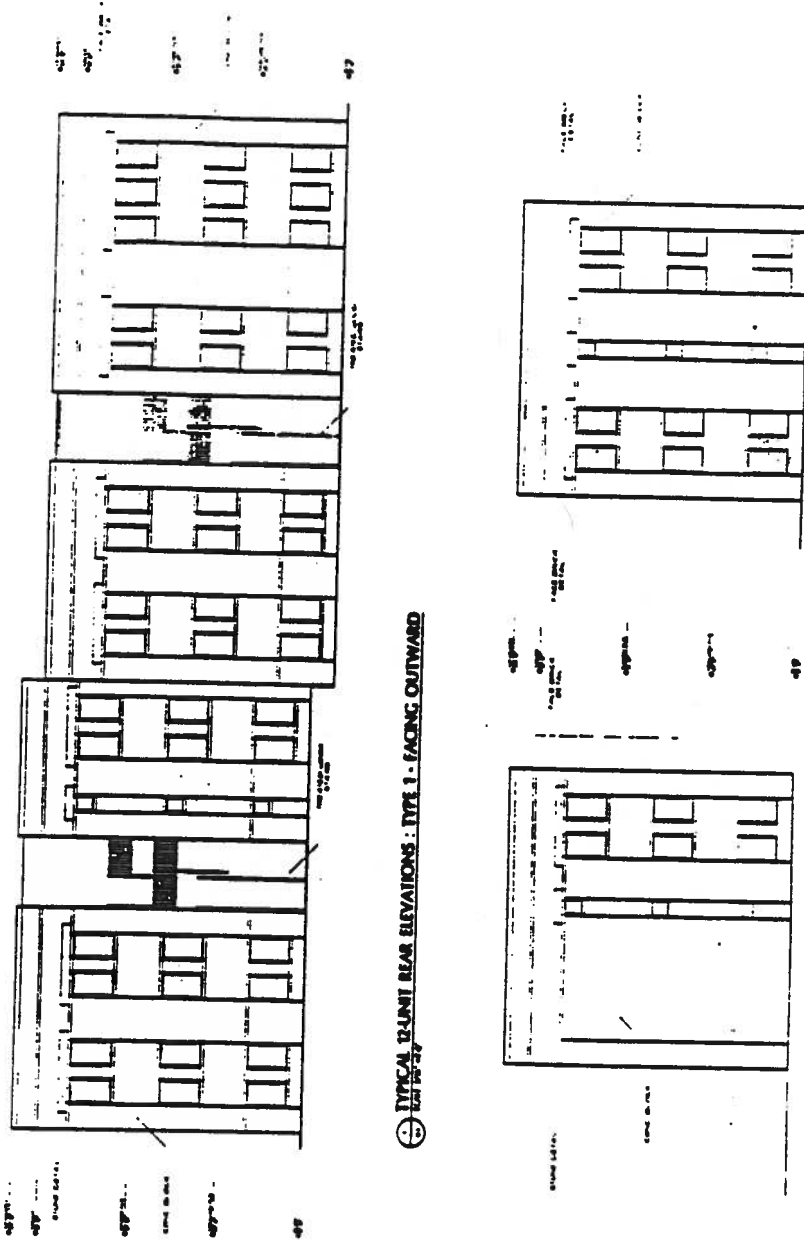


Building Elevation.
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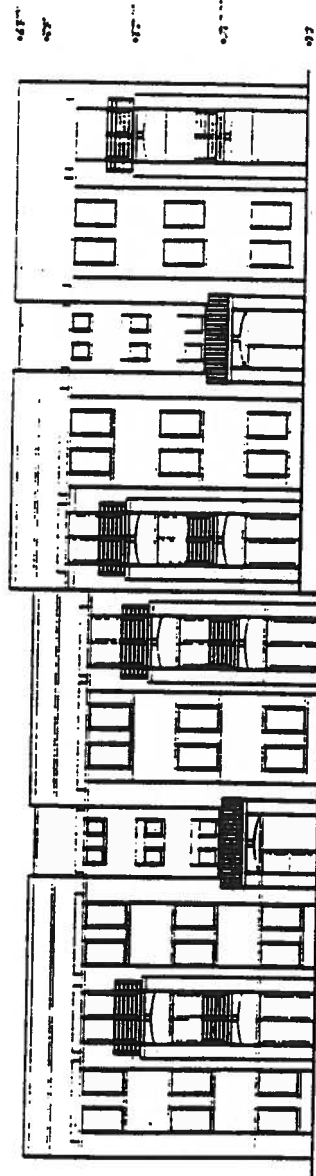


(:) TYPICAL FRONT ELEVATIONS TYPE 1 - FACING INTERIOR COURT

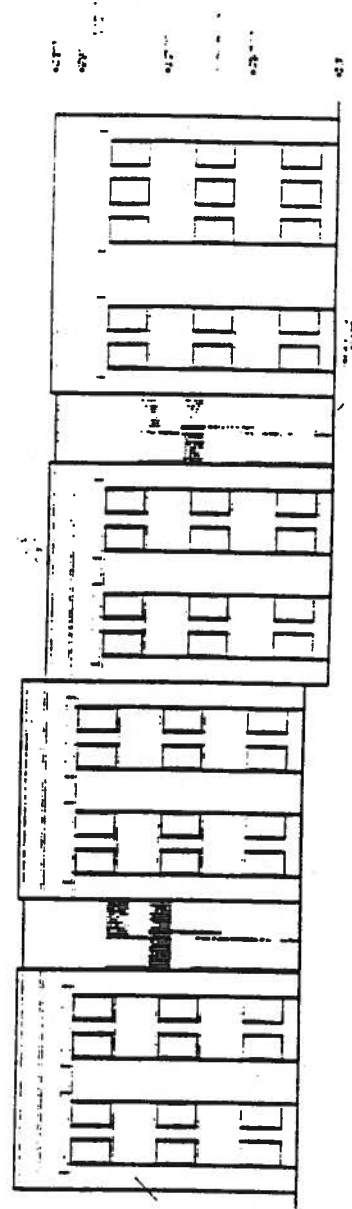
Building Elevation.
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Building Elevation.
(Page 5 of 6)



⊕ TYPICAL BALCONY FRONT ELEVATIONS : TYPE 2 - FACING INTERIOR COURT



Building Elevation.
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