

(Continued from page 3281)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map Number 11-K in the area bounded by:

West Lawrence Avenue; a line 125 feet east of North Knox Avenue; a line 130.15 feet south of West Lawrence Avenue; a line 118 feet east of North Knox Avenue; a line 147.22 feet south of West Lawrence Avenue; and North Knox Avenue,

to those of a B4-3 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 26-E.

(Application Number 12497)

RPD 714

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 R3 General Residence District symbols and indications as shown on Map Number 26-E in the area bounded by:

a line 50 feet south of and parallel to the south line of East 105th Street; the public alley next east of and parallel to South Michigan Avenue; a line 565.95 feet south of the south line of East 105th Street; and South Michigan 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 R4 General Residence District symbols and indications as shown on Map Number 26-E in the area bounded by:

a line 50 feet south of and parallel to the south line of East 105th Street; the

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 or any home owners association which may be formed to succeed the Applicant, and any ground lessors.

4. This Plan of Development consists of thirteen (13) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site/Landscape Plan, and Building Elevations dated November 12, 1998, prepared by Landon Architects. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": multi-family, walk-up residential units, 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 shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.
8. In addition to the maximum height of any building or any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to the height limitations approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.

10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations, and in accordance with the parkway and parking lot 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 the Department of Planning and Development, upon the application for such a 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 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 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 or any increase in the maximum percent of land coverage.
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 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

12497

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 has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; and the zoning of the property shall automatically revert to the pre-existing R3 General Residence District.

[Existing Zoning Map; Existing Land-Use Area Map; Planned Development Property Line and Boundary Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 3291 through 3296 of this Journal.]

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

Residential-Planned Development Number 714, As Amended.

Bulk Regulation Data Sheet.

Net Site Area:	53,302 square feet (1.22 acres).
Gross Site Area:	71,593 square feet.
Approximate Area to Remain in Public Right-of-Way:	6,191 square feet.
Maximum Number of Dwelling Units:	40.
Maximum Floor Area Ratio:	1.0.
Maximum Percentage of Site Coverage:	16,497 square feet (31%).
Minimum Number of Off-	

Street Parking Spaces:	40 (1 space per unit).
Number of Loading Berths:	0.
Minimum Perimeter Setbacks:	In accordance with the Site Plan.
Maximum Building Height: Elevations.	In accordance with Building

REPEAL OF PRIOR ORDINANCE AND AMENDMENT
OF CHICAGO ZONING ORDINANCE BY
RECLASSIFYING AREA SHOWN ON
MAP NUMBER 6-E.

The Committee on Zoning submitted the following report:

CHICAGO, May 12, 1999.

To the President and Members of the City Council:

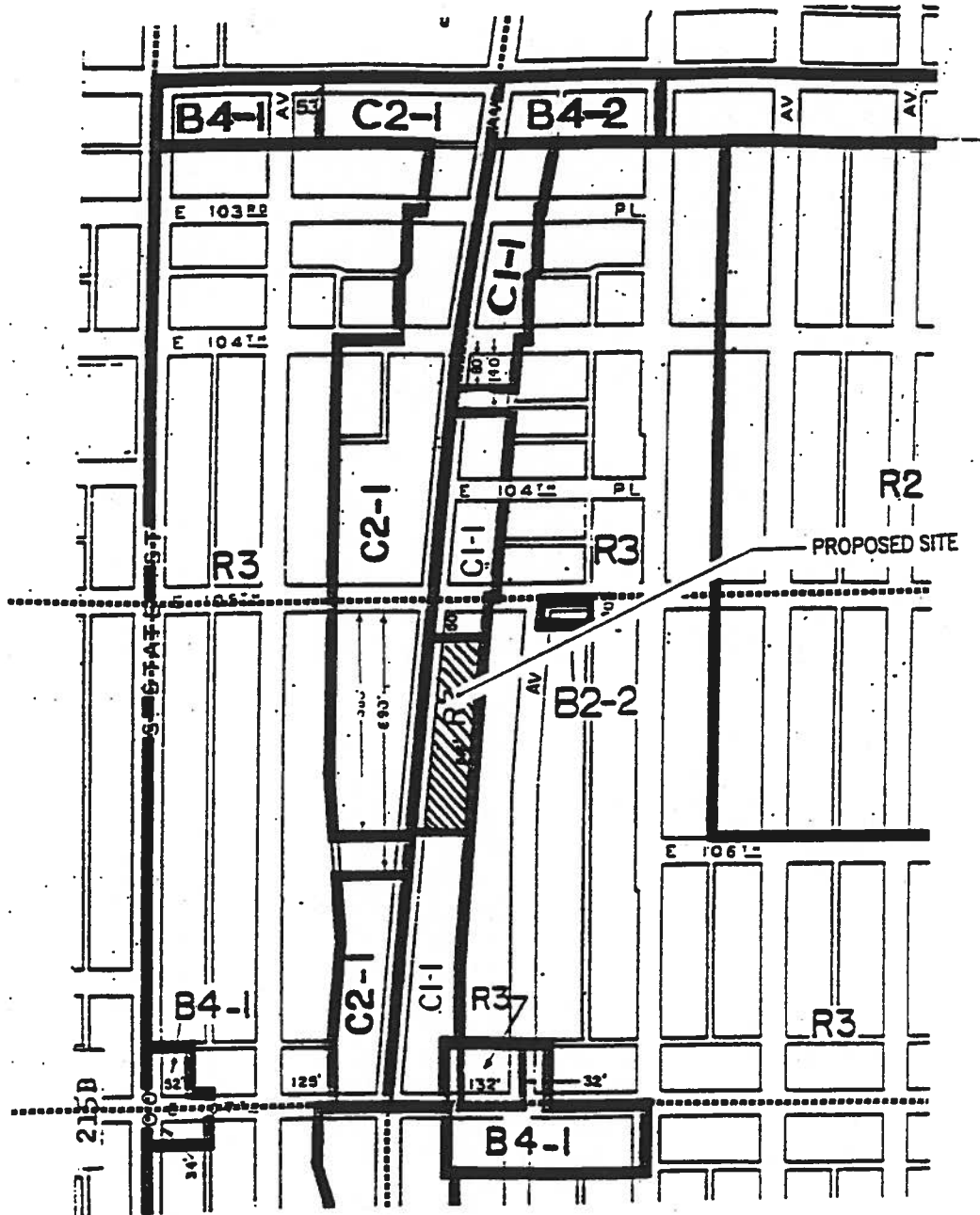
Reporting for Your Committee on Zoning, for which a meeting was held on May 6, 1999, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of seven ordinances which were corrected and amended in their amended form. They are Application Numbers MA-51, MA-52, MA-53, DPD-01, DPD-02, DPD-03 and 12497.




Respectfully submitted,

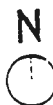
(Signed) WILLIAM J. P. BANKS,
Chairman.

Existing Zoning Map.

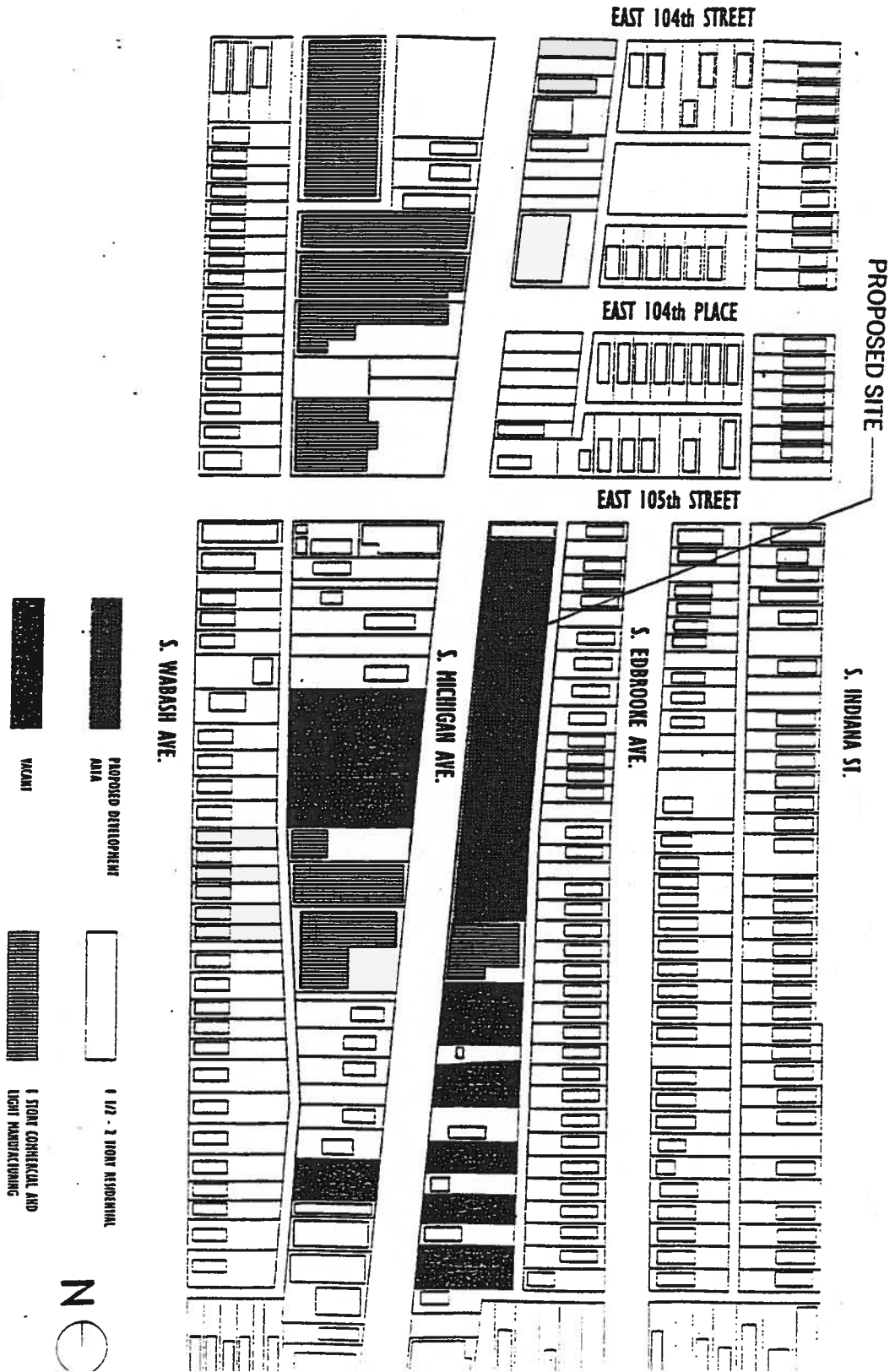


Existing Zoning Map

-  proposed Planned Development Area
-  preferred streets
-  zoning boundaries



Existing Land-Use Area Map.

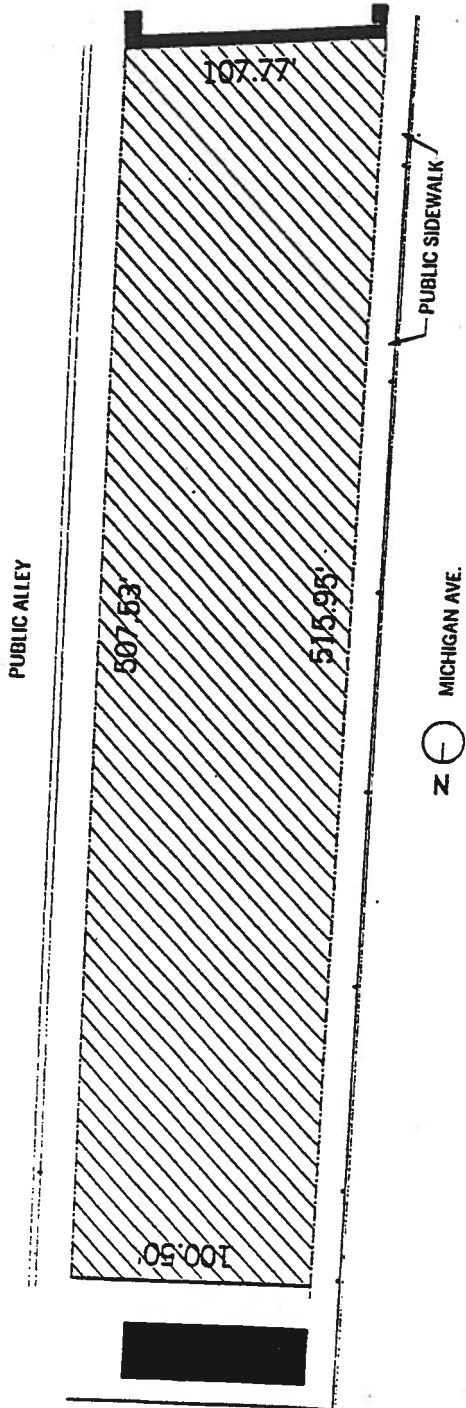


5/12/99

REPORTS OF COMMITTEES

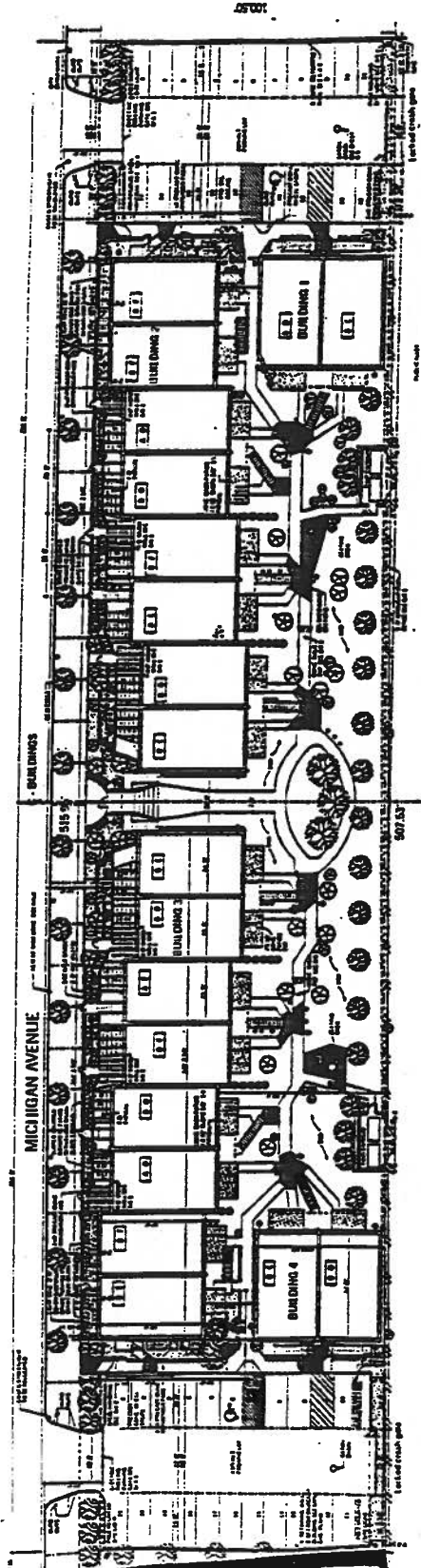
3293

Planned Development Property Line
And Boundary Map.



105TH ST.

Site/Landscape Plan.



KEY

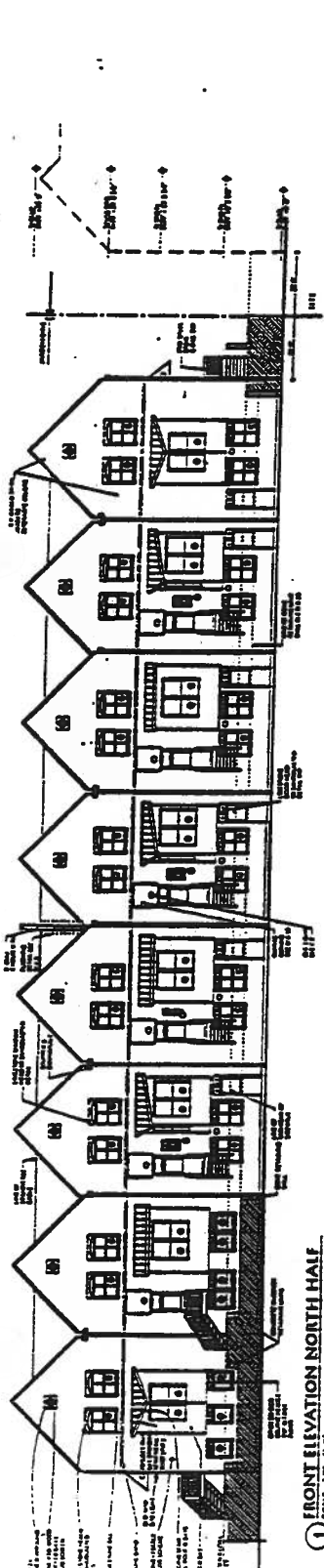
- Building
- Parking
- Landscape
- Accessible
- Other

/ Landscape Plan

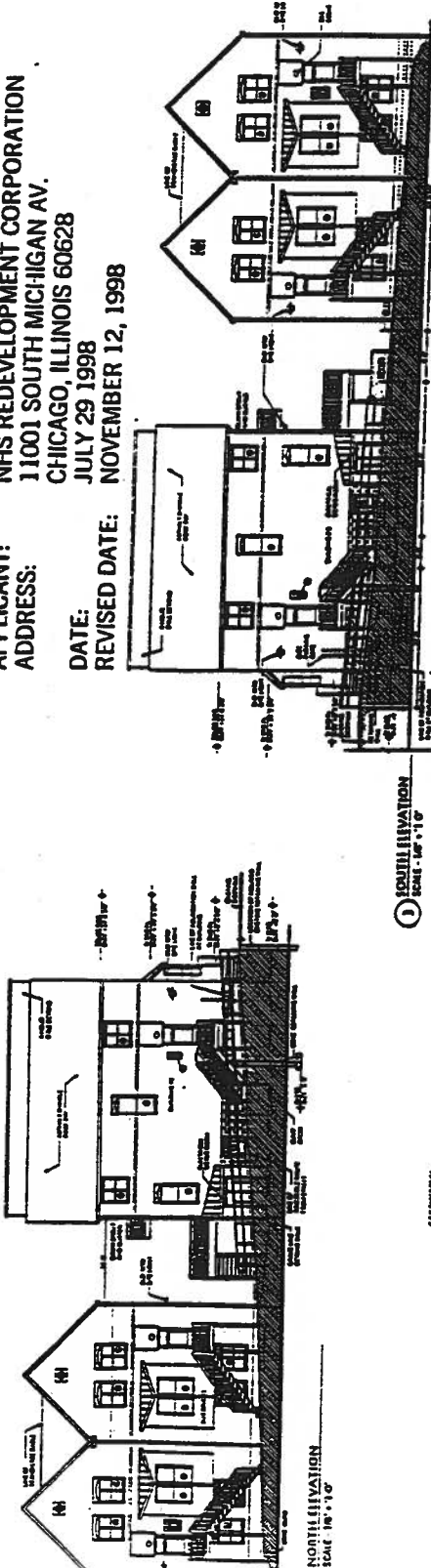
HOUSING UNIT MIX		
TYPE	DESCRIPTION	NUMBER
A	2 BED DUPLEX	4
B	3 BED DUPLEX	16
C	1 BED FLAT	4
D	2BED FLAT	8
E	1 BED ACCESSIBLE FLAT	4
F	2 BED ACCESSIBLE FLAT	4
TOTAL UNITS		40

Building Elevations.
(Page 1 of 2)

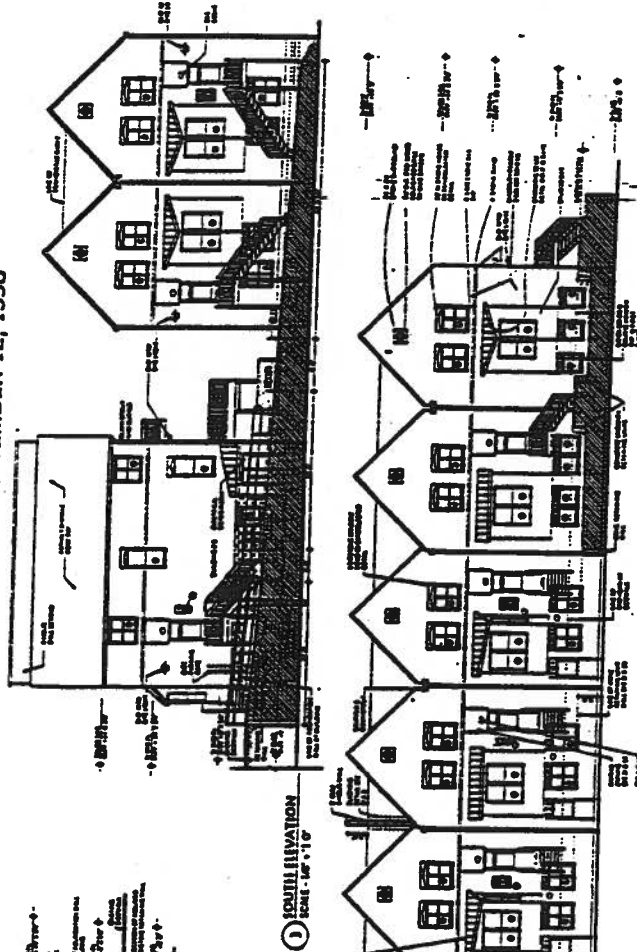
APPLICANT: NHS REDEVELOPMENT CORPORATION
ADDRESS: 11001 SOUTH MICHIGAN AV.
CHICAGO, ILLINOIS 60628
DATE: JULY 29 1998
REVISED DATE: NOVEMBER 12, 1998



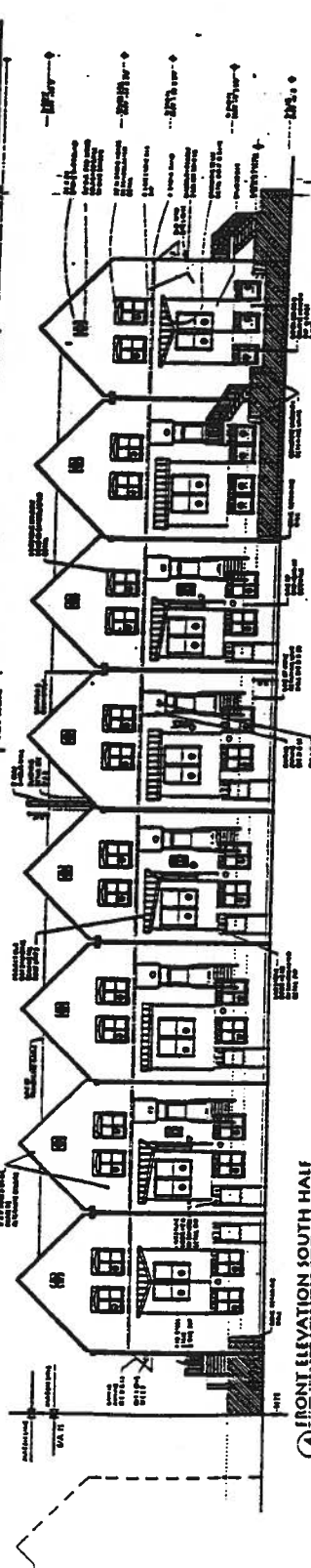
1 FRONT ELEVATION NORTH HALF
SCALE: 1/8" = 1'-0"



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

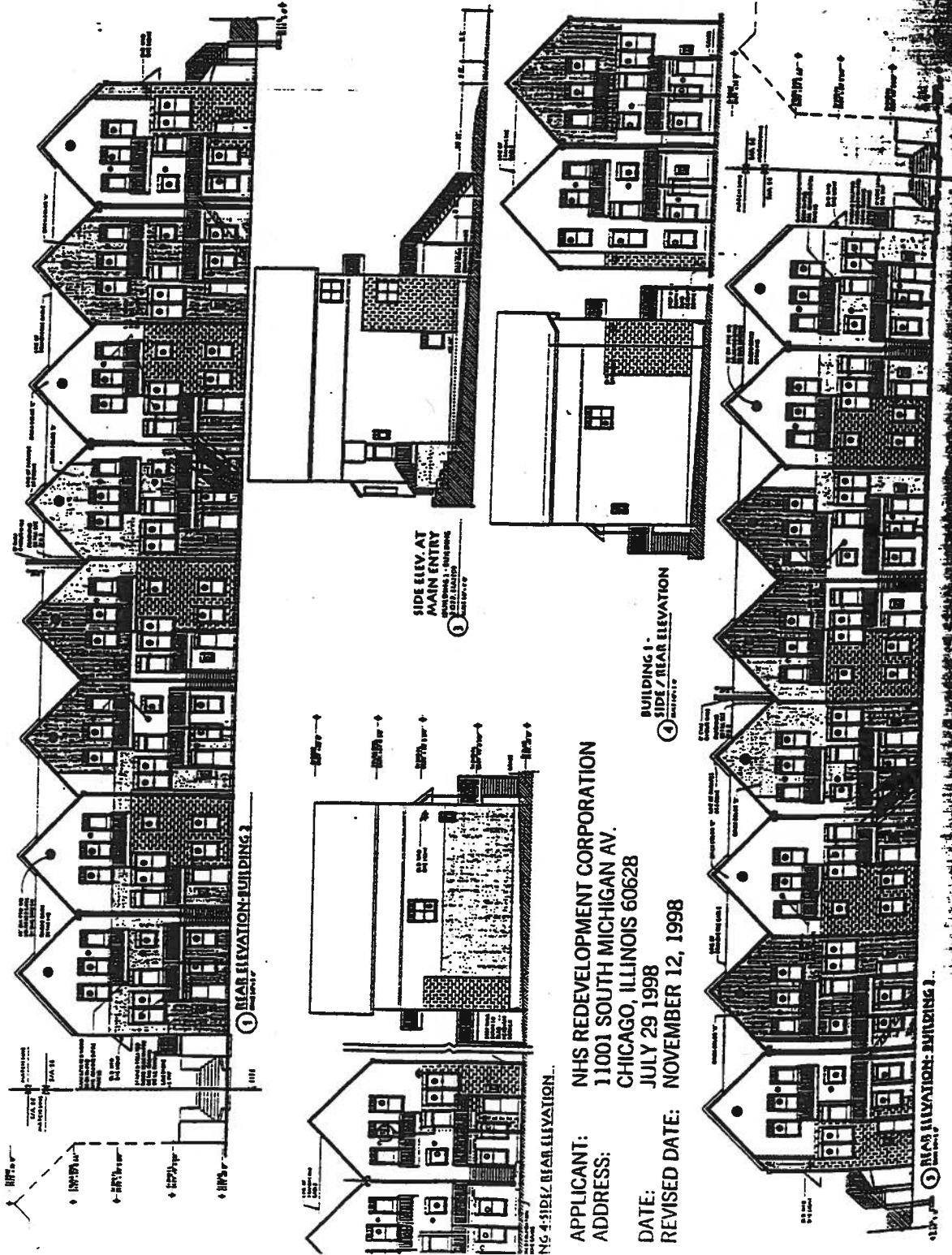


2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION SOUTH HALF
SCALE: 1/8" = 1'-0"

Building Elevations.
(Page 2 of 2)



APPLICANT: NHS REDEVELOPMENT CORPORATION
 ADDRESS: 11001 SOUTH MICHIGAN AV.
 CHICAGO, ILLINOIS 60628
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