

12/15/99

REPORTS OF COMMITTEES

21911

*Reclassification Of Area Shown On Map Number 1-G.
(Application Number 12854)*

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 1-G in the area bounded by:

a line 126.13 feet north of and parallel to West Huron Street; North Elizabeth Street; West Huron Street; a line 24.0 feet west of and parallel to North Elizabeth Street; the alley next north of West Huron Street; and the alley next west of North Elizabeth Street,

to those of an R4 General Residence 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 2-G.
(As Amended)
(Application Number 12782)*

RPD No. 731

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 M1-3 Restricted Manufacturing District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Van Buren Street; South Sangamon Street; the north line of the Eisenhower Expressway; South Morgan Street; the public alley next south of and parallel to West Van Buren Street; and a line 101.12 feet east of and parallel to South Morgan Street,

to those of a B4-5 Restricted Service District and then to a Residential Planned Development 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.

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

Residential Planned Development Number 731.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately zero and ninety-three hundredths (0.93) acres (forty thousand five hundred sixty-three (40,563) square feet) which is controlled by Concord Development Corporation of Illinois ("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 rights-of-way 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 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 any portion 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, 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. No amendment may be sought without written approval by the homeowners association.

4. This Plan of Development consists of these thirteen (13) statements; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; an Existing Zoning and Land-Use Map; a Site Plan/Landscape Plan; Street Landscaping Plan; Right-of-Way Adjustment Map; Typical Balcony Detail Plan; and Building Elevations dated November 18, 1999, prepared by Hartshorne & Plunkard, Ltd., which are all incorporated herein. Full size sets of the Site Plan, Landscape Plan and Building Elevations 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 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 areas delineated herein:
 - multi-family dwelling units; accessory and non-accessory parking; ground floor retail uses as permitted within the B4-5 District except amusement establishments, arcades, automobile service stations, laundrettes, laundries; and related uses.
6. Identification and business 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 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 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 the height of any improvement shall also be subject to 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 definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the property, including landscaping and all entrances and exits shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table and the Site and Landscape Plan attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site 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.

12/15/99

REPORTS OF COMMITTEES

21915

12. 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.
13. Unless substantial construction of the building has not yet begun within the Planned Development within six (6) years of the date of passage of the Planned Development, the zoning of that property shall revert to the underlying M1-3 Restricted Manufacturing District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Planned Development Boundary and Property Line Map; Existing Zoning and Land-Use Map; Site Plan and Landscape Plan; Street Landscaping Plan; Right-Of-Way Adjustment Map; Typical Balcony Detail Plan; and Building Elevation Drawing referred to in these Plan of Development Statements printed on pages 21917 through 21928 of this Journal.]

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

Residential Planned Development Number 731.

Bulk Regulations And Data Table.

Gross Site Area:

54,333 square feet (1.247 acres).

Net Site Area:

Total = Gross Site Area (54,333 square feet) - Area in Public Streets and Alleys (13,704 square feet) = Net Site Area of 40,563 square feet (0.93 acres).

Maximum Floor Area Ratio:

7.0.

Maximum Number of Residential Units:

180 units.

Maximum Site Coverage:

In accordance with Site Plan.

Minimum Number of Accessory Off-Street Parking Spaces:

180.

In the event that fewer dwelling units are built at the time of Part II approval, the number of parking spaces may also be reduced, however, the 1:1 ratio shall be maintained.

Maximum Number of Non-Accessory Parking Spaces:

80.

Minimum Number of Off-Street Loading Docks:

2.

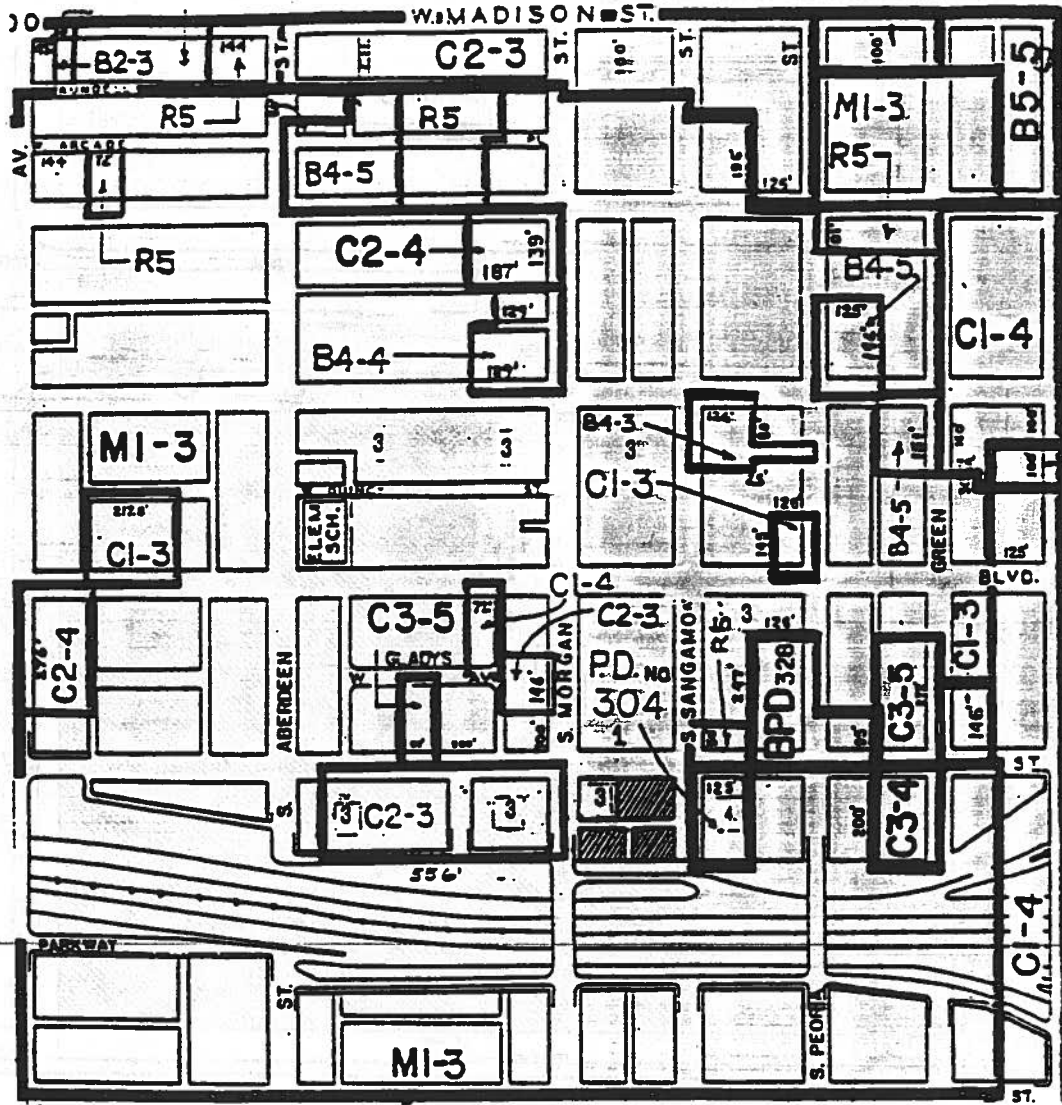
Minimum Building Setbacks:

In accordance with Site Plan.

Maximum Building Height:

In accordance with Building Elevations.

Existing Zoning And Land-Use Map.



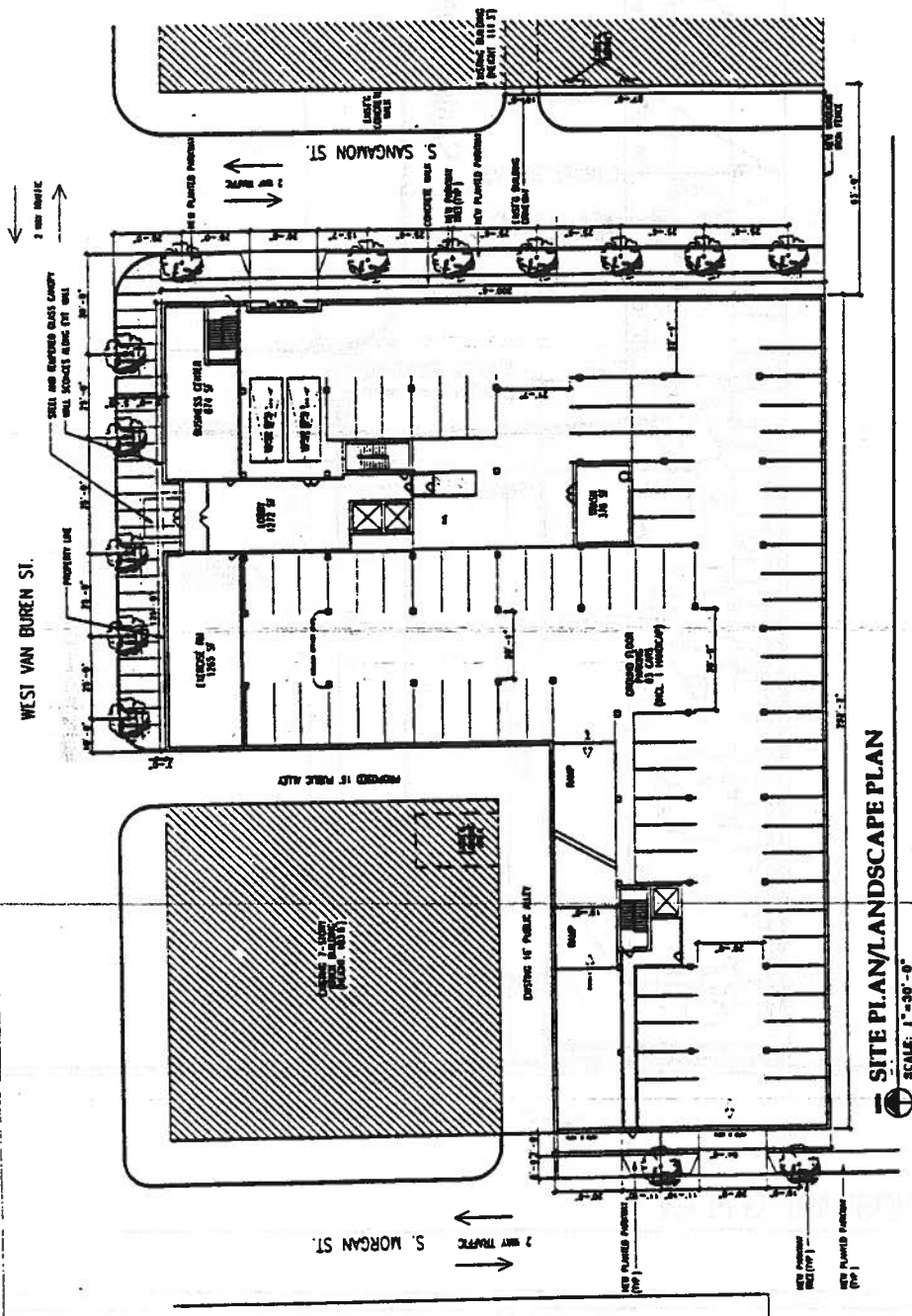
- KEY
- 1. PARKING
 - 2. OFFICE/ MANUFACTURING
 - 3. OFFICE
 - 4. OFFICE, RESIDENTIAL

EXISTING ZONING AND LAND USE MAP

Concord Development Corporation
of Illinois
1540 East Dundee Road, Suite 250
Palatine, Illinois 60067
Submitted: July 21, 1999
Revised: November 18, 1999

A1	Architects Hartshorne + Plunkard, Ltd. 1555 N. Sheffield Chicago, Illinois 60622 312.664.7272 312.664.71291	CONCORD DEVELOPMENT CORPORATION 933 W. VAN BUREN CHICAGO ILLINOIS	11.17.99
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Site/Landscape Plan.



SITE PLAN/LANDSCAPE PLAN
SCALE: 1"=30'-0"

LANDSCAPING NOTES

1. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.

2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.

3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.

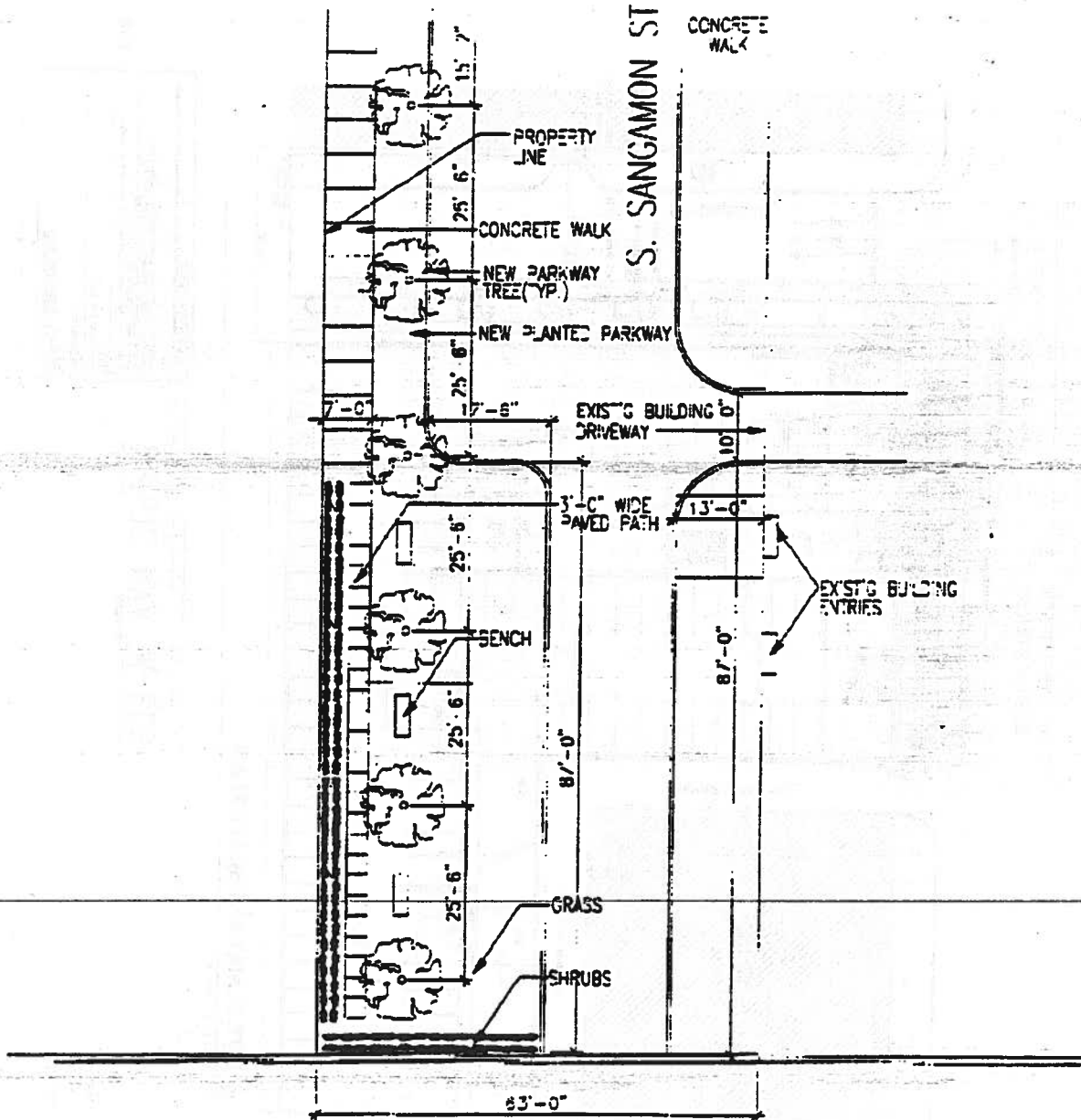
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.

933 W. VAN BUREN
CONCORD DEVELOPMENT
CHICAGO

ARCHITECT
Bartelme + Plunkert Ltd
1540 East Dundee Road, Suite 250
Palatine, Illinois 60067
312.294.7772 312.294.7100
CONCORD DEVELOPMENT CORPORATION
of Illinois

DRAWING
A2

Street Landscaping Plan.

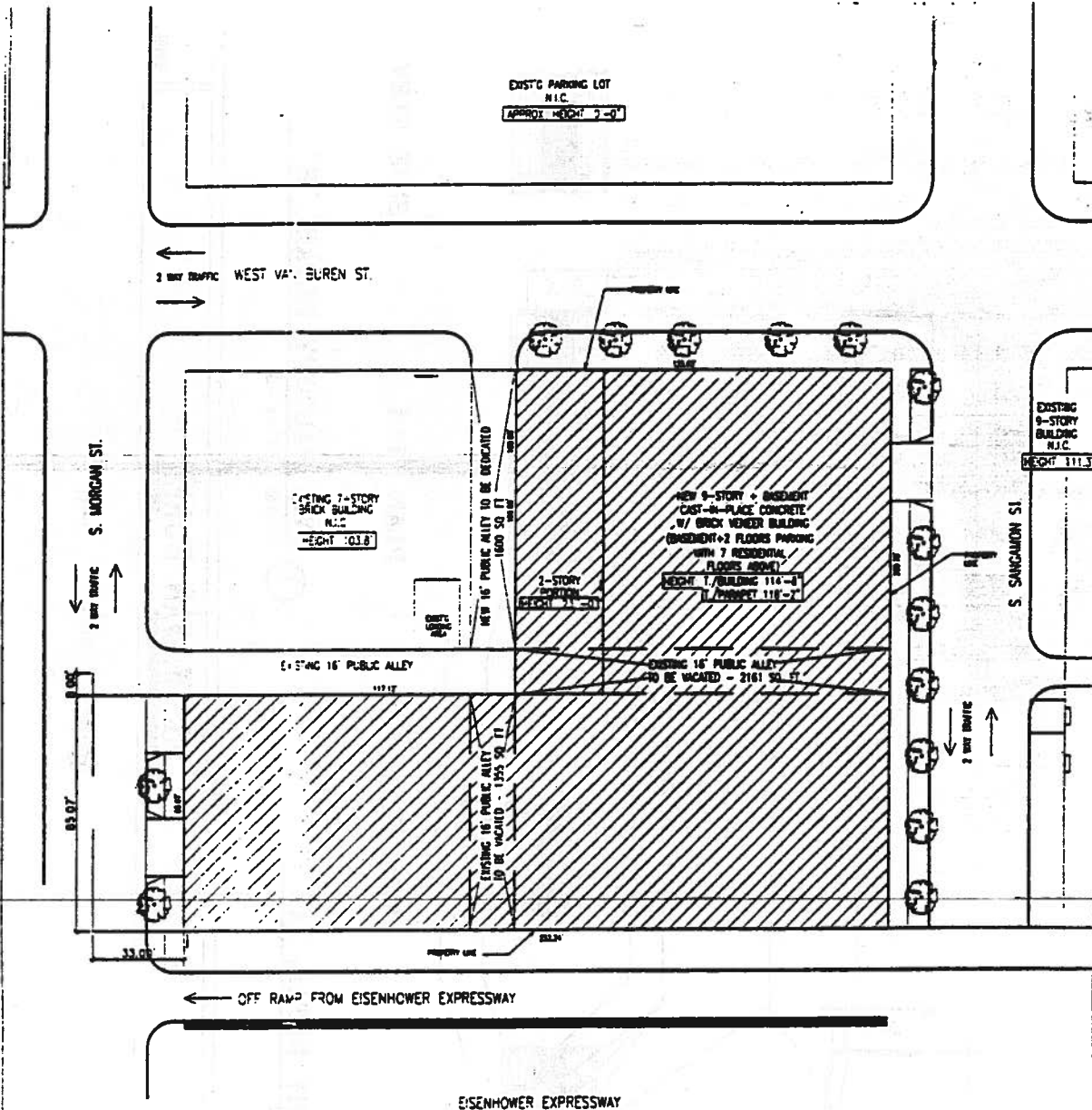


STREET LANDSCAPING PLAN

A4	Architects	Hartshorne + Plunkard, Ltd.	CONCORD DEVELOPMENT CORPORATION	11.17.99	
	1555 N. Sheffield Chicago, Illinois 60622 312.864.7272 312.864.7120f	933 W. VAN BUREN CHICAGO ILLINOIS	1:20		

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Submitted: July 21, 1999

Right-Of-Way Adjustment Map.



**RIGHT-OF-WAY
ADJUSTMENT MAP**


SCALE: 1"=50'-0"
 Concord Development Corporation
 of Illinois
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 Palatine, Illinois 60067
 Submitted: July 21, 1999
 Revised: November 18, 1999

A3

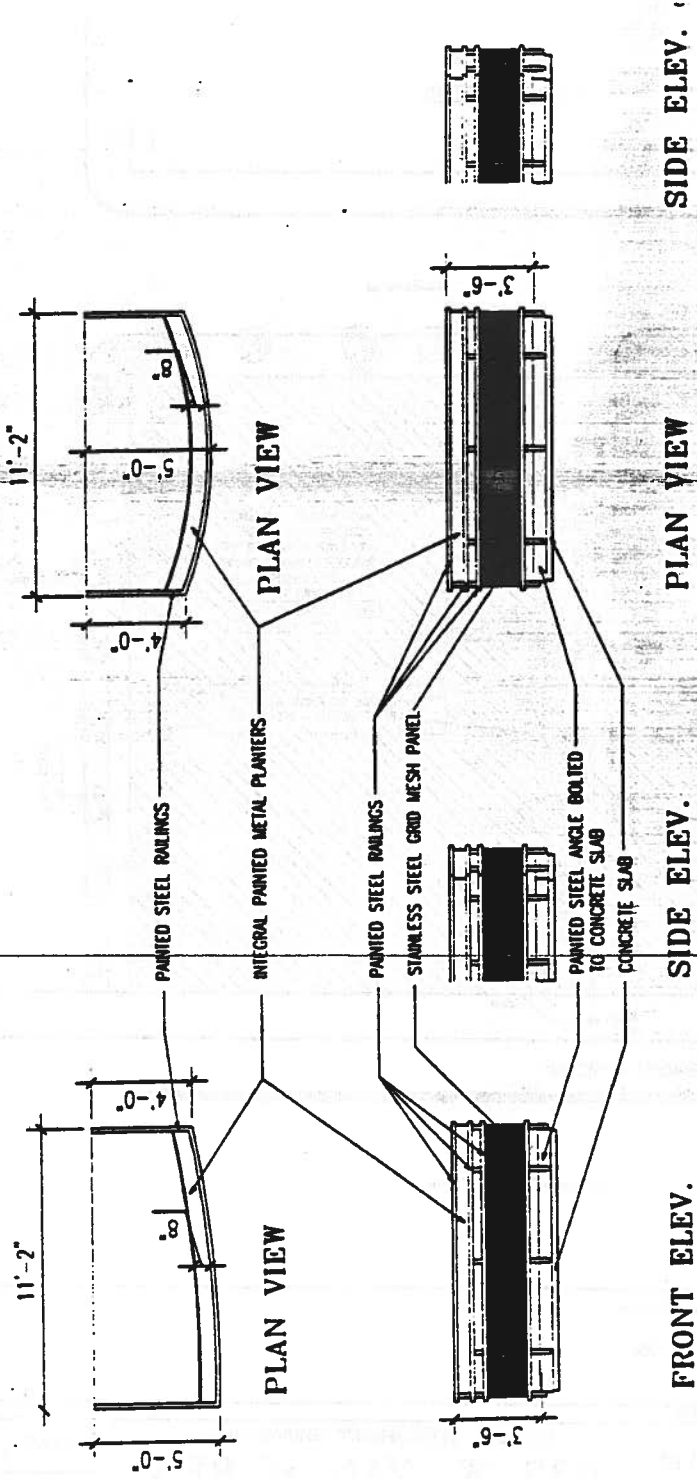
Architects
Hartshorne + Plunkard, Ltd.
 1555 N. Sheffield Chicago, Illinois 60622
 312.664.7272 312.664.7120F

CONCORD DEVELOPMENT CORPORATION
933 W. VAN BUREN
 CHICAGO ILLINOIS

11.17.99



Typical Balcony Detail Plan.

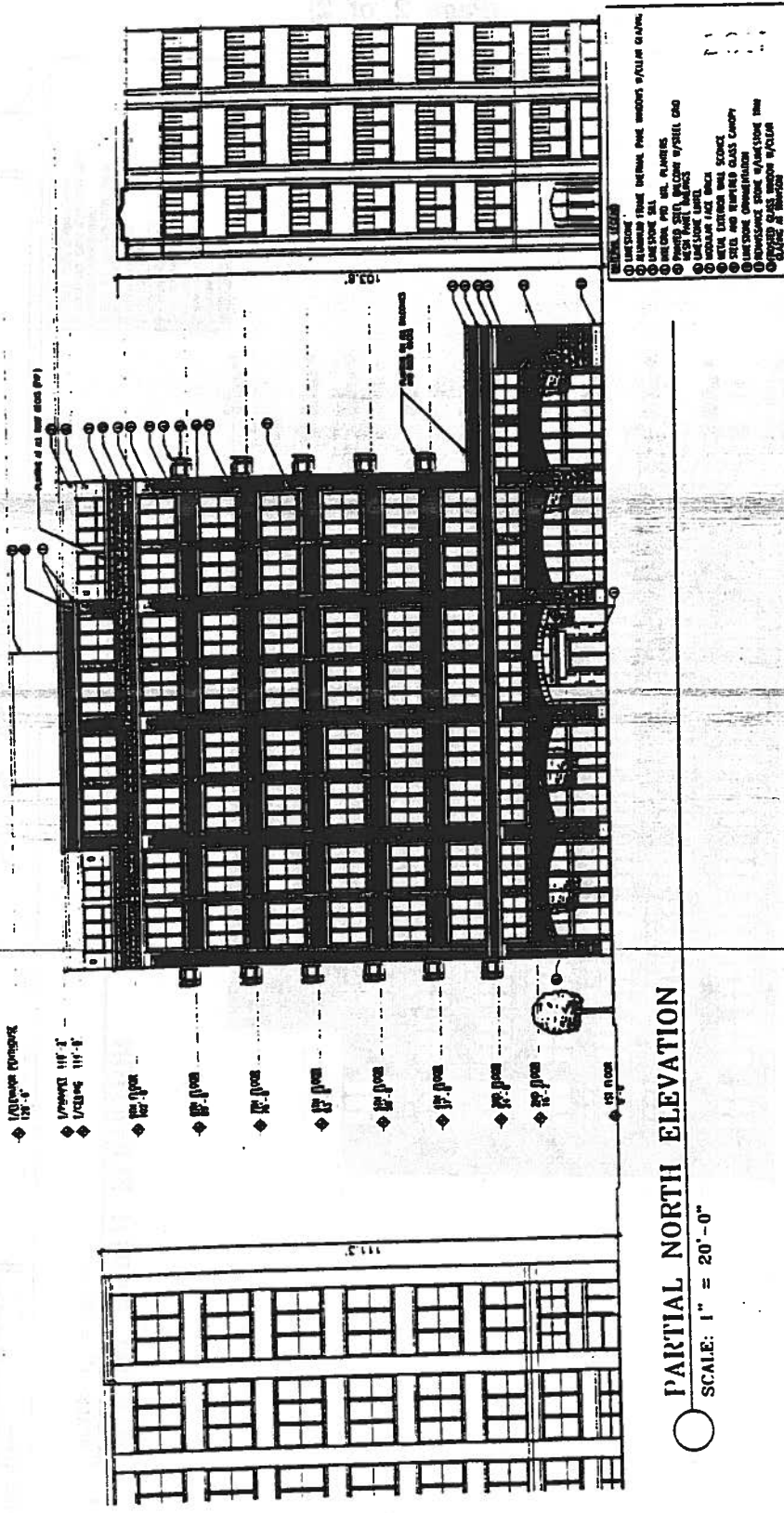


① TYP. BALCONY DETAIL "B"
SCALE: 1/4"=1'-0"

② TYP. BALCONY DETAIL "A"
SCALE: 1/4"=1'-0"

DRAWING A13	Burkhardt + Partners Ltd. 100 N. LaSalle Street, Suite 4000 Chicago, Illinois 60602 312.581.7772	933 W. VAN BUREN CONCORD DEVELOPMENT	1109
	Concord Development Corporation of Illinois 1540 East Dundee Road, Suite 250 Palatine, Illinois 60067		

Partial North Elevation.



PARTIAL NORTH ELEVATION
 SCALE: 1" = 20'-0"

- FINISHES:**
- LINTSTONE
 - LINTSTONE FRAME WITHIN THE WINDOW SILLING CHANNEL
 - LINTSTONE FOR ALL PLACES
 - LINTSTONE FOR BALCONY W/STAIR CASE
 - BRICK
 - METAL FACE BRICK
 - METAL EXTENDED WALL SCOFF
 - STEEL AND WHEATED GLASS CANOPY
 - LINTSTONE CORNERSTONE
 - LINTSTONE CORNERSTONE WITH
 - LINTSTONE CORNERSTONE

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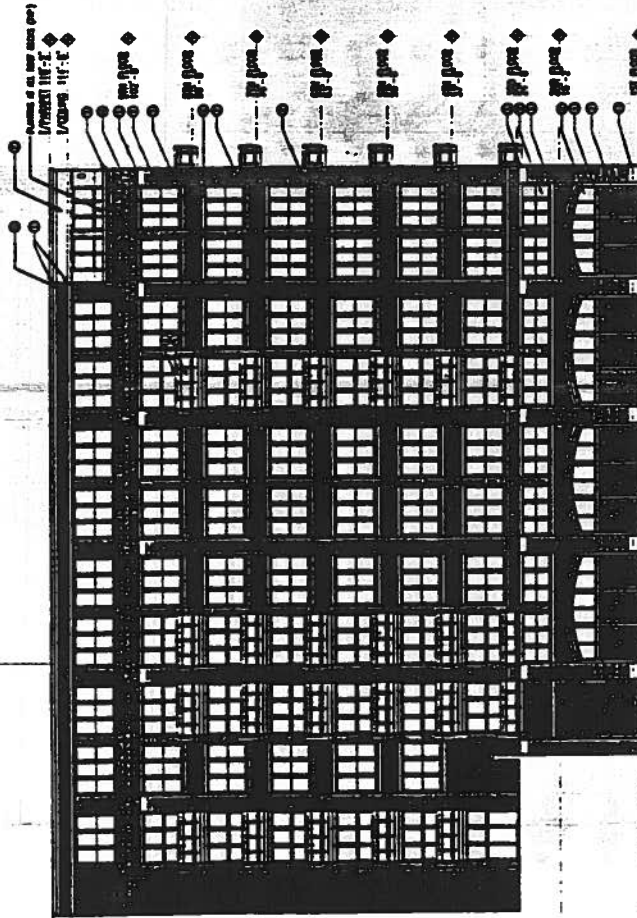
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Architects + Planners Ltd.
 1500 N. Lincoln Drive, Suite 600
 Chicago, IL 60642
 312.264.7272

Concord Development Corporation

11/09

Partial North Elevation.
(Page 2 of 2)



- ① LANTERN FRAMES WITH WOODS W/CLAS GLAZING
- ② LANTERN FRAMES WITH WOODS W/CLAS GLAZING
- ③ LANTERN FRAMES WITH WOODS W/CLAS GLAZING
- ④ LANTERN FRAMES WITH WOODS W/CLAS GLAZING
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PARTIAL NORTH ELEVATION
SCALE: 1" = 20'-0"

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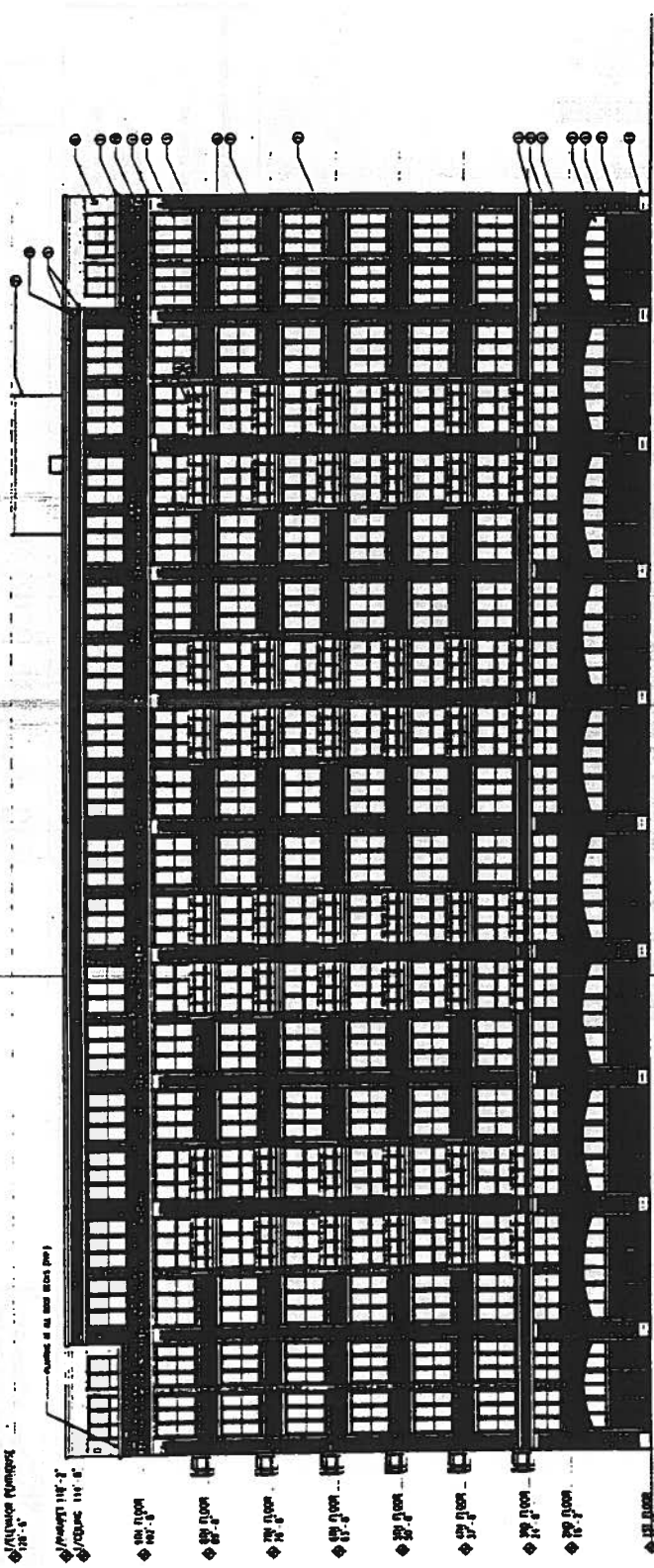
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Palatine, Illinois 60067
Submitted July 21, 1999

Architects + Planners Ltd.
100 N. LaSalle Street, Suite 2000
Chicago, IL 60602
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DRAWING
A12

1189

South Elevation.

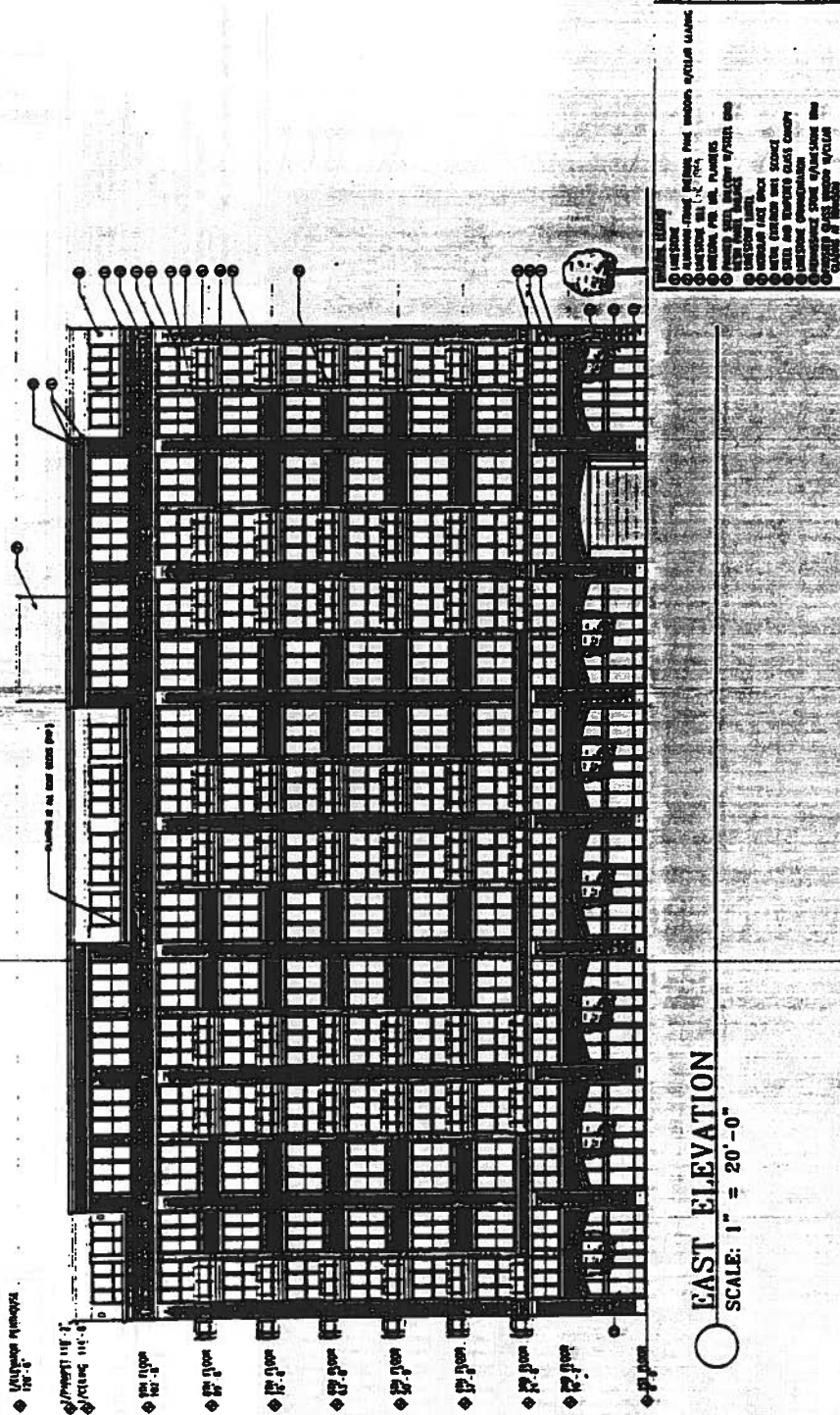


SOUTH ELEVATION
 SCALE: 1" = 20'-0"

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DRAWING
A9
 Conkord Development Corporation
 of Illinois
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 Palatine, Illinois 60067

East Elevation.



- 1. WINDOW SILL
- 2. WINDOW CASE
- 3. WINDOW GLASS
- 4. WINDOW FRAME
- 5. WINDOW LINENOTE
- 6. WINDOW STOP
- 7. WINDOW TRACK
- 8. WINDOW GASKET
- 9. WINDOW WEATHERSTRIP
- 10. WINDOW FINISH
- 11. WINDOW COATING
- 12. WINDOW PAINT
- 13. WINDOW GLASS
- 14. WINDOW CASE
- 15. WINDOW GLASS
- 16. WINDOW FRAME
- 17. WINDOW LINENOTE
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- 118. WINDOW FINISH
- 119. WINDOW COATING
- 120. WINDOW PAINT

933 W. VAN BUREN
CONCORD DEVELOPMENT
CHICAGO

EAST ELEVATION
SCALE: 1" = 20'-0"

DRAWING
A8
Burdick + Burdick Inc.
1520 N. LaSalle Chicago, Ill. 60610
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