

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO (CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION OF AREAS SHOWN ON MAP NUMBERS 5-I AND 9-N.

RPD No 749

The Committee on Zoning submitted the following report:

CHICAGO, June 28, 2000.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on June 27, 2000, 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 one application for an exception at 300 West 24<sup>th</sup> Street.

I beg leave to recommend the passage of nine ordinances which were corrected and amended in their amended form. They are Application Numbers TAD-245, A-4181, 12787, 12952, 12966, 12872, 12891, 12893 and 13024.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Numbers 13036, 13041, 13034 and 13005 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Also, please let the record reflect that Alderman Thomas Allen invoked Rule 14 of the City Council's Rules of Order and Procedure and abstained from voting on Application Numbers 12966 and 12872.

At this time, I move for passage of these ordinances with the exception of Application Number 13047 for which I, along with Alderman Ed Smith, request deferral.

12872

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Again, please let the record reflect that I abstain from voting on Application Numbers 13036, 13041, 13034, and 13005 and Alderman Thomas Allen abstains from voting on Application Numbers 12966 and 12872 under the provisions 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 amended ordinances transmitted with the foregoing committee report were Passed by yeas and nays as follows:

*Yeas* -- Aldermen Granato, Haithcock, Tillman, Hairston, Lyle, Beavers, Dixon, Beale, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Murphy, Rugai, Troutman, DeVille, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Matlak, Mell, Colom, Banks, Mitts, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schuler, Moore, Stone -- 42.

*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 principals of the applicant to these zoning reclassifications.

The following are said amended ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 5-I.*

(As Amended)

(Application Number 12872)

RPD 749

*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 R3 General Residence District symbols and indications as shown on Map Number 5-I in the area bounded by:

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a line 231.33 feet north of and parallel to West Bloomingdale Avenue; the east line of the north/south public alley next west of and parallel to North Rockwell Avenue; a line 256.22 feet north of and parallel to West Bloomingdale Avenue; North Rockwell Avenue; West Bloomingdale Avenue; and North Talman Avenue,

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 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 of Development Statements attached to this ordinance read as follows:

*Residential Planned Development Number* 749.

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately one and thirty-one hundredths (1.31) acres (fifty-seven thousand one hundred ninety-nine (57,199) square feet) which is controlled by C. A. Development, Inc. (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 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. 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; a Site Plan; Plant Material Palette; Building Elevations, as prepared by Patrick Fitzgerald & Associates dated June 15, 2000; and Landscape Plan, as prepared by Jack Gabriel D. Clementi, dated February 28, 2000, 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 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:
  - single-family detached and attached residential dwelling units, accessory dwelling units, accessory uses and accessory parking with second (2<sup>nd</sup>) level living space without kitchen facilities.
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 floor area ratio 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 corresponding regulations and guidelines.
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 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 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 set backs, an increase in the maximum percent of land covered, or subsequent set back reductions

pertaining to individual residential units.

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. 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 (6) 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 Boundary and Property Line Map; Site Plan; Landscape Plan; Landscape -- Plant Material Palette; and Building Elevation Drawing referred to in these Plan of Development Statements printed on pages 37180 through 37188 of this Journal.]

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

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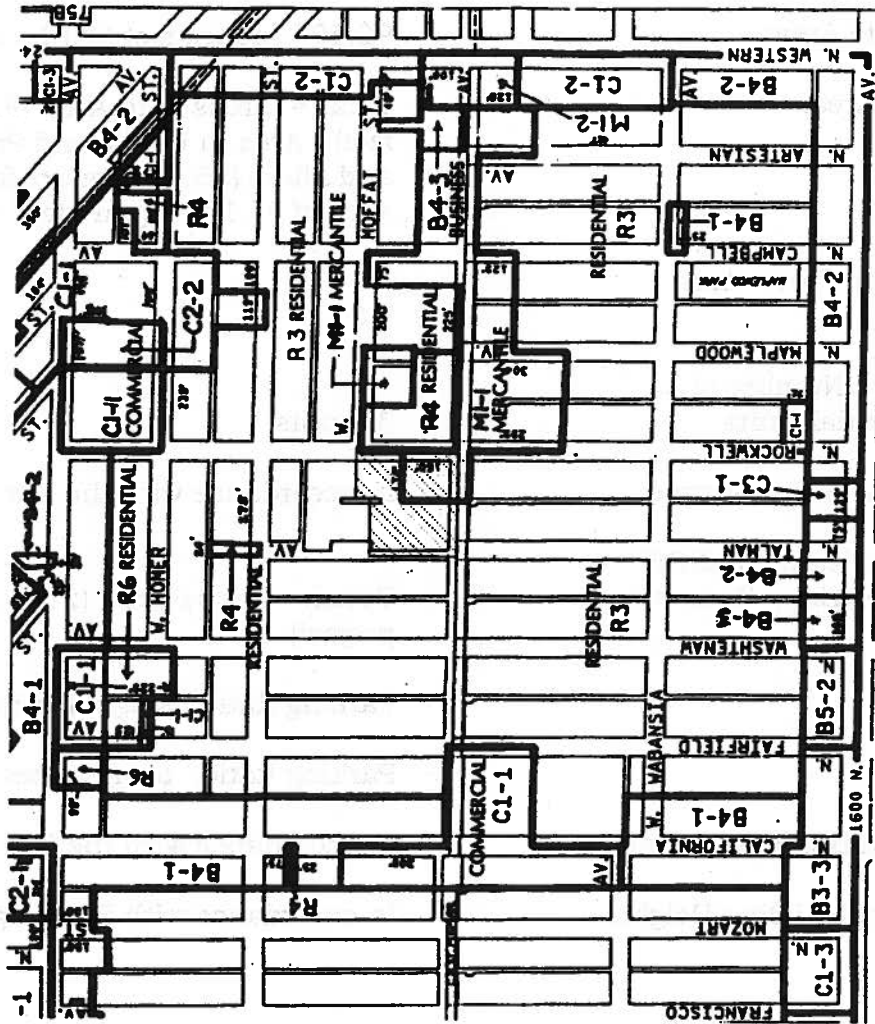
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Residential Planned Development Number 749.

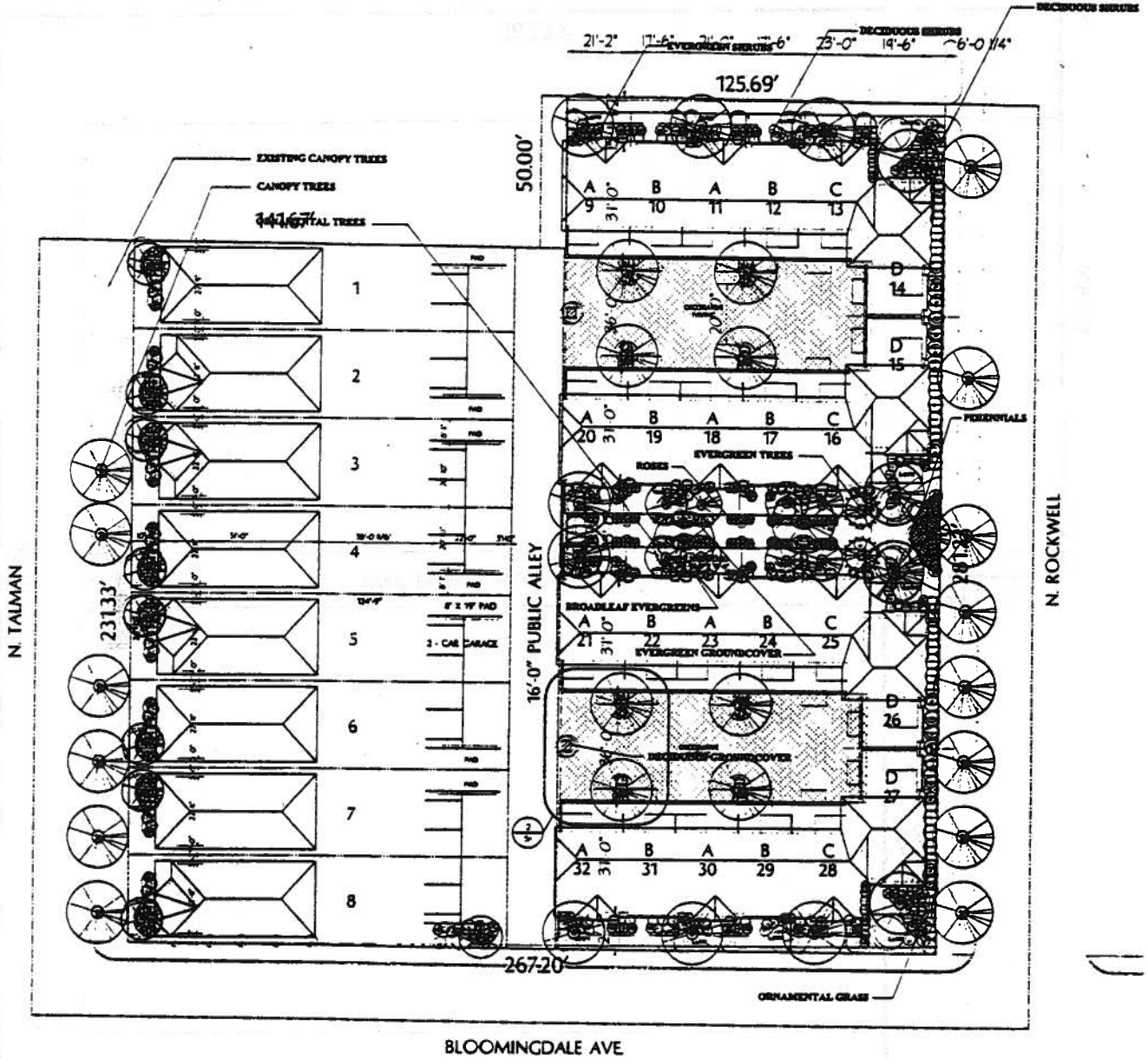
*Bulk Regulations And Data Table.*

Gross Site Area:	92,807 square feet (2.13 acres).
Net Site Area:	Total = Gross Site Area (92,807 square feet) - Area in Public and Private Streets and Alleys (35,608 square feet) = Net Site Area of 57,199 square feet (1.31 acres).
Maximum Floor Area Ratio:	1.31.
Maximum Number of Residential Units:	32 units.
Maximum Site Coverage:	In accordance with the Site Plan.
Minimum Number of Off-Street Parking Spaces:	Total: 71 spaces (2.22:1 -- overall project). Parking Ratio: single-family (2.9:1). Parking Ratio: townhouses (2:1).
Minimum Building Setbacks:	In accordance with the Site Plan.
Maximum Building Height:	In accordance with Building Elevations.

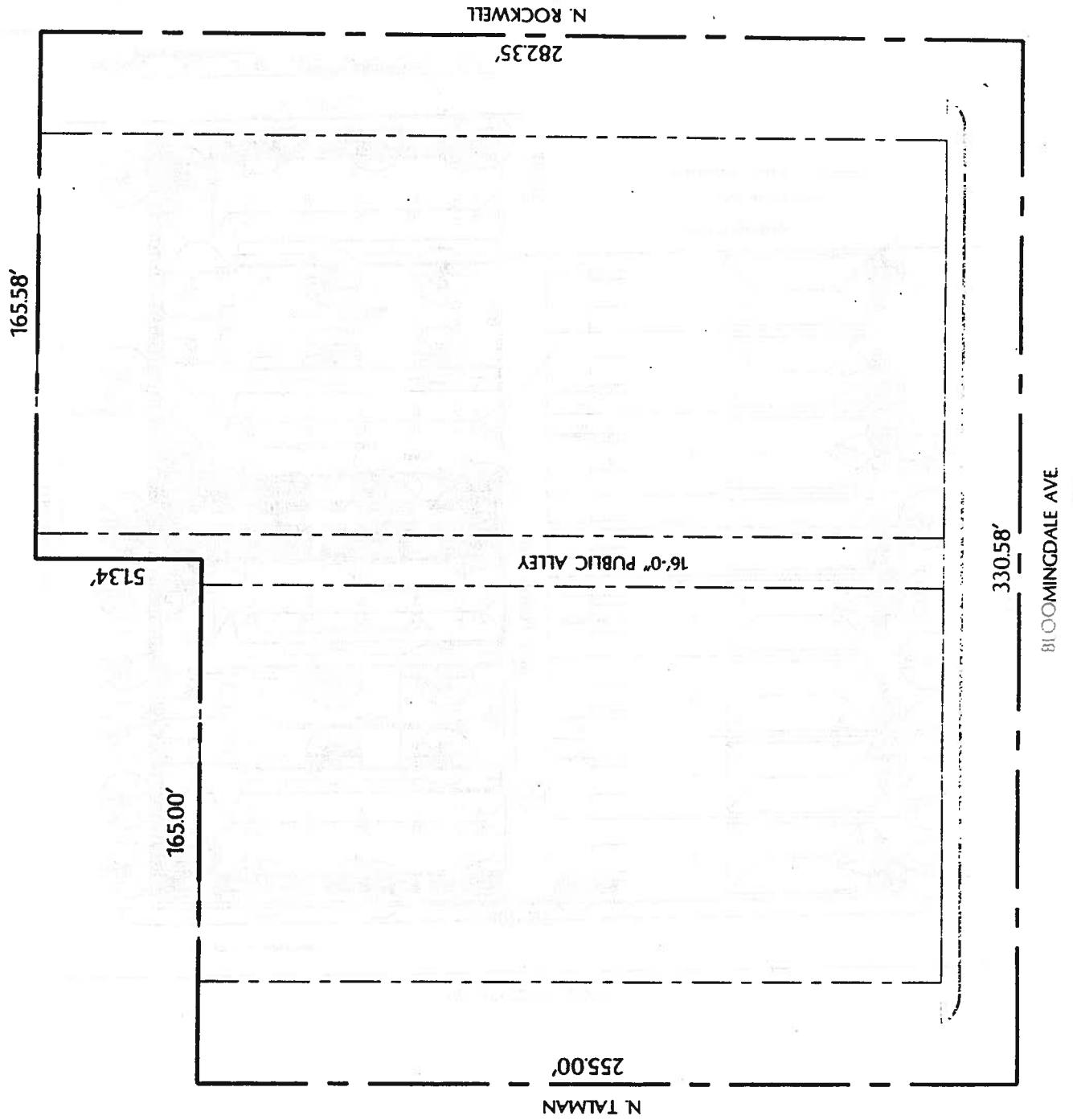
Existing Land-Use And Zoning Map.



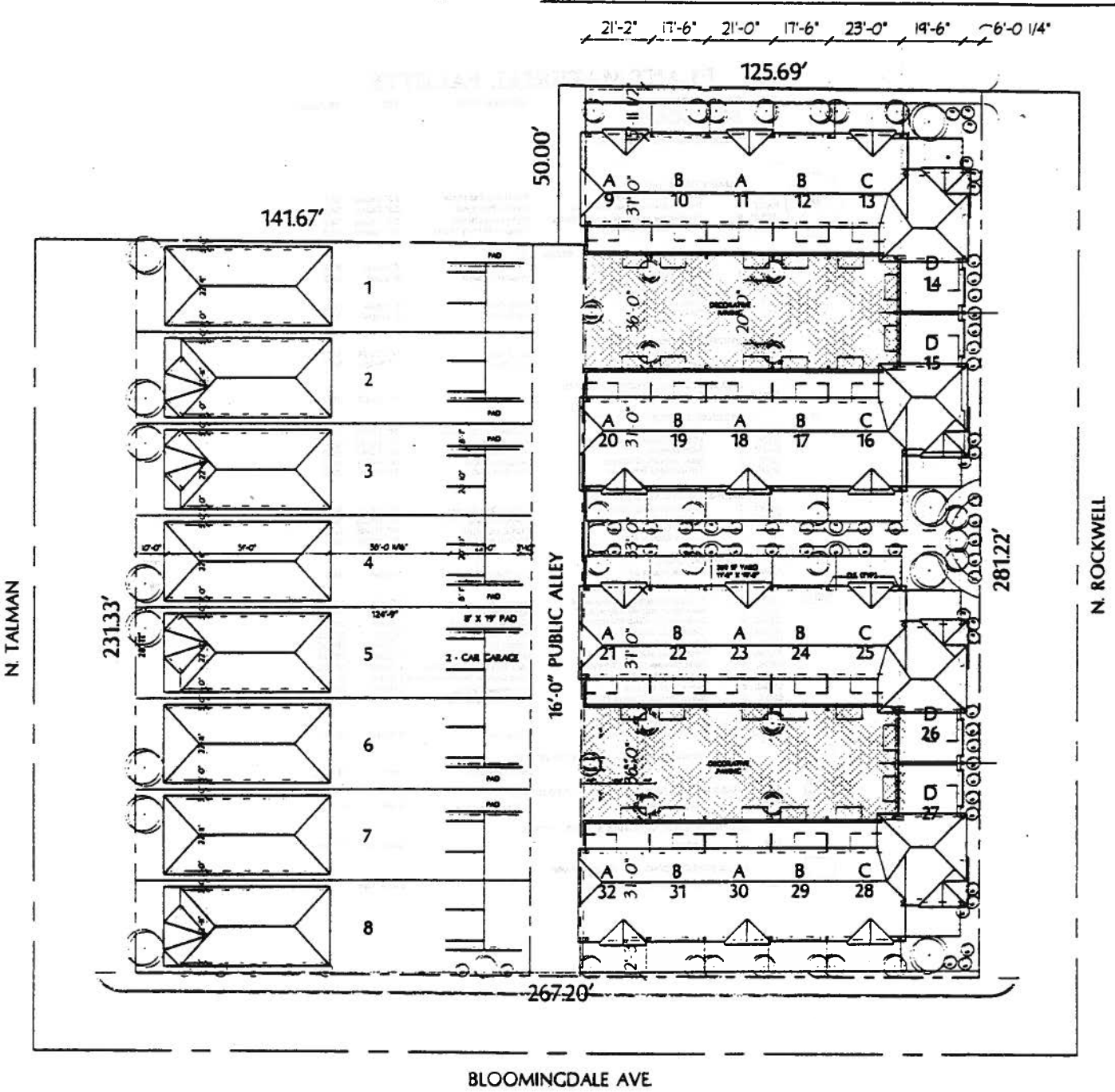
Landscape Plan.



Planned Development Boundary And Property Line Map.




Site Plan.

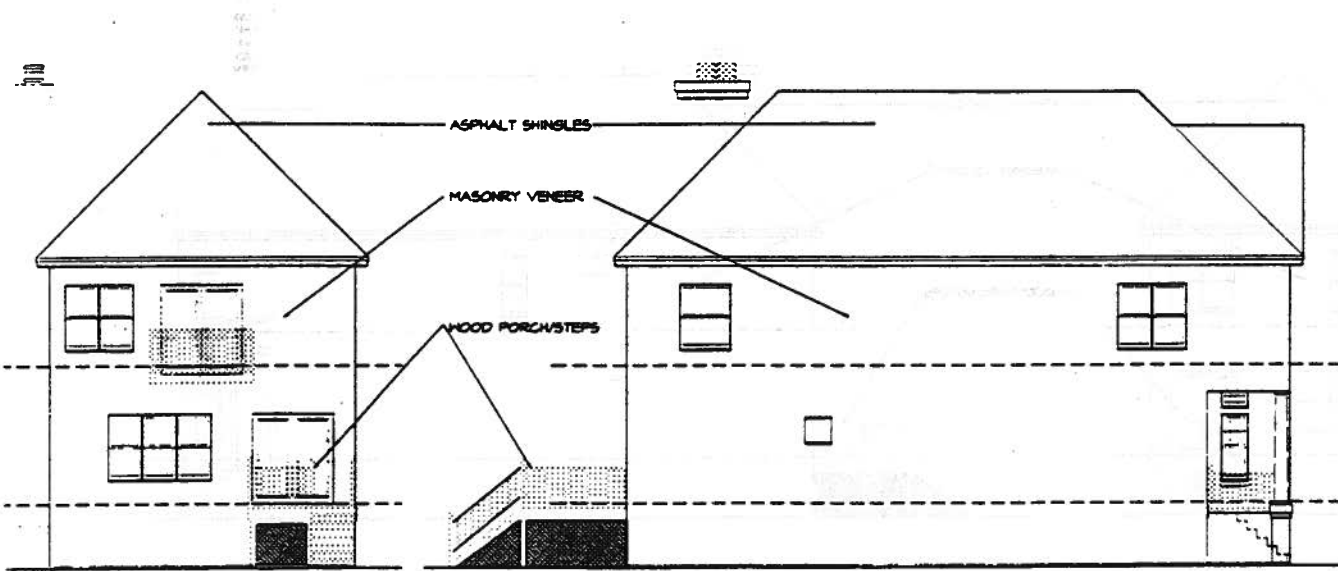
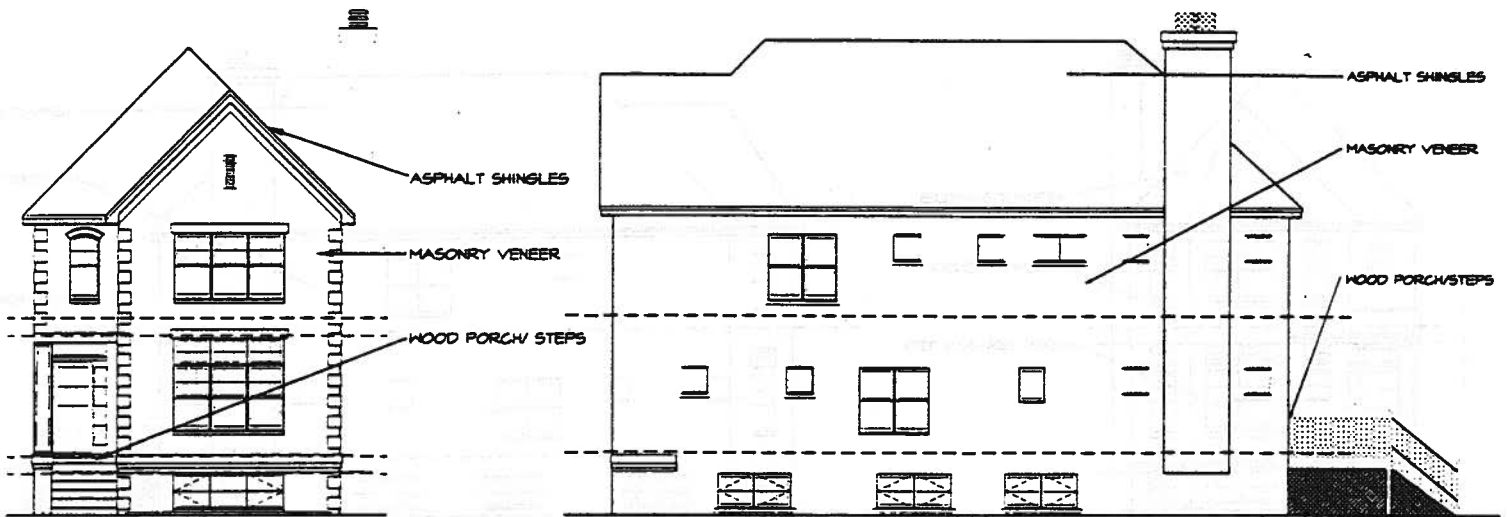


Landscape -- Plant Material Palette.

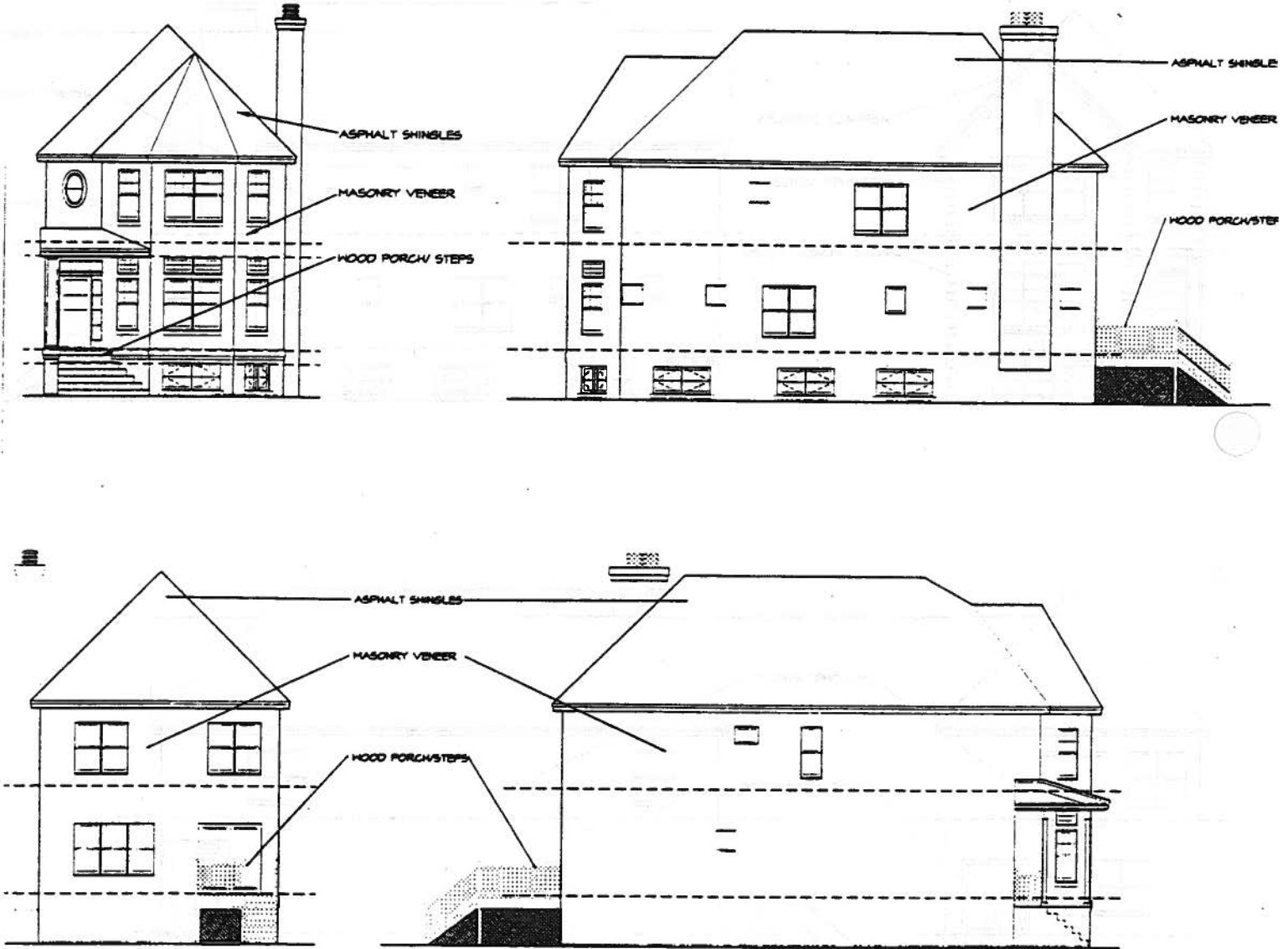
PLANT MATERIAL PALETTE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SOFTSCAPE</b>					
<b>EXISTING CANOPY TREES L-C</b>					
<b>CANOPY TREES L-C</b>					
	AR2L5*	0 Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2.5" Caliper	B&B
	FA2L5*	0 Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	2.5" Caliper	B&B
	QT2L5*	0 Quercus macrocarpa var. maxima 'Skyline'	Skyline Honeylocust	2.5" Caliper	B&B
	ARCL5*	0 Acer platanoides 'Colonnade'	Colonnade Norway Maple	2.5" Caliper	B&B
<b>INTERMEDIATE AND ORNAMENTAL TREES L-O</b>					
	MP6*	0 Malus 'Prunifolia'	Prunifolia Crabapple	6' Height	B&B
	MS6*	0 Malus 'Sargant'	Sargant Crabapple	6' Clump	B&B
<b>EVERGREEN TREES L-E</b>					
	AC6*	0 Abies concolor	White Fir	6' Height	B&B
	PN6*	0 Pinus strobus	Austrum Pine	6' Height	B&B
<b>EVERGREEN SHRUBS L-ES 3' O.C.</b>					
	TM24*	0 Taxus x media 'Danae'	Danae Yew	24" Height	B&B
	TM24*	0 Taxus x media 'Mickel'	Mickel Yew	24" Height	B&B
<b>BROADLEAF EVERGREENS L-EE 3' O.C.</b>					
	PN24*	0 Rhododendron 'P.J.M.'	P.J.M. Rhododendron	24" Height	B&B
<b>DECIDUOUS SHRUBS L-DS 3' O.C.</b>					
	CS24*	0 Cornus canadensis 'Cordana'	Canada Red Dogwood	24" Height	B&B
	HA24*	0 Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	24" Height	B&B
	RA24*	0 Rubus alpinus	Alpine Currant	24" Height	B&B
	SI24*	0 Syringa spicata 'Goldfinger'	Goldfinger Syringa	24" Height	B&B
	SP24*	0 Syringa paniculata 'Miss Kim'	Miss Kim Lilac	24" Height	B&B
<b>DECIDUOUS SHRUBS L-DS 5' O.C.</b>					
	CS48*	0 Cornus canadensis 'Cordana'	Canada Red Dogwood	48" Height	B&B
	EA48*	0 Eucalyptus alata	Winged Burning Bush	48" Height	B&B
	SC48*	0 Syringa Edith Cavell	Edith Cavell Lilac	48" Height	B&B
	SE48*	0 Syringa Emile de Meur	Emile de Meur Lilac	48" Height	B&B
<b>ROSES L-R 3' O.C.</b>					
	RM48*	0 Rosa var. 'Newman'	Rosa Flower Carpet Pink	3' Clump	B&B
<b>PERENNIALS L-P 18" TO 24" O.C.</b>					
	ASGal.	0 Anemone subsericea 'Silvermist'	Silvermist Anemone	1' Clump	18" O.C.
	ANGal.	0 Anemone pulsatilla 'Purple Dream'	Purple Dream Anemone	1' Clump	18" O.C.
	CVGal.	0 Campanula medium 'Mazzarini'	Mazzarini Campanula	1' Clump	18" O.C.
	HNGal.	0 Hebe x exoniensis 'Happy Returns'	Happy Returns Daylily	1' Clump	18" O.C.
	ISGal.	0 Iris sibirica 'Cannon Blower'	Cannon Blower Iris	1' Clump	18" O.C.
	PAGal.	0 Phlox paniculata 'Mantel'	Mantel Phlox	1' Clump	18" O.C.
	PPGal.	0 Phlox subulata 'Franz Schubert'	Franz Schubert Garden Phlox	1' Clump	18" O.C.
	RPGal.	0 Rudbeckia hirta 'Goldstrahl'	Goldstrahl Black-eyed Susan	1' Clump	18" O.C.
	SVGal.	0 Sedum 'Vera Juncos'	Vera Juncos Sedum	1' Clump	18" O.C.
	SPGal.	0 Sedum spectabile 'Dragon Blood'	Dragon Blood Sedum	1' Clump	18" O.C.
<b>ORNAMENTAL GRASS L-OG 3' O.C.</b>					
	MS3Gal.	0 Miscanthus sinensis 'Gracillan'	Miscanthus Grass	3' Clump	18" O.C.
<b>DECIDUOUS GROUNDCOVER L-EG 6" TO 12" O.C.</b>					
	FRQ.	0 Polygonum persicaria	Dwarf Persicaria	Quart	18" O.C.
<b>EVERGREEN GROUNDCOVER L-EG 6" TO 12" O.C.</b>					
	VMQ.	0 Viola minor 'Barlow'	La Grapes Perennial	Quart	12" O.C.
<b>SHRUBBED HARDWOOD MULCH L-SHM 3" DEEP</b>					
	SHM.	0 Hardwood		Cubic Yard	3" Deep
<b>SOD &amp; FINE GRADING L-S SQUARE YARD</b>					
	TURF.	0 Common Landscape Pro Mix Sod		Square Yard	

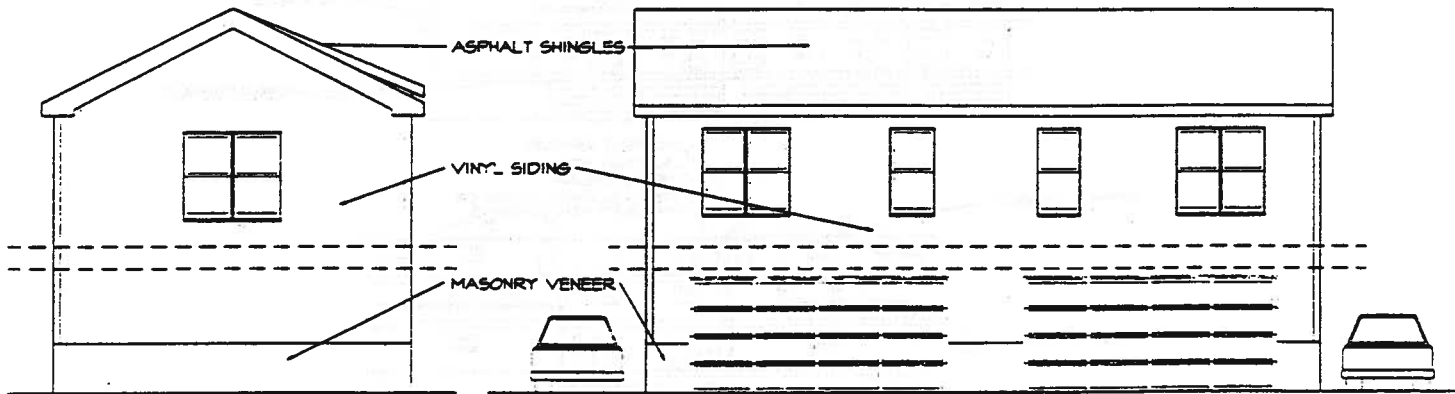
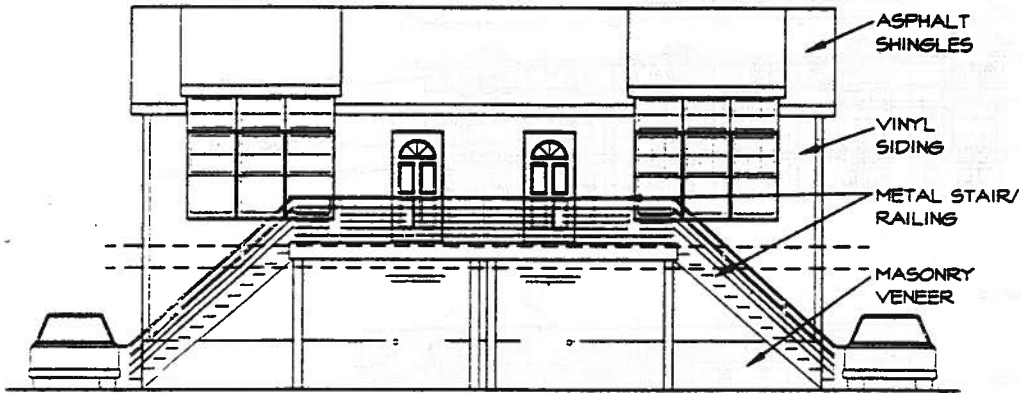
Bay House Elevations.



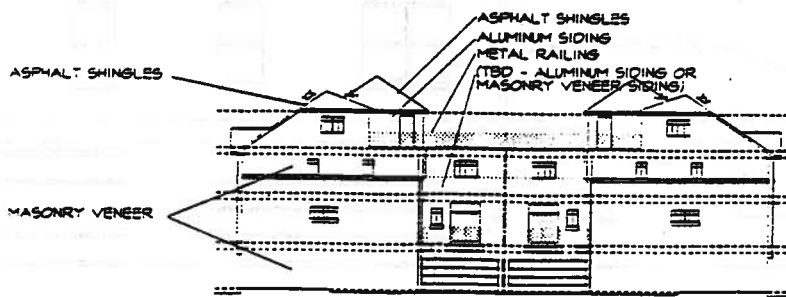
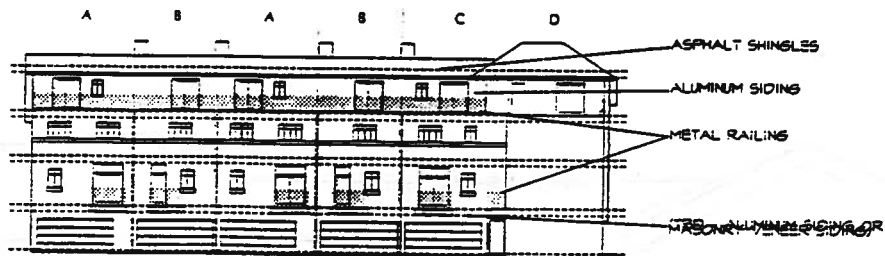
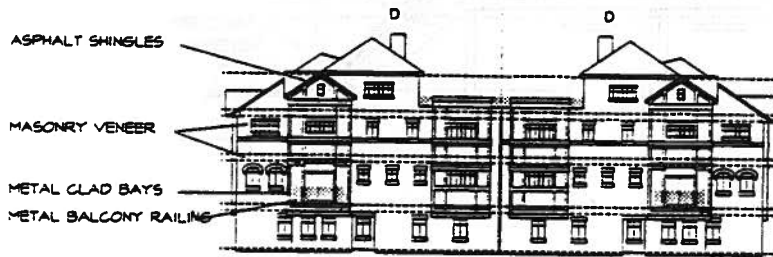
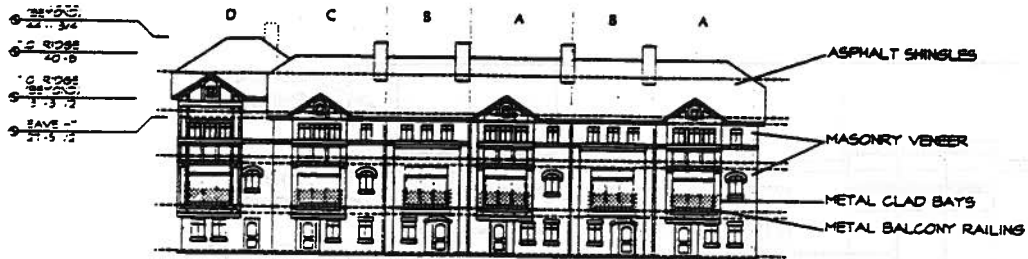
Gable House Elevations.



Garage Elevations.



Townhouse Elevations.



APPLICANT	CA DEVELOPMENT
ADDRESS	4545 WEST BERTEAU CHICAGO, IL 60641
DATE	4 APRIL, 2000
REVISED DATE	15 JUNE, 2000