

13163

52114

JOURNAL--CITY COUNCIL--CHICAGO

2/7/2001

*Reclassification Of Area Shown On Map Number 13-P.*

(As Amended)

(Application Number 13163)

PD 772

*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 B5-2 General Service District symbols and indications as shown on Map Number 13-P in the area bounded by:

West Bryn Mawr Avenue; North Oakview Avenue; West Gregory Street; and North East River Road,

to those of an R5 General Residential 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 Residential District symbols and indications as shown on Map Number 13-P in the area bounded by:

West Bryn Avenue; North Oakview Avenue; West Gregory Street; and North East River Road,

to those of a Residential Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as set forth in the Plan of development attached hereto and to no other.

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 772.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Business Planned Development consists of approximately one hundred fifty-two thousand two hundred eighteen (152,218) square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map and is controlled by the applicant, Guido Neri.
2. All applicable official reviews, approvals or permits which are necessary to implement this Plan of Development shall be obtained by the applicant or its successors, assignees or grantees. This Plan of Development shall not require any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal title holders and 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. 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 all the owners of the property, including any condominium association which may be formed to represent all or some of the owners for zoning purposes and any ground lessors.
4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations prepared by Guido C. Neri and Associates dated January 25, 2001; Neighborhood Map and Photographs. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted in the area delineated herein as a Residential Planned Development: residential dwelling units accessories indoor and outdoor parking and accessory uses.
6. Identification signs are temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Off-street loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
8. Any service drive 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. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of the improvements shall also be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the loading area, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the building elevations. In addition, parkway and parking lot trees and landscaping shall be installed and maintained in accordance with the parkway tree and parking lot planting provisions of the Chicago Zoning Ordinance.
11. 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.

12. The requirements of the Planned Development may be modified, administratively, by the Commissioner of Planning and Development upon the application for such a modification by the applicant and a determination by the Commissioner of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development 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.
13. 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 the Planned Development in an energy efficient manner, generally consistent with the most current energy 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.").
14. Unless substantial construction of the building 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 zoning of the Property shall automatically revert to the pre-existing R5 General Residence District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on page 52119 through 52127 of this Journal.]

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2/7/2001

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

*Residential Planned Development Number 17.2*

*Plan Of Development*

*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way + 152,218 square feet.

Maximum Permitted  
Floor Area Ratio:

2.2 -- Actual Floor Area Ratio 1.9.

Setbacks From Property Line:

In substantial conformance with the Site/Landscape Plan.

Maximum Percentage of Site  
Plan Coverage:

In substantial conformance with the Site Plan.

Maximum Number of Dwelling  
Units:

177 units.

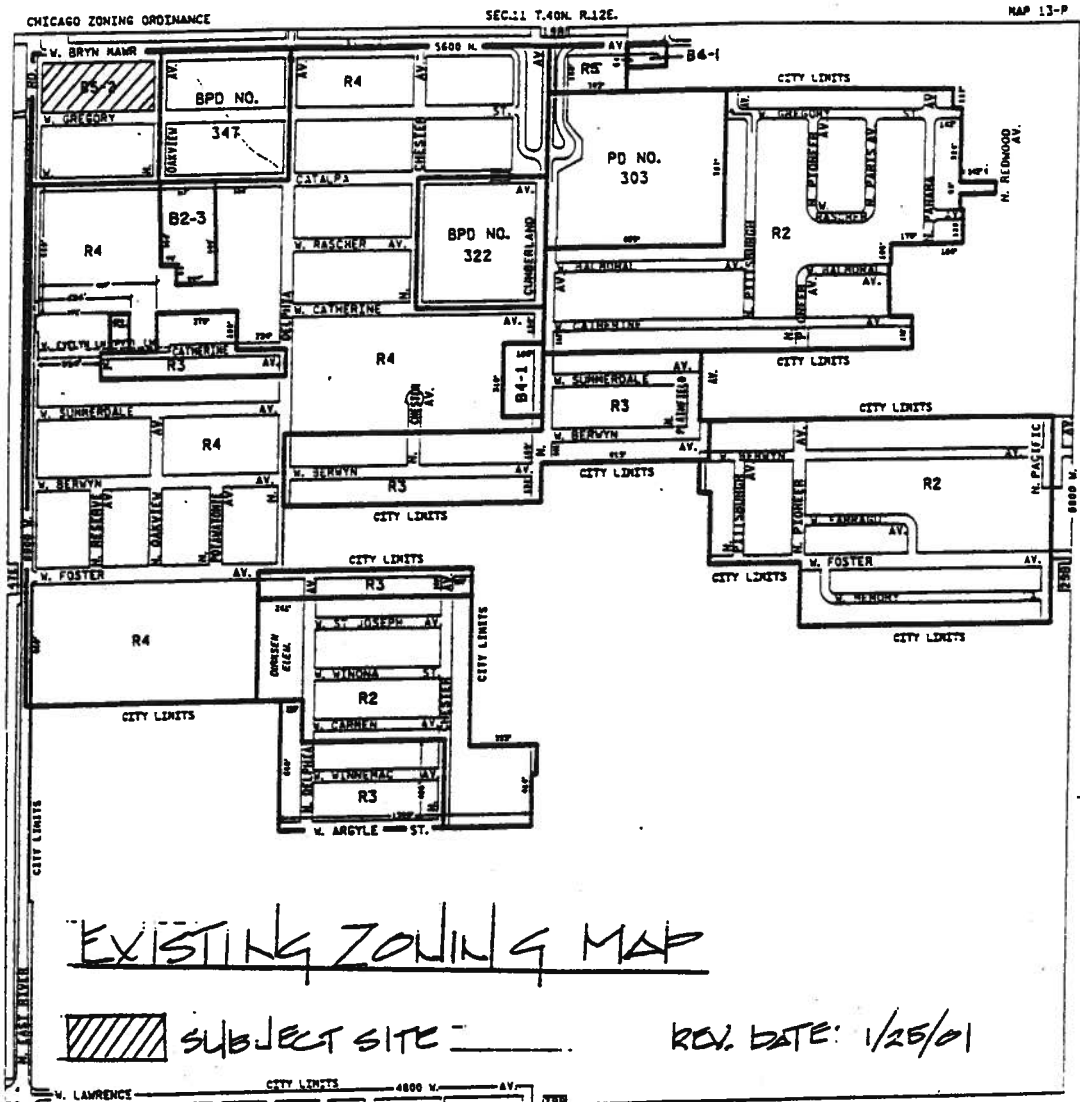
Minimum Number of Off-Street  
Parking Spaces:

240 indoor/47 outdoor.

Maximum Building Height:

In substantial conformance with the Building Elevations.

Existing Zoning Map.



EXISTING ZONING MAP

 SUBJECT SITE

REV. DATE: 1/25/01

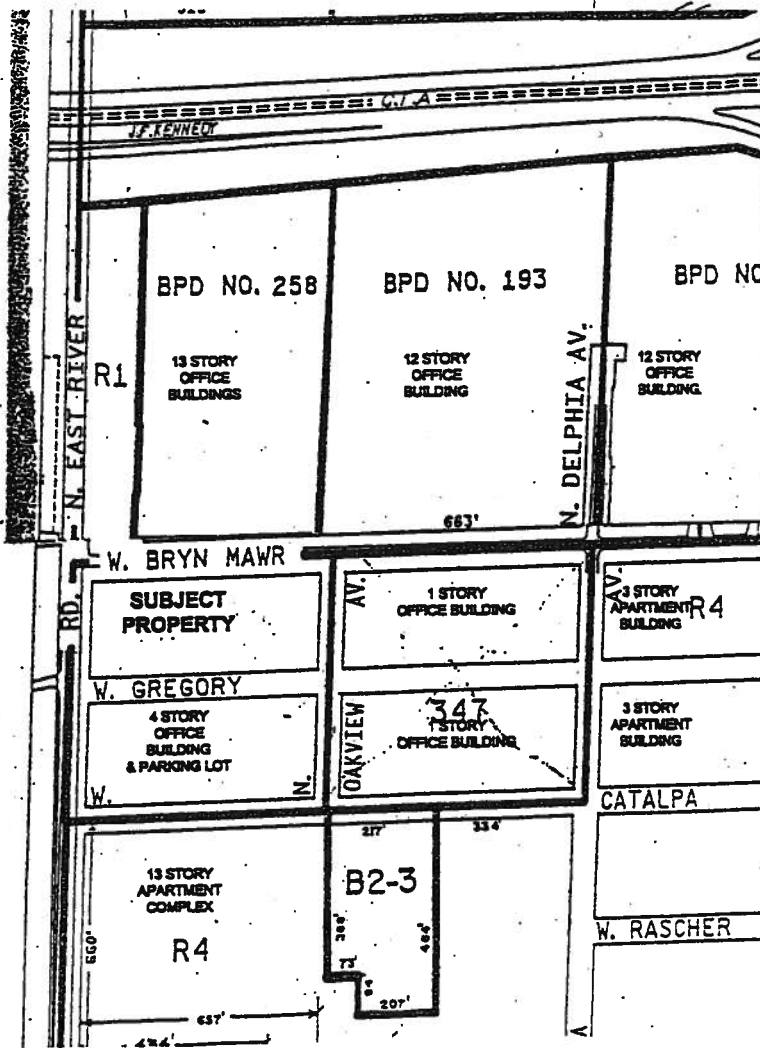
- |  |  |  |
|--|--|--|
| <p><b>RESIDENCE DISTRICTS</b></p> <ul style="list-style-type: none"> <li>R1 SINGLE-FAMILY RESIDENCE DISTRICT</li> <li>R2 SINGLE-FAMILY RESIDENCE DISTRICT</li> <li>R3 GENERAL RESIDENCE DISTRICT</li> <li>R4 GENERAL RESIDENCE DISTRICT</li> <li>R5 GENERAL RESIDENCE DISTRICT</li> <li>R6 GENERAL RESIDENCE DISTRICT</li> <li>R7 GENERAL RESIDENCE DISTRICT</li> <li>R8 GENERAL RESIDENCE DISTRICT</li> </ul> | <p><b>BUSINESS DISTRICTS</b></p> <ul style="list-style-type: none"> <li>B1-1 TO B1-5 LOCAL RETAIL DISTRICTS</li> <li>B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS</li> <li>B3-1 TO B3-5 GENERAL RETAIL DISTRICTS</li> <li>B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS</li> <li>B5-1 TO B5-5 GENERAL SERVICE DISTRICTS</li> <li>B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS</li> <li>B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS</li> </ul> | <p><b>COMMERCIAL DISTRICTS</b></p> <ul style="list-style-type: none"> <li>C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS</li> <li>C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS</li> <li>C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS</li> <li>C4 MOTOR FREIGHT TERMINAL DISTRICT</li> </ul> <p><b>MANUFACTURING DISTRICTS</b></p> <ul style="list-style-type: none"> <li>M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS</li> <li>M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS</li> <li>M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT</li> </ul> |
|--|--|--|

FOR USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7  
 FOR USE AND BULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8  
 FOR USE AND BULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9  
 FOR USE AND BULK REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10



Existing Land-Use Map.

COOK COUNTY  
FOREST PRESERVE

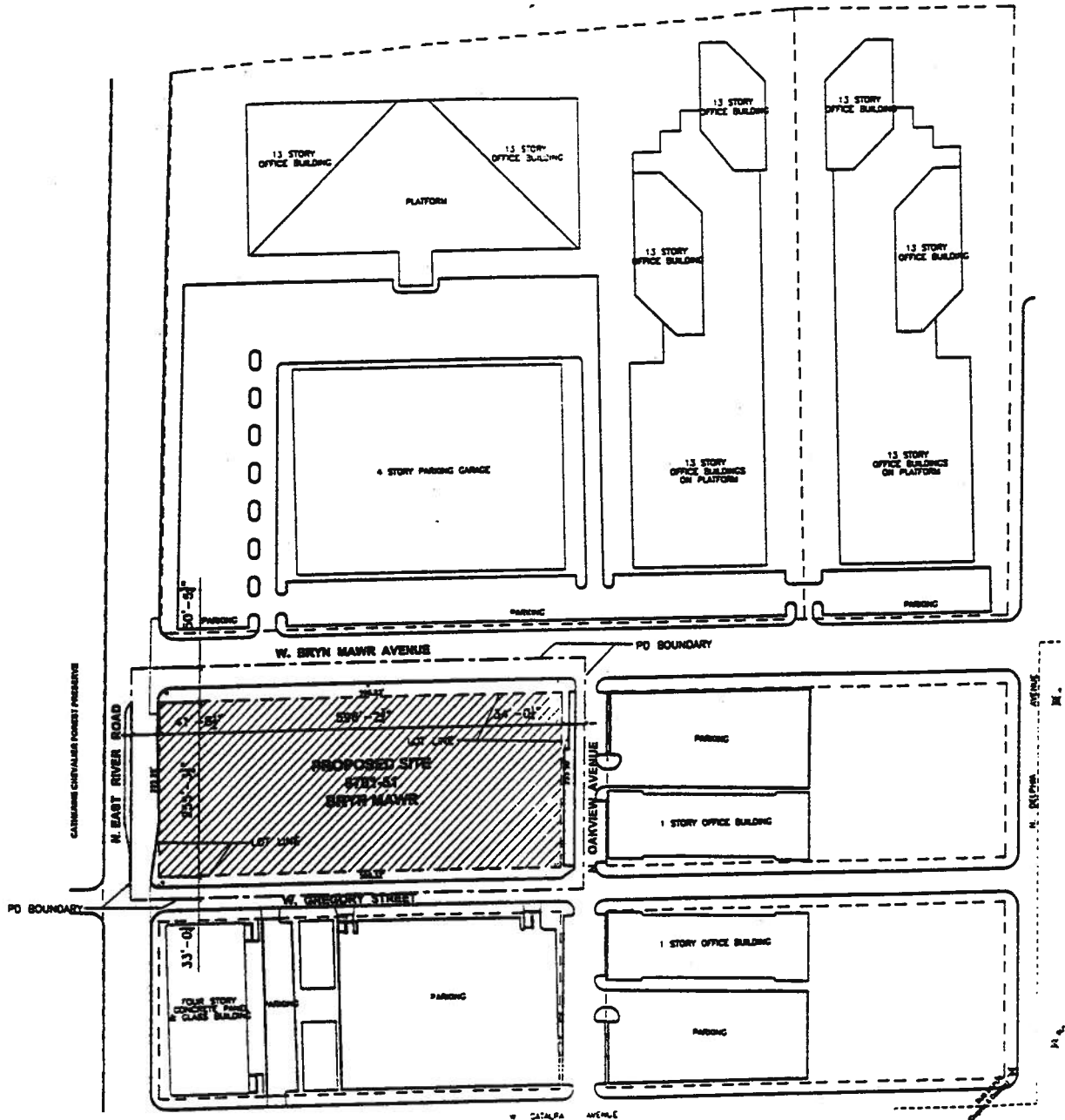


EXISTING LAND USE



7760 W. DEVON, CHICAGO, IL 60637  
(P) 773 774 2200 (F) 773 774 1201

Planned Development Boundary Map.



PROJECT:  
DATE: 2-25-01  
FILE:

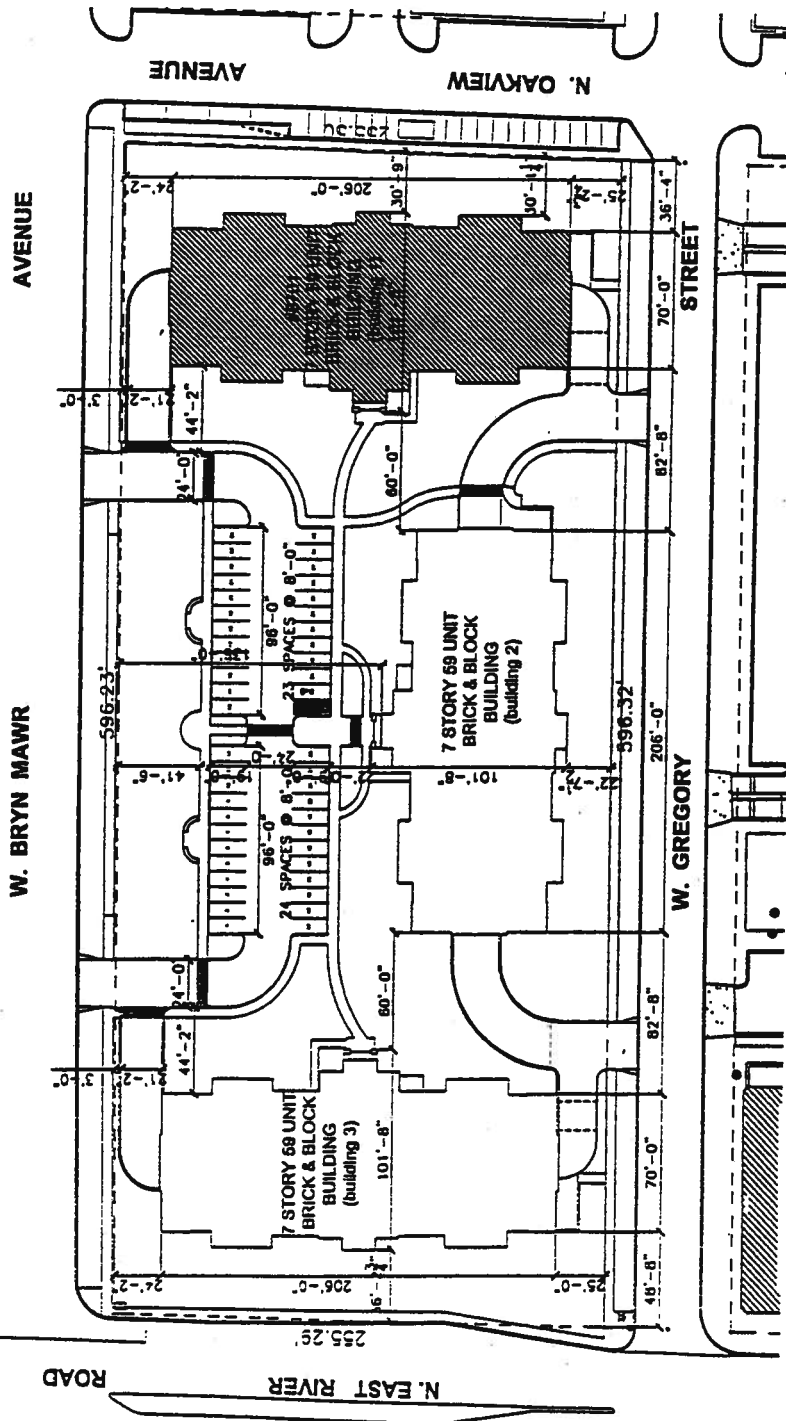
**PD BOUNDARY MAP**  
SCALE: 1" = 200'-0"



7780 W. DEVON, CHICAGO, IL 60637  
(P) 773 774 2200 (F) 773 774 1201

Site Plan.

PROPOSED RESIDENTIAL DEVELOPMENT @  
N. EAST RIVER RD. & BRYN MAWR AVE.  
CHICAGO, ILLINOIS



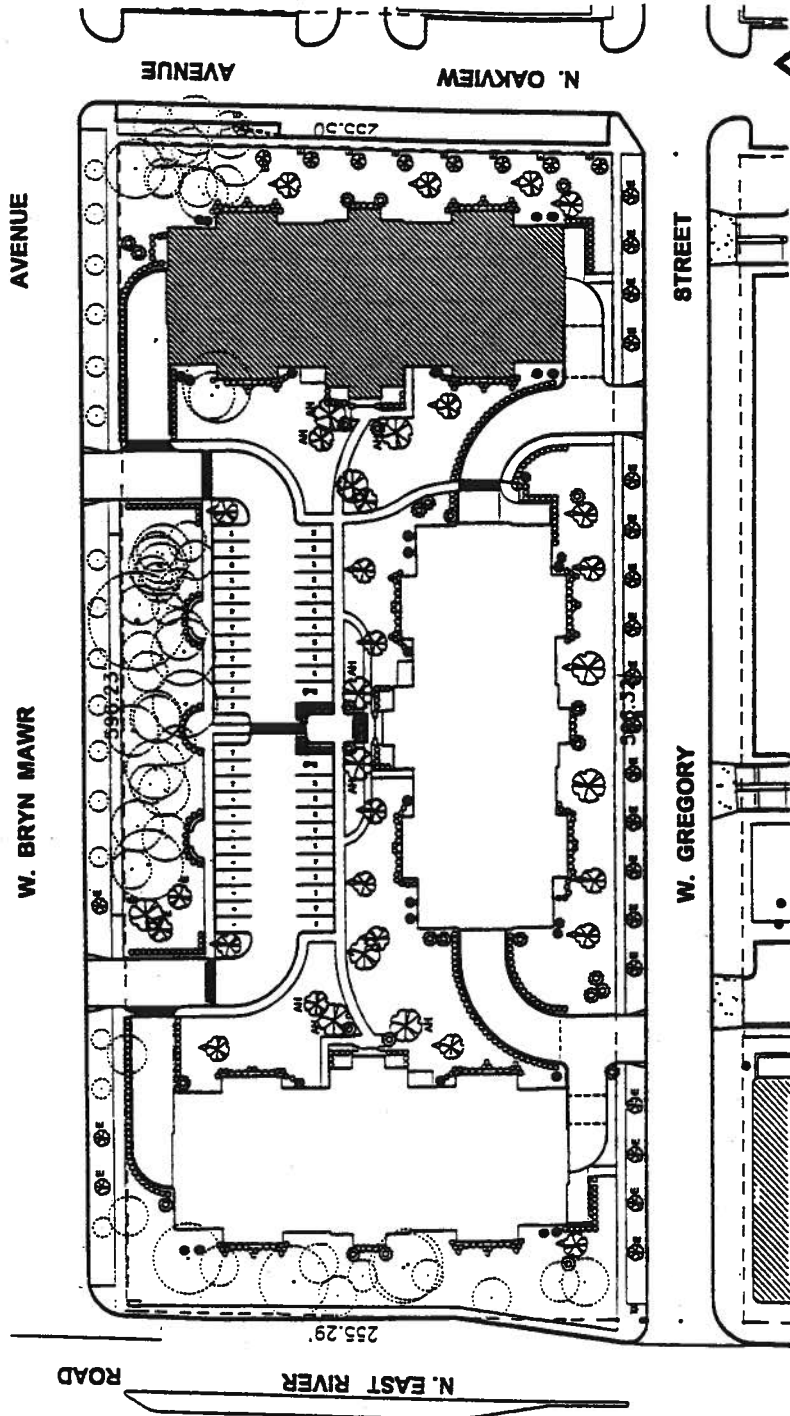
7760 W. DEVON, CHICAGO, IL 60631  
(P) 773 774 2200 (F) 773 774 1201

**SITE PLAN**  
SCALE: 1" = 80'-0"

PROJECT: 0010  
DATE: 1-25-01

Landscape Plan.  
(Page 1 of 2)

PROPOSED RESIDENTIAL DEVELOPMENT @  
N. EAST RIVER RD. & BRYN MAWR AVE.  
CHICAGO, ILLINOIS



LANDSCAPE PLAN  
SCALE: 1" = 80'-0"










7780 W. DEVON, CHICAGO, IL 60631  
(P) 773 774 2268 (F) 773 774 1201

PROJECT: 0010  
DATE: 1-25-01

**PROPOSED RESIDENTIAL DEVELOPMENT @  
N. EAST RIVER RD. & BRYN MAWR AVE.  
CHICAGO, ILLINOIS**

**Landscape Plan.  
(Page 2 of 2)**

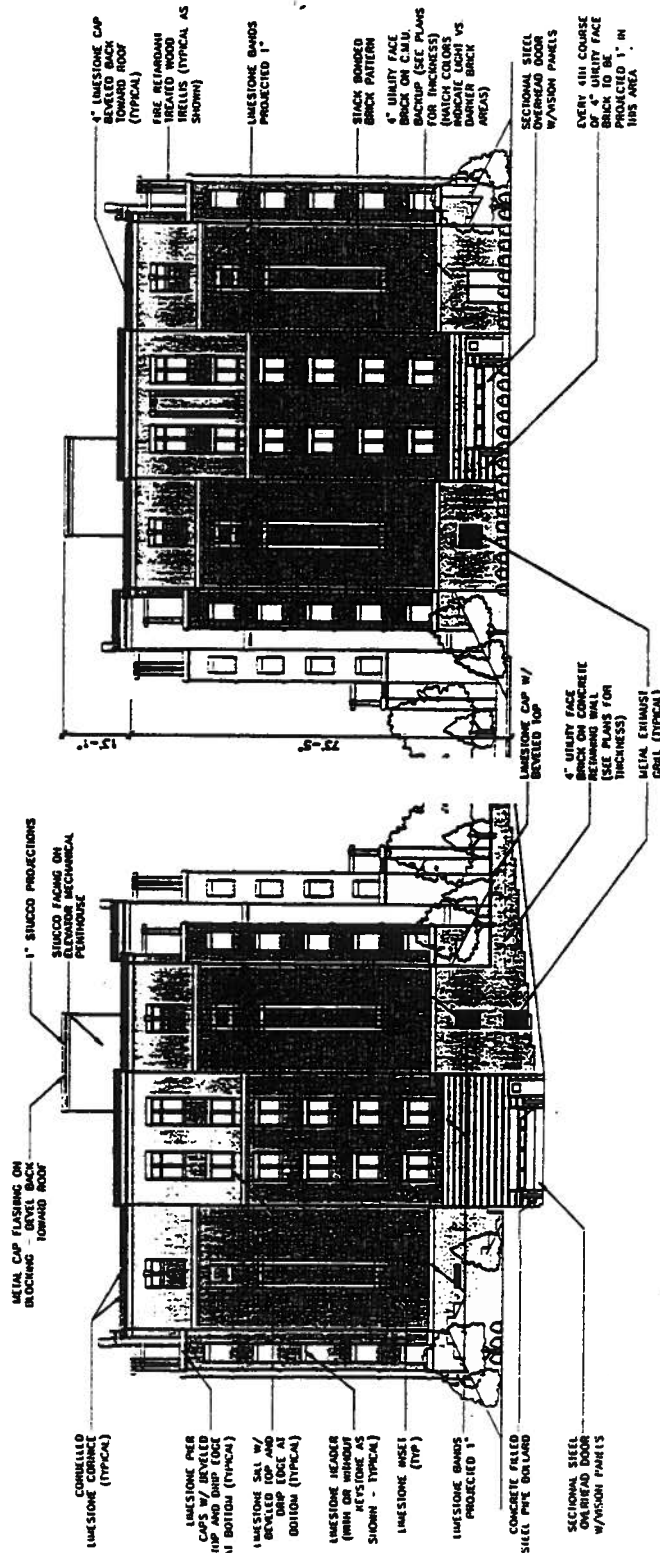
LANDSCAPE LEGEND & NOTES		ESTIMATED TIME OF PLANTING:		QUANTITY
SYMBOL	SIZE	MEASURE	SPECIES	SPRING 2002
	3"	CALIBER	ELM	33
	24"	HEIGHT	HICKS YEW	543
	2"	CALIBER	APPLE SERVICEBERRY	24
	36"	HEIGHT	WESTERN ARBORVITAE	29
	3"	CALIBER	AMERICAN HOPHORN	9
	36"	HEIGHT	LILAC	28
			EXISTING TREES	



7280 W. DEVON, CHICAGO, IL 606  
(P) 773 774 2200 (F) 773 774 1

Building Elevation -- South.

PROPOSED RESIDENTIAL DEVELOPMENT @  
N. EAST RIVER RD. & BRYN MAWR AVE.  
CHICAGO, ILLINOIS



**SOUTH ELEVATION**  
SCALE: 1" = 30'-0"

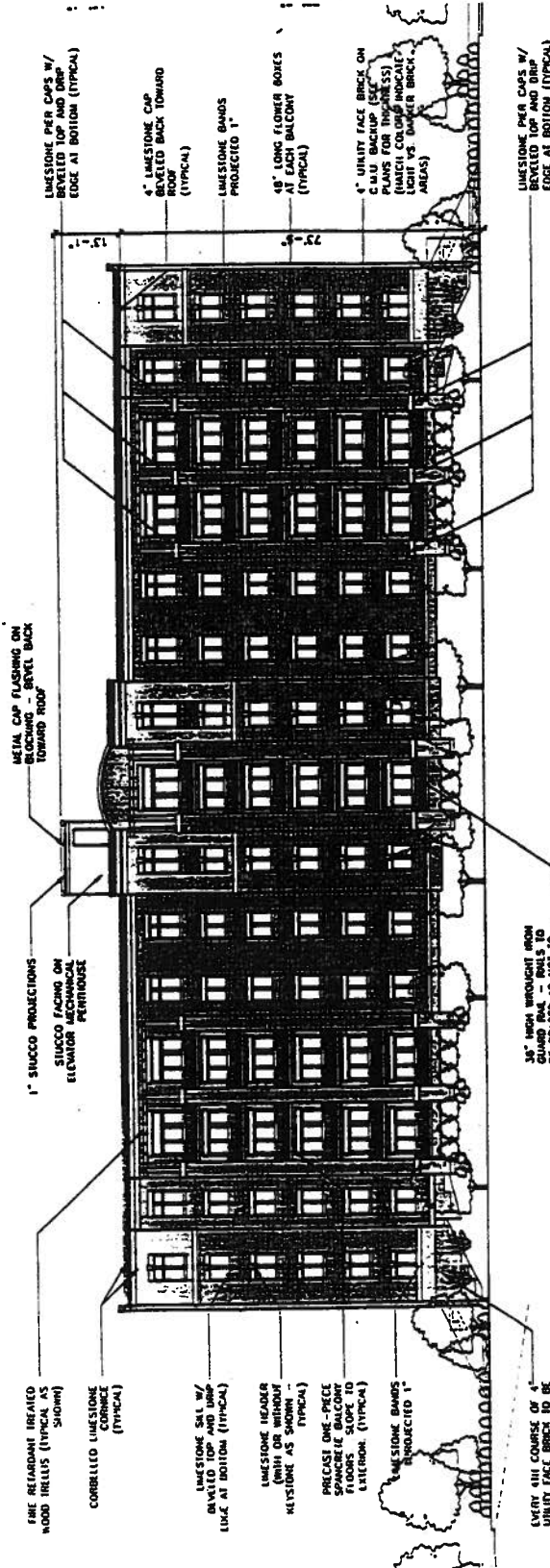
**NORTH ELEVATION**  
SCALE: 1" = 30'-0"

7760 W. DEVON, CHICAGO, IL 60631  
(P) 773 774 2260 (F) 773 774 1201

PROJECT: 0010  
DATE: 1-25-01  
1/1

Building Elevation -- East.

PROPOSED RESIDENTIAL DEVELOPMENT @  
N. EAST RIVER RD. & BRYN MAWR AVE.  
CHICAGO, ILLINOIS



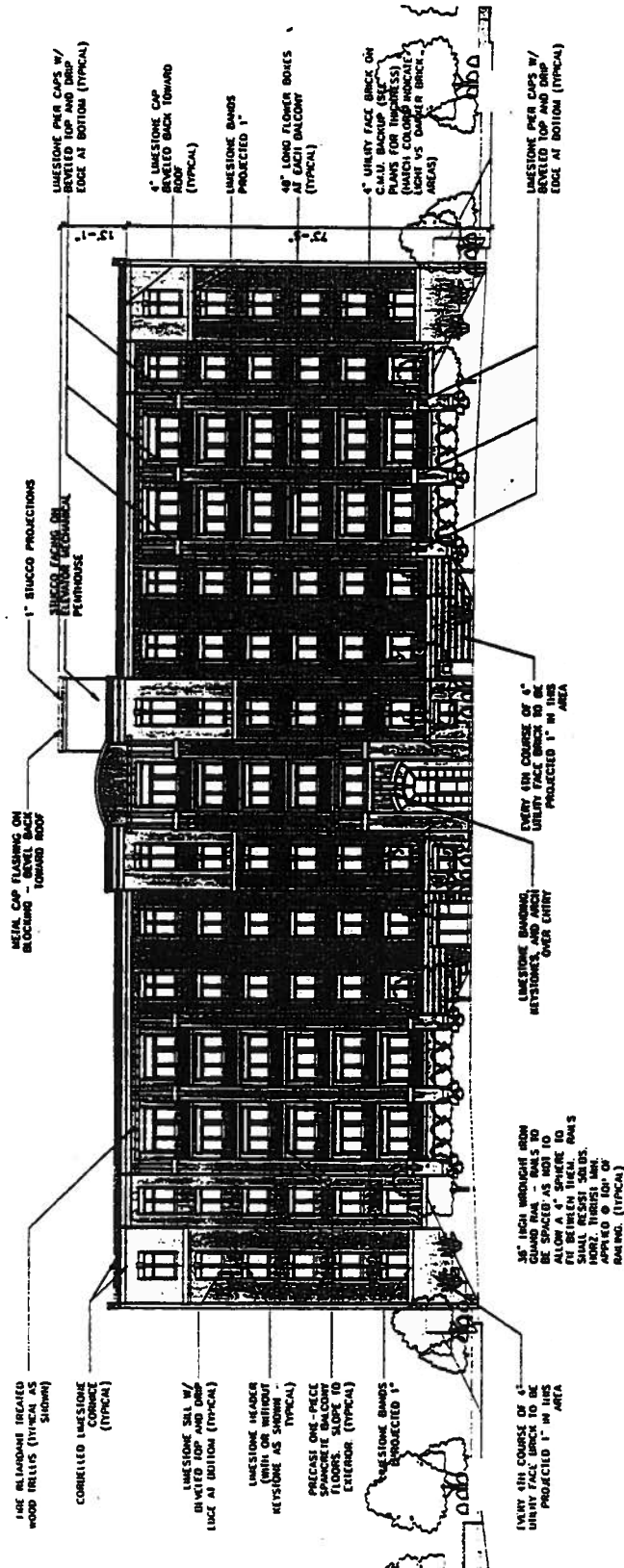
7760 W. DEVON, CHICAGO, IL 60631  
(P) 773 774 2200 (F) 773 774 1201

**EAST ELEVATION**  
SCALE: 1" = 30'-0"

PROJECT: 0010  
DATE: 1-25-01

Building Elevation -- West.

PROPOSED RESIDENTIAL DEVELOPMENT @  
N. EAST RIVER RD. & BRYN MAWR AVE.  
CHICAGO, ILLINOIS



7700 W. DEVON, CHICAGO, IL 60631  
(P) 773 774 2200 (F) 773 774 1201

**WEST ELEVATION**  
SCALE: 1" = 30'-0"

PROJECT: 0010  
DATE: 1-25-01  
FIN

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52114

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2/7/2001

*Reclassification Of Area Shown On Map Number 13-P.*

(As Amended)

(Application Number 13163)

PD 772

*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 B5-2 General Service District symbols and indications as shown on Map Number 13-P in the area bounded by:

West Bryn Mawr Avenue; North Oakview Avenue; West Gregory Street; and North East River Road,

to those of an R5 General Residential 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 Residential District symbols and indications as shown on Map Number 13-P in the area bounded by:

West Bryn Avenue; North Oakview Avenue; West Gregory Street; and North East River Road,

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