

12979

53962

3/7/2001

to those of a B4-2 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 7-G.
(Application Number 12823)*

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 B4-2 Restricted Service District symbols and indications as shown on Map Number 7-G in the area bounded by:

a line 100.06 feet south of and parallel to the south line of West Belmont Avenue; North Sheffield Avenue; a line 320.17 feet south of and parallel to the south line of West Belmont Avenue; and the public alley next west of and parallel to North Sheffield Avenue,

to those of a B4-4 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 7-G.
(As Amended)
(Application Number 12979)*

RBPD 775

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 B4-2 Restricted Service District symbols and indications as shown on Map Number 7-G in the area bounded by:

a line 100.06 feet south of and parallel to the south line of West Belmont Avenue; North Sheffield Avenue; a line 320.17 feet south of and parallel to the south line of West Belmont Avenue; and the public alley next west of and parallel to North Sheffield Avenue,

to those of a B4-4 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. In this area above described, the Chicago Zoning Ordinance be amended by changing all of the B4-4 Restricted Service District symbols to those of a Residential-Business 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 referred to in this ordinance read as follows:

Residential-Business Planned Development Number 275

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of approximately twenty-seven thousand five hundred thirty-five (27,535) square feet (sixty-three hundredths (0.63) acres) (net site area) and is owned or controlled by the applicant, 3146 North Sheffield Investors, L.L.C.
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 rights-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.
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 holder 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time any 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 and any ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.

4. This Plan of Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Planned Development Property Line and Boundary Map; a Site Plan; and Building Elevations dated February 22, 2001, prepared by Patrick Fitzgerald & Associates and a Landscape Plan, dated February 22, 2001, prepared by Linden Lenet Land Design. Full size sets of the Site Plan, Building Elevations and Landscape Plan 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-Business Planned Development": multiple family dwelling units, business and retail uses as permitted in the B4-4 District (except for automobile service stations, currency exchanges, full-service restaurants requiring a liquor license, fast food franchises, convenience stores and video game arcades), accessory and non-accessory parking. Non-accessory parking shall be expressly permitted to serve the adjacent property per the U.D.A.G. grant requirements and will also be available as public parking.
6. Business identification signs shall be permitted in the Planned Development subject to the restrictions contained in the Chicago Zoning Ordinance as they pertain to the B4-4 District. 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. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, 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 Chicago Department of Transportation.
8. In addition to the maximum height of the proposed buildings and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to 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 tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and (sub)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. The applicant, or any successors, shall not seek to modify administratively any provision of this Planned Development without first receiving approval for the modification from the alderman and with input from the neighborhood association.
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. In addition, prior to issuance of Part II Approval, applicant shall provide evidence to the Department of Planning and Development of any necessary approvals from the Illinois Environmental Protection Agency.

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 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 B4-4 Restricted Service 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.

[Existing Zoning and Land-Use Map; Existing Tall Building Location Map; Landscape Plan; Planned Development Boundary Map; East/Sheffield Avenue Elevation; and West/Alley Elevation referred to in these Plan of Development Statements printed on pages 53968 through 53973 of this Journal.]

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

Residential Business Planned Development Number 775

Bulk Regulations And Data Table.

Gross Site Area (Total): 36,394 square feet (.84 acres).

Net Site Area (Total): Gross Site Area (36,394 square feet) - Area in Public Streets and Alleys (8,858 square feet) = Net Site Area of 27,535 square feet (0.63 acres).

Note: Net Site Area is Net of Public Streets and Alleys.

Maximum Floor Area Ratio: Total: 5.0.

Maximum Number of Residential Units: Total: 52.

Maximum Site Coverage: According to Site Plan.

Number of Off-Street Parking Spaces: Total: 230.

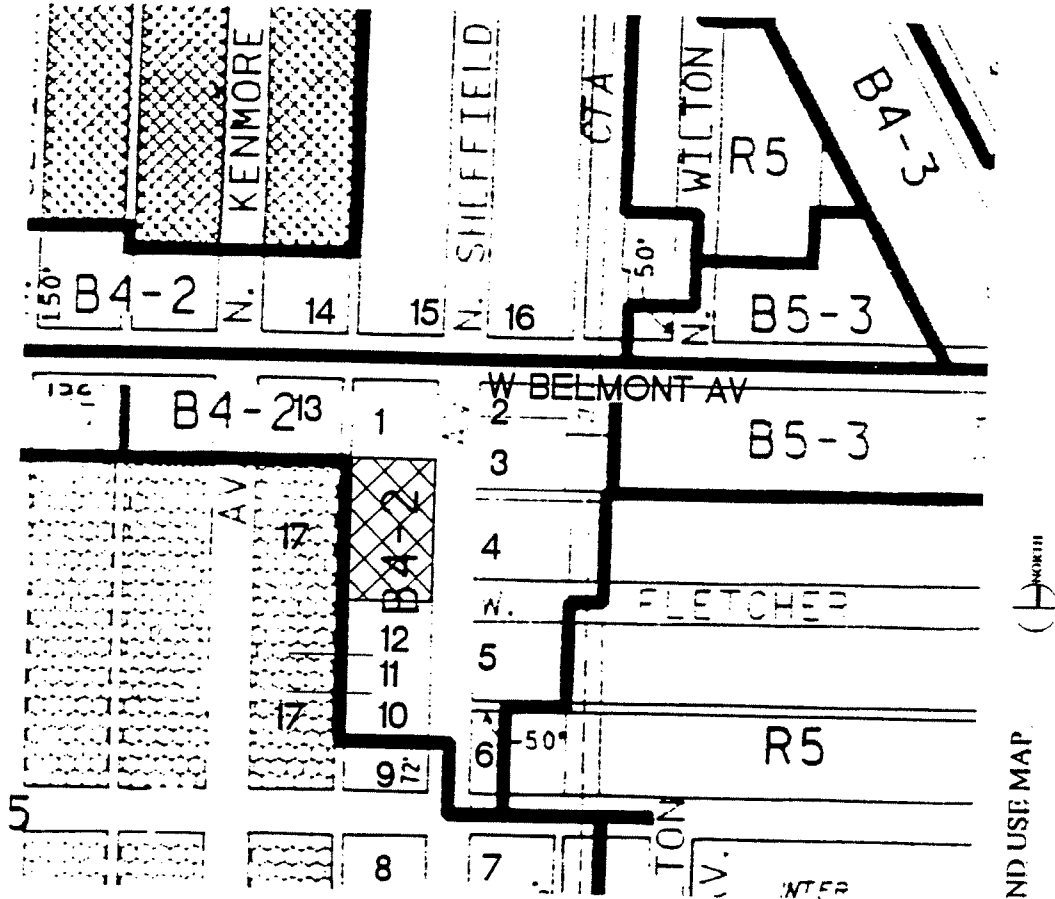
Note: A minimum of 52 parking spaces is being provided for the 52 residential units. In the event fewer than 52 dwelling units are constructed, proportionately fewer parking spaces for the residential units shall be permitted to be constructed, however, the 1:1 ratio shall be maintained.

The remaining parking spaces shall be utilized by the existing residential building to the north, the commercial space, and the community at large. Only the 52 residential spaces may be sold to individual unit buyers, or solely designated for same. A minimum of 178 spaces shall be designated as non-accessory parking.

Minimum Number of Loading Docks: 2.

Maximum Building Heights: See Building Elevations.

Existing Zoning And Land-Use Map.



- KEY
- 1 Retail/Restaurant/Residential
 - 2 Restaurant/Retail
 - 3 Vic Theater
 - 4 Anderson Brothers Movers
 - 5 Apartment Building
 - 6 Restaurant/Residential
 - 7 #1 Gym/Residential
 - 8 Residential
 - 9 Residential
 - 10 Office/Residential
 - 11 Restaurant/Parking Lot
 - 12 Residential
 - 13 Retail/Residential
 - 14 Retail/Restaurant/Office/Residential
 - 15 Retail
 - 16 Restaurant/Nightclub
 - 17 Residential

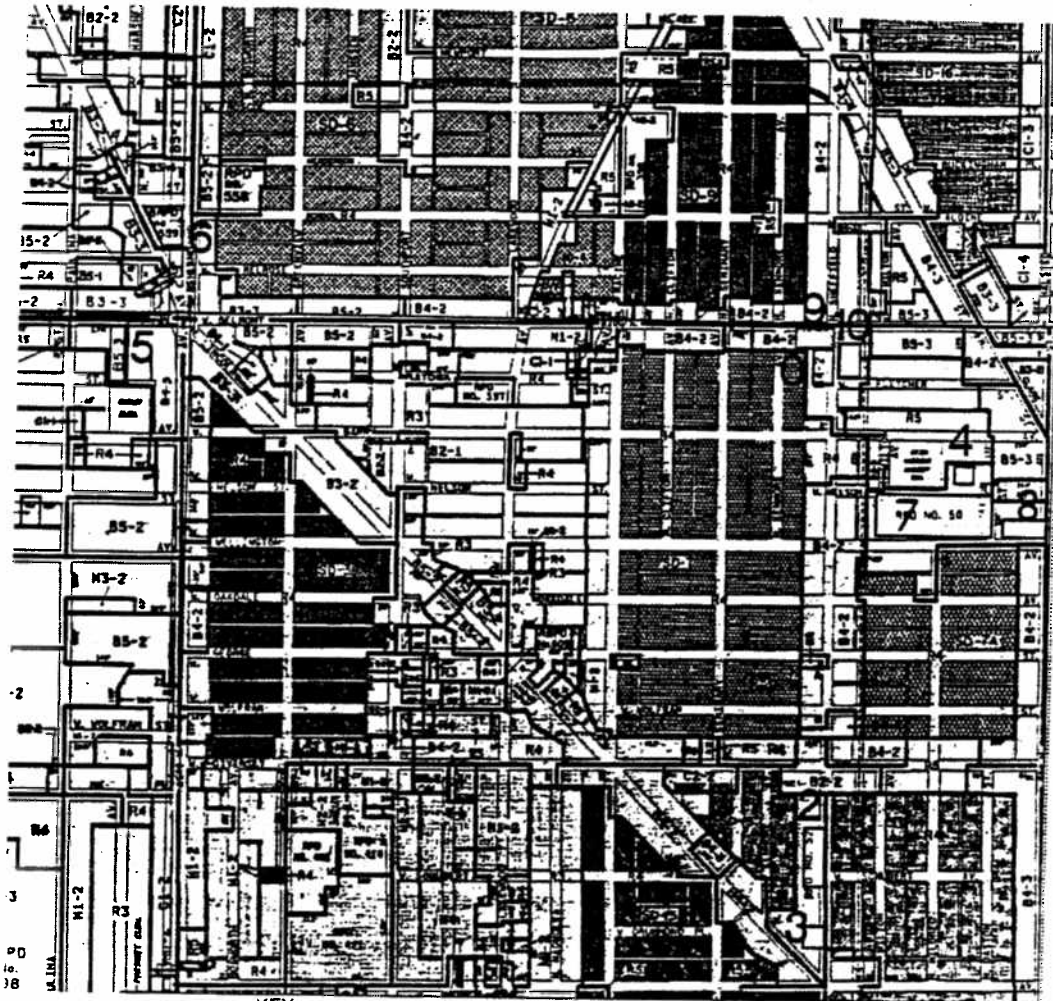
EXISTING ZONING AND LAND USE MAP

FITZGERALD ASSOCIATES ARCHITECTS
 9928
 21 FEBRUARY 2001

RESIDENTIAL AND COMMERCIAL DEVELOPMENT

3128 - 3144 N SHEFFIELD CHICAGO, ILLINOIS 60657

Existing Tall Building Location Map.



KEY

- 0 Proposed Building Location 3128-44 N. Sheffield - 81.00' Feet
- 1 Hattie Callner Apartments - 140.96 Feet
- 2 2720 N. Sheffield - 94.85 Feet
- 3 Sheffield, Lincoln & Wrightwood - 96.37 Feet
- 4 Warren Barr Tower - Illinois Masonic Hospital - 180.50 Feet
- 5 Cinema Lofts - 83.10 Feet
- 6 Tower Lofts - 116.61 Feet
- 7 Illinois Masonic Hospital - 78.91 Feet
- 8 Illinois Masonic Office Building - 109.97 Feet
- 9 Bella Vista Building - 75.00'
- 10 Anderson Moving Company - 56.00'

EXISTING TALL BUILDING LOCATION MAP



RESIDENTIAL AND COMMERCIAL DEVELOPMENT

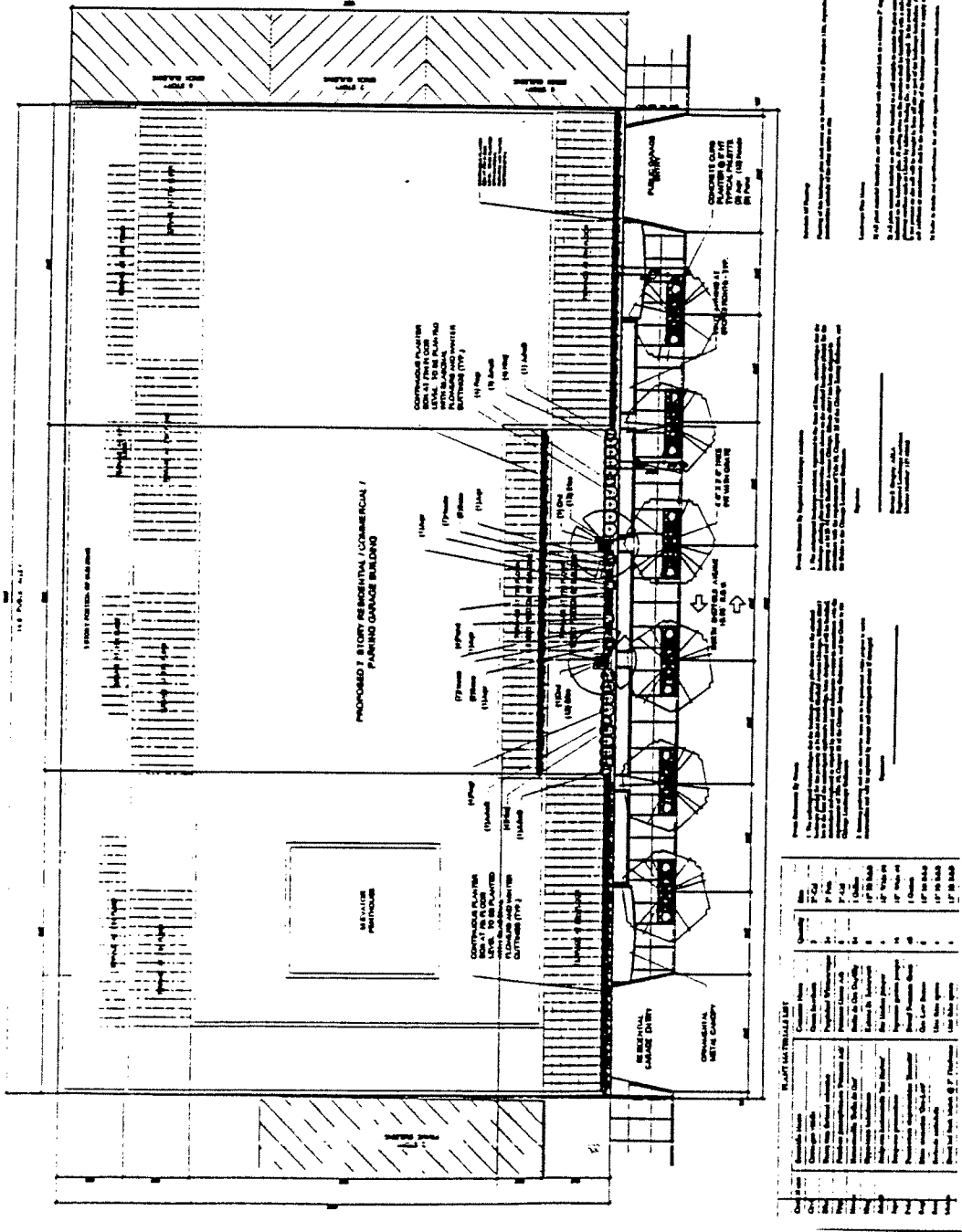
3128 - 3144 N. SHEFFIELD CHICAGO, ILLINOIS 60657

FITZGERALD
ASSOCIATES
ARCHITECTS

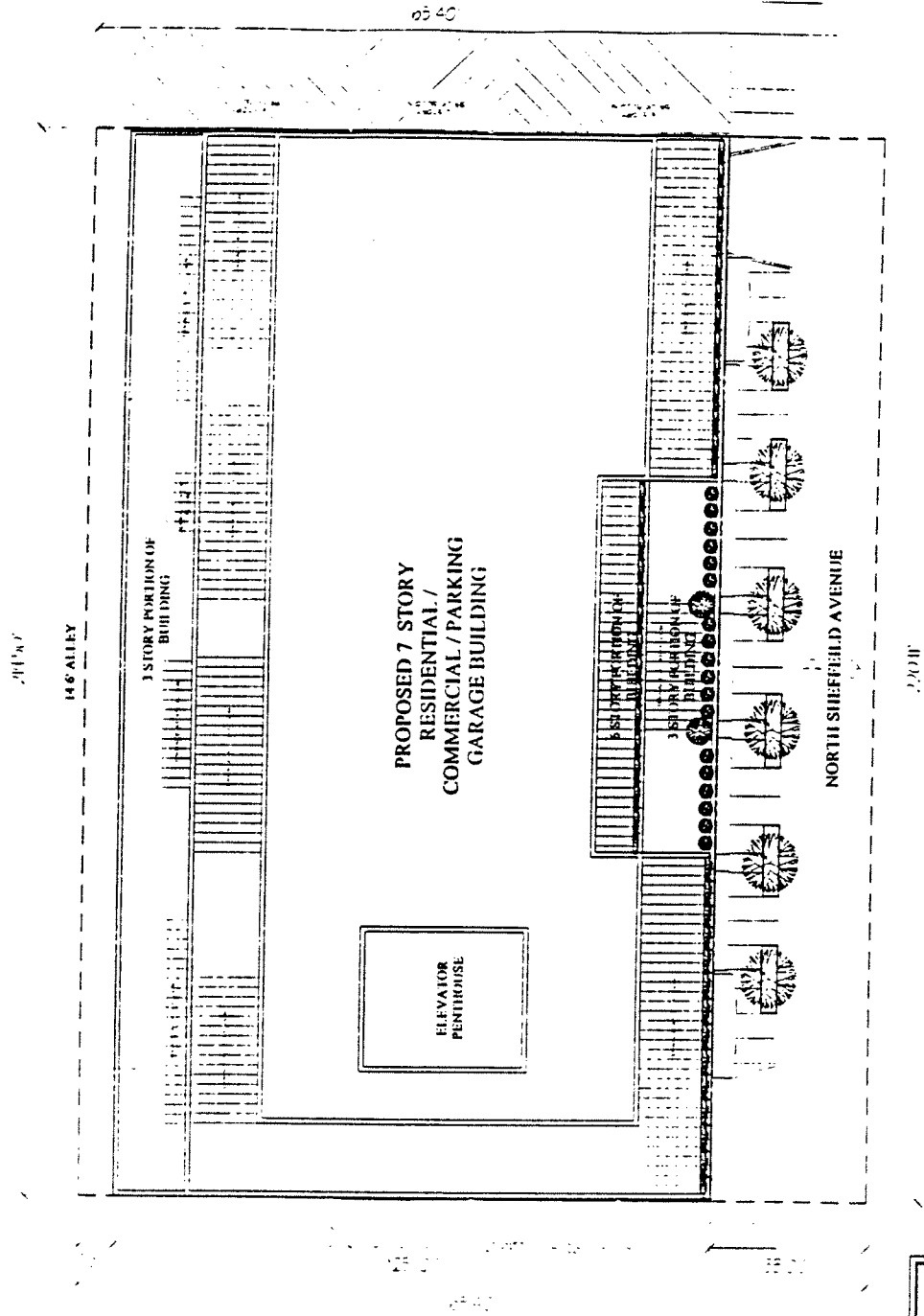
9928

21 FEBRUARY 2001

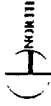
Landscape Plan.



Planned Development Boundary Map.



PLANNED DEVELOPMENT
BOUNDARY MAP



FITZGERALD
ASSOCIATES
ARCHITECTS

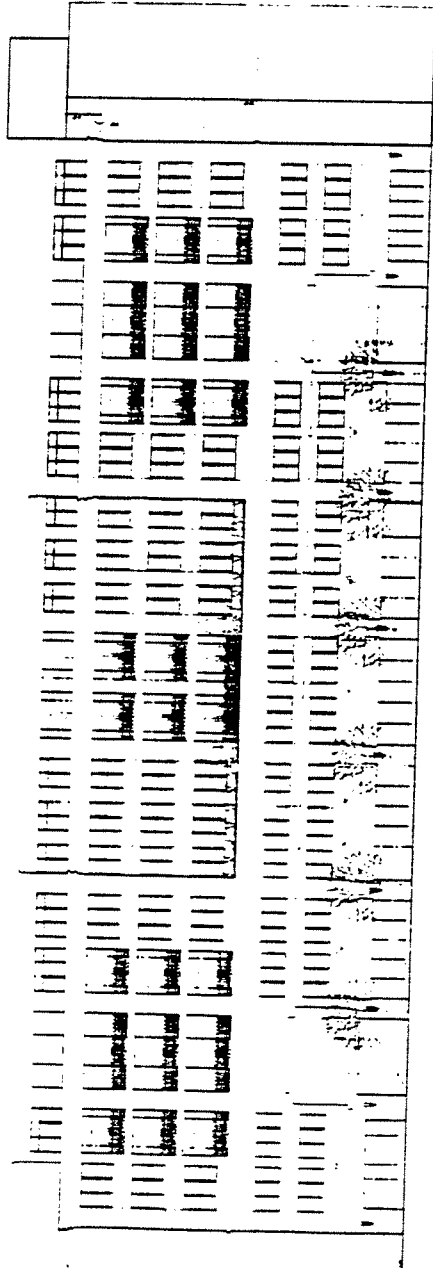
9928

21 FEBRUARY 2001

RESIDENTIAL AND COMMERCIAL DEVELOPMENT

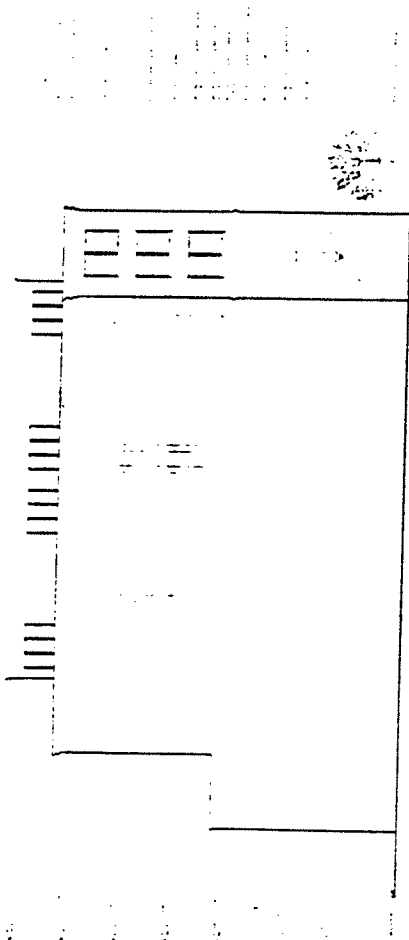
3128 - 3144 N. SHEFFIELD CHICAGO, ILLINOIS 60657 FINAL FOR PUBLICATION

East/Sheffield Avenue Elevation.

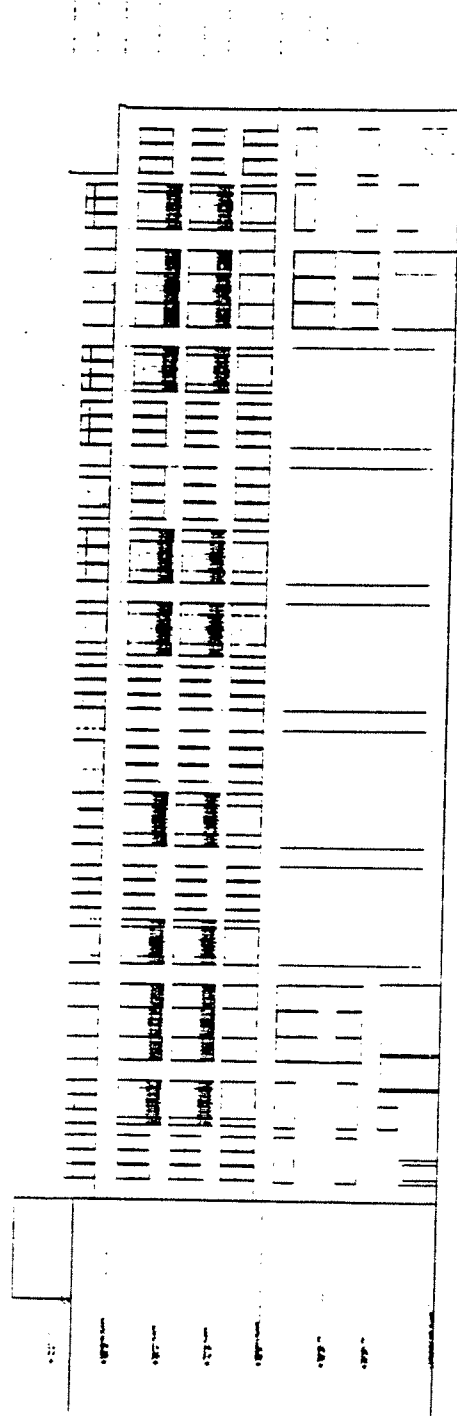


() EAST/SHEFFIELD AVENUE ELEVATION

West/Alley Elevation.



() SOUTH ELEVATION



() WEST/ALLEY ELEVATION