

Reclassification Of Area Shown On Map Number 1-F.

(As Amended)

(Application Number 13100)

RBPD 780

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 C2-4 General Commercial District and M1-5 Restricted Manufacturing District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Chicago Avenue; a line 201.38 feet east of North Orleans Street; the alley next south of West Chicago Avenue; a line 49.61 feet east of North Orleans Street; West Superior Street; and North Orleans Street,

to those of a C3-5 Commercial-Manufacturing 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 C3-5 Commercial-Manufacturing 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 780.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development (the "Planned Development") consists of approximately thirty-two thousand five hundred twenty-eight (32,528) square feet (seventy-five hundredths (.75) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is controlled by 327 Chicago, L.L.C. (hereinafter the "Applicant").

2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant with the approval of the City of Chicago 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 (including any condominium association which is formed) 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 title holders 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, modification 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 the Applicant or its successor.
4. This Plan of Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; Landscape Plan including fence details; and Building Elevations, prepared by PPKS Architects, Ltd. and Fujikawa Johnson & Associates dated March 15, 2001. Full size sets of the site plan, landscape plan and elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. 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 satisfied the established criteria for approval as a Planned Development.
5. The following uses shall be permitted in the Planned Development: residential uses, parking, uses as permitted in the C3-5 Commercial-Manufacturing District; accessory uses, park and playground uses.

6. Business identification signs shall be permitted subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and 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. At a minimum, two percent (2%) of all parking spaces will be accessible by people with disabilities.
8. Any street, service drive or other ingress and egress shall be adequately designed and paved, in accordance with the regulations or 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 building and any appurtenance attached thereto prescribed in this Planned Development, the height of the improvements shall be subject to limitations approved by the Federal Aviation Administration.
10. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that floor area of these purposes shall not include (i) floor area devoted to mechanical equipment in excess of five thousand (5,000) square feet in any single location, regardless of placement in the building, and (ii) floor area devoted to accessory off-street parking.
11. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exists to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site and Landscape Plans and Building Elevations. Construction of the open space on Franklin Street shall be in accordance with Landscape Plans attached hereto. The open space shall be open and available to the public during Park District hours. The space shall be signed so as to inform the public of its availability for public use.

12. 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.
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 efficiency standards published by the American Society of Heating, Refrigeration and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
14. The requirements of this Planned Development 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 a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with nature of the improvements contemplated by 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.
15. 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 C3-5 Commercial-Manufacturing District. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; North/South Building Elevations; South/East Building Elevations; Enlarged North Building Elevations; and Articulated Column and Spandrel Detail, Balcony Planter Box and Partial Elevation -- Concrete (Painted) referred to in these Plan of Development Statements printed on pages 56528 through 56536 of this Journal.]

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

Residential Business Planned Development Number 780.

Bulk Regulations And Data Table.

Gross Site Area (Total): 61,467.4 square feet (1.41 acres)

Subarea A: 45,536.6 (1.05 acres)

Subarea B: 15,930.8 (.37 acres)

Net Site Area:

Total = Gross Site Area (61,467.4 square feet) - Area in Public Streets and Alleys (28,939.4 square feet) = Net Site Area (26,108 square feet (.75 acres))

Subarea A = Gross Site Area (45,536.6 square feet) - Area in Public Streets and Alleys (19,428.6 square feet) = Net Site Area (26,108 square feet (.60 acres))

Subarea B = Gross Site Area (15,930 square feet) - area in Public Streets and Alleys (9,510 square feet) = Net Site Area (6,420 square feet (.15 acres))

Note: Net Site Area is net of public streets and publicly dedicated alleys.

3/28/2001

REPORTS OF COMMITTEES

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Maximum Floor Area Ratio: Total: 7.7

Subarea A: 7.7

Subarea B: 0

Maximum Number of Residential Units: Total: 198

Subarea A: 198

Subarea B: 0

Note: A minimum of 43% of the dwelling units constructed shall be two (2) and/or three (3) bedroom units.

Maximum Site Coverage: In accordance with Site Plans.

Minimum Number of Off-Street Parking Spaces: Total: 240

Subarea A: 240

Subarea B: 0

Note: In the event fewer units are constructed, proportionately fewer parking spaces shall also be constructed, however, the 1:1.2 ratio shall be maintained.

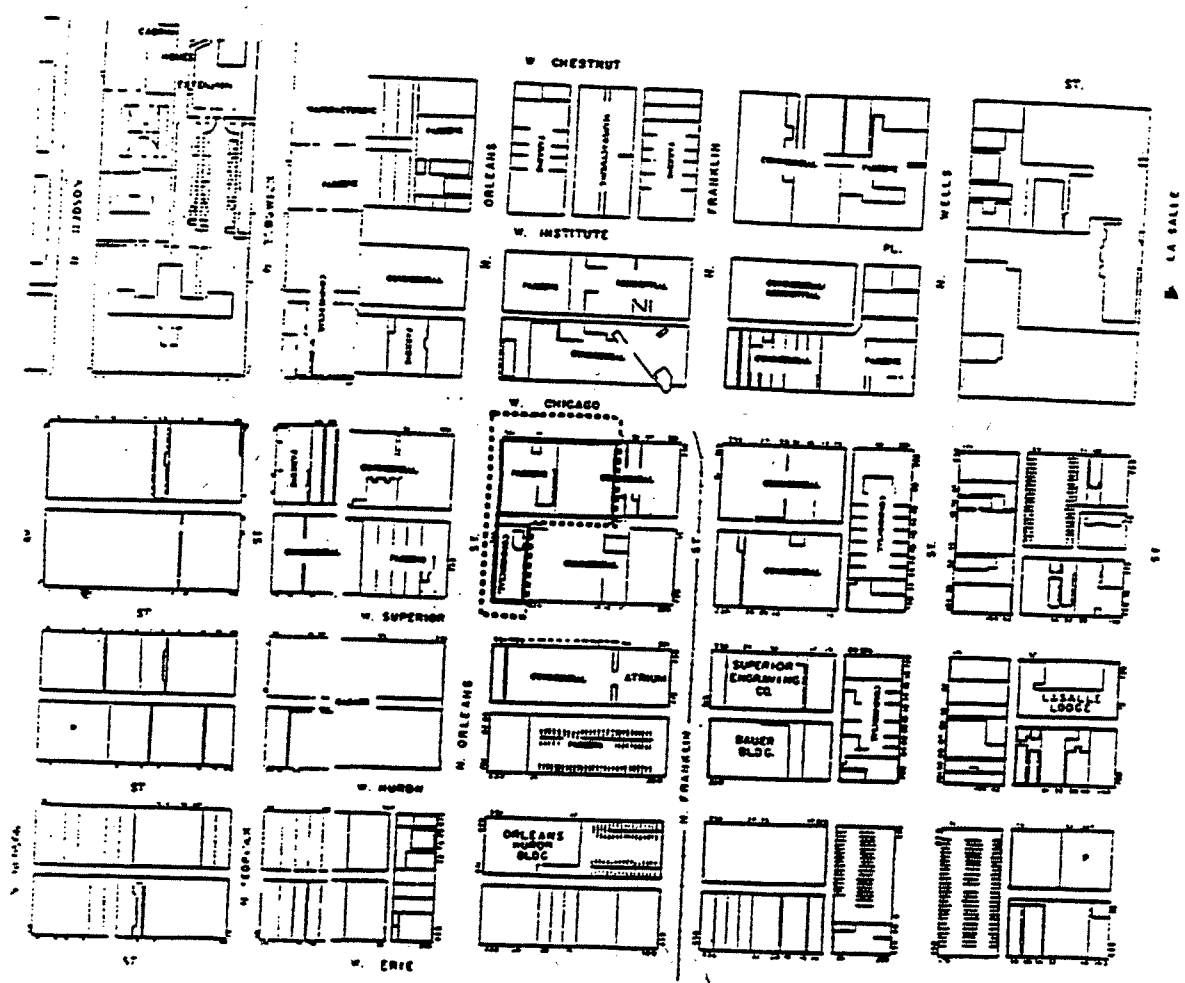
Minimum Number of Loading Docks: Subarea A: 2

Subarea B: 0

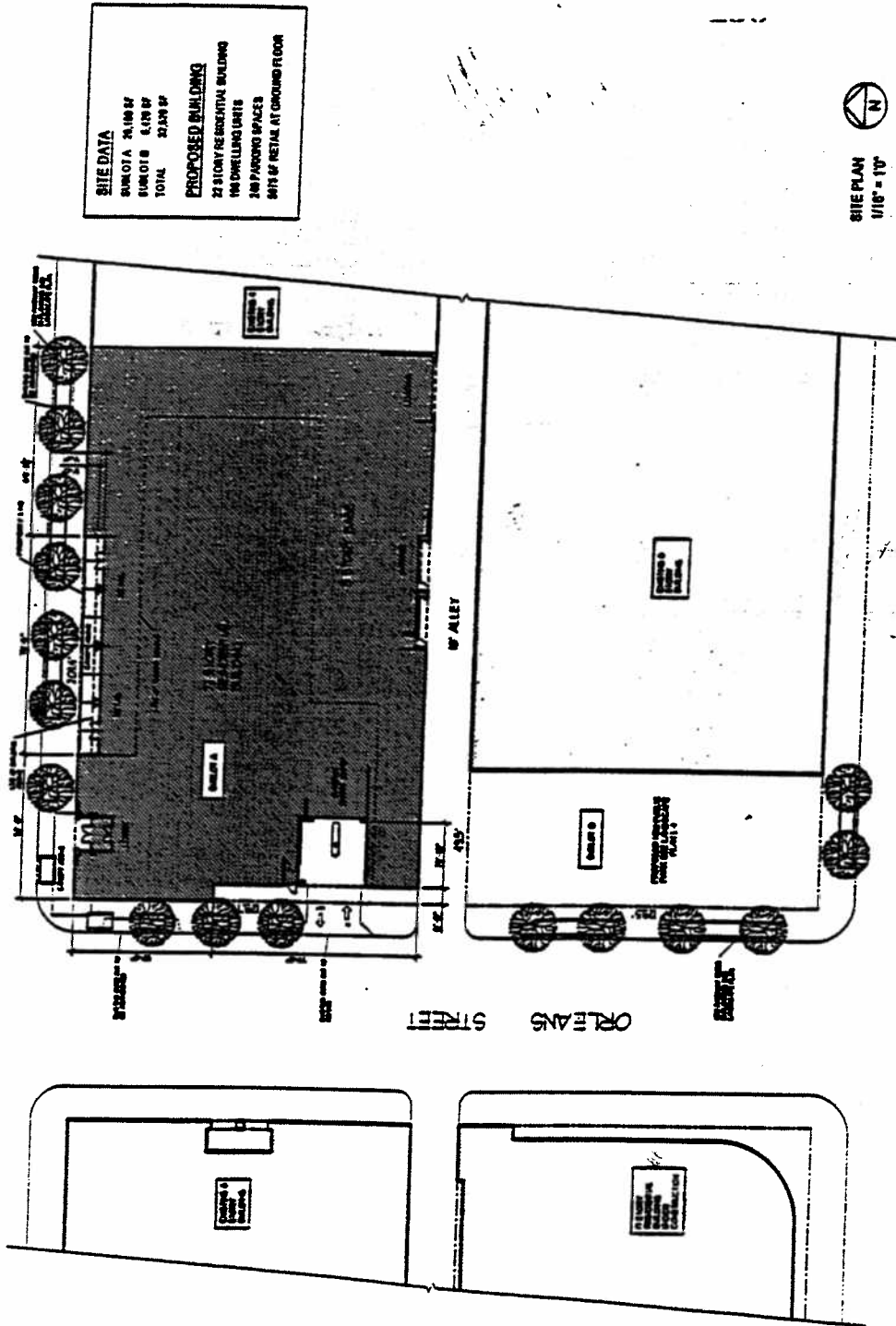
Minimum Building Setbacks and Distances between Structures: In accordance with attached Site Pan.

Maximum Building Heights: See Building Elevations.

Planned Development Boundary
And Property Line Map.



Site Plan.



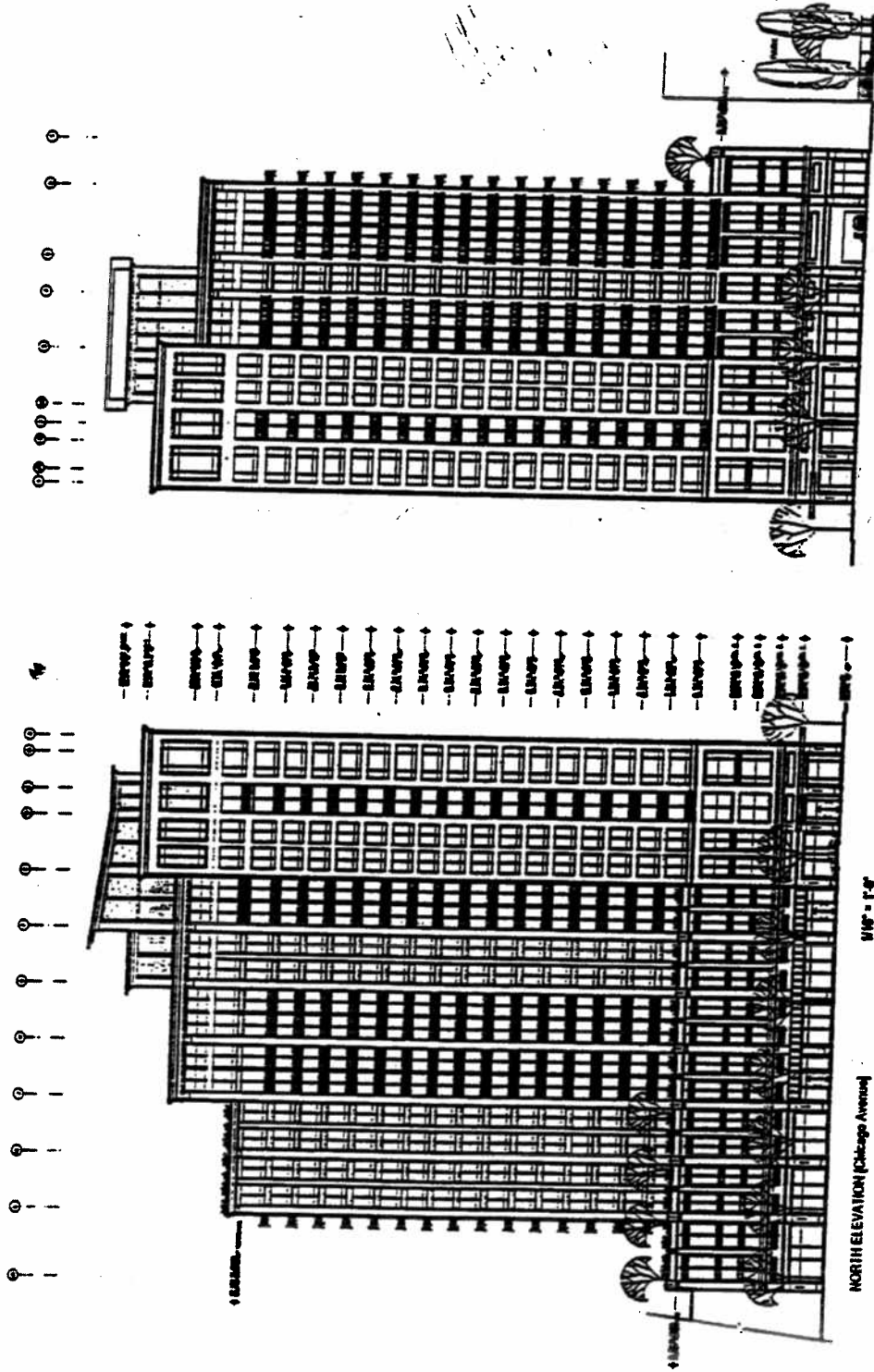
SITE DATA
 SUNKOTA 24,188 SF
 SUNKOTA 6,178 SF
 TOTAL 30,366 SF

PROPOSED BUILDING
 23 STORY RESIDENTIAL BUILDING
 190 DWELLING UNITS
 240 PARKING SPACES
 50% OF RETAIL AT GROUND FLOOR



SITE PLAN
 1/16" = 1'0"

North/South Elevations.



NORTH ELEVATION (Chicago Avenue) 1/8" = 1'-0"
 WEST ELEVATION (Phoenix Street) 1/8" = 1'-0"
 Chicago-Orleans Condominiums, Chicago, Illinois
 The Gannan Group, Developers
 16 January 2001, Revised 12 March 2001
 PPHS Architects, Ltd. / Fujikawa Johnson Associates
 A-4

South/East Elevations.

