

PD 849

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

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August 25, 2004

Yu-Ting Chen
1212 North Ashland Avenue
Suite 212
Chicago, Illinois 60622

Re: Request for a minor change to Residential-Business Planned Development No.849 (The Commons on West76th Street and South Parnell Avenue).

Dear Ms.Yu-Ting Chen:

Please be advised that your request for a minor change to Residential Planned Development No. 849, on behalf of Latasha R. Thomas, has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested to reduce the north set back of the SOS Community Center from 15 feet to 5 feet and the west property line setback from 33 feet to 29 feet 4inches.

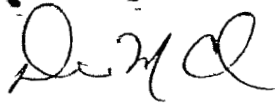
This reduction is necessary due to the change in the design program of the building, to accommodate 5 perpendicular parking spaces and an outdoor children's play ground area on the south side of the building. The Department has determined that this reduction is acceptable because the building would include a protected playground area for the children on the south side of the building. The setback reduction to the north is only for the SOS Community Center. The houses along 76th Street continue to maintain a 15-foot north setback.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No.849, I hereby approve the foregoing minor change, as stated, but no other changes to Residential-Business Planned Development No.849 The revised Site and Landscape Plans dated July 1, 2003 are hereby made a part of this approval.



Very Truly Yours,

A handwritten signature in black ink, appearing to read "Denise Casalino". The signature is fluid and cursive, with the first name "Denise" and last name "Casalino" clearly distinguishable.

Denise Casalino
Commissioner

cc: Steve Patterson, , Mike Marmo, Carmen Vidal-Hallett, Judy Minor-
Jackson

Reclassification Of Area Shown On Map Number 18-F.

(As Amended)

(Application Number A-4980)

RPD 849

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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 18-F in the area bounded by:

West 76th Street; the westerly right-of-way line of the Metra Commuter Railway (formerly known as the Chicago Rock Island and Pacific Railroad); West 78th Street; and the easterly right-of-way line of the Metra Commuter Railway (formerly known as the Chicago and Western Indiana Railroad); which property is also legally described as:

all of Lot 1, Lot 2 (except the west 10 feet thereof), Lot 3 (except the west 10 feet thereof) and all of Lot 4 in Block 9 in Henderson's Subdivision of the south 120 acres of the east half of the west half of Section 28, Township 38 North, Range 14 East of the Third Principal Meridian (except the north 38.26 rods of the west 38.26 rods thereof and except railroad lands), in Cook County, Illinois, and also the west 10 feet of Lots 2 and 3 together with that part of Lot 5 lying north of the north line of West 78th Street and also lying westerly of the easterly 10 feet of Lot 5 measured perpendicular to the easterly line of said Lot 5 in Block 9 in Henderson's Subdivision of the south 120 acres of the east half of the west half of Section 28, Township 38 North, Range 14 East of the Third Principal Meridian (except the north 38.26 rods of the west 38.26 rods thereof and except railroad lands), in Cook County, Illinois,

to those of an R4 General Residence 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 R4 General Residence District symbols and indications established in Section 1 above to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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 849.

Plan Of Development Statements.

1. The area delineated herein as a residential planned development consists of approximately two hundred twenty-five thousand fifty-one (225,051) square feet (five and seventeen hundredths (5.17) acres) and is owned or controlled by the City of Chicago. The applicant, Alderman Latasha R. Thomas, is the alderman of the ward wherein the property is located.
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 right-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 Map; an Existing Land-Use Map; a Property Line and Planned Development Boundary Map; a Site/Landscape Plan and Building Elevations dated August 15, 2002 prepared by Lohan Caprile Goettsch Architects. Full size sets of the Site/Landscape Plan and Building Elevations 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 Planned Development": one-family, two-family and multiple family attached or detached dwellings, day care centers, family community homes, parks and playgrounds, housing for elderly persons, accessory parking and related uses.
6. Identification 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, subject to the review and approval of the Department of Planning and Development.
7. 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 building 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 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.

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, Refrigeration 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.
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 improvements contemplated in this planned development 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 R4 General Residence District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Partial Site Plan; Landscape/Illustrative Plan; Partial Landscape/Illustrative Plan; and Conceptual Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 94878 through 94885 of this *Journal*.]

10/2/2002

REPORTS OF COMMITTEES

A4980

94877

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

Residential Planned Development.

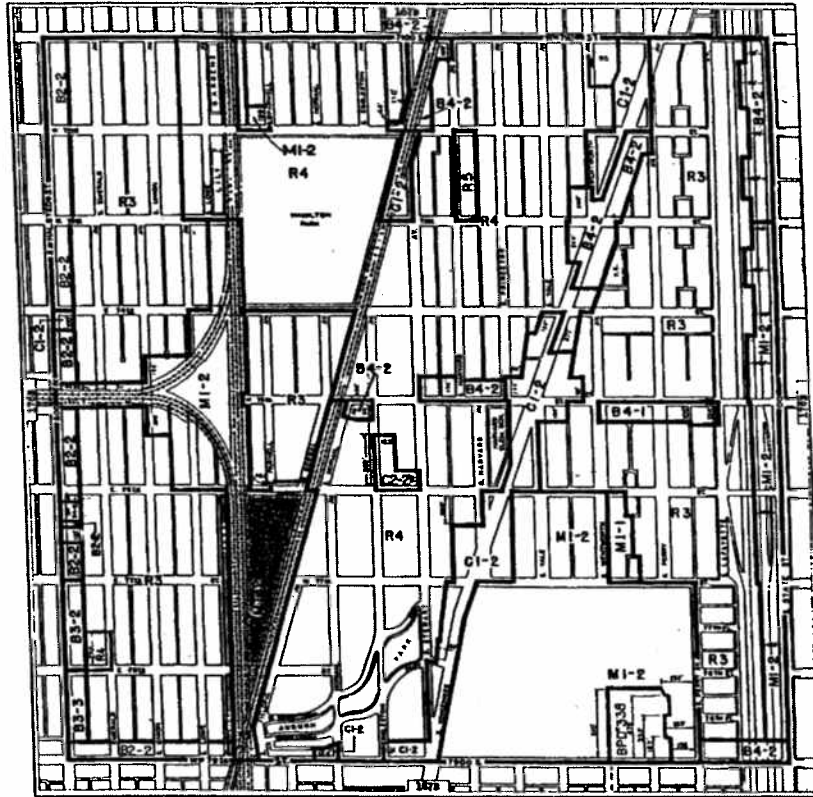
Plan Of Development

Bulk Regulations And Data Table.

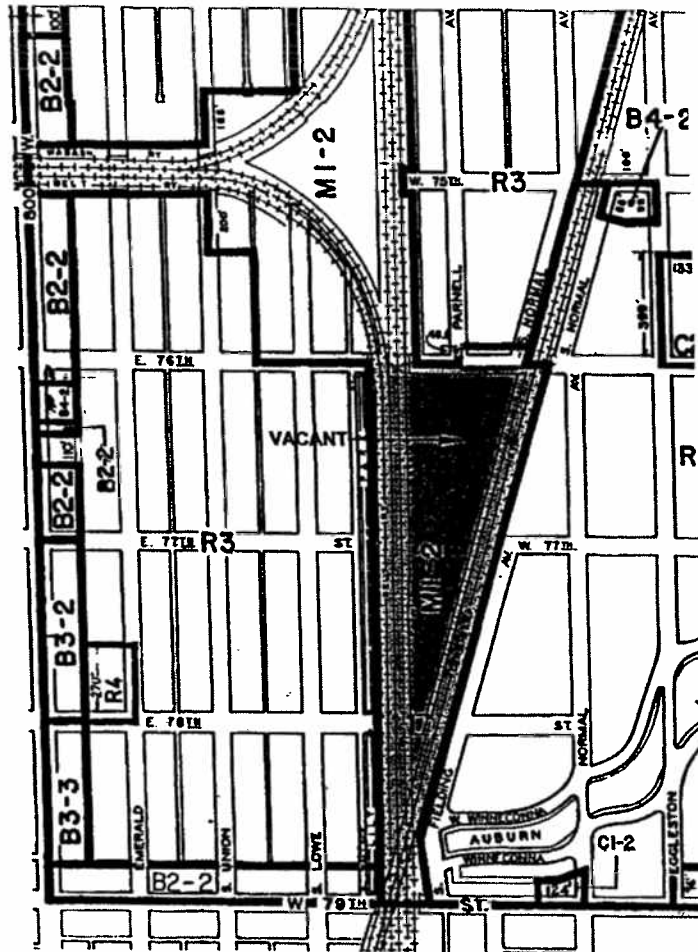
Planned Development Area	Net Site Area
Site Area (square feet):	225,051.00.
Site Area (acres):	5.17.
Maximum Floor Area Ratio:	0.75.
Maximum Dwelling Units:	70.
Minimum Off-Street Parking:	57.
Minimum Loading Berths:	0.
Maximum Building Height:	Per approved elevations.

Note: Gross Site Area (305,452.64 square feet/7.01 acres) = Net Site Area (225,051.00 square feet/5.17 acres) + Dedicated Right-of-Way (80,401.64 square feet/1.85 acres).

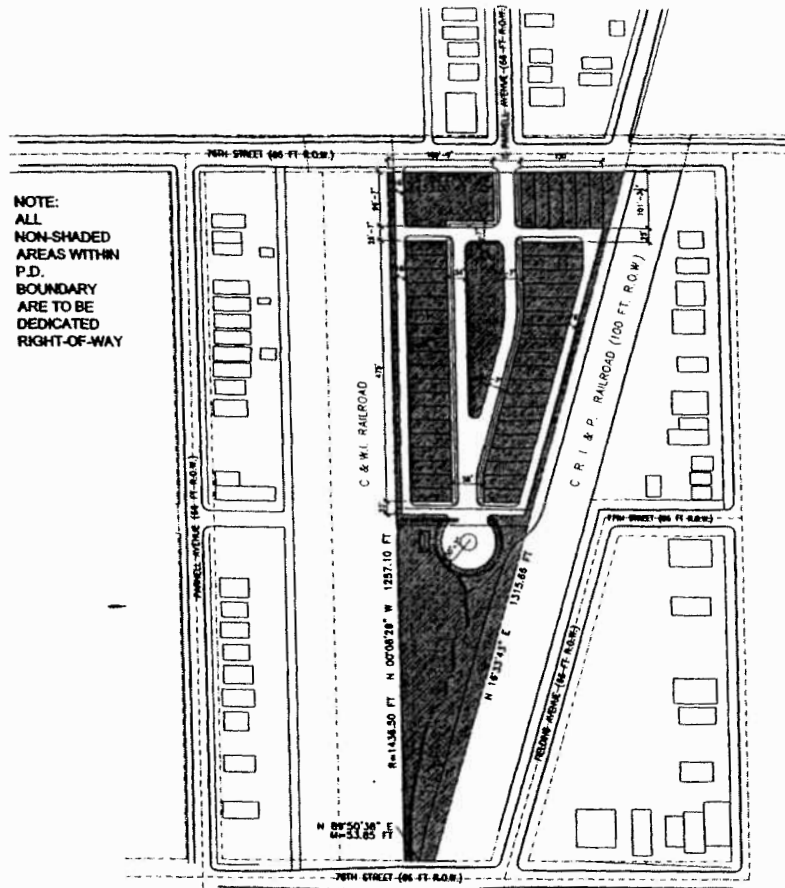
Existing Zoning Map.



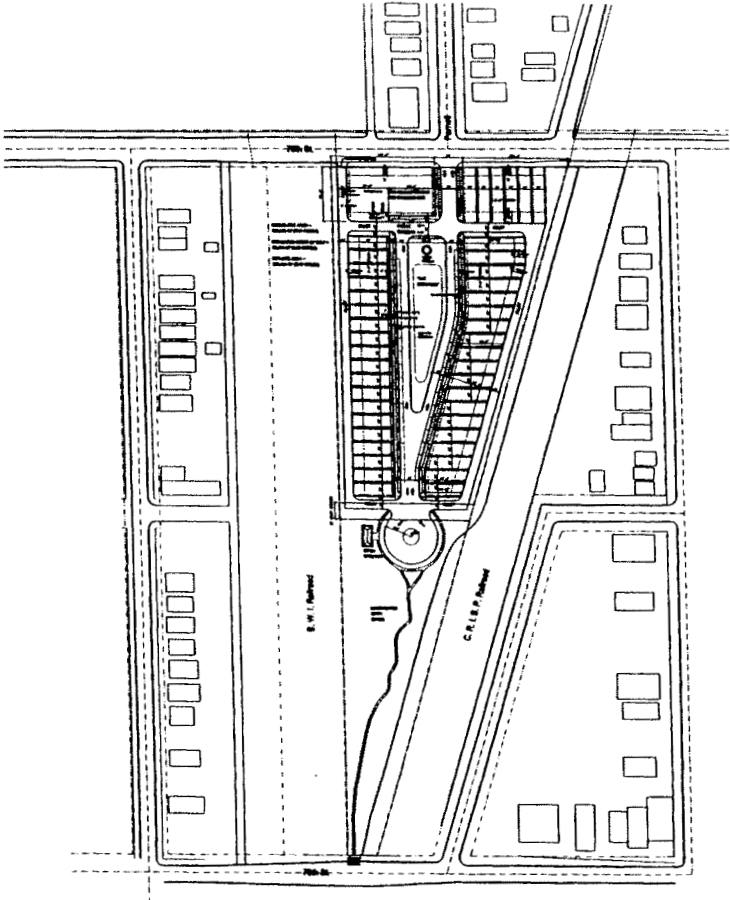
Existing Land-Use Map.



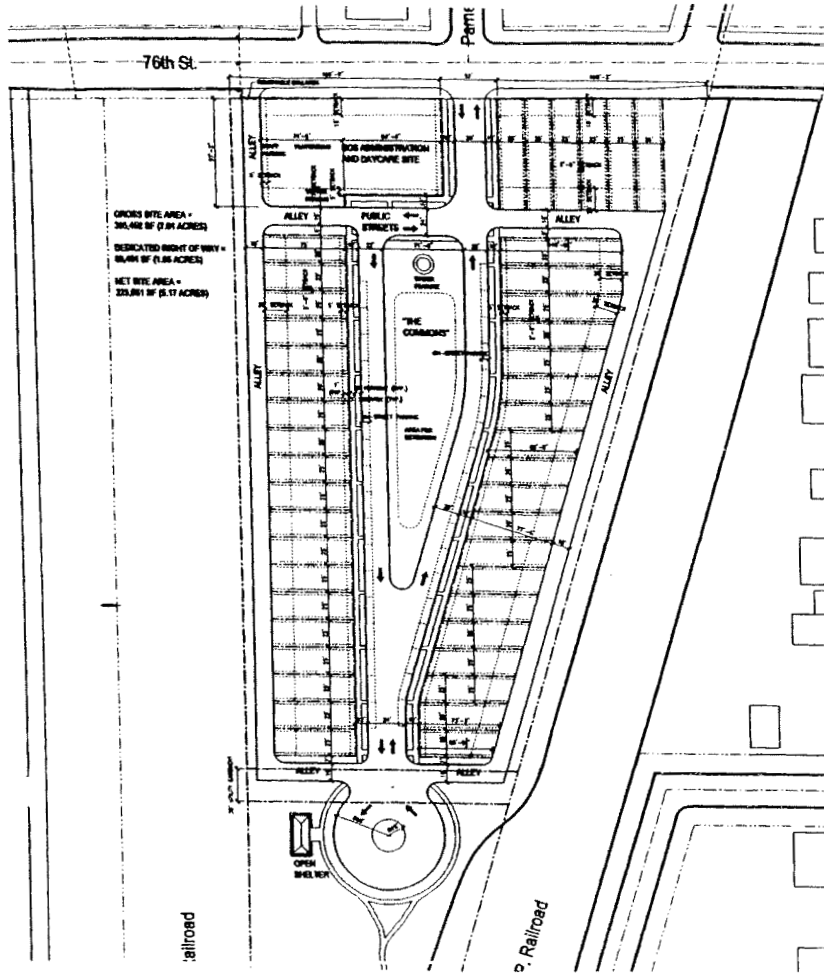
Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.



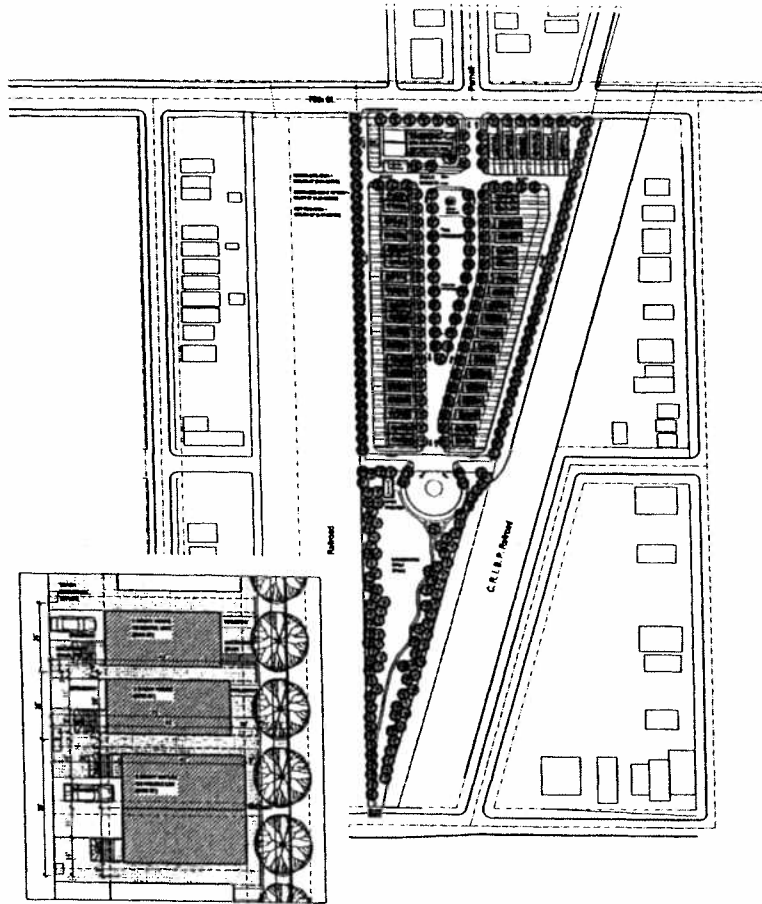
Site Plan.



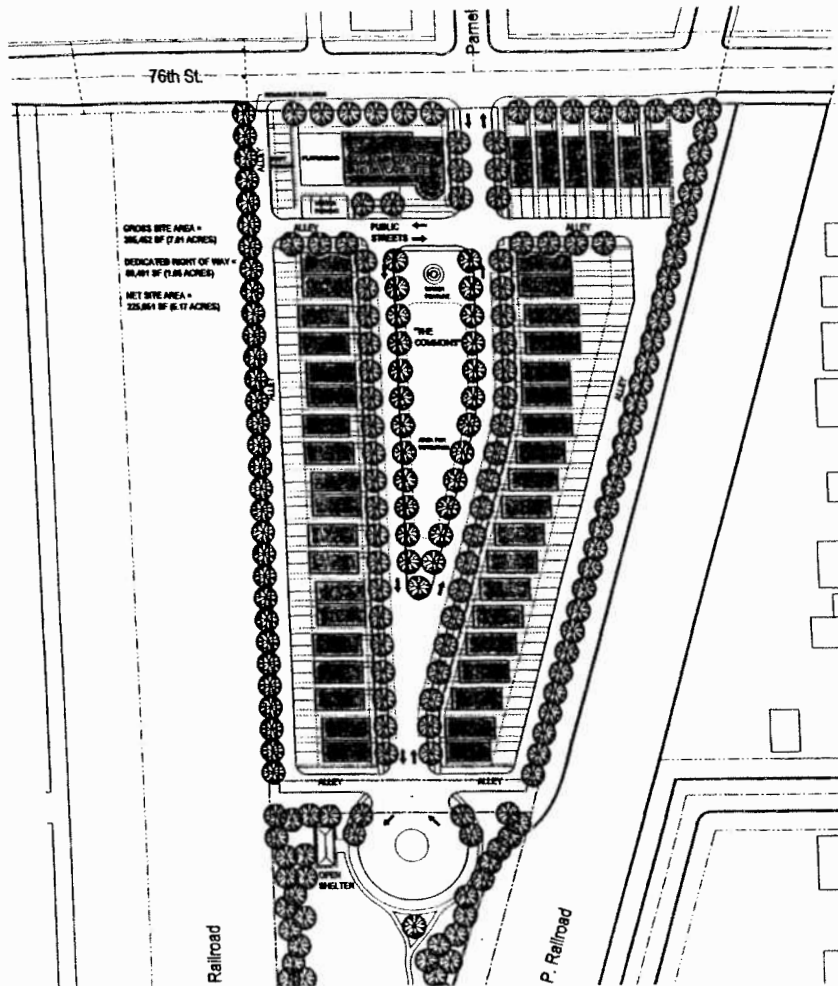
Partial Site Plan.



Landscape/Illustrative Plan.



Partial Landscape/Illustrative Plan.



Conceptual Building Elevation Drawings.

Exterior Wall Materials:
Masonry facade with 5' masonry returns at side elevations.
Masonry accent courses at facade.
Vinyl siding at side and rear elevations.



3 STORY DUPLEX



3 STORY HOUSE