

PD 854

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*Reclassification Of Area Shown On Map Number 11-G.
(Application Number A-5026)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the C1-5 Restricted Commercial District symbols and indications as shown on Map Number 11-G in the area bounded by:

West Lawrence Avenue; North Broadway; North Racine Avenue; a line 150 feet south of and parallel to West Lawrence Avenue; and the alley next west of and parallel to North Racine Avenue,

to those of a C1-3 Restricted Commercial 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 11-L.

(As Amended)

(Application Number 13656) RPD 854

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 and C1-1 Restricted Commercial District symbols and indications as shown on Map Number 11-L in the area bounded by:

West Lawrence Avenue; North Laporte Avenue; the public alley south of and parallel to West Lawrence Avenue; and a line 155.65 feet west of and parallel to North Laporte Avenue

And,

West Lawrence Avenue; North Lamon Avenue; the northeastern right-of-way boundary of the Kennedy Expressway until it intercepts with West Leland

Avenue; West Leland Avenue; and North LaPorte Avenue to the point of beginning,

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 R4 General Residential District 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 referred to in this ordinance read as follows:

Residential Planned Development Number 80A.

Plan Of Development Statements.

1. The area delineated herein as a residential planned development consists of a net site area of approximately five and one hundred thirteen thousandths (5.113) acres (two hundred twenty-two thousand seven hundred twenty-two and twenty-eight hundredths (222,722.28) square feet) which is controlled by Concord Homes, Inc. ("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 right-of-ways 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.
3. The requirements, obligations and conditions applicable within this planned development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the owners of all the property within the planned development or any homeowners

association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development, 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, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development. No amendment may be sought without written approval by the homeowners association, unless applicant has reserved this right under the Declaration of Covenants.

4. This plan of development consists of these fourteen (14) statements, a Bulk Regulations and Data Table, a Planned Development Boundary and Property Line Map, an Existing Zoning and Land-Use Map, a Site Plan, a Typical Townhome Building Site Plan, a Typical Single-Family Lot Site Plan, a Town Homes Front Elevation Typical Six (6) Unit Building, a Town Home Rear Elevation -- Typical Six (6) Unit Building, a Town Homes -- Typical Four (4) Unit Building Elevation, a Town Homes Typical Side Elevations and Rear Elevation Building "A", a Single-Family Elevation Style 1, a Single-Family Elevation Style 2, a Single-Family Elevation Style 3, a Single-Family Elevation Style 4, a Single-Family Elevation Style 5, a Single-Family Elevation Style 6, a Single-Family Elevation Style 7 -- Optional Basement; a Single-Family Elevation Style 8, a Single-Family Elevation Style 9, a Single-Family Typical Streetscape; a Single-Family Typical Garage, all dated October 17, 2002, prepared by Bloodgood Sharp Buster Architects and Planners, Inc., and a Landscape Plan and a Foundation Landscape Plan prepared by Pugsley and LaHaie, Ltd., dated October 17, 2002 which are all incorporated herein. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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 areas delineated herein: Single-family attached or detached dwelling units, accessory parking, public open space 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 within the planned development subject to review and approval of the Department of Planning and Development. Business signs shall be permitted on an interim basis.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas. All garbage receptacles shall be stored within the garages except on garbage pick up day and purchasers shall be informed of this requirement. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. 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.
8. In addition to the maximum height of any building or any appurtenance attached thereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the property, including landscaping and all entrances and exits shall be designed and installed and maintained in substantial conformance with the Bulk Regulations and Data Table, the Site Plan and the Landscape Plan attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site

Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The Chicago Park District dedication shall occur after the construction of fifteen (15) single-family homes and thirty-four (34) townhouses, provided however, that if LaSalle Bank's facilities are still in operation at that time, the park dedication will not occur until an alternative parking arrangement is identified for its employees. The open space located at the intersection of Leland and Laporte Avenues shall be open to the public during the normal hours of the Chicago Park District. The primary material for the facades of structures generally visible from the public right-of-way, but not otherwise devoted to windows, shall be masonry as designated on the elevations. In addition, the materials of the rear facade elevations of Buildings A, K and L shall be as identified in the Building Elevations attached hereto. The colors and textures of materials for structures are to be complimentary and compatible. The single-family homes shall be constructed so that an individual building's facade and colors will not be identical to that of either building to its side. Side yard encroachments of one (1) foot, six (6) inches are permitted to allow for the fireplaces and brick wraps from the front of the building.

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 written request for such 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 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.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the property. In such regard the Applicant and representatives of the Mayor's Office for People with Disabilities ("M.O.P.D.") determined that the following accommodations for persons with disabilities would be incorporated within the development ten percent (10%) of the townhouses will be visitable by persons with disabilities and ten percent (10%) of the townhouses will be adaptable for persons with disabilities as defined by the M.O.P.D. "Designing Accessible

Housing: Concepts and Design Standards for Adaptable & Visitable Homes". In addition, twenty percent (20%) of the single-family homes will be visitable as defined by the M.O.P.D. "Designing Accessible Housing: Concepts and Design Standards for Adaptable & Visitable Homes".

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all building 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, 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.
14. Unless substantial construction 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 an underlying R-4 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; Planned Development Boundary and Property Line Map; Site Plan; Typical Townhome Building Site Plan; Typical Single-Family Lot Site Plan; Landscape Plan; Townhome Elevation Drawings; Single-Family Elevation Drawings; Single-Family Typical Streetscape; and Single-Family Typical Garage referred to in these Plan of Development Statements printed on pages 96476 through 96497 of this *Journal*.]

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

11/6/2002

REPORTS OF COMMITTEES

13656
96475

Residential Planned Development Number 854.

Bulk Regulations And Data Table.

Gross Site Area (Total): 8.28 acres.

Net Site Area: 5.113

Total = Gross Site Area (360,676.8 square feet) - Area in Private Streets and Alleys (31,755) - Area in Public Streets and Alleys (86,727 square feet) - Area for Dedicated Park Space (19,471 square feet) = Net Site Area of 222,722.28 square feet (5.113 acres)

Note: Net Site Area is net of public streets, publicly dedicated alleys, private drives and dedicated park space.

Maximum Floor Area Ratio: Total: 1.0.

Maximum Number of Residential Units: Total: 97.

Maximum Site Coverage: In accordance with Site Plan.

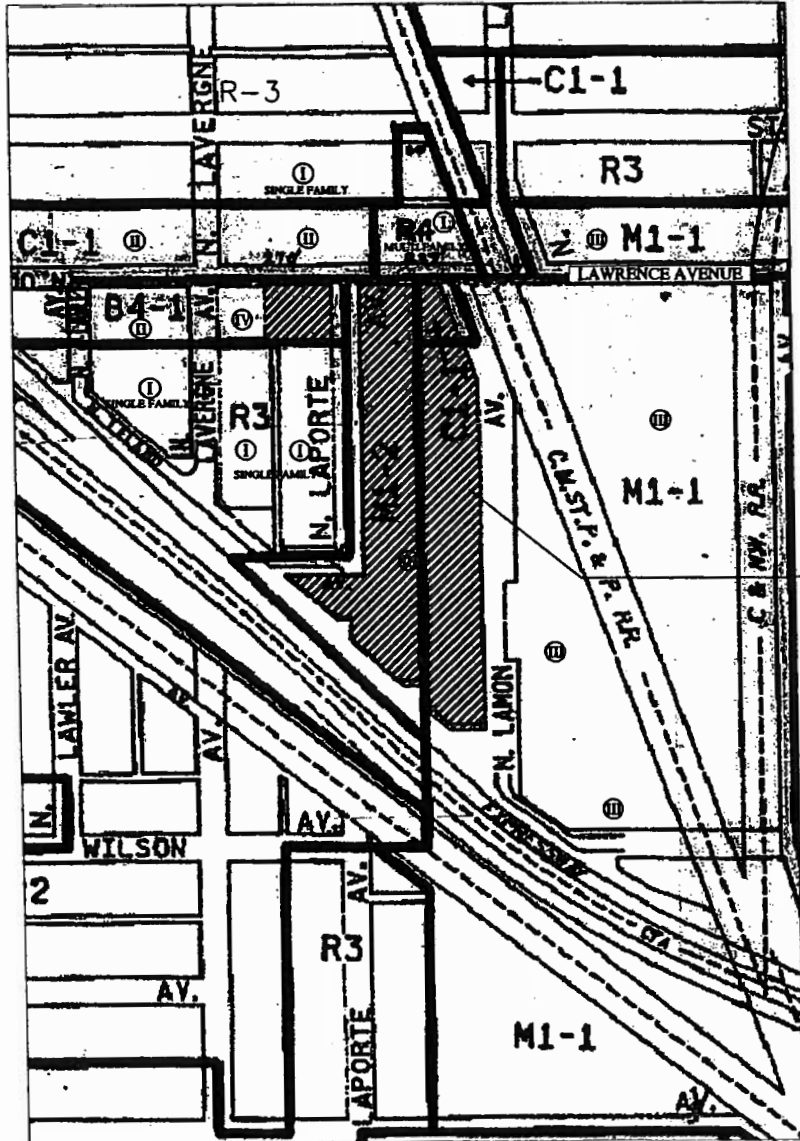
Minimum Number of Off-Street Parking Spaces: Total: 211.

In the event fewer dwelling units are constructed, fewer parking spaces shall also be required, however, the 2:1 ratio shall be maintained.

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

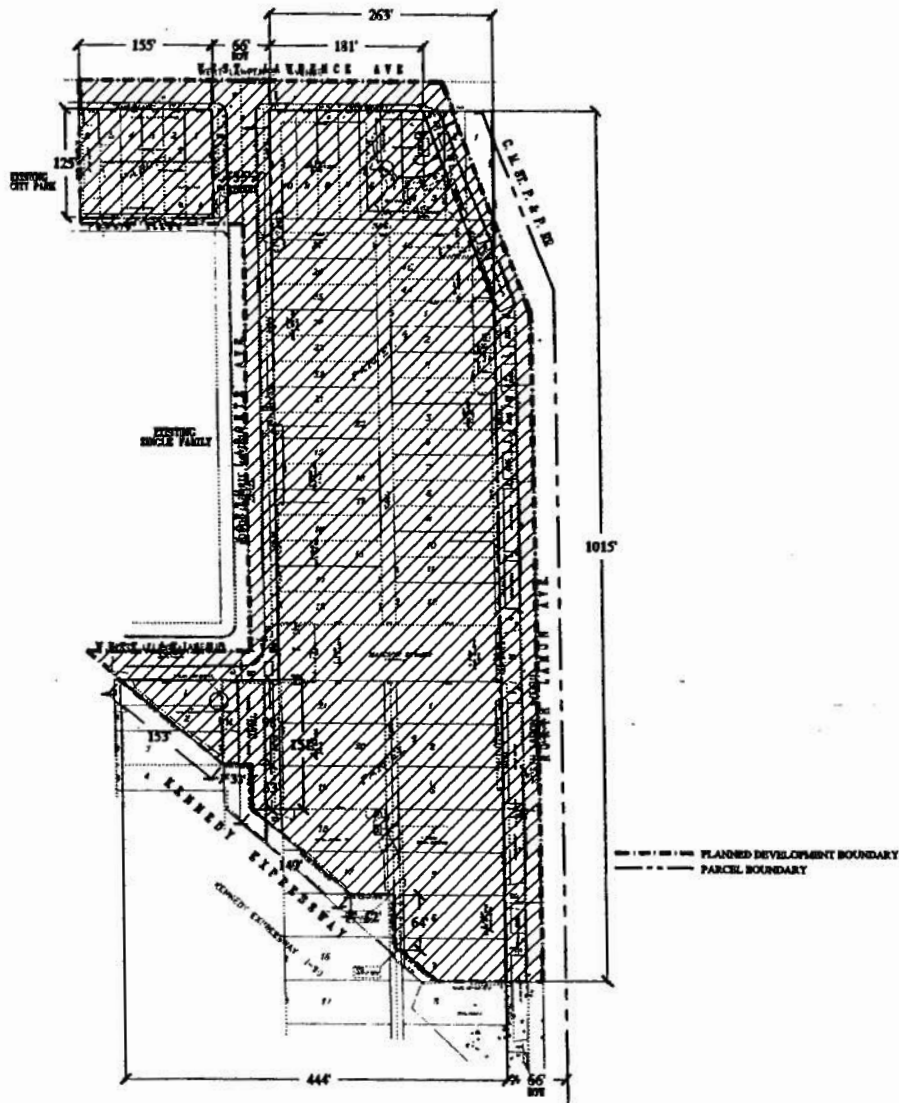
Maximum Building Heights: In accordance with Building Elevations.

Existing Zoning And
Land-Use Map.



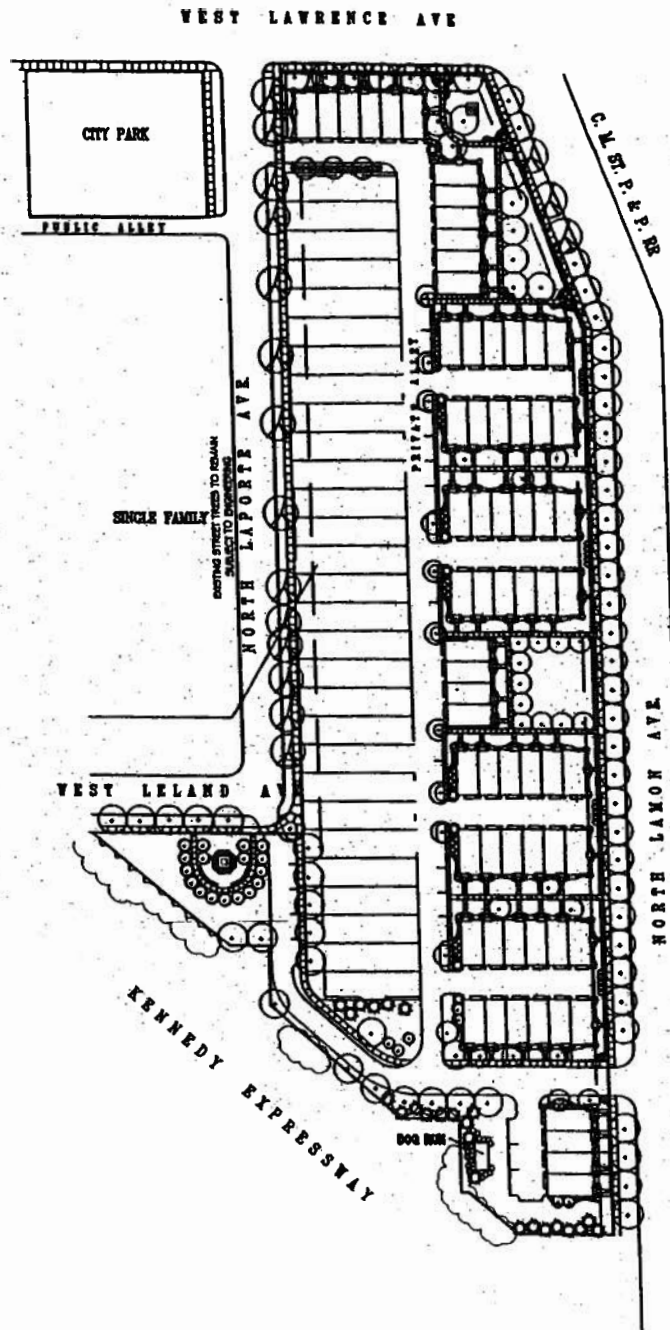
Planned Development Boundary
And Property Line Map.

PLANNED DEVELOPMENT BOUNDARY
AND PROPERTY LINE MAP

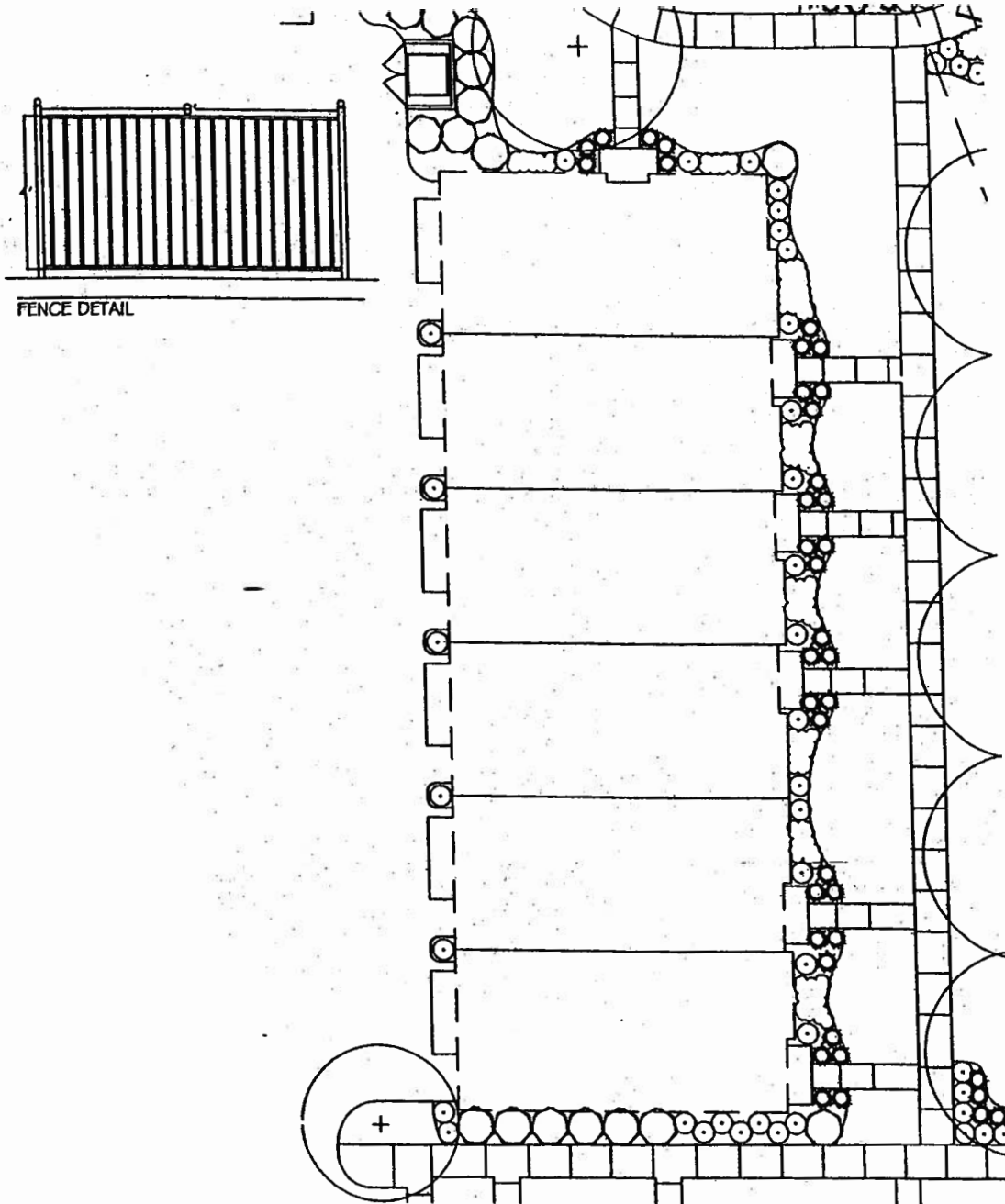


4925 West Lawrence Avenue
Chicago, Illinois

Landscape Plan.
(Page 1 of 2)



Landscape Plan.
(Page 2 of 2)



11/6/2002

REPORTS OF COMMITTEES

96483

Townhomes Elevation.
(Page 1 of 4)



Front Elevation Typ. 6 Unit Bldg.
3/16" = 1'-0"

Town Homes
4925 W. Lawrence Avenue
Chicago, IL

Townhomes Elevation.
(Page 3 of 4)



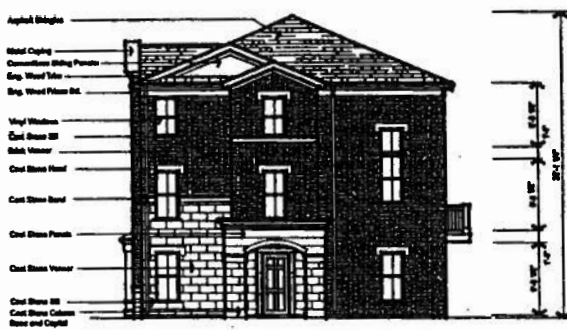
Rear Elevation Typ. 4 Unit Bldg.
3/16" = 1'-0"



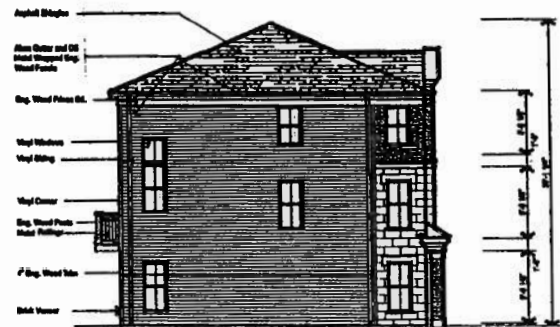
Front Elevation Typ. 4 Unit Bldg.
3/16" = 1'-0"

Town Homes
4925 W. Lawrence Avenue
Chicago, IL

Townhomes Elevation.
(Page 4 of 4)



Typ. Side Elevation Exposed Facade
3/16" = 1'-0"



Typ. Side Elevation
3/16" = 1'-0"

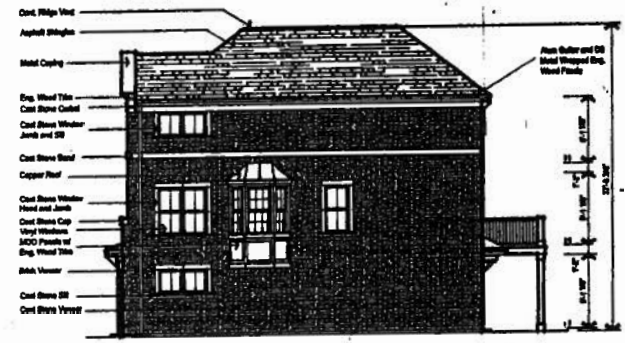


Rear Elevation - 4 Unit Building Bldg. "A" Only
3/16" = 1'-0"

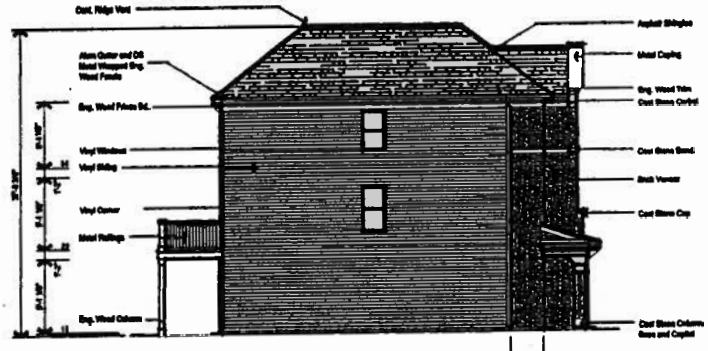
Town Homes

4925 W. Lawrence Avenue
Chicago, IL

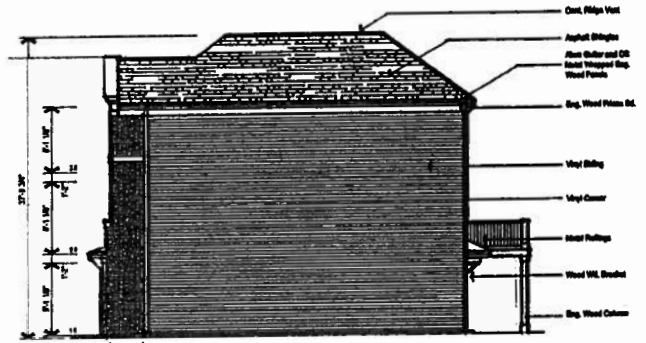
Single-Family Elevation
(Page 1 of 9)



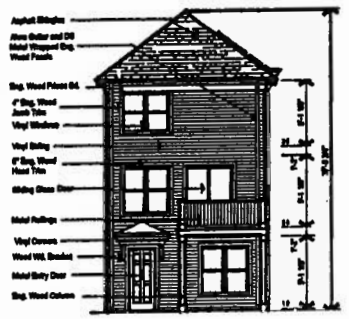
Right Elevation Exposed Facade (typ. all elevations)
3/16" = 1'-0"



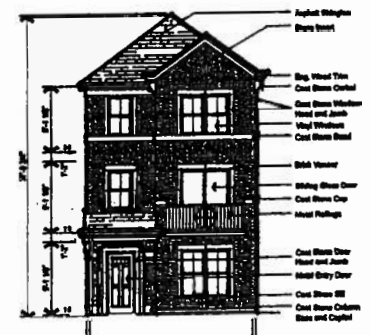
Left Elevation Hidden Facade
3/16" = 1'-0"



Right Elevation Hidden Facade
3/16" = 1'-0"



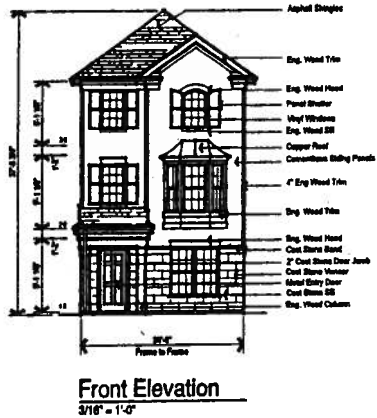
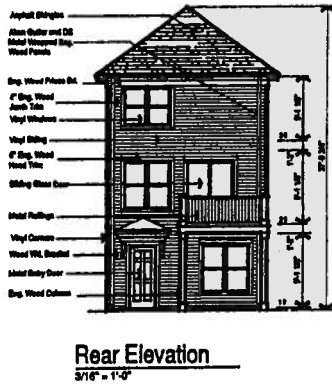
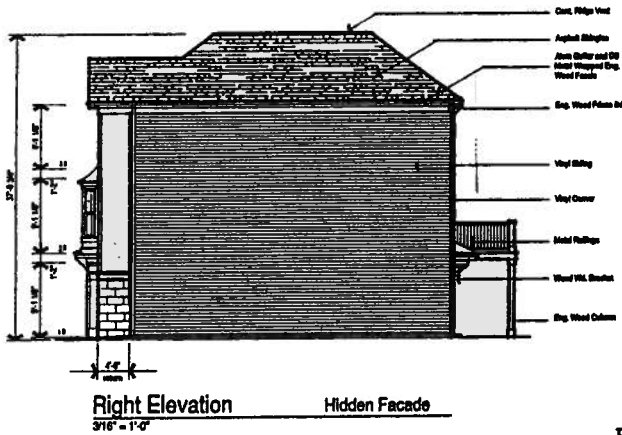
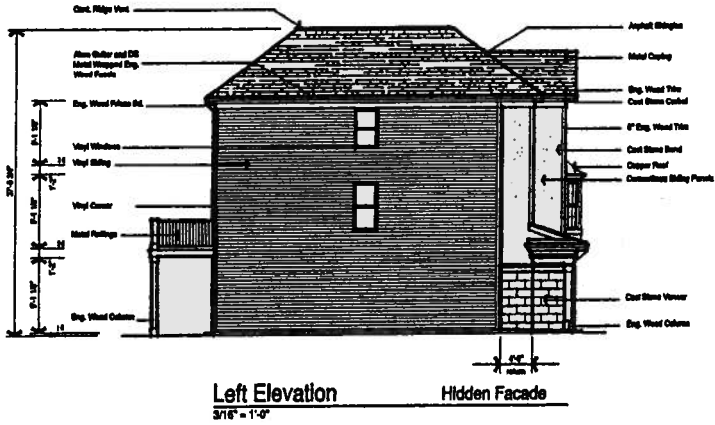
Rear Elevation
3/16" = 1'-0"



Front Elevation
3/16" = 1'-0"

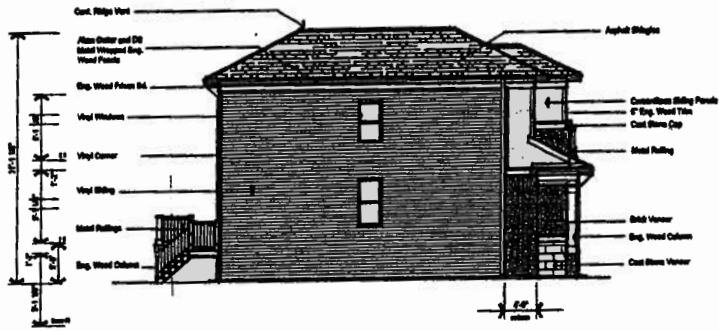
Elevation Style 1
Single Family
4925 W. Lawrence Avenue
Chicago, IL

Single-Family Elevation
(Page 2 of 9)

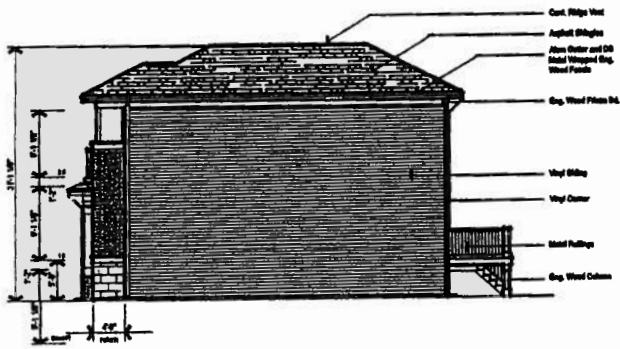


Elevation Style 2
Single Family
 4925 W. Lawrence Avenue
 Chicago, IL

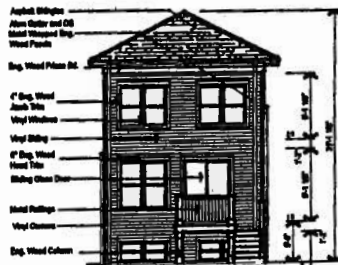
Single-Family Elevation
(Page 4 of 9)



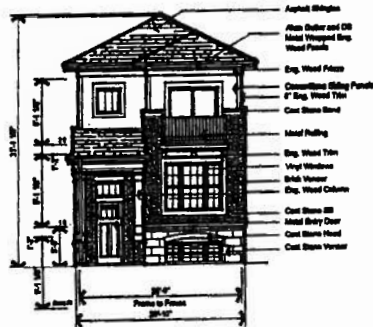
Left Elevation Hidden Facade
3/16" = 1'-0"



Right Elevation Hidden Facade
3/16" = 1'-0"



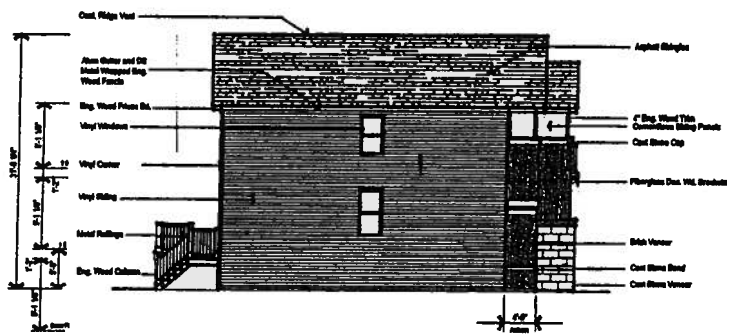
Rear Elevation
3/16" = 1'-0"



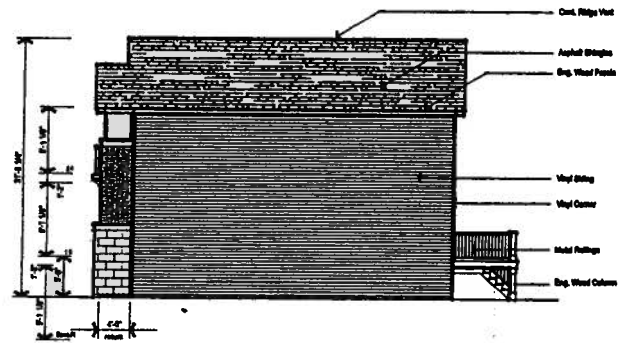
Front Elevation
3/16" = 1'-0"

Elevation Style 4
Single Family
4925 W. Lawrence Avenue
Chicago, IL

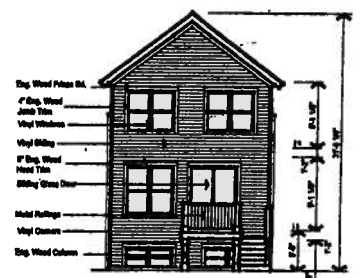
Single-Family Elevation
(Page 5 of 9)



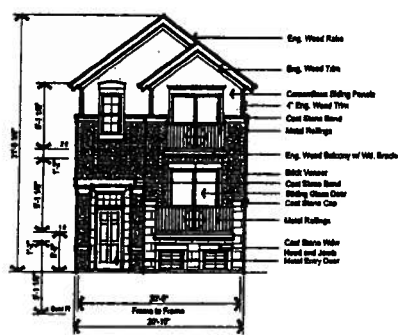
Left Elevation Hidden Facade
3/16" = 1'-0"



Right Elevation Hidden Facade
3/16" = 1'-0"



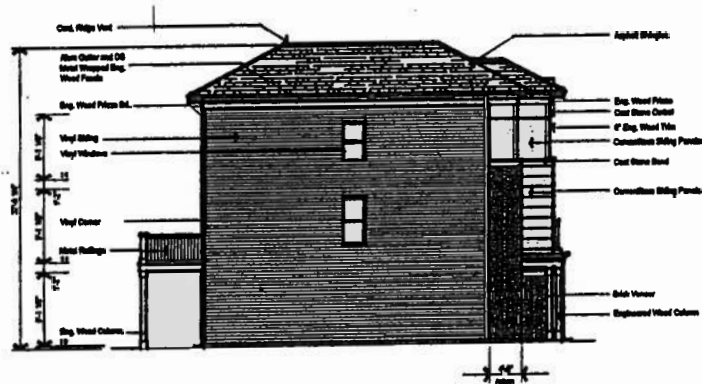
Rear Elevation
3/16" = 1'-0"



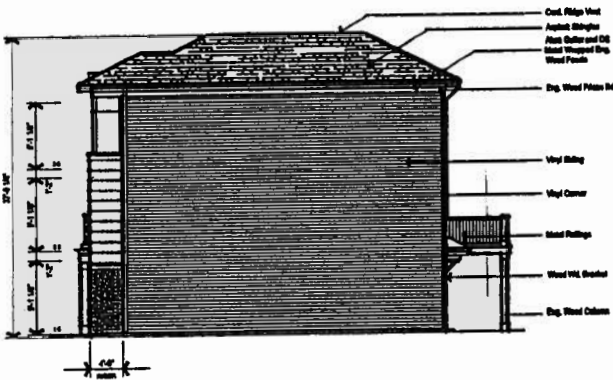
Front Elevation
3/16" = 1'-0"

Elevation Style 5
Single Family
4925 W. Lawrence Avenue
Chicago, IL

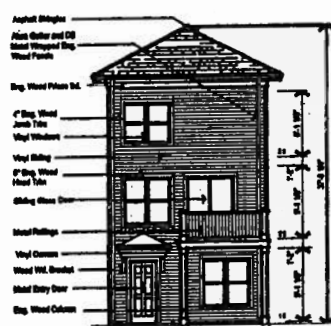
Single-Family Elevation
(Page 6 of 9)



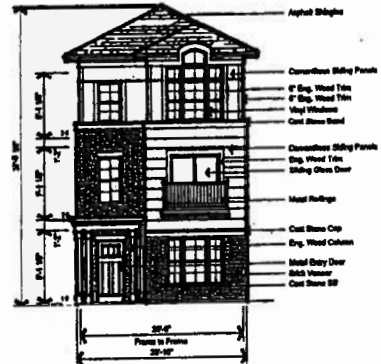
Left Elevation Hidden Facade
3/16" = 1'-0"



Right Elevation Hidden Facade
3/16" = 1'-0"



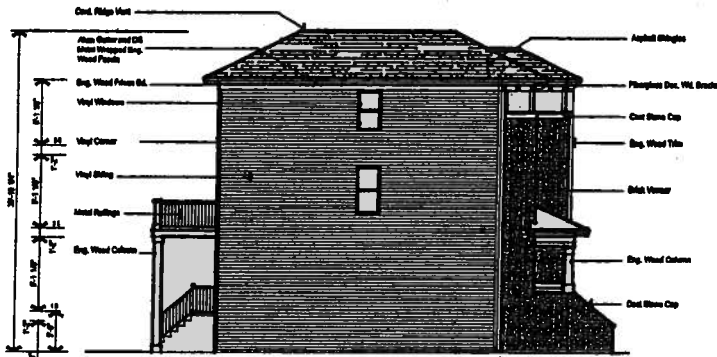
Rear Elevation
3/16" = 1'-0"



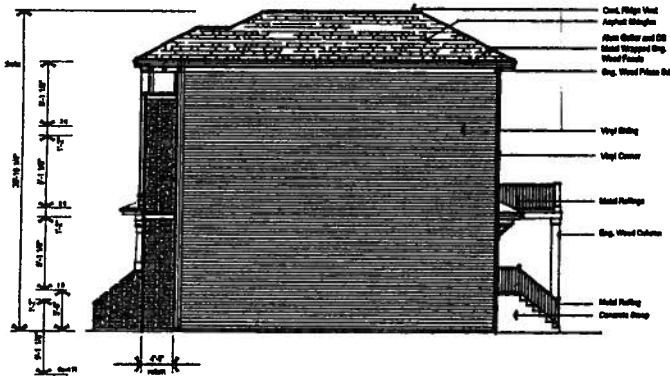
Front Elevation
3/16" = 1'-0"

Elevation Style 6
 Single Family
 4925 W. Lawrence Avenue
 Chicago, IL

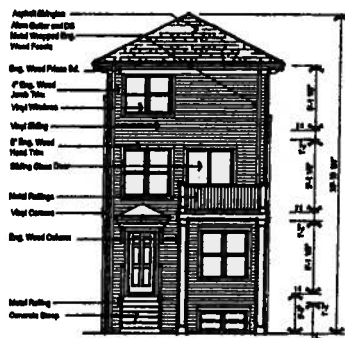
Single-Family Elevation
(Page 7 of 9)



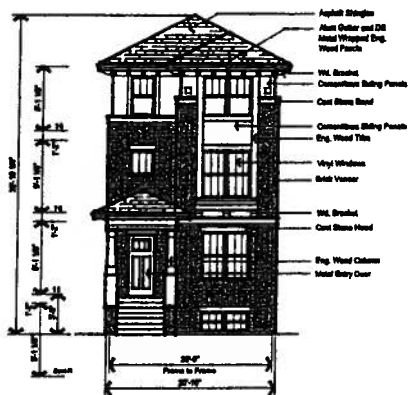
Left Elevation Hidden Facade
3/16" = 1'-0"



Right Elevation Hidden Facade
3/16" = 1'-0"



Rear Elevation
3/16" = 1'-0"



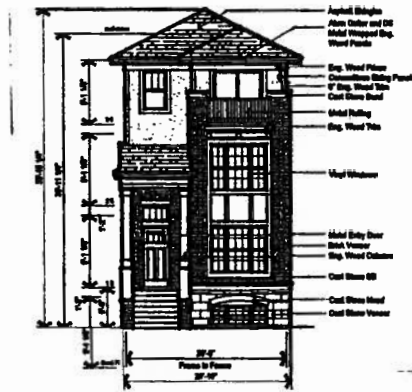
Front Elevation
3/16" = 1'-0"

Elevation Style 7 - Optional Basement

Single Family

4925 W. Lawrence Avenue
Chicago, IL

Single-Family Elevation
(Page 8 of 9)



Front Elevation
3/16" = 1'-0"

Elevation Style 8

Single Family

4925 W. Lawrence Avenue
Chicago, IL

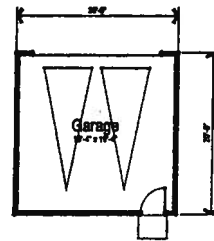
Single-Family Typical Streetscape.



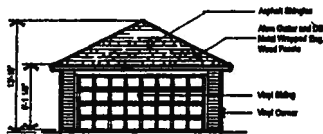
Typical Streetscape

Single Family
4925 W. Lawrence Avenue
Chicago, IL

Single-Family Typical Garage.



Floor Plan
3/16" = 1'-0"



Typ. Rear Elevation
3/16" = 1'-0"



Typ. Side Elevation
3/16" = 1'-0"



Typ. Front Elevation
3/16" = 1'-0"

Typical Garage

Single Family

4925 W. Lawrence Avenue
Chicago, IL