

PD 858

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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 9-G.
(As Amended)
(Application Number A-5035)*

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 B5-4 General Service District symbols and indications as shown on Map Number 9-G in the area bounded by:

West Grace Street; North Halsted Street; West Waveland Avenue; the alley next west of and parallel to North Halsted Street; the alley next north of and parallel to West Waveland Avenue; the alley next west of and parallel to North Halsted Street; West Bradley Place; a line 264.54 feet west of and parallel to North Halsted Street; a line 151.72 feet north of and parallel to West Bradley Place; and a line 321.15 feet west of and parallel to North Halsted Street,

to those of a B5-2 General 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 9-K.
(As Amended)
(Application Number 13813)*

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

RPA 858

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the

R4 General Residence District symbols and indications as shown on Map Number 9-K in the area bounded by:

starting at a point 327.20 feet west of North Kilbourn Avenue; West School Street; a line 227.20 feet west of and parallel to North Kilbourn Avenue running south for a distance of 133.00 feet; a line 133.00 feet south of and parallel to West School Street running east for a distance of 227.20 feet to North Kilbourn Avenue; North Kilbourn Avenue; West Belmont Avenue; and a line 327.32 feet west of and parallel to North Kilbourn Avenue, to the point of beginning,

to those of a Residential Planned Development 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.

Plan of Development Statements attached to this ordinance read as follows:

Residential Planned Development Number 858.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately three and ninety-four hundredths (3.94) acres (one hundred seventy-one thousand six hundred thirty-six (171,636) square feet) which is owned or controlled by the applicant, Dubin Residential.
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. 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 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 fourteen (14) 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; and Building Elevations prepared by Hartshorne & Plunkard Architecture; and a Landscape Plan by ILT Vignocchi all dated November 14, 2002. Full-sized copies of the Site Plan, Landscape Plan and the Building 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 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: townhouse or single-family attached residential dwelling units, accessory parking, open space and accessory uses.
6. Identification signs and 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. 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. 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. 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.
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. 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 open space located on School Street 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. Final landscape plans will be submitted to and approved by the Department of Planning and Developments prior to or at the time of Part II approval. Roof Decks will not be permitted above the units. All garbage receptacles shall be stored within the garages except on garbage pick up day and purchasers shall be informed of this requirement.
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 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.").
14. Unless substantial construction of the units 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 R4 General Residence 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; Landscape Plan; and Schematic Elevation Drawings referred to in these Plan of Development Statements printed on pages 101178 through 101185 of this *Journal*.]

12/4/2002

REPORTS OF COMMITTEES

13813

101177

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

Residential Planned Development Number 858.

Bulk Regulations And Data Table.

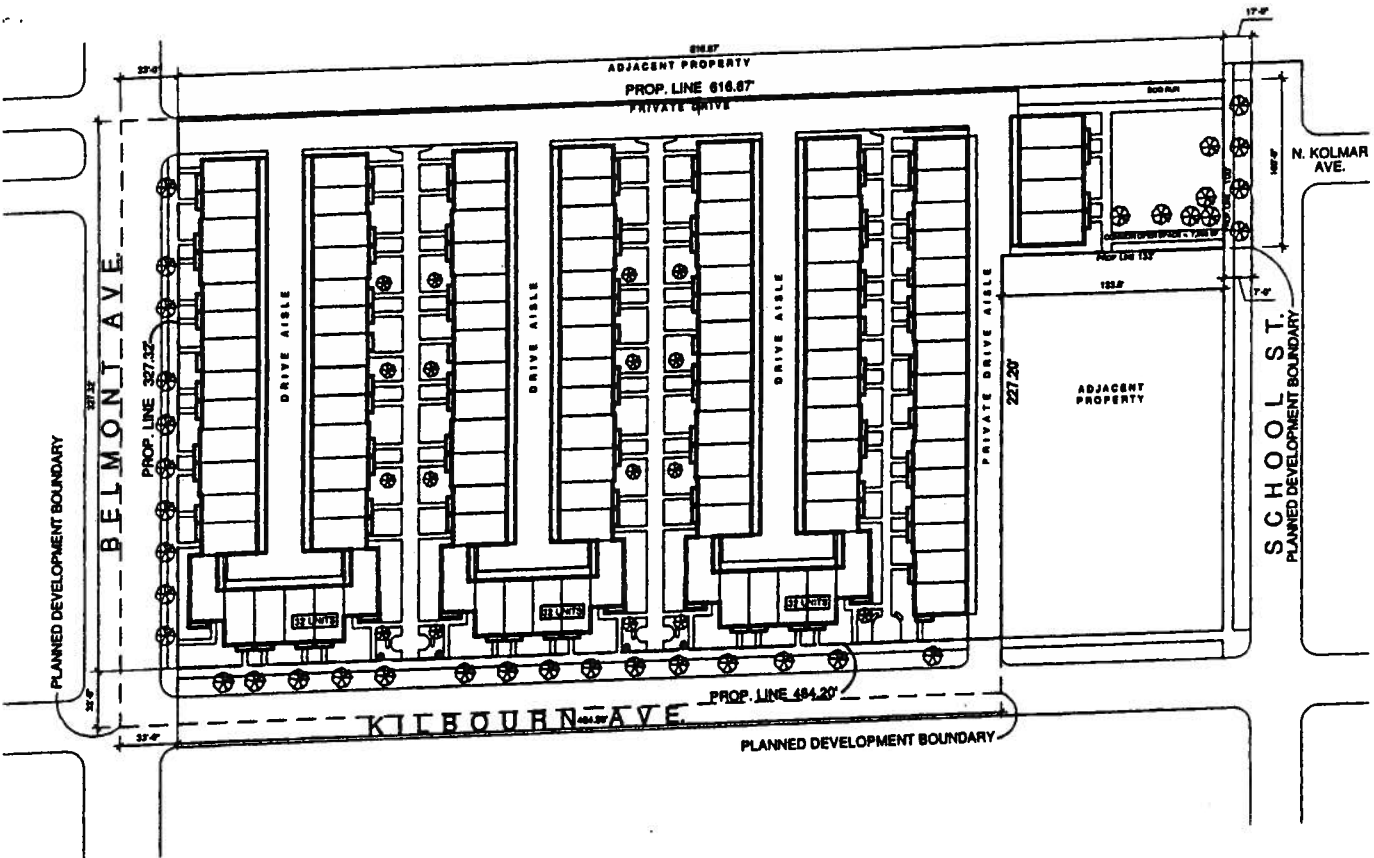
Gross Site Area :	Total: 208,108 square feet
Net Site Area:	Total = Gross Site Area (208,108 square feet) - Area in Public Streets and Alleys (36,472 square feet) = Net Site Area 171,636 square feet (3.9 acres)
Maximum Permitted Floor Area Ratio:	Total: 1.2.
Maximum Number of Residential Units:	Total: 116.
Maximum Site Coverage:	In accordance with Site Plans.
Minimum Number of Off-Street Parking Spaces:	Total: 232. 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 Distance between Structures:	In accordance with the attached Site Plan.
Maximum Building Heights:	In accordance with the attached Building Elevations.

12/4/2002

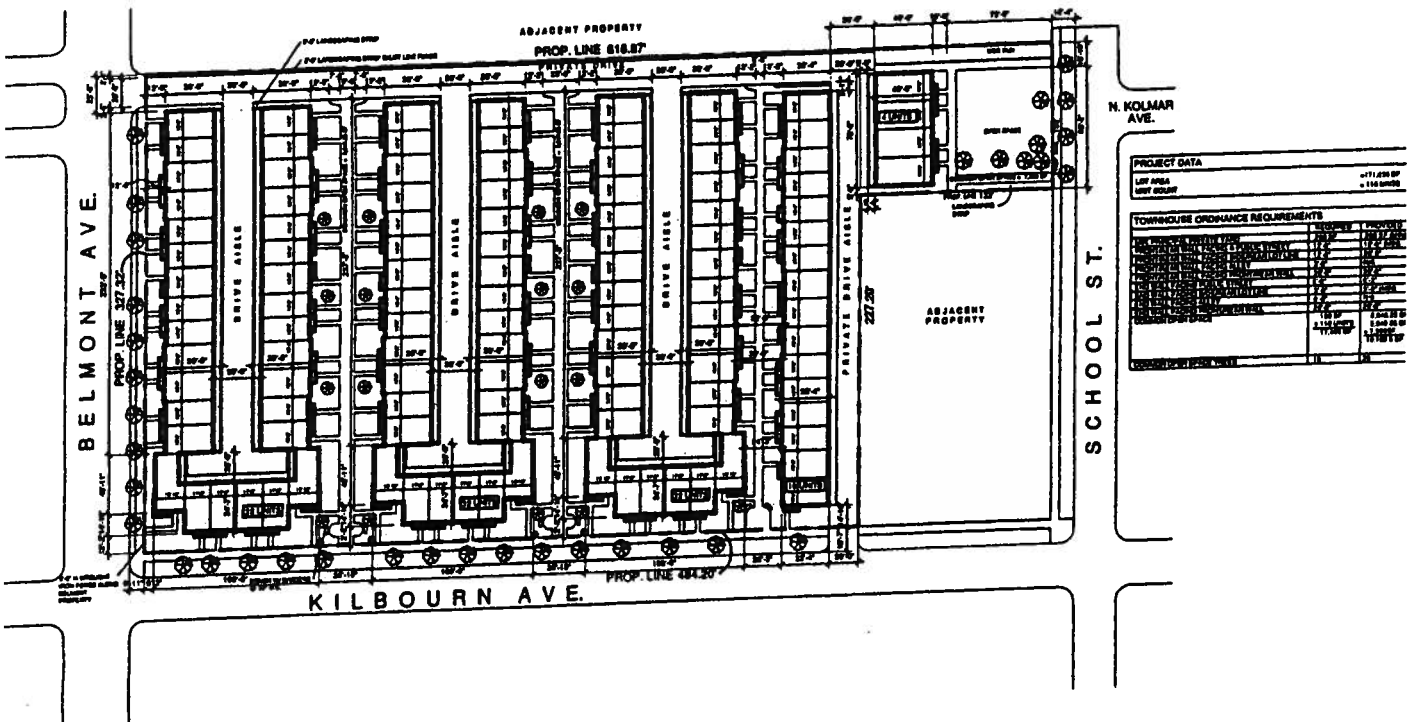
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101179

Planned Development Boundary
And Property Line Map.



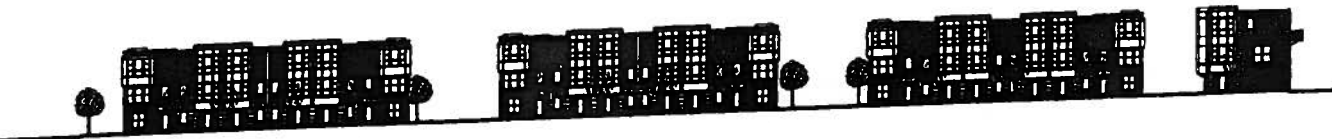
Site Plan.



Schematic Elevation Drawings.
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① PARTIAL SCHEMATIC ELEVATION - KILBOURN

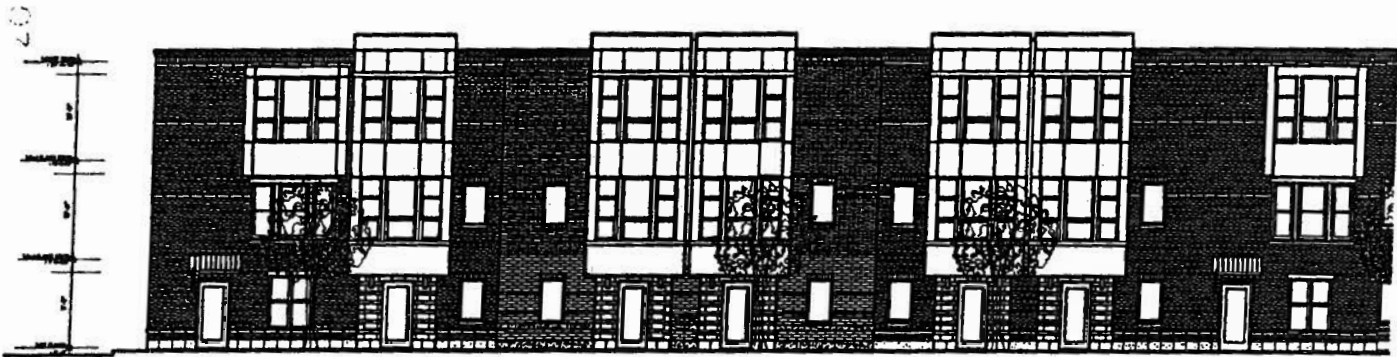


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101183

Schematic Elevation Drawings.
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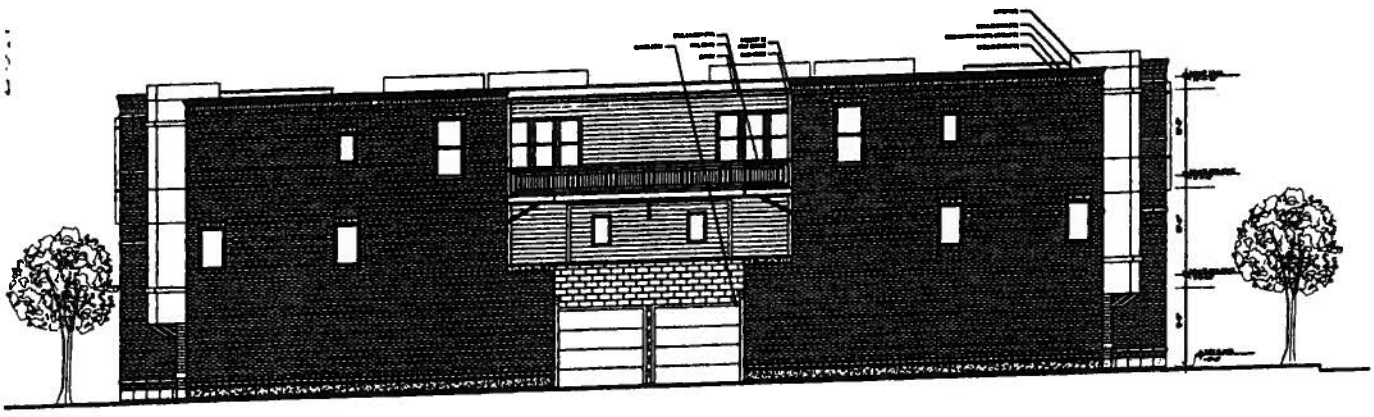


① PARTIAL SCHEMATIC ELEVATION - BELMONT

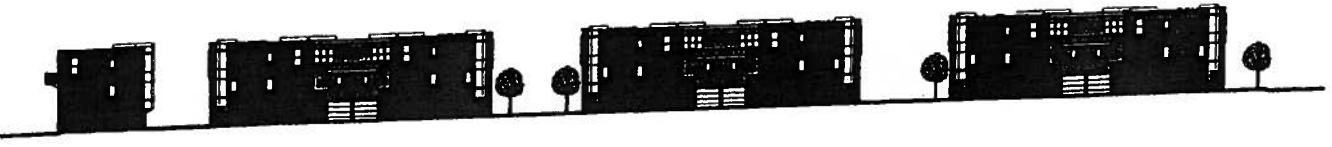


② SCHEMATIC ELEVATION - BELMONT

Schematic Elevation Drawings.
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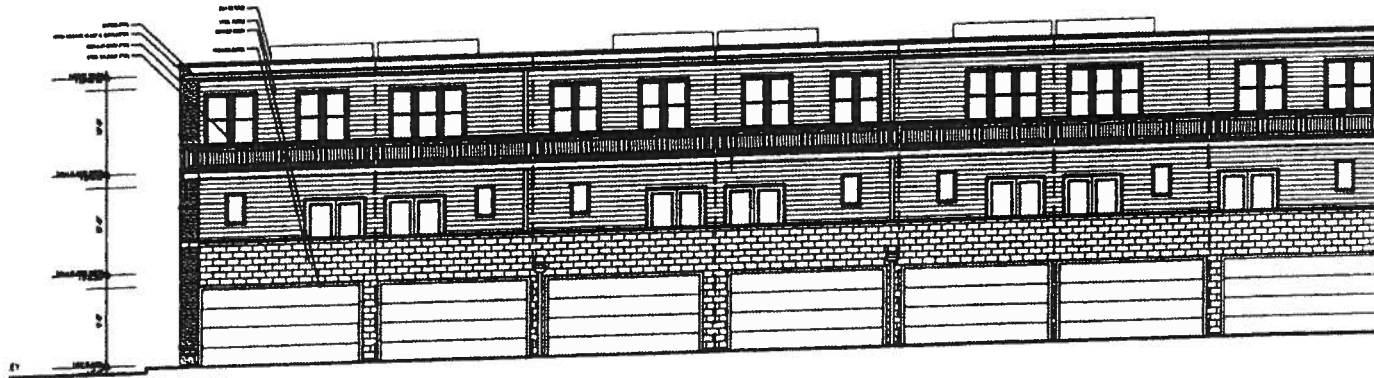


① PARTIAL SCHEMATIC ELEVATION - PRIVATE DRIVE

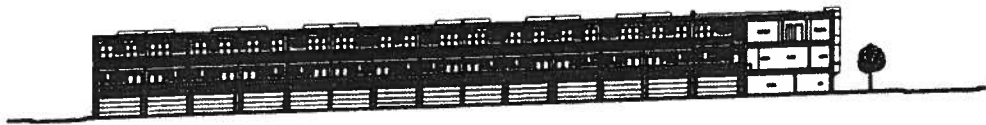


② SCHEMATIC ELEVATION - PRIVATE AISLE

Schematic Elevation Drawings.
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① PARTIAL SCHEMATIC ELEVATION - DRIVE AISLE



② SCHEMATIC ELEVATION - DRIVE AISLE