

PD 862

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104149

*Reclassification Of Area Shown On Map Number 1-G.
(As Amended)
(Application Number 13823)*

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B4-4 Restricted Service District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Washington Boulevard; North Peoria Street; a line 116 feet south of and parallel to West Washington Boulevard; and North Sangamon Street,

to those of a B4-5 Restricted Service District, and a corresponding use district is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B4-5 Restricted Service District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Washington Boulevard; North Peoria Street; a line 116 feet south of and parallel to West Washington Boulevard; and North Sangamon Street,

to those of a Residential-Business Planned Development and a corresponding use district is hereby established in the area described above 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 full force and effect after its passage and publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development Number 862.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of a total lot area of approximately twenty-five thousand one hundred seventy-seven (25,177) square feet of property and

is owned or controlled by 901 West Washington Land Development, L.L.C. ("the Applicant").

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 rights-of-way or consolidation or re-subdivision 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 legal titleholders 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 legal titleholder 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 other modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all 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.
4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line and Boundary Map; First Floor/ Site/Landscape Plan, Building Elevations and Rooftop Landscape Plan; dated January 16, 2003 prepared by Hirsch & Assoc. L.L.C.; full size sets of the First Floor/ Site/Landscape Plan and Building Elevations, and Rooftop Plan 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 of 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: all uses permitted in the B4-5 Restricted Service District, accessory uses, accessory parking.

6. Identification and business 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. Temporary sales offices shall be allowed.
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, except as noted on the site plan, or within fire lanes. 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 and off-street loading facilities shall be provided in compliance with this plan of development subject to review of the Department of Transportation 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 of the Chicago Department of Transportation.
8. In addition to the maximum height of any building or any appurtenance attached 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. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definitions of the City of Chicago Zoning Ordinance shall apply.
10. The improvements of the property shall be designed, installed and maintained in substantial conformance with the First Floor/Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Specifically, the Applicant has agreed that: (a) the west, south, north and east building elevations will be constructed with brick and masonry as described on the building elevations; (b) a minimum of two (2) off-street loading areas will be provided; (c) a minimum of eight thousand three hundred (8,300) square feet of retail/commercial space shall be provided at the ground floor as indicated on the First Floor/Site/Landscape Plan; (d) eleven (11) of the one hundred ten (110) units would be affordable units provided under the Department of Housing C.P.A.N. (Chicago Partnership for the Affordable Neighborhoods) program; (e) the Applicant will provide a One Hundred Ten Thousand and no/100 Dollars (\$110,000.00) contribution to the

Department of Housing Opportunity Fund; (f) provide interior and exterior dog walk areas and a common rooftop deck area; (g) deed a minimum of one (1) parking space for each dwelling unit sold with the exception of the eleven (11) affordable units sold under the City of Chicago C.P.A.N. Program; and (h) install and maintain a green roof in compliance with Rooftop Landscape Plan.

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. Plans for all building 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 will 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 of the improvements contemplated in this planned development 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

property shall automatically revert to that of a B4-4 Restricted Service District.

[Existing Zoning Map; Property Line and Boundary Map; Existing Land-Use Map; First Floor Site/Landscape Plan; Rooftop Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 104154 through 104161 of this *Journal*.]

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

Residential-Business Planned Development Number 862.

Bulk Regulations And Data Table.

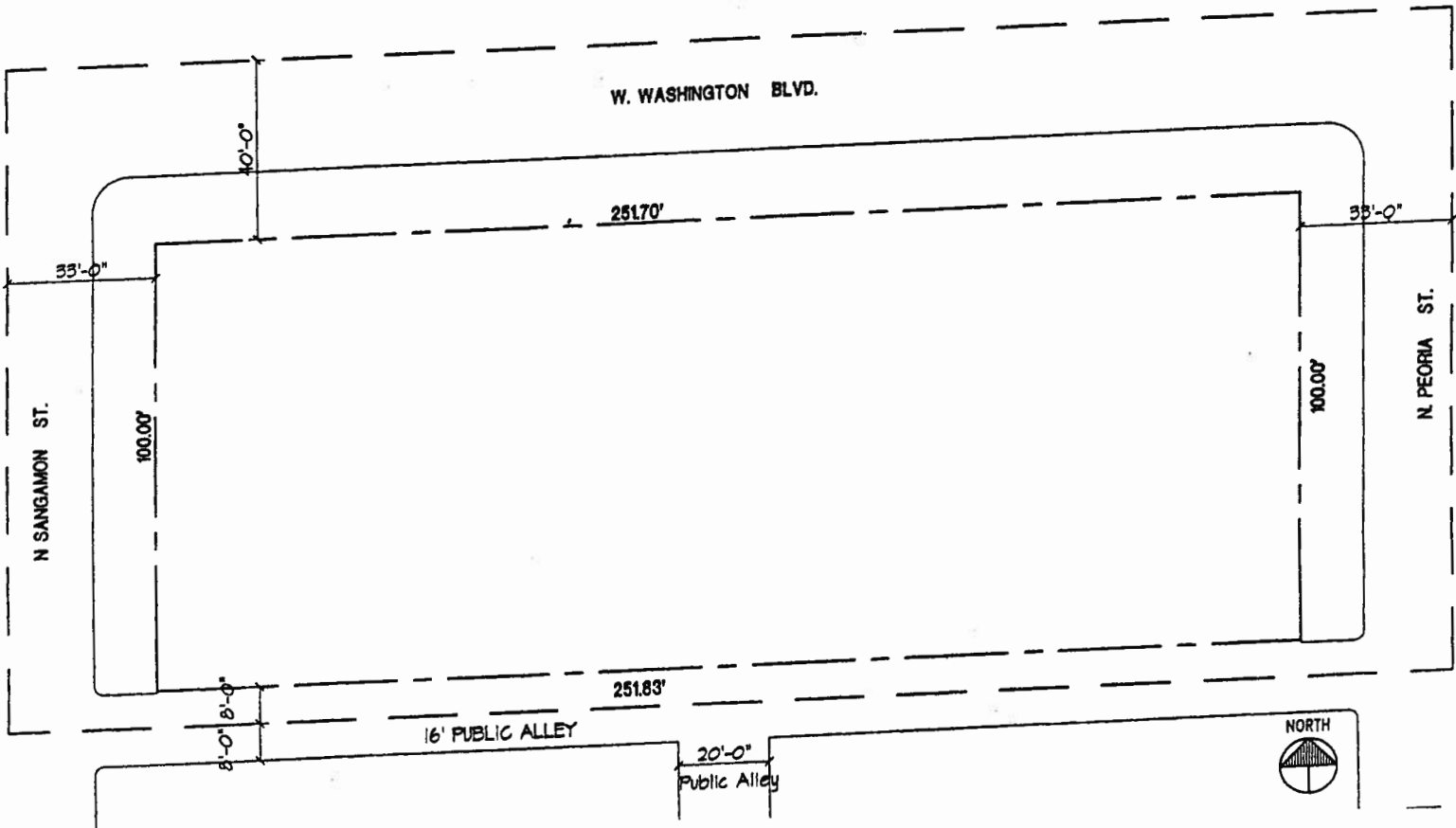
Net Site Area:	25,177 square feet (0.57 acres).
Gross Site Area:	42,097 square feet (0.966 acres).
Public Right-of-Way:	16,920 square feet (0.388 acres).
Maximum Floor Area Ratio:	5.75.
Maximum Number of Residential Units:	110.
Maximum Site Coverage:	In accordance with the Site Plan.
Minimum Number of Off-Street Parking Spaces:	161.
Minimum Number of Off-Street Loading Berths:	2.
Minimum Building Setbacks:	In accordance with the Site Plan.
Maximum Building Heights:	In accordance with the Building Elevations.
Minimum Commercial/Retail Space:	8,300 square feet.

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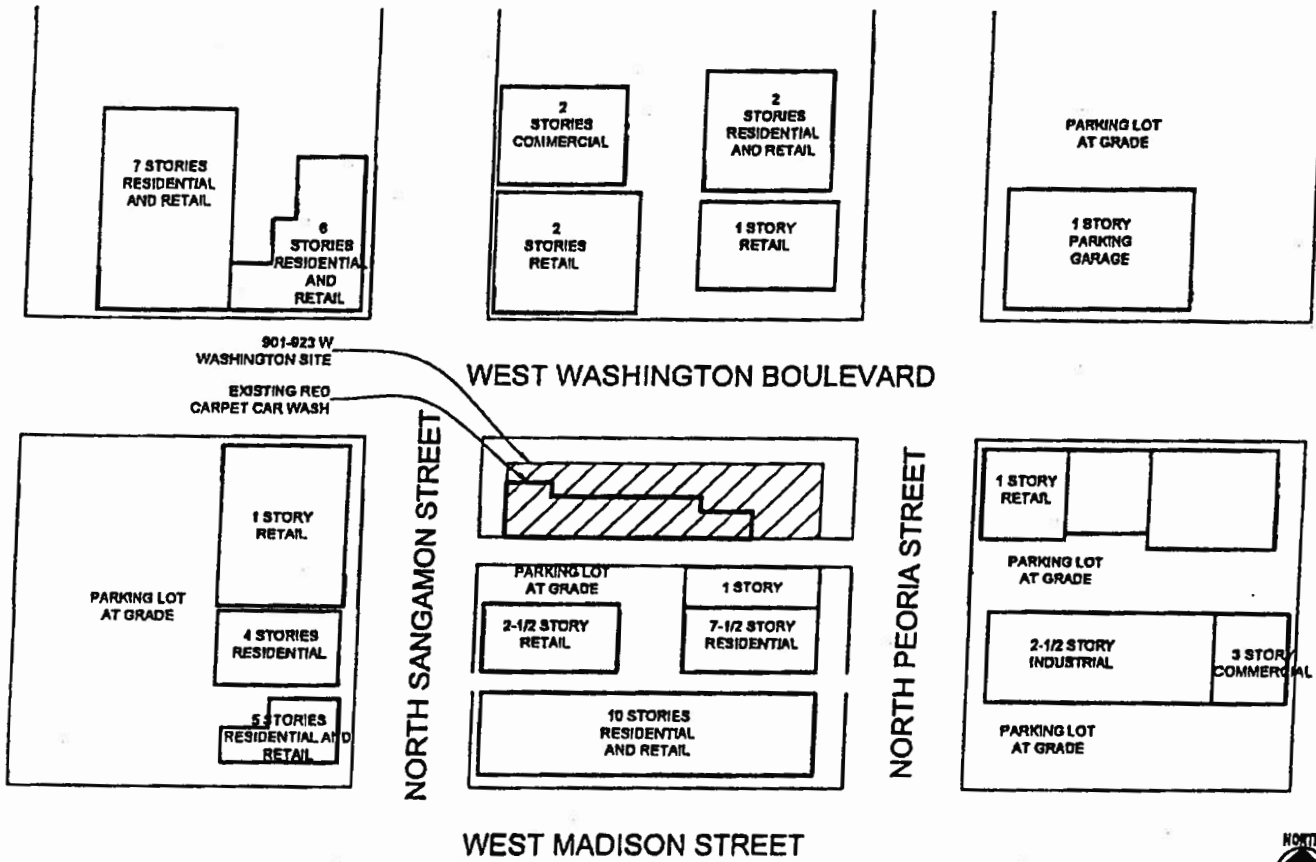
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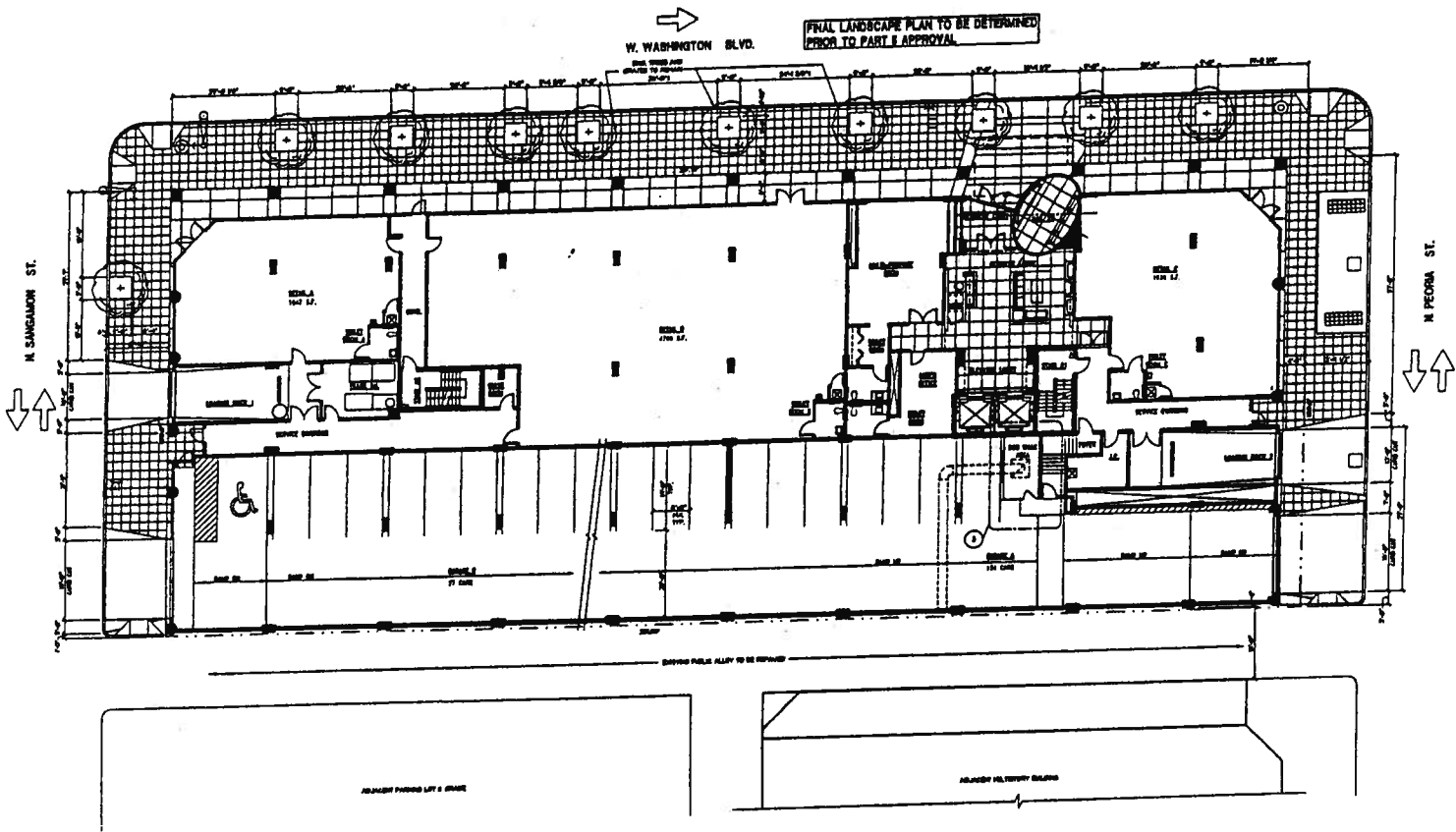
Property Line And Boundary Map.



Existing Land-Use Map.



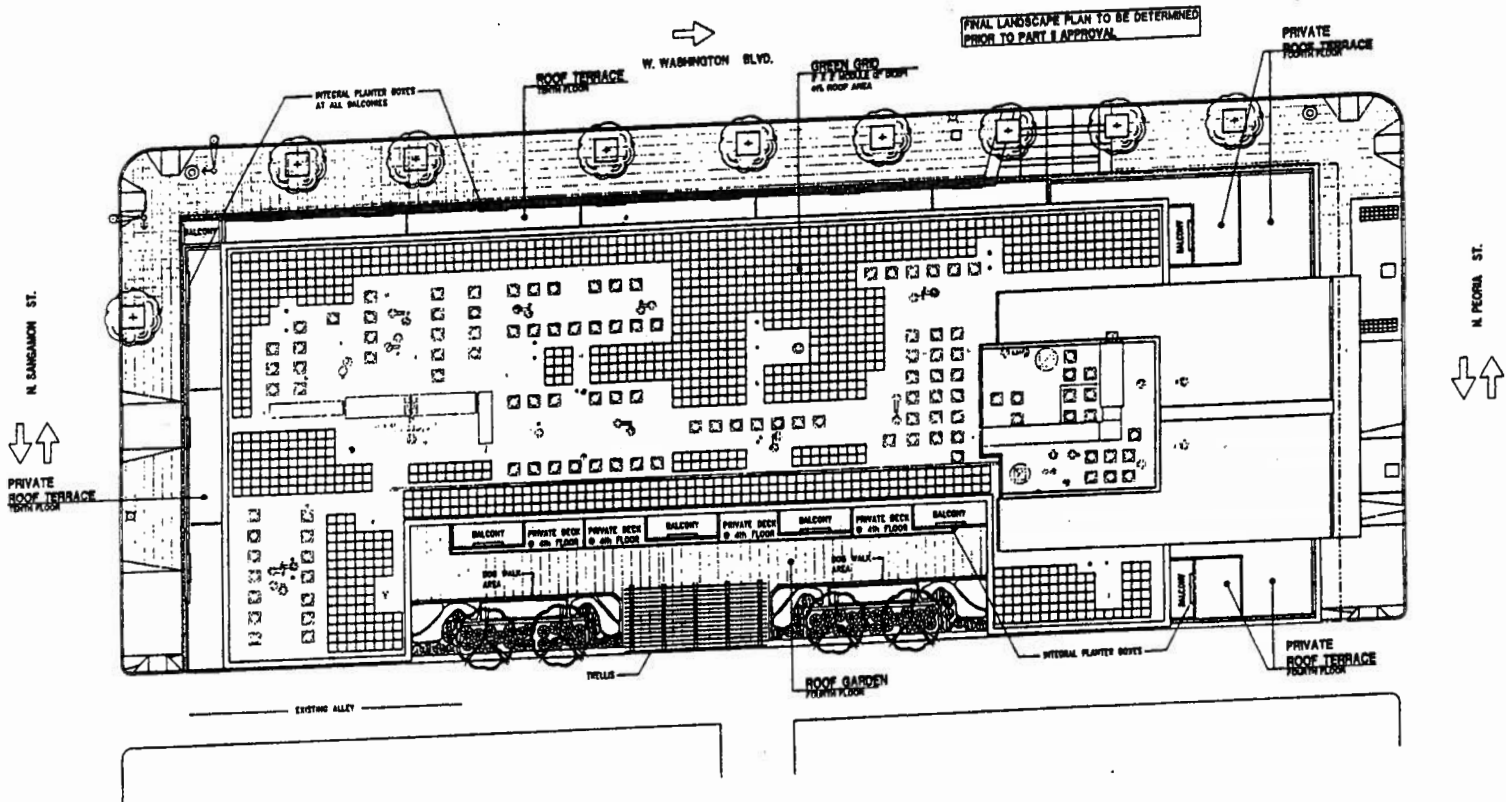
First Floor Site/Landscape Plan.



FIRST FLOOR / SITE / LANDSCAPE PLAN



Rooftop Landscape Plan.



ROOFTOP LANDSCAPE PLAN

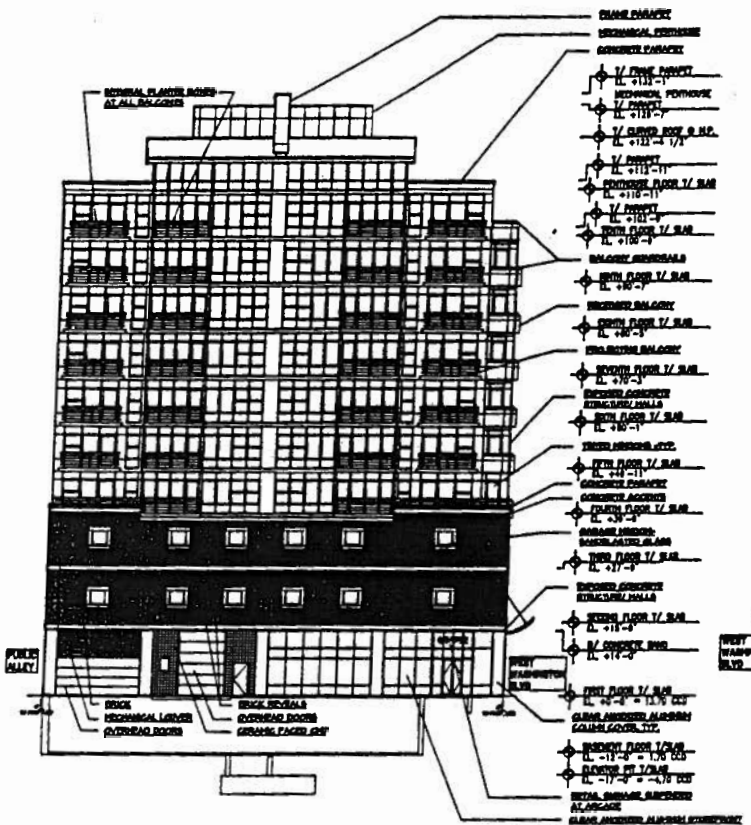


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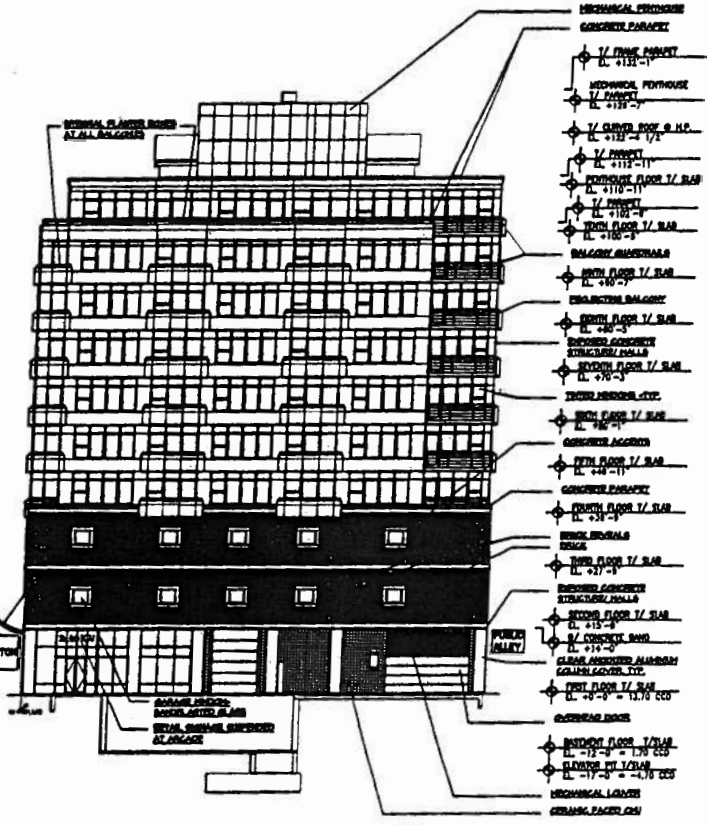
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East And West Building Elevations.



East Elevation



West Elevation

