

PD 871

Table of Contents

07/29/2003 PD Adoption **2**
 Ordinance 4
 Statements 4
 Bulk Table 8
 Exhibits 9

7/29/2003

REPORTS OF COMMITTEES

6009

13921

COMMITTEE ON ZONING.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION OF
AREAS SHOWN ON MAP NUMBERS 5-N, 9-I, 9-P,
11-H, 11-K, 12-M, 13-H AND 13-N.

The Committee on Zoning submitted the following report: *RPD 871*

CHICAGO, July 29, 2003.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on July 17, 2003, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of nine ordinances which were corrected and amended in their amended form. They are Application Numbers 13562, 139 18, 13919, 13921, 13941, 13943, 13961, 13983 and 14004.

Please let the record reflect that I, William J. P. Banks, abstained from voting and **recused** myself on Application Numbers 13921, 13937, 13947, 13994, 13997, 13999, 14004 and 14012 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Please let the record also reflect that Alderman Thomas Allen is abstaining from voting on Application Number 13996 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of the ordinances transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 13921, 13937, 13947, 13994, 13997, 13999, 14004 and 14012 and that

Alderman Allen abstains from voting on Application Number 13996 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinances and substitute ordinance transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Austin, Colon, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

Nays - None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Banks invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that while he had no personal or financial interest in the ordinances he had a familial relationship with the applicants' attorney.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 5-N.
(As Amended)
(Application Number 1392 1)

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 M2-2 General Manufacturing District symbols and indications as shown on Map Number 5-N in the area bounded by:

a line 1,031.58 feet south of the intersection of West Grand Avenue and North Natchez Avenue, as measured at the west right-of-way line of North Natchez Avenue and perpendicular thereto; North Natchez Avenue; a line from a point 1,544.45 feet south of the intersection of West Grand Avenue and North Natchez Avenue, as measured at the west right-of-way line of North Natchez Avenue, to a point 1,467.07 feet south of the intersection of West Grand Avenue and North Natchez Avenue and 150 feet west of North Natchez Avenue; and a line 150 feet west of and parallel to North Natchez Avenue,

to those of an R4 General Residence District which is hereby established in the area above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications to a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereto and to no others.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

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

Residential Planned Development Number 871

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately one and sixty-three hundredths (1.63) acres (seventy-one thousand three hundred twenty-nine (71,329) square feet) of property and is owned or controlled by Joe DiCosola ("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 resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assignees and 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 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 legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.1 1- 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 and Land-Use Map; a Property Line and Boundary Map; Site Plan, Landscape Plan and Building Elevations are on tile 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 as a Residential Planned Development: nine (9), six (6) flat residential buildings, accessory parking, open space and accessory 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. Temporary sales offices shall be allowed subject to the review and approval by 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, 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 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. 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.
9. 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.
10. The improvements of 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 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 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 that promotes and maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design Green Buildings Rating System ("L.E.E.D.").
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 an M2-2 General Manufacturing District.

[Property Line and Boundary Map; Existing Zoning and Land-Use Map;
Site Plan; Landscape Plan; and Building Elevations referred
to in these Plan of Development Statements
printed on pages 6016 through
6022 of this Journal.]

7/29/2003

REPORTS OF COMMITTEES

6015

13921

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

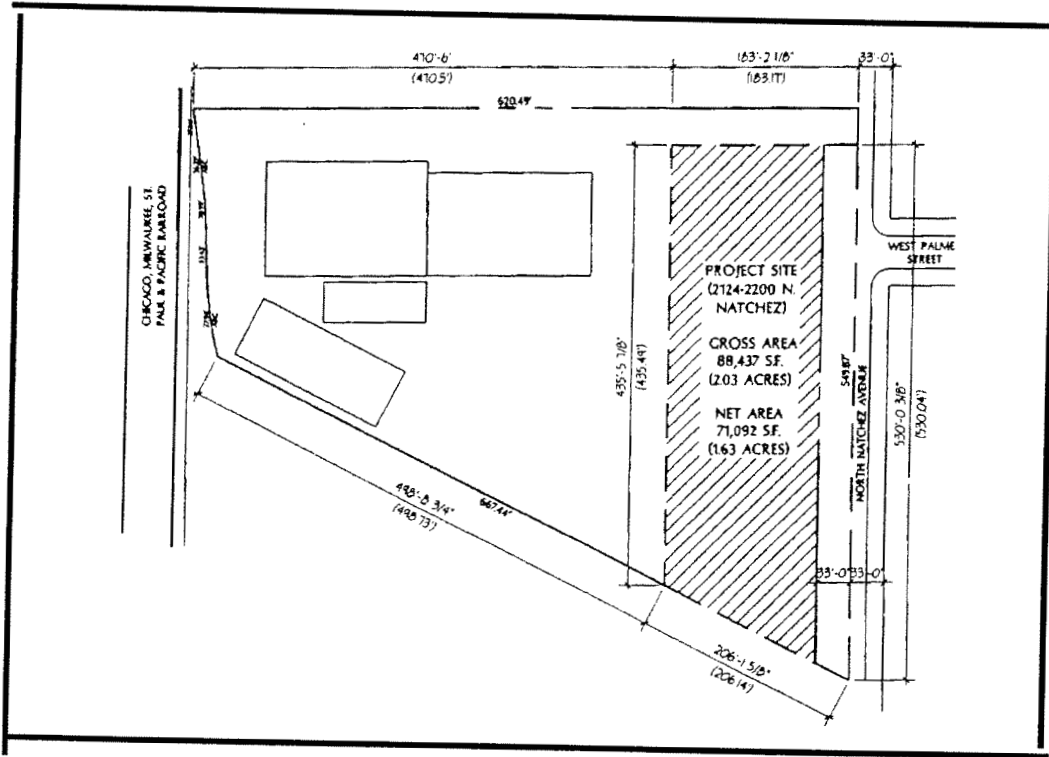
Residential Planned Development Number 871.


Bulk Regulations And Data Table.

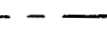
| | |
|------------------------------------------------------------------|----------------------------------------------------------------|
| Gross Site Area: | 88,437 square feet (2.03 acres) |
| Net Site Area: | 7 1,329 square feet (1.63 acres) |
| Maximum Permitted Floor Area Ratio: | 1.2 |
| Maximum Number of Residential Units: | 54 units of which 6 are handicapped accessible or adaptable |
| Maximum Site Coverage: | In accordance with the Site Plan |
| Minimum Number of Off- Street Parking Spaces: | 54 |
| Minimum Building Setbacks and Distance between Structures: | In accordance with the Site Plan |
| Maximum Building Height: | In accordance with the Building Elevations |
| Minimum Number of Off- Street loading Docks: | 0 |

Property Line And Boundary Map.

RESIDENTIAL PLANNED DEVELOPMENT
PROPERTY LINE & BOUNDARY MAP



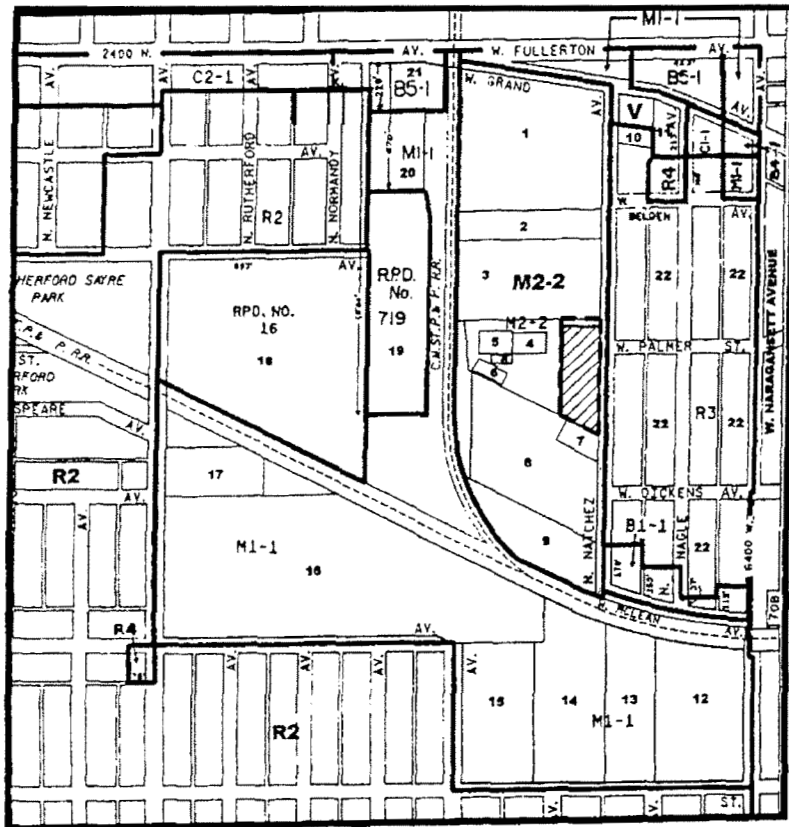
PLANNED DEVELOPMENT
BOUNDARY LINE 





PROPERTY LINES 

ADDRESS: 2124-2200 N. NATCHEZ
APPLICANT NAME: JOE DICOSOLA
SUBMITTED: MARCH 5, 2003
REVISED: JULY 10TH, 2003



RESIDENTIAL PLANNED DEVELOPMENT
EXISTING ZONING AND LAND USE MAP



- PLANNED DEVELOPMENT PROPERTY LINE 
- INDICATED PROPERTY FOR PLANNED DEVELOPMENT 
- ZONING DISTRICT BOUNDARIES 
- PROPERTY LINES 
- M MANUFACTURING DISTRICT
- B BUSINESS DISTRICT
- R RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- V VACANT LOT

ADDRESS: 2124-2200 N. NATCHEZ
 APPLICANT NAME: JOE DICOSOLA
 SUBMITTED: MARCH 5, 2003
 REVISED: JULY 10TH, 2003



DATE FOR PUBLICATION

7/29/2003

REPORTS OF COMMITTEES

Existing Zoning And Land-Use Map.
 (Page 1 of 2)

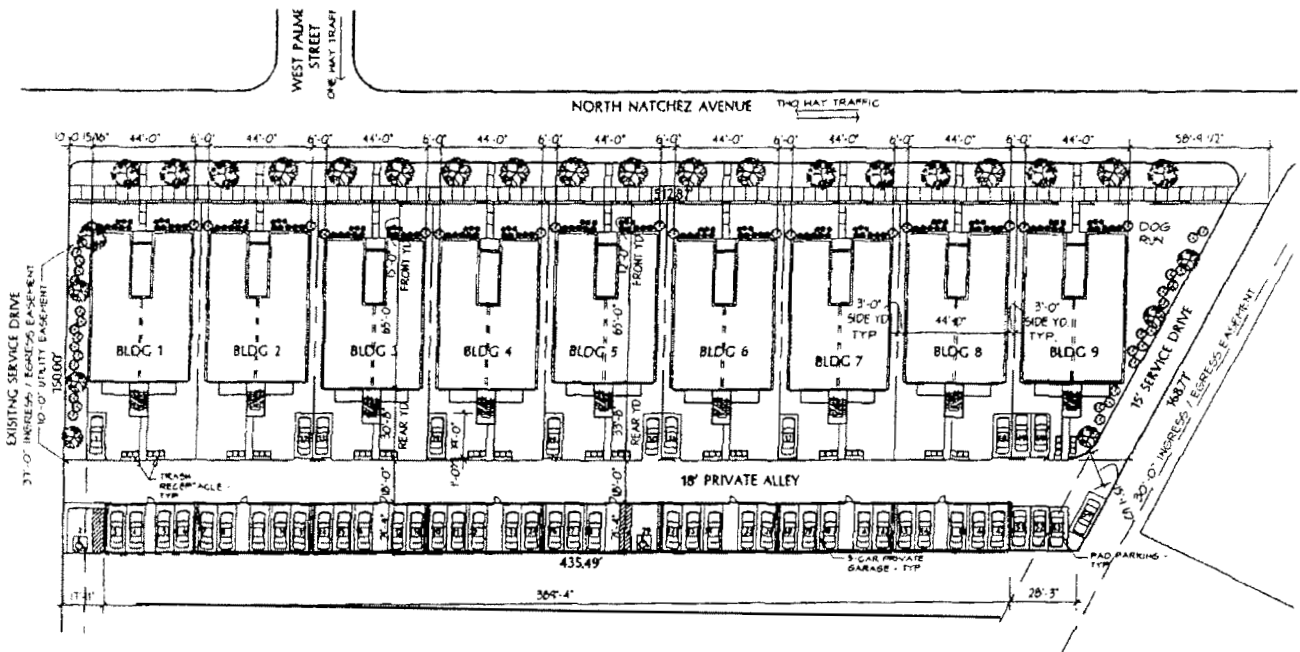
6017

Existing Zoning And Land-Use Map.
(Page 2 of 2)

1. RADIO FLYER WAGON CO. -MANUFACTURING
2. JEFFERSON ICE CO. -MANUFACTURING
3. PUBLIC STORAGE - COMMERCIAL
4. ABANDONED 1 -STORY METAL BUILDING ADDITION
5. ABANDONED 1 & 2 -STORY BRICK BUILDING
6. MAACO AUTO BODY & PAINT SHOP - BUSINESS
7. 2108 N. NATCHEZ AVENUE (MARATHON) - MANUFACTURING
8. ILLINOIS GEAR CO. - MANUFACTURING
9. PARKING LOT FOR ILLINOISGEAR CO.
10. CHICAGO FIRE DEPT. -ENGINE CO. 125
11. BRICKYARD METAL CO. (SCRAP RECYCLING) - BUSINESS
12. LEO'S FACTORY STORE - COMMERCIAL
13. N. HENRY &SON, INC. SCREEN PRINTING - MANUFACTURING
14. BELMOR HEAVY TRUCK SUPPLIES - COMMERCIAL
15. COBRA PHONE - MANUFACTURING
16. BONE ROOFING SUPPLY - MANUFACTURING
17. MASTER FOODS - COMMERCIAL
18. SHRINER'S HOSPITAL FOR CHILDREN - INSTITUTIONAL
19. MONTCLARE SENIOR RESIDENCE - RESIDENTIAL
20. DAVIES SUPPLY - COMMERCIAL
21. PETSMART - COMMERCIAL
22. SINGLE-FAMILY RESIDENTIAL

ADDRESS: 2124-2200 N. NATCHEZ
APPLICANT NAME: JOE DICOSOLA
SUBMITTED: MARCH 5, 2003
REVISED: JULY 10TH, 2003

Site Plan.



North Building Elevation



KEYNOTES

2. SITE

2.1 ADDRESS PLAQUE

4. MASONRY

- 4.1 4" FACE BRICK - COLOR 1
- 4.2 4" FACE BRICK - COLOR 2
- 4.3 4" CAST STONE SILL; SMOOTH FINISH; 3/8" WASH W/ DRIP CUT
- 4.4 4" CAST STONE STANDARD UNIT, SMOOTH FINISH; 2" PROJECTION
- 4.5 4" CAST STONE STANDARD UNIT; SMOOTH FINISH; 1" PROJECTION
- 4.6 4" CAST STONE STANDARD UNIT, SMOOTH FINISH
- 4.7 6" CAST STONE STANDARD UNIT, SMOOTH FINISH; 1" PROJECTION
- 4.8 6" CAST STONE STANDARD UNIT, SMOOTH FINISH
- 4.9 6" CAST STONE STANDARD UNIT, SMOOTH FINISH
- 4.10 4" CAST STONE COPING
- 4.11 CAST STONE MEDALLION
- 4.12 NOT USED
- 4.13 6" GLAZED BLOCK

5. METAL

- 5.1 PAINTED ORNAMENTAL METAL JULIETTE RAIL
- 5.2 PREFINISHED ALUMINUM COPING

7. THERMAL AND MOISTURE PROTECTION

- 7.1 3/8" EXPANSION JOINT W/ BACKER ROD AND ELASTOMERIC SEALANT - TYP

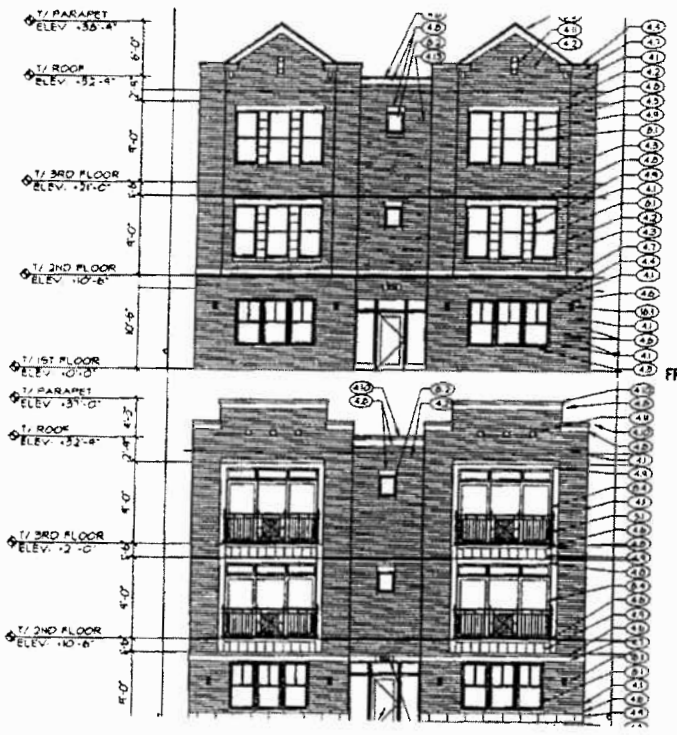
8. DOORS AND WINDOWS

- 8.1 SINGLE HUNG WINDOW, VINYL FRAME
- 8.2 FIXED WINDOW, VINYL FRAME
- 8.3 FULL LIGHT DOOR, HOLLOW METAL FRAME
- 8.4 FULL LIGHT PATIO DOOR W/ TRANSOM & SIDELITES, HOLLOW METAL FRAME
- 8.5 1/2 LIGHT DOOR, HOLLOW METAL FRAME

16. ELECTRICAL

- 16.1 EXTERIOR LIGHT FIXTURE

East Building Elevation.



FRONT ELEVATION TYPE NO. 1

- KEYNOTES**
- 2. SITE
 - 21 ADDRESS PLAQUE
 - 3. MASONRY**
 - 4.1 4" FACE BRICK - COLOR 1
 - 4.2 4" FACE BRICK - COLOR 2
 - 4.3 4" CAST STONE SILL SMOOTH FINISH 3/8" NASH W/ DRIP CUT
 - 4.4 4" CAST STONE STANDARD UNIT, SMOOTH FINISH, 2" PROJECTION
 - 4.5 4" CAST STONE STANDARD UNIT, SMOOTH FINISH, 1" PROJECTION
 - 4.6 4" CAST STONE STANDARD UNIT, SMOOTH FINISH
 - 4.7 6" CAST STONE STANDARD UNIT, SMOOTH FINISH, 1" PROJECTION
 - 4.8 6" CAST STONE STANDARD UNIT, SMOOTH FINISH
 - 4.9 8" CAST STONE STANDARD UNIT, SMOOTH FINISH
 - 4.10 4" CAST STONE CORNLS
 - 4.11 CAST STONE MEDALLION
 - 4.12 NOT USED
 - 4.13 6" GLAZED BLOCK
 - 3. METAL**
 - 3.1 PAINTED ORNAMENTAL METAL JULIETTE RAIL
 - 3.2 PREFINISHED ALUMINUM COPING
 - 4. THERMAL AND MOISTURE PROTECTION**
 - 7.1 3/8" EXPANSION JOINT W/ BACKER ROD AND ELASTOMERIC SEALANT - TYP
 - 6. DOORS AND WINDOWS**
 - 6.1 SINGLE HING WINDOW, VINYL FRAME
 - 6.2 FIXED WINDOW, VINYL FRAME
 - 6.3 FULL LIGHT DOOR, HOLLOW METAL FRAME
 - 6.4 FULL LIGHT PATIO DOOR W/ TRANSOM & SIDELITES, HOLLOW METAL FRAME
 - 6.5 1/2 LIGHT DOOR, HOLLOW METAL FRAME
 - 16. ELECTRICAL**
 - 16.1 EXTERIOR LIGHT FIXTURE