

PD 879

Table of Contents

09/04/2003 PD Adoption **2**
 Ordinance 2
 Statements 3
 Bulk Table 7
 Exhibits 8

13991

Reclassification Of Area Shown On Map Number 7-L.
(Application Number 14063)

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 BI-1 Local Retail District symbols as shown on Map Number 7-L in the area bounded by:

the public alley next north of and parallel to West Diversey Avenue; a line 27.24 feet east of and parallel to North Lamon Avenue; West Diversey Avenue; and North Lamon Avenue,

to CI- 1 Restricted Commercial District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map Number S-H.
(As Amended)
(Application Number 1399 1) RPD 879

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 R3 General Residence District symbols and indications as shown on Map Number 8-H in the area bounded by:

West 38th Street; South Paulina Street; West Pershing Road; a line 135.00 feet east of and parallel to South Hermitage Avenue; a line 187.35 feet south of and parallel to West 38th Street; and South Hermitage Avenue,

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 the area bounded by:

West 38th Street; South Paulina Street; West Pershing Road; a line 135.00 feet east of and parallel to South Hermitage Avenue; a line 187.35 feet south of and parallel to West 38th Street; and South Hermitage Avenue,

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 thereof 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 879.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of approximately ninety-nine thousand seven hundred seventy-one (99,771) square feet (two and twenty-nine hundredths (2.29) acres) and is owned or controlled by the applicant, James McNaughton-Pershing Road, L.L.C.
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 rights-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 11.1 1- 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 of 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; a Planned Development Boundary and Property Line Map; a Site Plan; Site Plan Details; a Landscape Plan; Landscape Plan Details; Fence Detail Plan and Building Elevations dated August 14, 2003, prepared by Steven C. Olson, Ltd., Architects and Ives/Ryan Group, Ltd.. 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": detached single-family dwellings, attached multi-family dwelling units and 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 and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. 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. The applicant shall replace all deteriorated curbs, gutters and sidewalks in adjoining streets and shall provide all parkway planting. Garbage cans shall be stored indoors in garages and said requirement shall be expressly stated in the homeowner association or condominium documents for the development. Each single-family house shall have a minimum fifteen (15) foot rear yard with sod.
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 request of 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 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 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 ("L.E.E.D.") Green Building Rating System.
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 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 pre-existing C1-2 Restricted Commercial District.

[Existing Zoning Map; Boundary and Property Line Map; Site Plan;
Site Plan Details; Landscape Plan; Landscape Plan Details;
Fence Detail Plan; and Building Elevation Drawings
referred to in these Plan of Development
Statements printed on pages 7388
through 7400 of this Journal.]

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

9/4/2003

REPORTS OF COMMITTEES

7387

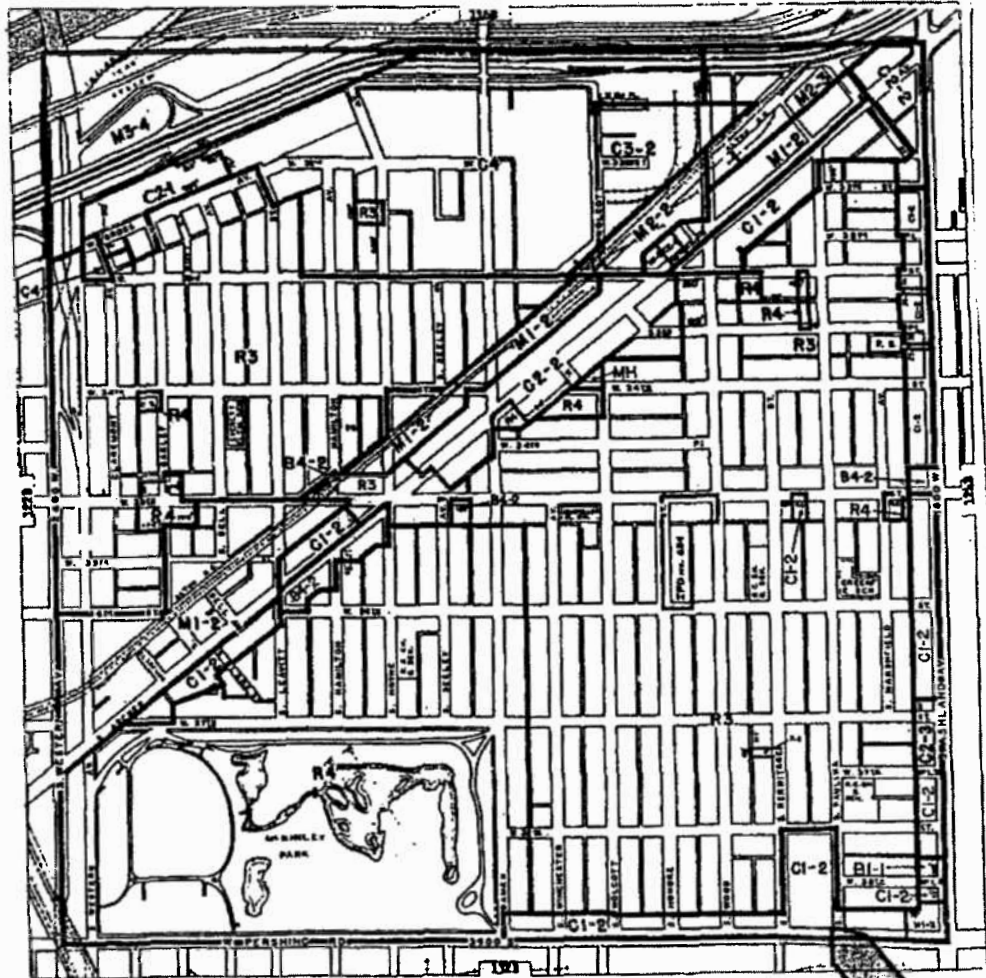
13991

Residential Planned Development Number 879.

Bulk Regulations And Data Table.

	Square Feet	Acres
Site Area:	99,771	2.29
Less Right-of-Way to be Dedicated:	--	--
Equals Net Site Area:	99,771	2.29
Plus Area in Adjoining Rights-of-Way:	46,330	1.06
Equals Total Gross Site Area:	146,101	3.35
Maximum Floor Area Ratio:	1.2	
Maximum Number of Dwelling Units:	36	
Minimum Number of Off-Street Parking Spaces:	56	
Setbacks from Property Line:	In substantial conformance with Site Plan	
Maximum Percent of Site Coverage:	In substantial conformance with Site Plan	
Maximum Building Height:	In substantial conformance with Building Elevations	

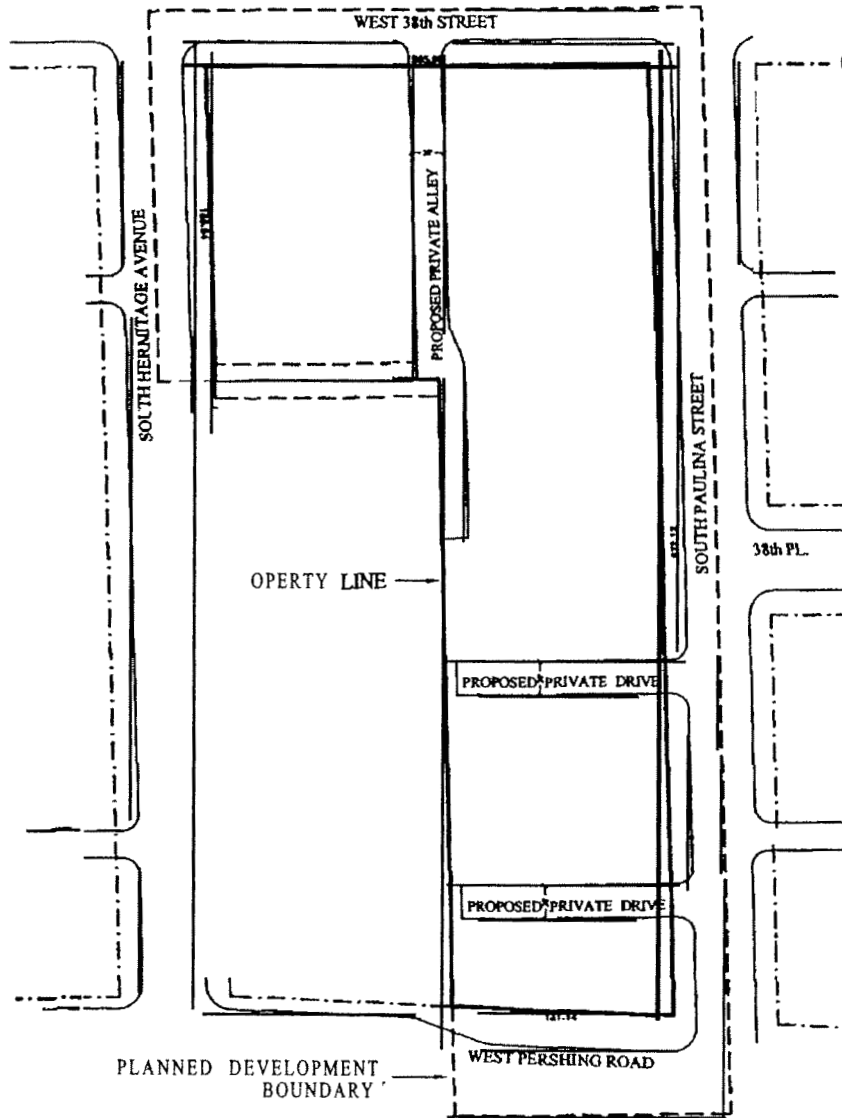
Existing Zoning Map.



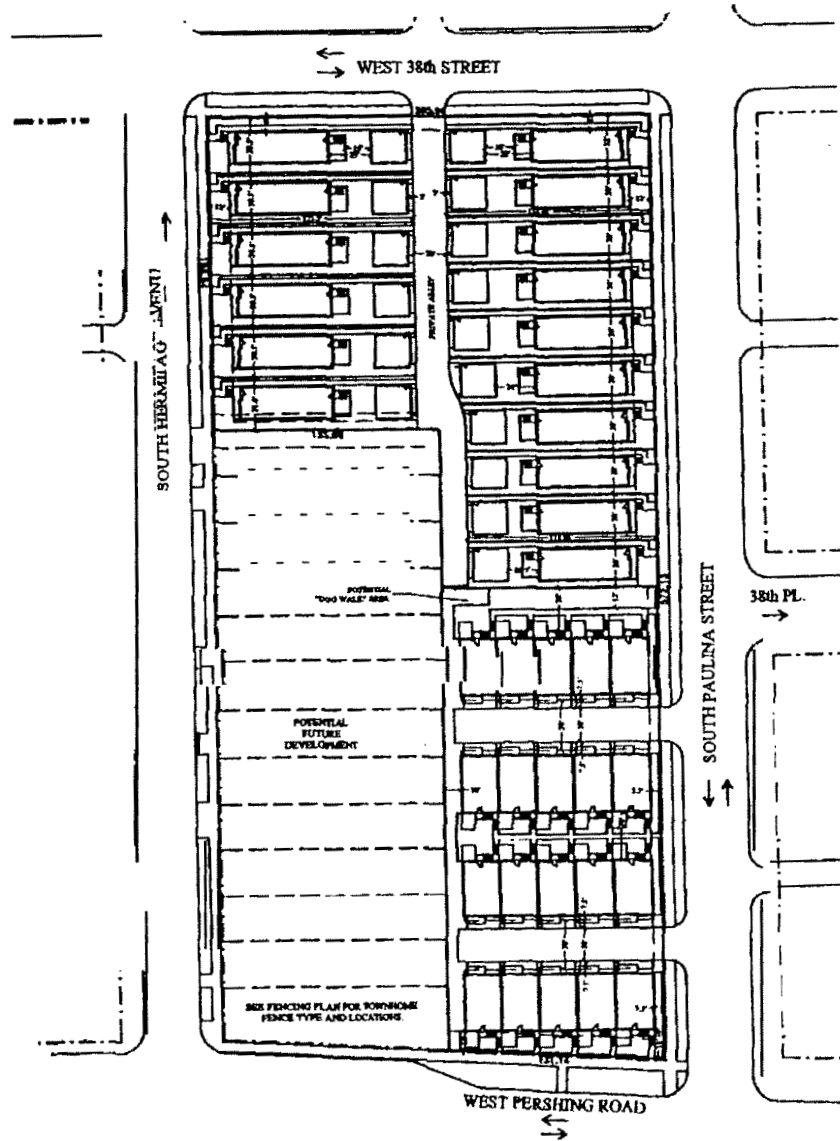
Existing Zoning Map

Subject Site

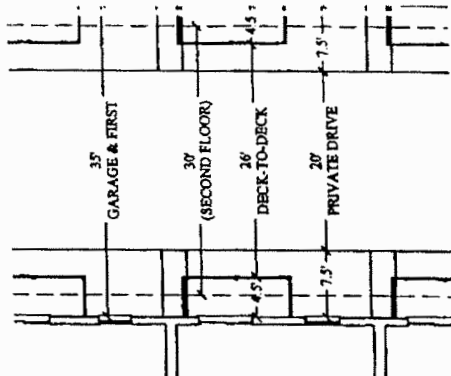
Boundary And property Line Map



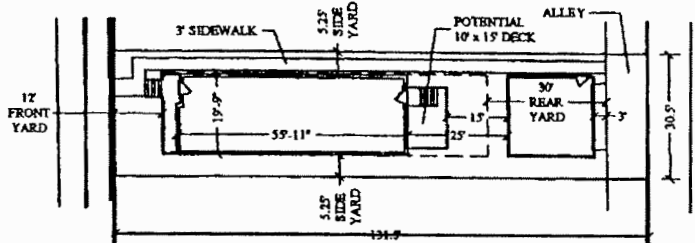
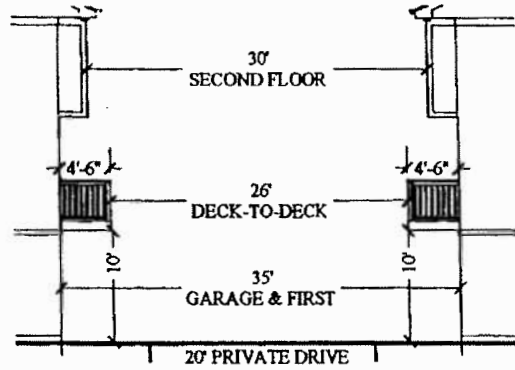
Site Plan.



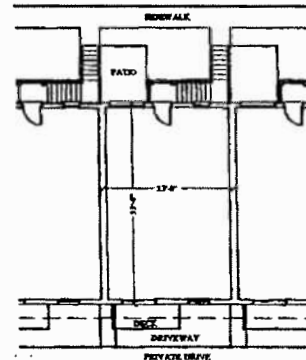
Site Plan Details.



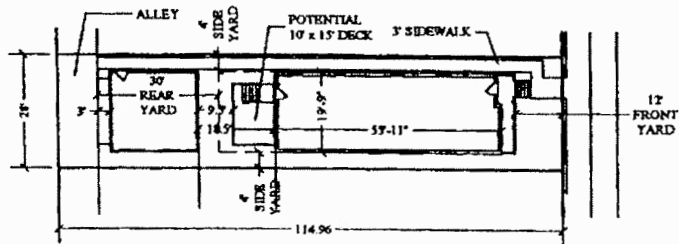
Typical Townhome Driveway Separation



Minimum Single Family Lot (Hermitage Frontage)

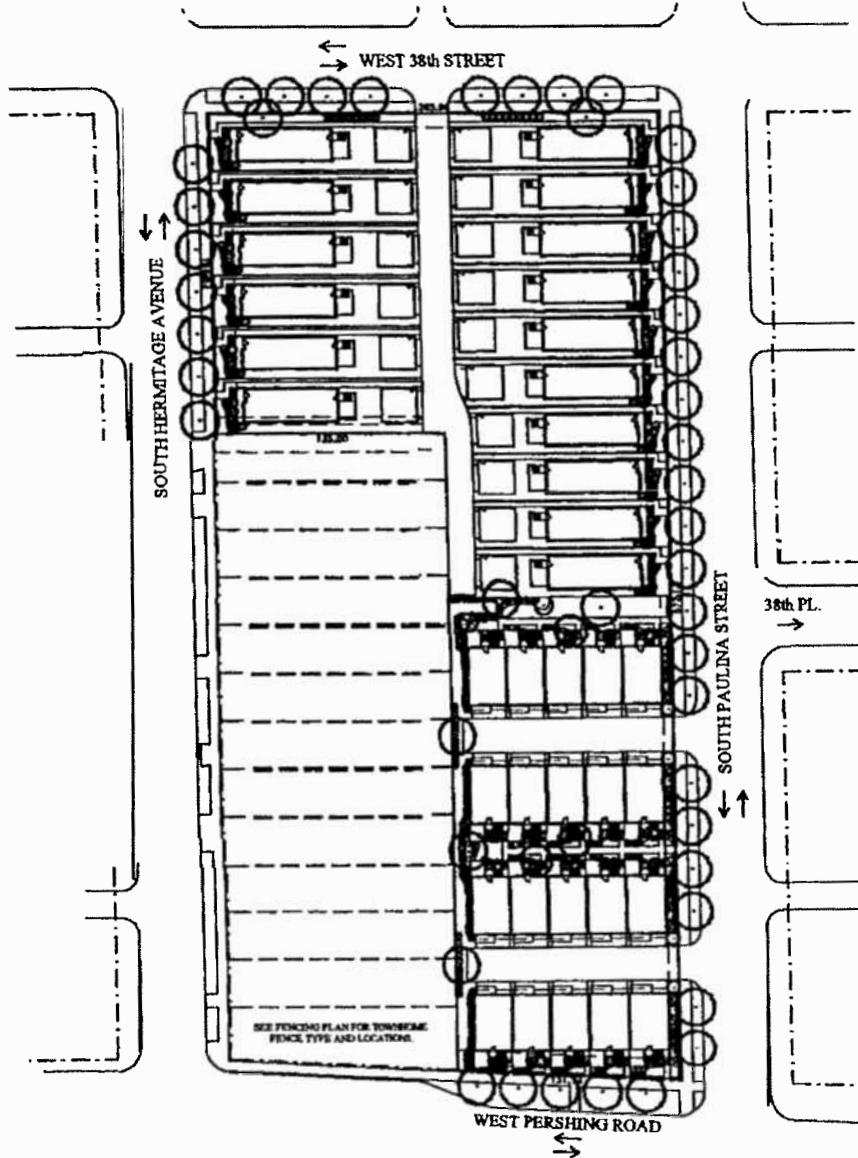


Typical Townhome Dimension

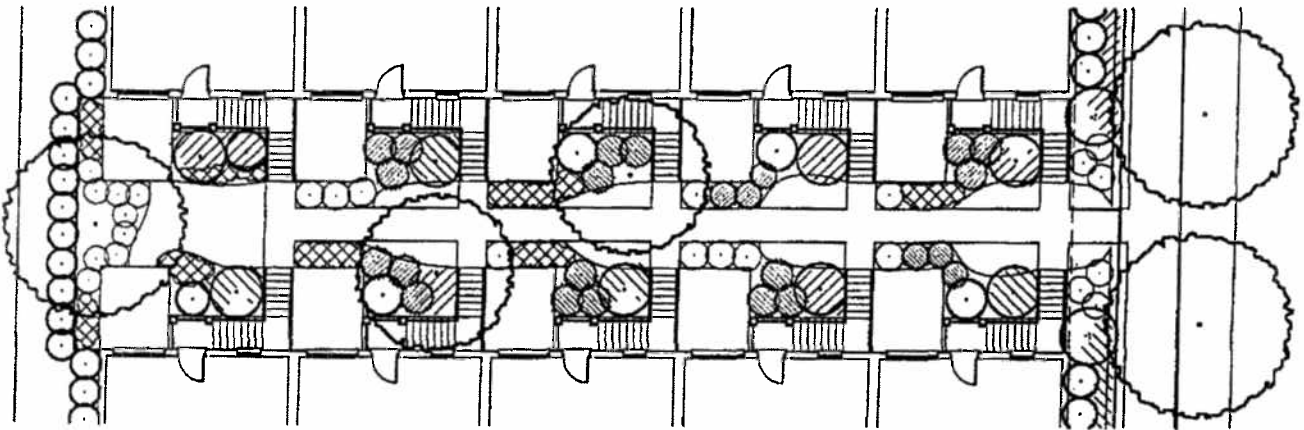


Minimum Single Family Lot (Paulina Frontage)

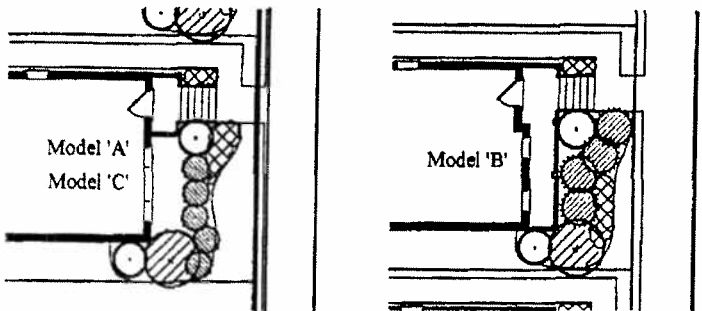
Landscape Plan.



Landscape Plan Details.

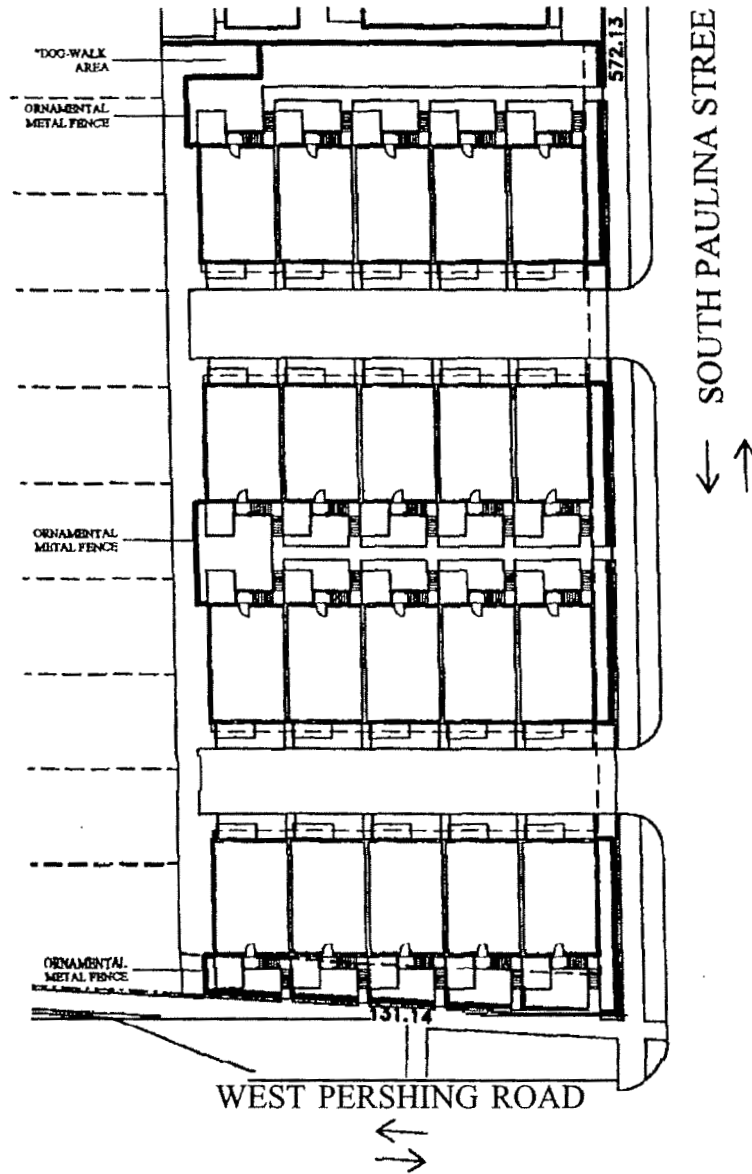


Typical Townhome Foundation Plan



Typical Single Family Front Foundation Plans

Fence Detail Plan.

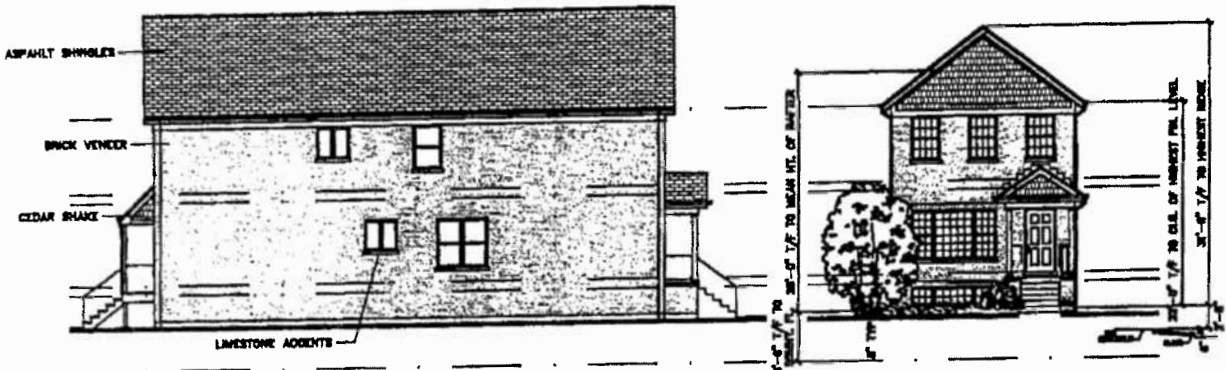


9/4/2003

REPORTS OF COMMITTEES

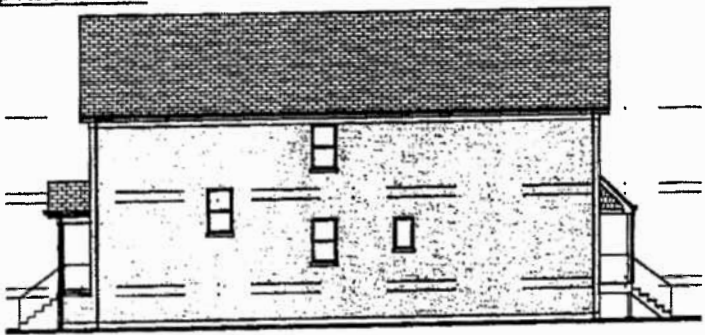
7395

Building Elevations --
Model "A" -- Two-Story Single-Family Home.



Right Elevation

Front Elevation



Left Elevation



Rear Elevation

Building Elevations --
Model "A" -- Three-Story Single-Family Home.



9/4/2003

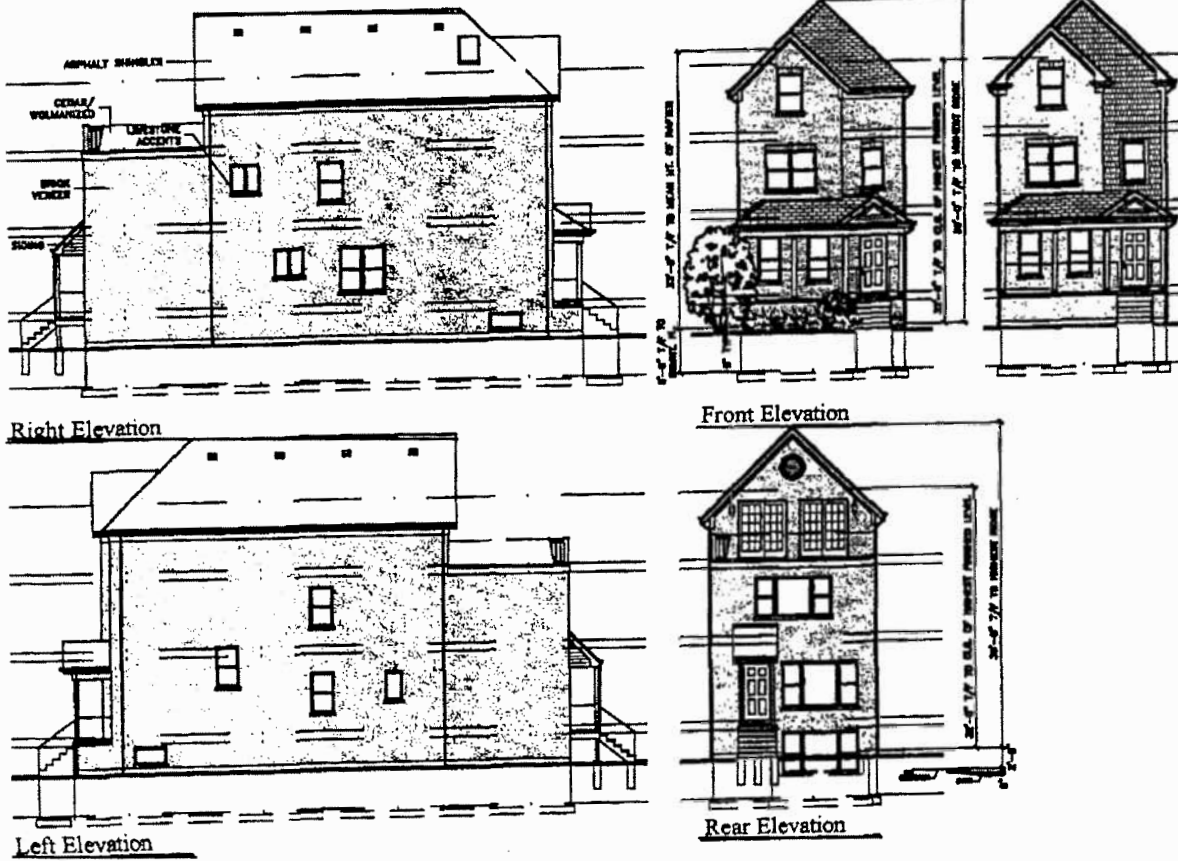
REPORTS OF COMMITTEES

7397

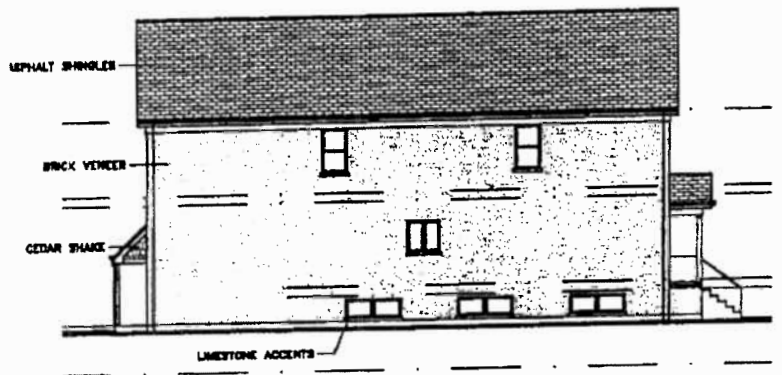
Building Elevations --
Model "B" -- Two-Story Single-Family Home.



Building Elevations --
Model "B" -- Three-Story Single-Family Home.



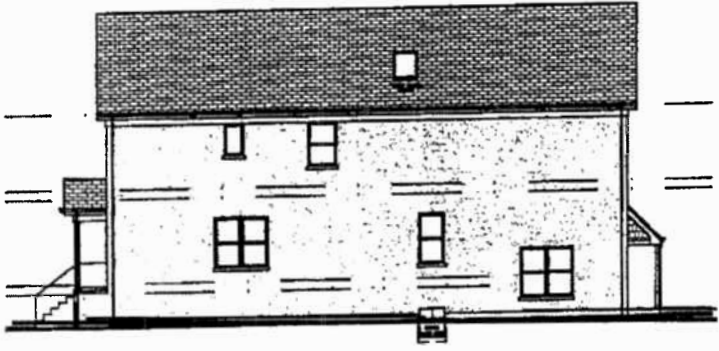
Building Elevations --
Model "C" -- Two-Story Single-Family Home



Right Elevation



Front Elevation



Left Elevation



Rear Elevation

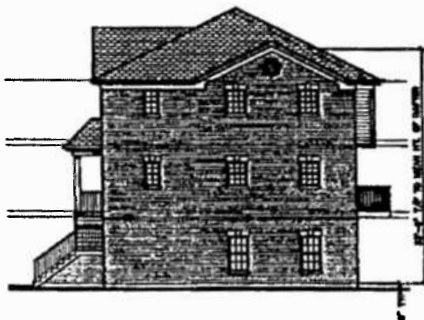
Building Elevations -- Two-Story Townhome.



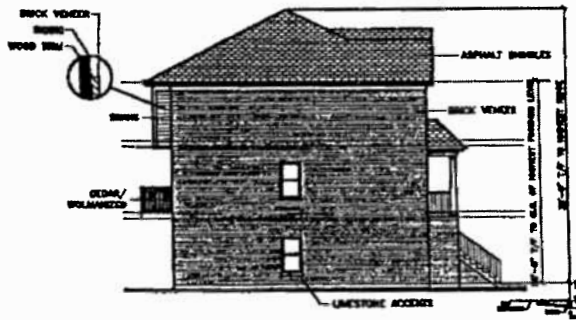
Front Elevation



Rear Elevation



East Elevation



West Elevation