

PD 898

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SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-1 Restricted Manufacturing District symbols and indications as shown on Map Number 10-K in the area bounded by:

West 43rd Street; South Pulaski Road; West 44th Street; and the public alley next west of and parallel to South Pulaski Road,

to those of a B4-1 Restricted Service District.

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

Reclassification Of Area Shown On Map Number 11-I.
(Application Number 14184)

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 C1-2 Restricted Commercial District symbols and indications as shown on Map Number 11-I in the area bounded by:

West Lawrence Avenue; North Talman Avenue, the alley next south of West Lawrence Avenue; and a line 83.38 feet west of and parallel to North Talman Avenue,

to those of a B2-3 Restricted Retail 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 13-G.
(As Amended)

(Application Number 14111) RPD 898

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 B4-3 Restricted Service District symbols and indications as shown on Map Number 13-G in the area bounded by:

a line 376.66 feet north of and parallel to West Catalpa Avenue; a line 250.0 feet east of and parallel to North Broadway; West Catalpa Avenue; and the alley next east of and parallel to North Broadway,

to those of an R7 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 R7 General Residence District symbols and indications established in Section 1 above 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 898

Plan Of Development Statements.

1. The area delineated herein as a residential planned development consists of approximately thirty-two thousand sixteen (32,016) square feet (zero and seventy-three hundredths (0.73) acres) and is owned or controlled by the applicant, Reza Toulabi.
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 right-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 or 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; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; a First Floor Plan, an 11th Floor Plan and Building Elevations (north, south, east and west) dated December 11, 2003 prepared by Greene & Proppe Design, Inc.. 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": multi-family dwelling units in elevator buildings, accessory and non-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 First Floor Plan, 1st Floor 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 ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a 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 consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. 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 and maximizes the conservation of natural resources. The applicant shall use

best and reasonable efforts to design, construct and maintain all buildings located within this planned development 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 contemplated within this planned development 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 B4-3 Restricted Service District.

[Existing Land-Use Map and North Building Elevations referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Planned Development Property Line and Boundary Map; 1st Floor Plan; 11th Floor Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 18632 through 18638 of this *Journal*.]

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

2/11/2004

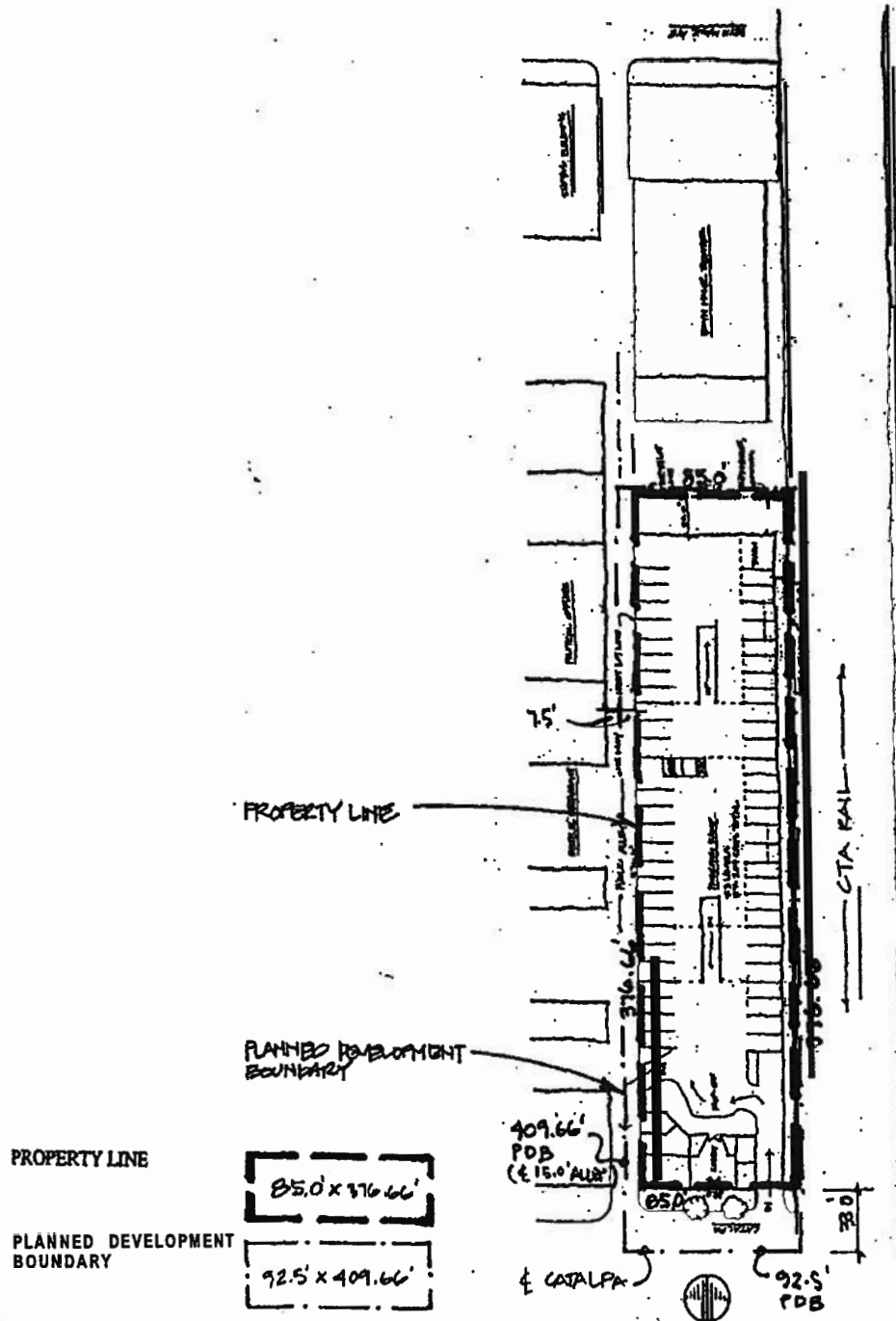
REPORTS OF COMMITTEES

14111
18631

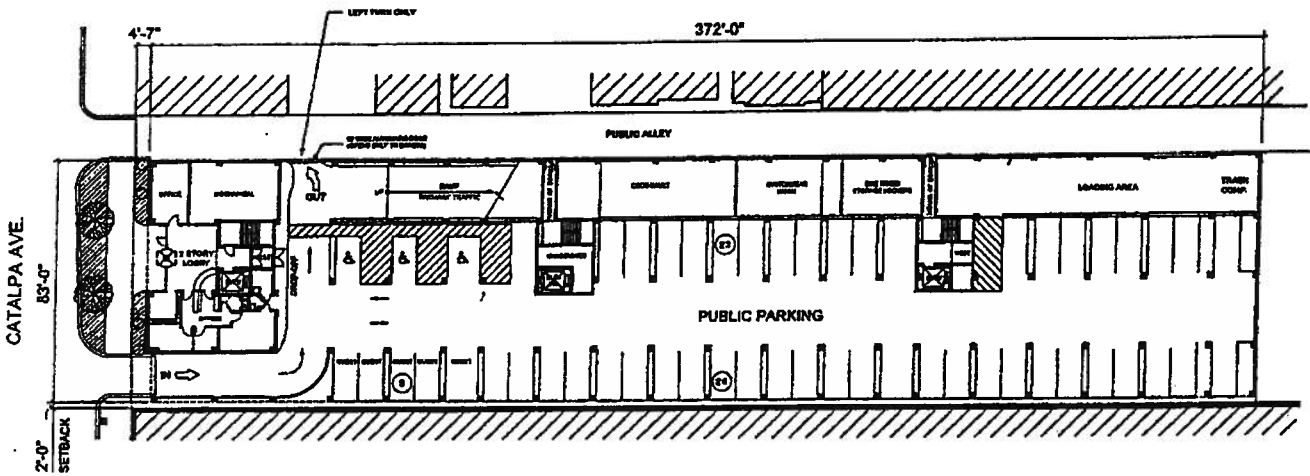
Bulk Regulations And Data Table.

Net Site Area:	32,016.10 square feet
Gross Site Area:	Net Site Area, 32,016.10 square feet + Right-of-Way, 5,877.45 square feet = 37,893.55 square feet
Maximum Permitted Floor Area Ratio:	5.46
Setbacks from Property Line:	Per approved Site Plan
Maximum Percentage of Site Coverage:	Per approved Site Plan
Maximum Number of Dwelling Units:	126 units
Minimum Number of Off- Street Parking Spaces:	126 spaces
Maximum Number of Non- Accessory Parking Spaces:	49 spaces
Maximum Number of Parking Spaces:	186 spaces
Minimum Number of Off- Street Loading Berths:	1
Maximum Building Height:	Per approved Building Elevations

Planned Development Property Line
And Boundary Map.



First Floor Plan.



FIRST FLOOR	
GROSS AREA	30,723 sf
PARKING:	
PUBLIC SPACES	49
GUEST SPACES	5

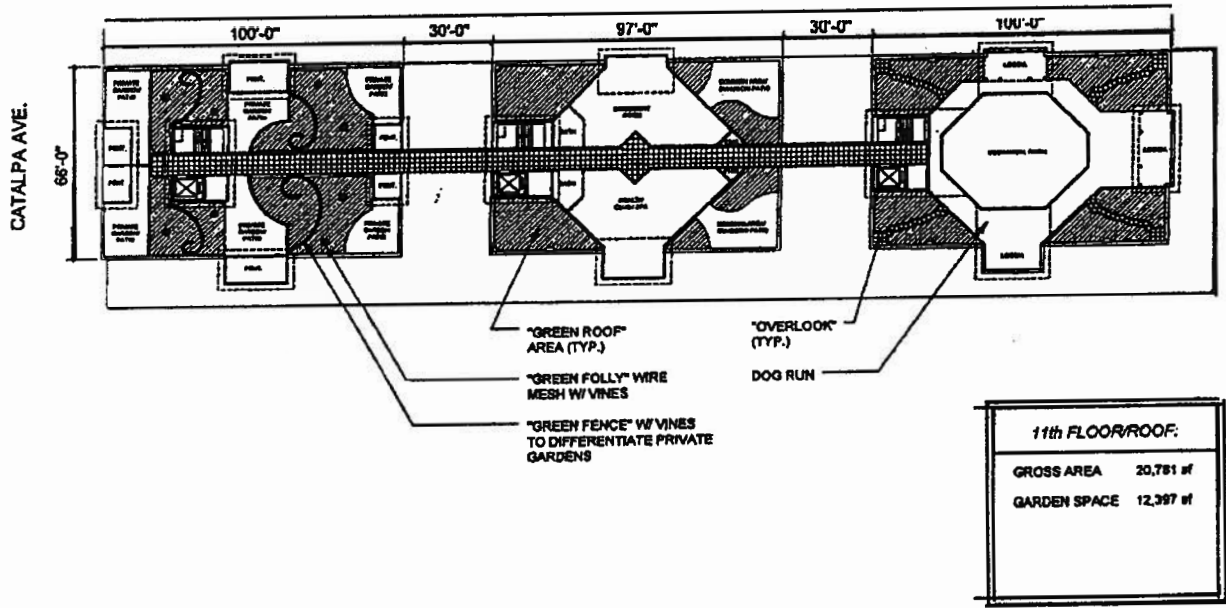
FIRST FLOOR PLAN

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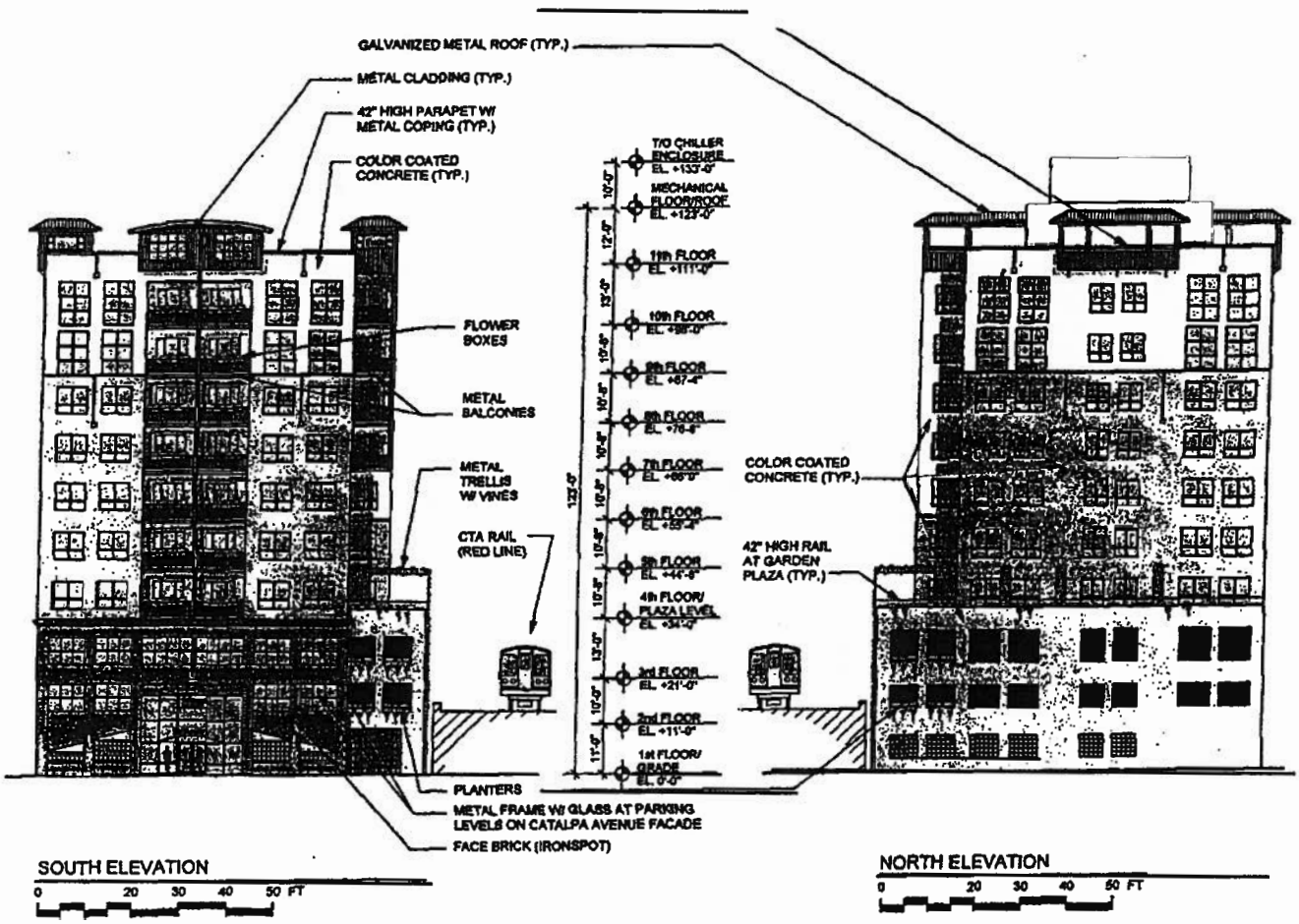
11th Floor Plan.



11th FLOOR PLAN



South Building Elevation.

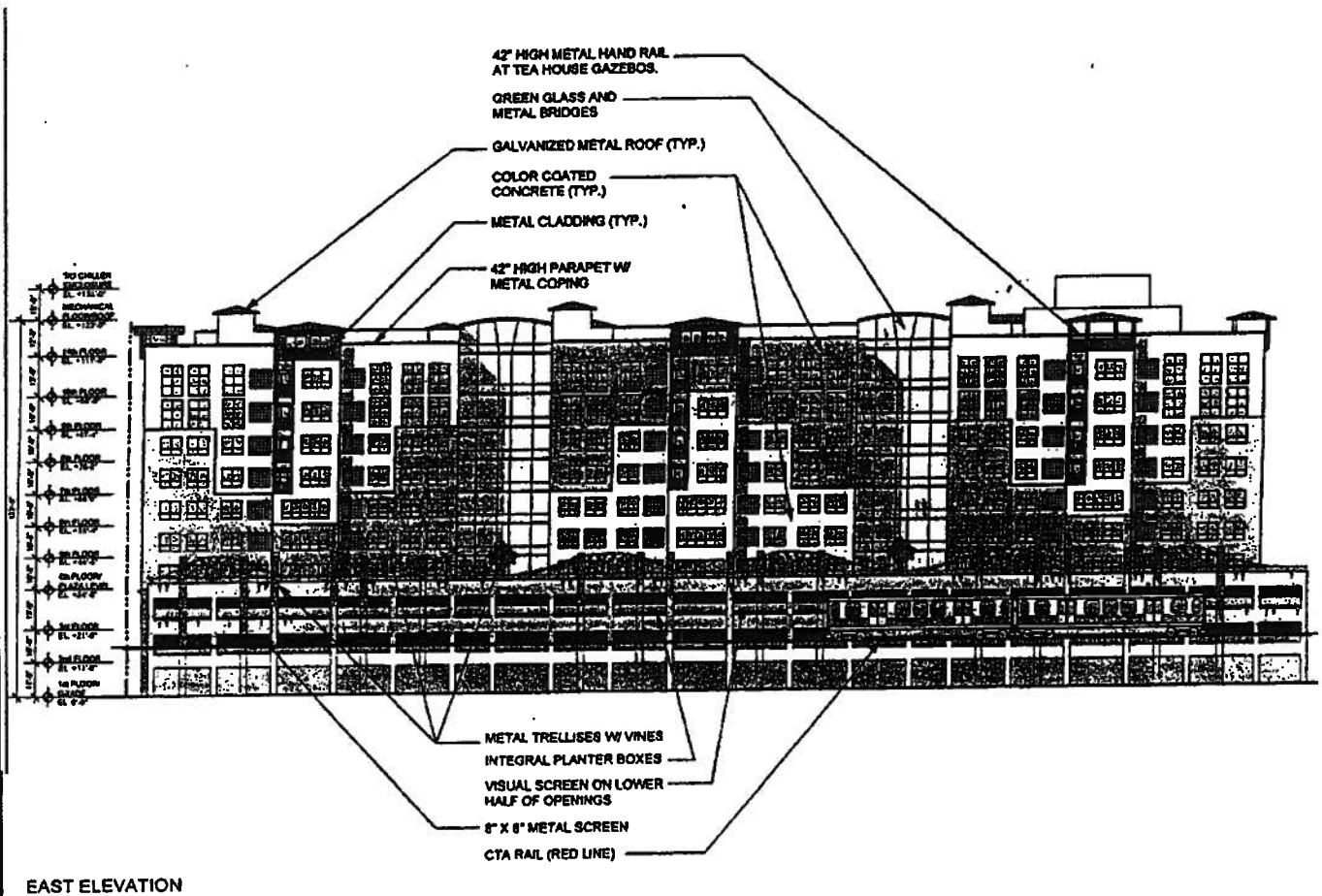


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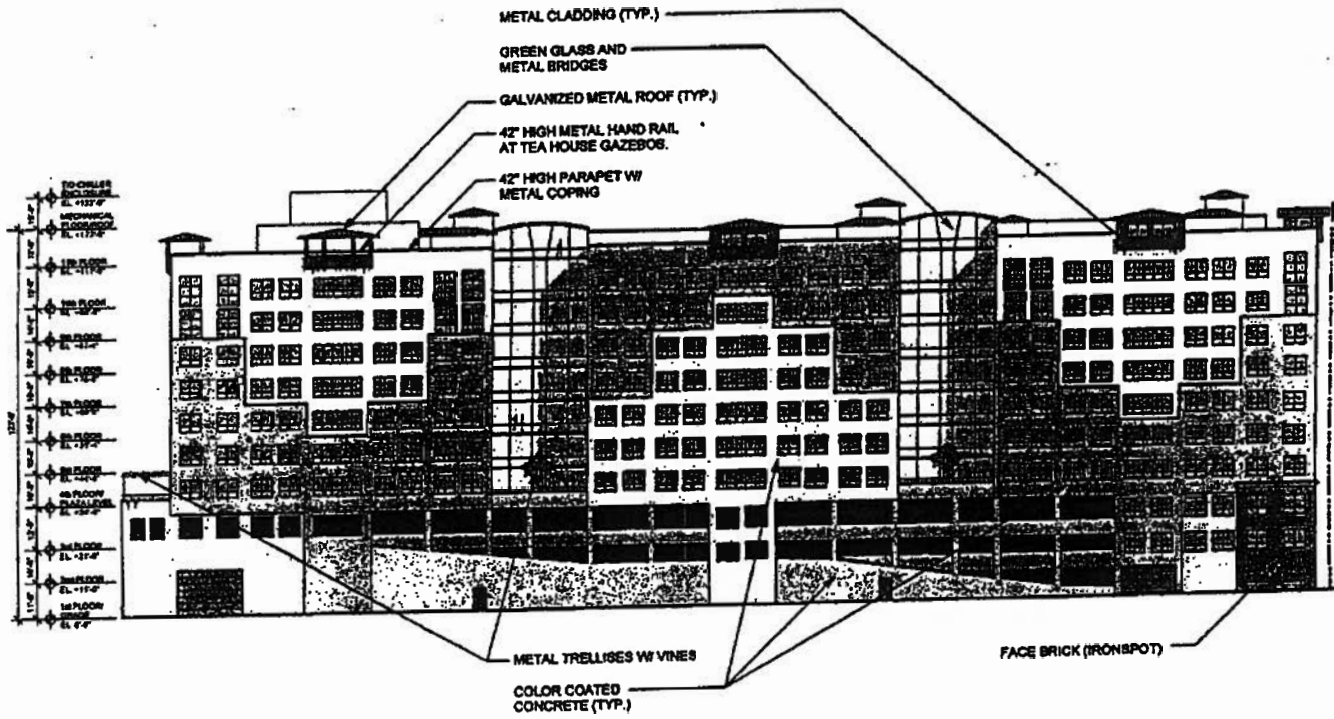
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East Building Elevation.



West Building Elevation.



WEST ELEVATION