

Reclassification Of Area Shown On Map No. 28-I.
 (Application No. A-8203)
 (Common Address: 2733 -- 2759 W. 111th St. And
 11100 -- 11110 S. Fairfield Ave.)

[O2016-737]

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 B3-1 Community Shopping District symbols and indications as shown on Map Number 28-I in the area bounded by:

West 111th Street; South Fairfield Avenue; a line 116.7 feet south of and parallel to West 111th Street; and South California Avenue (if extended),

to those of a B1-1 Neighborhood Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 30-G.
 (Application No. A-8213)
 (Common Address: 12201 -- 12259 S. Ashland Ave.)

RT4

[O2016-2554]

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 Residential Planned Development Number 901 District symbols and indications as shown on Map Number 30-G in the area bounded by:

West 122nd Street; the private right-of-way of the Illinois Central Railroad to the east; the city limits of the City of Chicago at West 123rd Street to the south; and the public right-of-way of South Ashland Avenue to the west,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

14102

*Reclassification Of Area Shown On Map Number 14-M.
(Application Number 14206)*

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 B2-1 Restricted Retail District symbols and indications as shown on Map Number 14-M in the area bounded by:

a line 125.00 feet north of and parallel to West 63rd Street; a line 121 feet east of and parallel to South Austin Avenue, West 63rd Street; and South Austin Avenue,

to those of a B4-1 Restricted 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.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION OF
AREA SHOWN ON MAP NUMBER 30-G.
(Application Number 14 102)

RPD 901

(Committee Meeting Held March 25, 2004)

The Committee on Zoning submitted the following report:

CHICAGO, March 31, 2004.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on March 25, 2004, I beg leave to recommend that Your Honorable Body Pass the ordinance transmitted herewith for the purpose of reclassifying a particular area.

I beg leave to recommend the passage of sixteen ordinances which were corrected and amended in their amended form. They are Application Numbers A-5240, A-5396, 14227, A-5227, 14194, 13449, 14017, 14097, 14102, 14065, 14128, 14122, 14136, 14174, 14198 and TAD-306 which pertains to the Rules of Construction.

Please let the record reflect that Alderman Carrie Austin did not vote on Application Number 14102 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Numbers 14201, 14223, 14224, 14220, 14203, 14204, A-5396, 14216, 14227, 14226, 14217, 14134, 14139 and 14136 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 substitute ordinance transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 14201, 14223, 14224, 14220, 14203, 14204, A-5396, 14216, 14227, 14226, 14217, 14134, 14139 and 14136 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 substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas--Aldermen Flores, Haithcock, Tillman, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Baker, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Colon, Banks, Mitts, Allen, Laurino, Doherty, Natarus, Tunney, Levar, Shiller, Stone -- 43.

Nays -- None.

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

Alderman Austin invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that she may purchase a home in the proposed development area.

The following is said ordinance as passed:

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 R4 General Residence District symbols and indications as shown on Map Number 30-G in the area bounded by:

West 122nd Street, the private right-of-way of the Illinois Central Railroad to the east; the city limits of the City of Chicago at West 123rd Street to the south; and the public right-of-way of South Ashland Avenue to the west,

to the designation of Residential Planned Development Number 901, as amended, which is hereby established in the area 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 2. 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 follow:

Residential Planned Development Number 901.

Plan. Of Development Statements.

1. The area delineated herein as a Residential Planned Development and subject to the use and bulk restrictions of this planned development consists of approximately nine (9) acres of property as depicted on the

attached Planned Development Boundary (the "Property"). The Property is under the single ownership or control of JTA Development, Inc., an Illinois corporation (the "Applicant").

2. All applicable official reviews, approvals or permits which are necessary to implement this plan of development shall be obtained by the Applicant, including the adoption of a T.I.F. district and related earmarking of said funds to pay for infrastructure needed to support this development from the Department of Planning, the vacation of public rights-of-way from the Department of Transportation, a resubdivision of the Property in such a manner as to support the development plan, and a phasing plan to allow for a high degree of flexibility to increase the likelihood of the project's economic success. The Applicant understands that these approvals will necessitate separate submittals and approval processes, with accountability to separate agencies of the City of Chicago and approval by the City Council of the City of Chicago.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns and, if different from the Applicant, the legal titleholders 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 of Chicago 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.
4. This plan of development consists of these fourteen (14) statements; a Site Plan; a Bulk Regulations and Data Table; a Landscape Plan; and Architectural Building Elevations. Full-size copies of the aforementioned documents are on file with Department of Planning and Development. Supporting documentation, as required by this application, is also on file with the Department of Planning and Development. The planned development is applicable to the area delineated thereto and no other zoning controls shall apply. This planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the

Municipal Code of the City of Chicago, and all requirements thereof, and satisfies the established criteria for a planned development.

5. The following uses shall be permitted within the area delineated hereafter as a residential planned development: a mixture of residential uses, consisting of six (6) duplex dwellings and eighty (80) townhouse dwellings. An on-site recreation area will be provided for the use and enjoyment of the residents. This recreation area shall include two (2) tennis courts, a playground, a tot lot and a dog run.
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. All forms of ingress and egress shall be adequately designed and paved in accordance with the regulations of the City of Chicago Department of Transportation ("C.D.O.T.") in effect at the time of construction and in compliance with the Municipal Code, subject to the review and approval of C.D.O.T., the Department of Planning and Development ("D.P.D."), and the Fire Department. The system of ingress-egress shown on the Site Plan reflects the review of C.D.O.T., D.P.D. and the Fire Department. This system includes the vacation of certain existing unimproved rights-of-way and the dedication and improvement of others. The existing, unimproved east/west alley extending from South Ashland Avenue and South Justine Street, and the existing, unimproved north/south alley located between South Ashland Avenue and South Justine Street and extending from West 122nd Street to said east/west alley, are proposed to be vacated. A small southerly section of the unimproved South Laflin Street right-of-way will also be vacated to accommodate the tot lot. All other rights-of-way will remain and will be improved. In addition, two (2) new east/west public streets will be dedicated and improved between South Ashland Avenue and South Justine Street. Also, a new east/west private alley will be built south of West 122nd Street.
8. In addition to the maximum height of any building or any appurtenance thereto as shown on the attached Elevations, the height of the improvements of this residential planned development shall be subject to limitations as approved by the Federal Aviation Administration.

9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions of the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations.
11. The requirements of the planned development 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 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.
12. The Applicant will provide off-street parking spaces in sufficient quantity to provide for the residential density at this site.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property not constructed by the date of this ordinance, 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. 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 by 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 zoning of the Property shall automatically revert to that of the R4 General Residence District.

[Existing Land-Use Map; Existing Zoning Map; Site Plan; Ornamental Fence Details; Landscape Plan; Renaissance Estates Plant Palette; Exterior Elevations; and Revised Front Elevation referred to in these Plan of Development Statements printed on pages 21717 through 21729 of this Journal.]

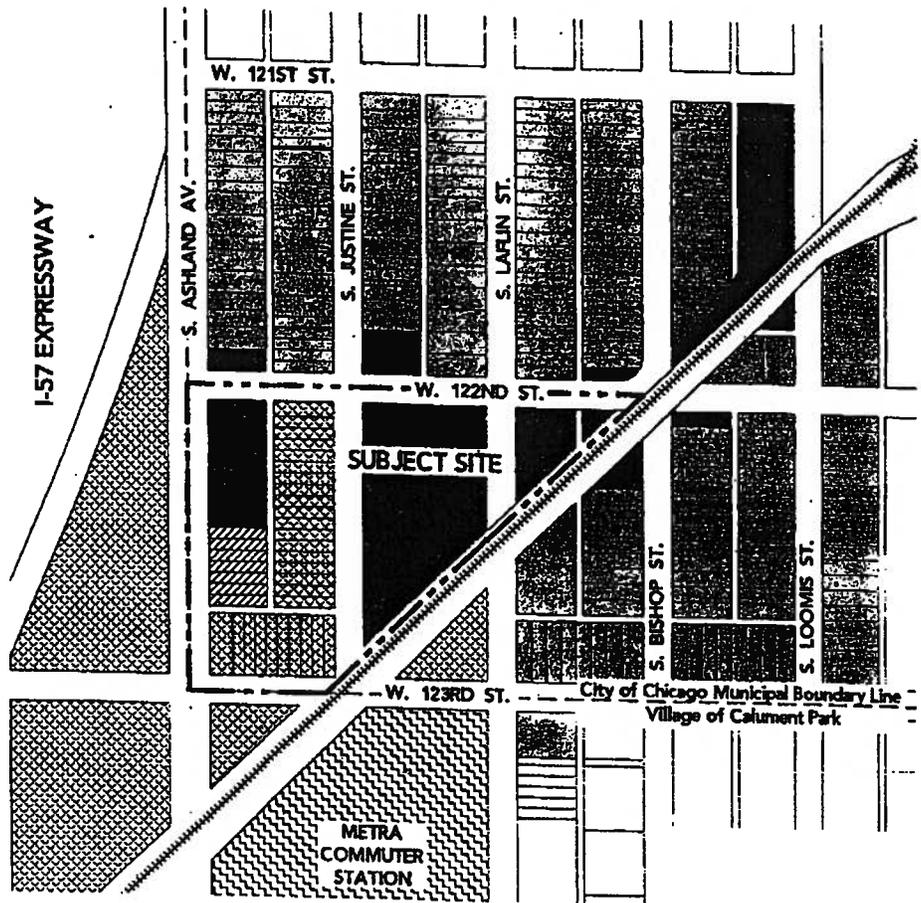
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Bulk Regulations And Data Table.

Renaissance Estates Planned Development.

Gross Site Area	Public Right-Of-Way	Net Site Area
392,040 square feet (9.0 acres)	77,284 square feet (1.77 acres)	314,756 square feet (7.23 acres)
Maximum Gross Floor Area Ratio:	.60	
Maximum Number of Dwelling Units:	86	
Minimum Number of Parking Spaces:	172	
Maximum Percentage of Building Coverage:	40%	
Building Setbacks/Yards:	Per Site Plan	
Maximum Building Height:	Per Building Elevations	

Existing Land-Use Map.



LEGEND

- | | | | | | |
|-------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------------------|-----------------------|
|  | COMMERCIAL |  | RESIDENTIAL |  | PUBLIC TRANSPORTATION |
|  | INDUSTRIAL |  | VACANT | | |

EXISTING LAND USE MAP

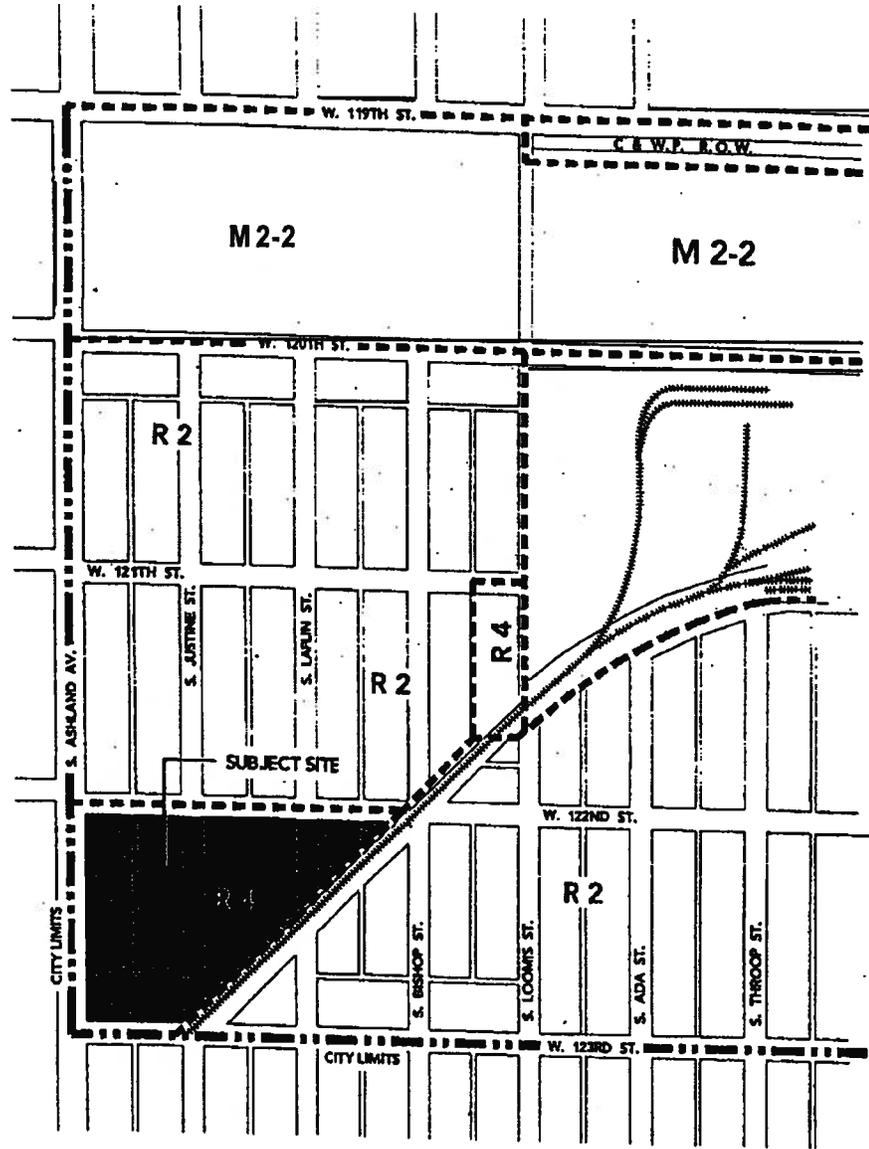
RENAISSANCE ESTATES FUNNED DEVELOPMENT

Chicago, IL



CAMIROS
 Planning, Design, Economic Development, Landmark Administration

Existing Zoning Map.



EXISTING ZONING MAP

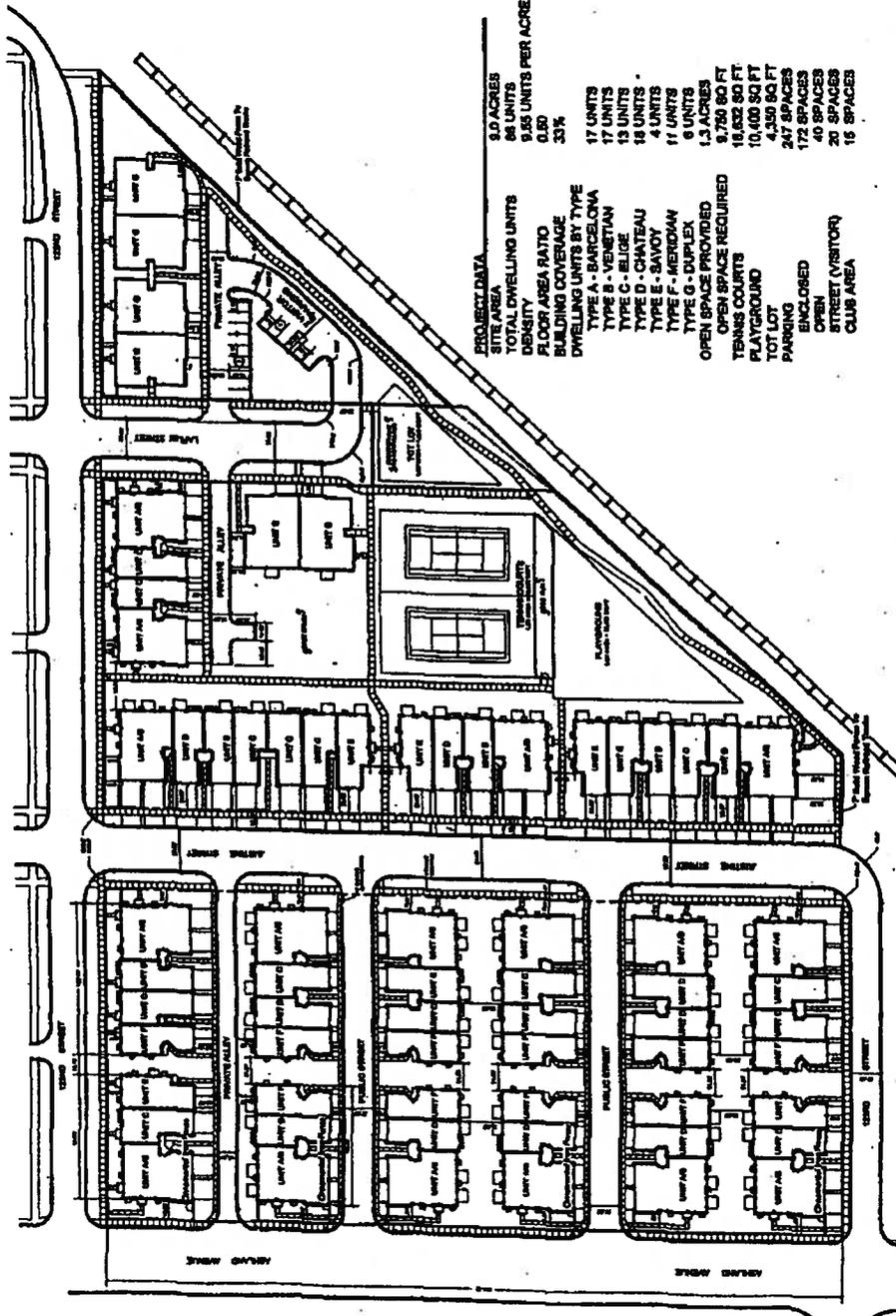
RENAISSANCE ESTATES PLANNED DEVELOPMENT

Chicago, IL



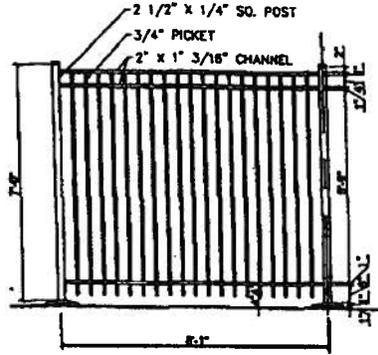
CAMIROS
Planning, Analysis, Engineering & Architecture

Site Plan.



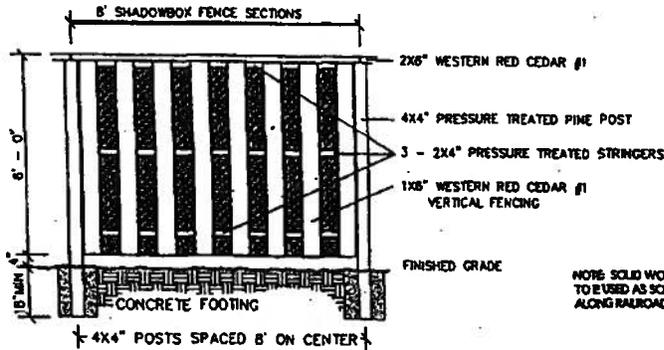
SITE PLAN
 RENAISSANCE ESTATES, CHICAGO, IL
 DEVELOPER: JTA DEVELOPMENT, INC

Ornamental Fence Details.



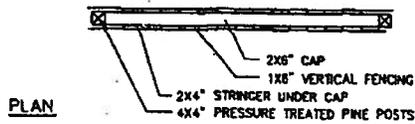
NOTE: ORNAMENTAL IRON FENCING TO BE USED AT SPECIFIED LOCATIONS IN FRONT AND SIDE YARDS.

ORNAMENTAL IRON FENCING
SCALE: 1/4" = 1'-0"



NOTE: SOLID WOOD FENCING TO BE USED AS SCREENING ALONG RAILROAD TRACKS.

ELEVATION



PLAN

SECTION

SOLID WOOD FENCING
SCALE: 1/4" = 1'-0"

ORNAMENT & FENCE DETAILS

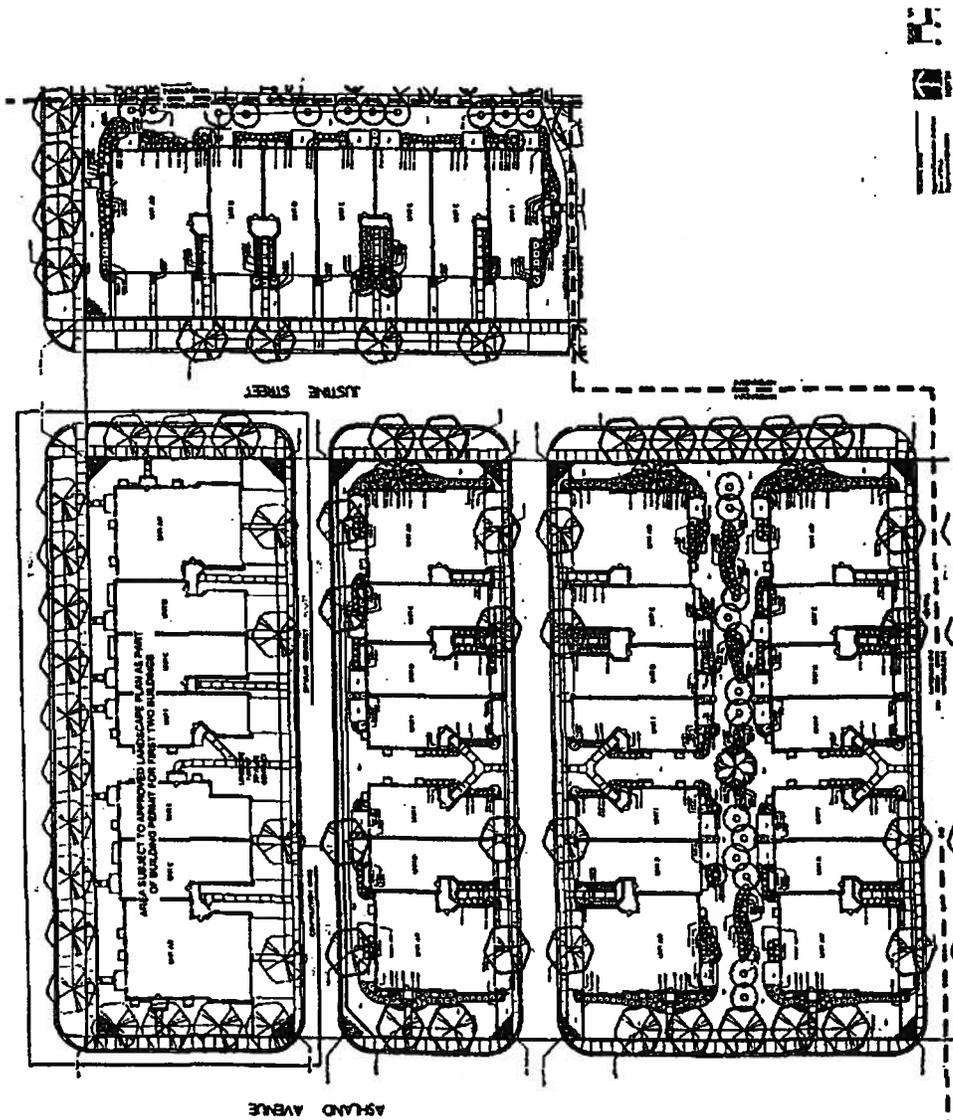
Renaissance Estates

Chicago, Illinois

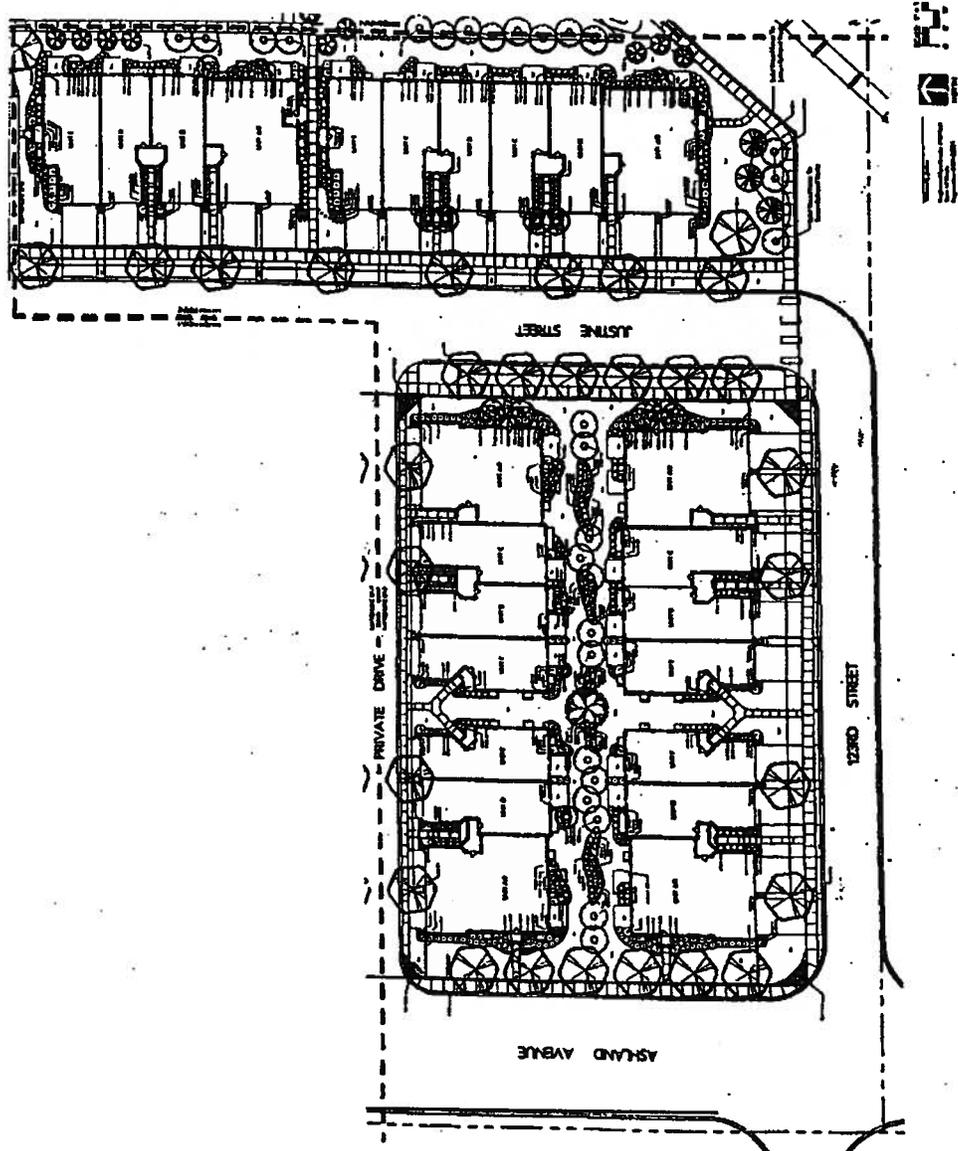
DATE: NOVEMBER 14, 2003

CAMTROS
Creating Beauty, Enhancing Property, Enriching Communities

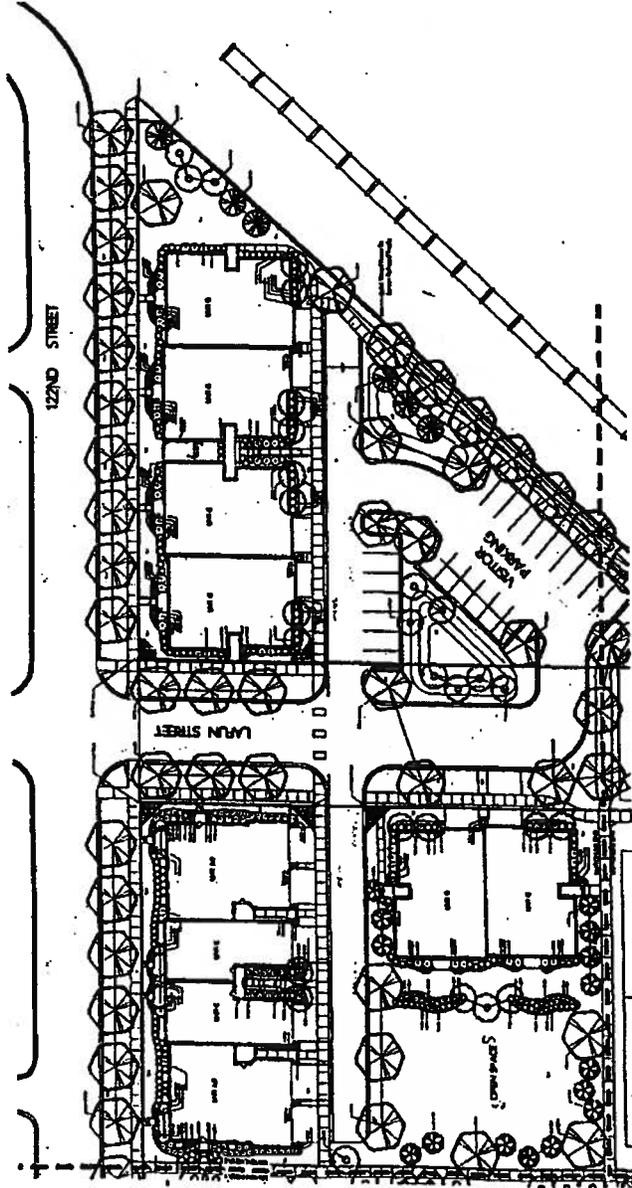
Landscape Plan.
(Page 2 of 5)



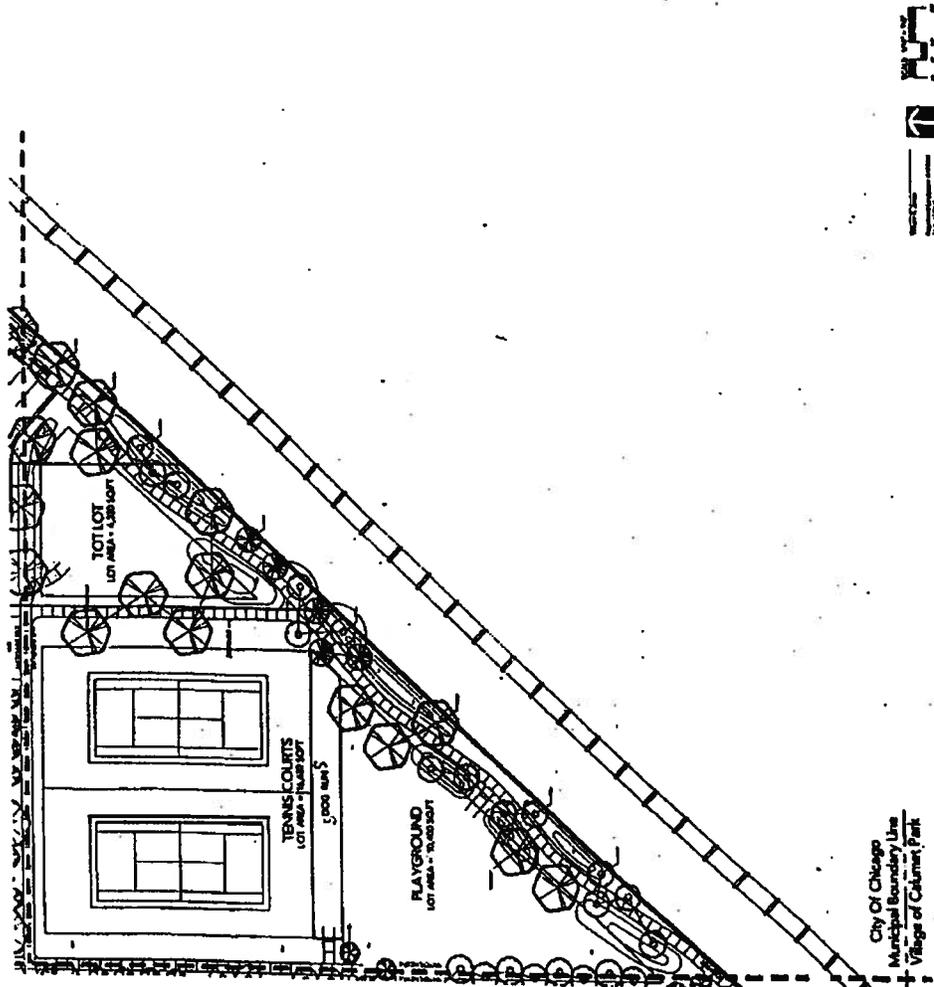
Landscape Plan.
(Page 3 of 5)



Landscape Plan.
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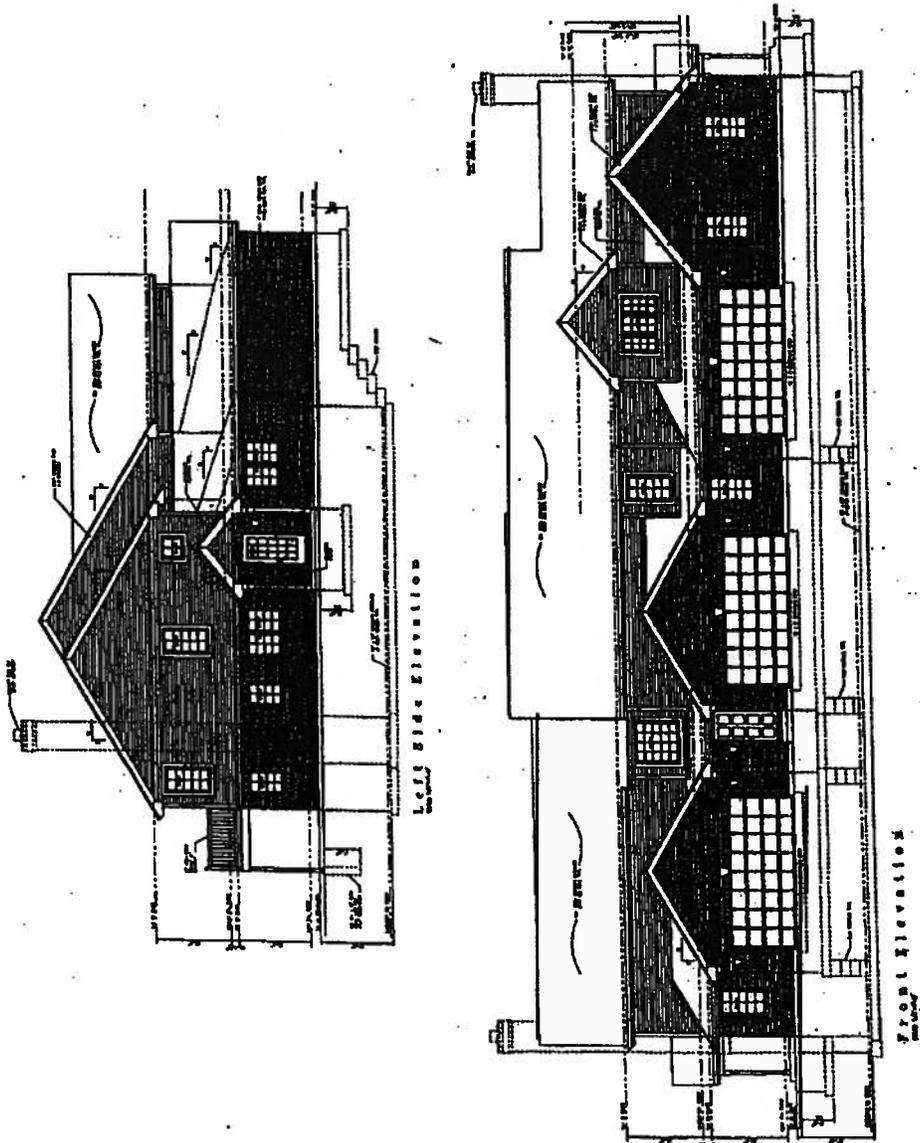
Landscape Plan.
(Page 5 of 5)



Renaissance Estates Plant Palette.

RENAISSANCE ESTATES PLANT PALETTE						
SHADE TREES						
Code	Qty.	Botanical Name	Common Name	Size	Spacing	Comments
ACRU	25	<i>Acer rubrum</i> 'Frankford'	Red Sunset Red Maple	2.5" cal.		Specimen Quality
ACSA	19	<i>Acer saccharum</i> 'Green Mountain'	Green Mountain Sugar Maple	2.5" cal.		Specimen Quality
AEGL	24	<i>Aesculus glabra</i>	Ohio Buckeye	2.5" cal.		Specimen Quality
FASY	2	<i>Fagus sylvatica</i>	European Beech	4" cal.		Specimen Quality
FRAM	38	<i>Fraxinus americana</i> 'Autumn Applause'	Autumn Applause White Ash	2.5" cal.		Specimen Quality
QURU	12	<i>Quercus rubra</i>	Red Oak	2.5" cal.		Specimen Quality
EVERGREEN TREES						
Code	Qty.	Botanical Name	Common Name	Size	Spacing	Comments
PINI	14	<i>Pinus nigra</i>	Austrian Pine	7' ht.		Specimen Quality
ORNAMENTAL TREES						
Code	Qty.	Botanical Name	Common Name	Size	Spacing	Comments
AMGR	32	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	5' ht.		Multi-stemmed
BELK	53	<i>Betula nigra</i> 'Little King'	Little King River Birch	5' ht.		Multi-stemmed
BENI	32	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	8' ht.		Multi-stemmed
PYCA	27	<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Callery Pear	2.5" cal.		Single-stemmed
TADI	9	<i>Taxodium distichum</i>	Bald Cypress	2.5" cal.		Single-stemmed
SMALL SHRUBS						
Code	Qty.	Botanical Name	Common Name	Size	Spacing	Comments
COSE	176	<i>Cornus sericea</i> 'Isanti'	Isanti Dwarf Dogwood	3 gal. 2' ht.	3' o.c.	
HYAR	251	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Smooth Hydrangea	3' ht.	3' o.c.	
JUHO	70	<i>Juniperus horizontalis</i> 'Hughes'	Hughes Horizontal Juniper	3 gal.	3' o.c.	
BHAR	381	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal. 2' ht.	30" o.c.	
TAQJ	6	<i>Taxus cuspidata</i> 'Capitata'	Upright Japanese Yew	3 gal. 2' ht.	3' o.c.	
TAIE	496	<i>Taxus x media</i> 'Taunton'	Taunton Intermediate Yew	3 gal. 2' ht.	3' o.c.	
VIDE	59	<i>Viburnum dentatum</i>	Arrowwood Viburnum	3' ht.		
VPR	97	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	5' ht.		Prone to Transform
ORNAMENTAL GRASSES						
Code	Qty.	Botanical Name	Common Name	Size	Spacing	Comments
CAAC	76	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	1 gal.	36" o.c.	
CHLA	155	<i>Chaetantherum latifolium</i>	Wild Oats	1 gal.	18" o.c.	
PEAL	242	<i>Pennisetum alopecuroides</i>	Fountain Grass	1 gal.	36" o.c.	
SPHE	599	<i>Sporobolus heterolepis</i>	Prairie Dropseed	1 gal.	18" o.c.	
PERENNIALS/GROUNDCOVERS						
Code	Qty.	Botanical Name	Common Name	Size	Spacing	Comments
ELFO	1036	<i>Euonymus fortunei</i> 'Coloratus'	Purpleleaf Wintercreeper	4" pot	8" o.c.	
HEMI	219	<i>Heuchera micrantha</i> 'Palace Purple'	Palace Purple Heuchera	1 gal.	18" o.c.	
HOGT	69	<i>Hosta 'Golden Tiara'</i>	Golden Tiara Hosta	1 gal.	15" o.c.	
HOHA	82	<i>Hosta 'Halcyon'</i>	Halcyon Hosta	1 gal.	24" o.c.	
PEAT	16	<i>Perovskia atriplicifolia</i>	Russian Sage	1 gal.	24" o.c.	
RUGO	415	<i>Rudbeckia 'Goldsturm'</i>	Black-eyed Susan	1 gal.	18" o.c.	
SEAJ	316	<i>Sedum 'Autumn Joy'</i>	Autumn Joy Sedum	1 gal.	12" o.c.	
VINA	776	<i>Vinca minor</i>	Vinca	3" pot	8" o.c.	

Exterior Elevations.
(Page 1 of 2)



Exterior Elevations.
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