

PD 913

Table of Contents

10/04/2006 PD Amendment	2
Ordinance	2
Statements	2
Bulk Table	6
Exhibits	7
06/23/2004 PD Adoption	14
Ordinance	14
Statements	15
Bulk Table	19
Exhibits	20

A-6094

*Reclassification Of Area Shown On Map Number 17-I.
(As Amended)
(Application Number A-6094)*

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

RBPD 913, 99

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development Number 913 symbols and indications as shown on Map Number 17-I in the area bounded by:

West Devon Avenue; North Rockwell Street; a 16 foot east/west alley north of and parallel to West Devon Avenue; a line 57.93 feet east of and parallel to North Rockwell Street; the 16 foot east/west public alley north of and parallel to West Devon Avenue; North Rockwell Street; a line 112.5 feet north of and parallel to the 16 foot public alley north of and parallel to West Devon Avenue; and the 16 foot public alley south of and parallel to North Rockwell Street,

to those of Planned Development Number 913, as amended, 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.

Plan of Development Statements attached to this ordinance read as follows:

*Residential-Business Planned Development Number 913,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development Number 913 ("Planned Development") consists of a net site area of approximately twenty-one thousand five hundred twenty-seven (21,527) square feet (forty-nine hundredths (.49) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"), and is owned or controlled by the applicant, City of Chicago, for purposes of this Residential-Business Planned Development.
2. The applicant or its successors, assignees or grantees shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets, alleys or easements, any adjustments of rights-of-way, and any consolidation or resubdivision of parcels shall require a separate submittal

on behalf of the applicant or its successors, assigns or grantees and approval by the City Council.

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 owners of all the Property within the Planned Development or any homeowners association(s) formed to succeed the applicant or its successor, assigns or grantees for purposes of control and management of any portion of the Planned Development, the legal titleholder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant, its successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-13-0600 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 or authorized by all the owners of the Property within the Planned Development or any homeowners' association formed to represent all or some of the owners for zoning purposes and management of any portion of the Planned Development. No amendment may be sought without written approval by the homeowner' association unless the right to do so has been retained by applicant and its successors in title documents. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interest or obligation therein.

3. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Planned Development Boundary and Property Line Map; a Site and Landscape Plan a Roof Plan; and Building Elevations, all dated August 24, 2006, prepared by Hanna Architects, which are all incorporated herein. Full size sets of the Site Plan Landscape Plan and the Building Elevations 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.
4. The following uses shall be permitted within the areas delineated herein as a Residential-Business Planned Development: multi-unit residential; accessory parking; non-accessory parking; retail and commercial uses as permitted within the B3 Community Shopping District; accessory uses; and related uses.

5. Identification and business 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 the review and approval of the Department of Planning and Development.
 6. Off-street parking and loading facilities shall be provided in compliance with the Site Plan and this Planned Development, and not subject to the further review and approval of the Department of Transportation and/or 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. Ingress and egress shall be in conformance with this Planned Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of Chicago Department of Transportation. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago in effect at the time any permits for such work are granted.
 8. In addition to the maximum height of any building or any appurtenance depicted on the Building Elevations attached hereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
 9. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
 10. Improvements of the Property, including on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits shall be designed, installed and maintained in substantial conformance with the Site, Landscape Plan and the Bulk Regulations and Data Table attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The roof will be improved with a vegetative green roof over a minimum of fifty percent (50%) of the net roof area. "Net roof area" is defined as the total roof area minus any required perimeter setbacks, roof top structures and roof-mounted equipment.
 11. The applicant acknowledges that it is in the public interest to design,
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construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Therefore, at the time when building permits are sought, the 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.

12. 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 17-13-0611 of the Chicago Zoning Ordinance.
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 natural resources. The applicant shall use commercially 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. Copies of these standards may be obtained from the Department of Planning and Development.
14. Unless substantial construction of the project has commenced within the Planned Development within six (6) years of the passage of the amended Planned Development, the zoning of that Property shall revert to the B3-5 Community Shopping District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is a good cause for such an extension.

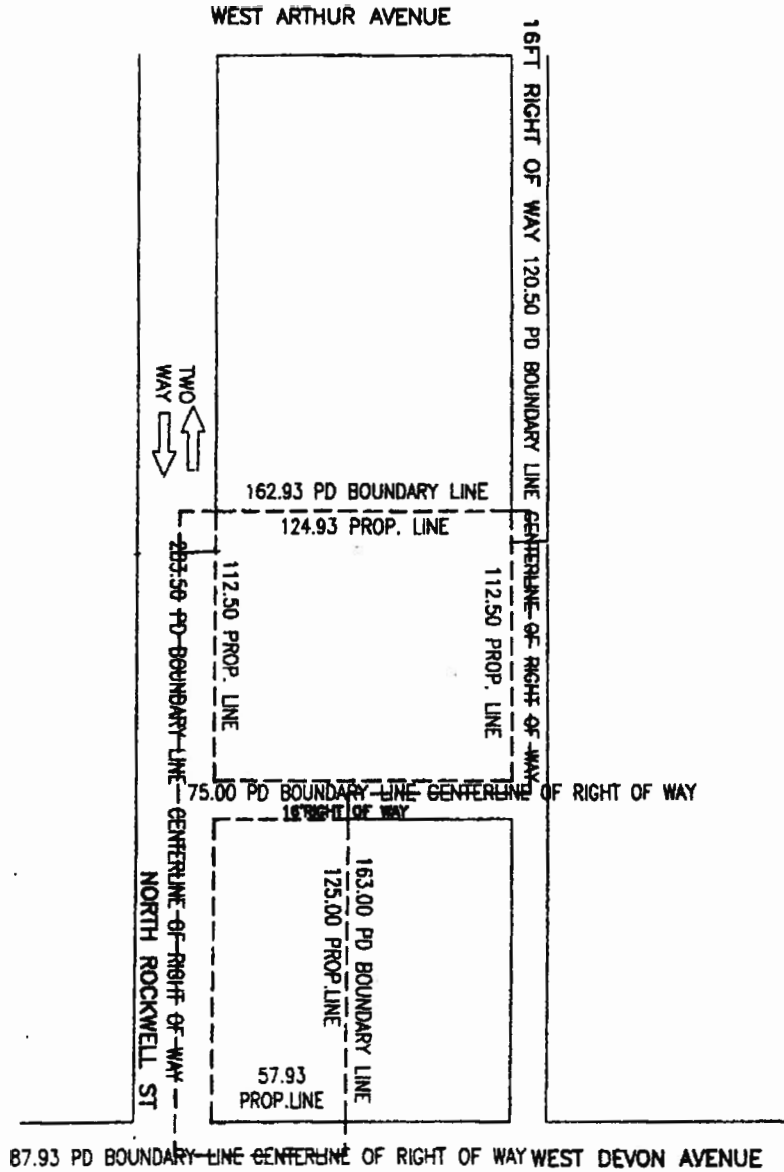
[Existing Zoning and Land-Use Map; Planned Development Boundary Map; Landscape/Site Plans; Roof Deck Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 88501 through 88507 of this *Journal*.]

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

*Residential-Business Planned Development Number 913, As Amended.**Bulk Regulations And Data Table.*

Gross Site Area:	33,966 square feet (.78 acre)
Net Site Area:	Total = Gross Site Area (33,966 square feet) - Area in Public Streets and Alleys (11,743 square feet) = Net Site Area of 22,223 square feet (.51 acres)
Maximum Floor Area Ratio:	7.0
Maximum Number of Residential Units:	30 units
Maximum Site Coverage:	100%
Minimum Number of Accessory Off-Street Parking Spaces:	
Residential:	37
Commercial:	6
	In the event fewer units are constructed at the time of Part II approval, fewer parking spaces may also be constructed, so long as the 1:1 parking ratio of residential units to parking spaces is maintained
Minimum Number of Non-Accessory Off-Street Parking Spaces:	195
	In the event that up to ten percent fewer parking spaces are constructed, this application may be amended administratively
Minimum Number of Off-Street Loading Docks:	1
Minimum Building Setbacks:	0 feet, 0 inches
Minimum Building Height:	64 feet, 6 inches plus the height of the stair towers and parapet walls

Boundary Map.

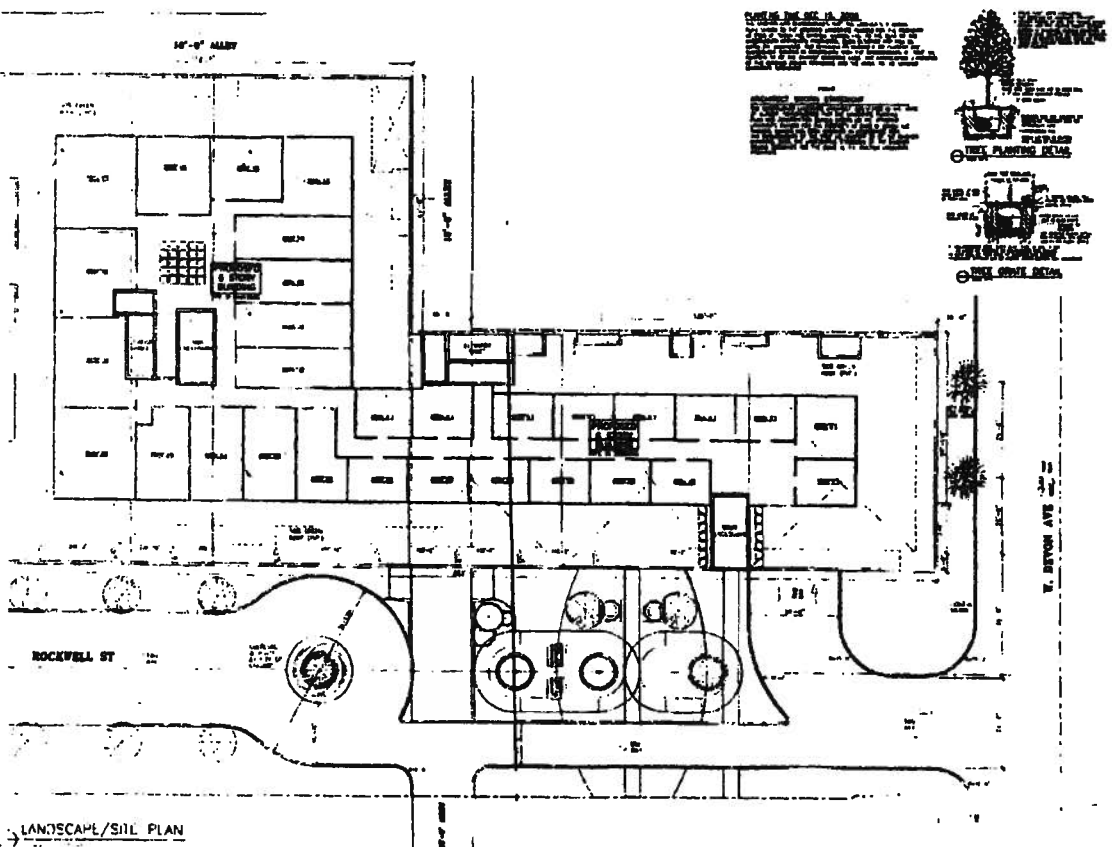


10/4/2006

REPORTS OF COMMITTEES

88503

Landscape/Site Plan.

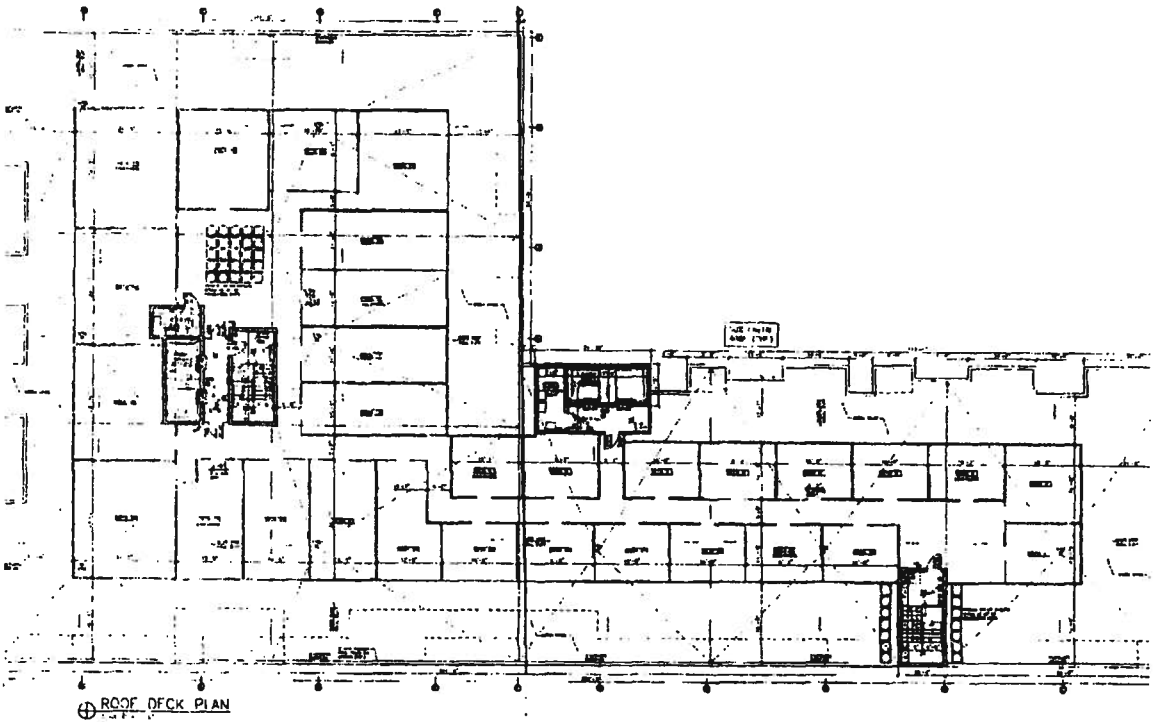


10/4/2006

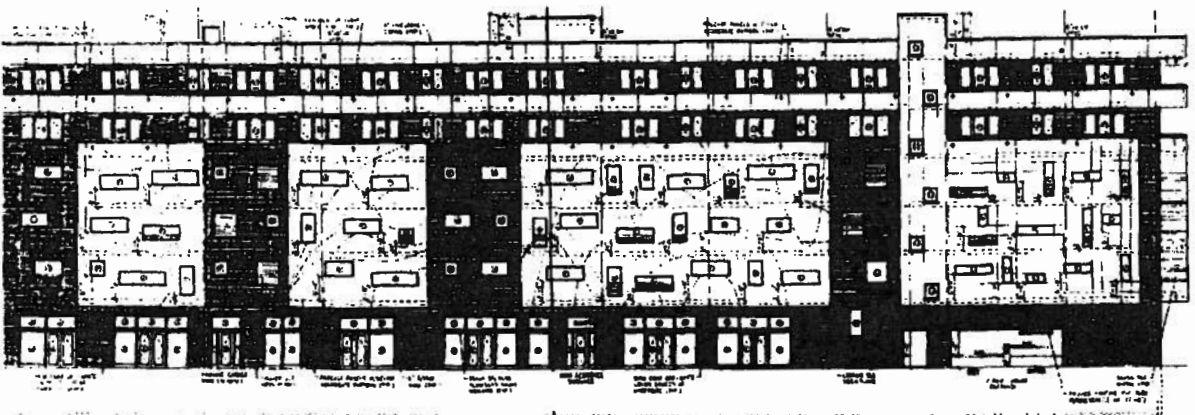
REPORTS OF COMMITTEES

88505

Roof Deck Plan.



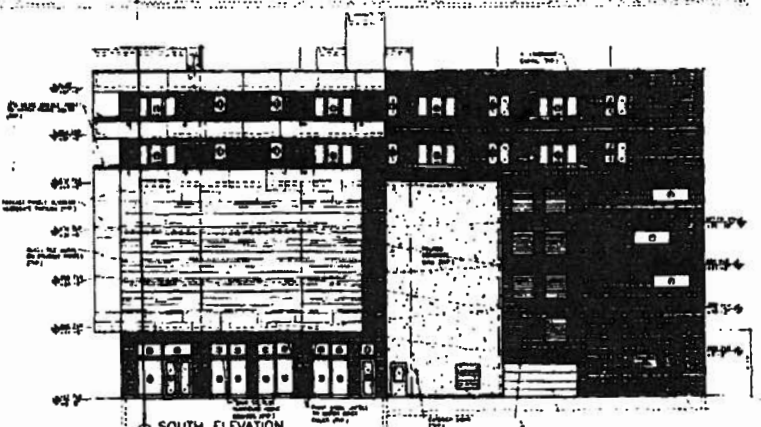
Building Elevations.
(Page 1 of 2)



WEST ELEVATION

NO.	DESCRIPTION	QTY	UNIT
1	BRICK	1000	SQ. YD.
2	CONCRETE	500	CY.
3	STEEL	100	TONS
4	GLASS	200	SQ. FT.
5	PAINT	100	GALLONS
6	ROOFING	100	SQ. YD.
7	MECHANICAL	100	FT.
8	ELECTRICAL	100	FT.
9	PLUMBING	100	FT.
10	LANDSCAPE	100	SQ. YD.

NOTES:
1. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
2. ALL MATERIALS TO BE APPROVED BY ARCHITECT.
3. CONSTRUCTION TO BE IN ACCORDANCE WITH CITY SPECIFICATIONS.
4. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
8. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOODS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC STRUCTURES.

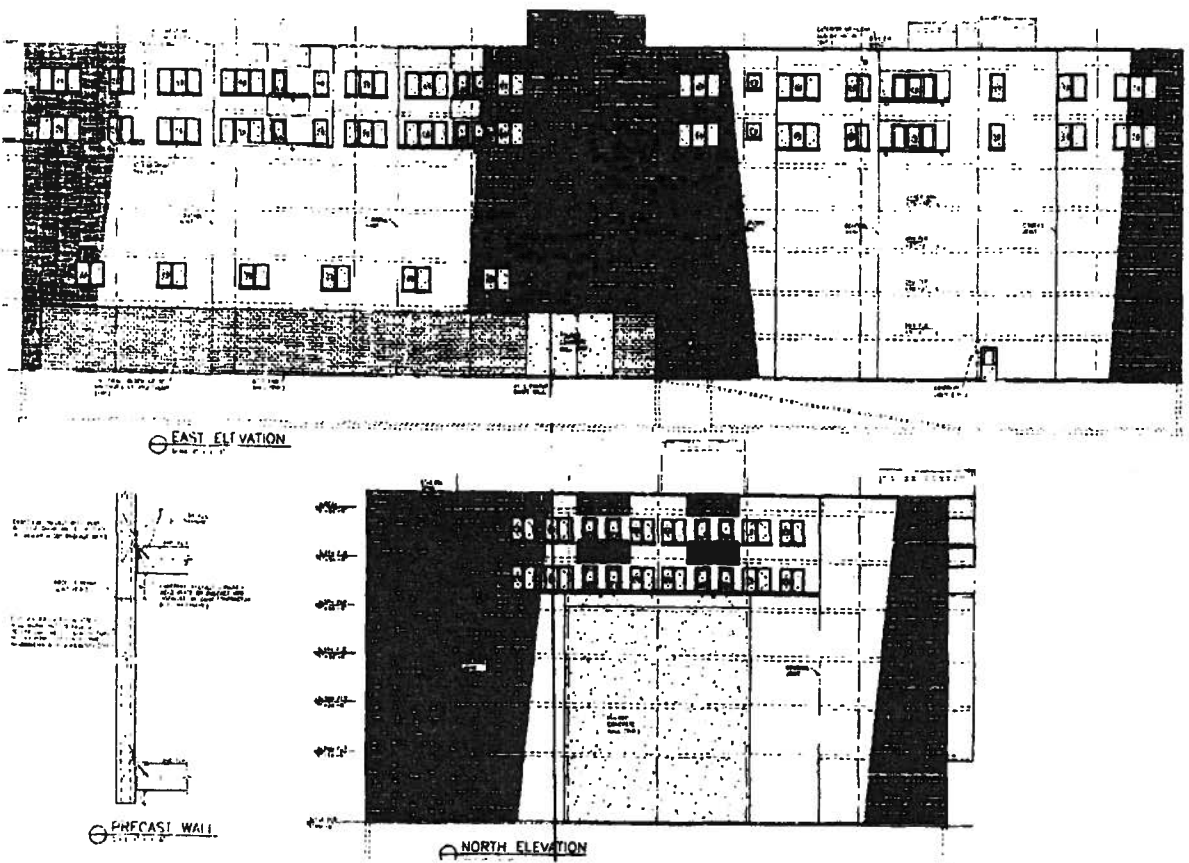


10/4/2006

REPORTS OF COMMITTEES

88507

Building Elevations.
(Page 2 of 2)



6/23/2004

REPORTS OF COMMITTEES

A-5498
27373

~~Reclassification Of Area Shown On Map Number 16-I.
(Application Number 143 16)~~

~~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 R3 General Residence District symbols and indications as shown on Map Number 16-I in the area bounded by:~~

~~a line 108.54 feet west of South Artesian Avenue to a point 83.54 feet west of South Artesian Avenue and perpendicular to West 69th Street; the public alley next south of and parallel to West 69th Street; and West 69th Street,~~

~~to those of a C1-1 Restricted Commercial District.~~

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

Reclassification Of Area Shown On Map Number 17-I.
(As Amended)

(Application Number A-5498) RBPD 913

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 B3-2 and R4 symbols and indications as shown on Map Number 17-I in the area bounded by:

West Devon Avenue; North Rockwell Street; a 16 foot east/west alley north of and parallel to West Devon Avenue; a line 57.93 feet east of and parallel to North Rockwell Street; the 16 foot east/west public alley north of and parallel to West Devon Avenue; North Rockwell Street; a line 112.5 feet north of and parallel to the 16 foot public alley north of and parallel to West Devon Avenue; and the 16 foot public alley south of and parallel to North Rockwell Street,

to those of a B3-5 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 B3-5 symbols and indications as shown on Map Number 17-I in the area bounded by:

West Devon Avenue; North Rockwell Street; a 16 foot east/west alley north of and parallel to West Devon Avenue; a line 57.93 feet east of and parallel to North Rockwell Street; the 16 foot east/west public alley north of and parallel to West Devon Avenue; North Rockwell Street; a line 112.5 feet north of and parallel to the 16 foot public alley north of and parallel to West Devon Avenue; and the 16 foot public alley south of and parallel to North Rockwell Street,

to those of a Residential-Business Planned Development and a corresponding use district is hereby established in the area above described.

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-Business Planned Development Number 913.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development Number consists of approximately twenty-one thousand two hundred=&-six (21,296) square feet (forty-nine hundredths (.49) acres) of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map and is owned or controlled by the applicant, City of Chicago.
2. All applicable official reviews, approvals or permits which are necessary to implement this plan of development shall be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way 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 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 or authorized by all the owners of the property, including any homeowners' association which may be formed to represent all or some of the owners for zoning purposes and any ground lessors.

4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Map; a Subarea Boundary Map; a Site Plan; a Landscape Plan/Green Roof and Building Elevations prepared by Hana Architects dated March 5, 2004. Full-sized copies of the Site Plan; Landscape Plan and the Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the property. This planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted in the area delineated herein as a Residential-Business Planned Development: multi-family residential units; accessory parking; non-accessory parking; commercial uses as permitted in B3-5 and accessory uses.
6. Identification signs and temporary signs such as construction and marketing signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking facilities shall be provided in compliance with this planned development subject to the review and approval of the Departments of Transportation and Planning and Development.

8. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas, except for in parking spaces delineated on the Site Plan. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of the improvements shall also be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way, shall be designed, constructed and maintained in substantial conformance with the Site and Landscape Plans and the Building Elevations. Parkway trees and landscaping shall be installed by the City of Chicago and maintained by the applicant in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance. In addition, the applicant agrees to make certain streetscape improvements as reflected on the Site Plan. Final landscape plans will be submitted to and approved by the Department of Planning and Development prior to or at the time of Part II approval. All trash receptacles shall be stored in garages except on trash pick-up day(s).
11. 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.
12. The requirements of the planned development may be modified, administratively, by the Commissioner 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.

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 shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally 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.").
14. Unless substantial construction of the 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 a B3-2 District.

[Property Line and Right-of-Way Adjustment Map and Subarea Boundary Map referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning and Land-Use Map; Planned Development Boundary Map; Site/Roof Plan; Landscape Plan/Green Roof; and Building Elevations referred to in these Plan of Development Statements printed on pages 27379 through 27334 of this Journal.]

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

*Residential-Business Planned Development Number 913.**Bulk Regulations And Data Table.*

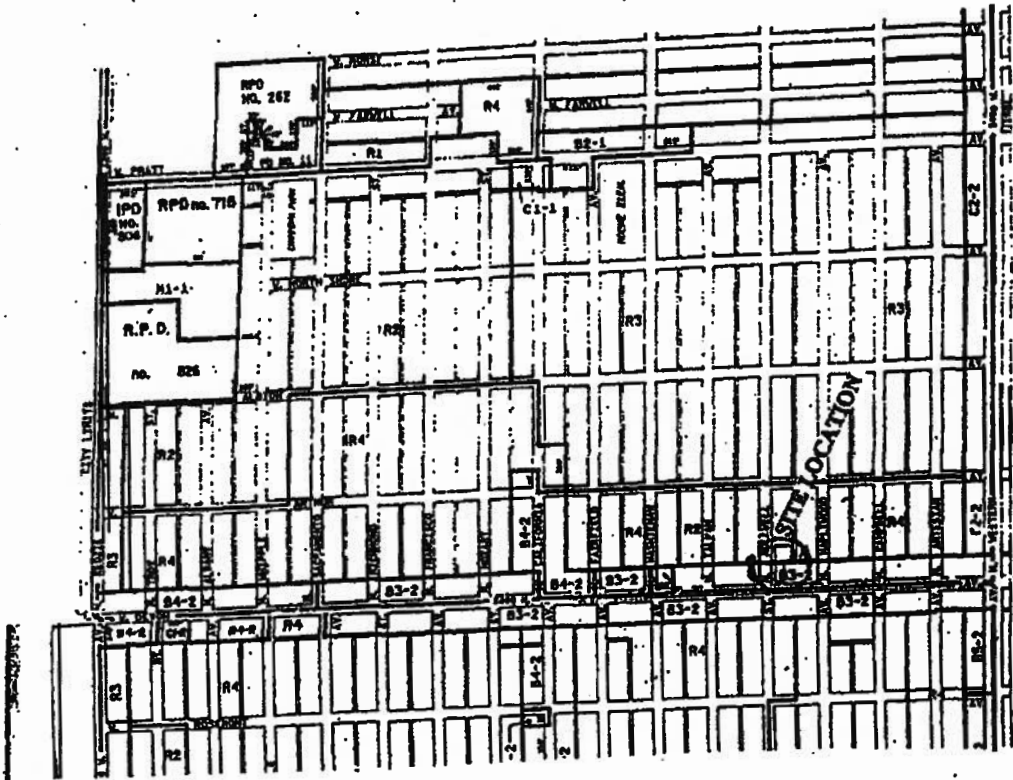
Gross Site Area:	33,966 square feet (.78 acres)
Net Site Area:	Total = Gross Site Area (33,966 square feet) - Area in Public Streets and Alleys (12,664 square feet) = Net Site Area of 21,296 square feet (.49 acres)
Maximum Floor Area Ratio:	7.0
Maximum Number of Residential Units:	30 units
Maximum Site Coverage:	In accordance with the Site Plan
Minimum Number of Accessory Off-Street Parking Spaces:	
Residential:	56
Commercial:	6
	In the event fewer units are constructed at the time of Part II approval, fewer parking spaces may also be constructed, so long as the 1: 1 parking ratio of residential units to parking spaces is maintained
Minimum Number of Non-Accessory Off-Street Parking Spaces:	177
Minimum Number of Off-Street Loading Docks:	1
Minimum Building Setbacks:	In accordance with the Site Plan
Maximum Building Height:	In accordance with the Building Elevations

6/23/2004

REPORTS OF COMMITTEES

Existing Zoning And
Land-Use Map.

27379



⊕ EXISTING ZONING and LAND USE MAP

APPLICANT ASAT INC.

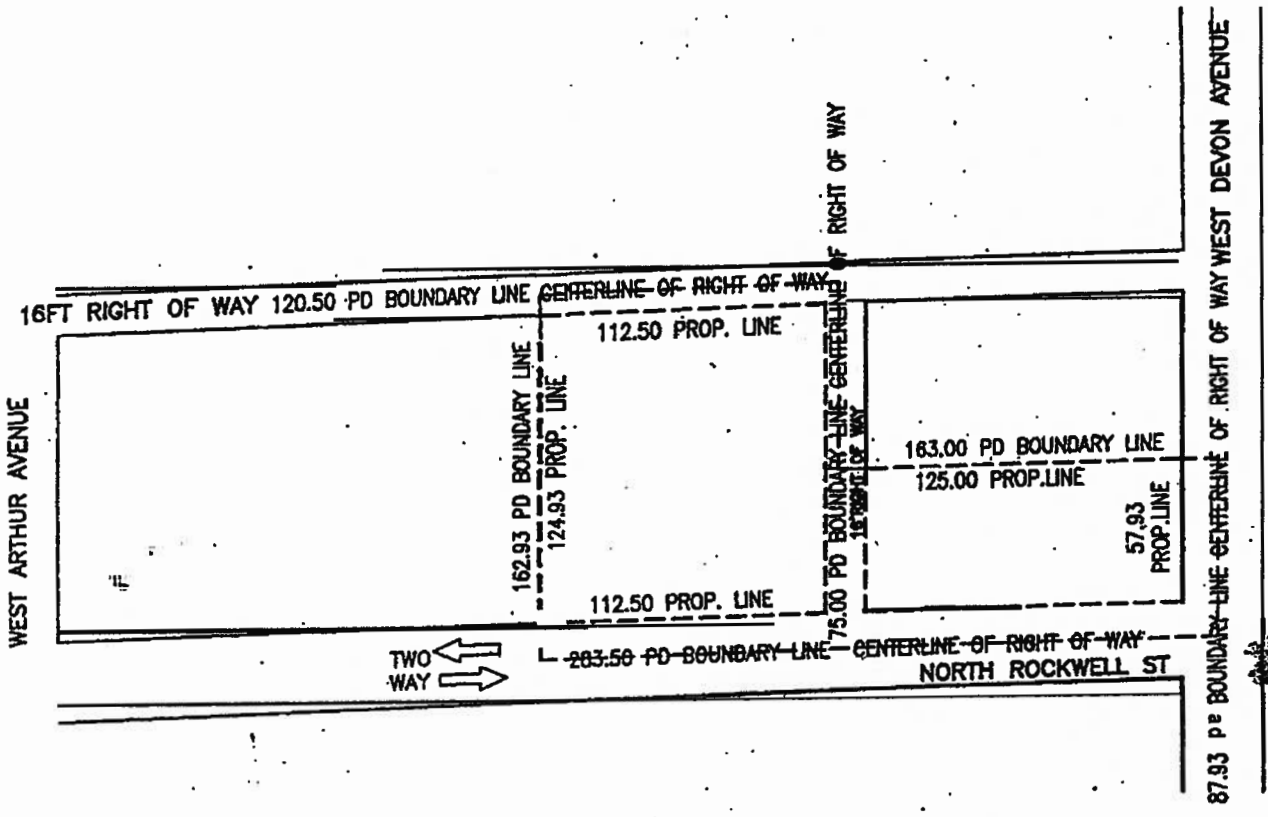
APPLICANT ADDRESS 8355 N CLAREMONT
CHICAGO, IL 60639

SUBMITTED MARCH 5, 2004

PROJECT ADDRESS

2552 WEST DEVON AVENUE
8415, 21, 25 NORTH ROCKWELL

Boundary Map.

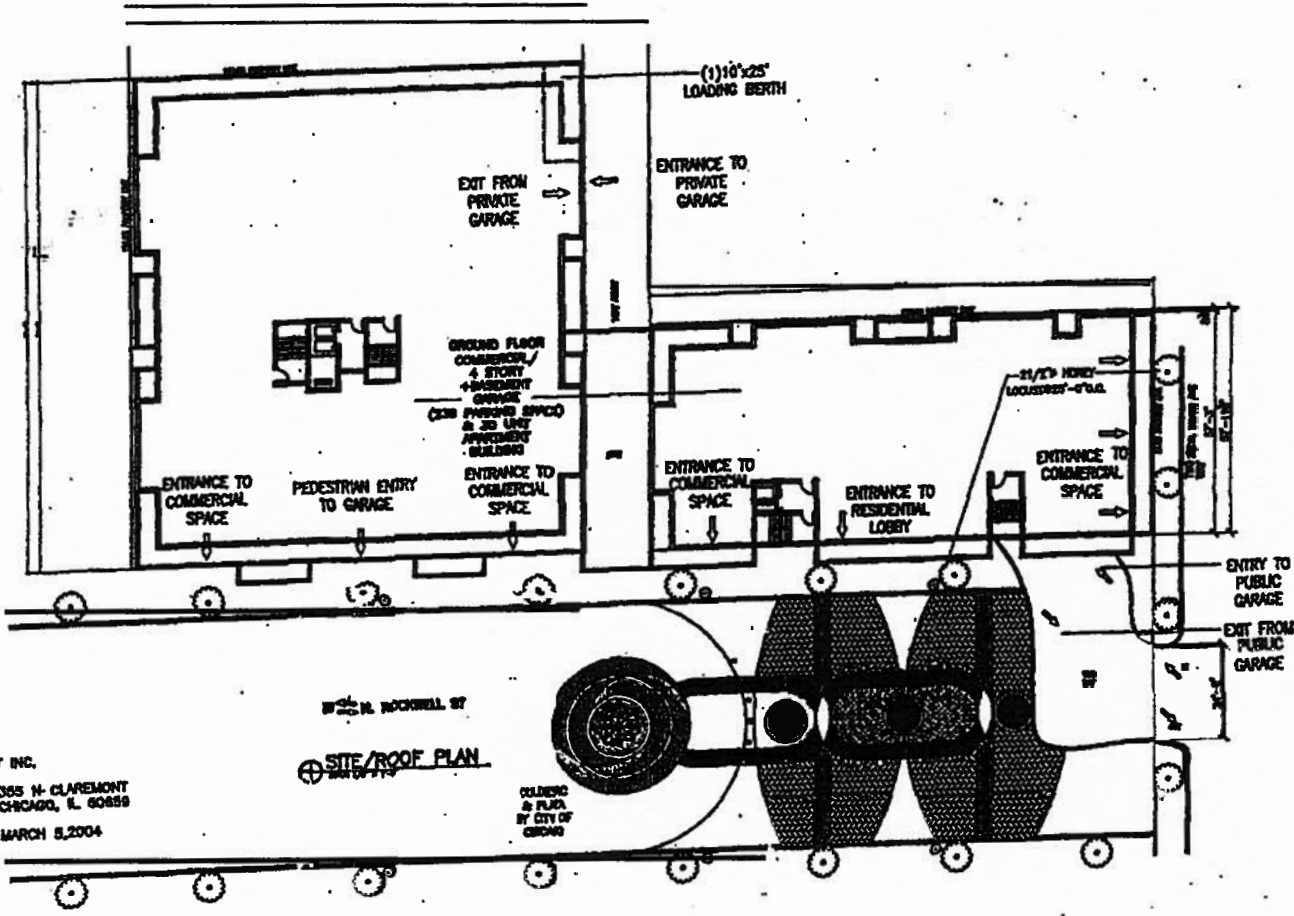


LICANT ASAT INC.
 LICANT 6355 N CLAREMONT
 PRESS CHICAGO, IL 60659
 MITTED MARCH 5, 2004


BOUNDARY MAP

PROJECT ADDRESS
 2532 WEST DEVON AVENUE
 6415, 21, 25 NORTH ROCKWELL

PROJECT ADDRESS
2552 WEST DEVON AVENUE
6412, 21, 23 NORTH ROCKWELL



ALICANT ASAT INC.
ALICANT PRESS 6385 N. CLAREMONT CHICAGO, IL 60659
SUBMITTED MARCH 5, 2004

WEST & ROCKWELL ST
SITE/ROOF PLAN
SHEET 1 OF 1

OLDERS & PLUM
BY CITY OF CHICAGO

Site/Roof Plan.

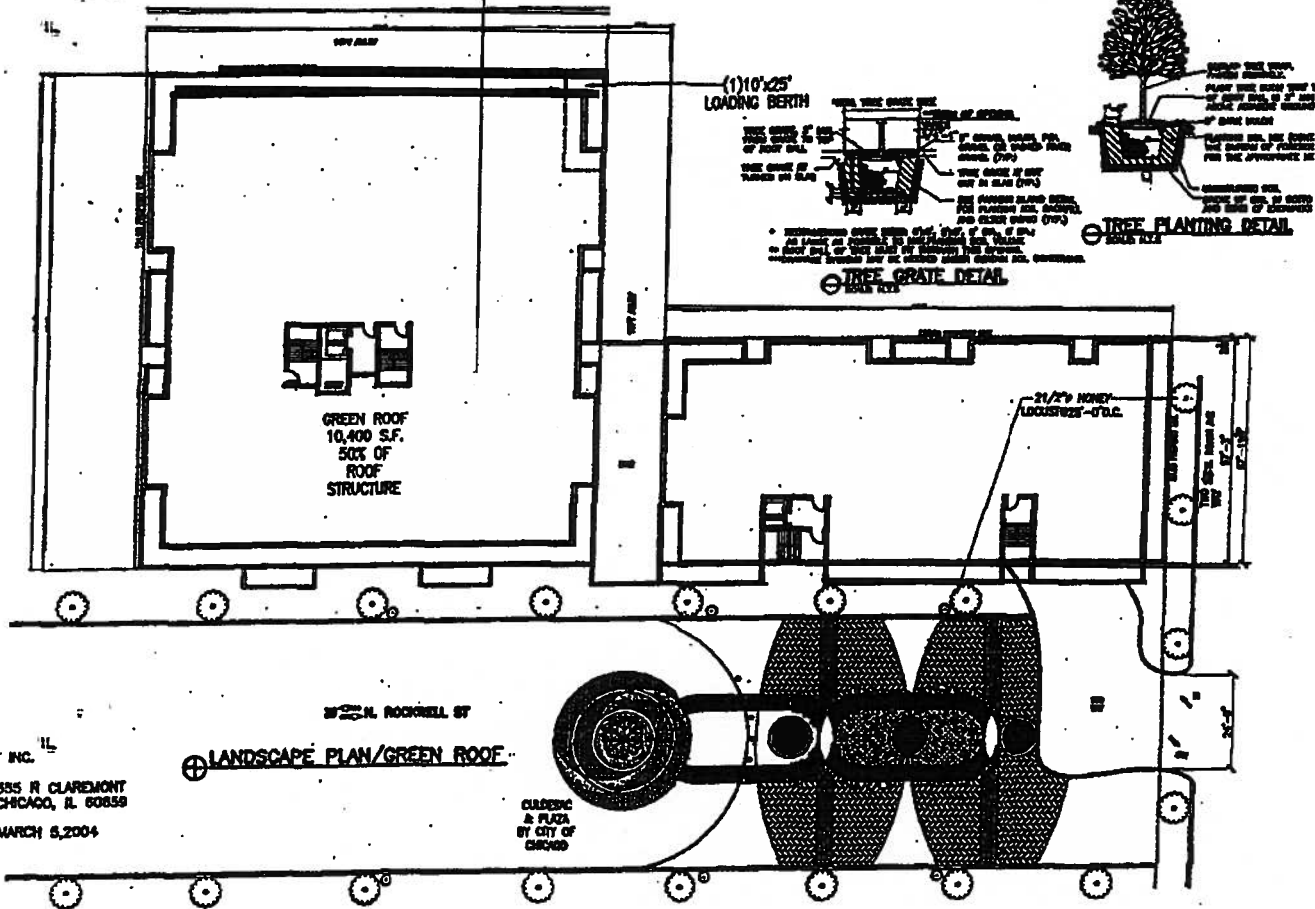
6/23/2004

REPORTS OF COMMITTEES

27381

Landscape Plan/Green Roof.

PROJECT ADDRESS
2532 WEST DEVON AVENUE
6415,21,25 NORTH ROCKWELL



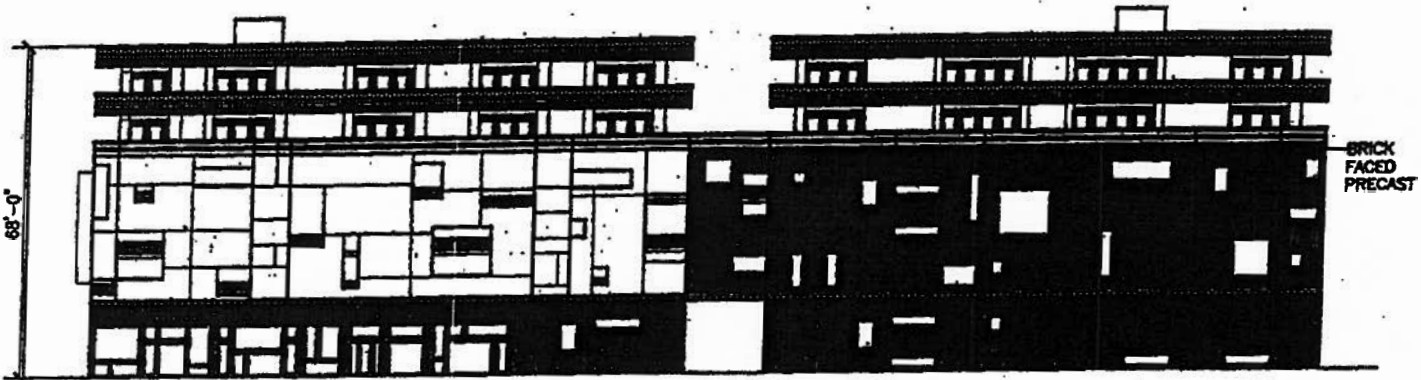
APPLICANT ASAT INC.
6355 R CLAREMONT
CHICAGO, IL 60659
SUBMITTED MARCH 5, 2004

6/23/2004

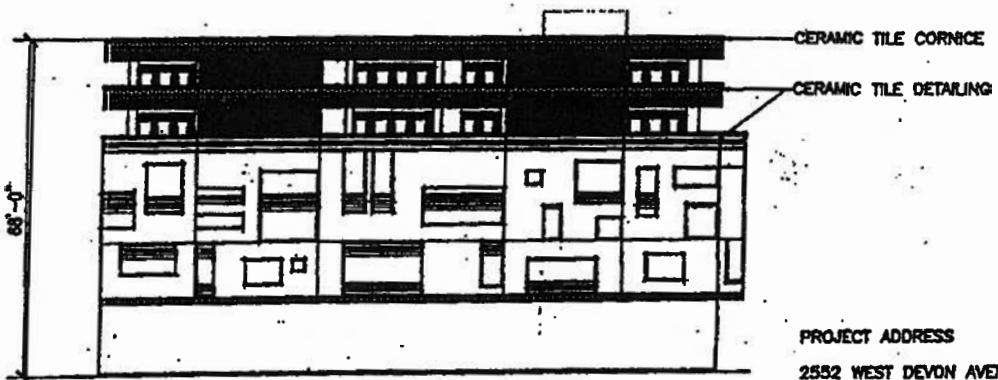
REPORTS OF COMMITTEES

27383

Rear Elevation And Side Elevation.



REAR ELEVATION



SIDE ELEVATION

APPLICANT ASAT INC.
APPLICANT ADDRESS 6355 N CLAREMONT
CHICAGO, IL 60659
SUBMITTED MARCH 5, 2004

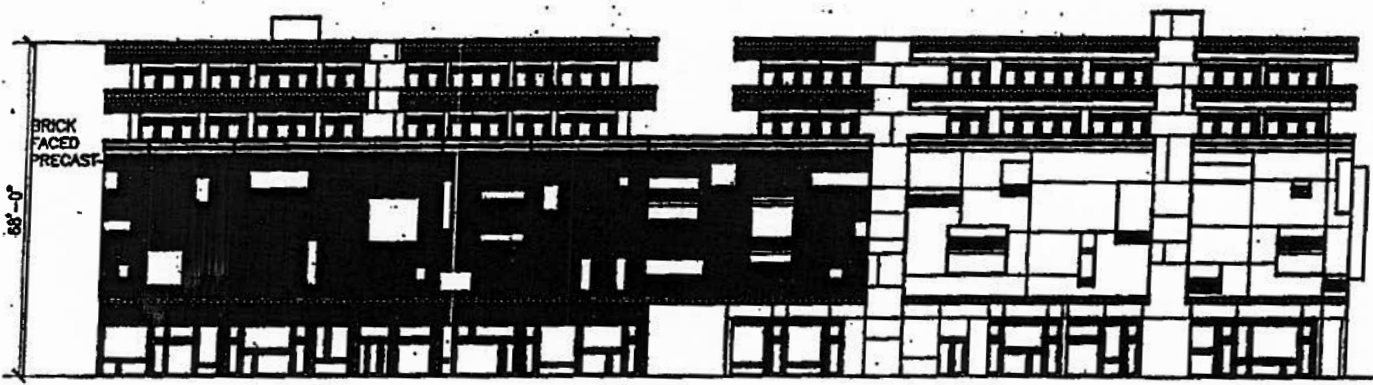
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6415, 21, 25 NORTH ROCKWELL

27384

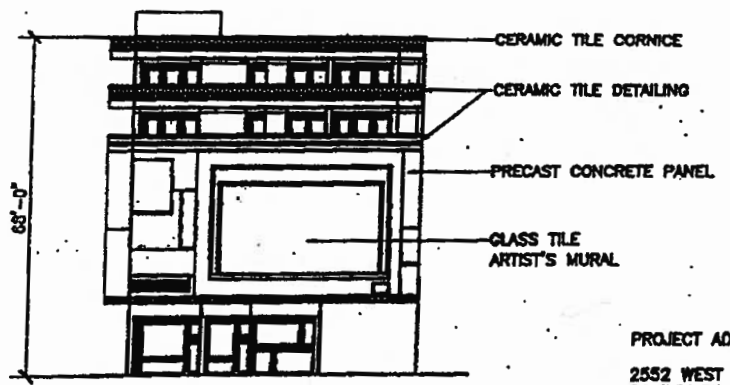
JOURNAL--CITY COUNCIL--CHICAGO

6/23/2004

Rockwell Street Elevation And
Devon Avenue Elevation.



ROCKWELL STREET ELEVATION



DEVON AVENUE ELEVATION

APPLICANT ASAT INC.
 APPLICANT ADDRESS 6355 N CLAREMONT
 CHICAGO, IL 60659
 SUBMITTED MARCH 5,2004

PROJECT ADDRESS
 2552 WEST DEVON AVENUE
 6415,21,25 NORTH ROCKWELL