

# PD 929

**09/01/2004 PD Adoption**

Ordinance ..... 3  
Statements ..... 3  
Bulk Table ..... 7  
Exhibits ..... 9

9/1/2004

REPORTS OF COMMITTEES

14357  
30675

On motion of Alderman Banks, the said proposed ordinances and substitute ordinances 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, Baker, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colon, Banks, Mitts, Allen, Laurino, O'Connor, Natarus, Daley, Tunney, Levar, Shiller, Schulter, Moore, Stone -- 47.

Nays -- None.

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

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 1 -G.*  
(Application Number 14487)

*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 C3-2 Commercial-Manufacturing District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Lake Street; South Aberdeen Street; the alley next south of West Lake Street; and a line 101 feet west of South Aberdeen Street,

to those of a C2-5 General Commercial District and a corresponding use district is hereby established in the area described above.

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 2-G.*

(As Amended)  
(Application Number 14357)

RPD 929

*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 M1-3 Restricted Manufacturing District symbols and indications as shown on Map Number 2-G in the area bounded by:

the east/west alley next north of and parallel to West Monroe Street; a line 232.00 feet west of and parallel to South Racine Avenue; West Monroe Street; a line 126.0 feet east of and parallel to South Throop Street running north 118.00 feet; a line 118.00 feet north of and parallel to West Monroe Street running east 6.00 feet; the north/south public alley next east of and parallel to South Throop Street running north to the point of beginning,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the City Zoning Ordinance be amended by changing all of the R5 General Residence District symbols to those of a Residential Planned Development and a corresponding use is hereby established.

SECTION 3. 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 Planned Development Number 929.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately one and two hundredths (1.02) acres which is controlled by 1228 West Monroe Street Corp. ("Applicant") for purposes of this Residential Planned Development.
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 right-of-ways or consolidation or resubdivision of parcels shall require 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 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 for purposes of control and management of any portion of the planned development, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, 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 modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the 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. No amendment may be sought without written approval by the homeowners association unless the right to do so has been retained by Applicant and its successors in title documents.

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 Subarea Map; and a Site Plan, a Landscape Plan and Building Elevations (Monroe Street/North Elevations, Condominium Building East and West Elevations, and Townhome Drive Isle and Courtyard Elevations) all dated August 12, 2004, prepared by Hartshome and Plunkard Architects, which are all incorporated herein. Full size sets of the Site Plan, Landscape Plan and 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.
5. The following uses shall be permitted within the areas delineated herein: multi-family dwelling units; uses as permitted in the R5 General Residence District; accessory parking; accessory uses; and related uses.

6. 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 review and approval of 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. Ingress and egress shall be subject to the review and approval 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 and approval of the 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. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to review of the Departments of Transportation and Planning and Development.
8. In addition to the maximum height of any building or any appurtenance attached thereto, 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 shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the property including landscaping and all entrances and exits shall be designed, installed and maintained in substantial conformance with the Bulk Regulations and Data Table and the Site and Landscape Plans 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.
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 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 planned development 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 11.1 1-3(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 which promotes and maximizes the conservation of energy 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. The Applicant shall install and maintain a vegetative (green) roof on at least twenty-five percent (25%) of the net flat roof areas of all buildings, except town homes. Net flat roof area is defined as the area of flat roof, less those areas devoted to roof top mechanical equipment, mechanical penthouses and any perimeter setback required by the City Code.
14. Unless substantial construction of the building has begun within the planned development within six (6) years of the date of passage of the planned development, the zoning of that property shall revert to the R5 General Residence 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 good cause for such an extension.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Subarea Map; Site Plan; Landscape Plan; and Building Elevations referred to in this Plan of Development Statements printed on pages 30682 through 30689 of this Journal.)

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

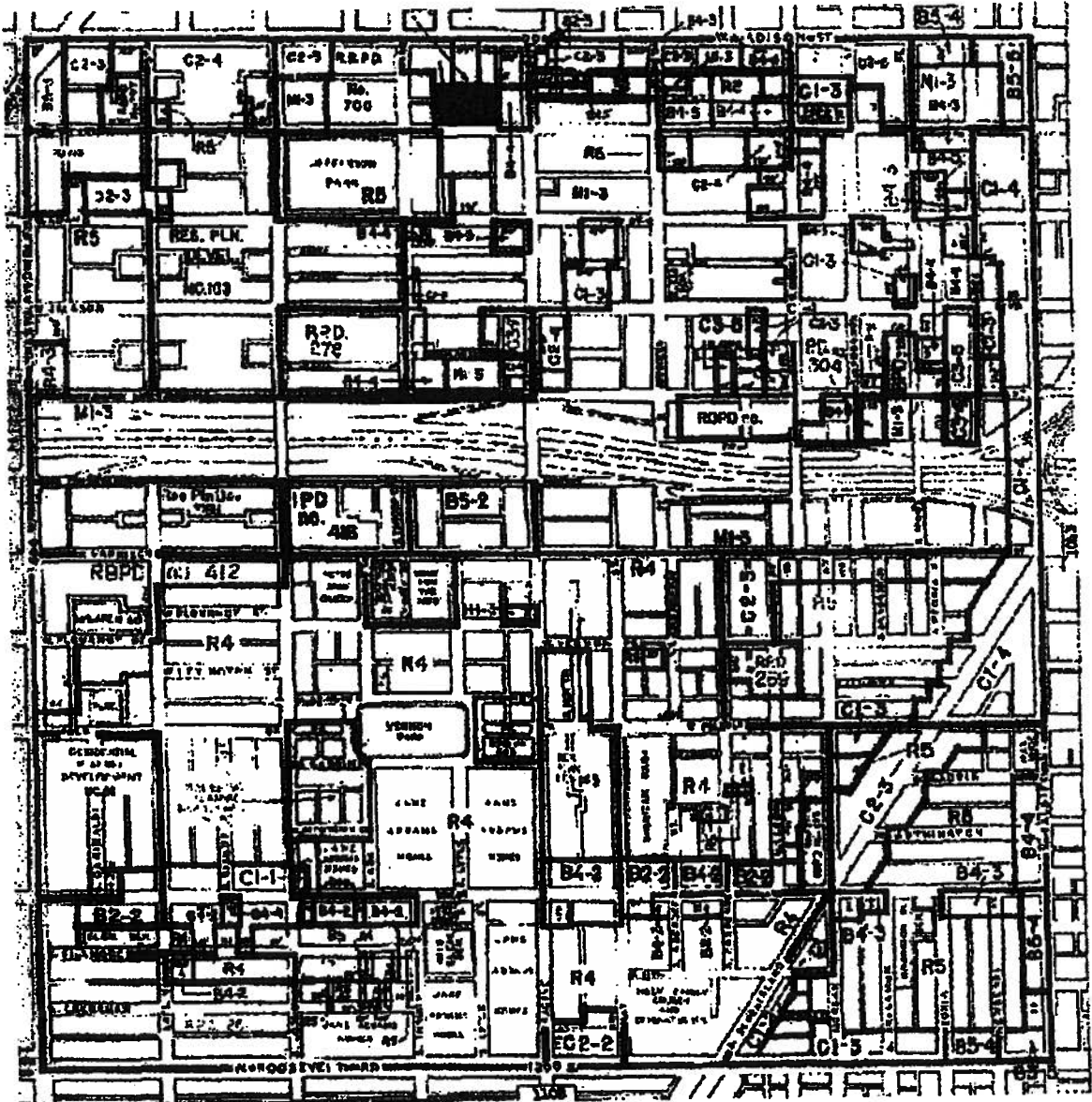
*Residential Planned Development Number* 929

*Bulk Regulations And Data Table.*

Gross Site Area:	57,822 square feet
Net Site Area:	43,434 square feet (1.02 acres)
Subarea A:	12,204 square feet
Subarea B:	32,230 square feet
Area in Public Right-of-Way:	14,388 square feet
Maximum Floor Area Ratio:	2.25
Subarea A:	3.75
Subarea B:	1.75
Maximum Number of Residential Units	
Subarea A:	34

Subarea B:	33
Maximum Site Coverage:	In accordance with the Site Plan
Minimum Number of Accessory Off-Street Parking Spaces:	
Subarea A:	34
Subarea B:	66
	In the event fewer residential 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. If revisions are required by another City agency at the time of building permit applications, the number of parking spaces may be reduced, so long as a minimum ratio of 1: 1 spaces per dwelling units is maintained.
Minimum Number of Off- Street Loading Docks:	0
Minimum Building Setbacks:	In accordance with the Site Plan
Maximum Building Height:	In accordance with the Building Elevations

Existing Zoning Map.

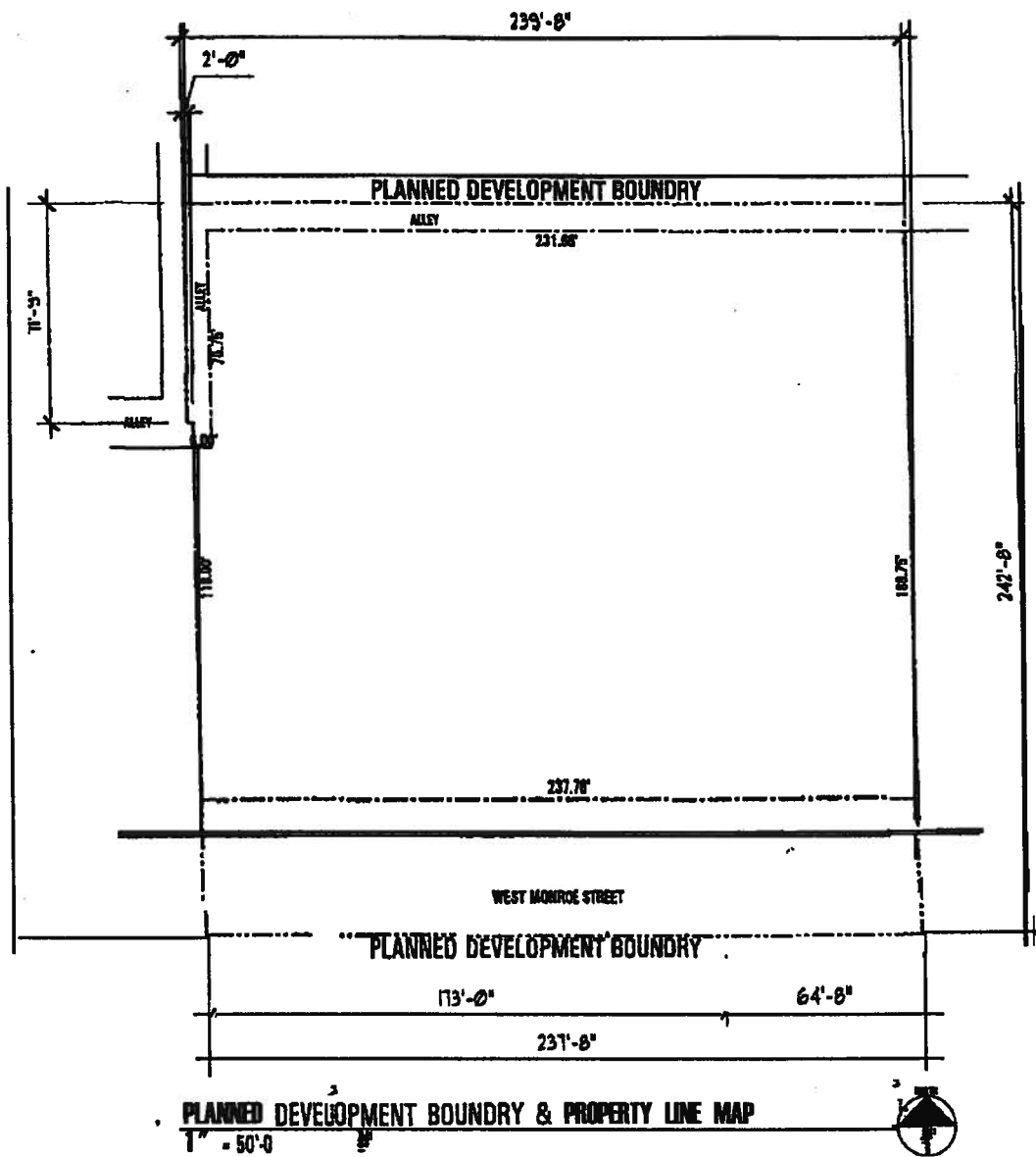


1 EXISTING ZONING MAP  
NTS



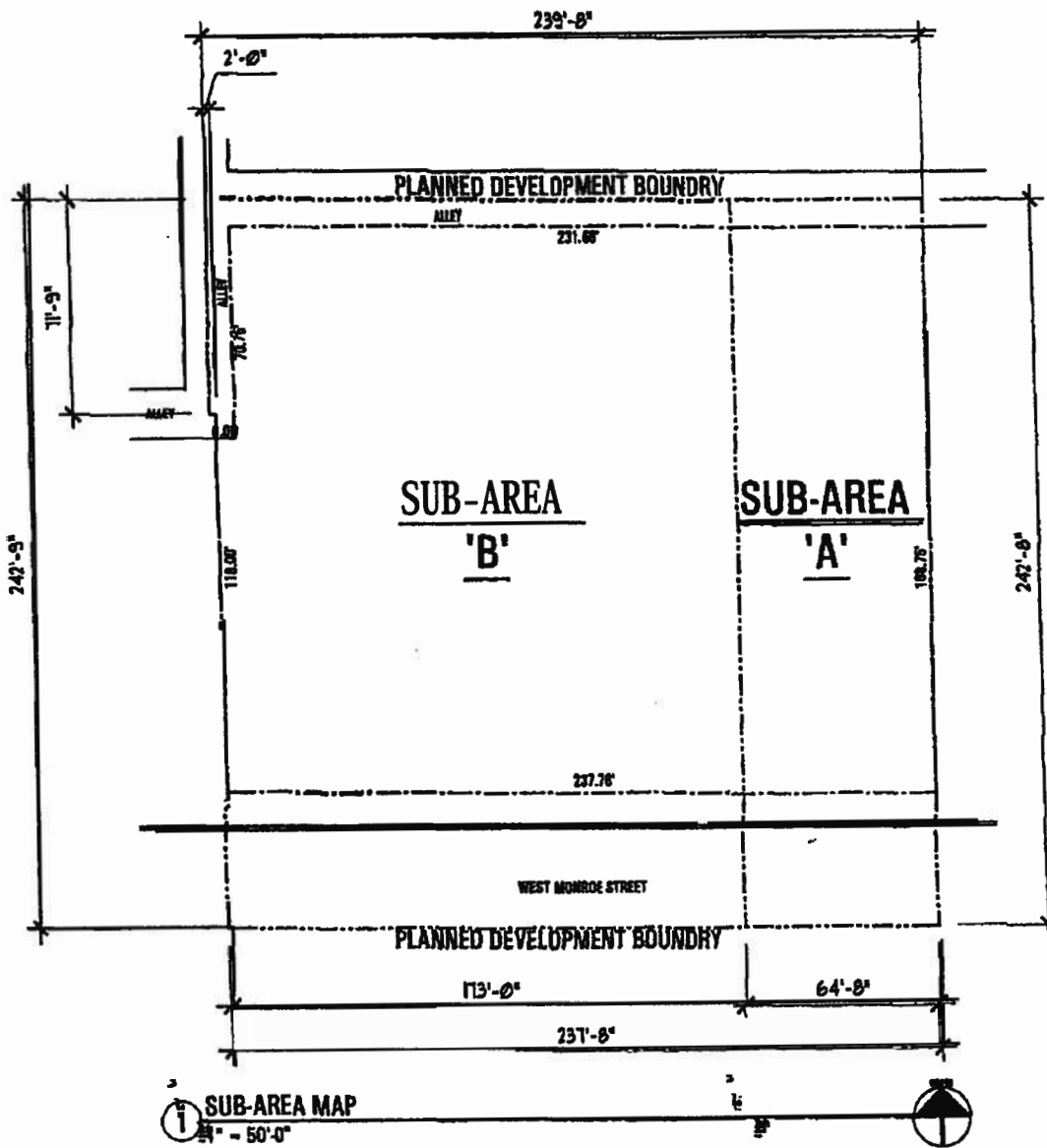
Planned Development Boundary  
And Property Line Map.

LEGEND	
	PROPERTY LINE
	PD BOUNDARY



Subarea Map.

LEGEND	
---	PROPERTY LINE
- - -	PD BOUNDRY





Landscape Plan.



2 LANDSCAPE PLANTING DETAIL  
NTS

PLANT LIST				
COUNTRY	KEY	GENERIC NAME	COMMON NAME	SIZE & SPACING
US		SAUBRIA THUNBERGII SOYBEAN	PONY LOCUST MYRTLE	7' GAL.

PLANT QUANTITY CALCULATION	
NUMBER SPECIES	NUMBER AREA
0 NEW TREES	10 NEW TREES
TOTAL NEW TREES = 10	

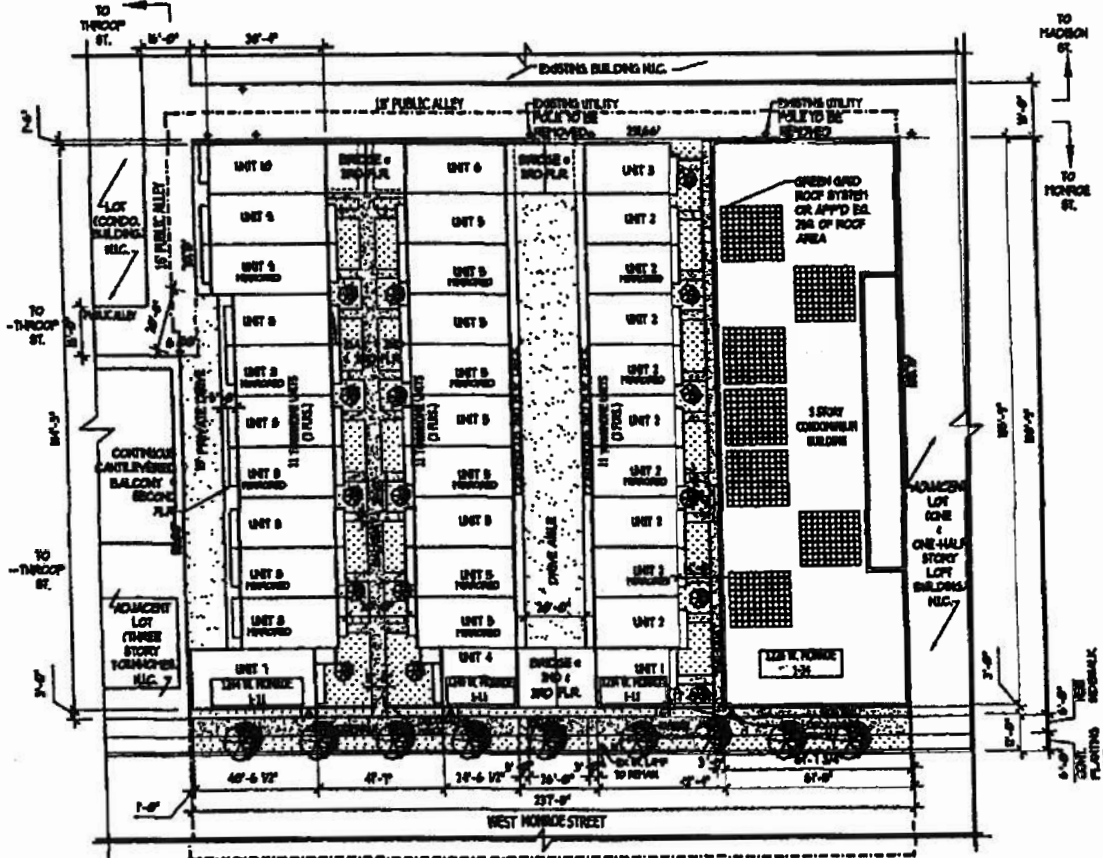
**LANDSCAPING NOTES**

SEE:

- PLANTING SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR.
- TREES SHALL BE DELIVERED AND PLANTED WITHIN 14 DAYS OF THE START DATE OF CONSTRUCTION.
- PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO'S PLANTING SPECIFICATIONS.

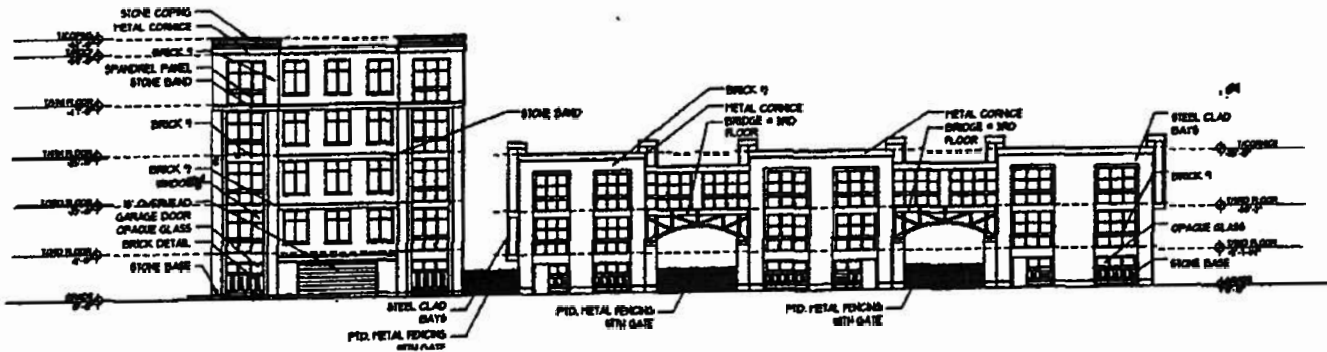
DATE: 09/01/04

CONTRACTOR TO CONSULT WITH THE ARCHITECT FOR REQUIREMENTS.

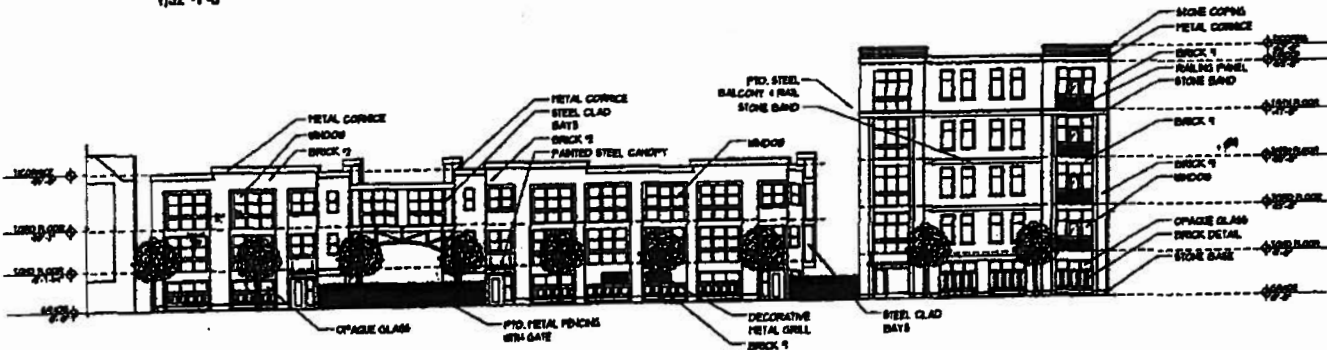


1 LANDSCAPE PLAN  
1" = 50'-0"

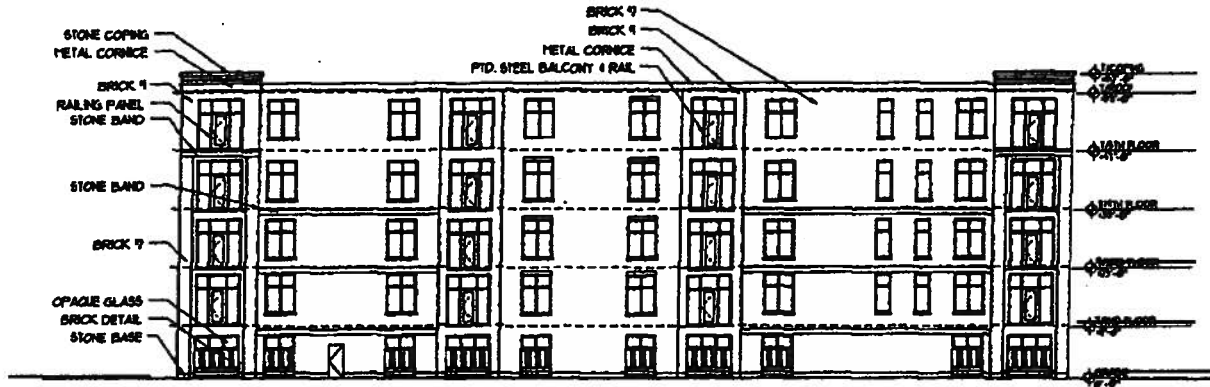
Building Elevations.  
(Page 1 of 3)



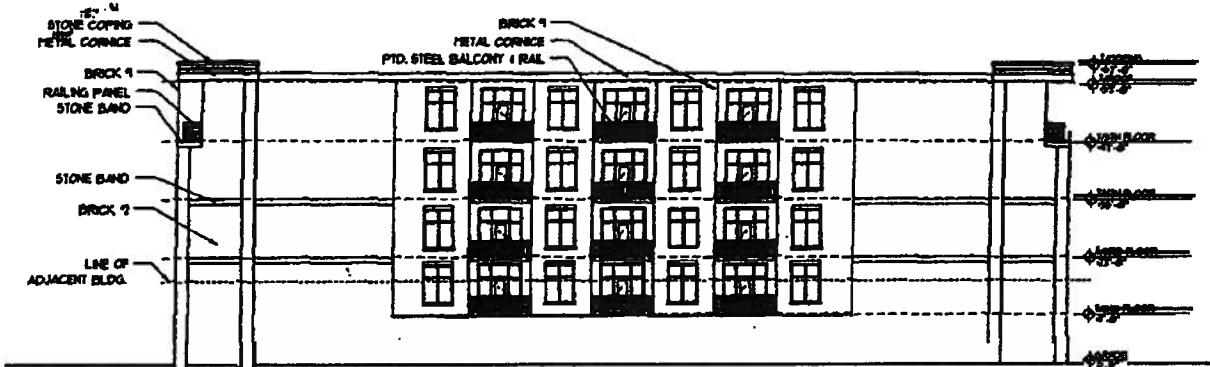
2 **NORTHELEVATION**  
1/32"=1'-0"



1 **MONROE STREET ELEVATION**  
1/32"=1'-0"



2 WESTELEVATION. CONDOMINIUM BUILDING  
1/32"=1'-0"



1 EAST ELEVATION - CONDOMINIUM BUILDING  
1/32"=1'-0"

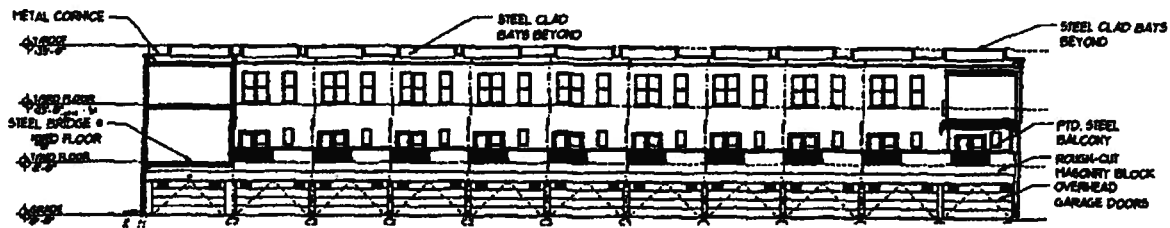
Building Elevations.  
(Page 2 of 3)

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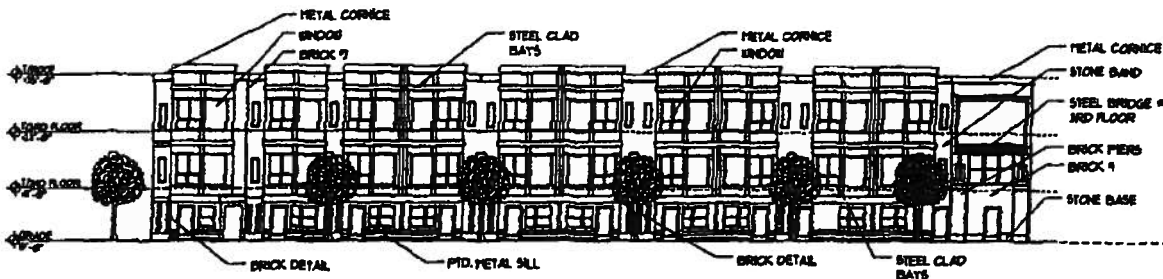
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Building Elevations.  
(Page 3 of 3)



2 INTERIOR DRIVE AISLE ELEVATION - TOWNHOME  
1/32" = 1'-0"



1 INTERIOR COURTYARD ELEVATION - TOWNHOME  
1/32" = 1'-0"