

9/29/2004

REPORTS OF COMMITTEES

A-5547  
32469

*Reclassification Of Area Shown On Map Number 18-B.  
(As Amended)  
(Application Number A-5547)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the R5 General Residence District symbols and indications as shown on Map Number 18-B in the area bounded by:

a line 138.16 feet north of East 78<sup>th</sup> Street; a line 200 feet east of South South Shore Drive; East 78<sup>th</sup> Street; and a line 100 feet east of South South Shore Drive,

to the designation of a Residential Planned Development, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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 this ordinance read as follows:

*Residential Planned Development Number 935.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number ~~935~~ (the "Planned Development") consists of approximately thirteen thousand eight hundred sixteen (13,816) square feet (zero and thirty-two hundredths (0.32) acres) which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, the City of Chicago.
2. The applicant or its successors, assignees or grantees shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustments 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. The entity which develops the Property shall have a valid Residential Developer's License prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of any property included within this Planned Development.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors, assignees or grantees 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, assignees or grantees and, if different than the applicant, any legal titleholders 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 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 and Property Line Map; an Existing Land-Use Map; and a Site/Landscape Plan; and Building Elevations prepared by Vernon Williams Architects, P.C. dated July 1, 2004. A full-size set of the Site/Landscape Plan and the Building Elevations is 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. Subject to the Bulk Regulations and Data Table, the following uses shall be permitted in this Planned Development: residential, and related and accessory 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 also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and 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 Department of Transportation.

8. In addition to the maximum height of buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Site/Landscape Plan and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance.
10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date of adoption of this Planned Development shall apply.
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 or its successors, assignees or grantees and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of units for the total net site area established in this Planned Development. Any such modification shall be deemed 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 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.").
13. 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

new 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 by this Planned Development has commenced within six (6) years of the effective date hereof and unless the completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to that of an R5 General Residence District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 32473 through 32483 of this *Journal*.]

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

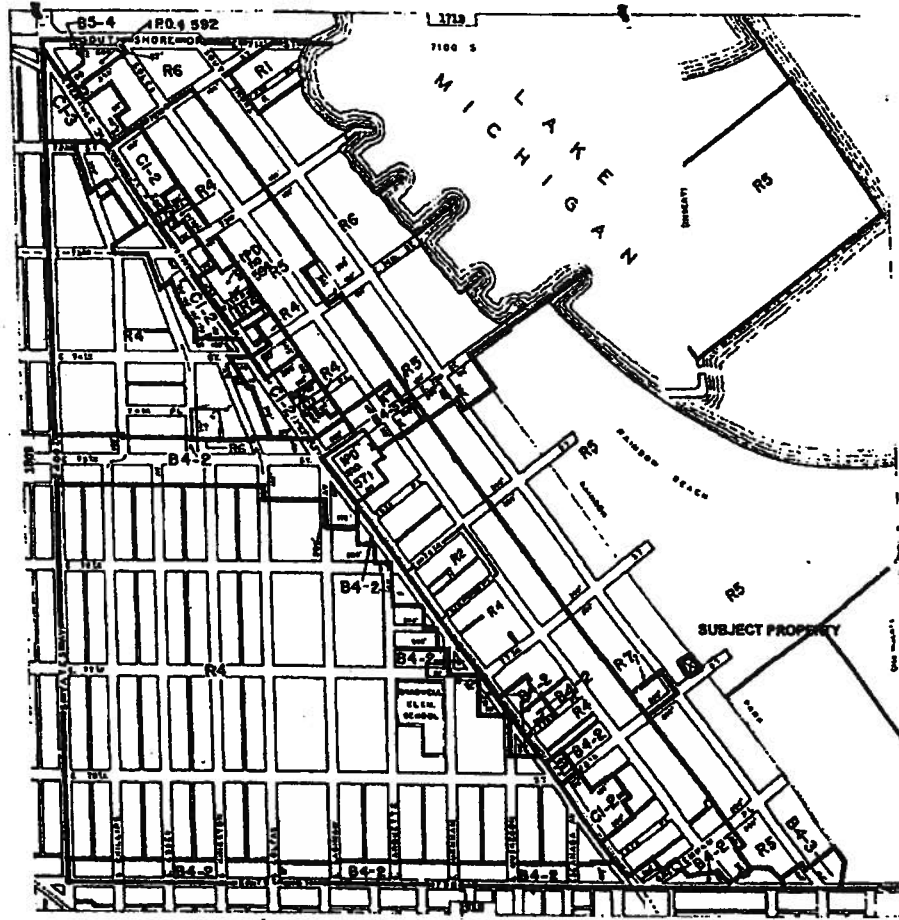
*Residential Planned Development Number 935.*

*Bulk Regulations And Data Table.*

Gross Site Area, ±17,000 square feet (±0.39 acres) = Net Site Area, ±13,700 square feet (±0.31 acres) + Remaining in Public Right-of-Way, ±3,300 square feet (±0.07 acres).

Maximum Floor Area Ratio:	1.2
Maximum Number of Dwelling Units:	4
Minimum Number of Off-Street Parking Spaces:	8
Setbacks:	In accordance with the Site/Landscape Plan

Existing Zoning Map.



EXISTING ZONING MAP

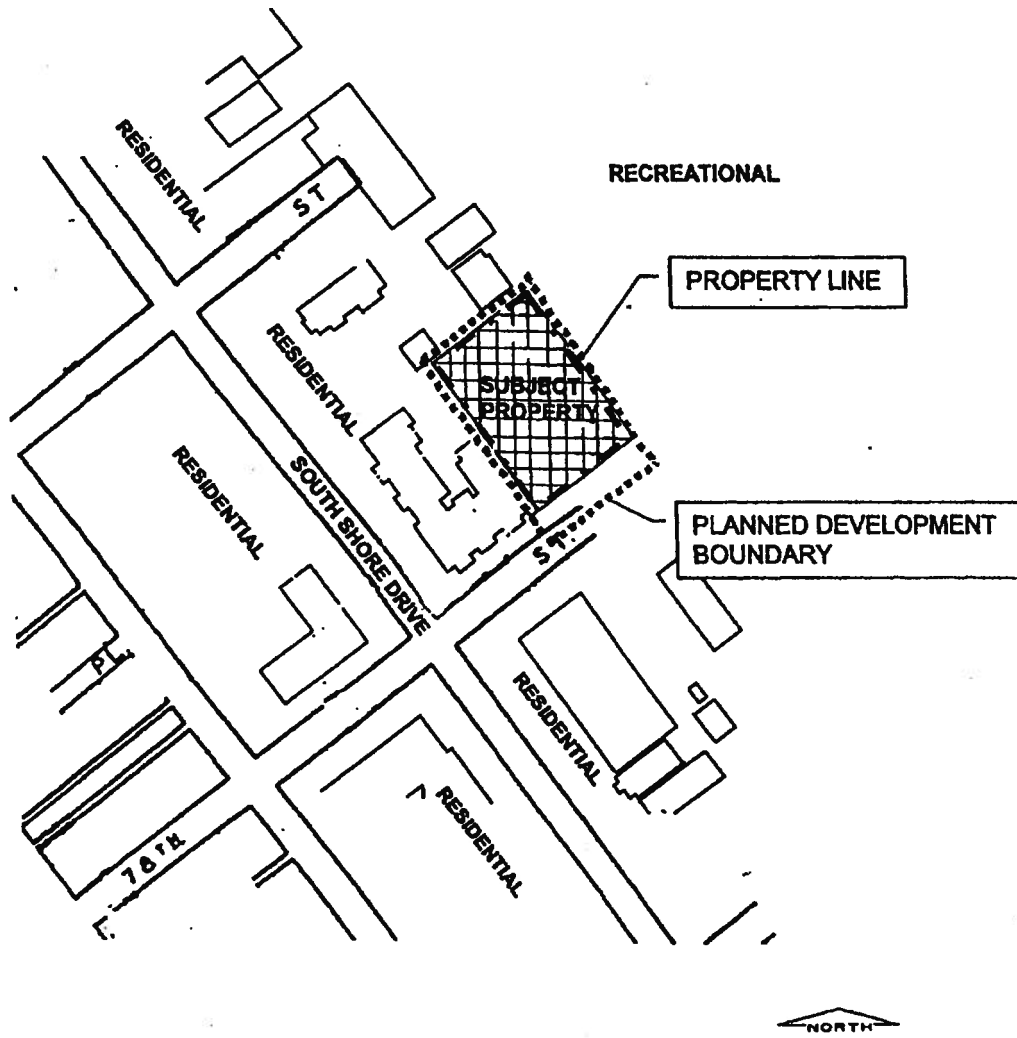
LEGEND:

 SUBJECT PROPERTY

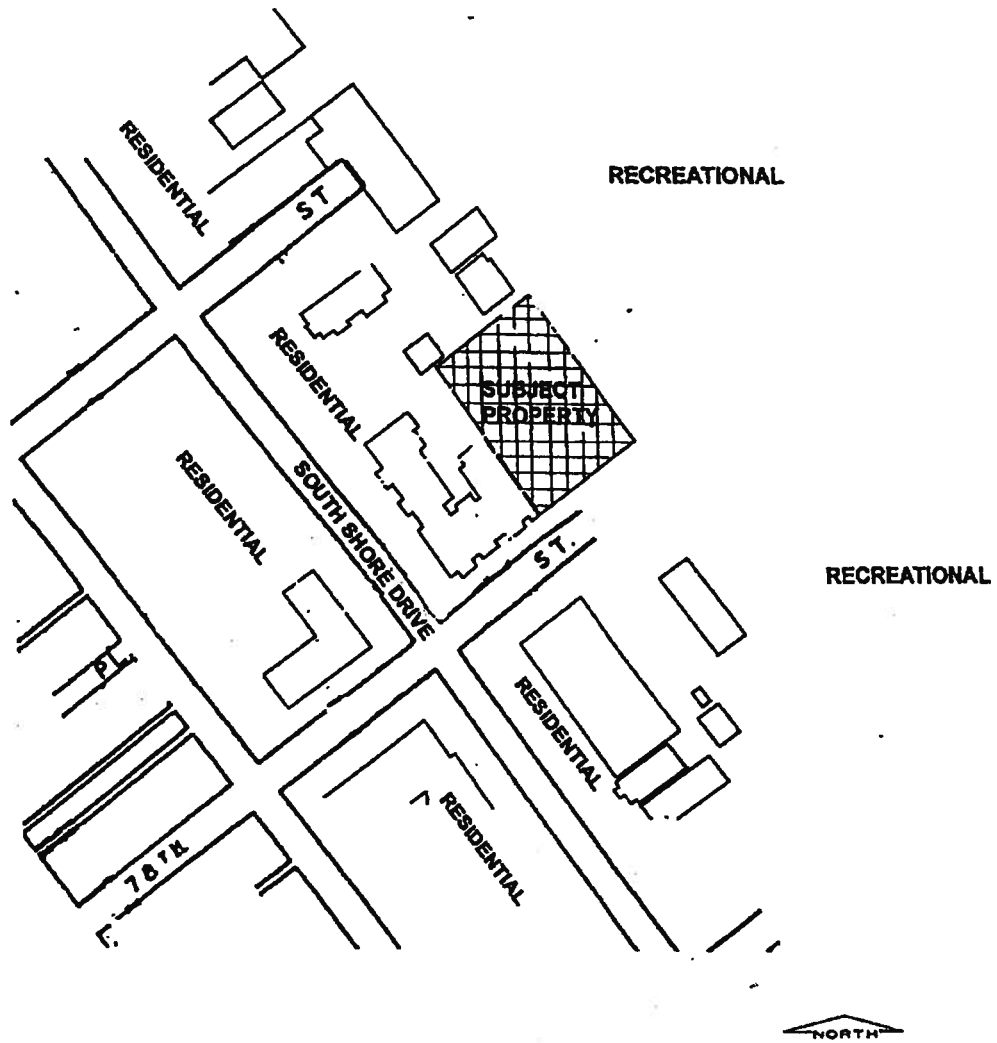
 ZONING BOUNDARIES



Planned Development Boundary  
And Property Line Map.

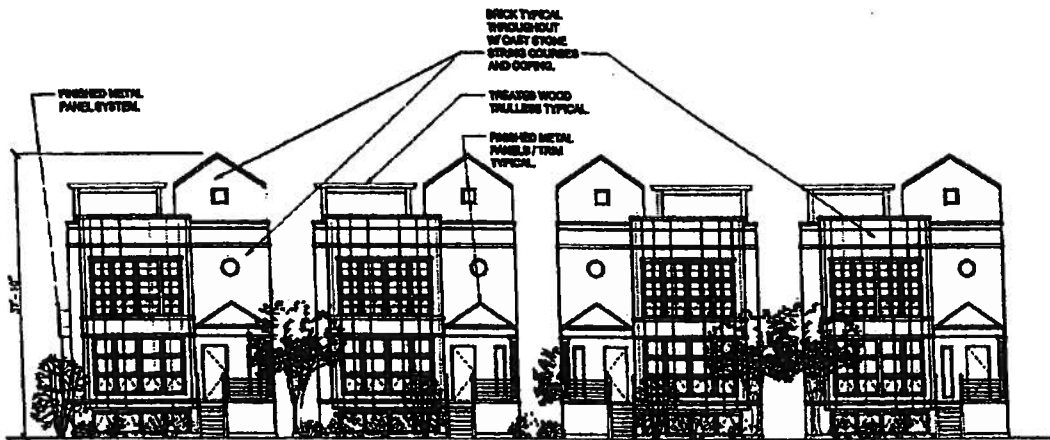


Existing Land-Use Map.

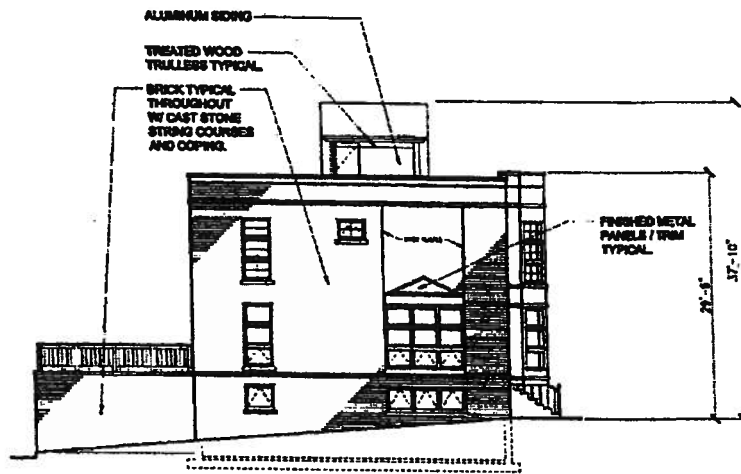




Elevation At Rainbow Beach Park.

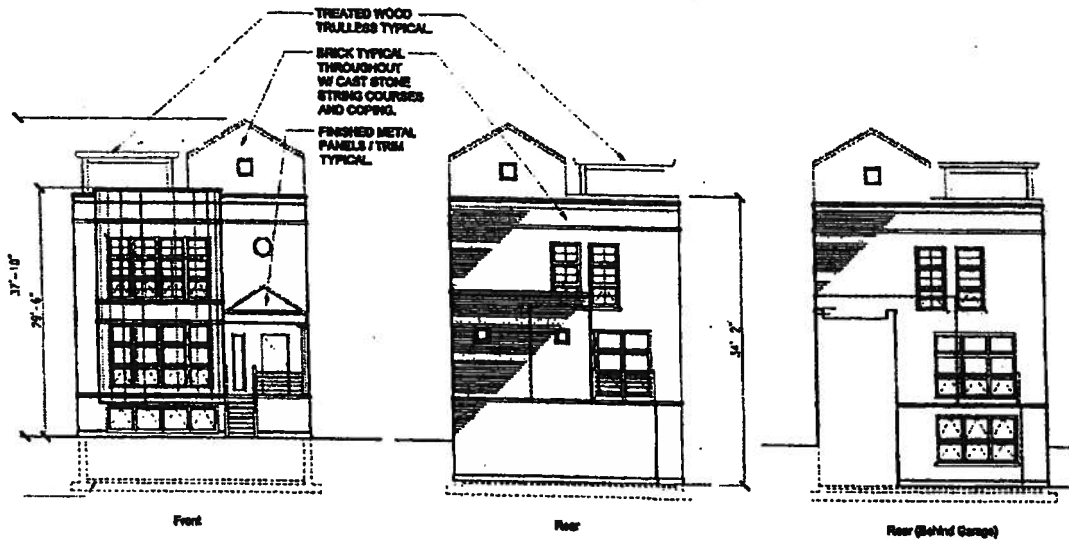


Elevation At East 78<sup>th</sup> Street.



WM  
Elevation at East 78th Street  
70th & Lake Shore Drive  
Chicago, Illinois

Type "A" Front And Rear Elevations.



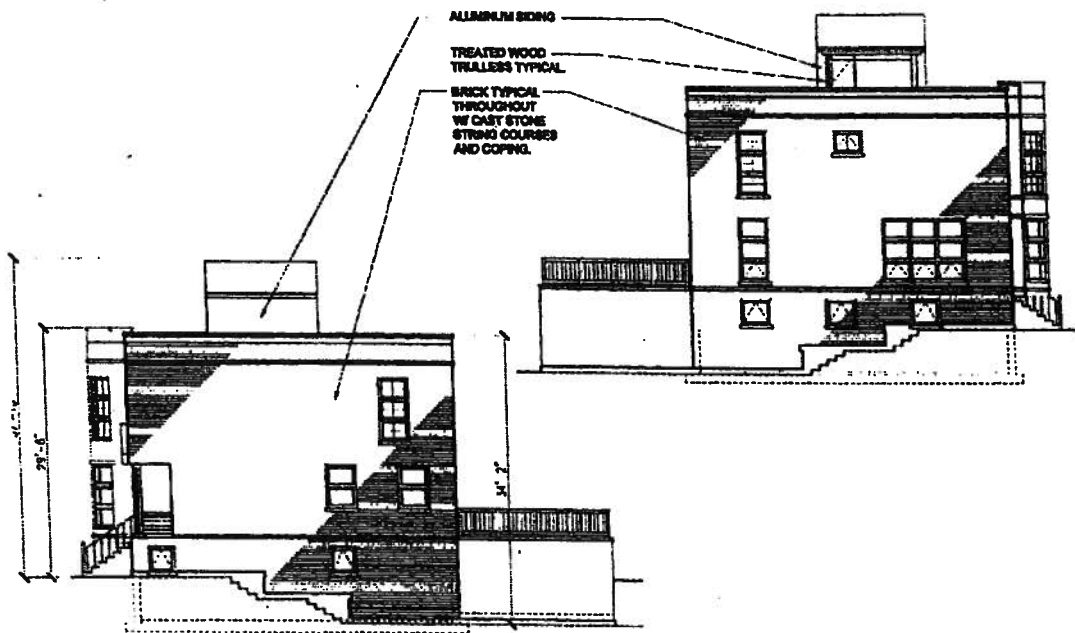
WM  
WILLIAMSON  
ARCHITECTS

Type A Front and Rear Elevations  
700 & Lake Street Drive  
Chicago, Illinois

DATE: 9/29/04  
SCALE: AS SHOWN



Type "B" Side Elevations (Typical).

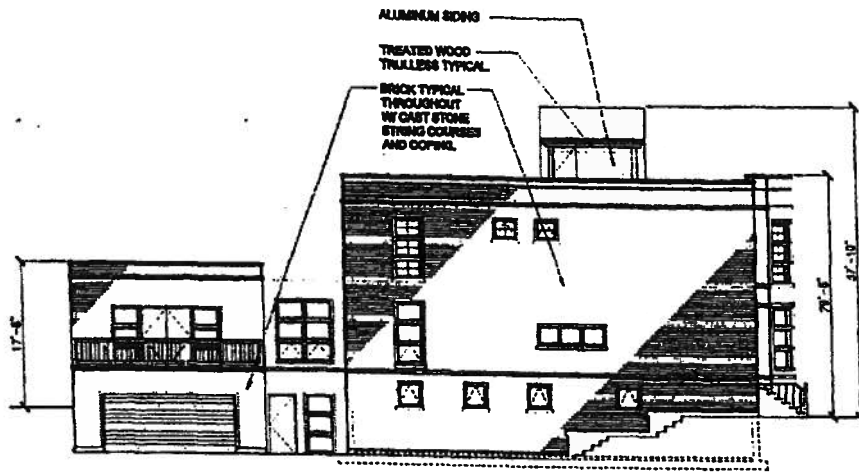


WA  
22 1/2" x 1/2"  
3/16"

Type B Side Elevation (Typical)  
70th & Lake Shore Drive  
Chicago, Illinois



Type "A" South Elevation.

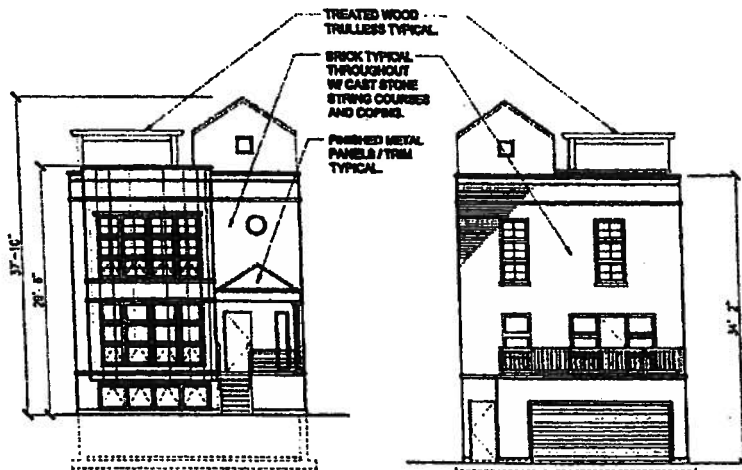


WA  
2004-09-29  
10:00 3:00

Type A South Elevation  
70th & Lake Shore Drive  
Chicago, Illinois



Type "B" Front And Rear Elevation (Typical).



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WWW.WMARCHITECTS.COM

Type B Front and Rear Elevation (Typical)  
70th & Lake Shore Drive  
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