

PD 948

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

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July 1, 2005

Mr. John J. George
Daley and George
20 South Clark Street
Chicago, IL 60603

RE: Request for Minor Change to Residential Planned
Development No. 948
(3222 S. Western Ave.)

Dear Mr. George:

Please be advised that your request for minor change to Residential Planned Development No. 948, on behalf of McKinley Gardens, L.L.C., has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of Chicago Zoning Ordinance and Statement No.12 of the Planned Development.

Specifically, you requested to substitute the three elevation drawings titled Townhomes at McKinley Gardens (Typical Elevation - "A" Unit and "B" Unit; Rear Elevation - "A" Unit and Side Elevations - "A" Unit; and Rear Elevation - "B" Unit and Side Elevations - "B" Unit) dated May 26, 2005 by PPKS Architects, Ltd. for those attached to the Planned Development. This substitution would replace the flat roofs on the townhouse buildings with peaked roofs. The roof-top fire escapes and the stair towers on the sides of the buildings would be eliminated and each unit would be sprinklered.

The Department has reviewed the request and has determined that the proposed modifications would be appropriate. They would not change the character of the development, nor would they increase the maximum number of dwelling units or the maximum F.A.R. permitted in the Planned Development, nor would they reduce the minimum distance required between structures. The heights of the buildings, as measured according to the Zoning Ordinance, would remain within the maximum permitted by the Planned Development (38 feet).

NEIGHBORHOODS
Alive!

BUILDING CHICAGO TOGETHER



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested Minor Change to this Planned Development.

Very truly yours,



Denise M. Casalino, P.E.
Commissioner



DMC:SRP:fwd

cc: Michael Marmo, Tom Smith, Mary Bonome, Planned Development files

3/9/2005

REPORTS OF COMMITTEES

14241
44497

*Reclassification Of Area Shown On Map Number 7-L.
(Application Number A-5524)*

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 B4-2 Restricted Service District symbols and indications as shown on Map Number 7-L in the area bounded by:

West Diversey Avenue; North Laramie Avenue; the public alley next south of and parallel to West Diversey Avenue; and North Lockwood Avenue,

to those of a B2-1 Restricted Retail District.

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

*Reclassification Of Area Shown On Map Number 8-I.
(As Amended)
(Application Number 14241) RPD 948*

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 8-I in the area bounded by:

the southeasterly right-of-way line of the Adlai E. Stevenson Expressway; South Western Avenue; West Bross Avenue and West Bross Avenue extended; and a line 100 feet east of and parallel to the east right-of-way line of the Pittsburgh, Cincinnati and St. Louis Railway,

to those of an RM5 Residential Multi-Unit 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 RM5 Residential Multi-Unit District symbols and indications established in Section 1 above to the designation of a Residential Planned Development 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 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 948.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 948 consists of approximately one hundred eleven thousand six hundred fifty-nine (111,659) square feet (two and fifty-six hundredths (2.56) acres) and is owned or controlled by WOW Development, L.L.C.
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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made. "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 these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; and a Site Plan; a Landscape Plan; and Building Elevations for Unit Type "A" and Unit Type

"B" dated January 20, 2005, prepared by Warman Olsen Warman. Full size sets of the Site Plan, the Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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": Residential townhouses, 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. Off-street parking and off-street loading facilities shall be provided in compliance with the planned development, subject to the review and approval of the Department of Transportation and the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Any service drives 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 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 Standards 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.
9. In addition to the maximum height of the buildings 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.
10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.

11. 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 and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The applicant shall reconstruct West Bross Avenue from South Western Avenue to South Artesian Avenue. This shall include new pavement, curbs, gutters, sidewalks, parkways and parkway trees.
12. 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 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 shall be deemed to be minor changes in the planned development as contemplated by Section 17-13-0611-A 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 that 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 the property in a manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System.
14. 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 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. Unless substantial construction 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

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REPORTS OF COMMITTEES

14241
44501

and the zoning of the property shall automatically revert to that of the pre-existing M1-2 zoning district.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 44502 through 44507 of this *Journal*.]

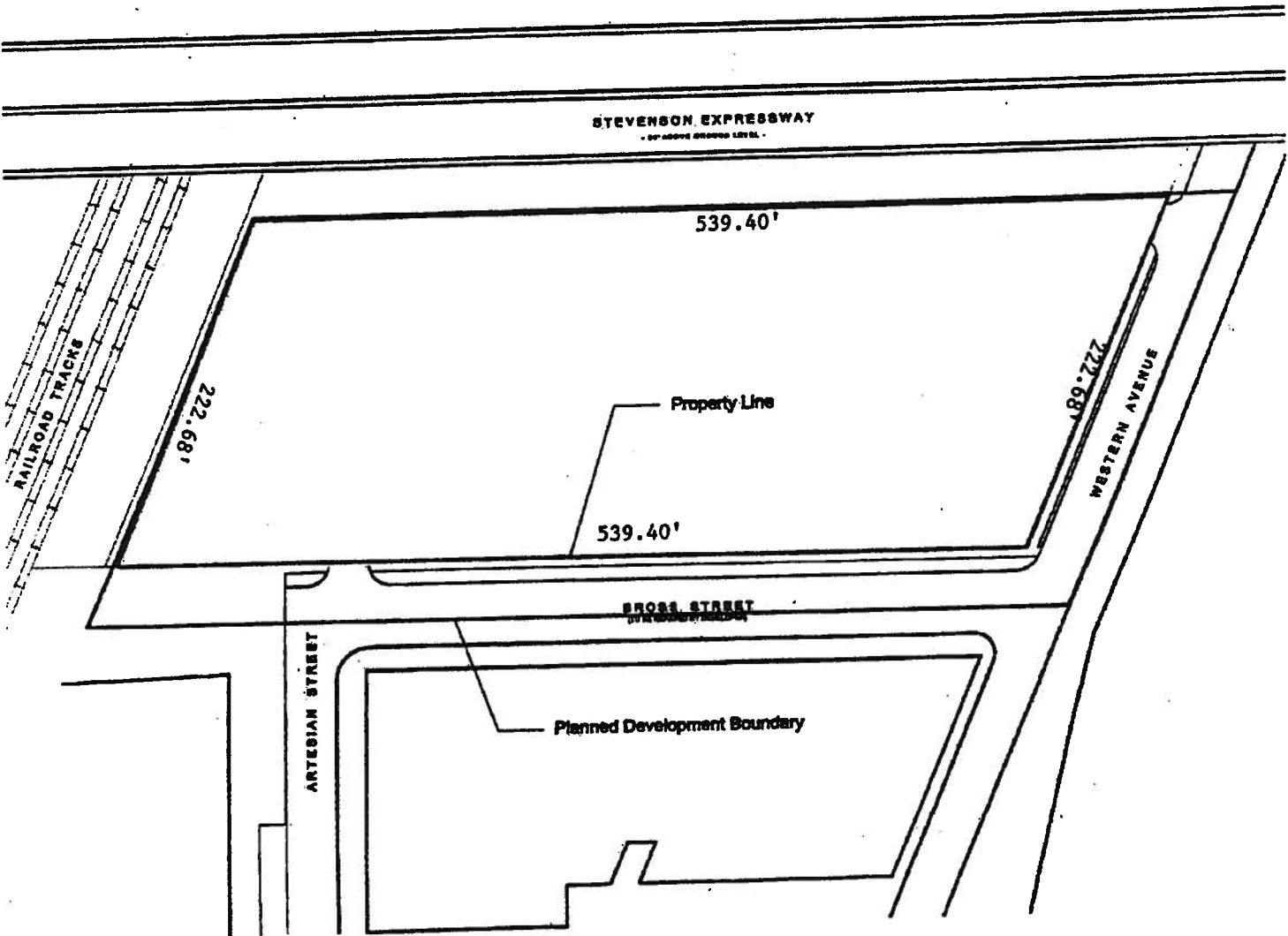
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development Number 948.

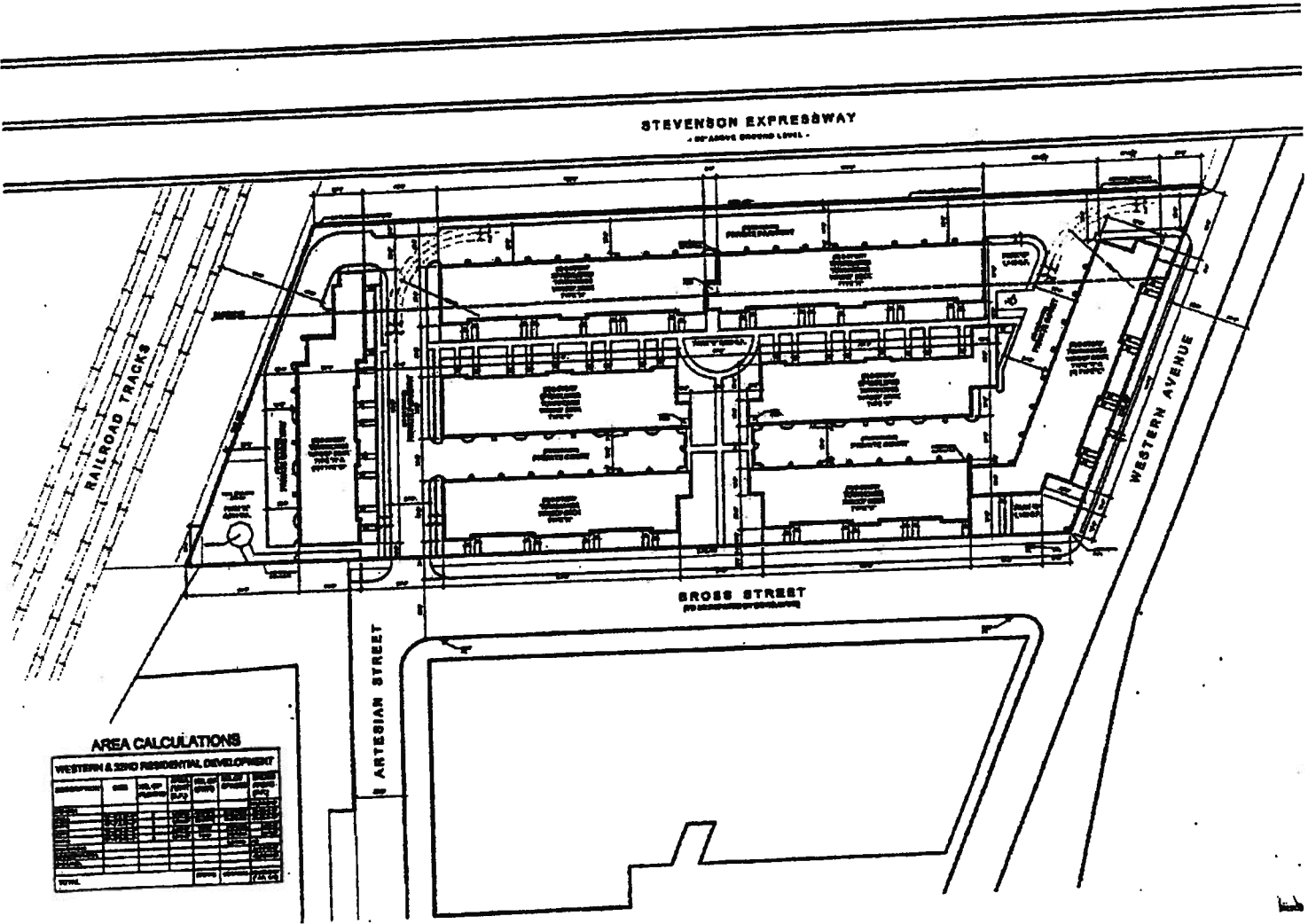
Bulk Regulations And Data Table.

Net Site Area (Property Line):	111,659.20 square feet
Area in Public Right-of-Way:	30,488.30 square feet
Gross Site Area:	142,147.50 square feet
Maximum Floor Area Ratio:	1.5
Permitted Uses:	Residential Townhouses, accessory parking and related uses
Maximum Number of Dwelling Units:	69 Townhouses
Minimum Number of Parking Spaces:	113 spaces
Setbacks:	In conformance with Site Plan
Maximum Height:	38 feet

Planned Development Boundary And Property Line Map.



Site Plan.

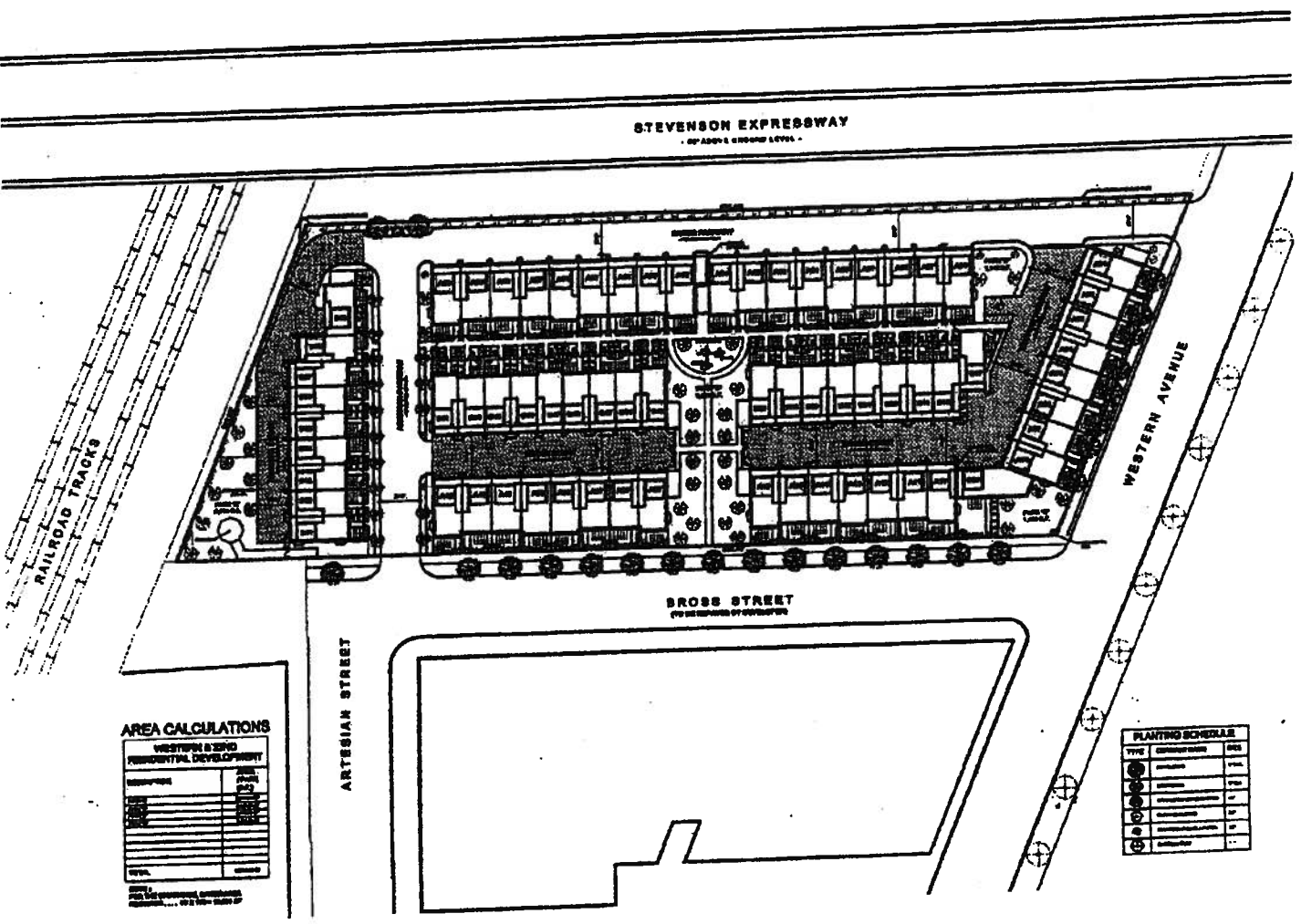


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44505

Landscape Plan.



STEVENSON EXPRESSWAY
- 40' ABOVE FINISHED LEVEL -

RAILROAD TRACKS

WESTERN AVENUE

GROSS STREET
(EXISTING SIDEWALK ON WEST SIDE)

ARTESIAN STREET

AREA CALCULATIONS
WESTERN AVENUE
RESIDENTIAL DEVELOPMENT

DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)
LOT AREA		
IMPROVEMENTS		
NET AREA		
TOTAL		

PLANTING SCHEDULES

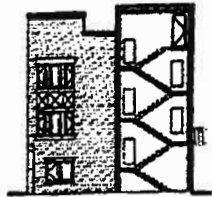
TYPE	1	2	3	4	5	6	7	8	9	10
1										
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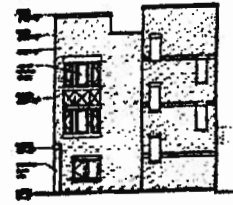
Building Elevations -- Unit Type "A".



BACK ELEVATION



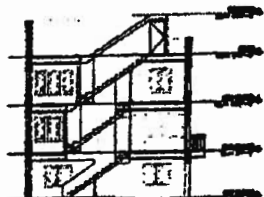
STAIRS SECTION



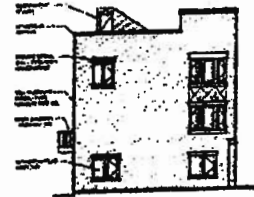
STAIRS ELEVATION



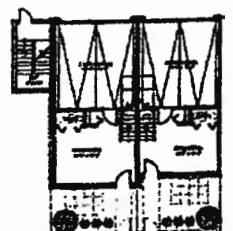
FRONT ELEVATION



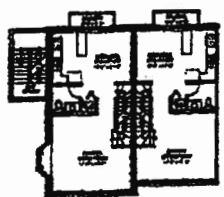
UNIT SECTION



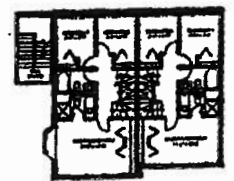
SIDE ELEVATION



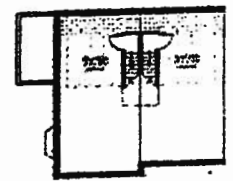
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF / DECK

3/9/2005

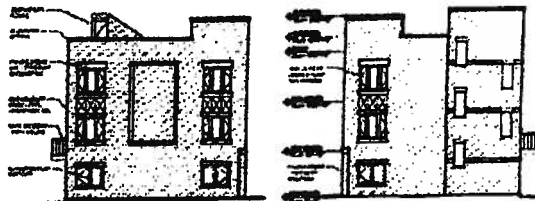
REPORTS OF COMMITTEES

44507

Building Elevations -- Unit Type "B".



BACK ELEVATION

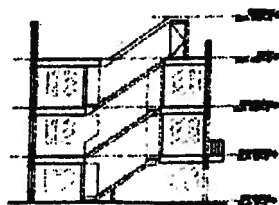


SIDE 1 ELEVATION

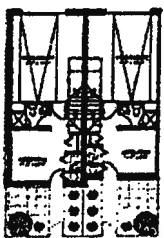
SIDE 2 ELEVATION



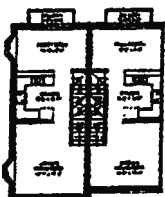
FRONT ELEVATION



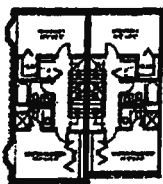
UNIT SECTION



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF / DECK