

PD 949

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

West Nelson Street; North Cicero Avenue; West Wellington Avenue; and the public alley next west of and parallel to North Cicero 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-G.
(Application Number 14748)*

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-G in the area bounded by:

the alley next north of and parallel to South Throop Street; a line 146 feet west of and parallel to West 32nd Place; a line 122 feet west of and parallel to West 32nd Place; and South Throop Street,

to those of an RS3 Residential Single-Unit 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.

*Reclassification Of Area Shown On Map Number 9-F.
(As Amended)*

(Application Number 14597) RPD 949

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 RM6.5 Residential Multi-Unit District symbols and indications as shown on Map Number 9-F in the area bounded by:

the alley next southwest of West Grace Street; the alley next west of North Lake Shore Drive; a line 450 feet northwest of and parallel to West Waveland Avenue, as measured at the east right-of-way line of North Pine Grove Avenue and perpendicular thereto; North Lake Shore Drive; a line 300 feet northwest of and parallel to North Waveland Avenue; a line 209 feet northeast of and parallel to North Pine Grove Avenue; and the alley next northeast of and parallel to North Pine Grove Avenue,

to those of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part 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 in this ordinance read as follows:

Residential Planned Development Number 949.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 949 consists of approximately sixty-one thousand eight hundred forty-six square feet (61,846) square feet (one and forty-six hundredths (1.46) acres) and is owned or controlled by the applicant, 3730 -- 3740 Lake Shore Drive Condominium Association.
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 rights-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. All rights granted hereunder to the applicant shall inure to the benefit of the applicant, then to the owner of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-13-0600 of the Chicago Zoning Ordinance, the property, at the time any 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. Any agreements among property owners, the board of directors or any property owners association, or covenant binding property owners, may designate the authorized party for any future amendment, modification or change.

4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; a Site/Garage Roof Level Landscape Plan; Landscape Details; and Building Elevations dated December 16, 2004 prepared by Desman Associates. 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": multi-family dwelling units in two (2) elevator buildings with accessory and non-accessory parking spaces and related uses. A total of eighty-one (81) of the provided parking spaces may be leased or sold to the tenants in adjoining residential buildings. There will be a total of one hundred forty-five (145) parking spaces to be provided on site.
6. Identification signs shall be permitted within the plan 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. 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 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 Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall be subject to height limitations approved by the Federal Aviation Administration.

9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with Site/Garage Roof Landscape Plan and Building Elevations and in accordance with 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 application for such modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a change is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any 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-A(1--4) 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 the planned development in an energy efficient manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D."). Copies of these standards maybe obtained from the Department of Planning and Development. The project includes area for a ten thousand (10,000) square foot rooftop garden.
13. 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 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 the improvement.
14. Unless substantial construction of the improvements contemplated within this planned development has commenced within six (6) years following

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adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to the RM6.5 Residential Multi-Unit District classification. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Generalized Land-Use Map; Property Line and Right-of-Way Adjustment Map; Maps of Vicinity and Sites; Floor Plans; Garage Structure Elevations; Landscape Plan; and Parking Facility Plan referred to in these Plan of Development Statements printed on pages 44532 through 44542 of this *Journal*.]

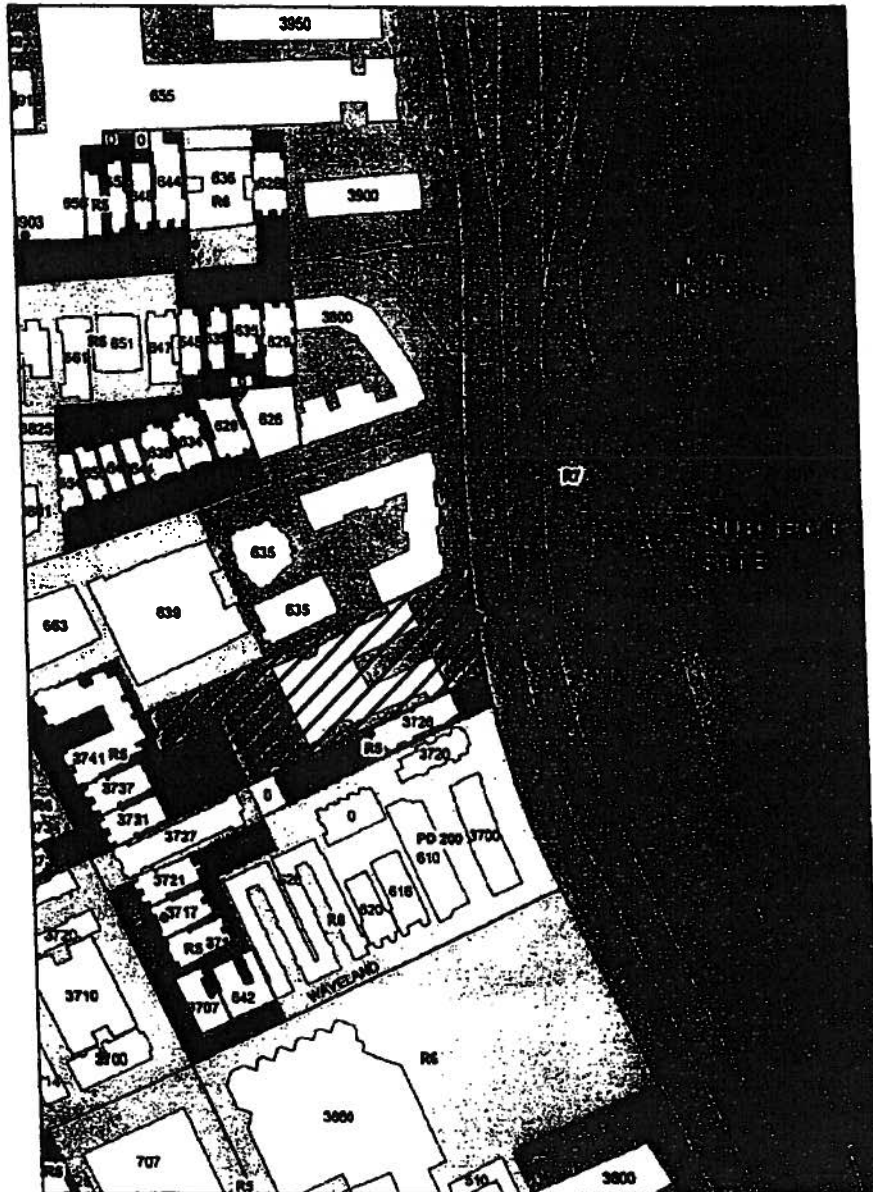
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development Number 949.

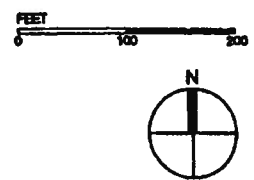
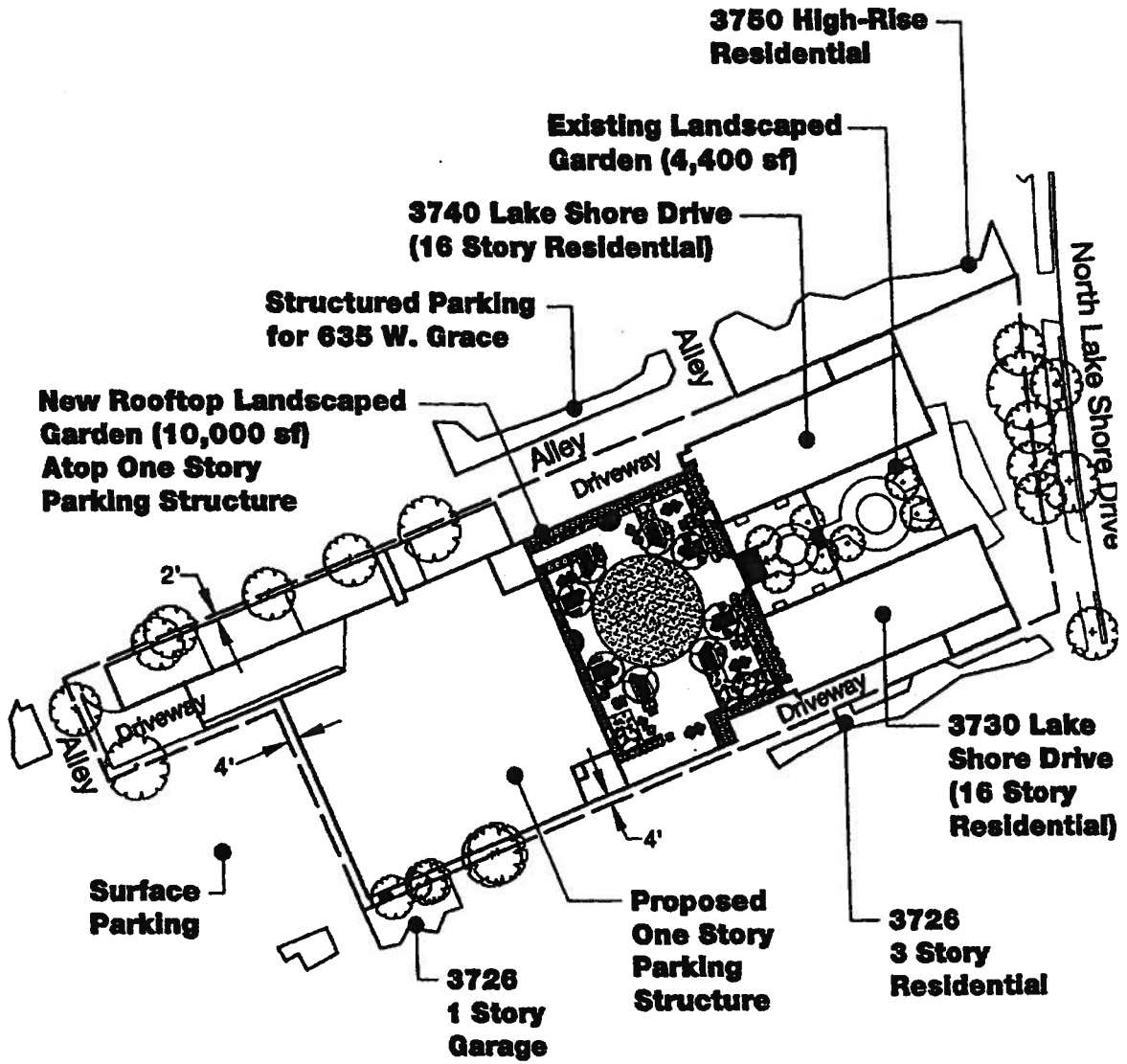
Bulk Regulations And Data Table.

Net Site Area (square feet):	61,846 square feet
Net Site Area (acres):	1.420 acres
Gross Site Area (square feet):	74,348 square feet
Gross Site Area (acres):	1.71 acres
Proposed Floor Area Ratio:	6.0
Maximum Number of Units:	64
Maximum Number of Parking Spaces:	145 (64 accessory parking spaces and 81 non-accessory parking spaces)
Maximum Building Height:	Per approved Building Elevations
Maximum Site Coverage:	Per approved Site Plan
Minimum Periphery Setbacks:	Per approved Site Plan

Existing Zoning Map.



Generalized Land-Use Map.



Property Line And Right-Of-Way
Adjustment Map.

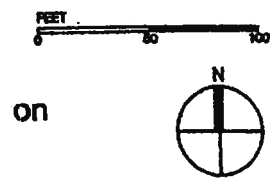
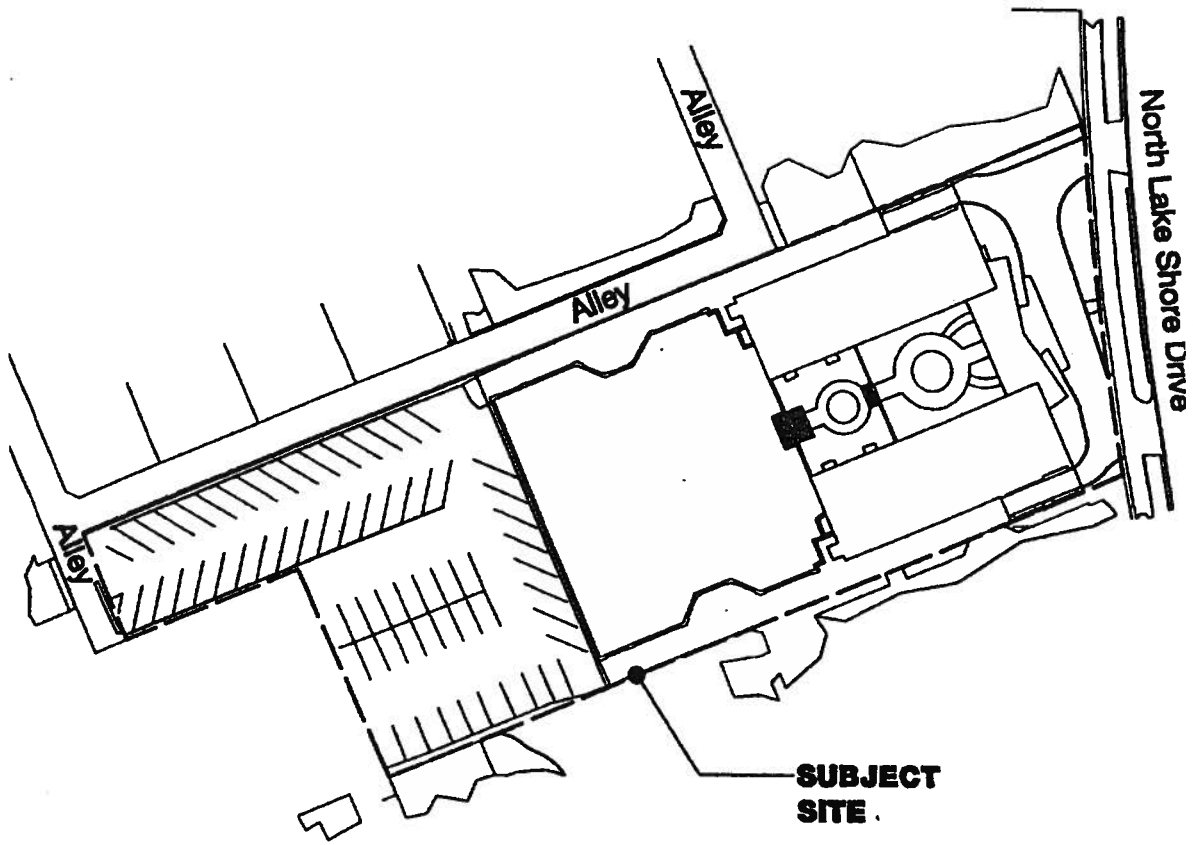


Figure 1 -- Map Of The Vicinity Of The Site.

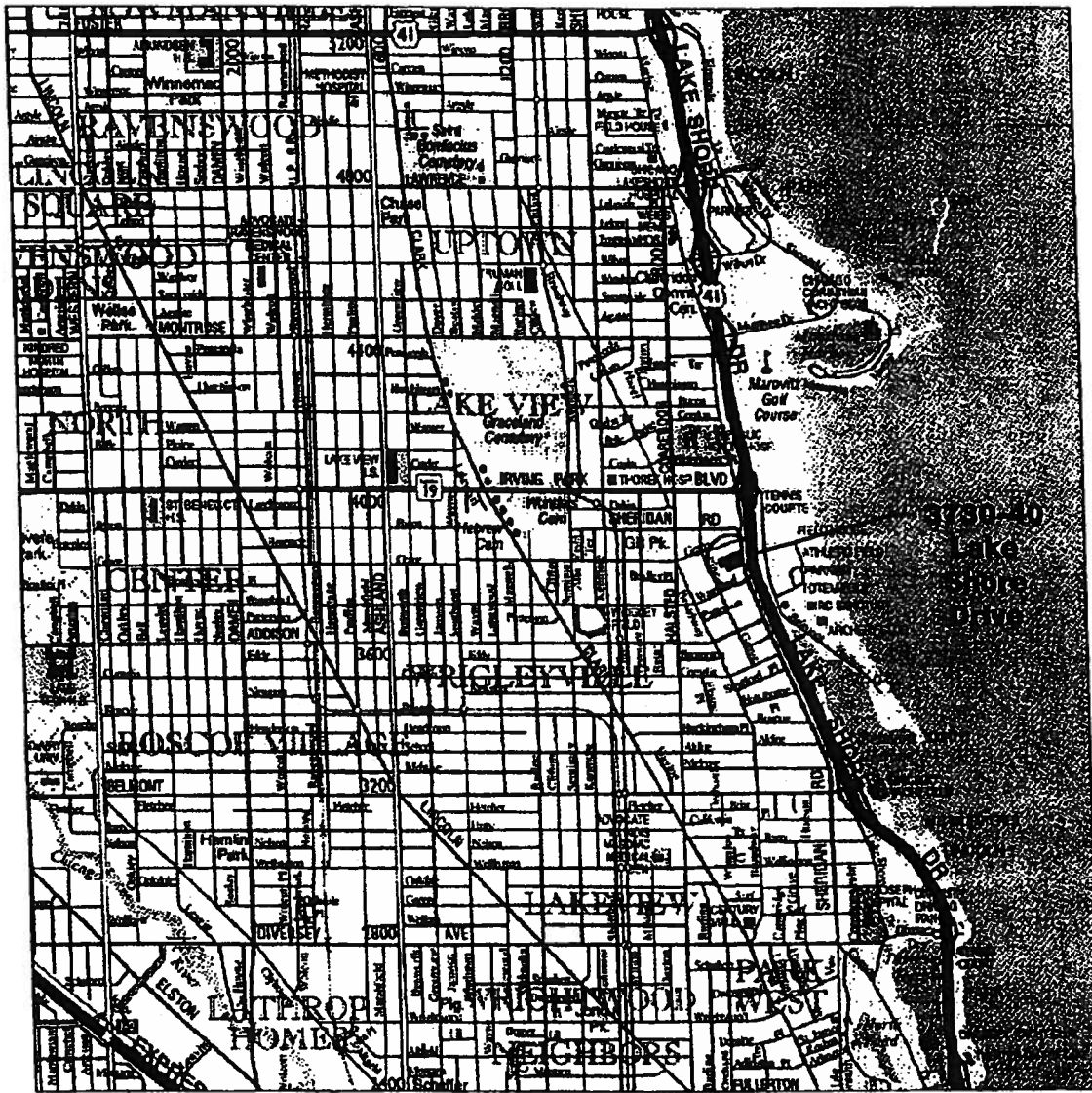


Figure 2 -- Map Of The Existing Site.

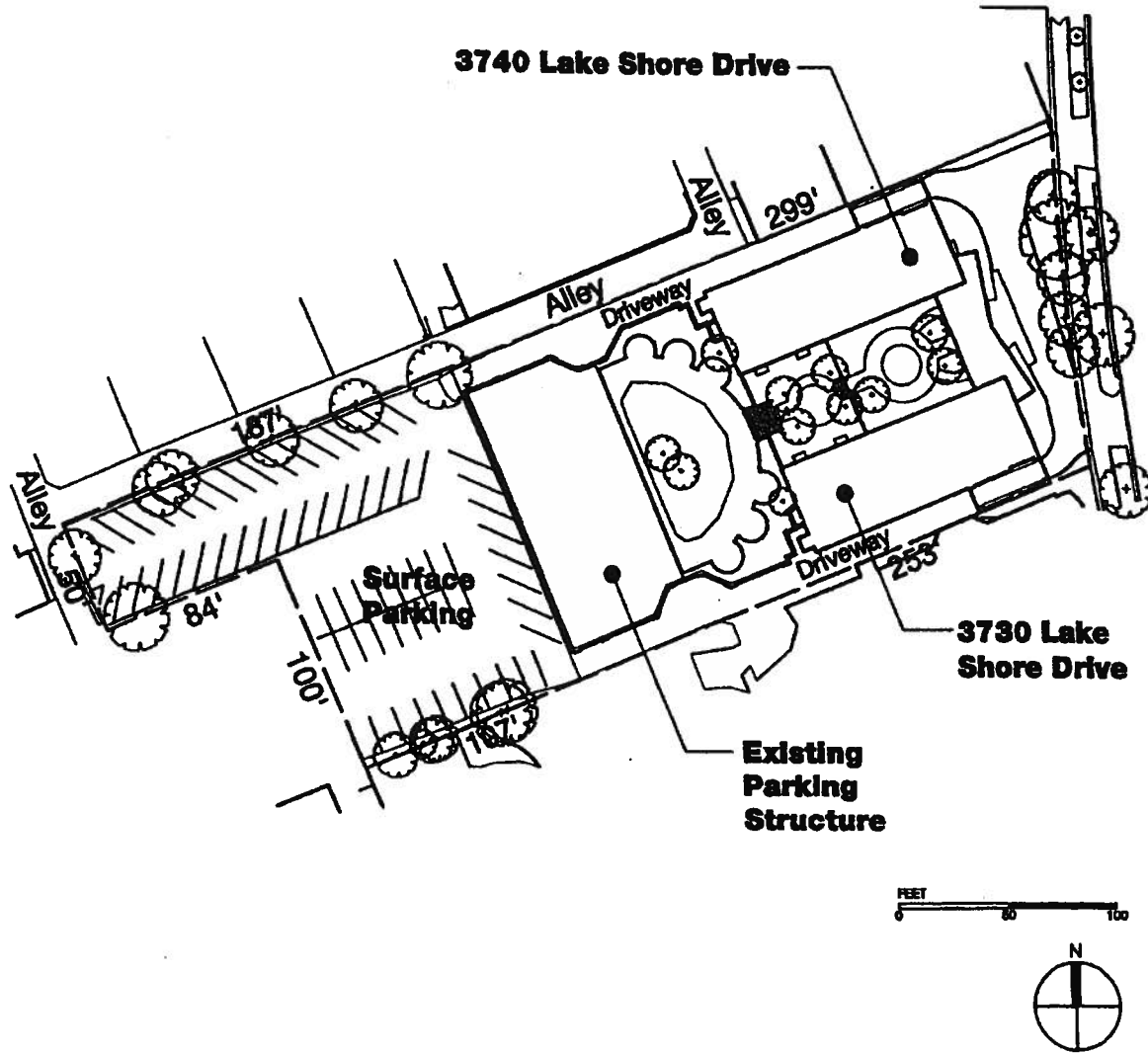


Figure 3 -- Proposed Site Plan.

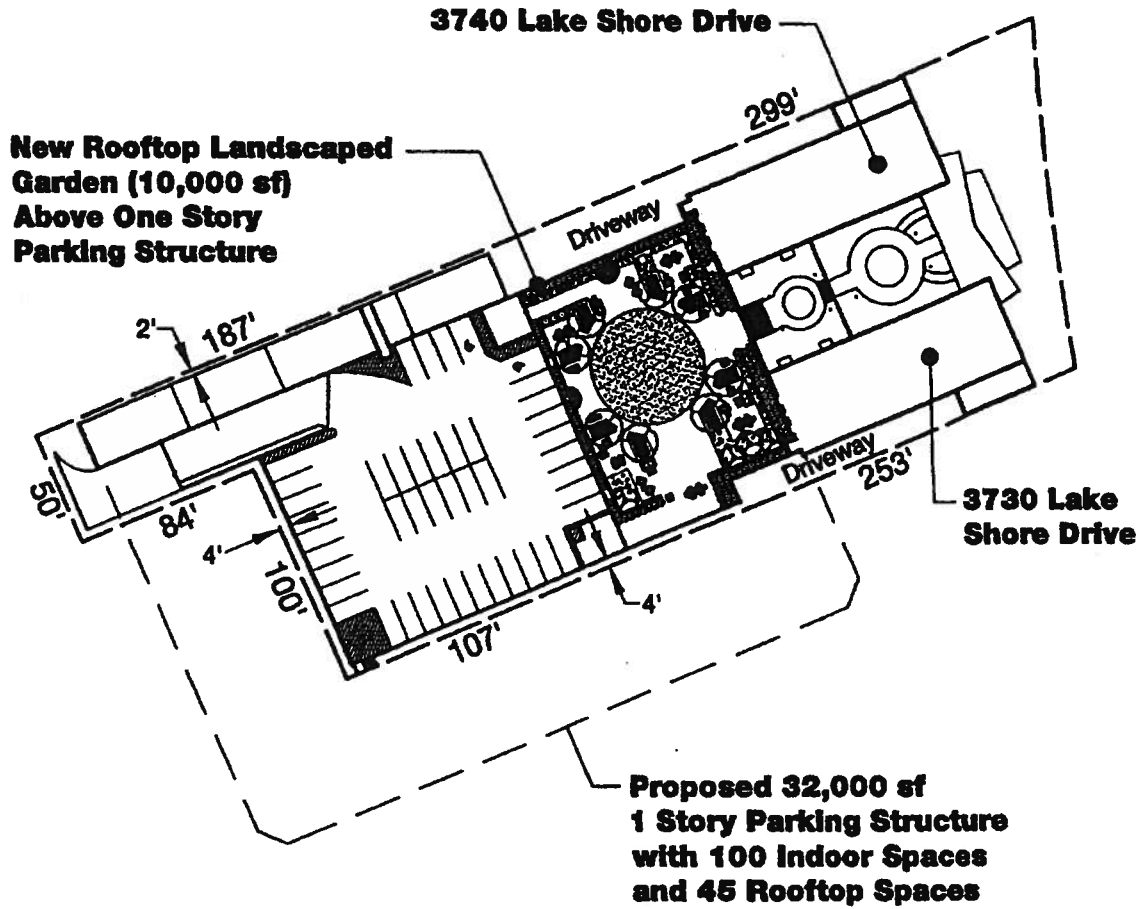


Figure 4-1 -- Proposed Ground Floor Plan.

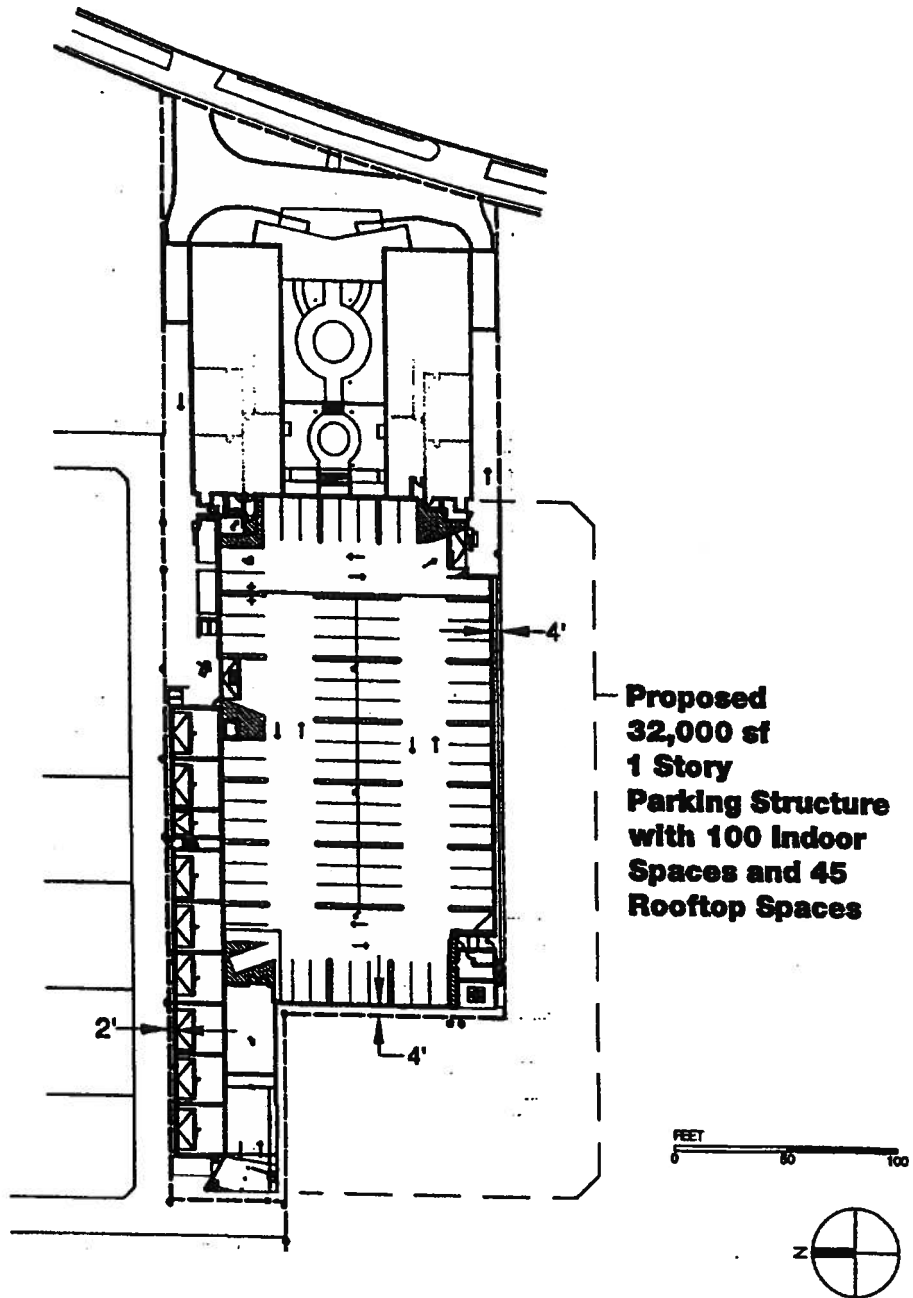


Figure 4-2 -- Proposed 2nd Floor Plan.

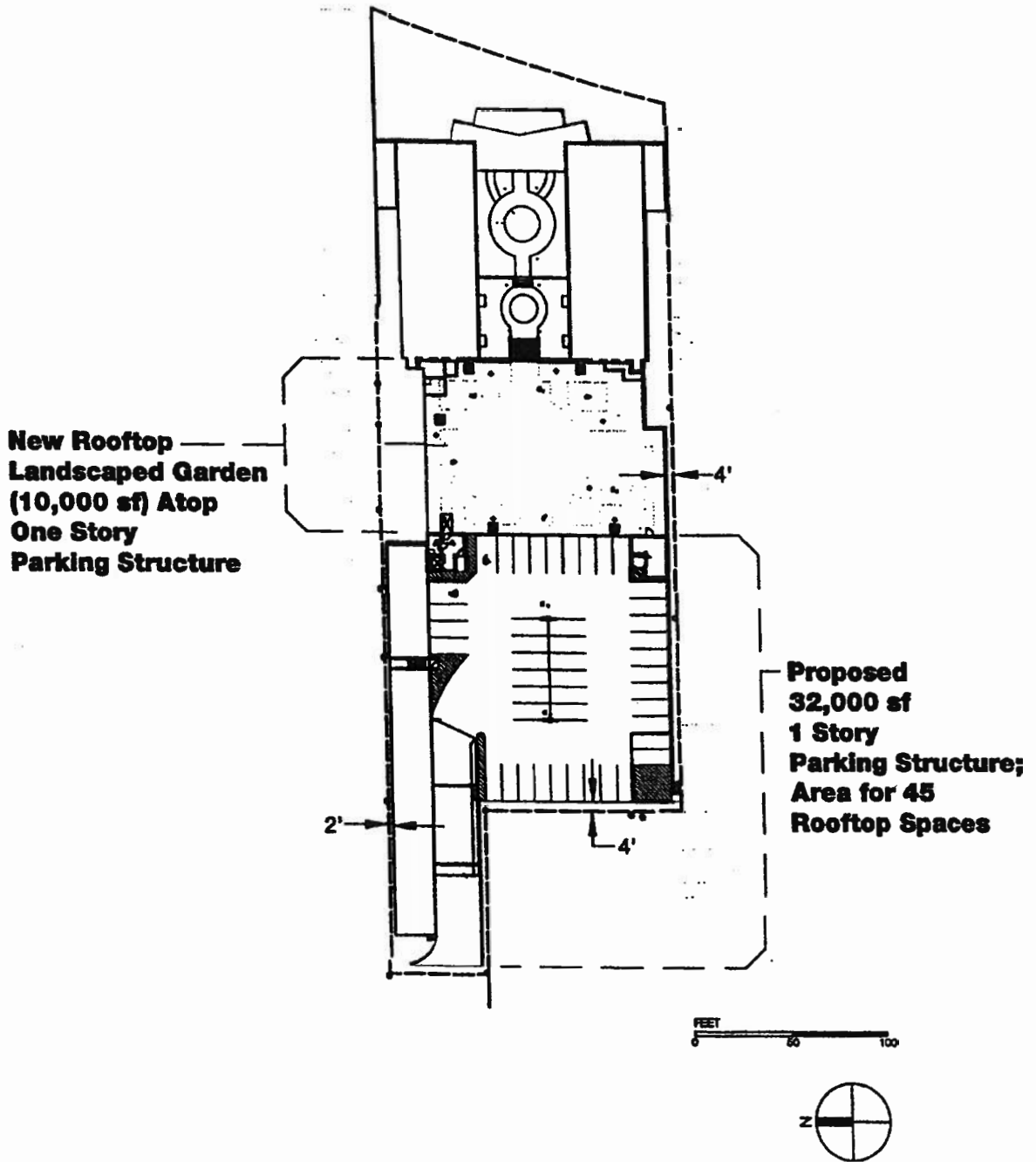
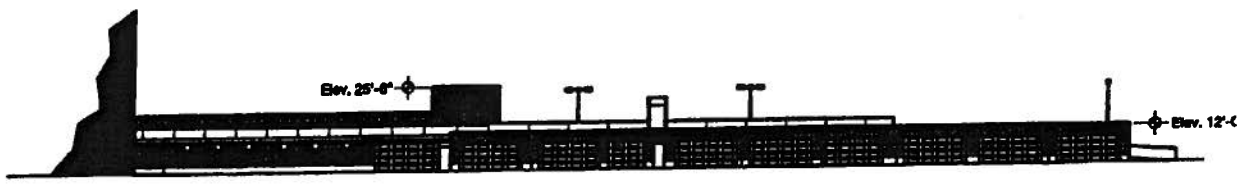
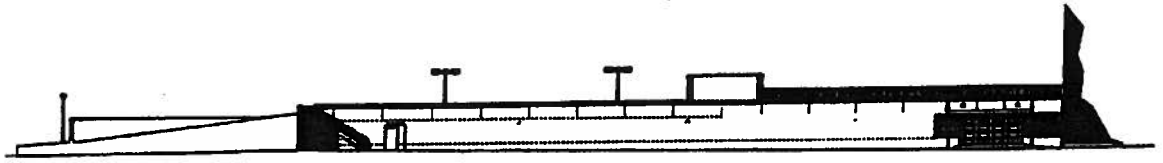


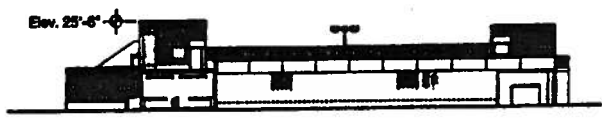
Figure 5 -- New Garage Structure -- Elevations.



North Elevation



South Elevation



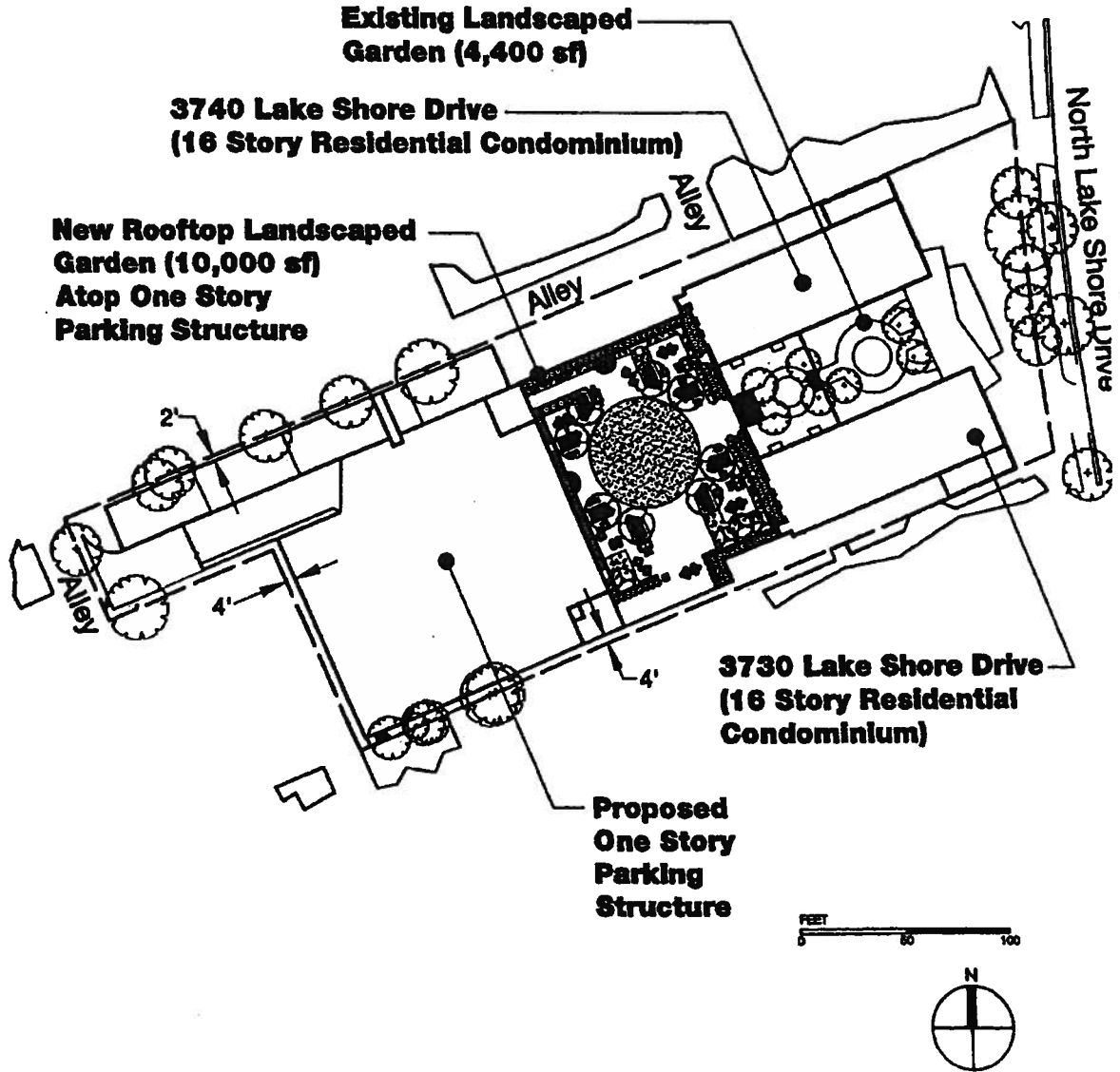
West Elevation



East Elevation



Landscape Plan.



Parking Facility.

