

PD 953

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3/9/2005

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14775
44647

~~area bounded by the alley next south of and parallel to West Medill Avenue; a line 149.4 feet west of and parallel to North Talman Avenue; West Belden Avenue; and North Washtenaw Avenue,~~

~~to those of an RS3 Residential Single-Unit District.~~

~~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 5-N.

(As Amended)

(Application Number 14775) *RPD 953*

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 the C2-1 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 5-N in the area bounded by:

West Grand Avenue (otherwise known as West Fullerton Avenue); North Newcastle Avenue; the east/west alley next south of and parallel to West Grand Avenue; and a line approximately 143.9 feet west of and parallel to North Newcastle Avenue,

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

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby further amended by changing all the C2-5 Motor Vehicle-Related Commercial District symbols and indications in the area bounded by:

West Grand Avenue (otherwise known as West Fullerton Avenue); North Newcastle Avenue; the east/west alley next south of and parallel to West Grand Avenue; and a line approximately 143.9 feet west of and parallel to North Newcastle Avenue,

to the designation of a Residential Planned Development and a corresponding use district is hereby established in the area above described, subject to the 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 takes effect after its passage and approval.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development Number 953.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 953, (the "Planned Development") consists of approximately twenty-four thousand four hundred eighty-eight and six-tenths (24,488.6) net square feet (approximately five hundred sixty-two thousandths (.562) acres) of real property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"), and is owned or controlled by the applicant, Galewood SLF Associates, L.P. ("Applicant").
2. All applicable official reviews, approvals, or permits required in connection with this Planned Development shall be obtained by the Applicant, its successors, assigns or grantees. Any dedication or vacation of streets and 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, its successors, assigns 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 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 Applicant. However, 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 obligations therein.

4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; an Existing Zoning Map, a Site Plan; a Landscape Plan with Planting Details; and Building Elevations. Full-size copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The 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 this Planned Development: senior housing, including but not limited to, housing for elderly persons, supportive living, assisted living, and independent living facilities, daycare centers (adult and child), community center, senior center, recreation facilities, social service programs, limited accessory retail and commercial (including, but not limited to, barber/beauty, sundries, banking, nutrition center and food service for campus residents and for community center programs), commercial kitchen, physical therapy services, examination rooms and services, chapel, library, administrative offices, accessory parking, related and incidental and accessory uses.
6. Identification and other necessary 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.
7. Off-street parking and loading facilities shall be in compliance with this Planned Development, subject to the review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be accessible parking.
8. Any service drive or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or within fire lanes. 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 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.

9. In addition to the maximum height of the proposed buildings or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. 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 definitions of the 2004 Chicago Zoning Ordinance shall apply. In addition to the other exclusions from Floor Area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area in excess of five thousand (5,000) square feet devoted to mechanical/electrical equipment in a single location, regardless of placement in the building, maintenance spaces, and all trash rooms, shall be excluded.
11. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan, the Building Elevations and the Bulk Regulations and Data Table. In addition, parkway trees shall be installed, as necessary, and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines, except as provided herein and on the attached plans.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes access throughout the Property. Therefore, at the time when Part II approvals 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.
13. 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 application for such modification by the Applicant and after a determination by the Commissioner of Planning and Development that such modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the 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 17-13-0611 of the current Chicago Zoning Ordinance.

14. 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 ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development.
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 and the zoning of the Property shall automatically revert to that of the pre-existing C2-1 Motor Vehicle-Related Commercial District.

[Planned Development Boundary and Property Line Map;
Existing Land-Use Map; Existing Zoning Map;
Site Plan; Building Elevations; Floor
Plan; and Landscape Plan referred
to in these Plan of Development
Statements printed on pages
44653 through 44661
of this *Journal*.]

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

Residential Planned Development Number 953.

Bulk Regulations And Data Table.

1. Net Site Area: 24,488.6 square feet (approximately .562 acres)
2. Maximum Floor Area Ratio: 3.25

- | | |
|--|-----------|
| 3. Maximum Percentage of Land Coverage (excludes Impervious Surfaces): | 100% |
| 4. Maximum Number of Dwelling Units (100% of the units may be Efficiency Units): | 108 |
| 5. Minimum Number of Off-Street Parking Spaces: | 21 spaces |
| 6. Minimum Number of Off-Street Loading Spaces: | 1 |
| 7. Minimum Periphery Setbacks (for Buildings): | |
| West Grand: | 0 |
| North Newcastle: | 0 |
| West Property Line: | 0 |
| South Property Line: | 0 |

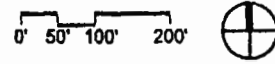
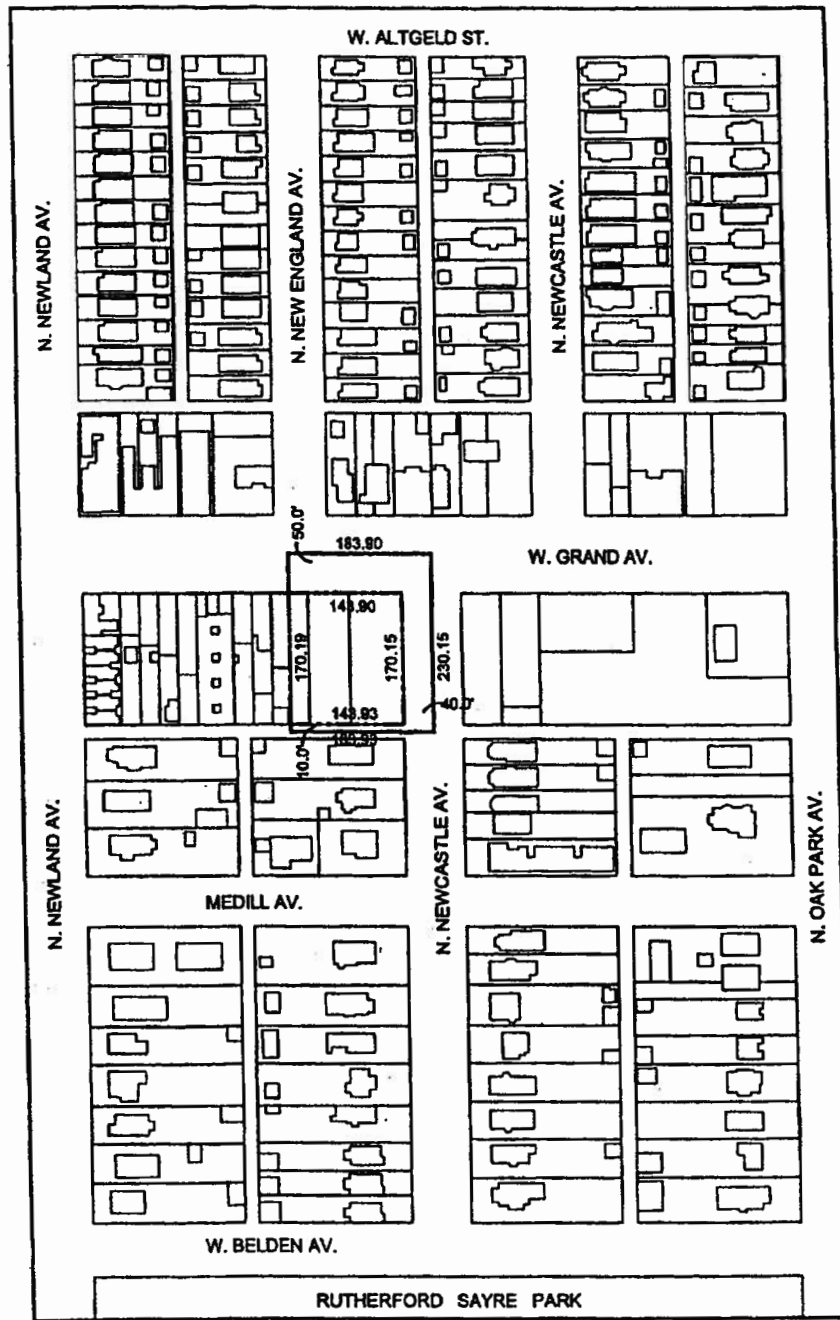
The following shall be allowed as Permitted Obstructions in all yards: parking, fences, transformers, generators, H.V.A.C. units, trash enclosures, loading and signage

- | | |
|---|-------------------|
| 9. Maximum Building Height (excludes parapets, mechanical penthouses, dormers and similar appurtenances): | 48 feet, 0 inches |
|---|-------------------|

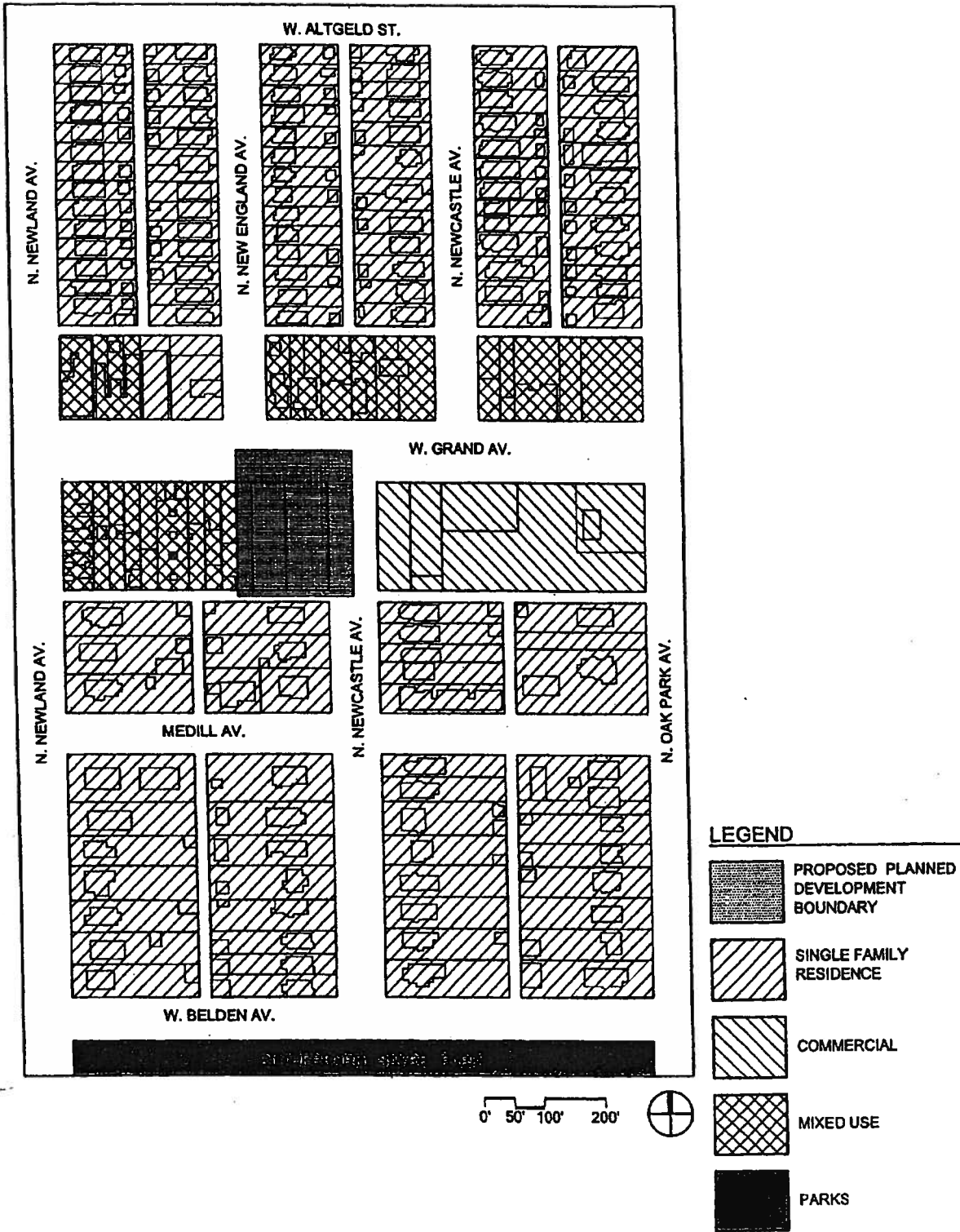
Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Planning and Development.

These regulations relate to the ultimate development within the planned development area. Interim stages of development may exceed these permitted standards, subject to the approval of the Department of Planning and Development.

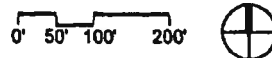
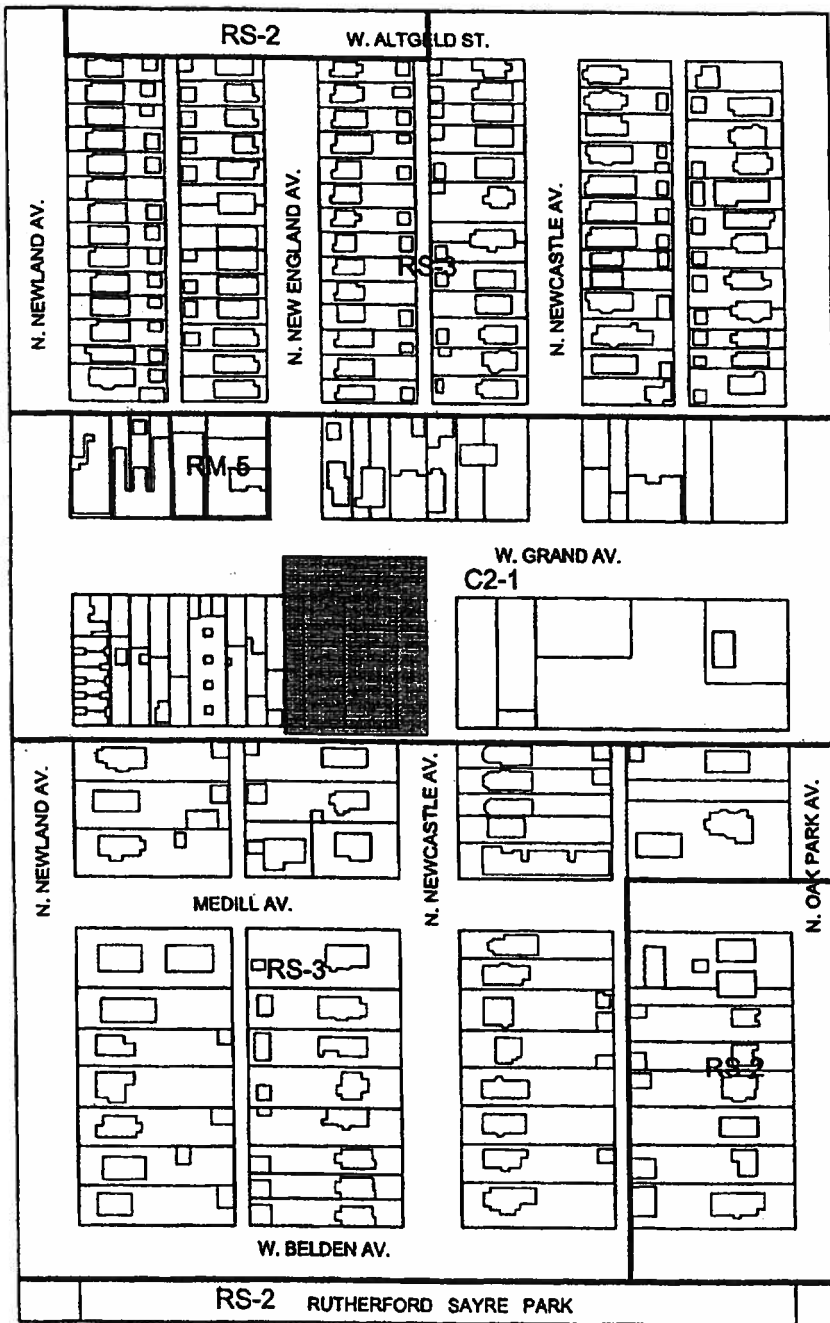
Planned Development Boundary
And Property Line Map.



Existing Land-Use Map.



Existing Zoning Map.



LEGEND

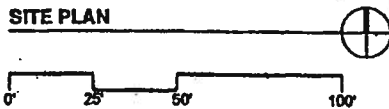
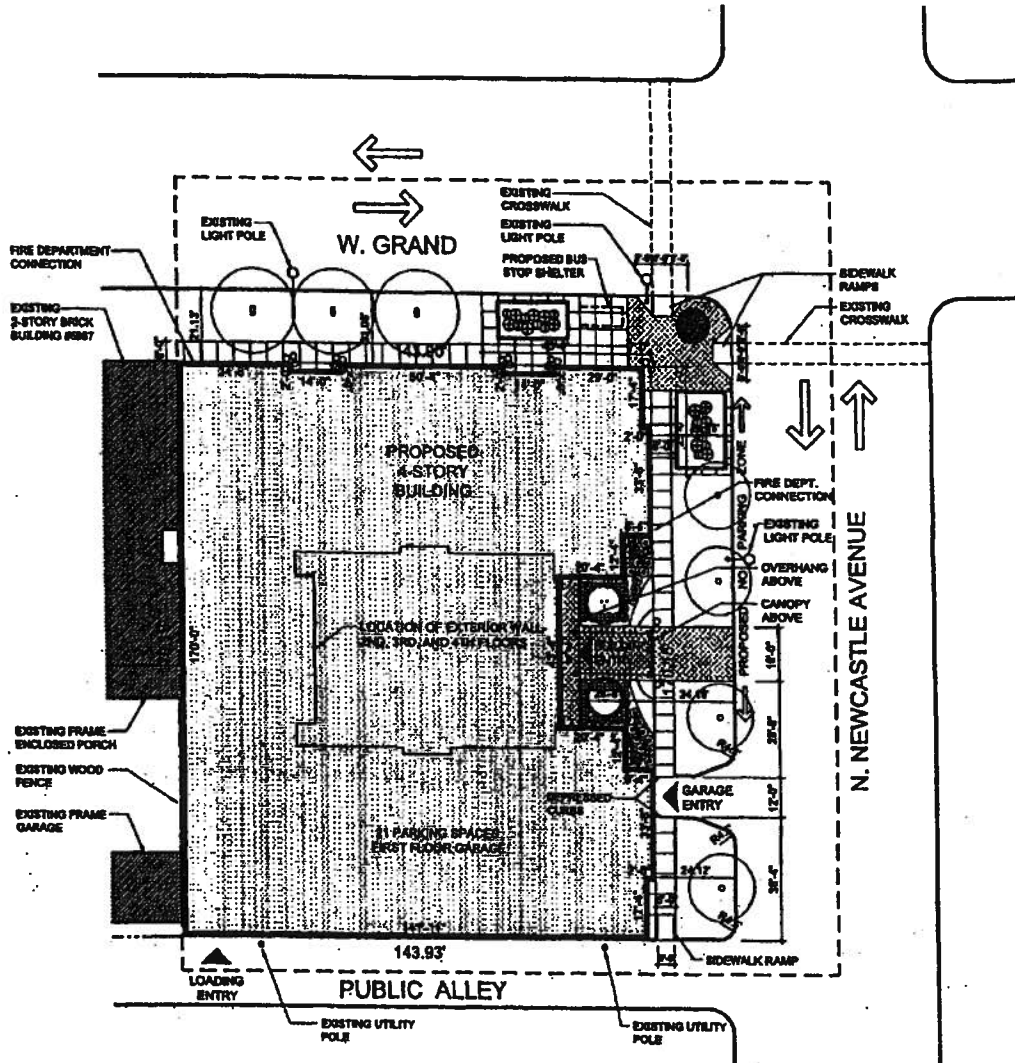


PROPOSED PLANNED DEVELOPMENT BOUNDARY



ZONING DISTRICT BOUNDARY

Site Plan.



PROJECT DATA

CONSTRUCTION TYPE: I-A
 OCCUPANCY: A-2 MULTIPLE DWELLING
 BUILDING SHALL BE FULLY SPRINKLERED

LEGEND

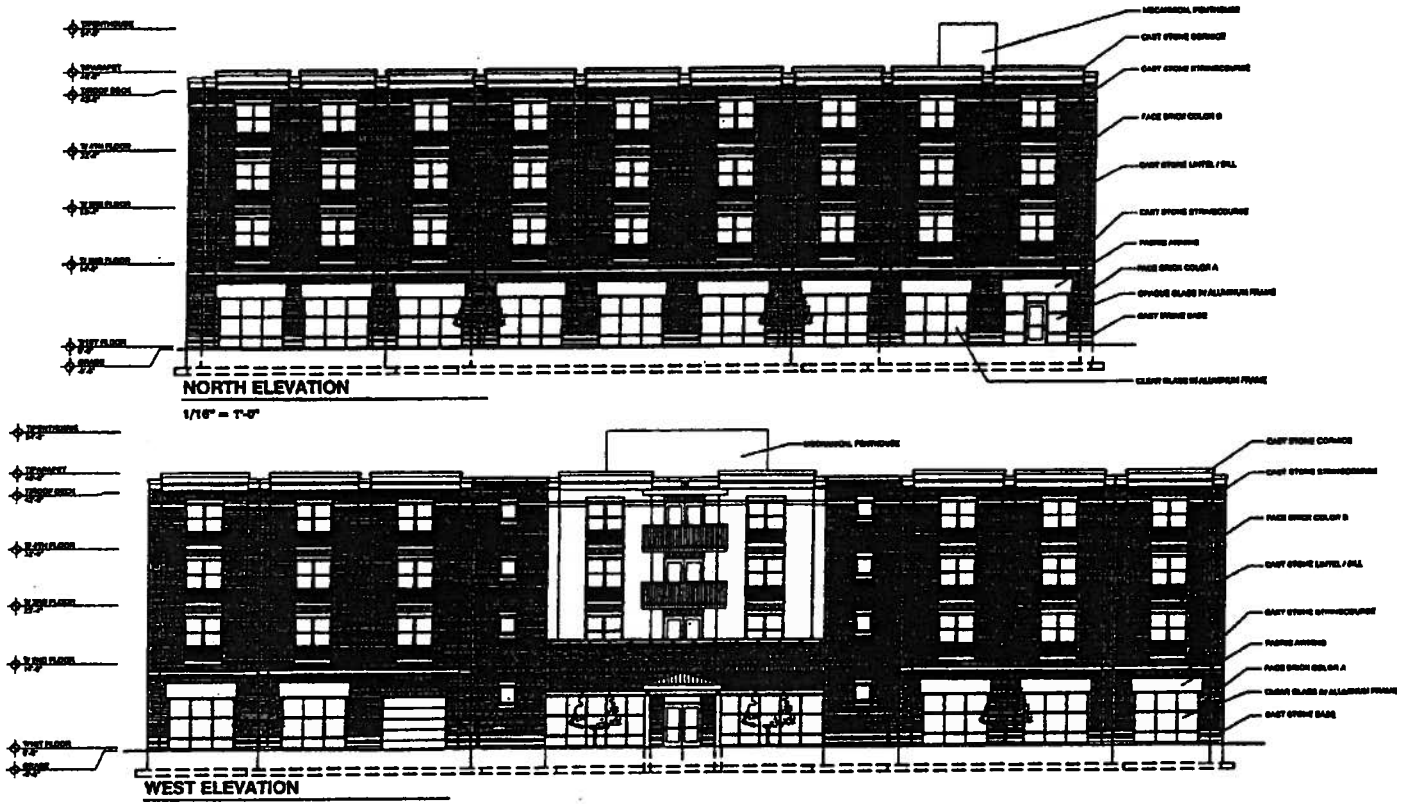
--- PROPOSED PD BOUNDARY
 - - - PROPERTY LINE
 [Grid Pattern] PROPOSED SIDEWALK
 [Stippled Pattern] PROPOSED DECORATIVE PAVERS

3/9/2005

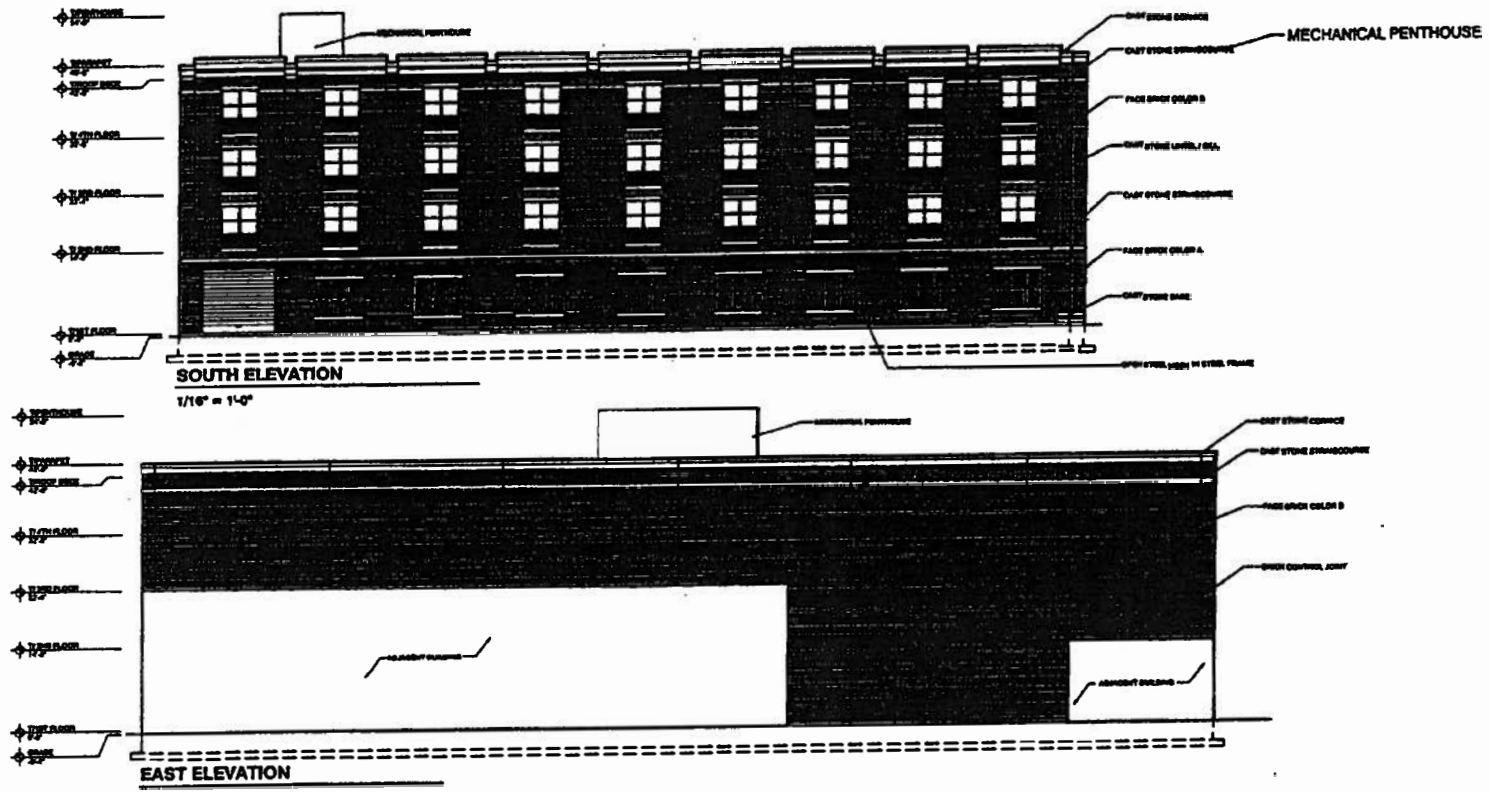
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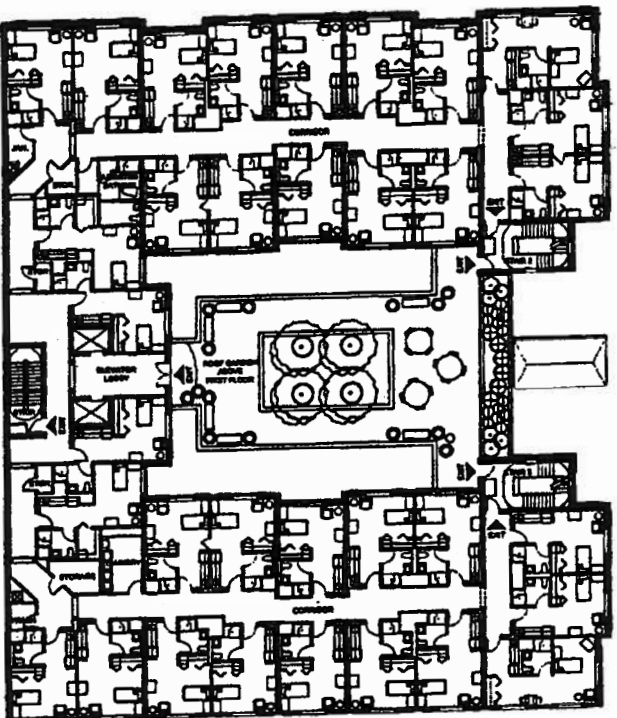
North/West Elevation.



South/East Elevation.

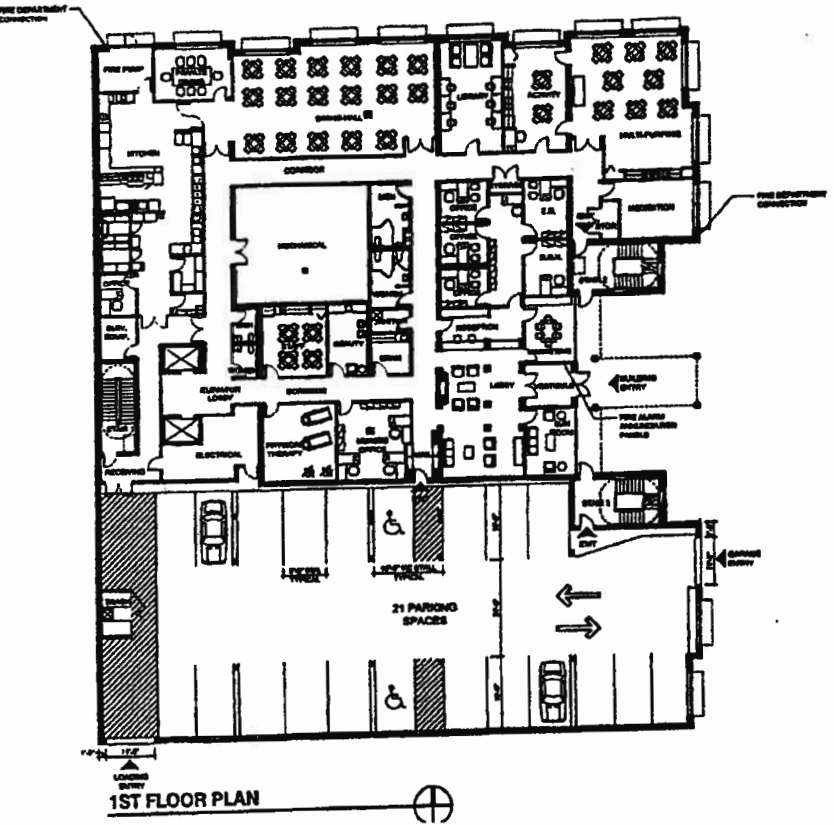


Floor Plan.



TYPICAL FLOOR PLAN

A scale bar is located below the title, with markings at 0, 25, 50, and 100. To the right of the scale bar is a north arrow pointing upwards.



1ST FLOOR PLAN

A north arrow is located below the title, pointing upwards.

Roof Deck.

