

4/6/2005

REPORTS OF COMMITTEES

14650
46181

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF AREA SHOWN ON MAP NUMBER 6-G.
(As Amended)
(Application Number 14650)

(Committee Meeting Held February 15, 2005)

The Committee on Zoning submitted the following report:

CHICAGO, April 6, 2005.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on February 15, 2005, I beg leave to recommend that Your Honorable Body *Pass* one ordinance transmitted herewith for the purpose of reclassifying a particular area. The Application Number 14650 was corrected and amended in its amended form.

At this time, I move for passage of the ordinance transmitted herewith.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

RPD955

On motion of Alderman Banks, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Brookins, Muñoz, Zalewski, Chandler, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, 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 is said ordinance as passed:

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 R3 General Residence District, M1-2 Restricted Manufacturing District and M2-3 General Manufacturing District symbols and indications as shown on Map Number 6-G in the area bounded by:

Parcel 1:

Lots 1 to 4, inclusive, and Lots 9 to 30, inclusive, in O'Meara's Subdivision of Lots 2 and 3 in Block 23 in Canal Trustee's Subdivision in the south fraction of Section 29, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

All of the alley, 10 feet wide, vacated by ordinance recorded in the Recorder's Office of Cook County, Illinois, on January 17, 1966 as Document Number 19712849, lying southeasterly of and adjoining the southeasterly line of said Lots 1 to 4, inclusive, and northwesterly of and adjoining the northwesterly line of Lot 10 in said O'Meara's Subdivision, in Cook County, Illinois.

Parcel 3:

All of the alley, 5 feet wide, vacated by said ordinance recorded as Document Number 19712849, and by ordinance recorded in said Recorder's Office on July 12, 1940, as Document Number 12513391, lying northeasterly of and adjoining the northeasterly line of Lot 1 and said line produced southeasterly 10 feet, and northeasterly of and adjoining the northeasterly line of Lots 10, 12, 14, 16, 18, 20, 22, 24, 26, 28 and 30, in said O'Meara's Subdivision in Cook County, Illinois.

Parcel 4:

All of South Mary Street vacated by ordinance recorded January 17, 1966 as Document Number 19712849, lying southwesterly of and adjoining the southwesterly line of Lots 10, 12, 14, 16, 18, 20, 22, 24, 26, 28 and 30, and lying northeasterly of and adjoining the northeasterly line of Lots 9, 11, 13, 15,

17, 19, 21, 23, 25, 27 and 29 in said O'Meara's Subdivision in Cook County, Illinois.

Parcel 5:

Lots 10, 12, 14, 16, 18, 20, 22 and 24 in Maher's Subdivision of Lots 1 and 4 in Block 22 in Canal Trustee's Subdivision in the south half of Section 29, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 6:

Lots 1, 2, 3 and 4 (except the southeasterly 25 feet of each of said lots) in the subdivision of Lots 25 to 30, in Maher's Subdivision of Lots 1 and 4 in Block 22 in Canal Trustee's Subdivision in the south half of Section 29, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 7:

The northeasterly half of the alley, 10 feet wide, vacated by ordinance recorded January 17, 1966 as Document Number 19712849 which lies southwesterly of and adjoining the southwesterly line of said Lots 9, 11, 13, 15, 17, 19, 21, 23, 25, 27 and 29, in said O'Meara's Subdivision, together with the southwesterly quarter of said 10 foot alley which lies northeasterly of and adjoining the northeasterly line of said Lots 10, 12, 14, 16, 18, 20, 22 and 24 in said Maher's Subdivision and the southwesterly half of said 10 foot alley which lies northeasterly of and adjoining the northeasterly line of said Lot 1, except the southeasterly 25 feet thereof, in said subdivision of Lots 25 to 30 in Maher's Subdivision, in Cook County, Illinois.

Parcel 8:

That part of Lot 1 in Block 23 in Canal Trustee's Subdivision of the south fraction of Section 29, described as follows:

beginning at the southeasterly corner of said Lot 1 and running thence northwesterly along the easterly line of said lot, 2 chains (132 feet); thence southwesterly parallel with the southerly line of said lot, 2½ chains (165 feet); thence southeasterly parallel with the easterly line of said lot, to a point (10 feet northwesterly from the southerly line of said lot); thence easterly to a point in the southerly line of said lot, 100 feet southwesterly from the southeasterly corner of said lot; and thence northeasterly along the southerly line of said lot to the place of beginning, in Cook County, Illinois.

Parcel 9:

That part of Lot 1 in Block 23 in Canal Trustees' Subdivision of the south fraction of Section 29, aforesaid, described as follows:

commencing at a point on the southwesterly line of said lot, which is 25 feet northerly of the southwesterly corner of said lot; thence in a northeasterly direction on a line parallel to the southeasterly line of said lot, 105.0 feet, more or less, to a point which is 165 feet distant from the northeasterly line of said lot; thence in a northwesterly direction on a line parallel to the southwesterly line of said lot, 107.0 feet; thence in a southwesterly direction on a line parallel to said southeasterly line of said lot, 105.0 feet, more or less, to the southwesterly line of said lot; thence along the southwesterly line of said lot, 107.0 feet to the place of beginning, in Cook County, Illinois.

Parcel 10:

That part of Lot 4 in Block 23 in Canal Trustees' Subdivision of the south fraction of Section 29, aforesaid, described as follows:

beginning at the intersection of the west line of Quarry Street with the line between Lots 1 and 4; thence westerly on said lot line, 100.0 feet; thence easterly to a point on the west line of Quarry Street, 17.50 feet southerly of said line between Lots 1 and 4; thence northerly to a point of beginning, in Cook County, Illinois.

Parcel 11:

That part of Lot 1 in Block 23 in Canal Trustees' Subdivision of the south fraction of Section 29, aforesaid, described as follows:

commencing at a point in the southwesterly line of said lot, which point is 132.0 feet northwesterly of the southwesterly corner of said lot; thence in a northeasterly direction on a line parallel to the southeasterly line of said lot to the northeasterly line of said lot; thence northerly on said northeasterly line, 20.0 feet; thence in a southwesterly direction on a line parallel to the southeasterly line of said lot to the southwesterly line of said lot; thence southerly on said southwesterly line of said lot, 20.0 feet to the place of beginning, in Cook County, Illinois,

to those of an RS3 Residential Single-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 RS3 Residential Single-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 above 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 955.

Plan Of Development Statements.

1. The area delineated herein as a residential planned development consists of approximately one hundred twenty-one thousand nine hundred forty-six (121,946) square feet (two and eighty-hundredths (2.80) acres) and is owned or controlled by the applicant, CA Development, Inc.
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. 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 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. An agreement among property owners, the board of directors of any property owners association,

or a 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 Boundary, Property Line and Right-of-Way Adjustment Map; a Site Plan, a Landscape Plan; and Building Elevations dated January 20, 2005 prepared by Guajardo REC Architects L.L.C. Full size sets 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 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": single-family homes and accessory parking.
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. 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.
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 also 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 the Site Plan, and Landscape Plan in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The Building Elevations attached hereto are for illustrative purposes only. Projecting bays and porches are permitted to extend into the front-yard by a maximum distance of six (6) feet. Prior to the issuance of Part II approval pursuant to the provisions of Section 17-13-0610 of the Zoning Ordinance by the Department of Planning and Development relating to the

construction of the single-family residence upon Lot 16, the applicant shall submit to the Department of Transportation for review and approval (i) structural drawings relating to the retaining wall, and (ii) the certification of a structural engineer that the integrity of the retaining wall will not be affected by the proposed construction.

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 a 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 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 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 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 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 compliance with the Chicago Energy Code.
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 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 building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.
14. Unless substantial construction of the improvements 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 the RS3 Residential Single-Unit District classification.

[Existing Land-Use Map referred to in these Plan
of Development Statements unavailable
at time of printing.]

[Existing Zoning Map; Planned Development Boundary, Property Line and
Right-of-Way Adjustment Map; Site Plan; Landscape Plan; and
Building Elevations referred to in these Plan of
Development Statements printed on pages
46190 through 46197 of this *Journal*.]

Bulk Regulations and Data Table and Green Design Features referred to in these
Plan of Development Statements read as follows:

Bulk Regulations And Data Table.

Net Site Area:	118,724 square feet
Right-of-Way to be Dedicated:	29,620 square feet
Area in Adjoining Right-of-Way:	35,201 square feet
Total Gross Site Area:	183,545 square feet
Maximum Floor Area Ratio for Overall Development:	0.90
Maximum Number of Dwelling Units:	42
Minimum Number of Parking Spaces:	1 per unit
Maximum Percent of Site Coverage:	Per approved Site Plan
Maximum Required Building Setbacks:	Per approved Site Plan
Maximum Building Height:	Per approved Building Elevations

*Green Design Features.***Standard Energy-Saving Features:**

- Seer 12 Air-Conditioner;
- Programmable Thermostats;
- Energy Star Refrigerator;
- Energy Star Dishwasher;
- Thermopane Windows;
- Weatherstripping;
- Caulking of Exterior Joints;
- R30 Roof Insulation;
- R13 Wall Insulation; and
- Tyvek House Wrap.

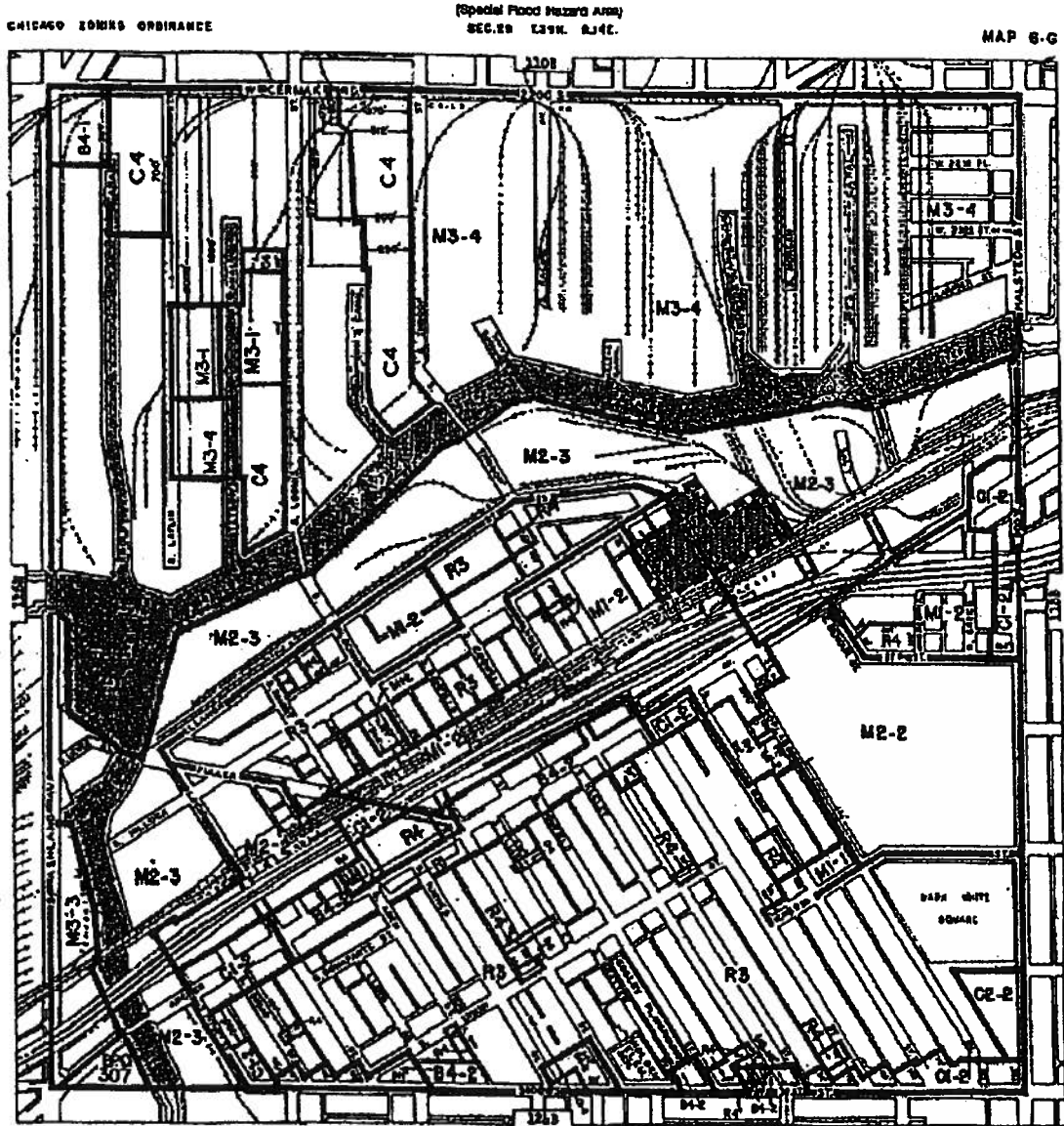
Additional Energy-Saving Upgrade Options:

- Skylights;
- Ceiling Fans;
- High-Efficiency Furnace;
- High-Efficiency Hot Water Heater;
- Low-E Windows;
- Increased Attic Insulation; and
- Energy Star Clothes Washer.

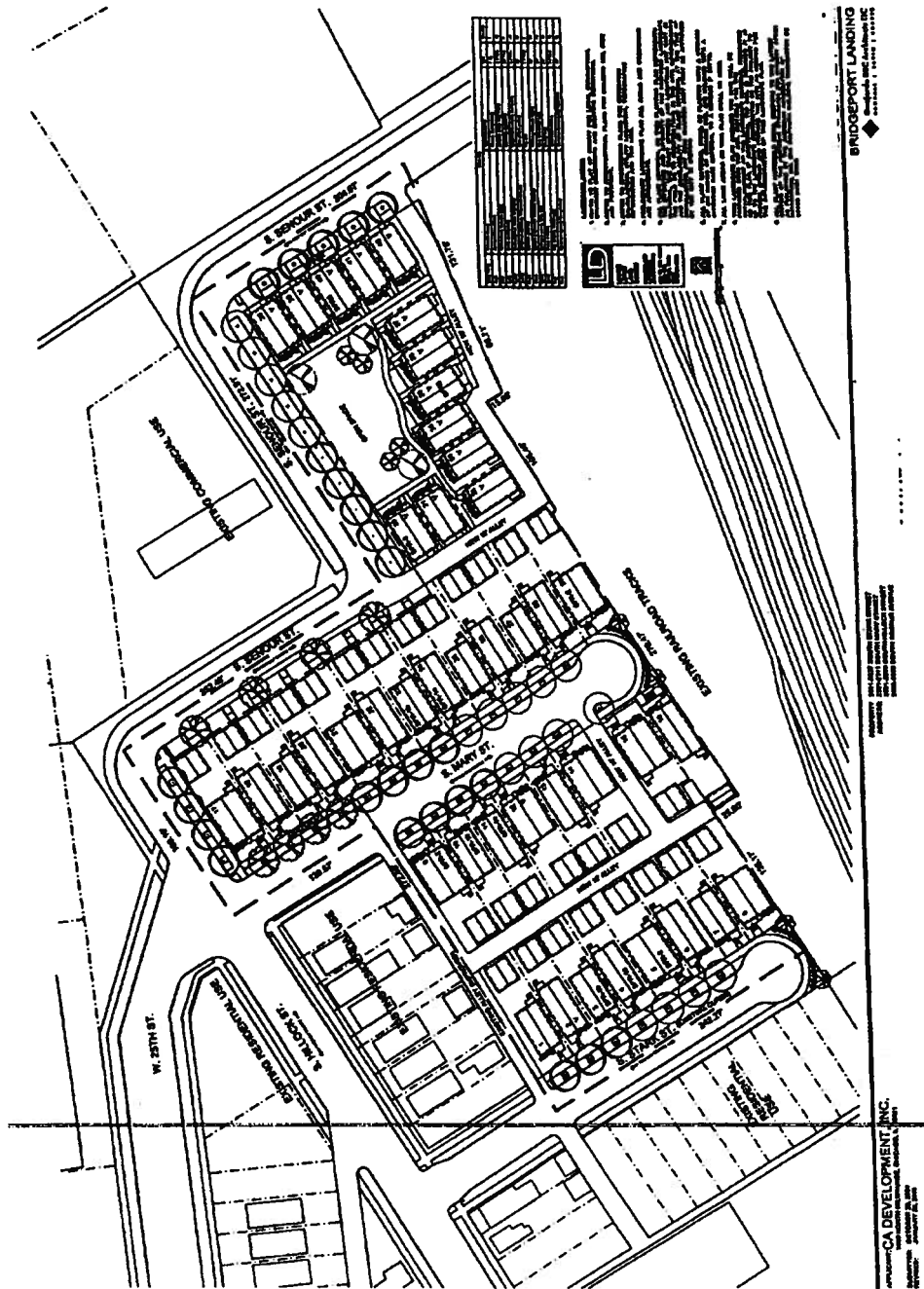
Parks, Open Space And Landscaping:

- Over 8% Dedicated Common Open Space; and
 - Substantial Landscaping.
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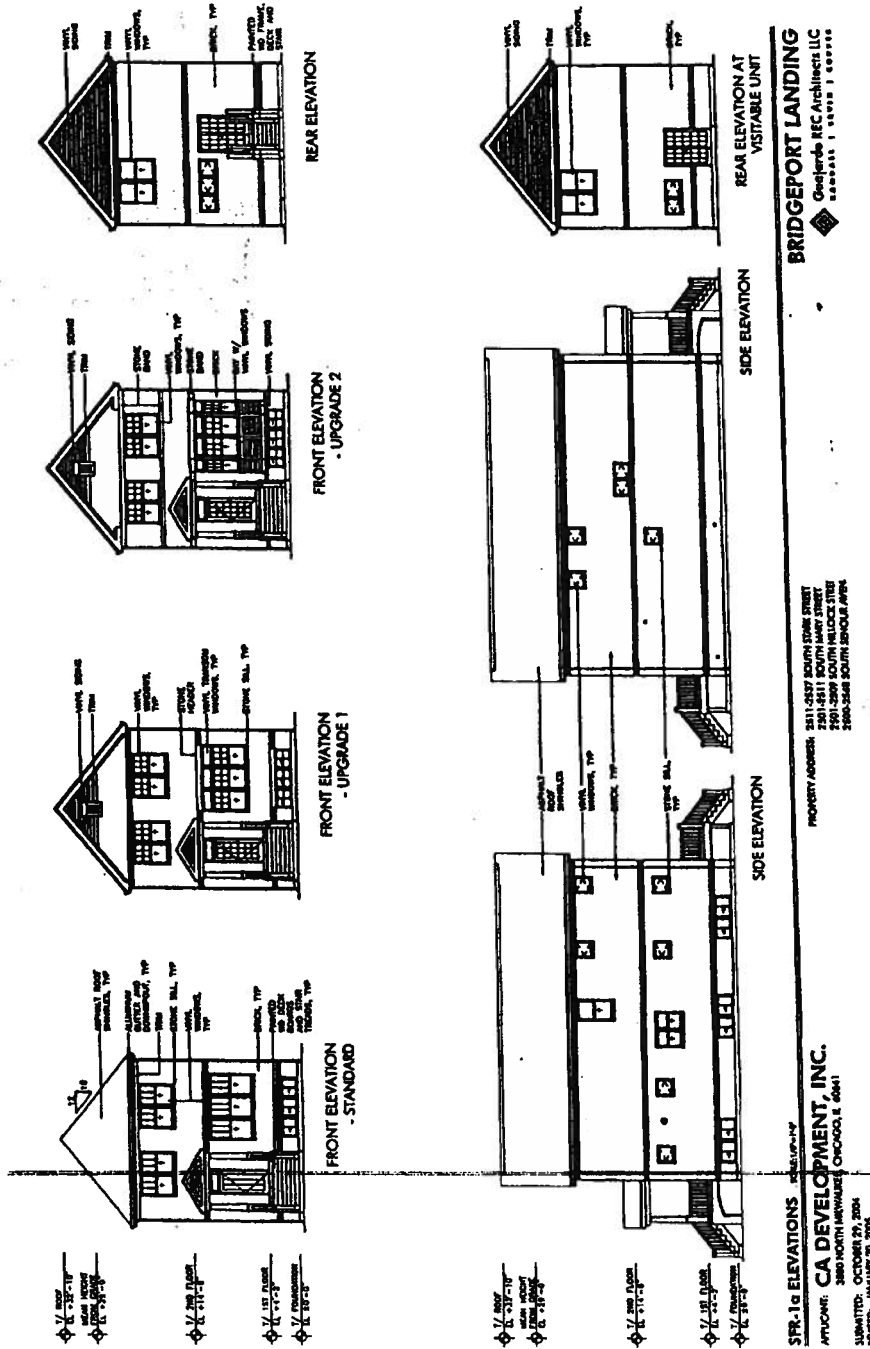
Existing Zoning Map.



Landscape Plan.



Building Elevations.
(Page 1 of 4)



Building Elevations.
(Page 3 of 4)

♦ 1/2" = 1'-0" (1/8" = 1'-0")
 ♦ 1/4" = 1'-0" (1/16" = 1'-0")
 ♦ 1/8" = 1'-0" (1/32" = 1'-0")
 ♦ 1/16" = 1'-0" (1/64" = 1'-0")

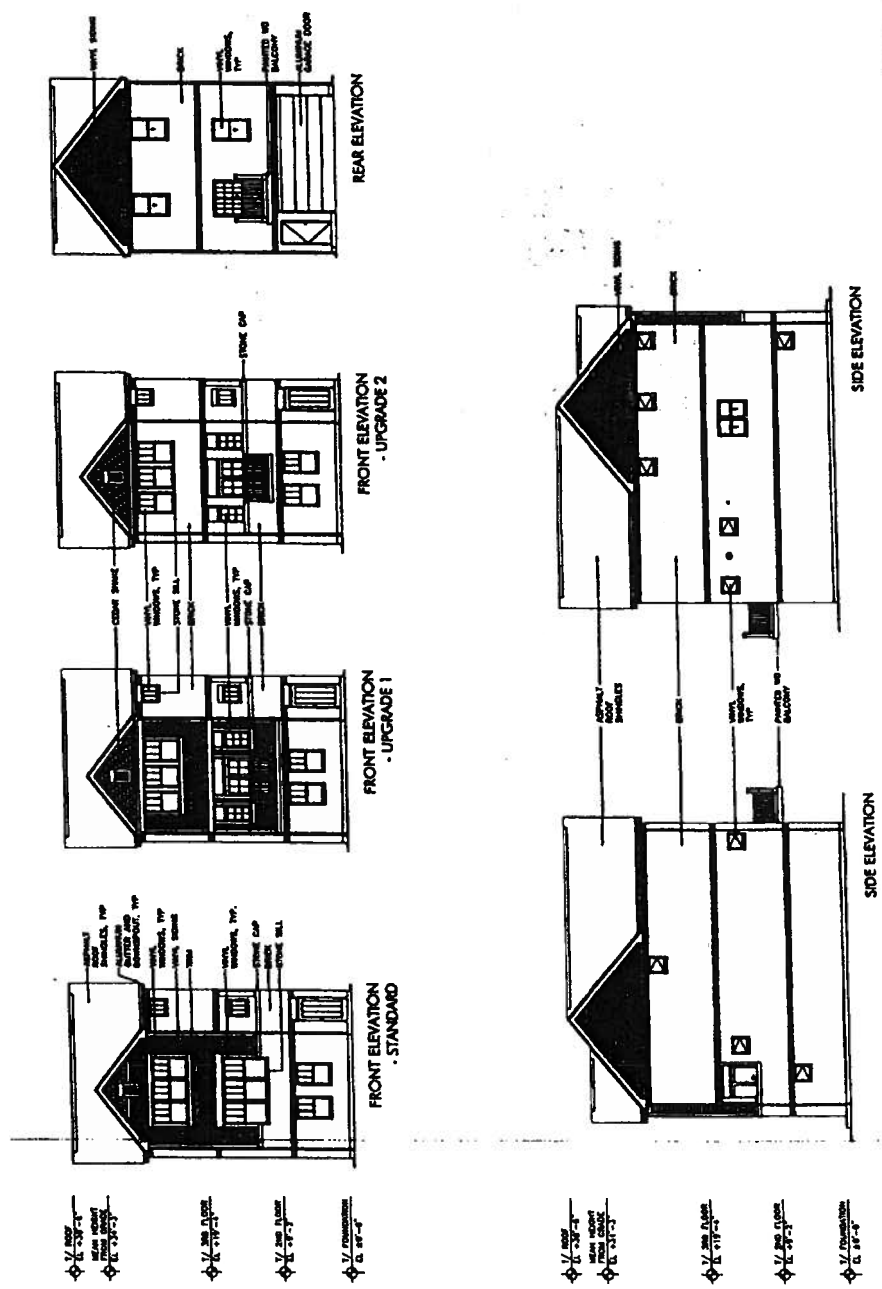
FRONT ELEVATION - STANDARD
FRONT ELEVATION - UPGRADE 1
FRONT ELEVATION - UPGRADE 2
REAR ELEVATION
SIDE ELEVATION
SIDE ELEVATION AT VISTABLE UNIT

SFR-2 ELEVATIONS
 ARCHITECT: CA DEVELOPMENT, INC.
 3880 NORTH MELROSE CHICAGO, IL 60641
 SUBMITTED: OCTOBER 27, 2004
 REVIEW: JANUARY 26, 2005

PROPERTY ADDRESSES: 2511-2527 SOUTH STATE STREET
 2501-2511 SOUTH JANE STREET
 2501-2509 SOUTH MILCOCK STREET
 2502-2504 SOUTH BRIDGE AVENUE

BRIDGEPORT LANDING
 Gualterio REC Architects LLC
 60604441 | 60604441

Building Elevations.
(Page 4 of 4)



- 1/2" = 1'-0" (1/4" = 3'-0")
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BRIDGEPORT LANDING
 Ocala, FL 32101
 351 S. 20th Street
 Ocala, FL 32101
 351 S. 20th Street
 Ocala, FL 32101
 351 S. 20th Street
 Ocala, FL 32101

CA DEVELOPMENT, INC.
 3800 NORTH WILLOW STREET
 CHICAGO, IL 60641
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