

PD 963

Table of Contents

02/28/2006 Minor Change **2**

05/11/2005 PD Adoption **3**

 Ordinance 3

 Statements 4

 Bulk Table 7

 Exhibits 9



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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February 28, 2006

Caroline A. Nash
Schain, Burney, Ross & Citron, Ltd.
222 North La Salle Street
Suite 1910
Chicago, Illinois 60601-1102

Re: Request for a minor change to Residential Planned
Development No. 963 23rd and Ashland Avenue,
Chicago, Illinois

Dear Ms. Nash:

Please be advised that your request for a minor change to Residential Planned Development No. 963 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and statement 12 of the Planned Development.

Specifically, you requested a reduction of the units from 62 to 59 and a change in materials form brick to siding. In addition you requested the possibility of constructing roof decks on the three story town homes if a buyer wants it.

With regard to your request, the Department of Planning and Development has determined that the change in materials will not be permitted but the other changes would constitute a minor change pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and statement 12 of this Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, Residential Planned Development No. 963, I hereby approve the foregoing minor change as stated except for the changes to Business Planned Development No. 963 except for the change in materials or any other changes.

Very Truly Yours,

Lori T. Healey
Commissioner

LTH;MD;CVH

cc: Mike Marmo, PD files



Reclassification Of Area Shown On Map Number 5-I.
(Application Number 14856)

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

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 5-I in the area bounded by:

a line 289 feet north of and parallel to West North Avenue; the alley next east of and parallel to North Fairfield Avenue; a line 265 feet north of and parallel to West North Avenue; and North Fairfield Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-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 6-E.

(As Amended)

(Application Number 14772) RPD 963

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 DS-3 Downtown Service District and indications as shown on Map Number 6-E in the area bounded by:

East 23rd Street; the north/south public alley next east of and parallel to South Wabash Avenue; the east/west public alley next south of and parallel to East 23rd Street; and South Wabash Avenue,

to those of a DR-3 Downtown Residential District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the City Zoning Ordinance be amended by changing all of the DR-3 Downtown Residential District symbols to those of a Residential Planned Development and a corresponding use is hereby established.

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:

DR-3/Residential Planned Development Number 963.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately of seventy-seven thousand one hundred fifty-six (77,156) square feet (one and seventy-seven hundredths (1.77) acres) which is controlled by 2301 South Wabash Development Corp. ("Applicant") for purposes of this residential planned development.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require 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 applicable within this planned development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors.

Furthermore, pursuant to the requirements of Section 17-8-0500 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 modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the planned

development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development. No amendment may be sought without written approval by the homeowners association unless the right to do so has been retained by Applicant and its successors in title documents. Notwithstanding the foregoing, 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 obligation therein.

4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; a Subarea Map; an Existing Zoning Map; an Existing Land-Use Map; a Site Plan -- Subarea A; a Landscape Plan -- Subarea A; and Townhome Elevations all dated March 17, 2005, prepared by Hartshorne + Plunkard Architects, which are all incorporated herein. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code in Chicago) and all requirements thereof and satisfies the established criteria for approval as a planned development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the areas delineated herein: townhomes as permitted in the DR-3 Downtown Residential District; accessory parking; accessory uses; and related uses.
6. Identification and business 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 within the planned development subject to review and approval of the Department of Planning and Development.
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. The planned development proposes two (2) parking spaces per dwelling unit for a total of one hundred twenty-four (124) parking spaces. The planned development proposes no parking lot and therefore accessible parking requirements are not implicated.
8. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. 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 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 accordance with the Municipal Code of the City of Chicago.

9. In addition to the maximum height of any building or any appurtenance attached thereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
11. Improvements of the property, including landscaping and all entrances and exits shall be designed, installed and maintained in substantial conformance with the Bulk Regulations and Data Table and the Site and Landscape Plan attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. 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 written request for such 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 is consistent with the nature of the improvements contemplated in this planned development. 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 17-03-0611-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, enables and maximizes universal access throughout the property. Therefore, at the time when building permits 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.

14. 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 commercially reasonable efforts to design, construct and maintain all buildings located within this planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating. The applicant shall install and maintain a vegetative (green) roof on at least twenty-five percent (25%) of the net flat roof areas of the townhomes. Net flat roof area is defined at the area of flat roof, less those areas devoted to rooftop mechanical equipment, mechanical penthouses and any perimeter setback required by the City Code.
15. Unless substantial construction of the building has begun within the planned development within six (6) years of the date of passage of the planned development, the zoning of that property shall revert to the DS-3 Downtown Service District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Subarea Map referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Land-Use Map; Existing Zoning Map; Planned Development Boundary and Property Line Map; Site Plan -- Subarea A; Landscape Plan -- Subarea A; and Building Elevations referred to in these Plan of Development Statements printed on pages 48639 through 48645 of this *Journal*.]

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

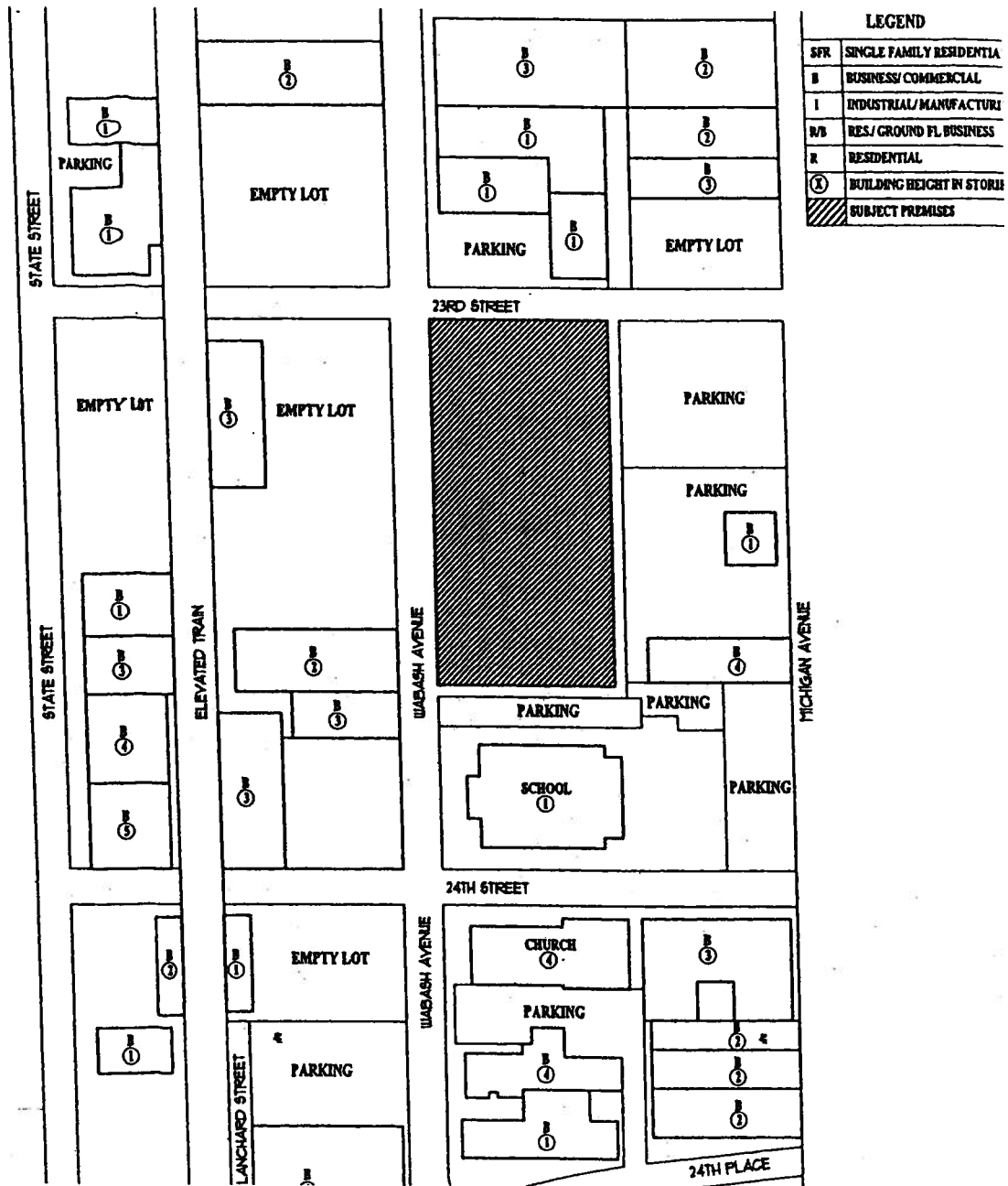
DR-3/Residential Planned Development Number 963.

Bulk Regulations And Data Table.

Gross Site Area:	113,260 square feet (2.6 acres)
Net Site Area:	77,156 square feet (1.77 acres) Area in Public Right-of-Way: 36,104 (.83 acres)

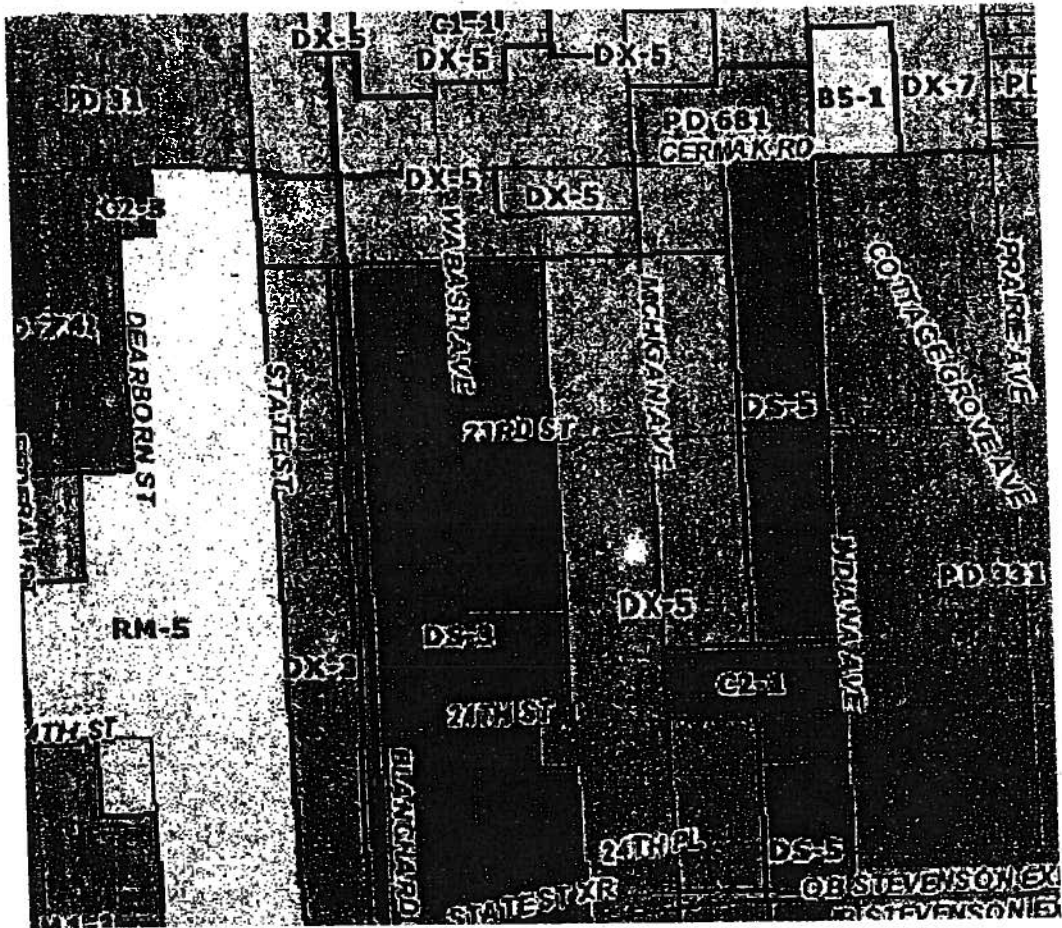
Maximum Floor Area Ratio:	2.2
Maximum Number of Residential Units:	62
Maximum Site Coverage:	.036 (maximum site coverage of 40,435 square feet/gross site area of 113,260 square feet)
Minimum Number of Accessory Off-Street Parking Spaces:	124 In the event fewer residential units are constructed at the time of Part II approval, fewer parking spaces may also be constructed, so long as the 2:1 parking ratio of residential units to parking spaces is maintained. If revisions are required by another City agency at the time of building permit applications the number of parking spaces may be reduced, so long as a minimum ratio of 2:1 spaces per dwelling unit is maintained.
Minimum Number of Off-Street Loading Docks:	0
Minimum Building Setbacks:	12 feet, 0 inches from Wabash Avenue property line 5 feet, 0 inches (side) from 23 rd Street property line 12 feet, 0 inches (front) from 23 rd Street property line 1 foot, 0 inches (back) from alley property line 3 feet, 0 inches (side) from alley property line
Maximum Building Height:	41 feet, 2 inches (Note: 3-story building to roof = 30 feet, 8 inches and 4-story building to roof = 41 feet, 2 inches)

Existing Land-Use Map.



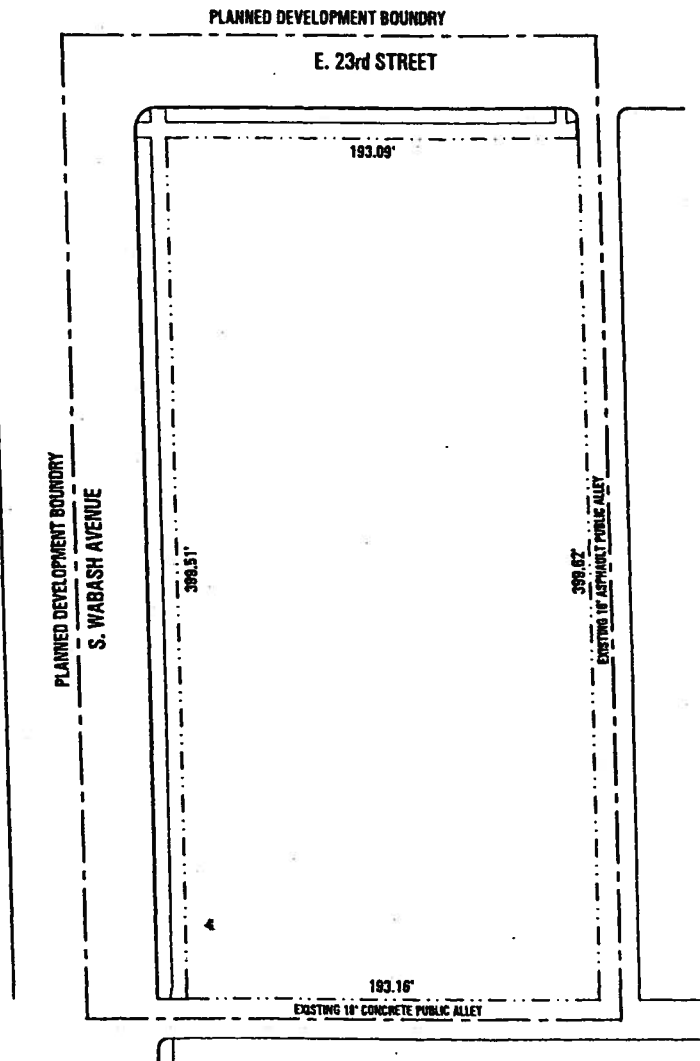
Existing Zoning Map.

LEGEND
SUBJECT PREMISES

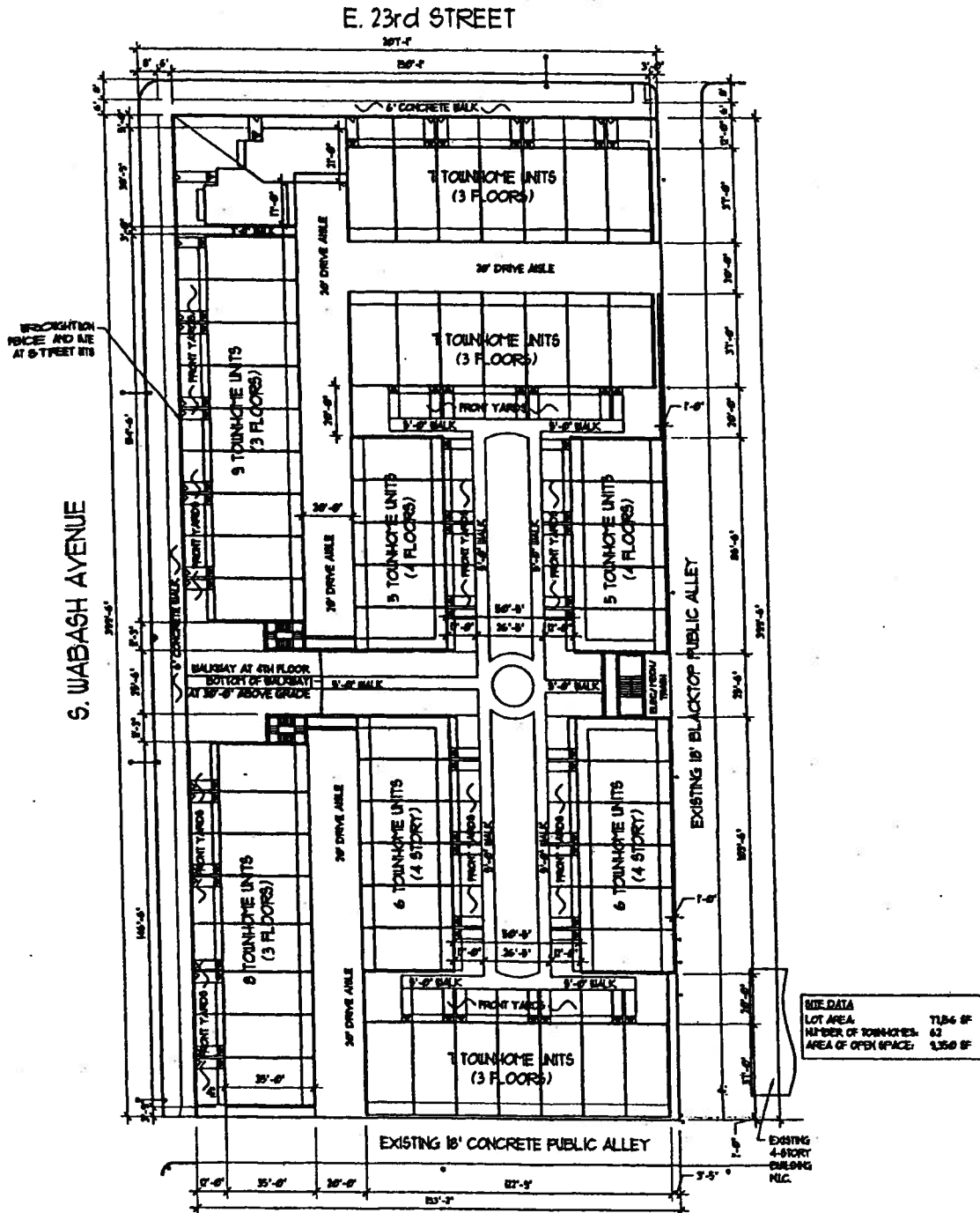


Planned Development Boundary And
Property Line Map.

LEGEND	
-----	PROPERTY LINE
-----	PD BOUNDRY



Site Plan -- Subarea A.



Landscape Plan -- Subarea A.



2 LANDSCAPE PLANTING DETAIL
NTS

PLANT LIST

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE & SPACE
17	⊗	AMELANCHIER CHAENANDES	SERVICEBERRY	8' CAL.
1	⊗	MALUS 'RED JEWEL'	RED JEWEL CRABAPPLE	8' CAL.
24	⊗	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	8' CAL.
8	⊗	CELTIS OCCIDENTALIS	HICKBERRY	8' CAL.
14	⊗	TRILIRICIA 'REDMOND'	REDMOND LINDEN	8' CAL.

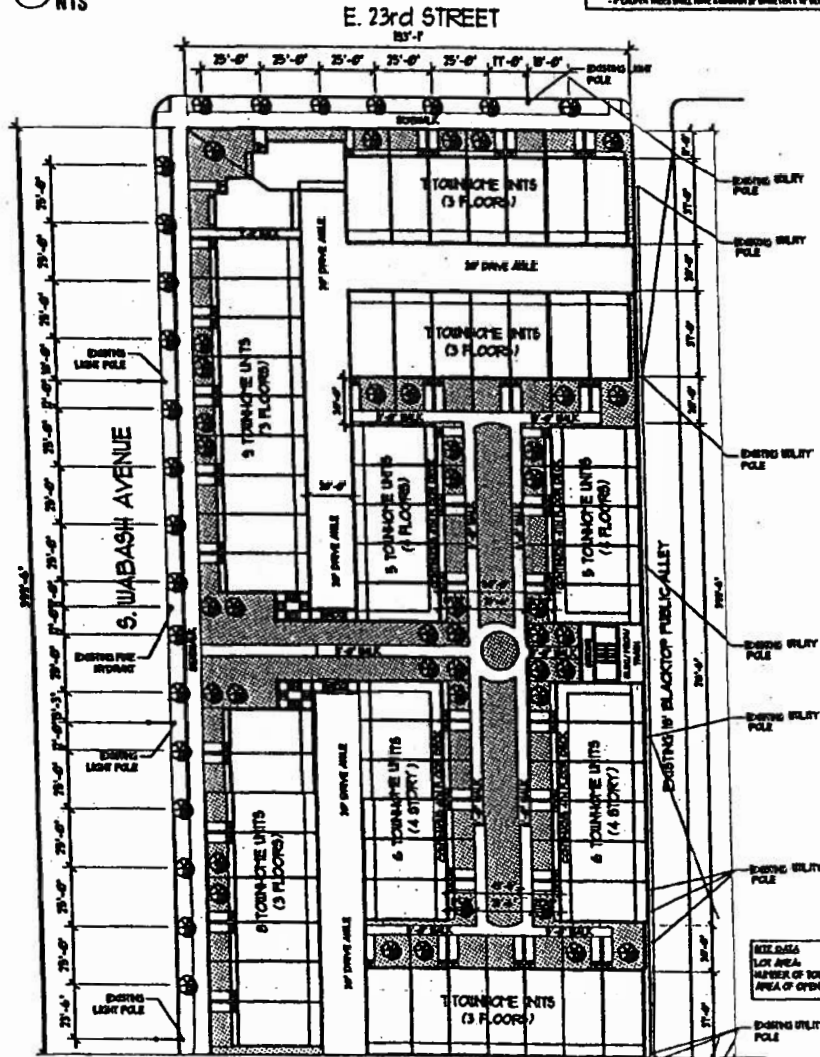
PLANT QUANTITY CALCULATION

STREET TREES 22 NEW TREES	INTERIOR TREES 39 NEW TREES
TOTAL NEW TREES - 61	

LANDSCAPING NOTES

TREES:

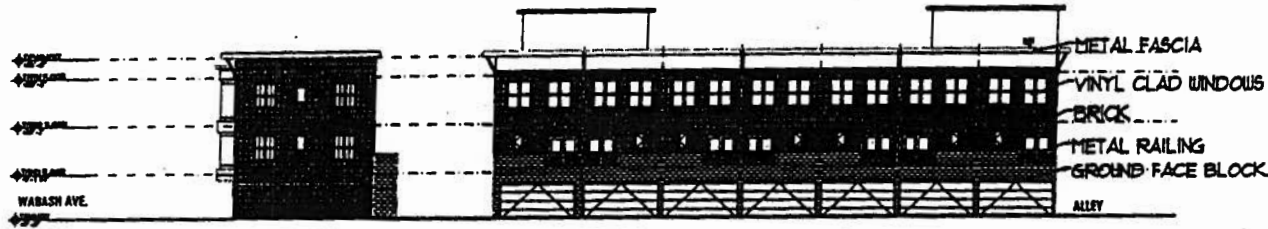
- *TREES SHALL BE FREE OF DEFECTS FOR A MINIMUM PERCENTAGE OF 80%
- *TREES WITH BRUISES AND SHALLOW 2" CALIPER TREES - SHALL BE 1/4" DIAMETER WITH A MINIMUM HEIGHT OF 10'
- *CALIPER TREES SHALL HAVE CROWN OF DIAMETER 1" BY 100' MEASUREMENT.



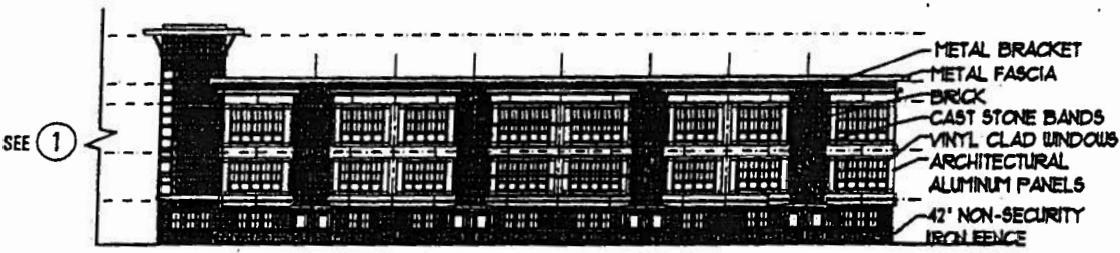
SEE DATA
LOT AREA
NUMBER OF TOWNHOUSES
AREA OF CURB W/ FACE

TOTAL
OF
TOWNHOUSES
OF
AREA OF CURB W/ FACE

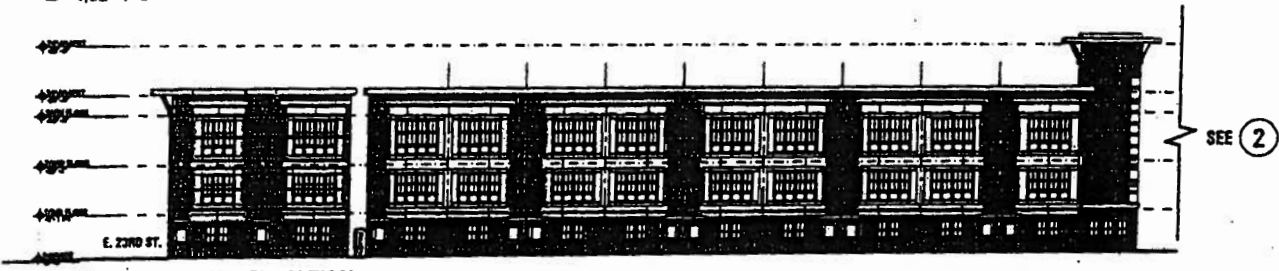
Building Elevations.
(Page 1 of 2)



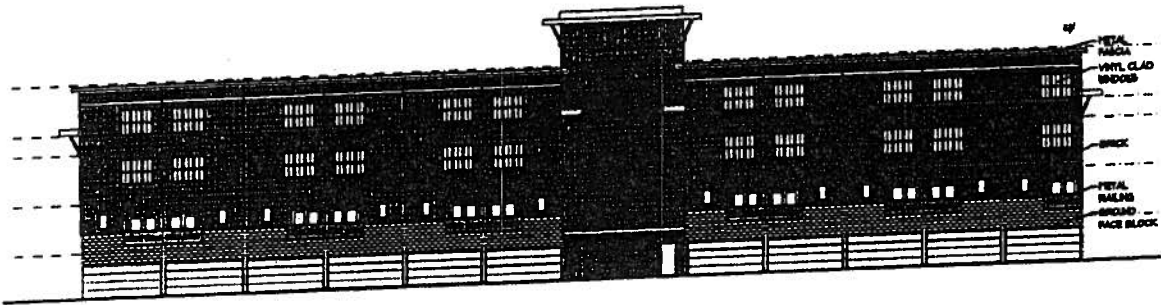
3 SOUTH ALLEY ELEVATION
1/32"=1'-0"



2 WABASH STREET ELEVATION
1/32"=1'-0"



Building Elevations.
(Page 2 of 2)



② INTERIOR COURTYARD REAR (EAST ALLEY) ELEVATION
1/32" = 1'-0"

