

PD 976

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(Continued from page 74190)

~~the alley next north of and parallel to West Thomas Street; a line 51 feet west of and parallel to North Kilbourn Avenue; West Thomas Street; and a line 76 feet west of and parallel to North Kilbourn Avenue,~~
to those of an RS3 Residential Single-Unit District.

~~SECTION 2. This ordinance shall be effective after its passage and publication.~~

~~[Proposed Boundary Corrections and Zoning Map Amendments
for Northwest Planning Manufacturing District Number 9
attached to this ordinance printed on pages
74202 through 74111 of this Journal]~~

Reclassification Of Area Shown On Map Number 4-E.

(As Amended)

(Application Number 15419)

RPD 976, 00

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 DX-7 (and former C3-5) District symbols and indications as shown on Map Number 4-E in the area bounded by:

South Michigan Avenue on the east; the first alley west of South Michigan Avenue on the west; a line parallel to and 536.1 feet south of East 14th Street on the north; and a line parallel to and 623.27 feet north of East 16th Street on the south,

to those of Residential Planned Development Number 976 and a corresponding use district is hereby established in the area above described, subject to the Plan of Development Statements for Residential Planned Development Number 976 attached and incorporated herein and no others.

(Continued on page 74212)

(Continued from page 74201)

SECTION 2. This ordinance shall be in force and effect from and after its passage, approval and due publication.

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

Residential Planned Development Number 976.

Plan Of Development Statements.

1. The land area delineated herein as Residential Planned Development Number 976 consists of twenty-nine thousand eight hundred forty-nine and nineteen hundredths (29,849.19) square feet (Zero and six hundred seventy-seven thousandths (0.677) acres), and is owned by applicant, 1454 South Michigan L.L.C., a Delaware limited liability company.
2. All applicable official reviews, approvals or permits are required to be obtained by applicant or its successors, assigns or grantees. Any dedication or vacating of streets or alleys, or utility easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of applicant or 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 applicant, the legal titleholder and any ground lessees. Furthermore, pursuant to Section 17-8-0400 of the Chicago Zoning Ordinance, the subject property shall be under single ownership or unified control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made. "Unified 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 or by any property owners or condominium association formed to represent the property owners, and any ground lessees.
4. This planned development consists of nineteen (19) Plan of Development Statements; Bulk Regulations and Data Table; Existing Zoning Map; Existing Land-Use Map, Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Building Elevation Plans and draft Declaration of Restrictive Covenant, copies of which are attached hereto and incorporated herein. Full size sets of said site, building and landscape

plans are on file with the Department of Planning and Development. This planned development is applicable to the area delineated in said Planned Development Boundary and Property Line Map, and these and no other zoning controls shall apply in said area.

5. The following uses shall be permitted within the area delineated: multi-family dwelling units in an elevator building, medical uses, recreational and fitness facilities, accessory storage facilities, accessory parking facilities, day care center and all permitted uses in the DX-7 District.
6. The signs depicted in the referenced building elevation plans shall be permitted. Any other exterior signs for business identification within the planned development are subject to the review and approval of the Department of Planning and Development in accordance with the signage standards applicable in the DX-7 District. Temporary signs, such as construction and marketing signs shall be permitted in accordance with City of Chicago standards and requirements; any variation thereto is 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 attached Bulk Regulations and Data Table, subject to the review and approval of the Department of Planning and Development.
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 Chicago, to provide ingress and egress for motor vehicles, including fire and emergency vehicles. There shall be no parking within emergency vehicle areas. 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 Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Standards for Work in the Public Way, and in compliance with the Municipal Code of the City of Chicago.
9. Building height shall be subject to the attached Bulk Regulations and Data Table, the attached Building Elevation plans and any applicable height restrictions enforced 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 subject property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan

and Building Elevation plans attached hereto, and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

12. The facade of the historic Buick Motor Co. showroom building at 1454 South Michigan Avenue, a designated Chicago landmark, shall be rehabilitated in accordance with the standards of, and is subject to the review of, the Commission on Chicago Landmarks as part of the project.
13. Pursuant to the Affordable Housing provisions of the City of Chicago Zoning Ordinance, Title 17, Chapter 17-4-1004, et seq. ("Zoning Ordinance") the applicant has asked for an increase in the floor area ratio of the Property. The applicant hereby acknowledges that according to Section 17-4-1004D of the Zoning Ordinance, the total floor area devoted to affordable housing units must equal at least twenty-five percent (25%) of the total increase in floor area allowed under the Affordable Housing Bonus or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund based on the increase in allowable floor area multiplied by eighty percent (80%) of the median cost of land per buildable square foot. Based on Section 17-4-1004D the Applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount Three Hundred Twenty-two Thousand Three Hundred Seventy-one and 25/100 Dollars (\$322,371.25). Upon issuance of the Part II Letter, the applicant will provide proof that the contribution to the City of Chicago Affordable Housing Opportunity Fund has been made. The applicant must comply with all of the applicable sections of the Affordable Housing Provision of the Zoning Ordinance, which sections are hereby incorporated into this planned development.
14. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department of Planning and Development, upon application for such modification by applicant and after a determination by the Commissioner that such 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 these statements approved by the Commissioner shall be deemed a minor change in this planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
15. 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 subject 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. Additionally, applicant shall provide a green roof on the parking garage identified on the

Landscape Plan (Exhibit 6); said green roof shall have an area of seven thousand two hundred fifteen (7,215) square feet, comprising twenty-nine percent (29%) of the net roof area of the project.

16. The applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject 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 a high 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.
17. The applicant commits to recording a Declaration of Restrictive Covenant against the premises of the planned development which limits construction on the premises to the plans and limitations specified in these Plan of Development Statements, and which requires that every purchase contract and deed transferring title to a dwelling unit within the planned development reference the Declaration of Restrictive Covenant and give notice that buildings may be constructed on properties immediately adjacent to the planned development up to mutual property lines, and that such buildings may obscure views from dwelling unit windows. Said Declaration of Covenant shall substantially conform to the draft thereof attached hereto, and shall be recorded prior to the sale of any dwelling unit on the premises.
18. Prior to issuance by the Commissioner of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for construction within this planned development, detailed site, floor and building elevation plans for the proposed development shall be submitted to the Commissioner for approval. If site and building plans substantially conform to the provisions of this planned development, the Commissioner shall issue written Part II Approval thereof. If the Commissioner determines that the submitted plans do not substantially conform with the provisions of this planned development, the Commissioner shall advise the applicant in writing of the specific reasons for such adverse determination and the specific areas in which the plans and supporting data and materials do not substantially conform to the provisions of this planned development. The Commissioner shall thereafter review any subsequent resubmission, and issue a determination in writing to the applicant within a reasonable time period. Approved plans and supporting data shall be kept on file with the Department of Planning and Development.
19. In accordance with Section 17-13-0612 of the Chicago Zoning Ordinance, construction, as authorized by a building permit, shall commence within

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this planned development within six (6) years of City Council approval of this planned development, unless an extension is granted by the Commissioner of the Department of Planning Development in accordance with Section 17-13-0612-B of the Chicago Zoning Ordinance.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan; Landscape Plan; Building Elevation Plans; and Floor Plans printed on pages 74217 through 74226 of this *Journal*.]

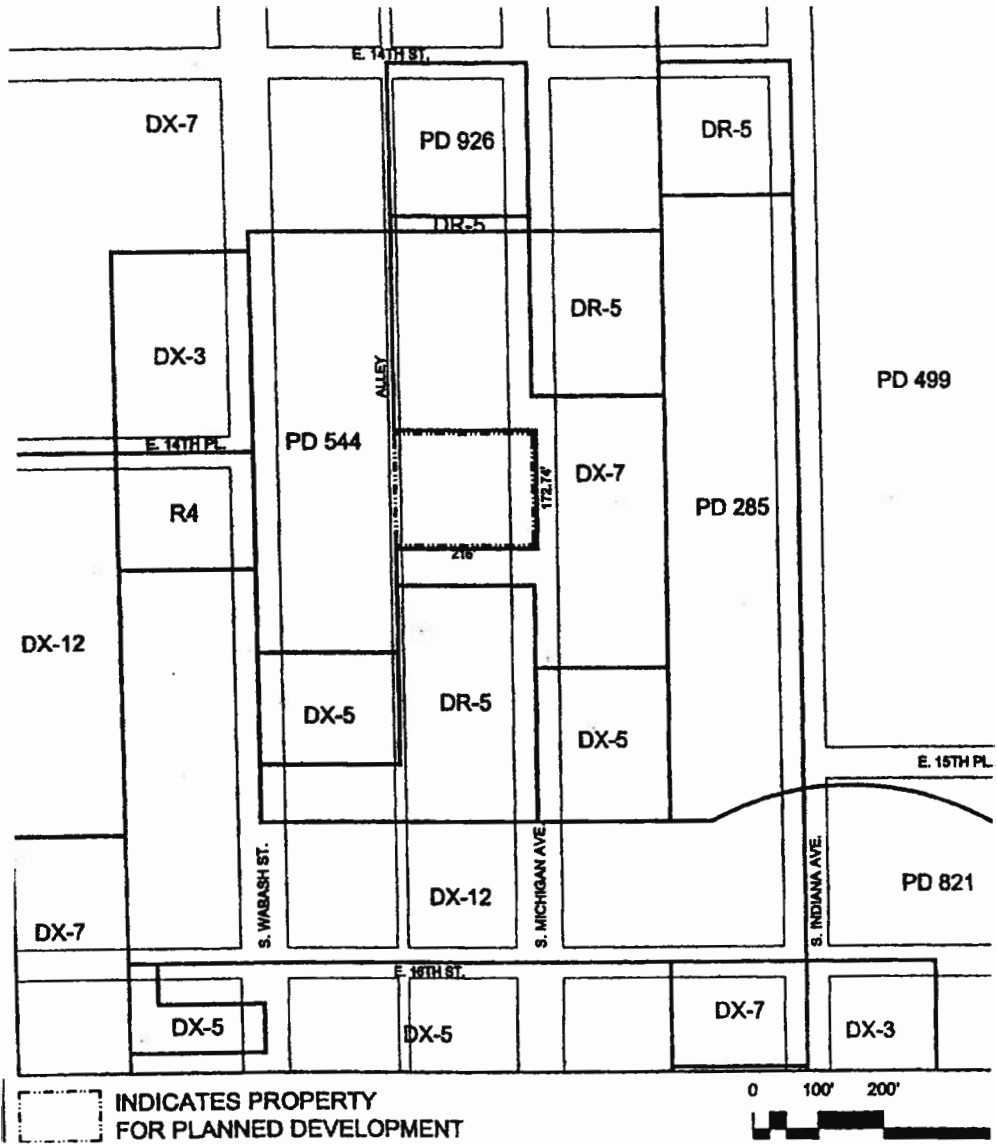
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development

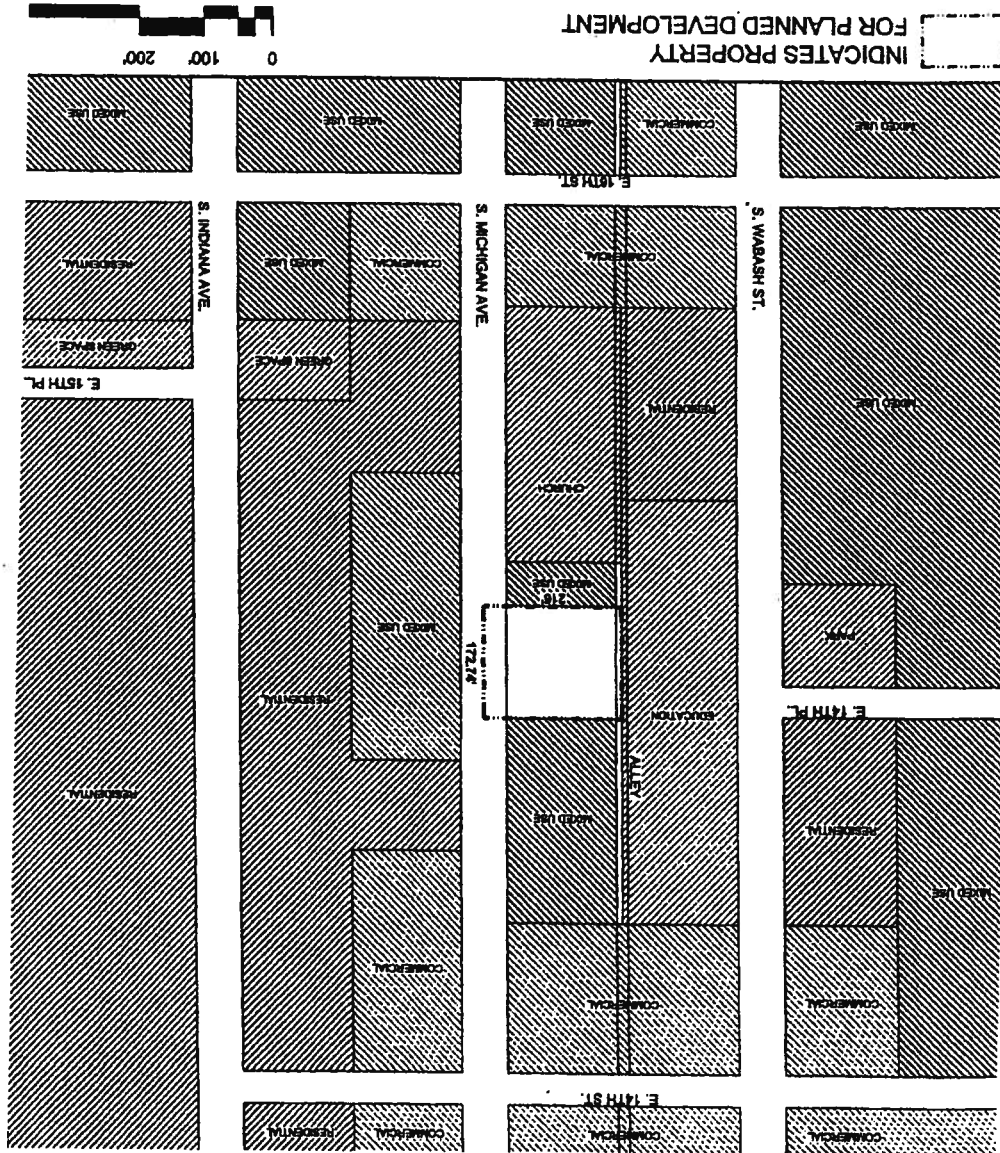
Bulk Regulations And Data Table.

Site Area:	29,849.19 square feet
Maximum Floor Area Ratio:	8.5 (1.5 Floor Area Ratio acquired through the Affordable Housing Fund)
Minimum Number of Off-Street Parking Spaces:	215 Spaces
Maximum Number of Dwelling Units:	215 Units
Minimum Building Setback:	
a. South Michigan Avenue	0 feet
b. Public alley	0 feet
c. South Property Line	0 feet
d. North Property Line	0 feet
Maximum Permitted Height:	295 feet

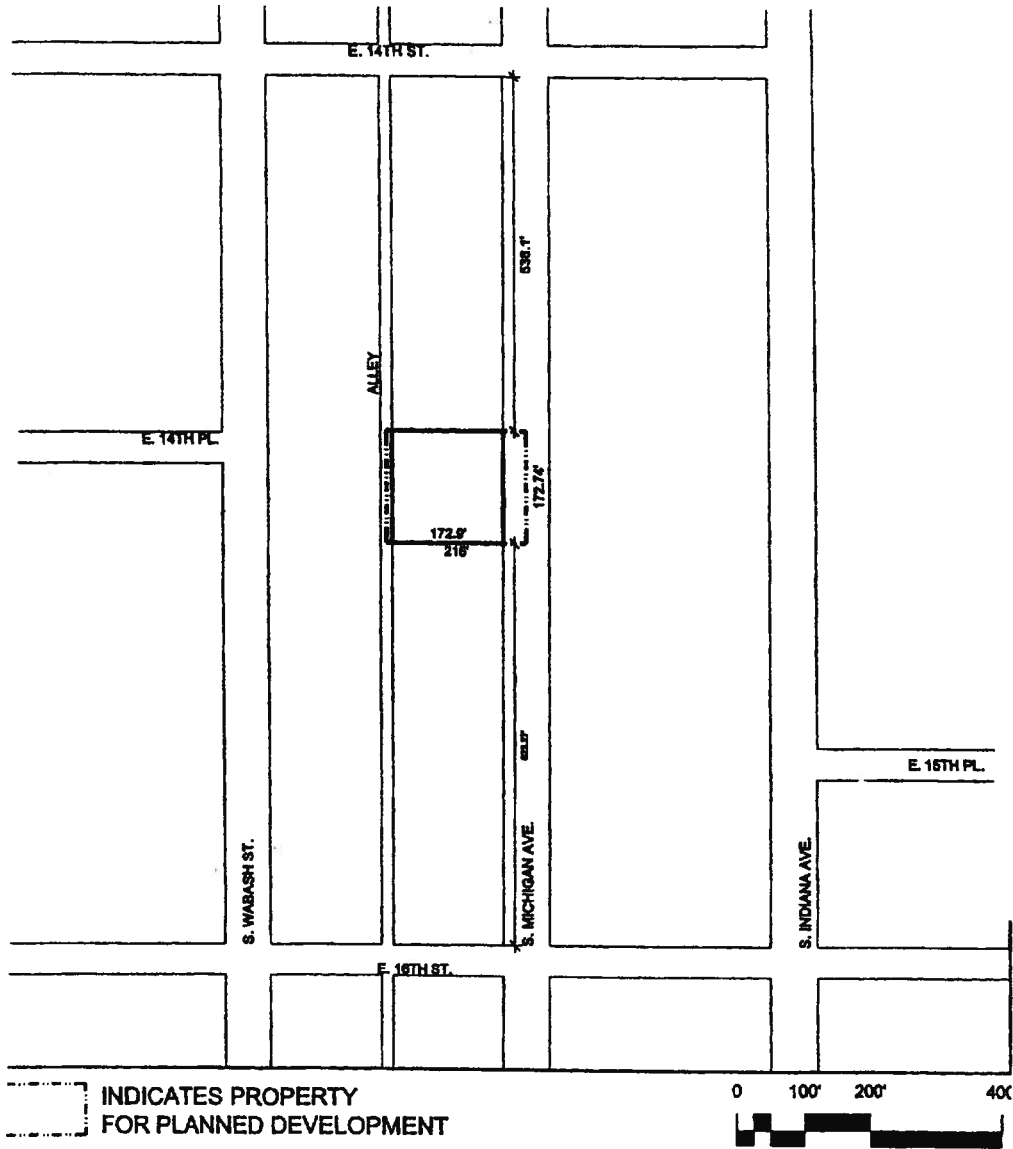
Existing Zoning Map.



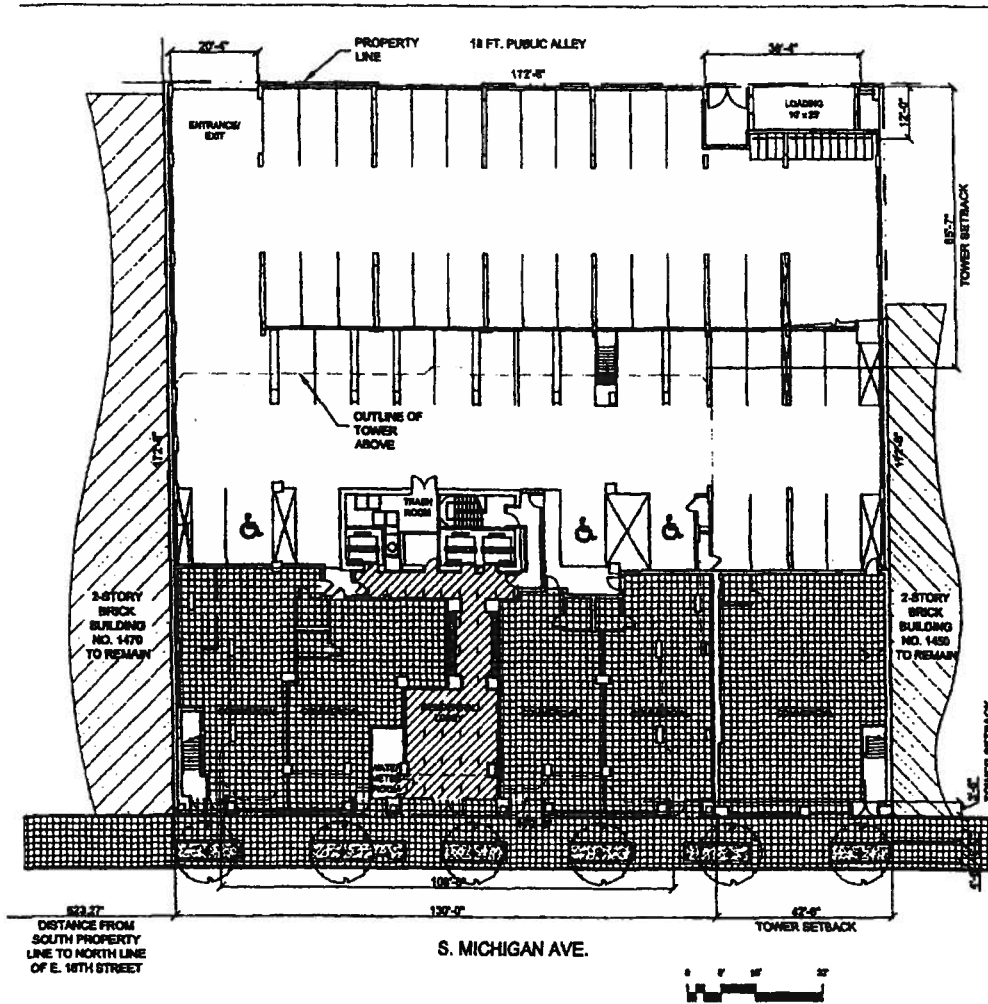
Existing Land-Use Map.



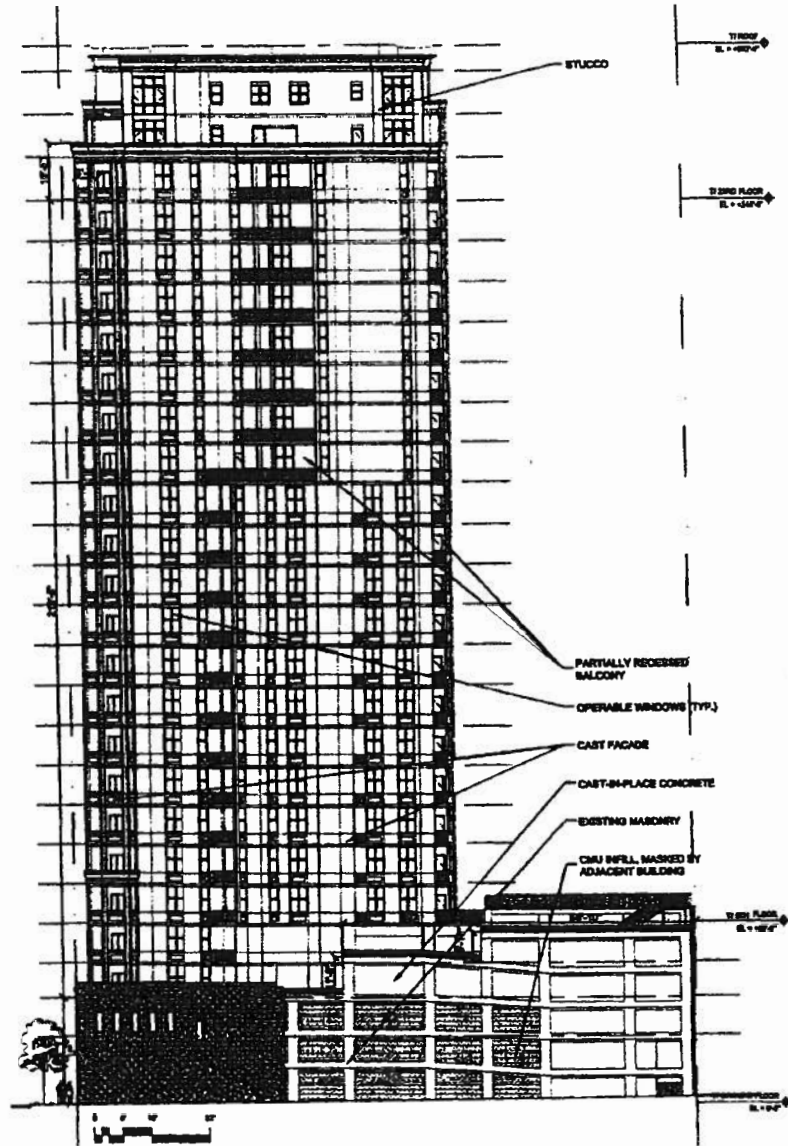
Boundary And Property Line Map.



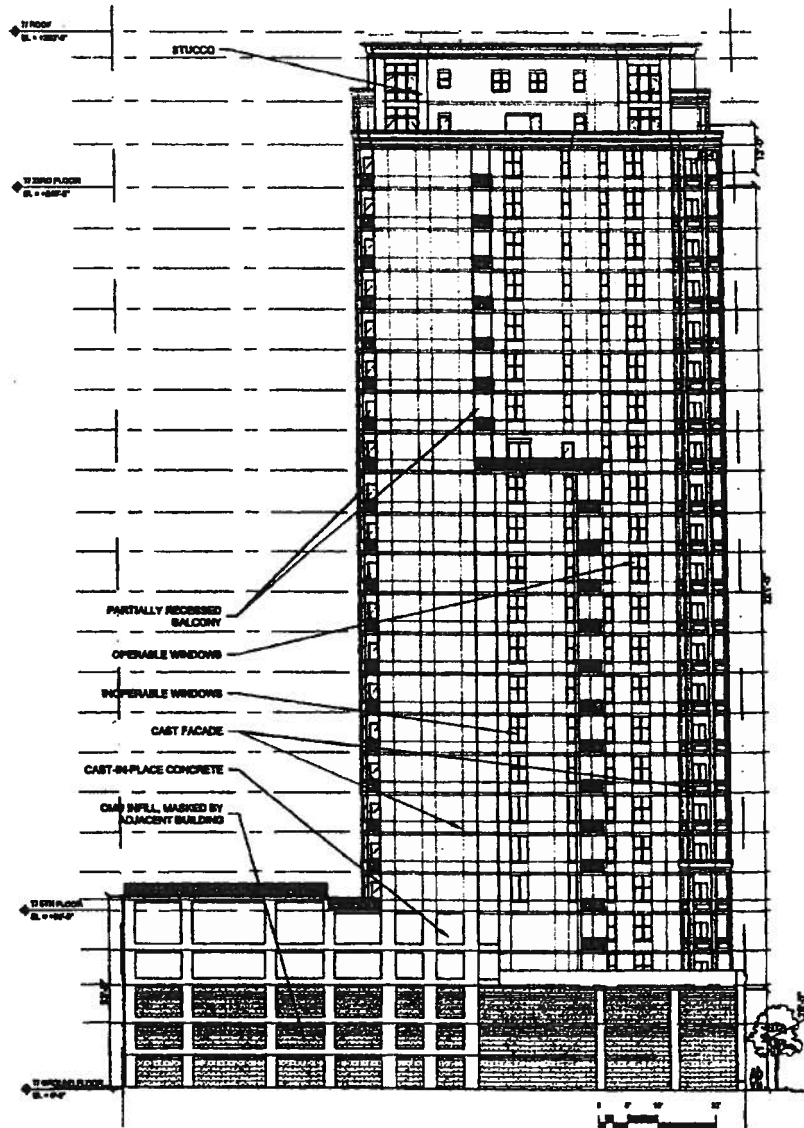
First Floor Plan.



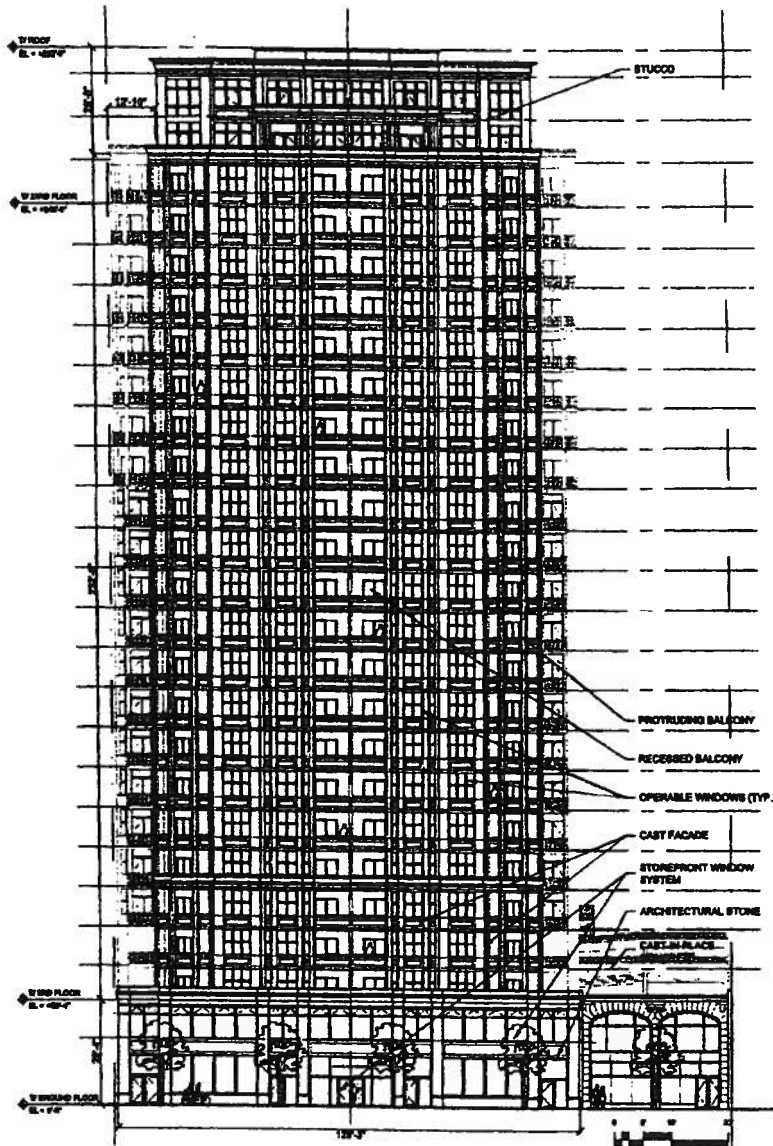
North Elevation.



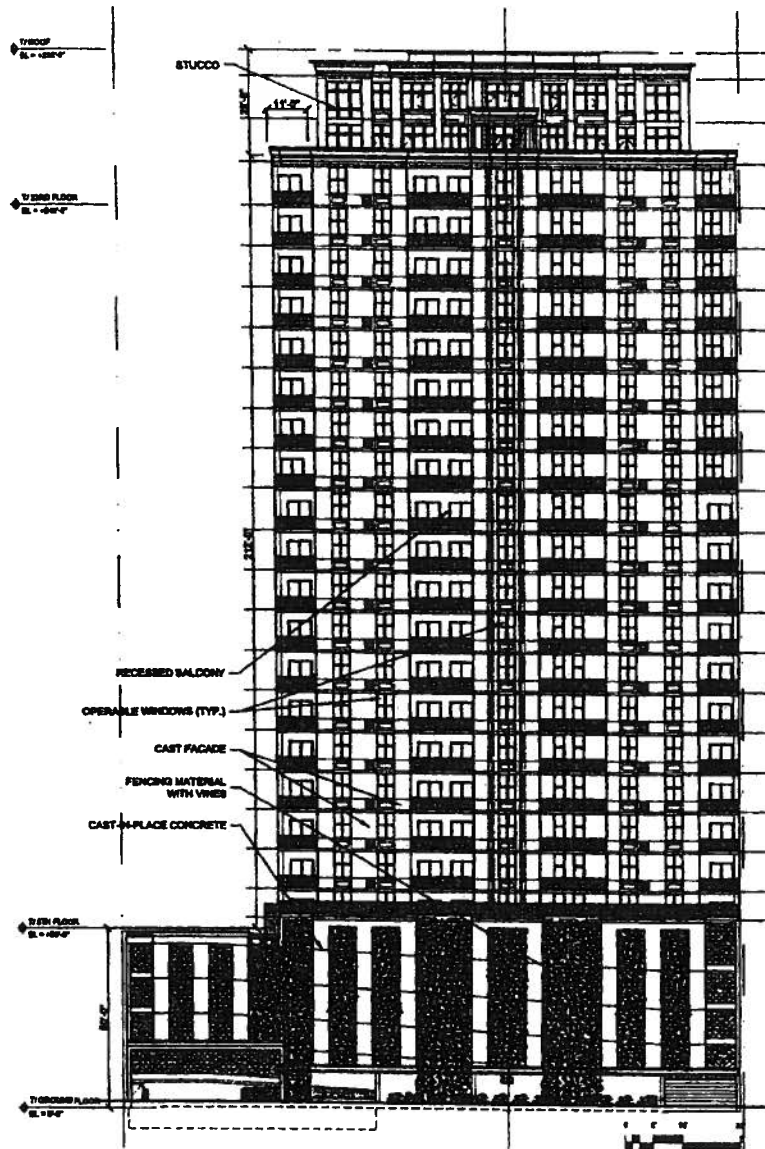
South Elevation.



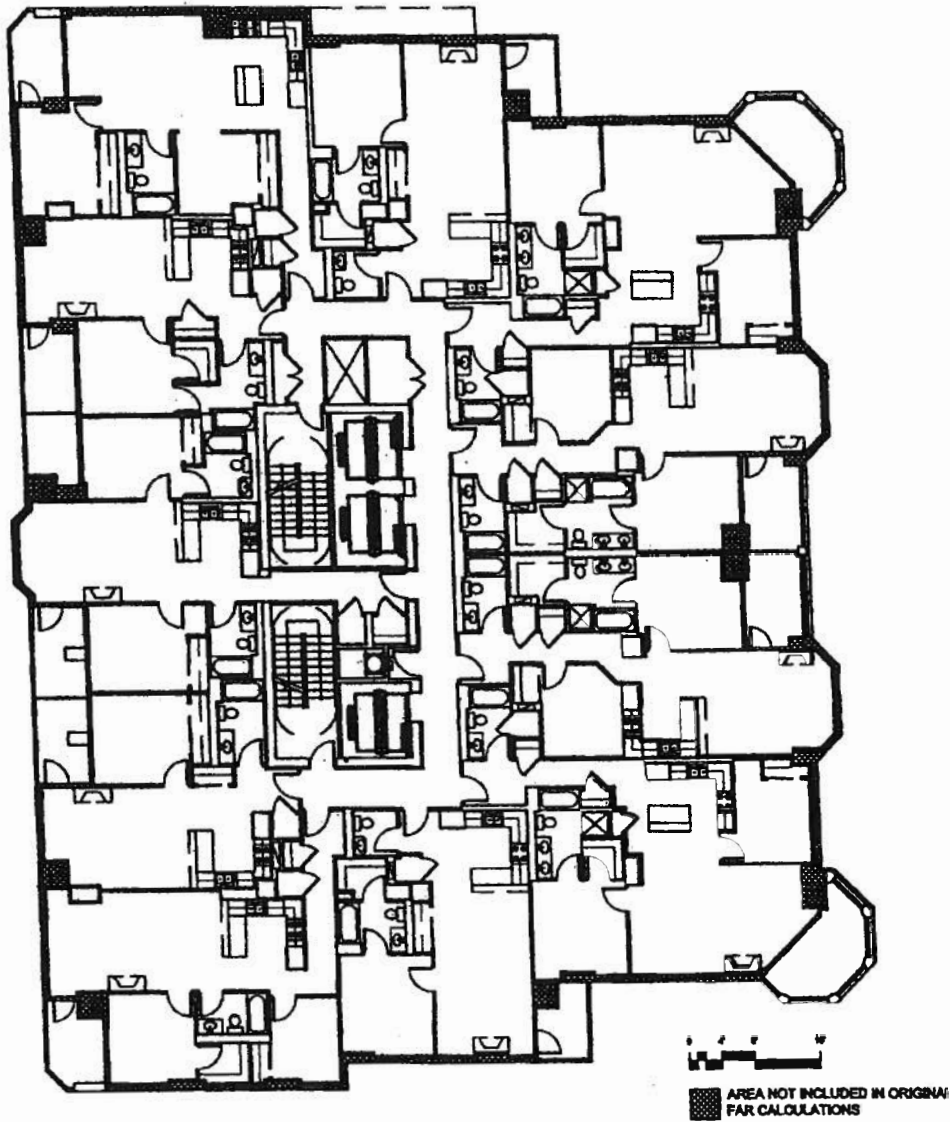
East Elevation.



West Elevation.



Square Foot Change Typical Floor.



6/29/2005

REPORTS OF COMMITTEES

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to those of an RT3.5 Residential Two-Unit, Townhouse and Multi-Unit District.

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

Reclassification Of Area Shown On Map Number 3-L.
(Application Number 14950)

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 RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 3-L in the area bounded by:

a line 133.27 feet south of and parallel to West Thomas Street; the public alley next east of and parallel to North Long Avenue; a line 166.6 feet south of and parallel to West Thomas Street; and North Long Avenue,

to those of an RS3 Residential Single-Unit (Detached House) District.

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

Reclassification Of Area Shown On Map Number 4-E.
(As Amended)

(Application Number 14853) RPD 976

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 DX-7 (and former C3-5) District symbols and indications as shown on Map Number 4-E in the area bounded by:

South Michigan Avenue on the east; the first alley west of South Michigan Avenue on the west; a line parallel to and 536.1 feet south of East 14th Street on

the north; and a line parallel to and 623.27 feet north of East 16th Street on the south,

to those of Residential Planned Development Number 976 and a corresponding use district is hereby established in the area above described, subject to the Plan of Development Statements for Residential Planned Development Number 976 attached and incorporated herein, 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 attached to this ordinance read as follows:

Residential Planned Development Number 976.

Plan Of Development Statements.

1. The land area delineated herein as Residential Planned Development Number 976 consists of twenty-nine thousand eight hundred forty-nine and nineteen hundredths (29,849.19) square feet (zero and six hundred seventy-seven thousandths (0.677) acres), and is under contract for purchase by applicant, 1454 S. Michigan L.L.C., a Delaware limited liability company.
2. All applicable official reviews, approvals or permits are required to be obtained by applicant or its successors, assigns or grantees. Any dedication or vacating of streets or alleys, or utility easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of applicant or 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 applicant, the legal titleholder and any ground lessees. Furthermore, pursuant to Section 17-8-0400 of the Chicago Zoning Ordinance, the subject property shall be under single ownership or unified control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made. "Unified 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 or by any property owners or condominium association formed to represent the property owners, and any ground lessees.

4. This planned development consists of nineteen (19) plan of development statements; Bulk Regulations and Data Table; Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Building Elevation Plans; and draft Declaration of Restrictive Covenant copies of which are attached hereto and incorporated herein. Full size sets of said site, building and landscape plans are on file with the Department of Planning and Development. This planned development is applicable to the area delineated in said planned development boundary and property line map, and these and no other zoning controls shall apply in said area.
5. The following uses shall be permitted within the area delineated: multi-family dwelling units in an elevator building, medical uses, recreational and fitness facilities, accessory storage facilities, accessory parking facilities, day care center, and all permitted uses in the DX-7 District.
6. The signs depicted in the referenced building elevation plans shall be permitted. Any other exterior signs for business identification within the planned development are subject to the review and approval of the Department and Planning and Development in accordance with the signage standards applicable in the DX-7 District. Temporary signs, such as construction and marketing signs shall be permitted in accordance with City of Chicago standards and requirements; any variation thereto is 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 attached Bulk Regulations and Data Table, subject to the review and approval of the Department of Planning and Development.
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 Chicago, to provide ingress and egress for motor vehicles, including fire and emergency vehicles. There shall be no parking within emergency vehicle areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and 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 Department of Transportation. All work proposed in

the public way must be designed and constructed in accordance with the Chicago Department of Transportation Standards for Work in the Public Way, and in compliance with the Municipal Code of the City of Chicago.

9. Building height shall be subject to the attached Bulk Regulations and Data Table, the attached building elevation plans and any applicable height restrictions enforced 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 subject property shall be designed, installed and maintained in substantial conformance with the site plan, landscape plan and building elevation plans attached hereto, and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The facade of the historic Buick Motor Company showroom building at 1454 South Michigan Avenue, a designated Chicago landmark, shall be rehabilitated in accordance with the standards of, and is subject to the review of, the Commission on Chicago Landmarks as part of the project.
13. Pursuant to the Affordable Housing provision of the City of Chicago Zoning Ordinance, Title 17, Chapter 17-4-1004, et seq. ("Zoning Ordinance") the applicant has asked for an increase in the floor area ratio of the property. The applicant hereby acknowledges that according to Section 17-4-1004D of the Zoning Ordinance, the total floor area devoted to affordable housing units must equal at least twenty-five percent (25%) of the total increase in floor area allowed under the Affordable Housing Bonus or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund based on the increase in allowable floor area multiplied by eighty percent (80%) of the median cost of land per buildable square foot. Based on Section 17-4-1004D, the applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of Two Hundred Eight Thousand Nine Hundred Forty-four and 33/100 Dollars (\$208,944.33). Prior to the issuance of permits, the applicant will provide a letter of credit or other security device in an amount equal to the cash contribution. The applicant must comply with all of the applicable sections of the Affordable Housing provision of the Zoning Ordinance, which sections are hereby incorporated into this planned development.
14. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department of

Planning and Development, upon application for such modification by applicant and after a determination by the Commissioner that such 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 these statements approved by the Commissioner shall be deemed a minor change in this planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

15. 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 subject 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. Additionally, applicant shall provide a green roof on the parking garage identified on the Landscape Plan (Exhibit 6); said green roof shall have an area of seven thousand two hundred fifteen (7,215) square feet, comprising twenty-nine percent (29%) of the net roof area of the project.
16. The applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject 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 a high 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.
17. The applicant commits to recording a Declaration of Restrictive Covenant against the premises of the planned development which limits construction on the premises to the plans and limitations specified in these plan of development statements, and which requires that every purchase contract and deed transferring title to a dwelling unit within the planned development reference the Declaration of Restrictive Covenant and give notice that buildings may be constructed on properties immediately adjacent to the planned development up to mutual property lines, and that such buildings may obscure views from dwelling unit windows. Said Declaration of Covenant shall substantially conform to the draft thereof

attached hereto, and shall be recorded prior to the sale of any dwelling unit on the premises.

18. Prior to issuance by the Commissioner of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for construction within this planned development, detailed site, floor and building elevation plans for the proposed development shall be submitted to the Commissioner for approval. If site and building plans substantially conform to the provisions of this planned development, the Commissioner shall issue written Part II Approval thereof. If the Commissioner determines that the submitted plans do not substantially conform with the provisions of this planned development, the Commissioner shall advise the applicant in writing of the specific reasons for such adverse determination and the specific areas in which the plans and supporting data and materials do not substantially conform to the provisions of this planned development. The Commissioner shall thereafter review any subsequent resubmission, and issue a determination in writing to the applicant within a reasonable time period. Approved plans and supporting data shall be kept on file with the Department of Planning and Development.
19. In accordance with Section 17-13-0612 of the Chicago Zoning Ordinance, construction, as authorized by a building permit, shall commence within this planned development within six (6) years of City Council approval of this planned development, unless an extension is granted by the Commissioner of the Department of Planning Development in accordance with Section 17-13-0612-B of the Chicago Zoning Ordinance. Should the planned development become void per Section 17-13-0612-A and -B, the subject property shall revert to a DX-7 Downtown Mixed-Use District.

[Exhibit 5 and Declaration of Restrictive Covenant referred to in these Plan of Development Statements unavailable at time of printing.]

Exhibit 2 -- Existing Zoning Map; Exhibit 3 -- Existing Land-Use Map;
Exhibit 4 -- Planned Development Boundary and Property Line
Map; Exhibit 6 -- Site Plan/Landscape Plan; Exhibits 7, 8, 9
and 10 -- Building Elevation Plans referred to in
these Plan of Development Statements printed
on pages 52430 through 52437
of this *Journal*.]

[Exhibit 1 -- Bulk Regulations and Data Table referred to in this Plan of Development Statement reads as follows:

Exhibit 1.

Residential Planned Development

Bulk Regulations And Data Table.

Site Area:	29,849.19 square feet
Maximum Floor Area Ratio:	8.0 (1.0 floor area ratio acquired through the Affordable Housing Fund)
Minimum Number of Off-Street Parking Spaces:	215 spaces
Maximum Number of Dwelling Units:	215 units
Minimum Building Setbacks:	
a. South Michigan Avenue	0 feet
b. Public Alley	0 feet
c. South Property Line	0 feet
d. North Property Line	0 feet
Maximum Permitted Height:	295 feet

Exhibit 2.
Existing Zoning Map.

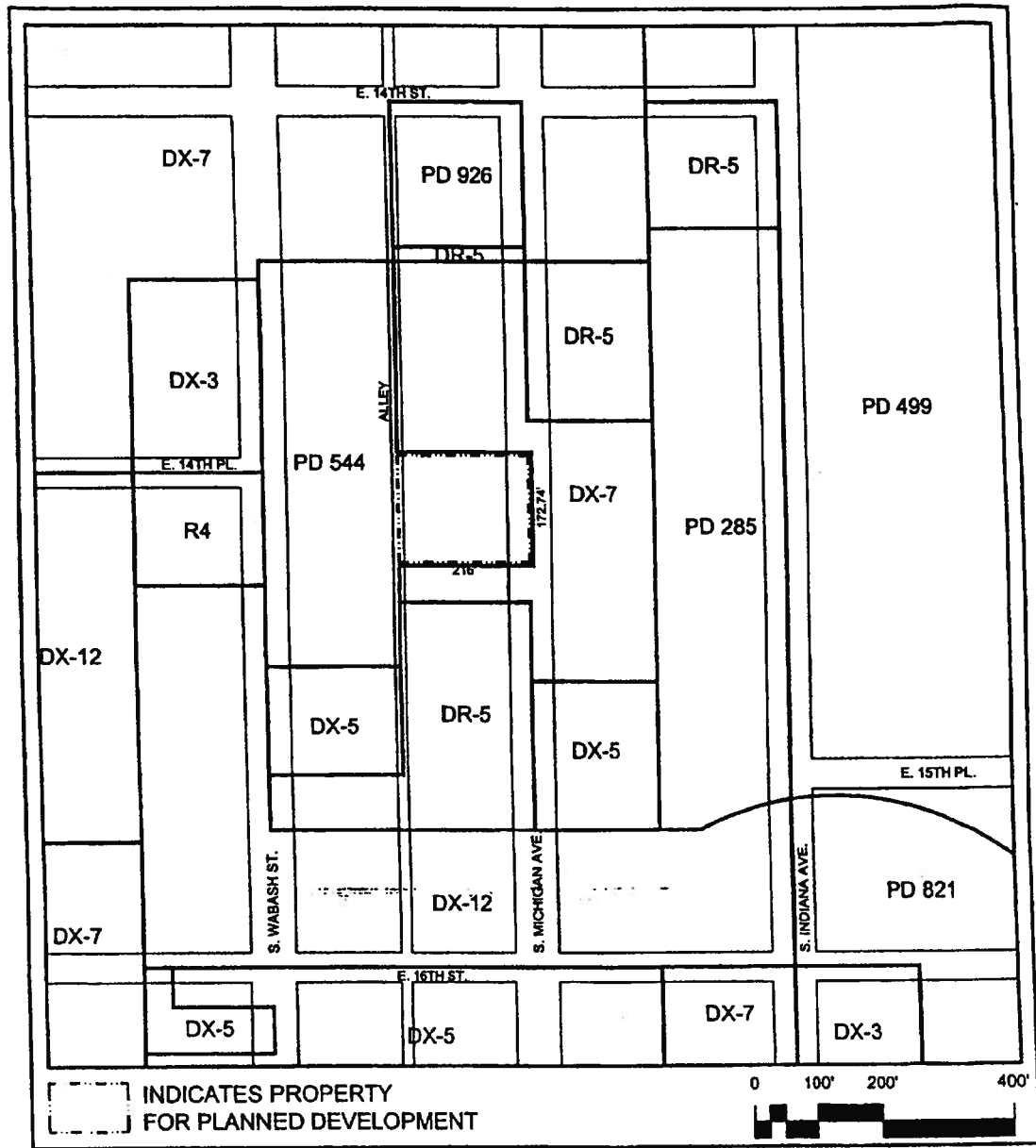


Exhibit 3.
Existing Land-Use Map.

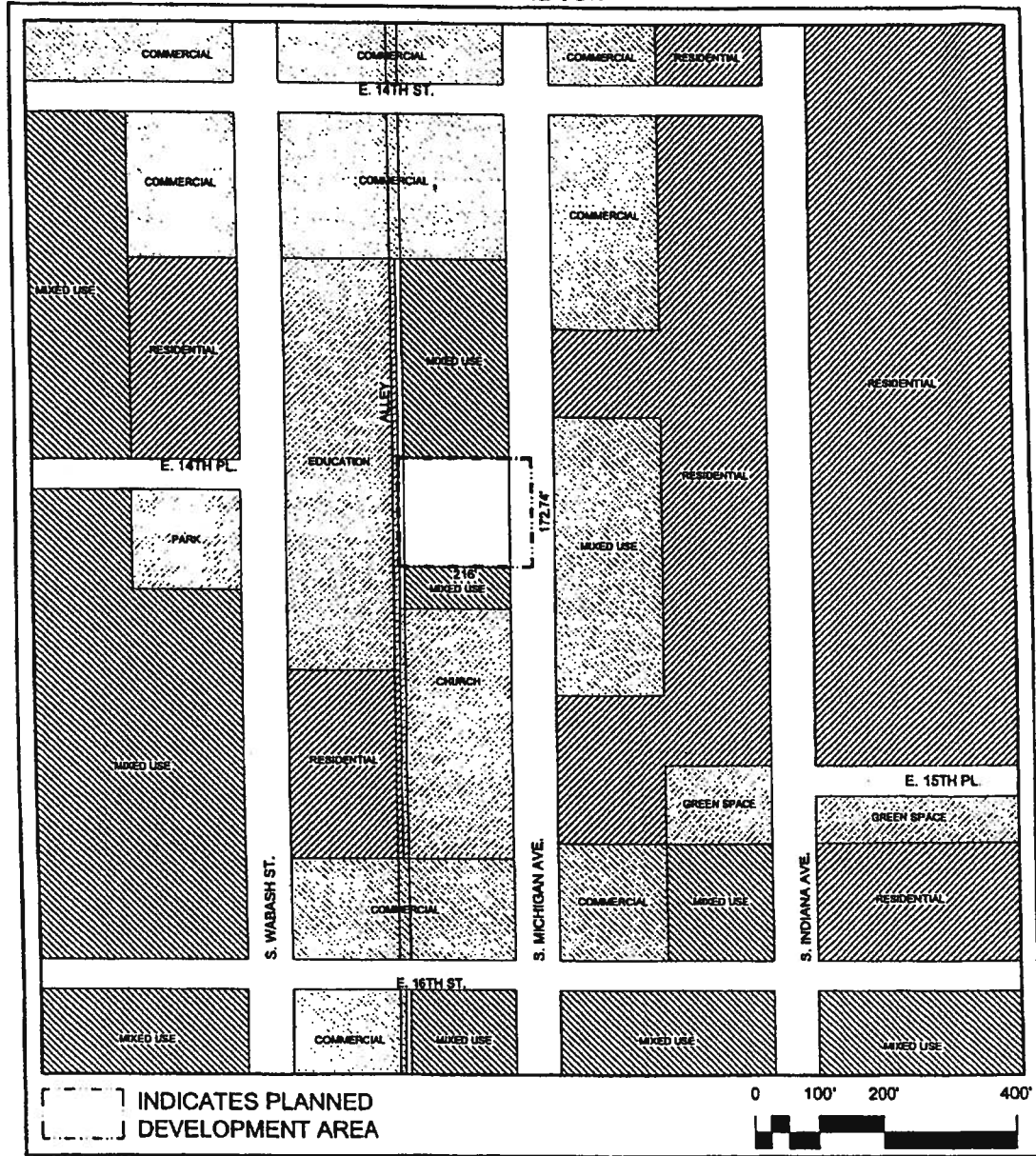


Exhibit 4.

Planned Development Boundary And Property Line Map.

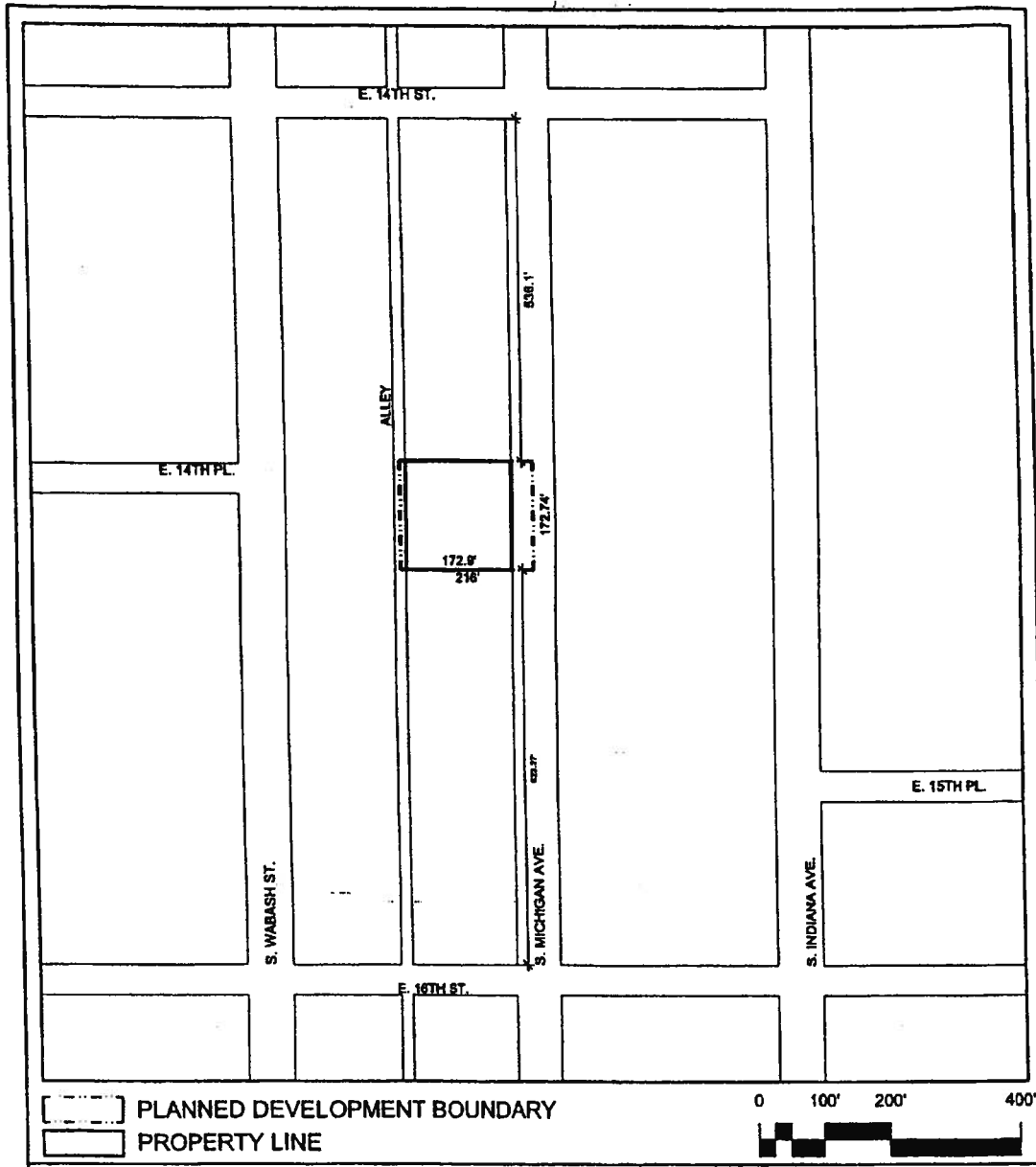


Exhibit 7.
East Elevation.

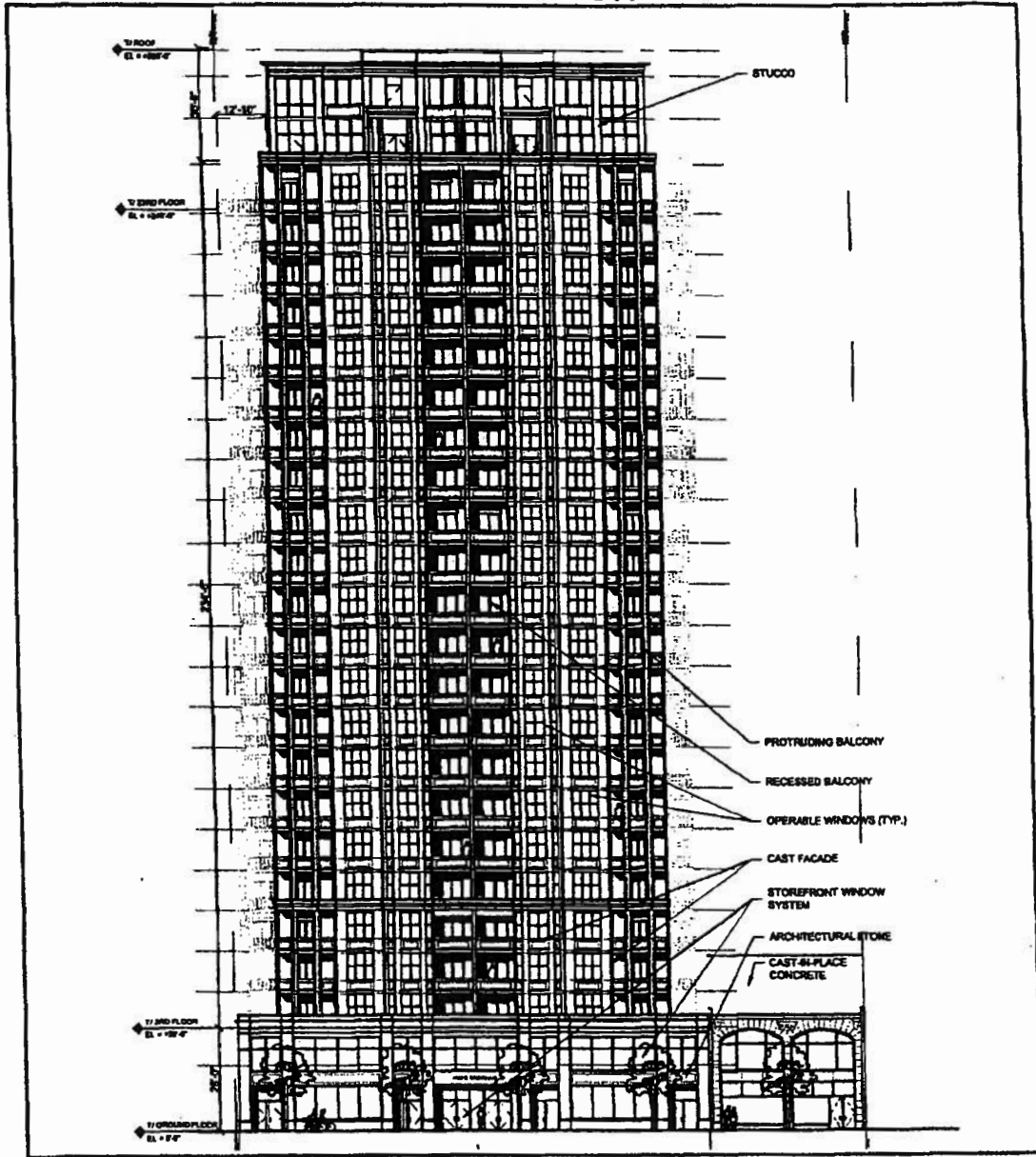


Exhibit 8.

West Elevation.

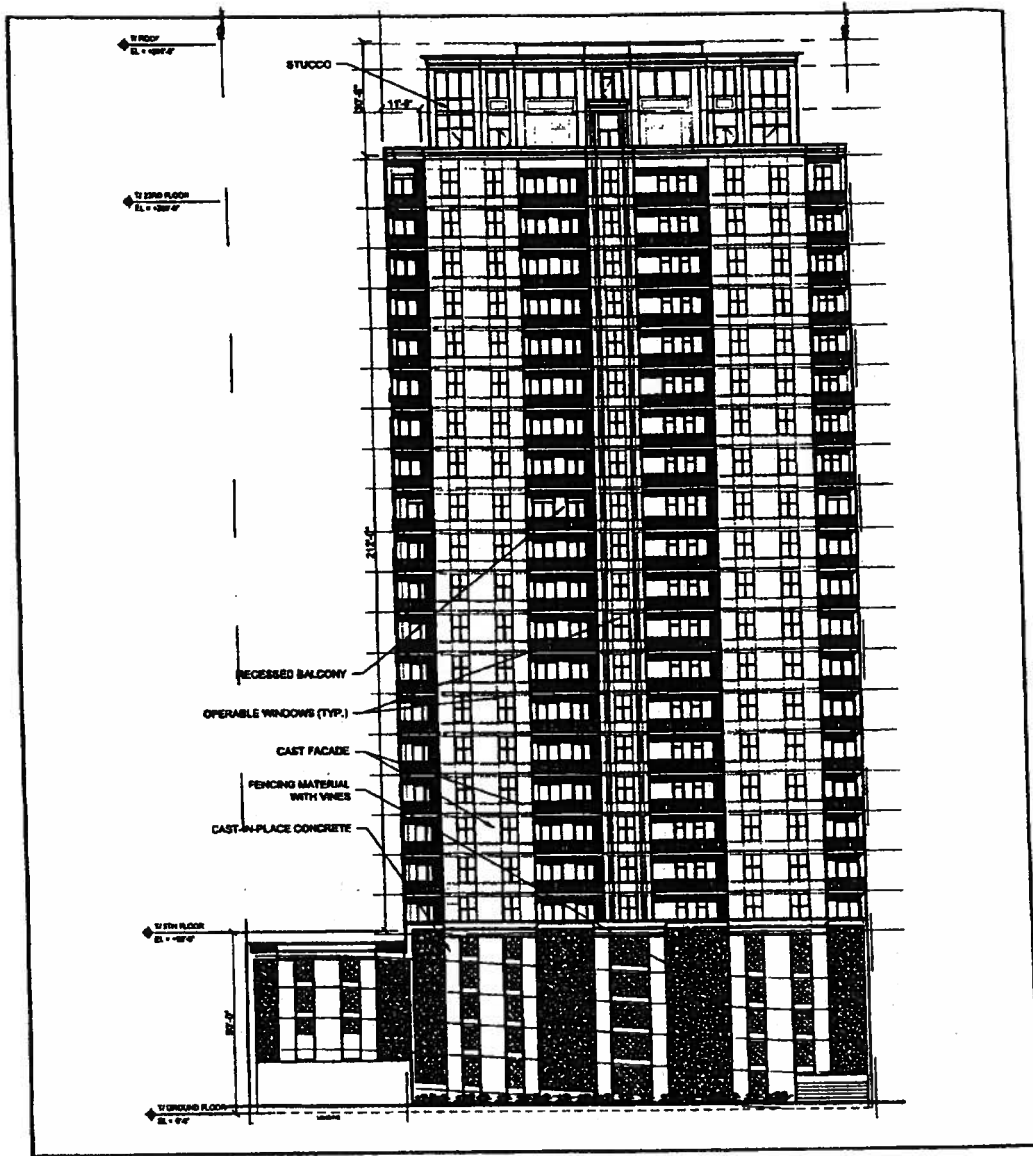


Exhibit 9.

North Elevation.

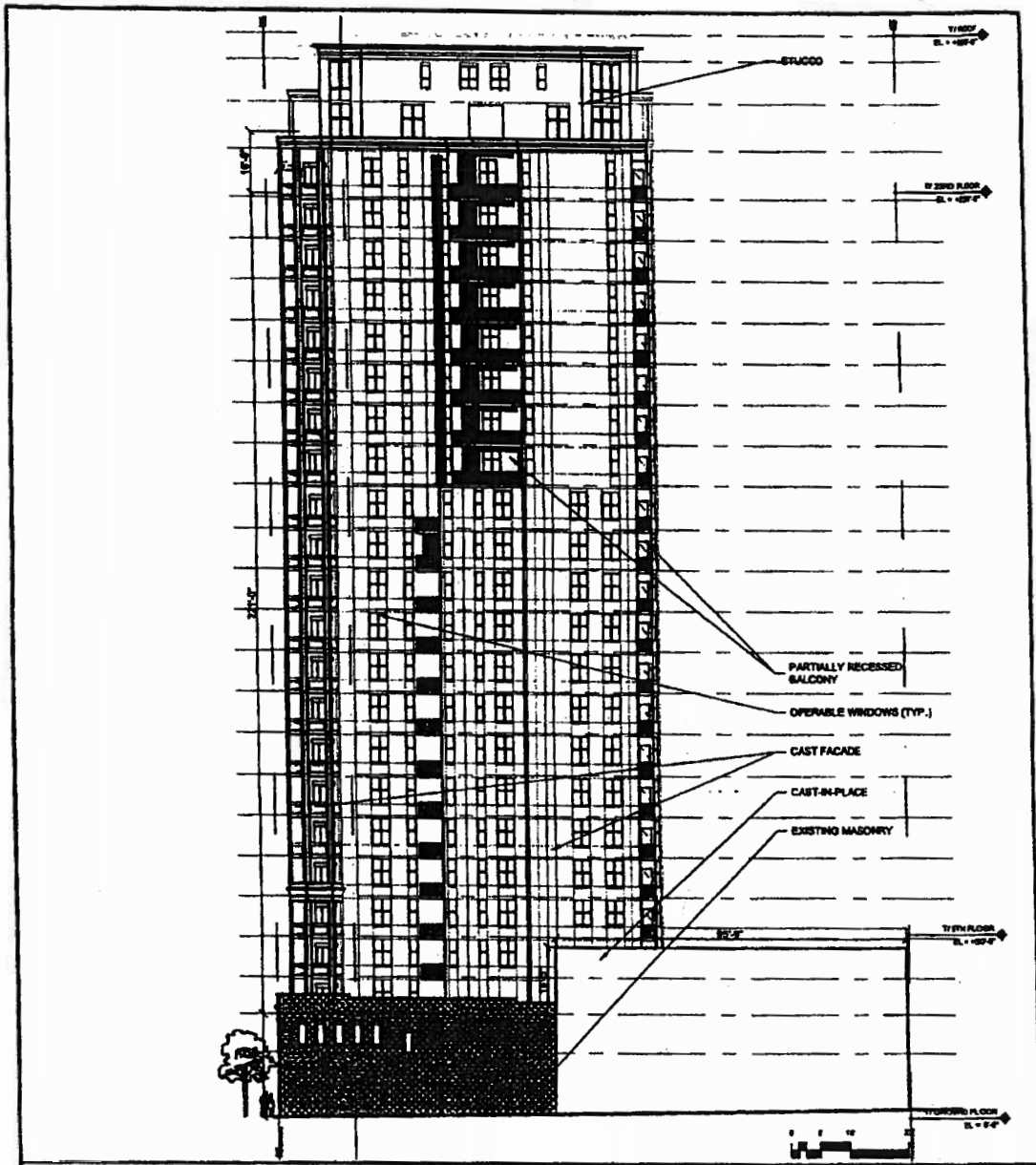


Exhibit 10.

South Elevation.

