

~~a public alley next north of and parallel to West Devon Avenue; a line 94.38 feet east of and parallel to North Central Avenue as measured along the northern boundary of Devon Avenue; West Devon Avenue; and North Central Avenue,~~

~~to those of a B3-1 Community Shopping District.~~

~~SECTION 2. This ordinance takes effect after its passage and due publication.~~

Reclassification Of Area Shown On Map No. 19-G.
(Application No. 20544)
(Common Address: 7630 -- 7638 N. Rogers Ave.)

B3-5

[O2020-5644]

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 Residential-Business Planned Development Number 977 symbols and indications as shown on Map Number 19-G in the area bounded by:

a line 240 feet south of and parallel to West Jonquil Terrace as measured from the westerly right-of-way line of North Sheridan Road; North Sheridan Road; North Rogers Avenue; a line 124.76 feet southwesterly of the intersection of North Sheridan Road and North Rogers Avenue as measured from the northerly right-of-way line of North Rogers Avenue and perpendicular thereto; and a line 269.07 feet east of and parallel to North Greenview Avenue,

to those of a B3-5 Community Shopping 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 No. 26-1.
(As Amended)
(Application No. 20557T1)
(Common Address: 2501 -- 2511 W. 103rd St.)

[SO2020-5712]

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 the current RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 26-1 in an area bounded by:

West 103rd Street; South Campbell Avenue; the alley next south of and parallel to West 103rd Street; and South Maplewood Avenue,

to those of a C1-1 Neighborhood Commercial District.

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

[Plat of Survey; First and Second Floor Existing Conditions; Proposed First and Second Floor Plans; Elevations Showing Building Height, and Site Plan attached to this ordinance printed on pages 25693 through 25700 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

*Reclassification Of Area Shown On Map Number 19-G.
(As Amended)
(Application Number 14899)*

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 B3-5 Community Shopping District symbols and indications as shown on Map Number 19-G in the area bounded by:

a line 240 feet south of and parallel to West Jonquil Terrace (as measured from the westerly right-of-way line of North Sheridan Road); North Sheridan Road; North Rogers Avenue; a line 124.76 feet southwesterly of the intersection of North Sheridan Road and North Rodgers Avenue (as measured from the northerly right-of-way line of North Rogers Avenue and perpendicular thereto); and a line 269.07 feet east of and parallel to North Greenview Avenue,

to those of a Residential-Business 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-Business Planned Development Number 977.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 977 consists of approximately ten thousand seven hundred and four (10,704) square feet (zero and two hundred and forty-five thousandths (0.245) of an acre) and is owned or controlled by the applicant, Beachview 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 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 approved 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 17-8-0400 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 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/Roof Level Landscape Plan; and Building Elevations dated June 16, 2005 prepared by Fajardo & Fajardo Ltd. Full size copies of the Site Plan, Landscape Plan and Exterior 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. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building Code shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": multi-family elevator buildings with business uses (retail/offices) as permitted in the B3 Community Shopping District to be located on the ground floor, accessory and related uses and accessory parking and loading.
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. 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. The height of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations and shall be subject to the height limitations established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definitions of the City of Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with Site/Landscape Plan, Green Roof Plan and Building Elevations attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the applicable standards 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 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 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 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 may be obtained from the Department of Planning and Development. The applicant shall provide vegetated ("green") roof totaling fifty percent (50%) of the net roof area or four thousand seven hundred (4,700) square feet. The "Net Roof Area" shall be defined as the total area of the roof minus any required perimeter setbacks, rooftop structures and roof-mounted equipment.
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 by the Director of the Department of Construction and Permits 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 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 B3-5 Community Shopping 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; Existing Land-Use Map; Boundary Line Map; Site Plan; Landscaping Plan; Floor Plans; Building Elevations; Vicinity and Site Map; Existing Site Map; and New Zoning Map referred to in these Plan of Development Statements printed on pages 54259 through 54273 of this *Journal*.]

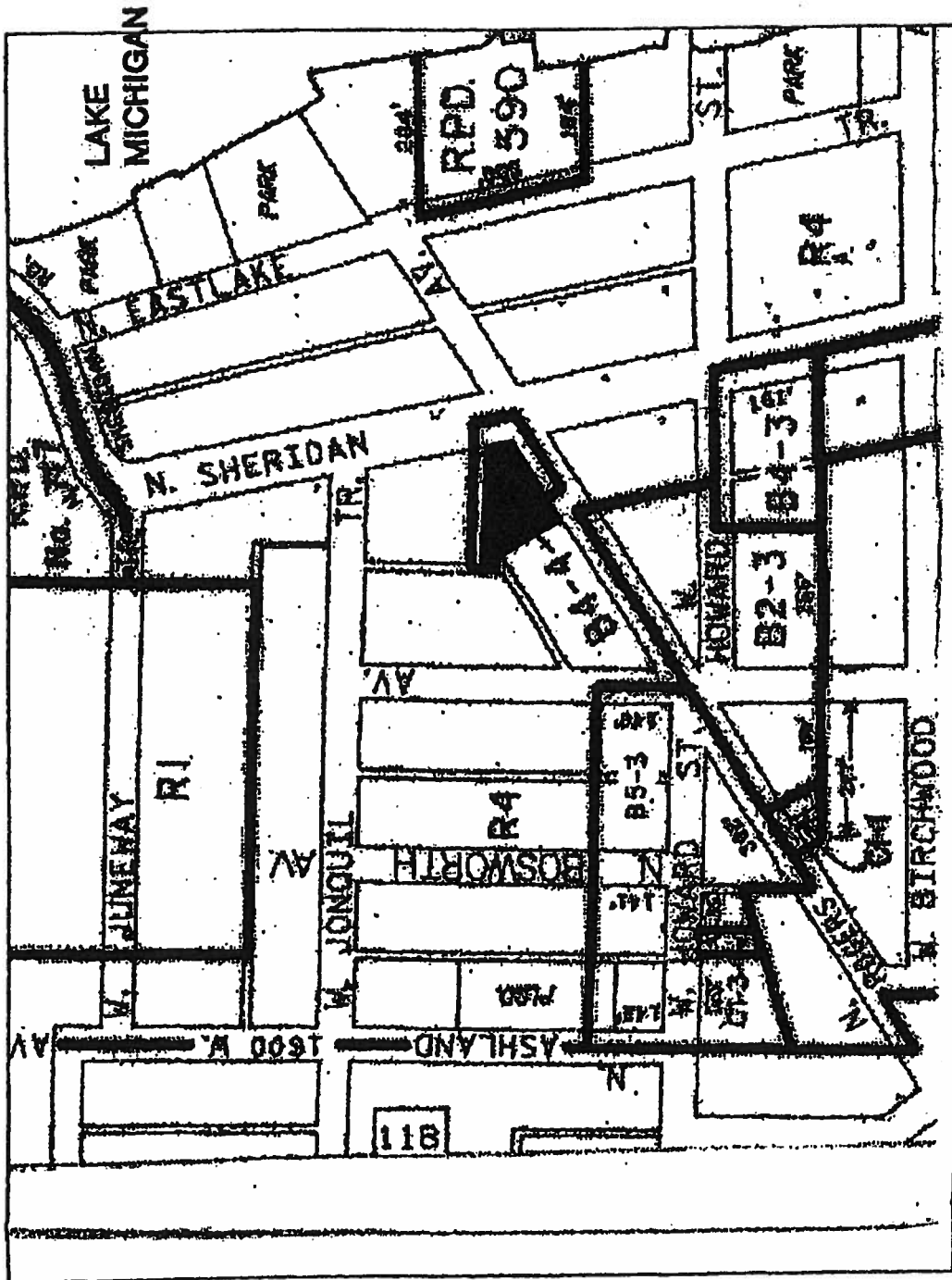
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development Number 977.

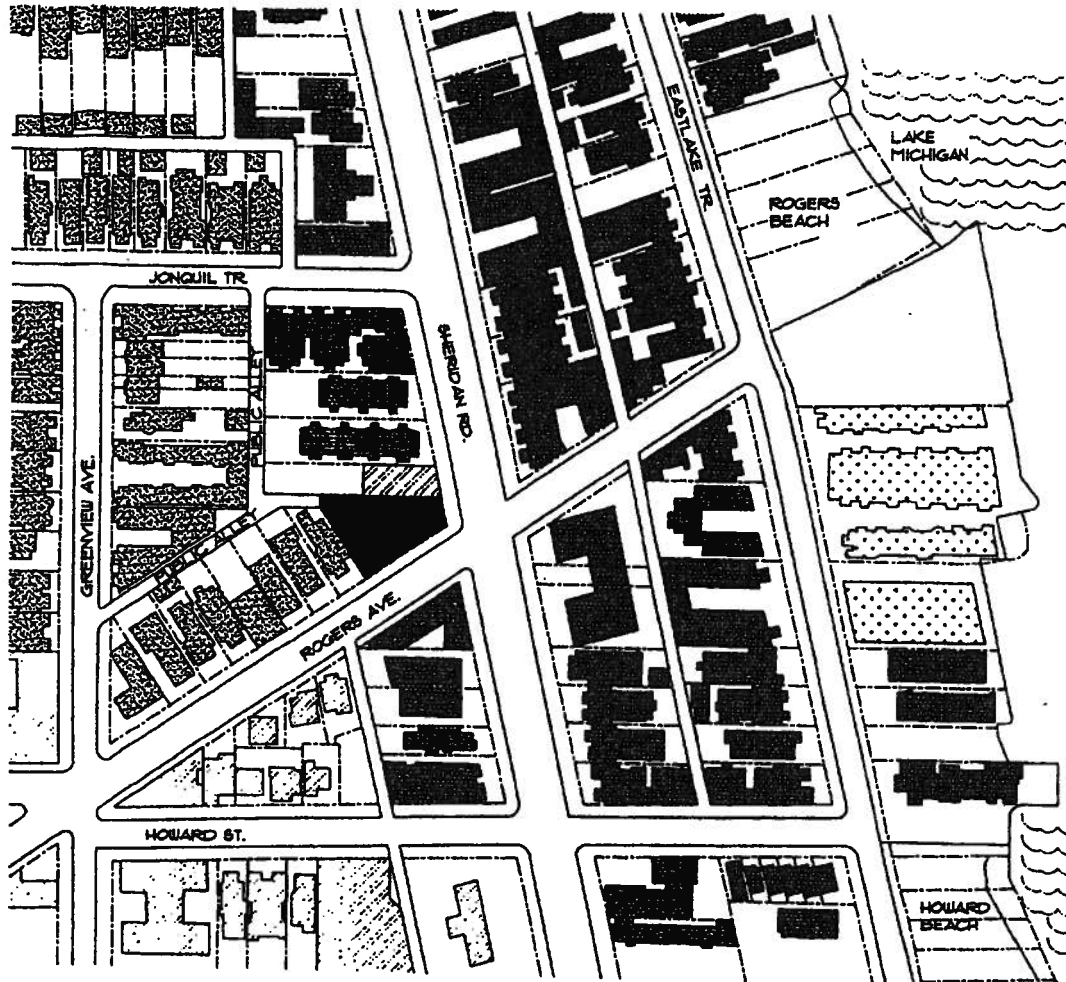
Bulk Regulations And Data Table.

Gross Site Area:	25,666 square feet (0.58 of an acre)
Public Rights-of-Way:	14,962 square feet (0.34 of an acre)
Net Site Area:	10,704 square feet (0.245 of an acre)
Maximum Floor Area Ratio for Net Site Area:	5.0
Permitted Uses:	Multi-story Residential, Business Uses and related uses as listed in Statement Number 5
Maximum Number of Residential Units:	40 units
Number of Off-Street Parking Spaces to be provided:	65 spaces
Minimum Number of Off-Street Loading Spaces:	One at 10 feet by 25 feet
Maximum Percentage of Land Coverage:	100%
Minimum Building Setbacks:	
North Property Line:	0 feet
East Property Line:	0 feet
South Property Line:	0 feet
West Property Line	0 feet
Maximum Building Height:	81 feet, 4 inches as measured to the top of the Mechanical Penthouse Structure

Existing Zoning Map.



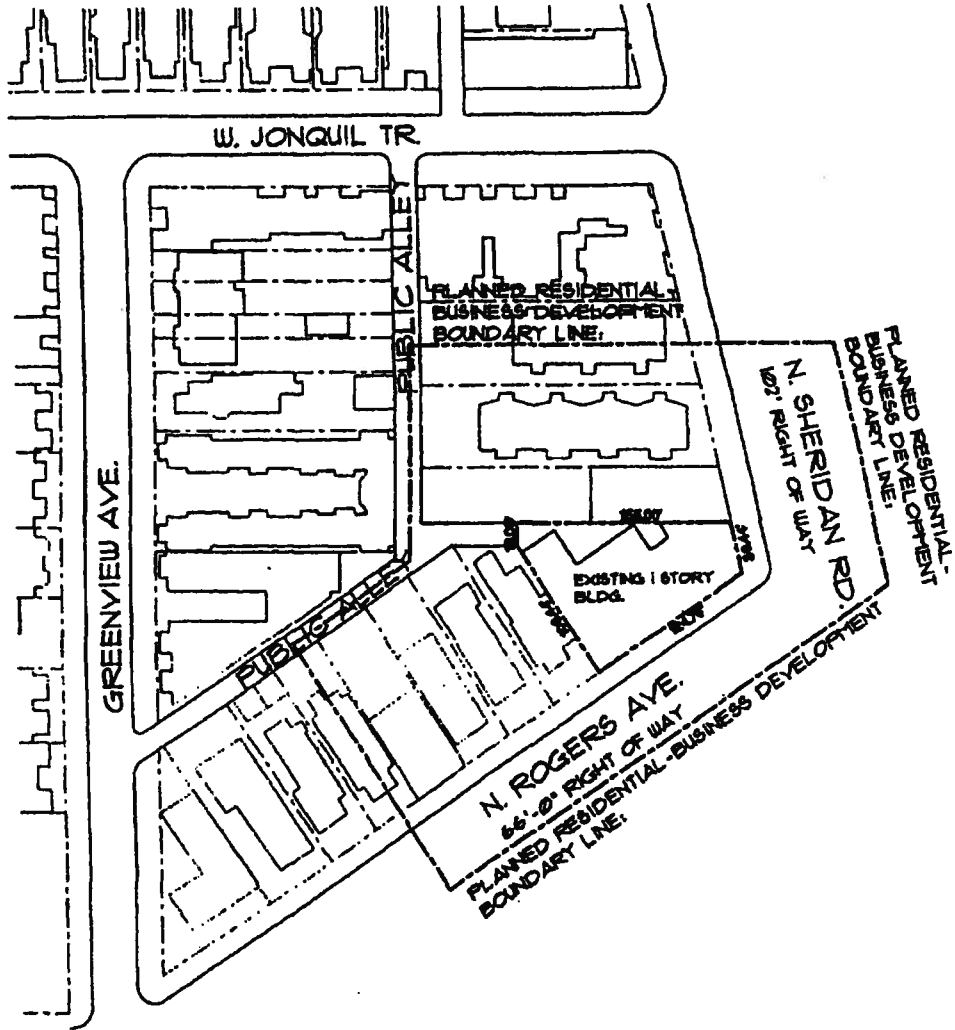
Existing Land-Use Map.



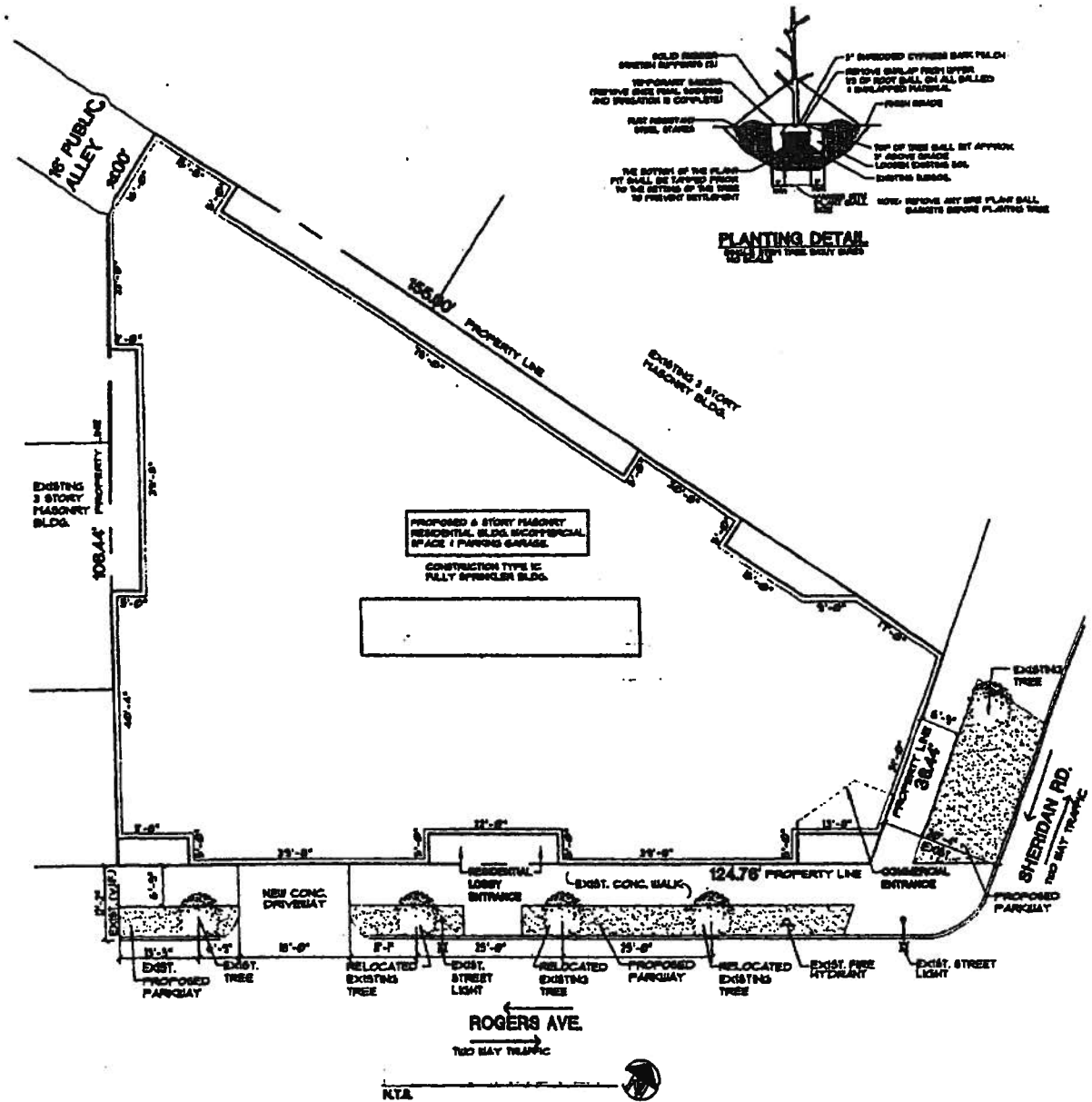
LEGEND

	PROPOSED SITE		EXIST. DOWNTOWN RESIDENTIAL
	EXIST. RESIDENTIAL		PLANNED DEVELOPMENT
	EXIST. BUSINESS		

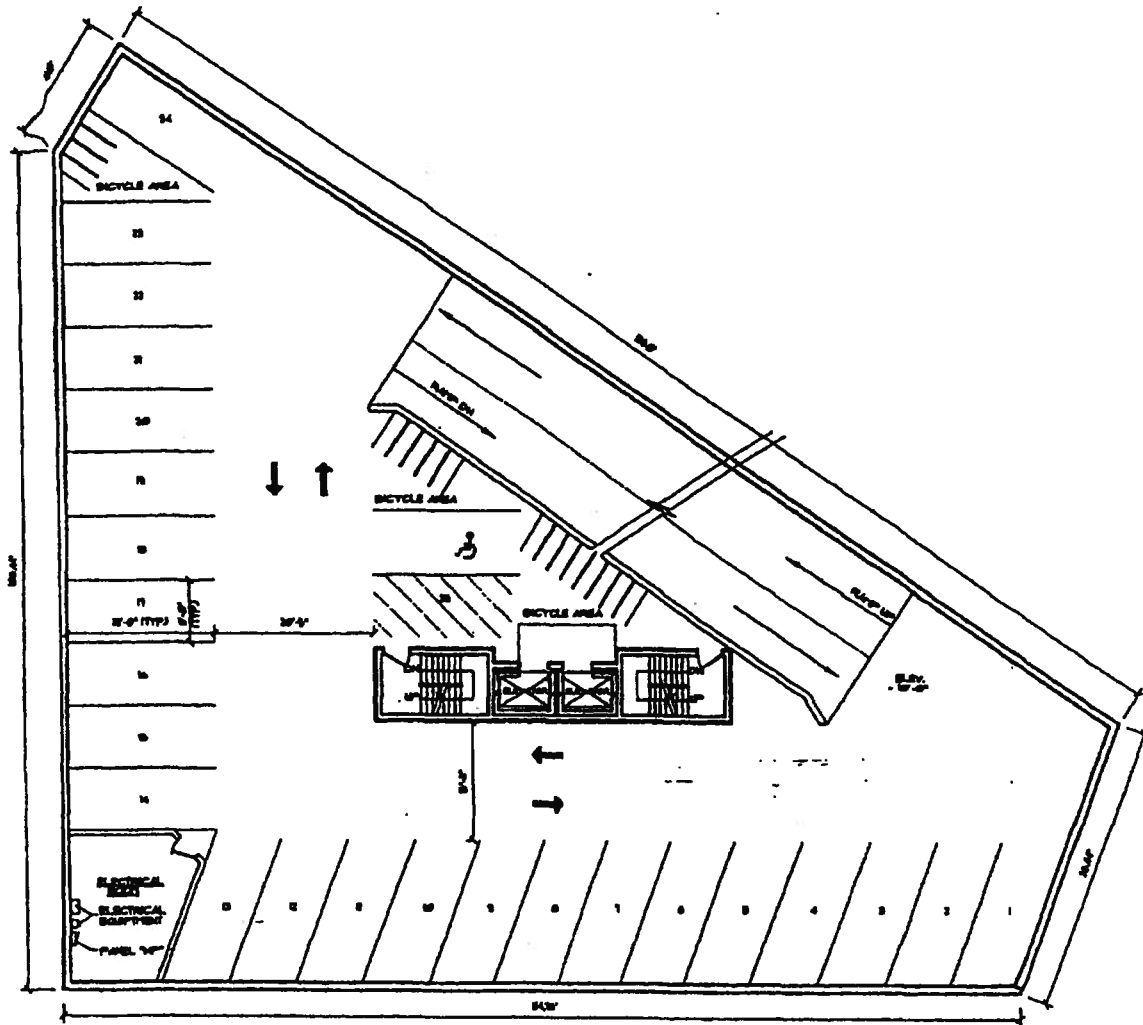
Boundary Line Map.



Landscaping Plan.



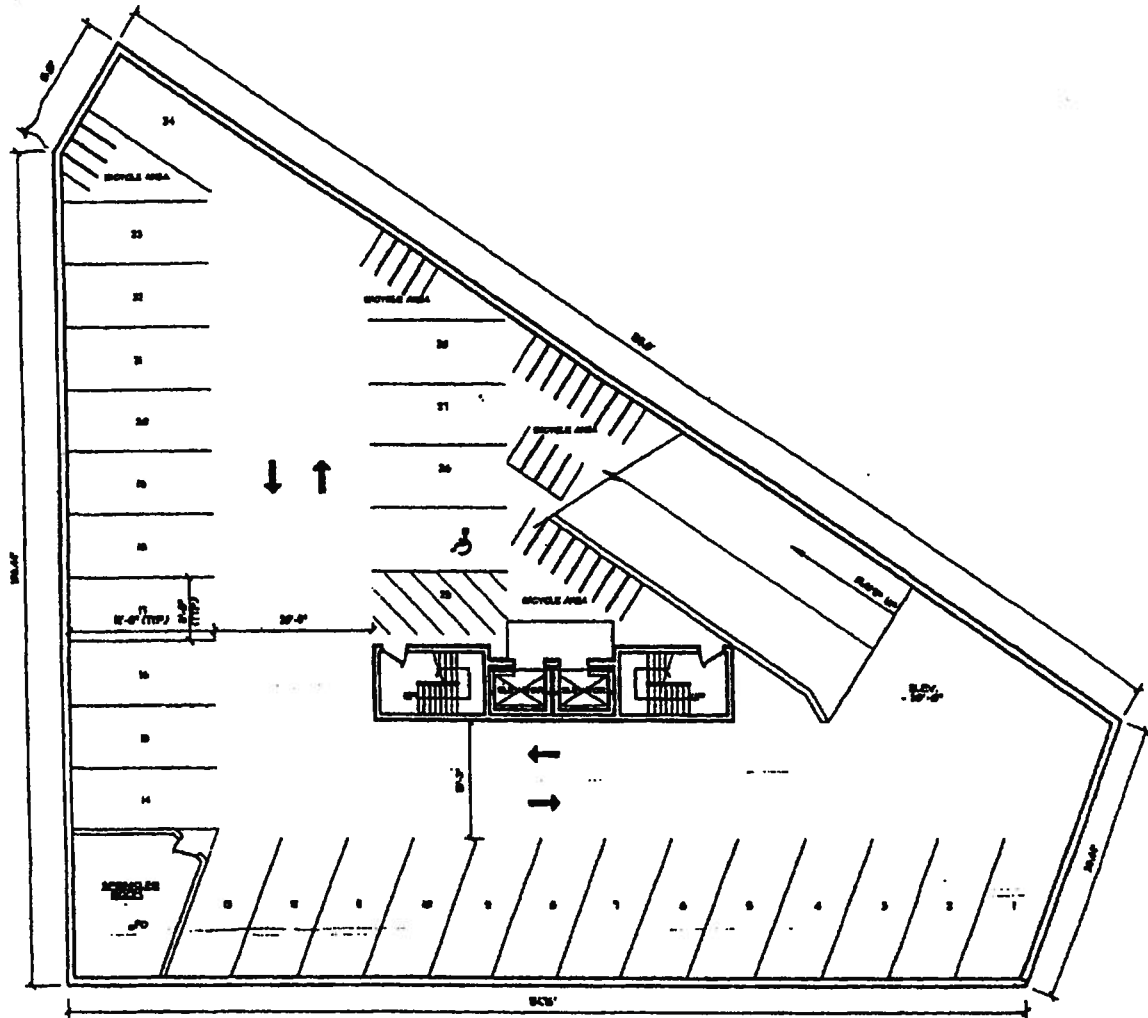
Basement Level 1 Floor Plan.



PARKING

PARKING SPACES: 24
HCP PARKING SPACES: 1
TOTAL PARKING SPACES: 25
BICYCLE PARKING SPACES: 11

Basement Level 2 Floor Plan.



N.T.A.



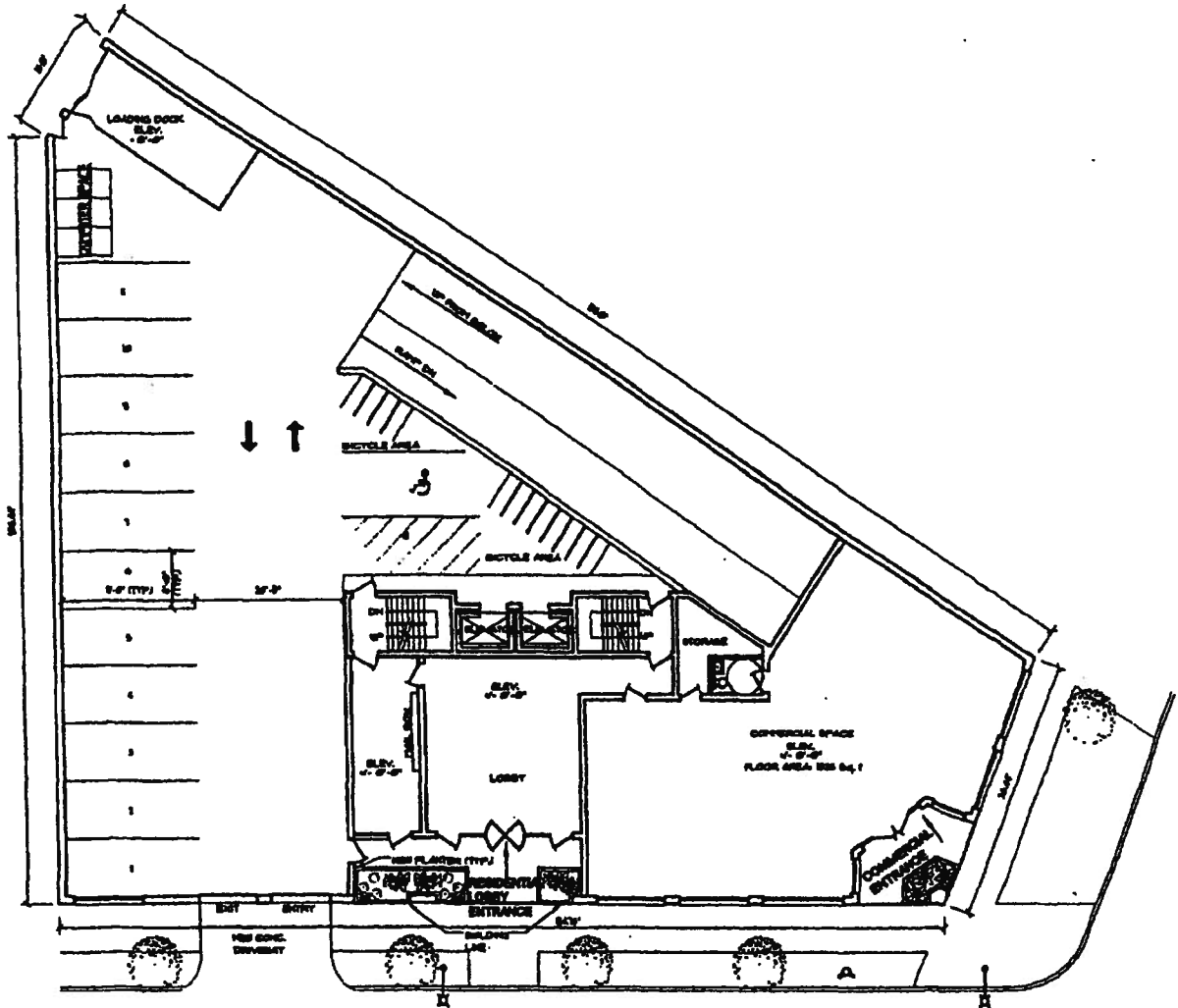
PARKING

PARKING SPACES: 27
HCP PARKING SPACES: 1

TOTAL PARKING SPACES: 28

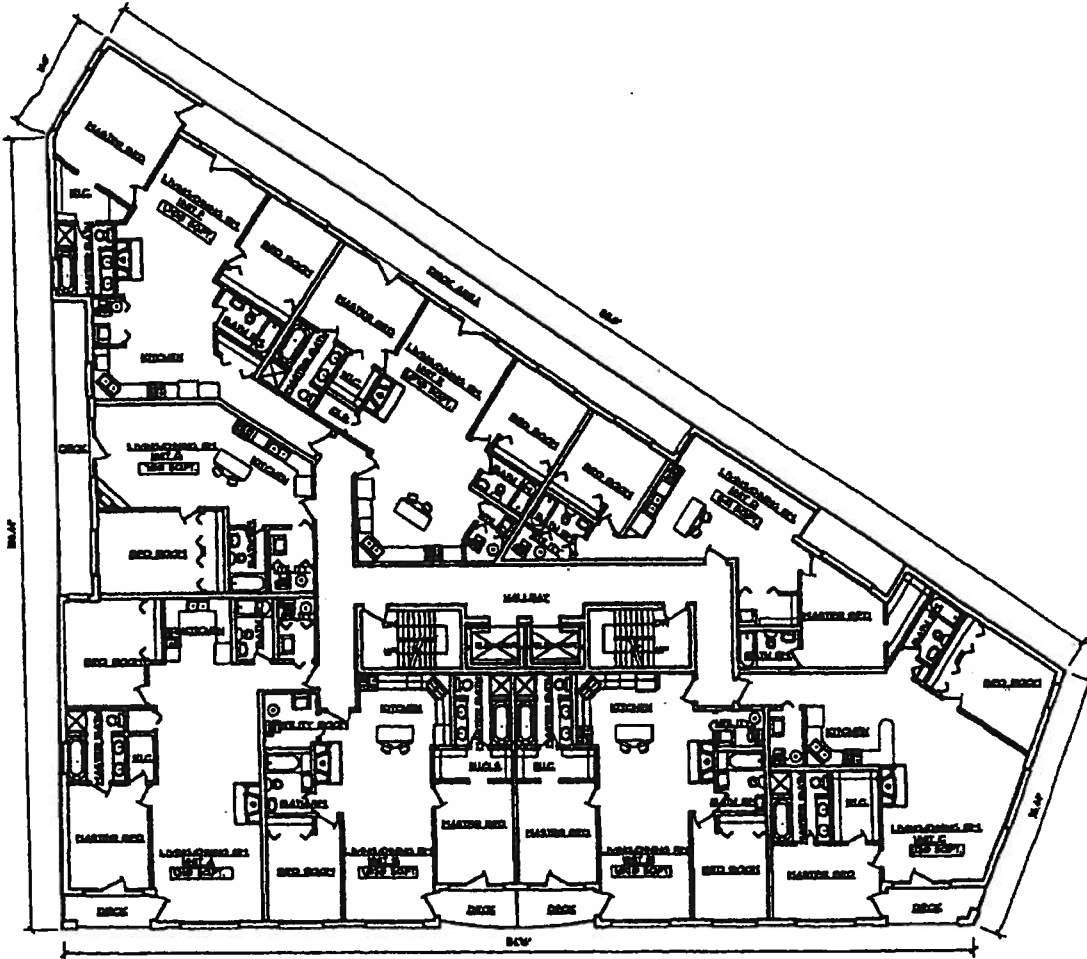
BICYCLE PARKING SPACES: 26

First Floor Plan.



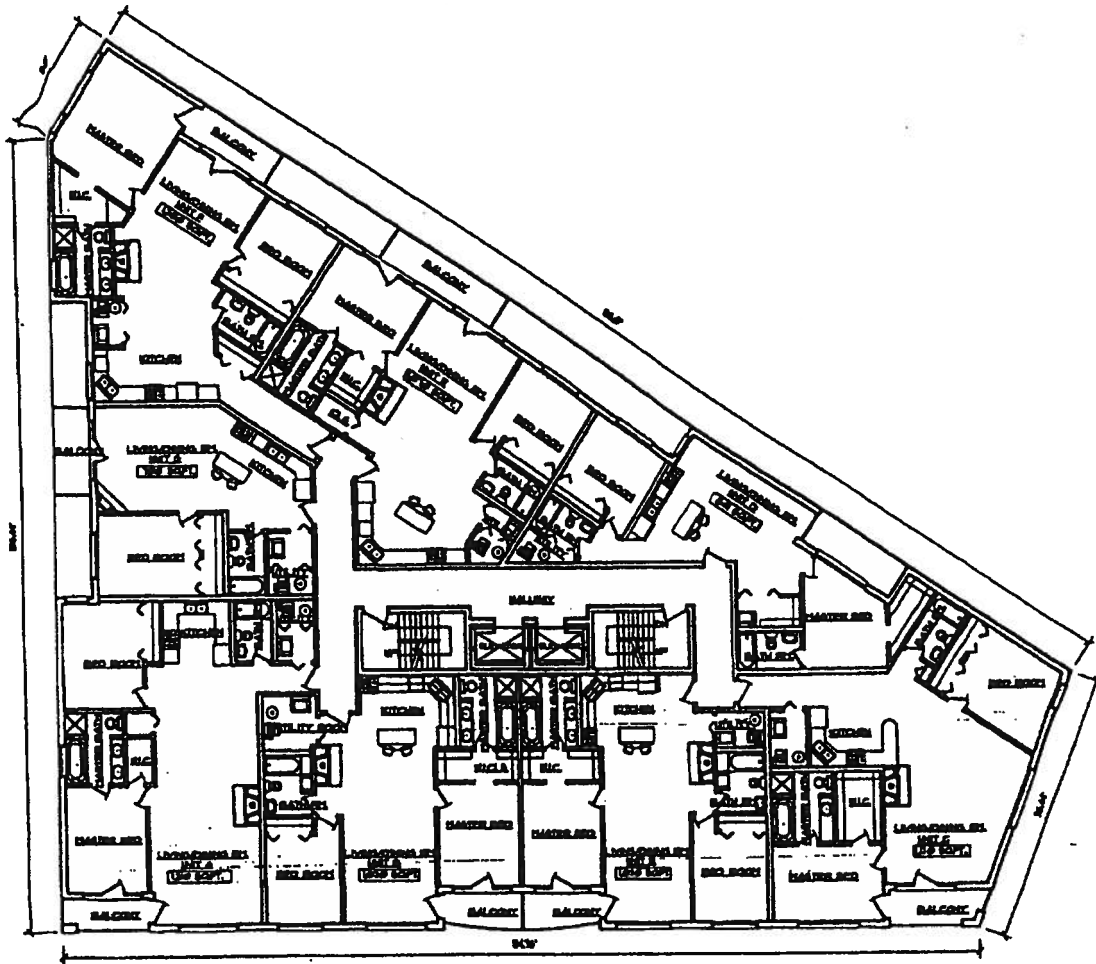
PARKING
 PARKING SPACES: 11
 HCP PARKING SPACES: 1
 TOTAL PARKING SPACES: 12
 BICYCLE PARKING SPACES: 12

Second Floor Plan.



NOTED BY: [Signature]

Typical Floor Plan -- 3rd
Through 6th Floors.



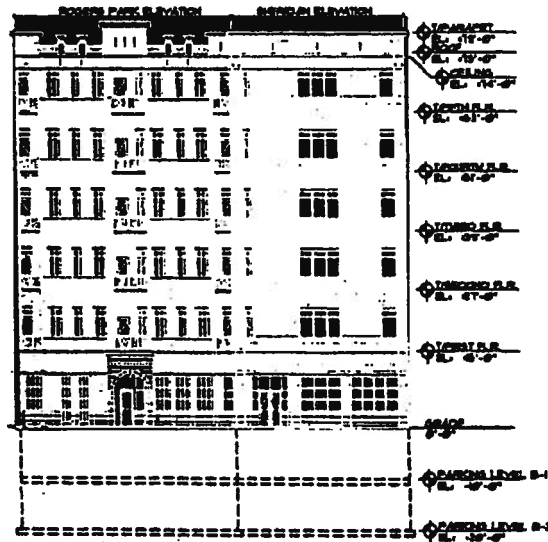
NTS

Front Elevation -- North Rogers Avenue
And North Sheridan Road.



FRONT ELEVATION (Rogers Avenue)

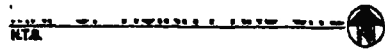
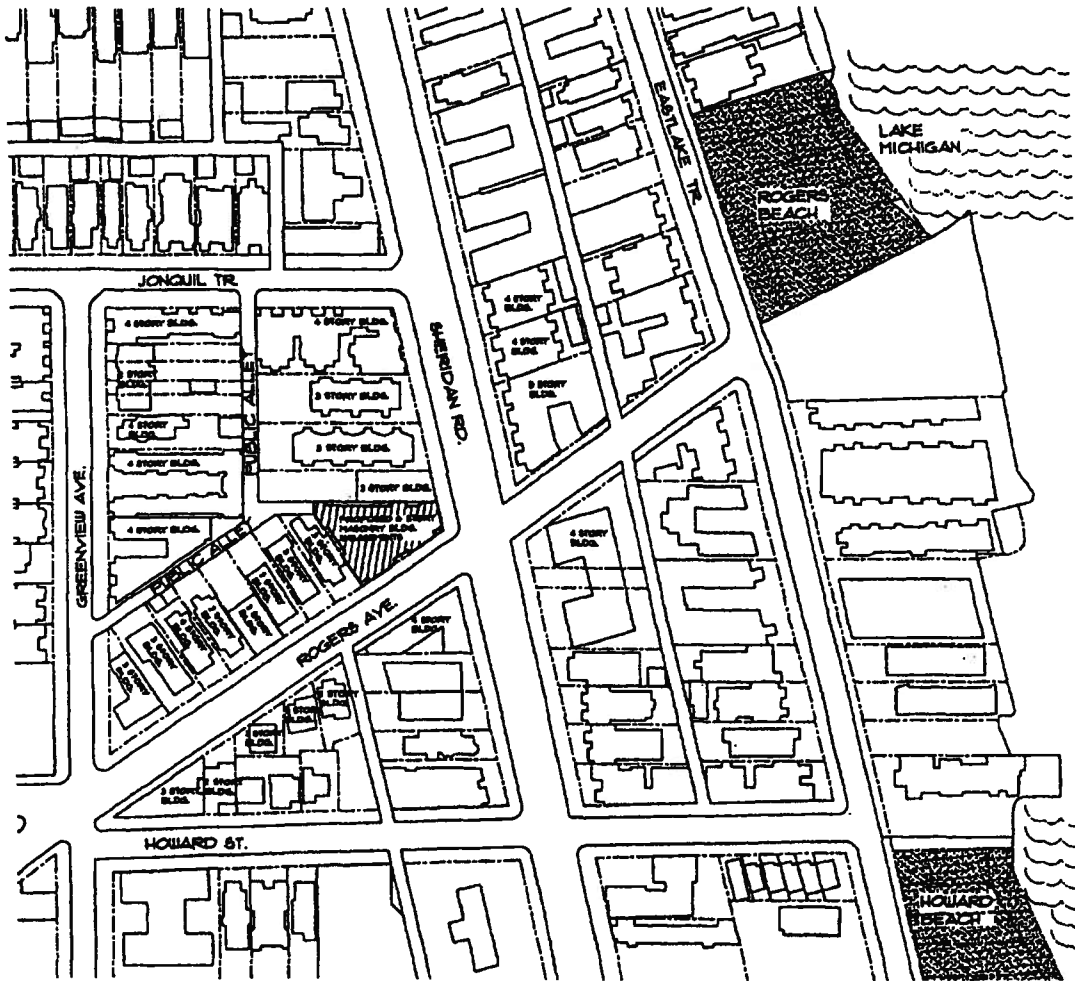
NTA



FRONT ELEVATION (Sheridan Rd.)

NTA

Map Of Vicinity And Site.



LEGEND	
	PROPOSED BUILDING
	PARKS/BEACH
	EXIST. BUILDINGS

