

PD 983

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9/14/2005

REPORTS OF COMMITTEES

15044
55991

*Reclassification Of Area Shown On Map Number 11-H.
(Application Number 15060)*

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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 11-H in the area bounded by:

a line 63.96 feet south of and parallel to West Lawrence Avenue; North Hermitage Avenue; a line 95.96 feet south of and parallel to West Lawrence Avenue; and the alley next west of and parallel to North Hermitage Avenue,

to those of an RT3.5 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 11-L.
(As Amended)*

(Application Number 15044)

RBPD 983

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 B3-3 Community Shopping District symbols and indications as shown on Map Number 11-L in the area bounded by:

the alley next south of and parallel to West Belle Plaine Avenue; North Cicero Avenue; North Milwaukee Avenue; a line 280 feet northwest of the intersection of North Cicero Avenue; North Milwaukee Avenue (as measured at the northerly right-of-way line of North Milwaukee Avenue and perpendicular thereto); the alley next northeast of and parallel to North Milwaukee Avenue; and the alley next west of and parallel to North Cicero Avenue,

to those of a Residential-Business Planned Development which is hereby established in the area described, subject to such use and bulk restrictions as are

set forth in this Planned Development herewith attached and made a part hereof 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 983.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development ("Planned Development") consists of approximately thirty-nine thousand seven hundred eighty (39,780) square feet (zero and ninety-one hundredths (0.91) acres) of net site area which is depicted on the attached Planned Development Boundary Plan and Right-of-Way Plan. The property is controlled by the applicant, Chicago Klee Development, L.L.C.
2. The Applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. 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 submission 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, grantees and lessees, if different than the Applicant, the legal titleholders or 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 or any ground lessors. Furthermore, pursuant to the requirements of Article 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 or by a governmental agency with the power of eminent domain which has designated the property for acquisition.

4. This plan of development consists of the following fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line Map; a Site/Landscape Plan; and Conceptual Building Elevations prepared by Pappageorge Haymes Ltd. dated July 21, 2005. Full size sets of the Site/Landscape Plan and Conceptual 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 zoning 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 use permitted within the area delineated herein as a "Residential-Business Planned Development" shall include residential dwelling units above ground floor and a broad range of retail and service uses with accessory parking.
6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as a "Residential-Business Planned Development", subject to the review and approval of the Department of Planning and Development.
7. One (1) off-street loading facility for deliveries will be provided within this Planned Development. All parking utilized within this Planned Development will be associated with the residential and retail use. This plan is subject to the review of the Departments of Transportation and Planning and Development.
8. Ingress and egress shall be subject to the review and approval of the Department of Transportation -- Bureau of Traffic and the Department of Planning and Development. 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 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 Chicago Department of Transportation.
9. 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 as 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 in the Chicago Zoning Ordinance shall apply.

11. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes that 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 identified on the Midrise Roof Landscape Plan and the Retail Roof Landscape Plan. Each green roof shall have the following areas: Midrise Roof Landscape Plan -- six thousand one hundred thirty-two (6,132) square feet or seventy-five percent (75%) of the net roof area; Retail Roof Landscape Plan -- six thousand two hundred sixty-seven (6,267) square feet or seventy-five percent (75%) of net roof area.
12. 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.
13. 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 is made 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.
14. Unless substantial construction has commenced within six (6) years following adoption of this Residential-Business 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 prior B3-3 Community Shopping District.

[Existing Zoning Map; Land-Use Map; Property Line Map; Site Plan; Basement Parking Plan; Site Landscape Plan; Midrise Roof Landscape Plan; Retail Roof Landscape Plan; Building Elevations; Planned Development Boundary Plan; Retail Parking Plan; and Basement Floor Plan referred to in these Plan of Development Statements printed on pages 55996 through 56008 of this *Journal*.]

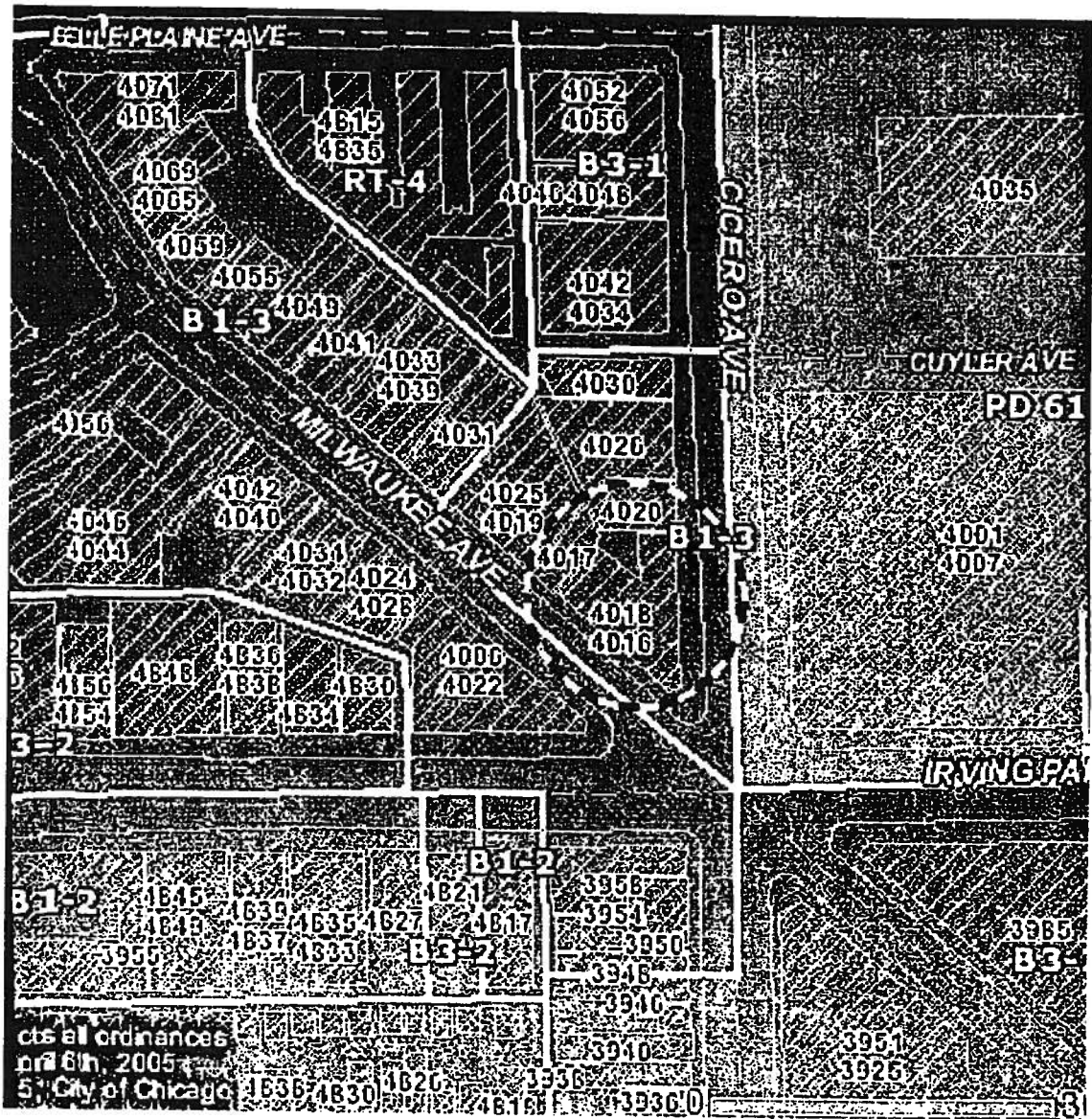
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development.

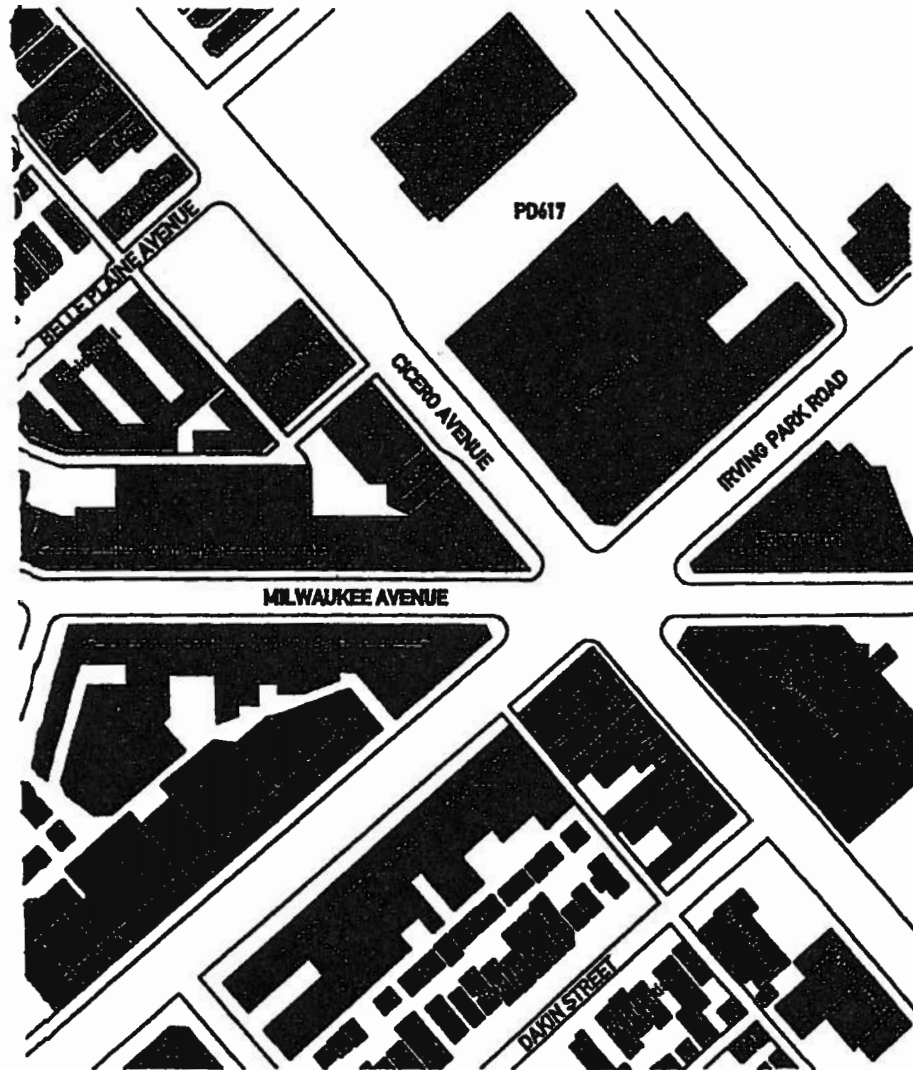
Bulk Regulations And Data Table.

Gross Site Area:	69,606 square feet
Net Site Area:	39,780 square feet
Maximum Floor Area Ratio:	2.69
Maximum Buildable Area in Square Feet:	107,210 square feet
Maximum Site Coverage:	In substantial accordance with the Site Plan
Maximum Number of Residential Units:	64 dwelling units
Minimum Number of Residential Off-Street Parking Spaces:	67 spaces
Minimum Number of Retail Off-Street Parking Spaces:	23 spaces
Minimum Number of Off-Street Loading Areas:	1 loading berth at 10 feet by 25 feet
Minimum Building Setbacks:	0 feet front and side yard setbacks
Maximum Building Height:	68 feet, 4 inches at new midrise building 72 feet, 10 inches at existing Klee Building

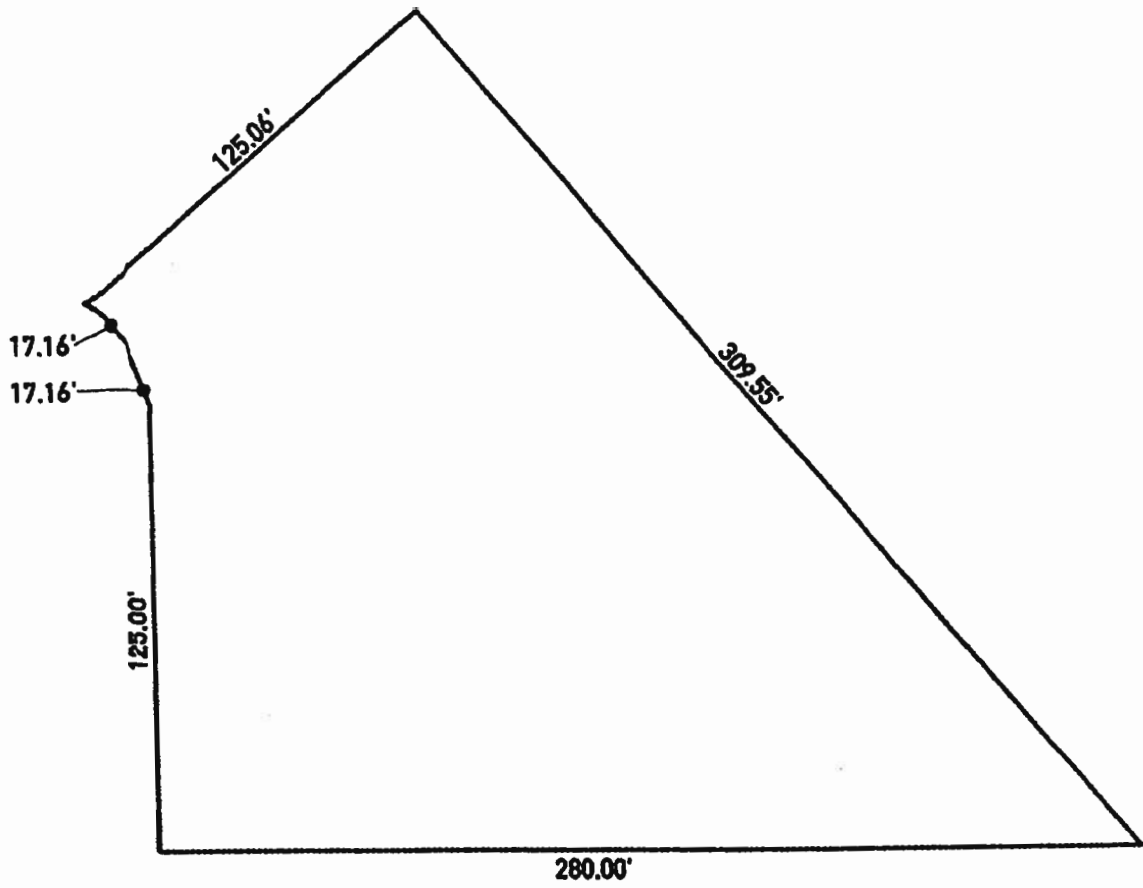
Existing Zoning Map.



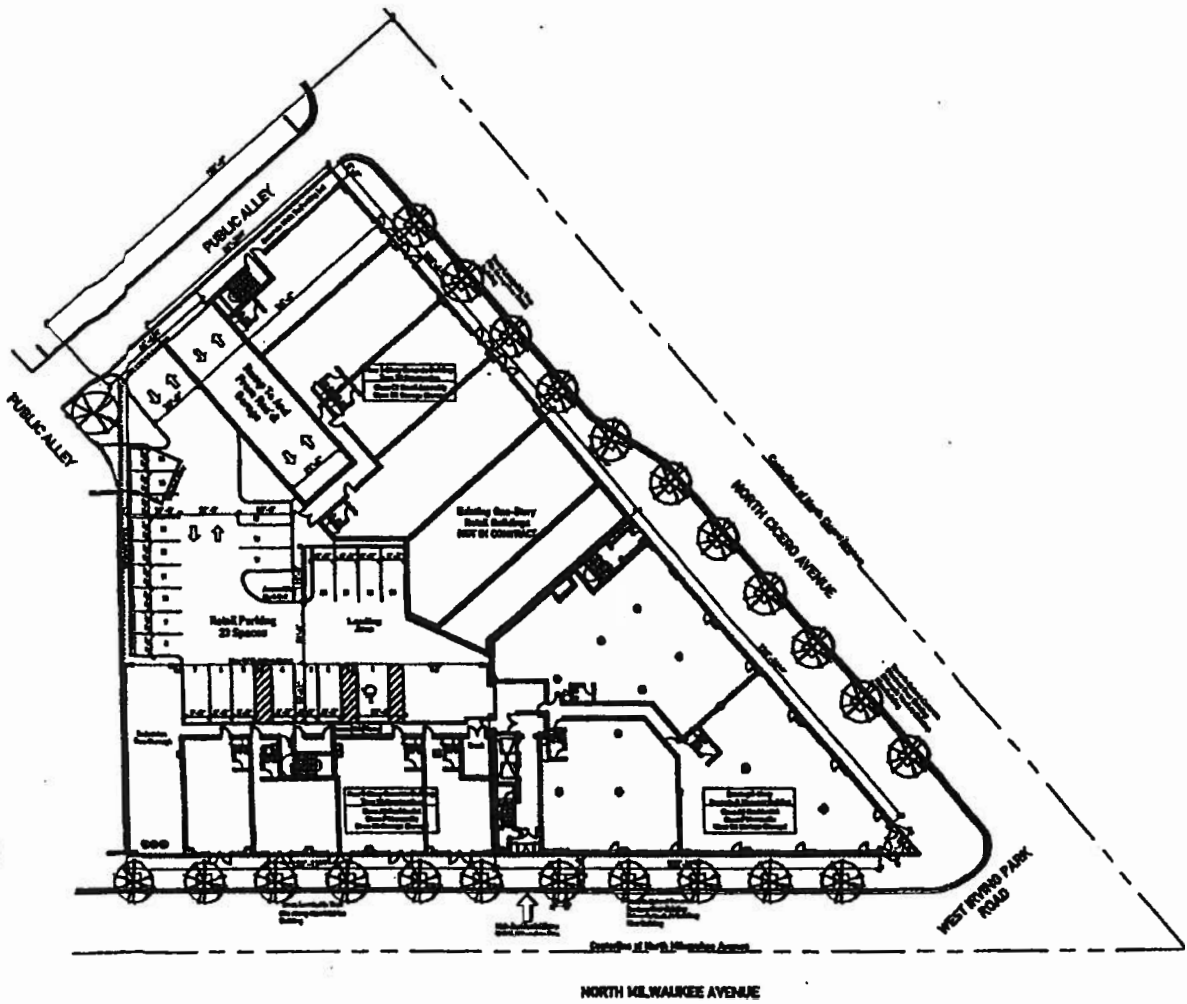
Land-Use Map.



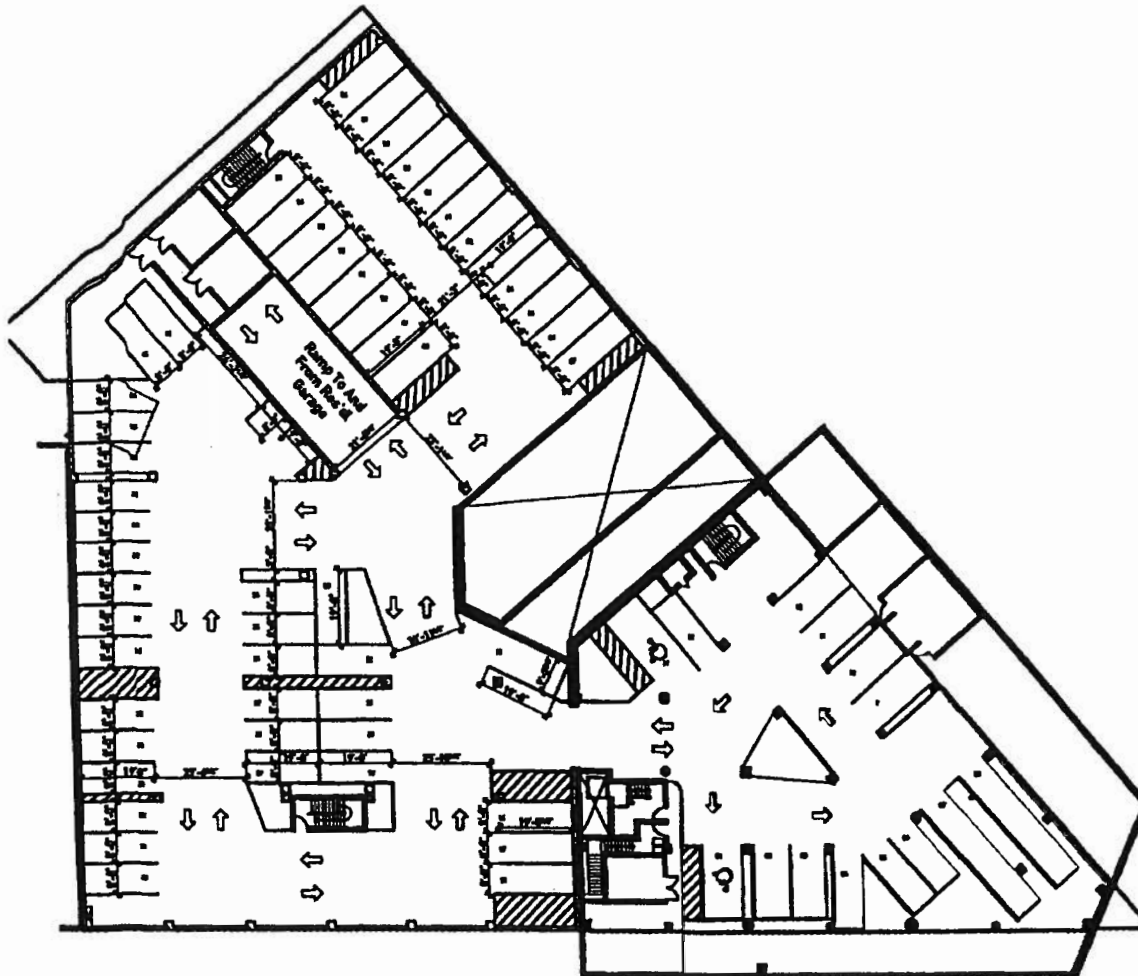
Property Line Map.



Site Plan.



Basement Parking Plan.

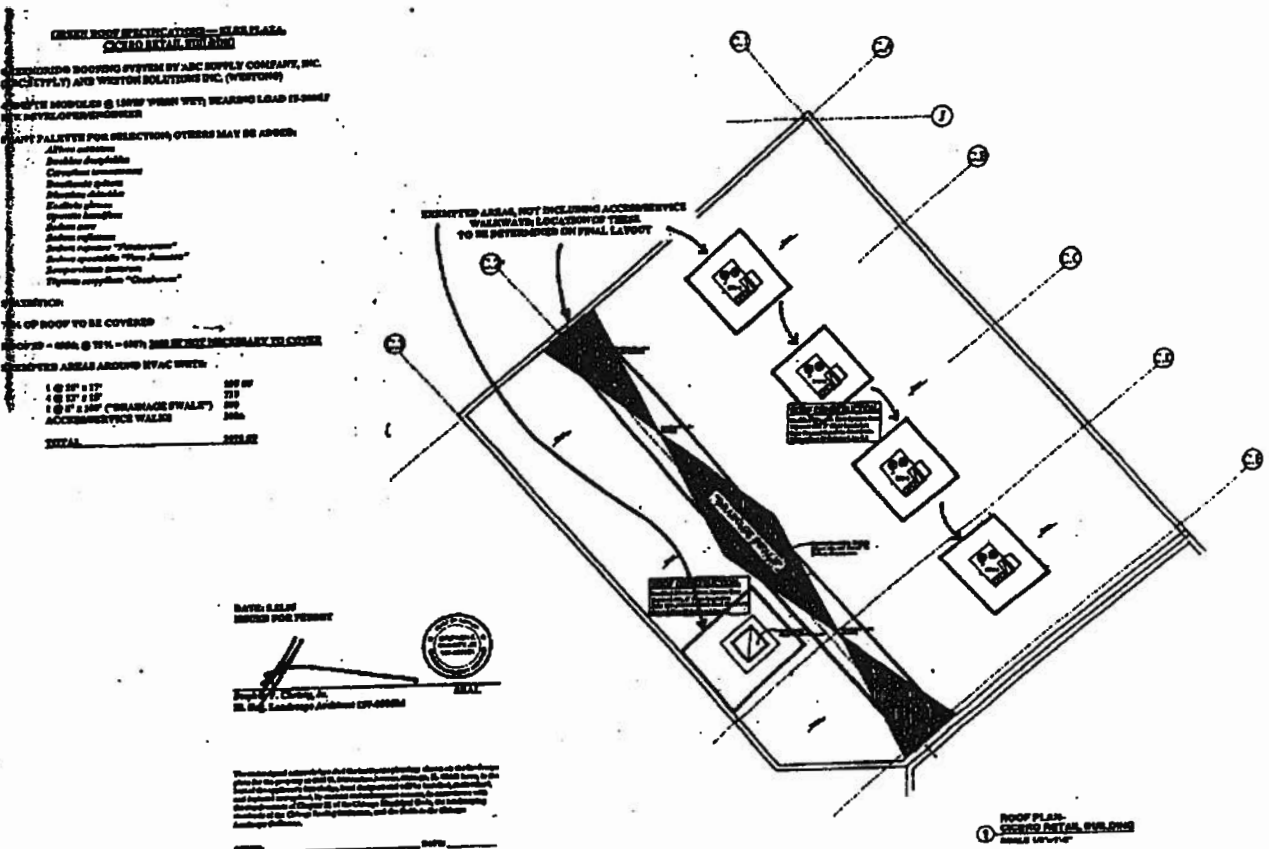


9/14/2005

REPORTS OF COMMITTEES

56003

Retail Roof Landscape Plan.



**GENERAL ROOF SPECIFICATIONS - STARBUCKS
CENTRO RETAIL STORE**

MEMORANDUM ROOFING SYSTEM BY ABC SUPPLY COMPANY, INC.
(ABC SUPPLY) AND WRITON SOLUTIONS INC. (WRITON)

ASPECT RATIOES @ 1/8" = 1'-0" (SEE VERT), BEARING LOAD IS 20-PSF
FOR DEVELOPER'S REVIEW

PLANT PALETTE FOR SELECTION, OTHERS MAY BE ADDED:

- Alfalfa sprouts
- Basil
- Cilantro
- Chives
- Garlic
- Herbs
- Peppermint
- Spearmint
- Thyme
- Yarrow

PAVING:

TOTAL OF ROOF TO BE COVERED

ROOFING - 4000 @ 1/8" = 1'-0" (SEE VERT) NECESSARY TO COVER

ACCURATE AREAS AROUND HVAC UNITS

1 @ 12' x 12'	144 SF
4 @ 12' x 12'	576 SF
1 @ 12' x 12' (SHRIMP SWALE)	144 SF
ACCURATE WALKS	200 SF
TOTAL	1064 SF

DATE: 8/14/05
DESIGN FOR PERMIT

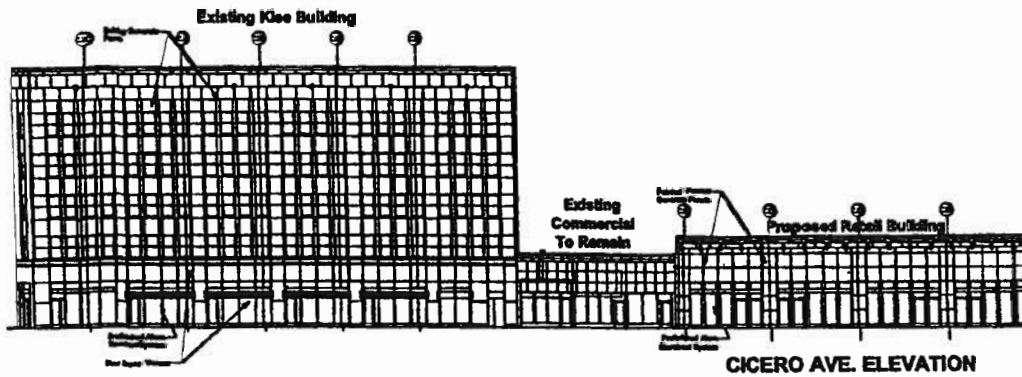
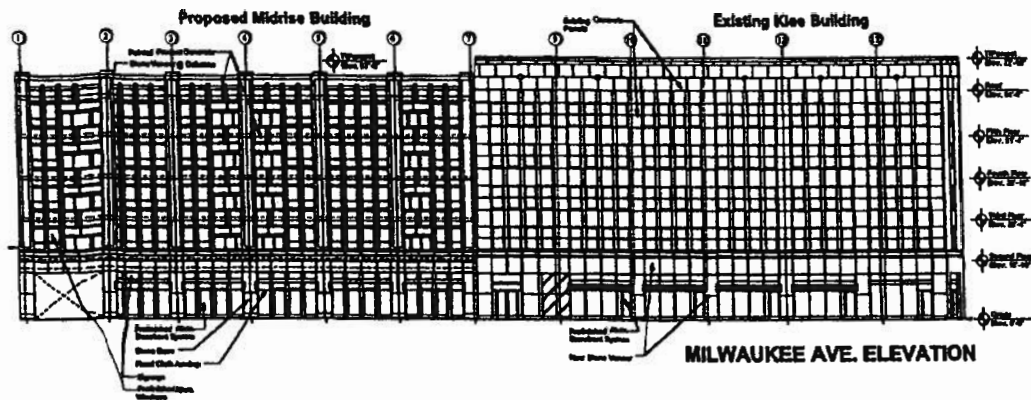
DAVID J. COOPER, AIA
200 N. LAUREL AVENUE, SUITE 200
CHICAGO, IL 60610

SEAL

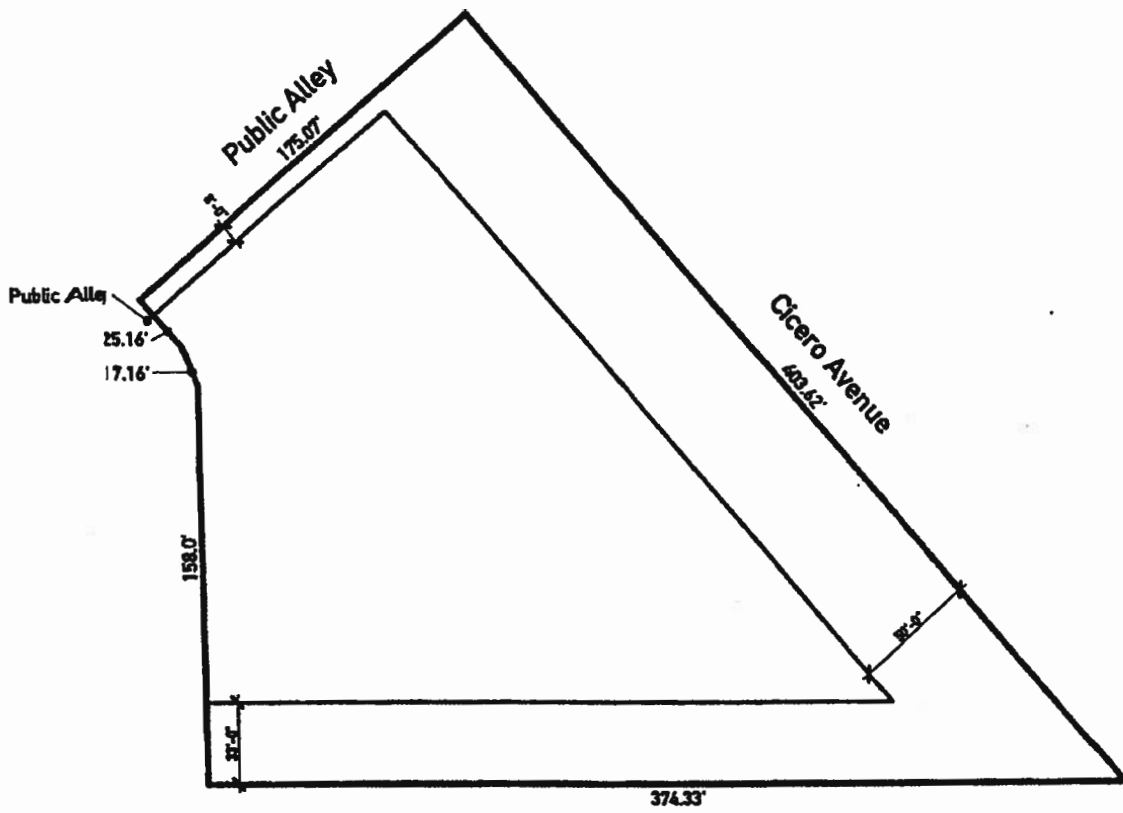
The undersigned certifies that the information shown on this plan was prepared by him or under his direct supervision and that he is a duly licensed professional engineer in the State of Illinois. He is not aware of any falsification of the information shown on this plan. He is not aware of any falsification of the information shown on this plan. He is not aware of any falsification of the information shown on this plan.

ROOF PLAN -
CENTRO RETAIL STORE
SCALE 1/8" = 1'-0"

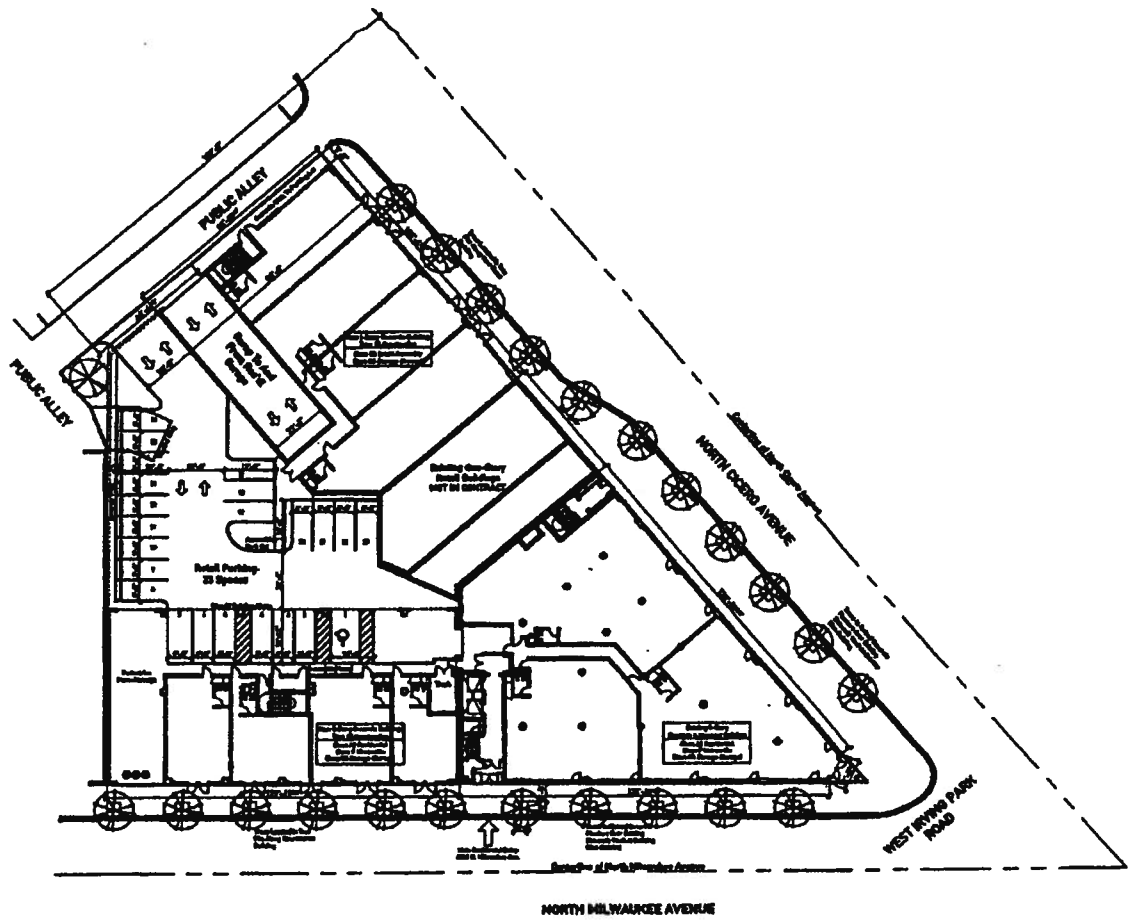
Exterior Elevations.
(Page 1 of 2)



Planned Development Boundary Plan.



Retail Parking Plan.



Basement Floor Plan/Residential
Parking Plan.

