

*Reclassification Of Area Shown On Map No. 10-D.*  
(Application No. A-8074)  
(Common Address: 4646 S. Drexel Blvd.)

Rm 5

[O2014-9809]

*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 994 District symbols and indications as shown on Map Number 10-D in the area bounded by:

a line 260.4 feet north of and parallel to East 47<sup>th</sup> Street; South Drexel Boulevard; East 47<sup>th</sup> Street; and the public alley next west of and parallel to South Drexel Boulevard,

to those of an RM5 Residential Multi-Unit District.

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. 11-H.*  
(Application No. A-8094)  
(Common Address: 2047 W. Cuyler Ave.)

[O2015-143]

*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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 11-H in the area bounded by:

West Cuyler Avenue; a line 125 feet east of and parallel to North Hoyne Avenue; the public alley next south of and parallel to West Cuyler Avenue; and a line 100 feet east of and parallel to North Hoyne Avenue,

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

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



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero  
Zoning Administrator

City Hall, Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-5777 (Voice)  
(312) 744-6552 (FAX)  
(312) 744-2950 (TTY)  
<http://www.cityofchicago.org>

February 13, 2009

Mr. Paul E. Bennett, II  
Attorney at Law  
13031-125 Villosa Place  
Playa Vista, CA 90094

**Re: Administrative Relief request for Residential Business Planned Development No. 994, 4646 South Drexel Boulevard**

Dear Mr. Bennett:

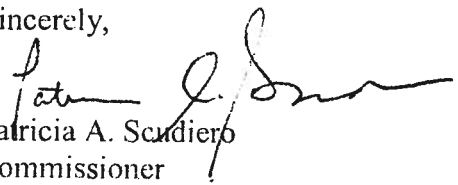
Please be advised that your request for a minor change to Residential Business Planned Development No. 994 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

You are requesting to reduce the minimum number of off-street parking spaces from 138 to 33. As you know, Residential Business Planned Development No. 994 was passed by the City of Chicago on November 1, 2005 and allows for a 7-story, 114 residential unit building with ground floor retail and 138 parking spaces. You are now proposing a 5-story, 100 senior unit building with ground floor retail and 33 parking spaces.

With regard to your request, the Department of Zoning and Land Use Planning has determined that based on your revised drawings, prepared by Atelier'7 Architects, the revised project would result in a change in the character of the development from what was originally approved and therefore, it would not constitute a minor change. The revised project will require an amendment to Planned Development No. 994. Additionally, please be aware that no new curb cuts are allowed on boulevards, including Drexel Boulevard, and the project will need to meet the City of Chicago's landscape requirements.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 994, I hereby deny this request for an Administrative Relief.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

PAS: HG: tm

C: Mike Marmo, Pat Haynes, Erik Glass, DPD files



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 10-D.*

(As Amended)

(Application Number 15141)

RBPD 994

*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 the RM5 Residential Multi-Unit District and C1-3 Neighborhood Commercial District symbols and indications as shown on Map Number 10-D in the area bounded by:

a line 260.4 feet north of and parallel to East 47<sup>th</sup> Street; South Drexel Boulevard; East 47<sup>th</sup> Street; and the alley next west of and parallel to South Drexel Boulevard,

to those of a B2-5 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. The Chicago Zoning Ordinance be amended by changing all the B2-5 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 10-D in the area bounded by:

a line 260.4 feet north of and parallel to East 47<sup>th</sup> Street; South Drexel Boulevard; East 47<sup>th</sup> Street; and the alley next west of and parallel to South Drexel Boulevard,

to those of a Residential-Business Planned Development which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Planned Development herewith attached and made a part hereof 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-Business Planned Development Number* 994.

*Plan Of Development Statements*

1. The area delineated herein as a Residential-Business Planned Development ("Planned Development") consists of approximately fifty-two thousand one hundred forty-six (52,146) square feet (one and nineteen-hundredths (1.19) 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, Alliance Property Group, Inc.
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 fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Boundary and Property Line Map; a Site/First Floor Plan; Landscape Plan; and Building Elevations prepared by Fitzgerald & Associates Architects, dated September 15, 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 uses permitted within the area delineated herein as a "Residential-Business Planned Development" shall include residential dwelling units above the ground floor, accessory parking and general retail and service uses on the ground floor.
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 Landscape Plan. The green roof shall be twenty-five percent (25%) of the 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 B2-5, Neighborhood Mixed-Use District.

15141

[Existing Zoning and Land-Use Map; Planned Development Boundary and Property Line Map; Landscape Plans; Site Plan; Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 60319 through 60327 of this *Journal*.]

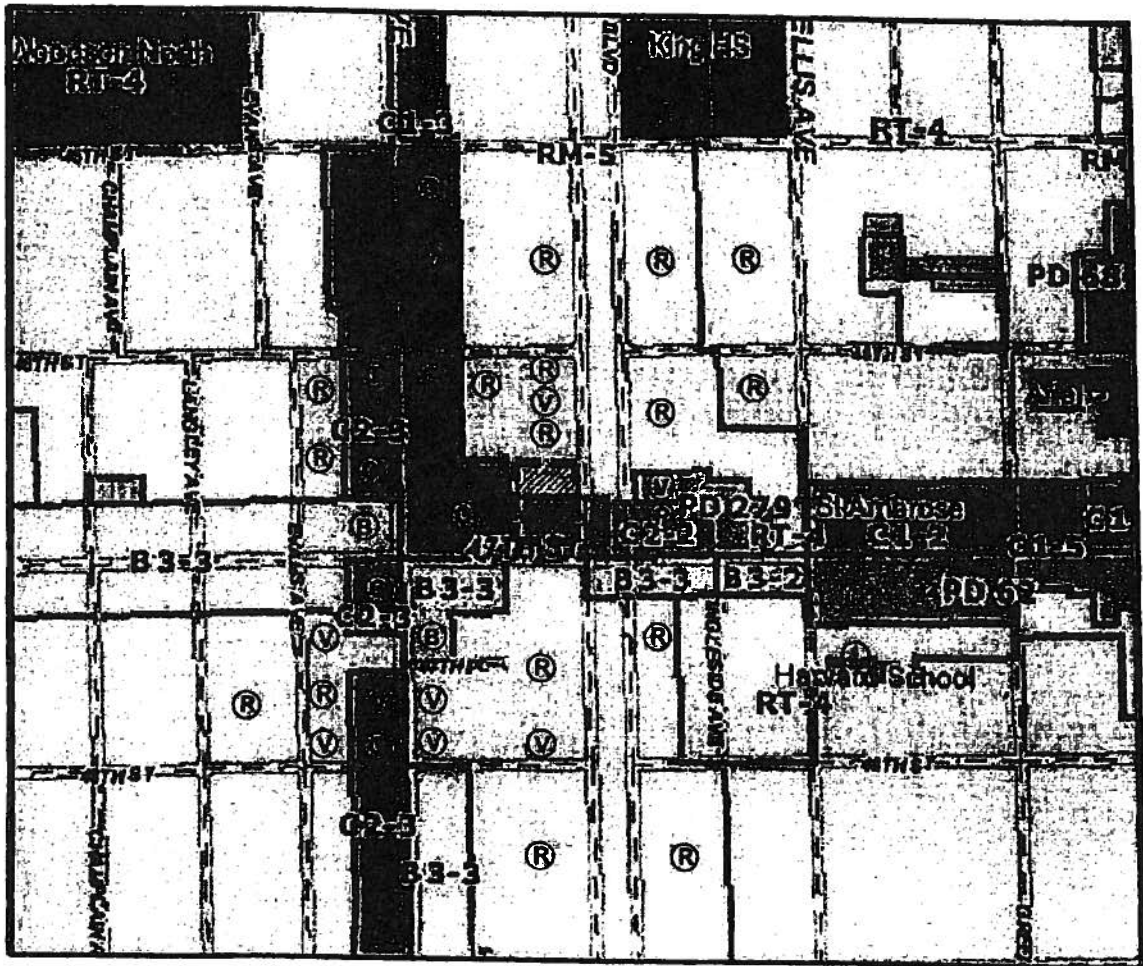
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Business-Residential Planned Development. 994*

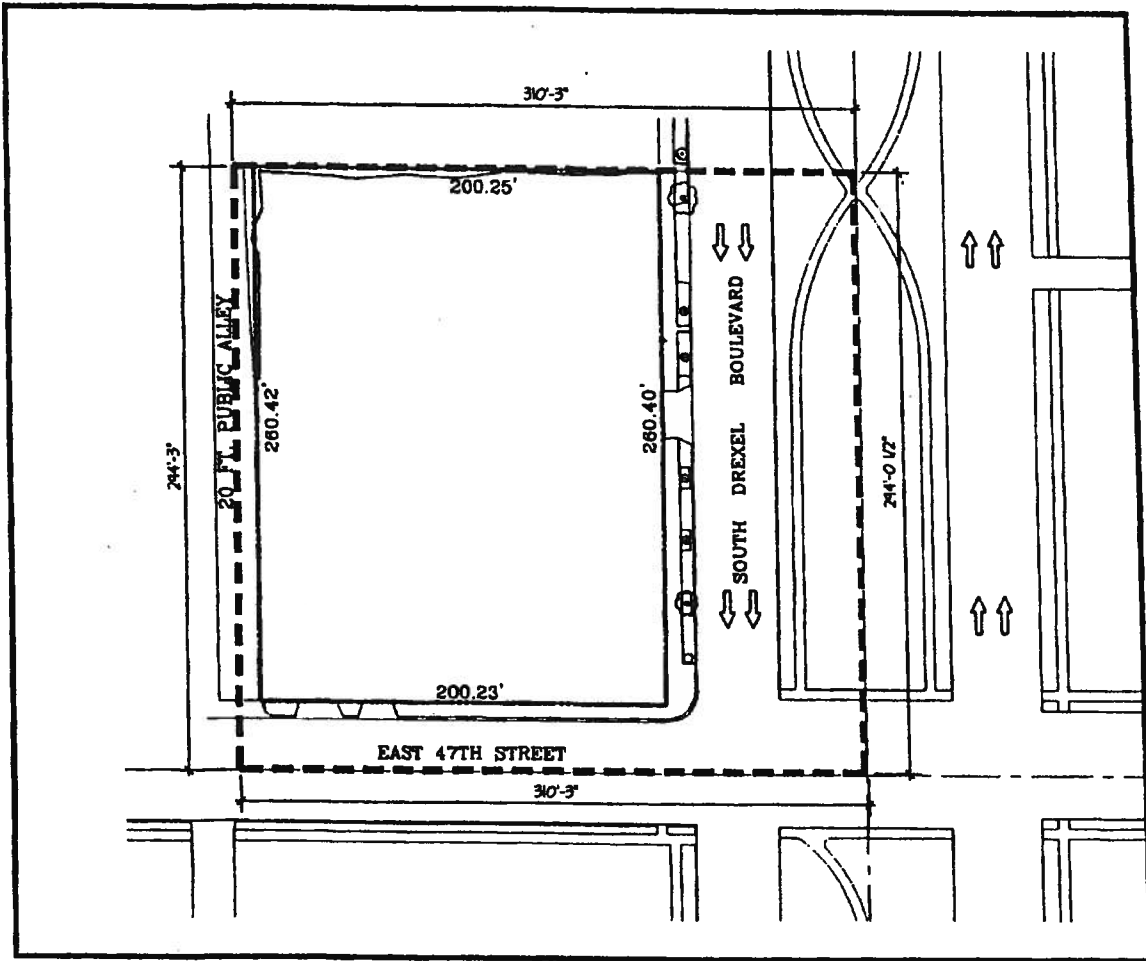
*Bulk Regulations And Data Table.*

Gross Site Area:	90,764 square feet
Net Site Area:	52,146 square feet = Gross Site Area (90,764 square feet) - Area in Adjoining Public Streets and Alleys (38,620 square feet)
Maximum Floor Area Ratio:	3.20
Maximum Number of Residential Units:	114 units
Maximum Site Coverage:	In accordance with Site Plan
Minimum Number of Off-Street Parking Space:	138 spaces
Minimum Building Setbacks:	In accordance with Site Plan
Maximum Building Height:	In accordance with Building Elevations

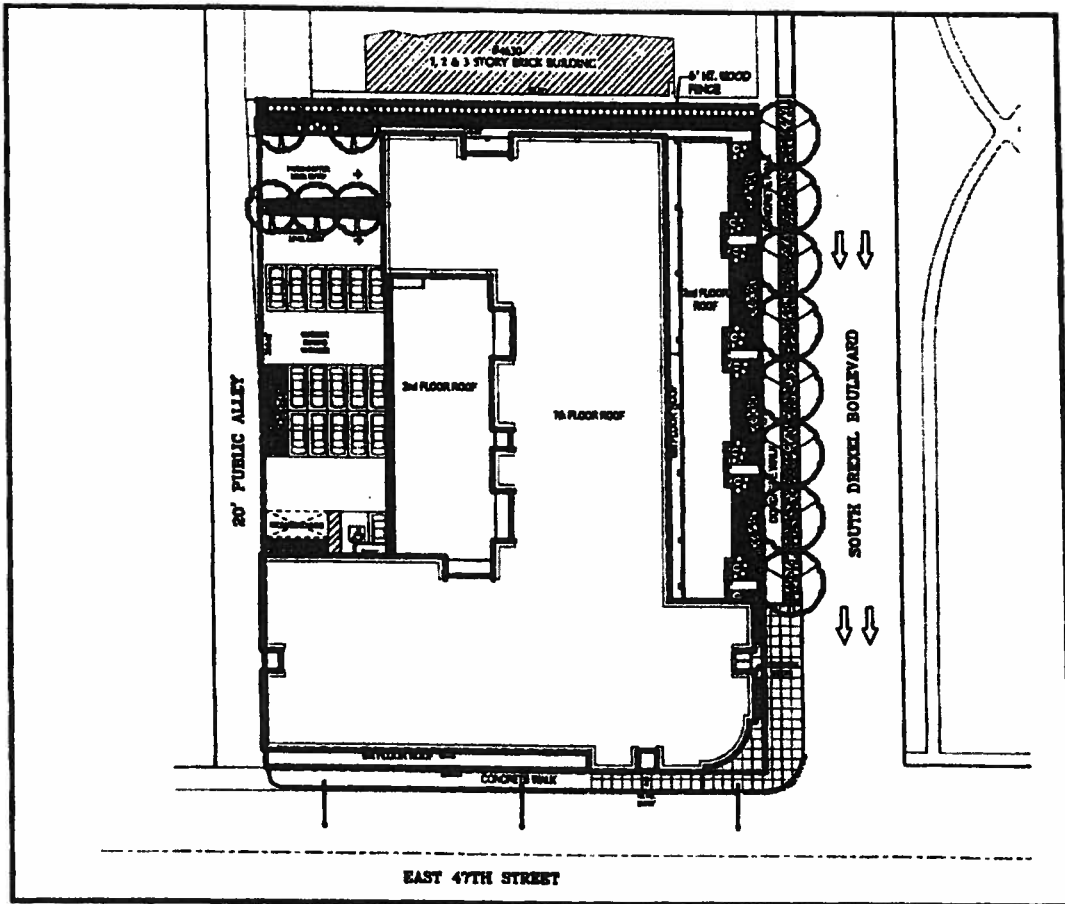
Existing Zoning And Land-Use Map.



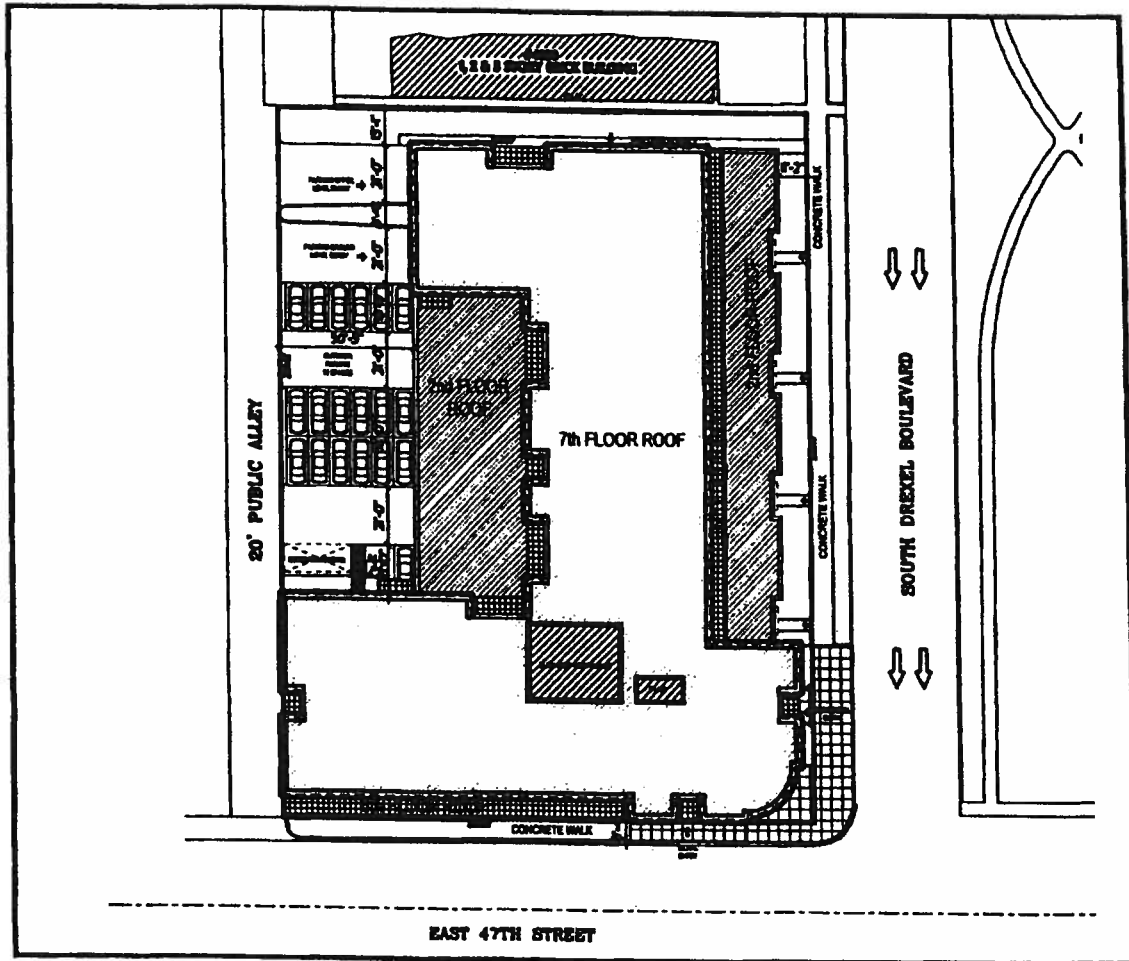
Planned Development Boundary  
And Property Line Map.



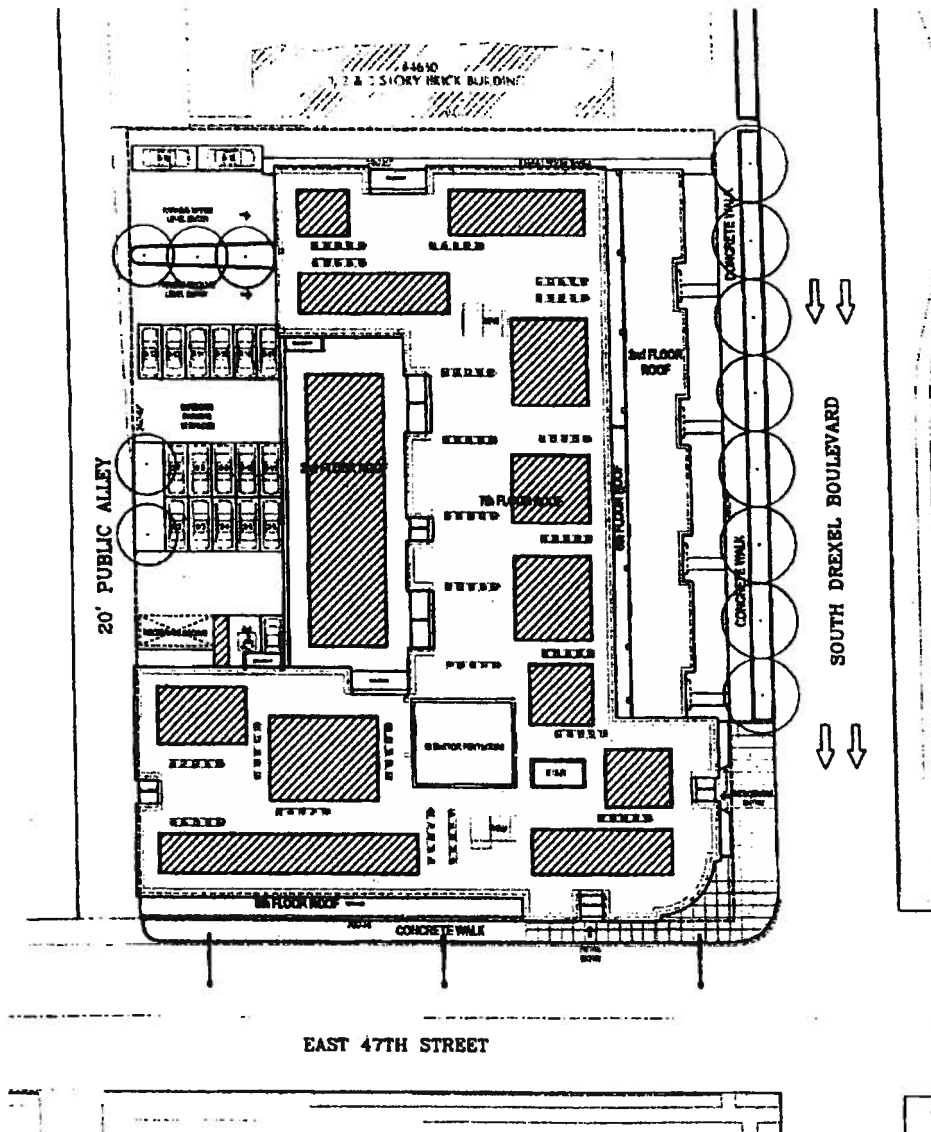
Landscape Plan.



Site Plan.



Roof Plan.



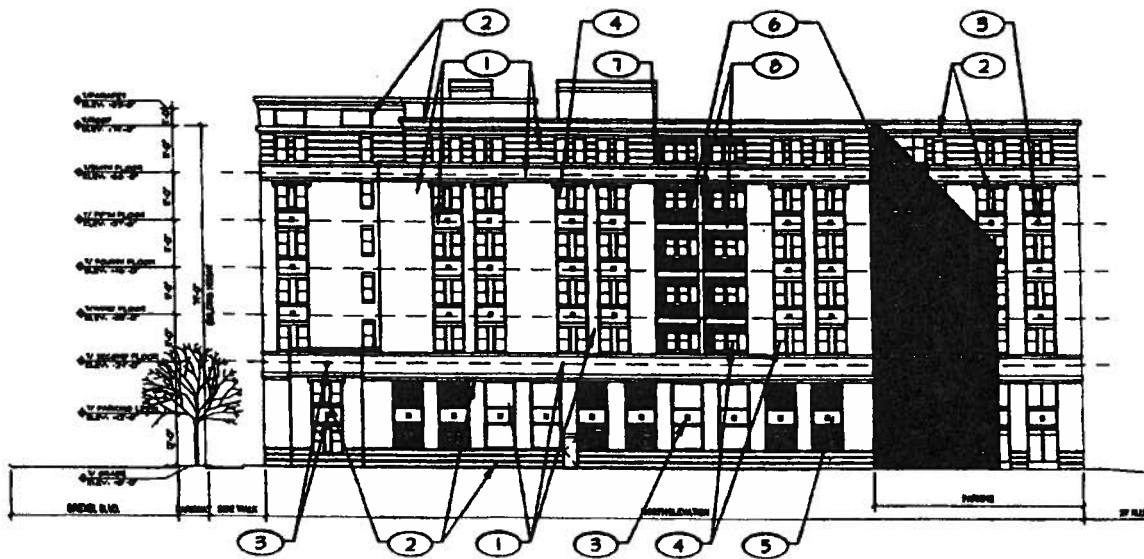
ROOFTOP GREENSPACE CALCULATIONS

TOTAL ROOF AREA	38,100 SF
GREEN AREA REQUIRED (25% OF 38,100)	9,675 SF
GREEN AREA PROVIDED	9,836 SF (75.4%)

KEY



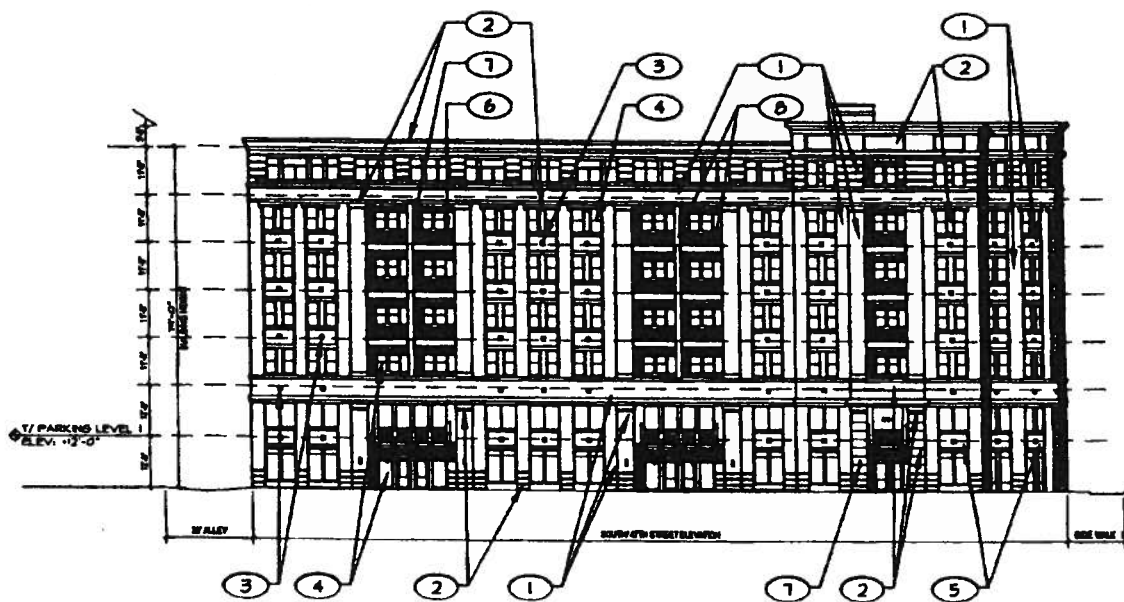
## North Elevation.

**KEY:**

- ① FACE BRICK
- ② CAST STONE
- ③ CAST STONE METALLION
- ④ PREFINISHED ALUMINUM WINDOWS
- ⑤ PREFINISHED METAL SPANDREL PANEL
- ⑥ METAL BALCONY RAILINGS
- ⑦ EXTERIOR LIGHTING
- ⑧ STEEL COLUMNS AND BALCONY FRAMING



South Elevation.  
(East 47<sup>th</sup> Street)

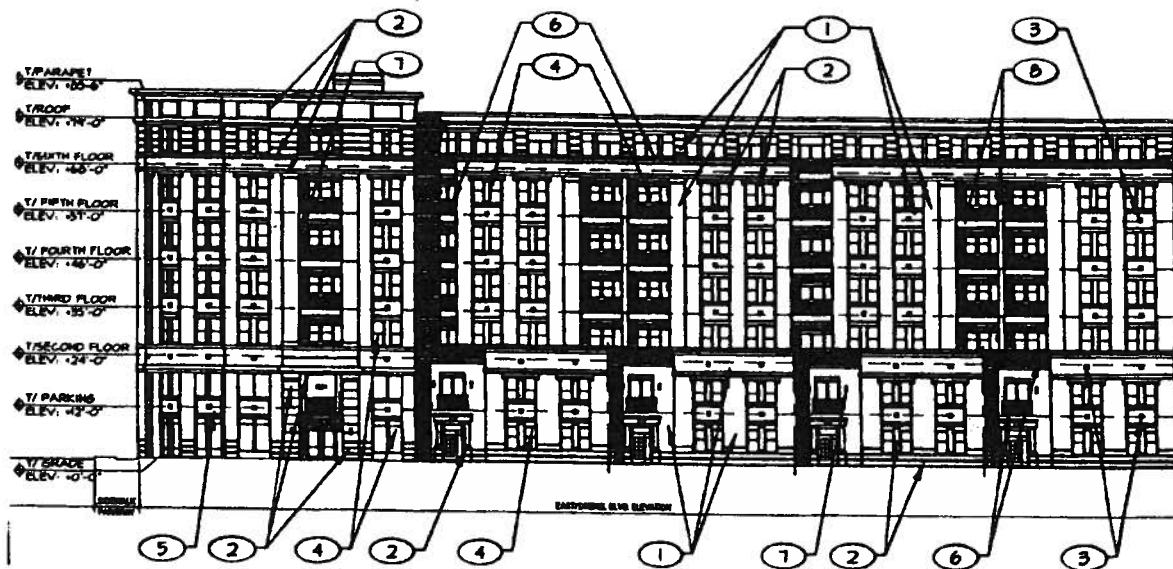


**KEY:**

- ① FACE BRICK
- ② CAST STONE
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- ④ PREFINISHED ALUMINUM WINDOWS
- ⑤ PREFINISHED METAL SPANDREL PANEL
- ⑥ METAL BALCONY RAILINGS
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East Elevation.  
(South Drexel Boulevard)

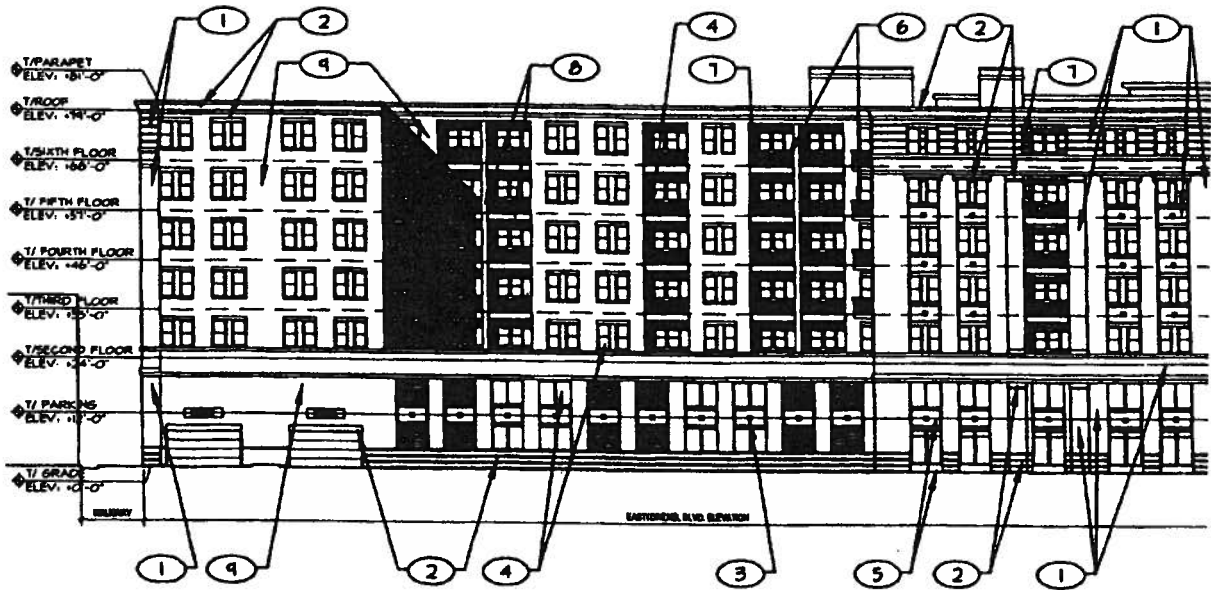


**KEY:**

- ① FACE BRICK
- ② CAST STONE
- ③ CAST STONE METALLION
- ④ PREFINISHED ALUMINUM WINDOWS
- ⑤ PREFINISHED METAL SPANDREL PANEL
- ⑥ METAL BALCONY RAILINGS
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- ⑧ STEEL COLUMNS AND BALCONY FRAMING



West Elevation.



**KEY:**

- ① FACE BRICK
- ② CAST STONE
- ③ CAST STONE METALLION
- ④ PREFINISHED ALUMINUM WINDOWS
- ⑤ PREFINISHED METAL SPANDREL PANEL
- ⑥ METAL BALCONY RAILINGS
- ⑦ EXTERIOR LIGHTING
- ⑧ STEEL COLUMNS AND BALCONY FRAMING
- ⑨ GROUND-FACED CMU

