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1046

*Reclassification Of Area Shown On Map Number 9-K.
(As Amended)
(Application Number 15780)*

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 M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 9-K in the area bounded by:

starting at a point 851.48 feet north of the north line of West Addison Street on the east line of the Chicago, St. Paul and Pacific Railroad right-of-way; a line

extending 81.12 feet northeast and perpendicular to North Milwaukee Avenue; the west line of North Milwaukee Avenue southeast for a distance of 394.00 feet; a line perpendicular to North Milwaukee Avenue traveling southwest for a distance of 125.00 feet; a line parallel to North Milwaukee Avenue traveling southeast for a distance of 105.00 feet; a line perpendicular to North Milwaukee Avenue traveling northeast a distance of 125.00 feet to North Milwaukee Avenue; the west line of North Milwaukee Avenue southeast for a distance of 215.00 feet; a line perpendicular to North Milwaukee Avenue traveling southwest for 125.00 feet; a line parallel to North Milwaukee Avenue traveling southeast 3.00 feet; a line perpendicular to North Milwaukee Avenue traveling southwest for 168.51 feet; a line traveling southwesterly 46.30 feet intersecting the arc hereinafter described; a 190.86 foot arc traveling northwest to a point of intersection with a line beginning 202.28 feet north of the north line of West Addison Street, running perpendicular to North Milwaukee Avenue and southwest for 33.58 feet to its intersection with a point 202.28 feet north of the north line of West Addison Street, said point being along the Chicago, St. Paul and Pacific Railroad right-of-way; and the Chicago, St. Paul and Pacific Railroad right-of-way line for a distance of 649.2 feet to the point of beginning,

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. In the area above described, the City Zoning Ordinance be amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit 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.

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Plan of Development Statements attached to this ordinance read as follows:

Residential Planned Development Number _____.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately four and twelve-hundredths (4.12) acres which is controlled by Dubin Residential Communities Corp. ("Applicant").
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. 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 of the subarea for which the request is being made. 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 comprising the subarea for which the request is being made 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 as it may relate to the subarea in question, except as "control" may have been resolved within title documents. In the case of a legislative amendment, single designated control shall mean all owners of property within the entire planned development.
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 Boundary, Property Line and Subarea Map; a Site Plan, Landscape Plan; and Building Elevations dated November 16, 2006, prepared by Harts Horne and Blankard 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 of a planned development. These and no other zoning controls shall apply to the area delineated herein. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the planned development:
 - Subarea A: Single-family attached dwelling units; accessory parking; and related uses;
 - Subarea B: Single-family detached dwelling units; accessory parking; non-accessory parking; and related uses; and

Subarea C: Single-family detached dwelling units; accessory parking; non-accessory parking; and related uses.

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 within the planned development subject to review and approval of the Department of Planning and Development.
7. 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. There shall be no parking or storage of garbage receptacles within such paved areas (except as noted on the Site Plan) or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to review 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 Chicago Department of Transportation. All work proposed 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.
8. In addition to the maximum height of any building or any appurtenance attached thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. 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.
10. Improvements of the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the exhibits to this planned development. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The townhomes proposed shall have optional roof decks accessible from the townhome unit, and in those instances, no green roofs are required. In the event the townhomes

are not constructed with roof decks accessible from the townhome unit, then twenty-five percent (25%) of the flat net roof area (less any mechanical equipment) shall be green roof. Additionally, an approximately one thousand two hundred (1,200) square foot fenced dog run, which will consist of a pea gravel surface, will be provided.

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 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 requirements of this planned development 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.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the property. 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.
13. 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 natural 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. Copies of these standards may be obtained from the Department of Planning and Development.
14. If substantial construction has not yet begun within the planned development within six (6) years of the date of passage of the planned development, the zoning of the property designated herein shall revert to the M1-1 District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Subarea Map; Site Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 97085 through 97092 of this *Journal*.]

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

Residential Planned Development Number _____.

Bulk Regulations And Data Table.

Gross Site Area:		199,800 square feet (4.6 acres)
Net Site Area:	Total =	179,588 square feet (4.12 acres)
Subarea A:	Total =	131,409 square feet (3.0 acres) (Gross Site Area) - 5,577 square feet (Area in Public Streets and Alleys) = 125,832 square feet (2.9 acres) (Net Site Area)
Subarea B:	Total =	33,976 square feet (.78 acre) (Gross Site Area) - 7,100 square feet (Area in Public Streets and Alleys) = 26,876 square feet (.62 acre) (Net Site Area)
Subarea C:	Total =	34,415 square feet (.80 acre) (Gross Site Area) - 7,535 square feet (Area in Public Streets and Alleys) = 26,880 square feet (.62 acre) (Net Site Area)
Maximum Floor Area Ratio:		
Total:		0.96
Subarea A:		1.03
Subarea B:		0.85
Subarea C:		0.76
Maximum Number of Residential Units:		
Subarea A:		57 townhomes

Subarea B:	8 single-family homes
Subarea C:	8 single-family homes
Total:	73

Maximum Site Coverage:

Total:	49%
Subarea A:	38%
Subarea B:	57%
Subarea C:	51%

Minimum Number of Off-Street
Parking Spaces:

Total:	176 parking spaces
Subarea A:	144 parking spaces (includes 30 guest parking spaces)
Subarea B:	16 parking spaces
Subarea C:	16 parking spaces

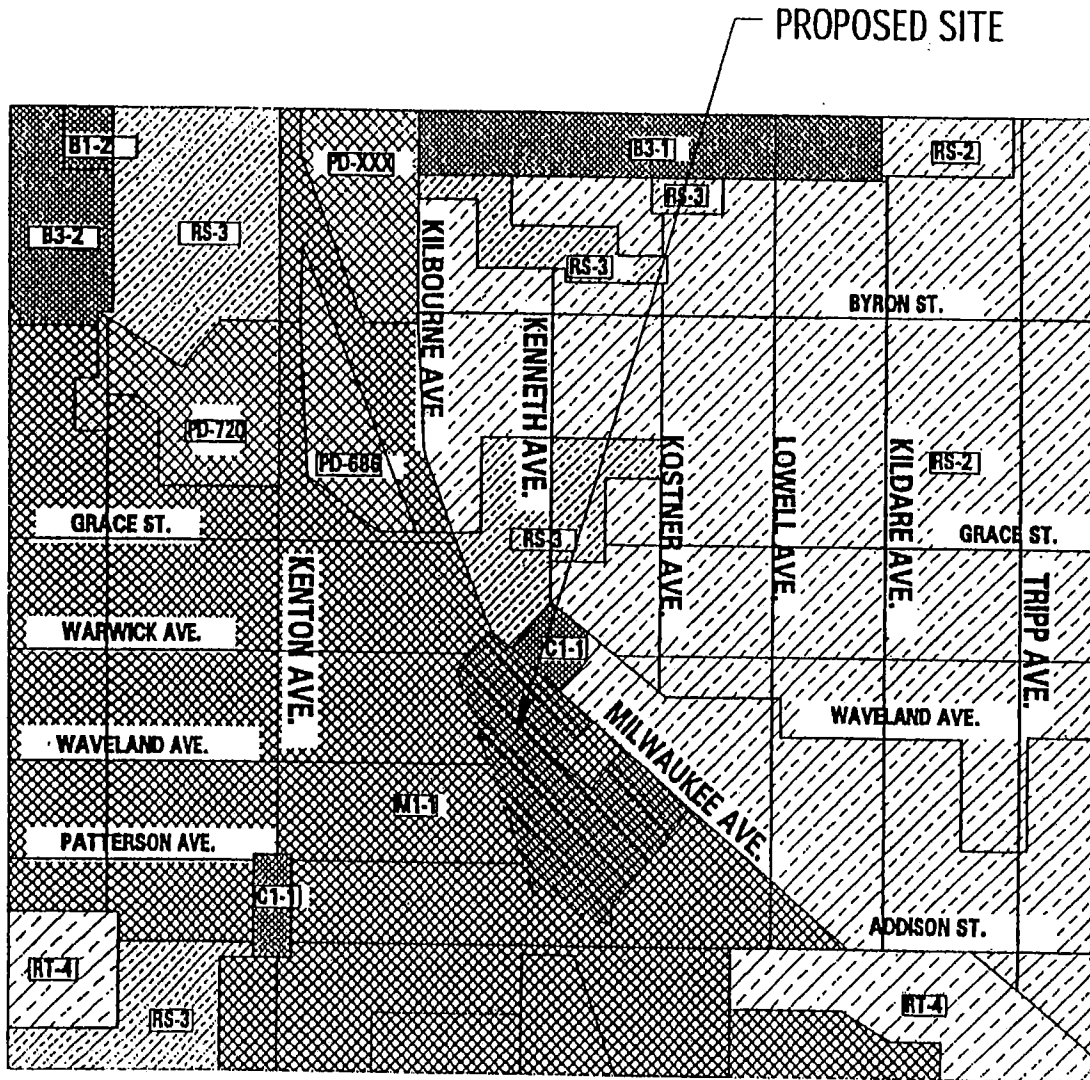
Note: In the event fewer residential dwelling units are built, then fewer parking spaces may be built as long as the parking ration of 2.0 parking spaces per dwelling unit is maintained.

Minimum Building Setbacks:	In accordance with Site Plan.
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Maximum Building Height:

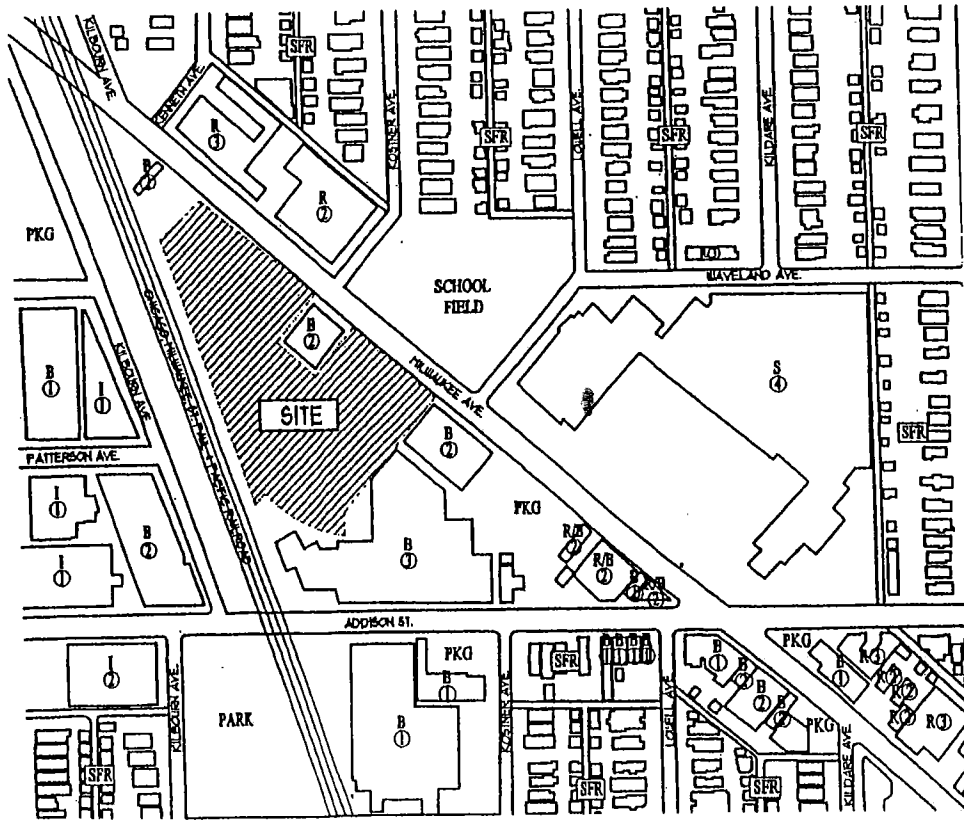
Subarea A:	33 feet, 0 inches
Subarea B:	32 feet, 0 inches
Subarea C:	32 feet, 0 inches

Existing Zoning Map.



Existing Land-Use Map.

LEGEND	
SFR	SINGLE FAMILY RESIDENTIAL
B	BUSINESS/COMMERCIAL
I	INDUSTRIAL/MANUFACTURING
R	RESIDENTIAL
R/B	RESIDENTIAL/GROUND FL. BUSINESS
S	SCHOOL
(X)	BUILDING HEIGHT IN STORIES
	SUBJECT PREMISES



Planned Development Boundary, Property Line And Subarea Map.

