

19110

45958

JOURNAL--CITY COUNCIL--CHICAGO

3/29/2017

Reclassification Of Area Shown On Map No. 10-H.
(Application No. 19110)
(~~Common Address~~: 2033 -- 2129 W. Pershing Rd.)

C1-3

[O2017-160]

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 amended by changing all the Residential Planned Development Number 934 symbols and indications as shown on Map Number 10-H in the area described as follows:

Parcel 1:

That part of the northwest quarter of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at a point in a line parallel to and 33 feet south of the north line and 641.32 feet west of the east line of said northwest quarter of Section 6; thence south at right angles to said parallel line 310 feet; thence east on a line parallel to the north line of said northwest quarter of Section 6, 125.93 feet to a point; thence northeasterly on a curve convex to the southeast with a radius of 371 feet a distance of 18.36 feet to a point which is 325.86 feet south of the north line and 509.6 feet west of the east line of said northwest quarter of Section 6; thence north on a line at right angles to a line parallel to and 33 feet south of the north line of said northwest quarter of Section 6 a distance of 292.86 feet; thence west on the last described parallel line being also the south line of West 39th Street, 132.5 feet to the place of beginning, in Cook County, Illinois.

Parcel 2:

That part of the northeast quarter of the northwest quarter of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: beginning at a point 33 feet south of the north line and 376.32 feet west of the east line of the northeast quarter of the northwest quarter of said Section 6; thence west along a line 33 feet south of and parallel with the north line of the northeast quarter of said northwest quarter a distance of 132.5 feet to a point; thence south along a straight line making an angle of 90 degrees with the last described line a distance of 292.86 feet to a point; thence northeasterly along a curved line convex to the northwest with a radius of 300 feet to a point 132.5 feet east of the last described straight line, measured at right angles thereto, said point being 199.19 feet south of the north line of the northeast quarter of said northwest quarter; thence north along a straight line a distance of 166.19 feet to the place of beginning, in Cook County, Illinois.

Parcel 3:

That part of the northwest quarter of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at a point 33 feet south of the north line and 691.39 feet west of the northeast corner of said northwest quarter of Section 6; thence south on a straight line at right angles to the north line of

said northwest quarter of Section 6, 500 feet; thence west on a straight line parallel to and 533 feet south of the north line of said northwest quarter of Section 6, 308 feet; thence north on a straight line at right angles to the last described line to a point 33 feet south of the north line of said northwest quarter of said Section 6, said point being 999.39 feet west of the east line of said northwest quarter of Section 6; thence east on a straight line parallel to and 33 feet south of the north line of said northwest quarter of Section 6, 308 feet to the place of beginning, in Cook County, Illinois.

Parcel 4:

That part of the northwest quarter of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: beginning at a point in the south line of West Pershing Road which is 33 feet south of the north line of the northwest quarter of Section 6, said point being 591.39 feet west of the east line of the said northwest quarter; thence south along a line drawn at right angles to the said south line of West Pershing Road a distance of 500 feet, more or less, to its intersection with a curved line convex to the southeast, having a radius of 371 feet, said curve being drawn from a point 573 feet south of the north line and 860 feet west of the east line of the said northwest quarter to a point 325.86 feet south of the north line and 509.5 feet west of the east line of the said northwest quarter; thence northeasterly along said curved line to its intersection with a line drawn parallel with and 50.07 feet east of the aforementioned line drawn at right angles to the said south line of West Pershing Road; thence north along said parallel line a distance of 469.79 feet, more or less, to its intersection with the said south line of West Pershing Road; thence west along the south line of West Pershing Road a distance of 50 feet to the point of beginning, in Cook County, Illinois.

Parcel 5:

That part of the northwest quarter of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian bounded and described as follows: beginning at the intersection of a line drawn at right angles to the north line of the said northwest quarter of Section 6 from a point which is 999.3 feet west of the northeast corner thereof, with the south line of the north 533 feet of the said northwest quarter; thence east along the south line of the north 533 feet a distance of 308 feet, more or less, to its intersection with a curved line convex to the southeast having a radius of 371 feet, the said curve being drawn from a point 573 feet south of the north line and 860 feet west of the east line of the said northwest quarter to a point 325.86 feet south of the north line and 509.6 feet west of the east line of the northwest quarter; thence southwesterly along the last described curved line to a point in the south line of the north 573 feet, said point being 860 feet west of the east line of the said northwest quarter; thence westerly along the south line of the north 573 feet a distance of 140.79 feet, more or less, to its intersection with the extension of the aforementioned line drawn at right angles to the north line of the said northwest quarter; thence north along said line drawn at right angles to the north line of the said northwest quarter a distance of 40 feet to the point of beginning, in Cook County, Illinois.

Parcel 6:

That part of the northwest quarter of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: beginning at a point on a line drawn at right angles to the north line of the said northwest quarter of Section 6 from a point which is 999.3 feet west of the northeast corner thereof, which point of beginning is 393 feet south of the north line of the said northwest quarter of Section 6; thence southwesterly along a curved line convex to the east with a radius of 270 feet, an arc distance of 149.75 feet, more or less, to a point in the south line of the north 533 feet of the said northwest quarter of Section 6, the said point beginning 47.5 feet west of the said line drawn at right angles to the north line of the said northwest quarter; thence southwesterly along a straight line a distance of 3.72 feet, more or less, to a point 535.76 feet south of the north line of the said northwest quarter 50 feet west of the said line drawn at right angles to the north line of the said northwest quarter; thence southwesterly along a curved line convex to the southeast with a radius of 193.13 feet an arc distance of 51.88 feet more or less to a point in the south line of the north 573 feet of the said northwest quarter, said point being 85.89 feet west of the said line drawn at right angles to the north line of the said northwest quarter; thence east along the south line of the north 573 feet of the said northwest quarter a distance of 85.89 feet to its intersection with the aforementioned line drawn at right angles to the north line of the northwest quarter of Section 6; thence north along said line drawn at right angle a distance of 180 feet to the point of beginning, in Cook County, Illinois.

Parcel 7:

That part of the northwest quarter of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: beginning at the intersection of a line drawn parallel with and 343 feet south of the north line of said northwest quarter of Section 6 with a line drawn at right angles to the south line of West Pershing Road from a point in said south line of West Pershing Road which is 33 feet south of the north line and 641.32 feet west of the east line of the said northwest quarter of sections; thence south along said line drawn at right angles to the south line of West Pershing Road to its intersection with a curved line convex to the southeast having a radius of 371 feet, said curved line extending from a point 573 feet south of the north line and 860 feet west of the east line of said northwest quarter of Section 6 to a point 325.86 feet south of the north line and 509.6 feet west of the east line of said northwest quarter of Section 6; thence northeasterly along said curved line to its intersection with the parallel line first hereinabove described, which is parallel with and 343 feet south of the north line of said northwest quarter of Section 6; thence west along the last described parallel line a distance of 125.98 feet, more or less, to the place of beginning, in Cook County, Illinois,

to those of a C1-3 Neighborhood Commercial District which is hereby established in the area described.

SECTION 2. This ordinance shall take effect upon its passage and due publication.

Reclassification Of Area Shown On Map No. 11-G.

(As Amended)

(Application No. 19104T1)

(Common Address: 4654 N. Sheridan Rd.)

[SO2017-154]

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

West Leland Avenue; North Sheridan Road; a line 48.58 feet south of the south line of West Leland Avenue; and the public alley next west of North Sheridan Road,

to those of a B2-5 Neighborhood Mixed-Use District.

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

[Building Dipiction; Site Plan; Basement Level Floor Plan; Levels 1, 2, 3, 4, 5 and 6 Floor Plans; and North and East Building Elevations attached to this ordinance printed on pages 45963 through 45971 of this *Journal*.]

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

Substitute Narrative And Plans.

*Type 1 Zoning Narrative For
4654 N. Sheridan Rd.
B3-3 To B2-5.*

The applicant proposes to rezone the subject property from B3-3 Community Shopping District to B2-5 Neighborhood Mixed-Use District. The purpose of the zoning amendment is to permit the applicant to construct a six-story building with 38 single room occupancy units, 50 temporary overnight shelter beds and approximately 1,900 square feet of commercial/office space.

*Reclassification Of Area Shown On Map Number 10-H.
(As Amended)
(Application Number 14354)*

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 M2-4 General Manufacturing District symbols and indications as shown on Map Number 10-H in the area bounded by:

the west line of South Seeley Avenue (a private road); the north line of the gravel road north of the intermodal rail yard; the intermodal rail yard; South Hamilton Avenue (a private road); and West Pershing Road,

to those of an RM5.5 Residential Multi-Unit District and that the Chicago Zoning Ordinance further be amended by changing all the RM5.5 Residential Multi-Unit District symbols and indications as shown on Map Number 10-H in the area bounded by:

the west line of South Seeley Avenue (a private road); the north line of the gravel road north of the intermodal rail yard; the intermodal rail yard; South Hamilton Avenue (a private road); and West Pershing Road,

to those of Residential Planned Development Number 934 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.

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

Residential Planned Development Number 934.

Plan Of Development Statements.

1. The area delineated herein ("Property") and designated as Residential Planned Development Number 934 consists of approximately three hundred six thousand two hundred twenty-one (306,221) square feet (seven and twenty-nine thousandths (7.029) acres) Gross Site Area, and two hundred seventy-five thousand fifty-eight (275,058) square feet (six and

and three hundred fourteen thousandths (6.314) acres) Net Site Area, as defined by the attached Bulk Regulations and Site Data Table. The Property is controlled by Robert Levin ("Applicant"), and the Property owner has consented to this planned development.

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 right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or his 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, his successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance as drafted as of the date of the application for this Residential Planned Development, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications, or changes (administrative, legislative or otherwise) to this planned development are 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 other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the Applicant or his successor in interest and by the Property owner, if different from the Applicant.
4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Site Data Table; an Existing Zoning and Street System Map; an Existing Land-Use Area Map; a Generalized Land-Use Plan; a Planned Development Boundary and Property Line Map; and the following plans prepared by Fajardo & Fajardo Ltd. and dated August 12, 2004: Site Plan; Four (4) Story Masonry Building (twenty-two (22) Dwelling Units) Front Elevation; Four (4) Story Masonry Building (twenty-two (22) Dwelling Units) Rear Elevation; Four (4) Story Masonry Building (twenty-four (24) Dwelling Units) Front Elevation; Four (4) Story Masonry Building (twenty-four (24) Dwelling Units) Rear Elevation; Four (4) Story Masonry Building (thirty (30) Dwelling Units) Front Elevation; Four (4) Story Masonry Building (thirty (30) Dwelling Units) Rear Elevation; Seven (7) Story Masonry Building -- East Side Elevation; Seven (7) Story Masonry Building -- Pershing Road Elevation; Seven (7) Story Masonry Building -- Basement Parking Plan; Seven (7) Story Masonry Building -- First Floor Parking Plan; Seven (7) Story Masonry Building -- First Floor Plan; and

Seven (7) Story Masonry Building -- Typical Atrium Landscaping. This planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": residential uses; real estate sales office; and accessory uses-including commercial uses-such as restaurants, food sales, dry cleaner (no on-site processing), and retail sales, which may be accessory to the residential uses at the Property.
6. Signs shall be permitted within this planned development, but signs other than identification signs and directional signs shall be 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 this planned development, subject to the review and approval of the Department of Transportation and Department of Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for disabled persons.
8. Service drives or other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles, including emergency vehicles. Ingress and egress from the Property to public rights-of-way shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. In addition to the maximum height of the buildings and any appurtenances thereto described in this planned development, the height of any improvement shall be subject to height limitations approved by the Federal Aviation Administration.
10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance as drafted as of the date of the application for this Residential Planned Development shall apply, except that the following areas in the Seven (7) Story Masonry Building shall not be included in the calculation of floor area: first (1st) floor lobby; second (2nd) floor party room -- exercise room; and all open atrium spaces, including at the first (1st) floor.
11. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan and Building Elevations and in accordance with the landscaping provisions of the Chicago Zoning Ordinance as drafted as of the date of the application for

this Residential Planned Development and corresponding regulations and guidelines.

12. 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 Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant shall develop twenty-five percent (25%) of the total roof space of the Seven (7) story Masonry Building and twenty-five percent (25%) of the total roof space of each of the four (4) Story Masonry Buildings with a vegetative extensive green roof system.
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 this planned development. 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. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance as drafted as of the date of the application for this Residential Planned Development until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement. Likewise, Applicant acknowledges that it is in the public interest to design and maintain the project in a manner which promotes affordable housing options. The developer will provide no less than thirty (30) dwelling units, a mix of twenty-four (24) one (1) bedroom units and six (6) two (2) bedroom units in the Seven (7) Story Masonry Building, as affordable housing in accordance with Chicago Zoning Ordinance effective November 1, 2004, Article 17-4-1004E. The developer agrees to complete construction of no less than twenty percent (20%) of the residential units and no less than five thousand (5,000) square feet of the commercial space within the Seven (7) Story Masonry Building and to conduct sales of units in the Seven (7) Story Masonry Building before beginning construction on the new Four (4) Story Masonry Buildings.
14. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then the provisions of this planned development shall expire and the zoning of the Property automatically shall change to the RM5.5 General Residence District.

[Existing Zoning and Street System Map; Existing Land-Use Area Map; Generalized Land-Use Plan; Planned Development Boundary and Property Line Map; Site Plan; Building Elevations; Basement Parking Plan; First Floor Plan; and Typical Atrium Landscaping referred to in these Plan of Development Statements printed on pages 32452 through 32467 of this *Journal*.]

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

Bulk Regulations And Site Data Table.

Gross Site Area: 306,221 square feet (7.029 acres)

Right-of-Way⁽¹⁾: 28,281 square feet (0.649 acres)

Net Site Area:

Subarea A: 181,587 square feet (4.169 acres)

Subarea B: 93,471 square feet (2.145 acres)

TOTAL A+B: 275,058 square feet (6.314 acres)

Number of Dwelling Units:

Subarea A: 414 units (Seven-Story Masonry Building)

Subarea B: 76 units (new Four-Story Masonry Buildings)

TOTAL A+B: 490 units

(1) Right-of-Way includes the Net Site Area plus the distance to the centerline of Pershing Road and Hamilton Avenue (a private road). It does not include the distance to the centerline of Seeley Avenue, a private roadway for which the subject site owners do not have property rights.

Minimum Lot Area Per Dwelling Unit by Subarea⁽²⁾:

Subarea A:	439 square feet/unit (Seven-Story Masonry Building)
Subarea B:	1,230 square feet/unit (new Four-Story Masonry Buildings)

Floor Area Ratio by Subarea:

Subarea A:	2.88 floor area ratio (excludes lobby, party room, parking and atriums)
Subarea B:	1.19 floor area ratio
TOTAL:	2.30 floor area ratio

Maximum Percentage of Lot Coverage:

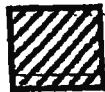
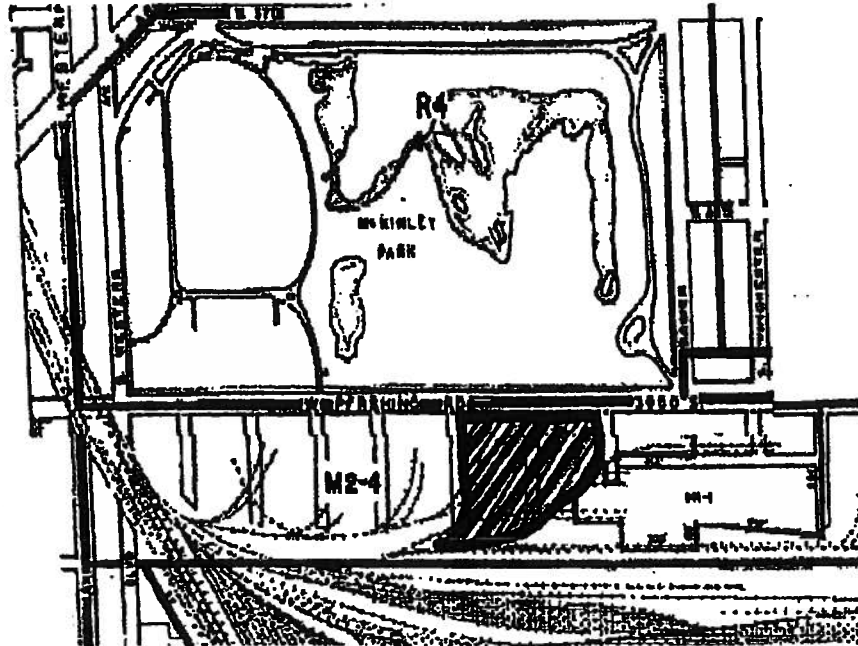
Subarea A:	74%
Subarea B:	37%

Parking:

Subarea A:	404 indoor spaces (21 for persons with disabilities) for residential two outdoor spaces for residential
	70 outdoor spaces for commercial (one for persons with disabilities)
Subarea B:	76 indoor spaces for residential
	27 outdoor spaces for residential (one for persons with disabilities)
TOTAL PARKING:	579 spaces

(2) Minimum Lot Area Per Dwelling Unit is the net site area for each subarea divided by number of units in that subarea.

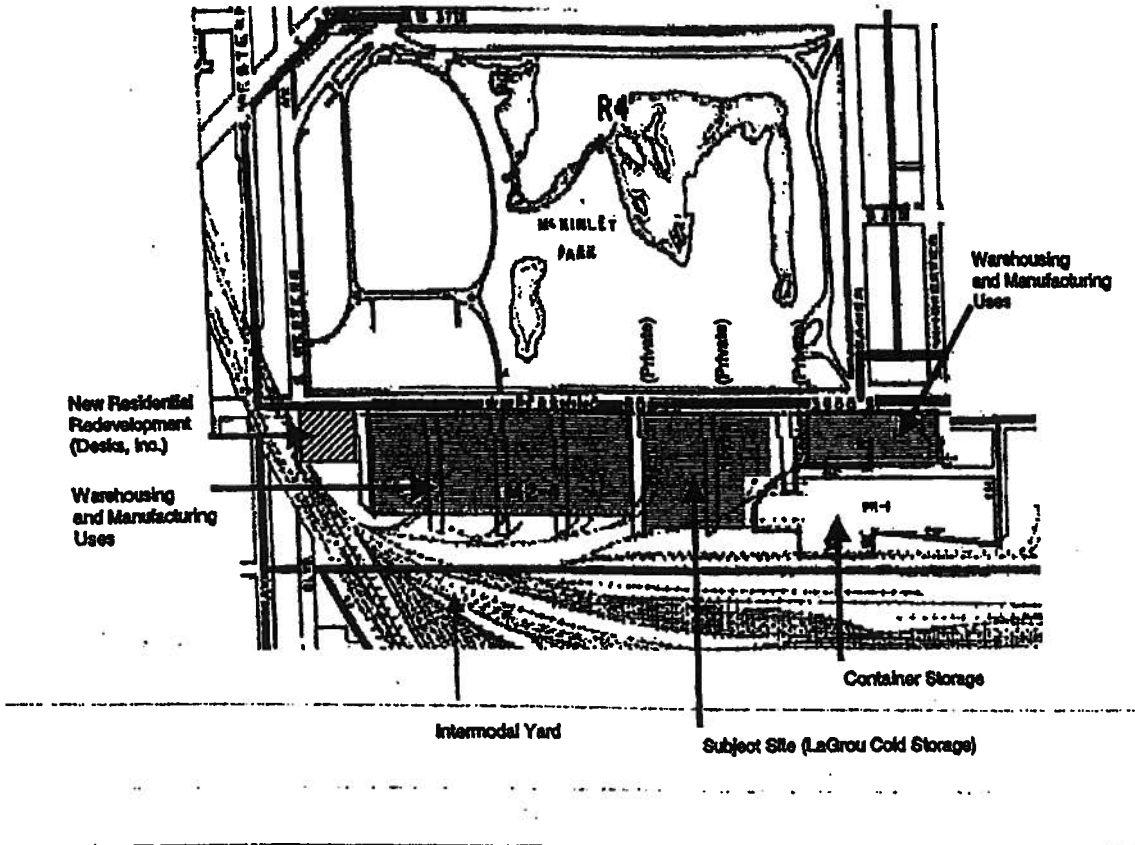
Existing Zoning And Street System Map.



Planned Development Boundary

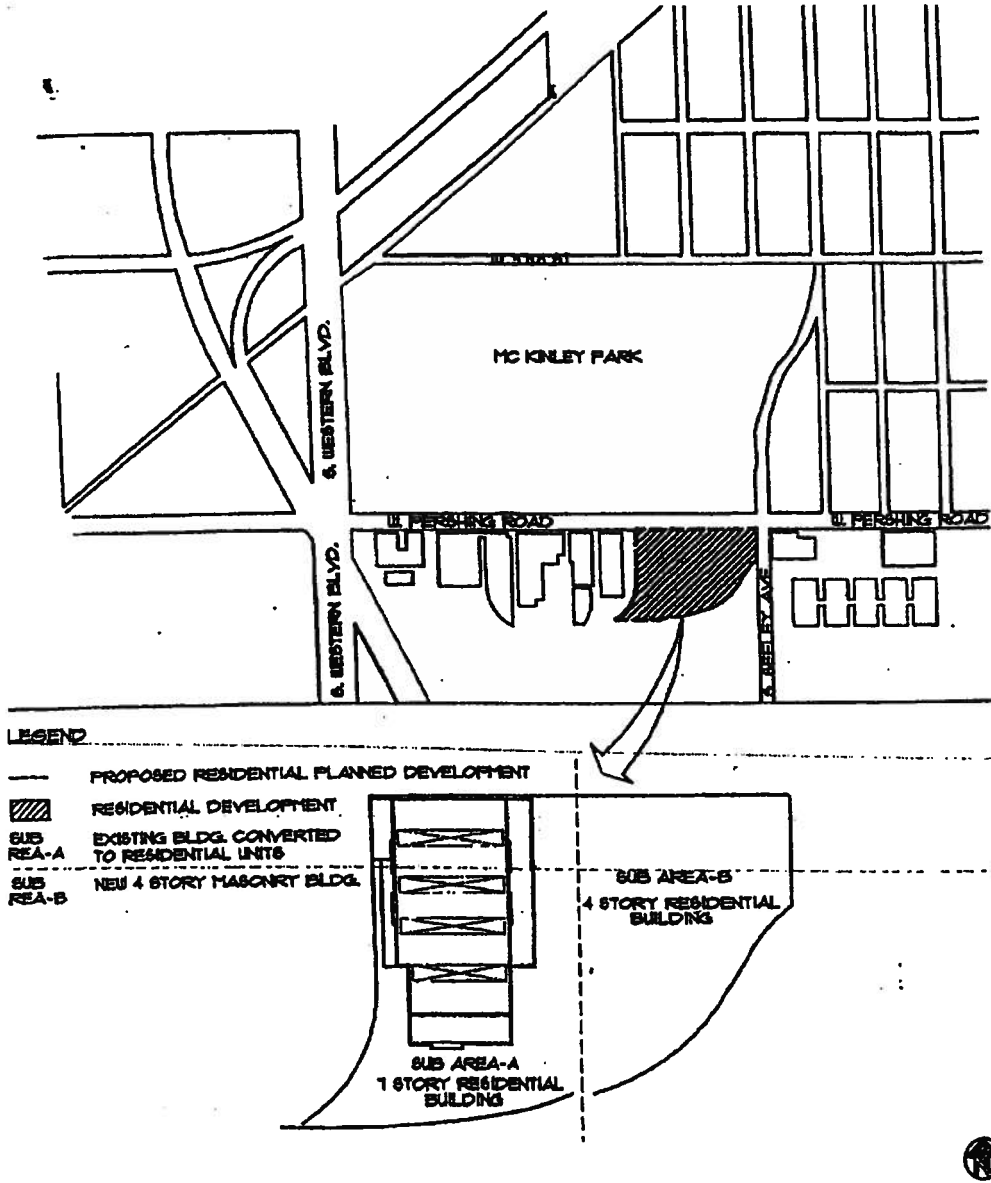
ADDRESS: 2055 - 2101 West
Pershing Road
APPLICANT: Robert Levin
DATE: August 12, 2004

Existing Land-Use Areas Map.

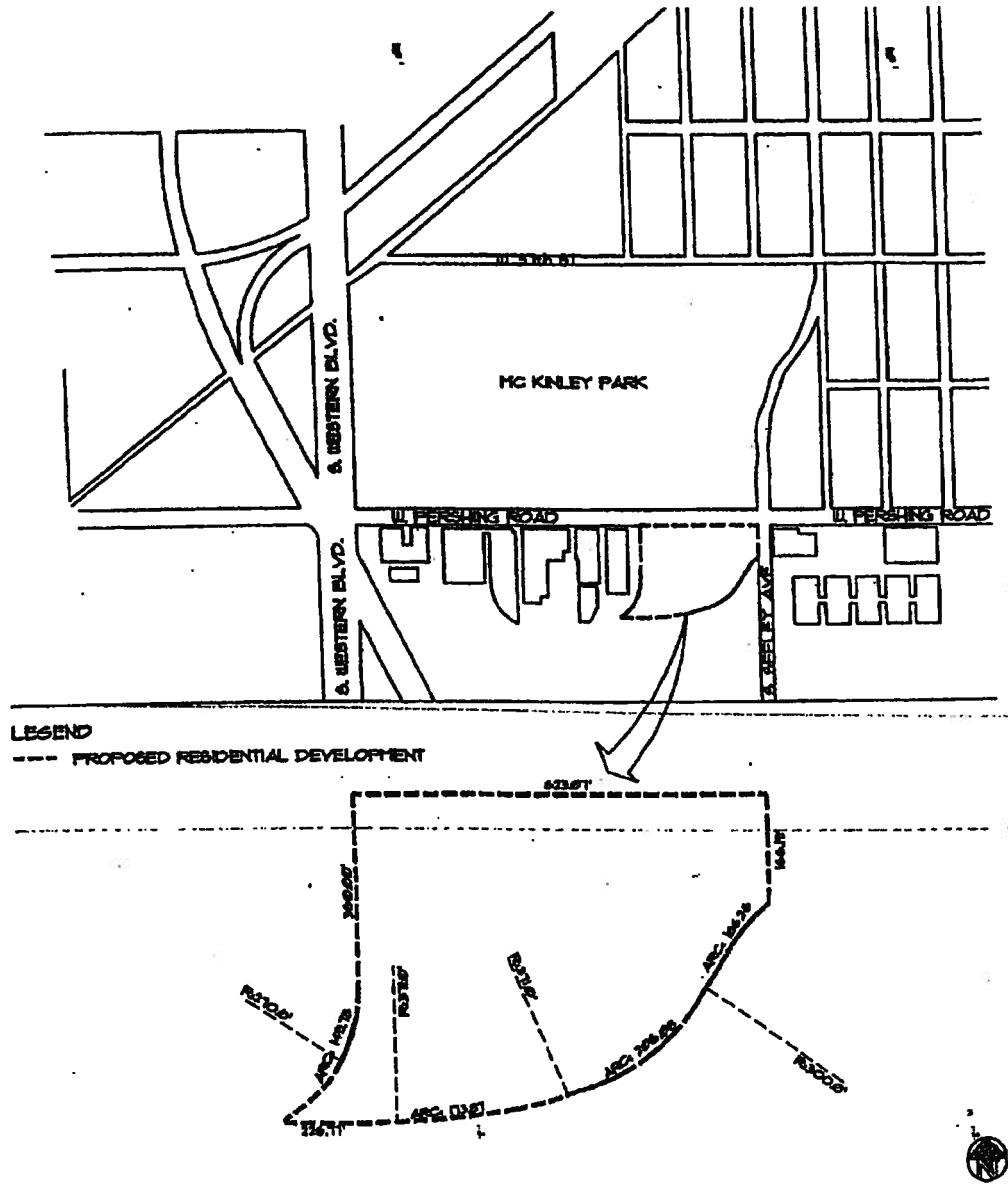


ADDRESS: 2055 - 2101 West
Pershing Road
APPLICANT: Robert Levin
DATE: August 12, 2004

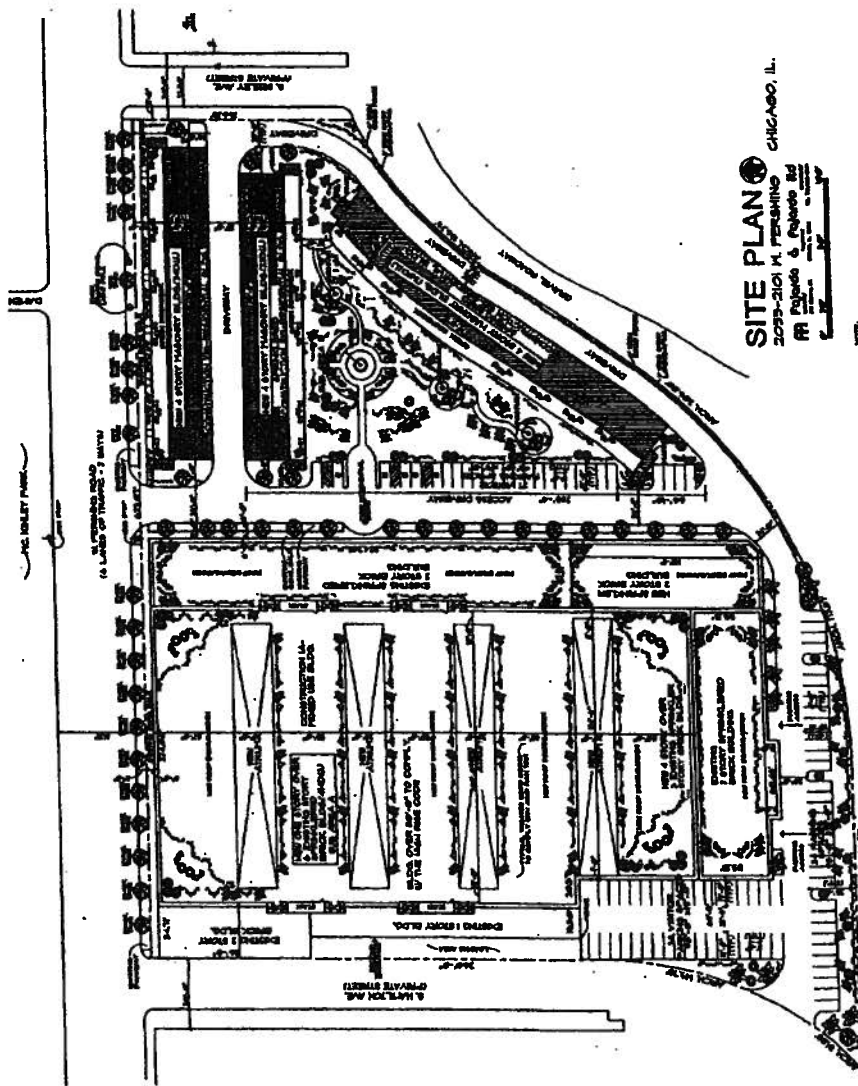
Generalized Land-Use Plan.



Planned Development Boundary
And Property Line Map.

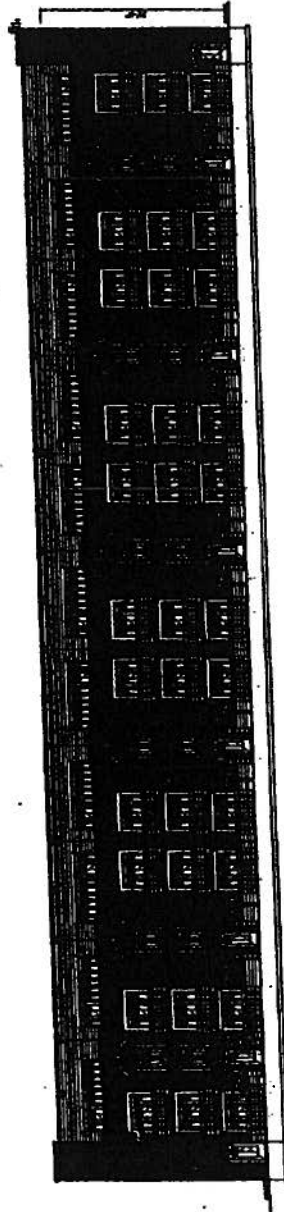


Site Plan.



ADDRESS: 2095-2101 N. PULASKI
 APPLICANT: Robert Levin
 DATE: August 12, 2004

Typical Four (4) Story Masonry Building
(Twenty-Two (22) Dwelling Units)
(Front Elevation).

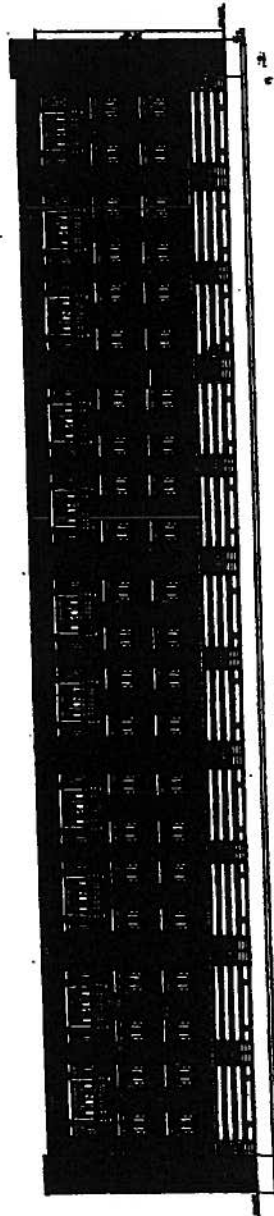


NOT TO SCALE
ALL DIMENSIONS WILL BE PROVIDED
ON THE PLAN & THE RESULT OF
EACH MEASUREMENT

TYPICAL 4 STORY MASONRY BLDG. (22 DUAL-FRONT ELEVATION)

ADDRESS: 2054 - 2101 West
Peachtree Road
APPLICANT: Robert Levin
DATE: August 12, 2004

Typical Four (4) Story Masonry Building
(Twenty-Two (22) Dwelling Units)
(Rear Elevation).

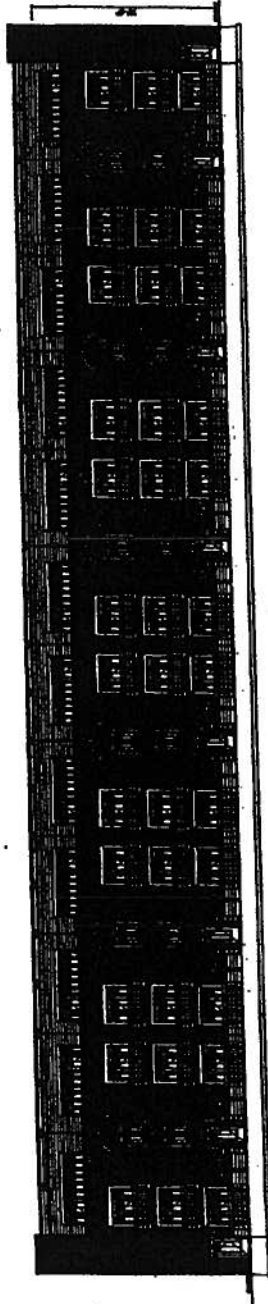


NOTES: THESE WILL BE PROVIDED ON THE FRONT OF THE PLANS OF EACH BUILDING

TYPICAL 4 STORY MASONRY BLDG(22 DU)-REAR ELEVATION

ADDRESS: 2055 - 2101 West
Pershing Road
APPLICANT: Robert L. ...
DATE: August 12, 2004

Typical Four (4) Story Masonry Building
(Twenty-Four (24) Dwelling Units)
(Front Elevation).

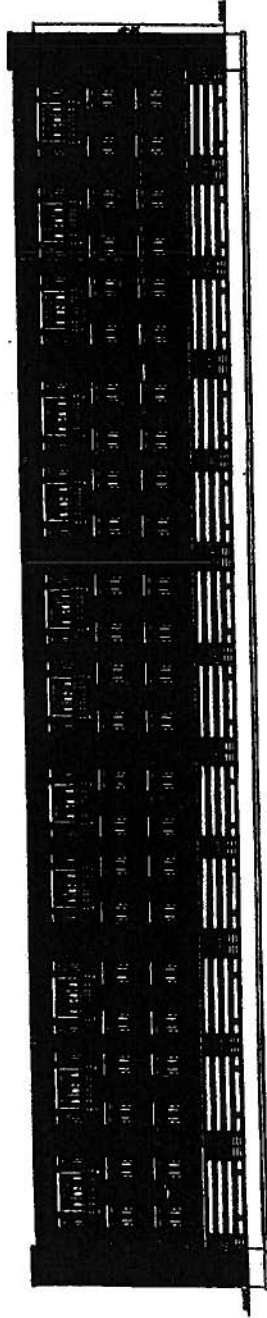


NOTE:
THIS DRAWING IS THE PROPERTY
OF THE ARCHITECT.
NO PART OF THIS DRAWING
IS TO BE REPRODUCED
WITHOUT HIS WRITTEN
CONSENT.

TYPICAL 4 STORY MASONRY BLDG. (24 DU)-FRONT ELEVATION

NO. 2066-2101 West
ADDRESS: 2066-2101 West
APPLICANT: Robert Levin
DATE: August 12, 2004

Typical Four (4) Story Masonry Building
(Twenty-Four (24) Dwelling Units)
(Rear Elevation).

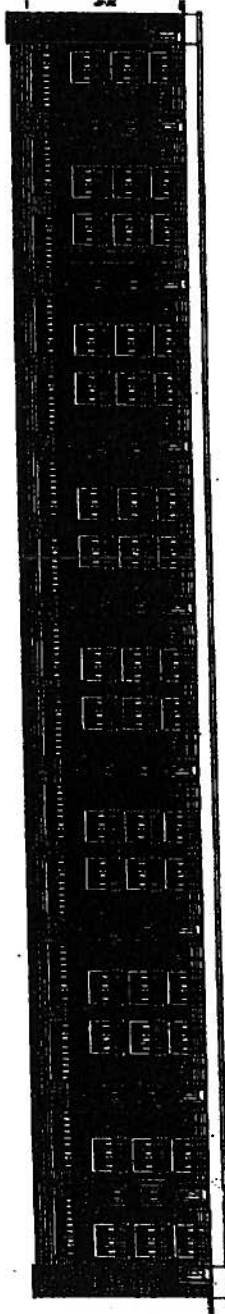


NOTES:
SEE ALL NOTES ON ALL DRAWINGS
FOR THE PROJECT.

TYPICAL 4 STORY MASONRY BLDG. (24 DWL-REAR ELEVATION)

ADDRESS: 2055 - 2101 West
Perkins Ave.
APPLICANT: Robert J. ...
DATE: August 12, 2004

Typical Four (4) Story Masonry Building
(Thirty (30) Dwelling Units)
(Front Elevation).

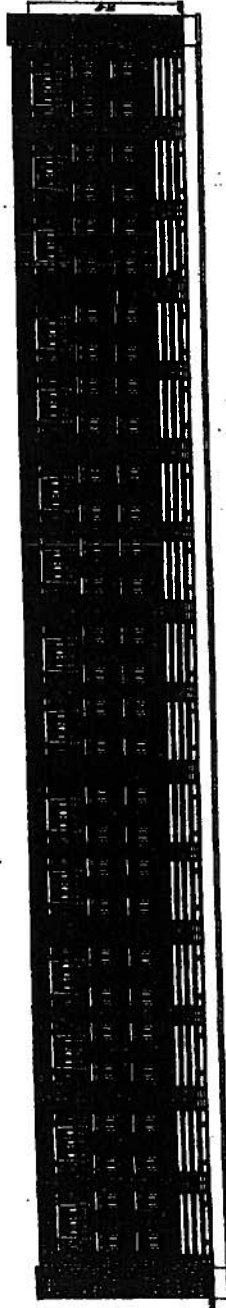


NOT TO SCALE
ON THE FRONT & THE REAR OF
EACH BUILDING

TYPICAL 4 STORY MASONRY BLDG. (NO. DUU-FRONT ELEVATION)

ADDRESS: 2008 - 2101 West
Pierching Road
APPLICANT: Robert Levin
DATE: August 12, 2004

Typical Four (4) Story Masonry Building
(Thirty (30) Dwelling Units)
(Rear Elevation).

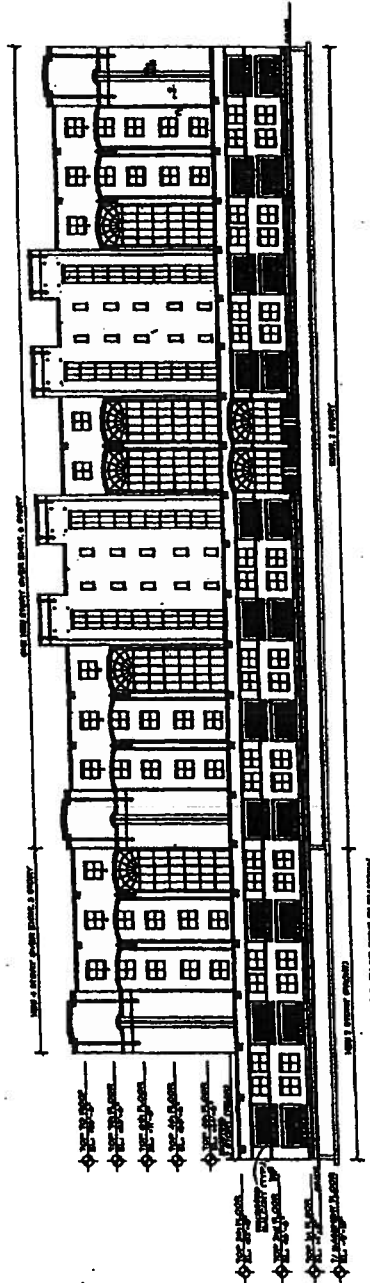


TYPICAL 4 STORY MASONRY BLDG(30 DWL)REAR ELEVATION

ADDRESS: 2555 - 2101 West
Pershing Road
APPLICANT: Robert Lewis
DATE: August 12, 2004

NOT TO SCALE, ALL ARE APPROVED
ON THE BASIS OF THE PLAN OF
EACH BUILDING

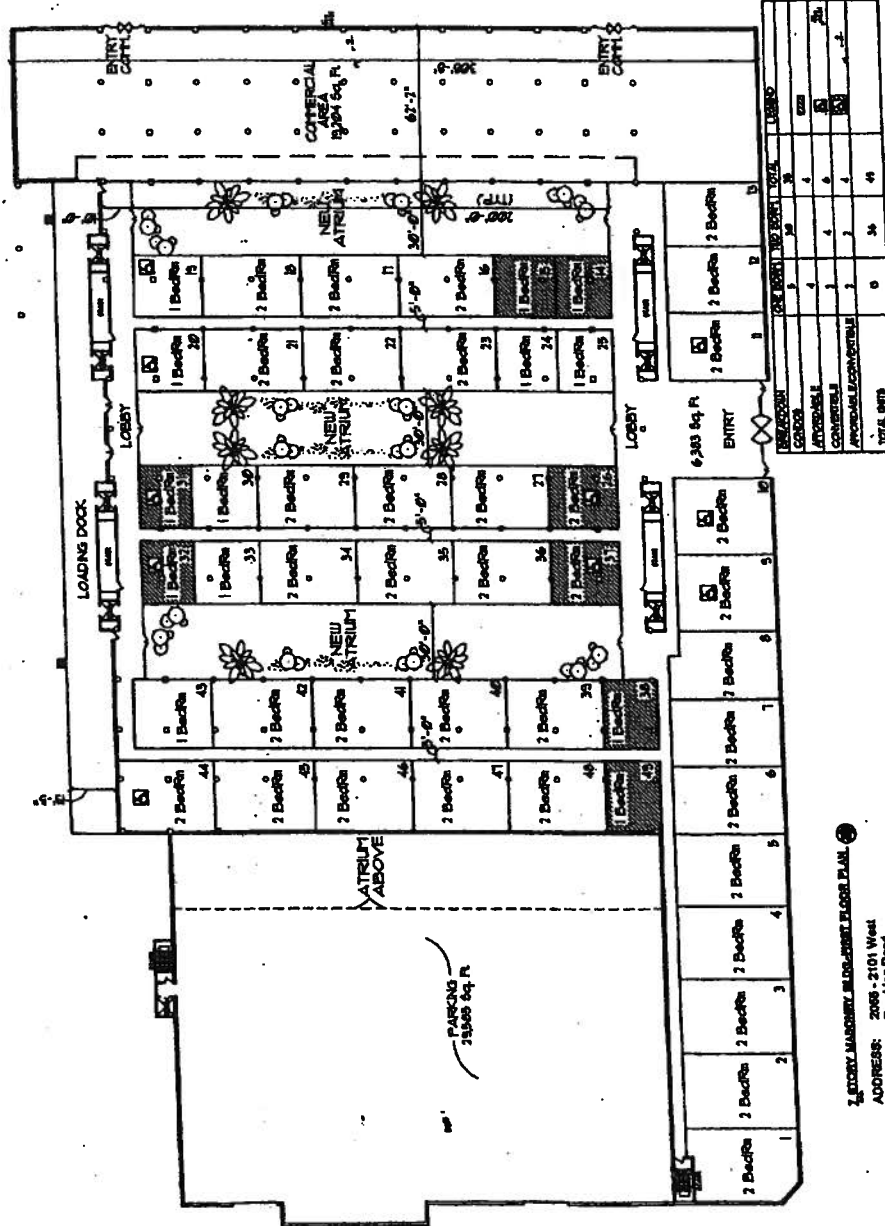
Seven (7) Story Masonry Building
(East Side Elevation).



7 STORY MASONRY BUILDING - EAST SIDE ELEVATION

ADDRESS: 2055 - 2101 West
Purifying Road
APPLICANT: Robert L. ...
DATE: August 12, 2004

Seven (7) Story Masonry Building
(First Floor Plan).



7 STORY MASONRY BUILDING FLOOR PLAN
 ADDRESS: 2008 - 2101 West
 Applicant: Robert Levin
 DATE: August 12, 2004

Typical Atrium Landscapings.

