



Office of the City Clerk



SO2011-1486

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	3/9/2011
Sponsor(s):	Del Valle, Miguel (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App. No. 17218
Committee(s) Assignment:	Committee on Zoning

ORDINANCE

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 RM5 Multi-Unit District symbols and indications as shown on Map No. 2-1 in the area bounded by

West Jackson Boulevard; South Maplewood Avenue; West Van Buren Street;
vacated South Rockwell Street,

to those of a Residential Planned Development Number _____, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Street Address: 2534-2560 West Van Buren Street; 2535-2561 W. Jackson Boulevard;
300-344 S. Maplewood Avenue

RESIDENTIAL PLANNED DEVELOPMENT NUMBER _____

BULK REGULATIONS TABLE

Gross Site Area:	164,717 square feet (3.78 acres)
Net Site Area:	128,904 square feet (2.96 acres)
Maximum Permitted Floor Area Ratio:	1.2
Maximum Number of Residential Units:	76 Units
Minimum Off-Street Parking Spaces:	60
Minimum Number of Off-Street Loading Spaces:	0
Minimum Bicycle Parking Spaces:	32
Maximum Site Coverage:	In substantial accordance with the Site Plan.
Setbacks from Property Line:	In substantial accordance with the Site Plan.
Maximum Building Height:	40 feet

Applicant: Maple Jack, LLC

Address: 2534-2560 West Van Buren Street; 2535-2561 W. Jackson Boulevard; 300-344 S.
Maplewood

Intro Date: March 9, 2011

CPC Date: July 19, 2012

Residential Planned Development Number _____.

Plan of Development Statements.

1. The area delineated herein as Residential Planned Development Number _____ (the "Planned Development") consists of a net site area of approximately one hundred twenty eight thousand nine hundred and four (128,904) square feet (two and ninety six hundredths (2.96 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Maple Jack, LLC, an Illinois limited liability company (the "Applicant").
2. 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 title holders and 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for

Applicant: Maple Jack, LLC

Address: 2534-2560 West Van Buren Street; 2535-2561 W. Jackson Boulevard; 300-344 S. Maplewood

Intro Date: March 9, 2011

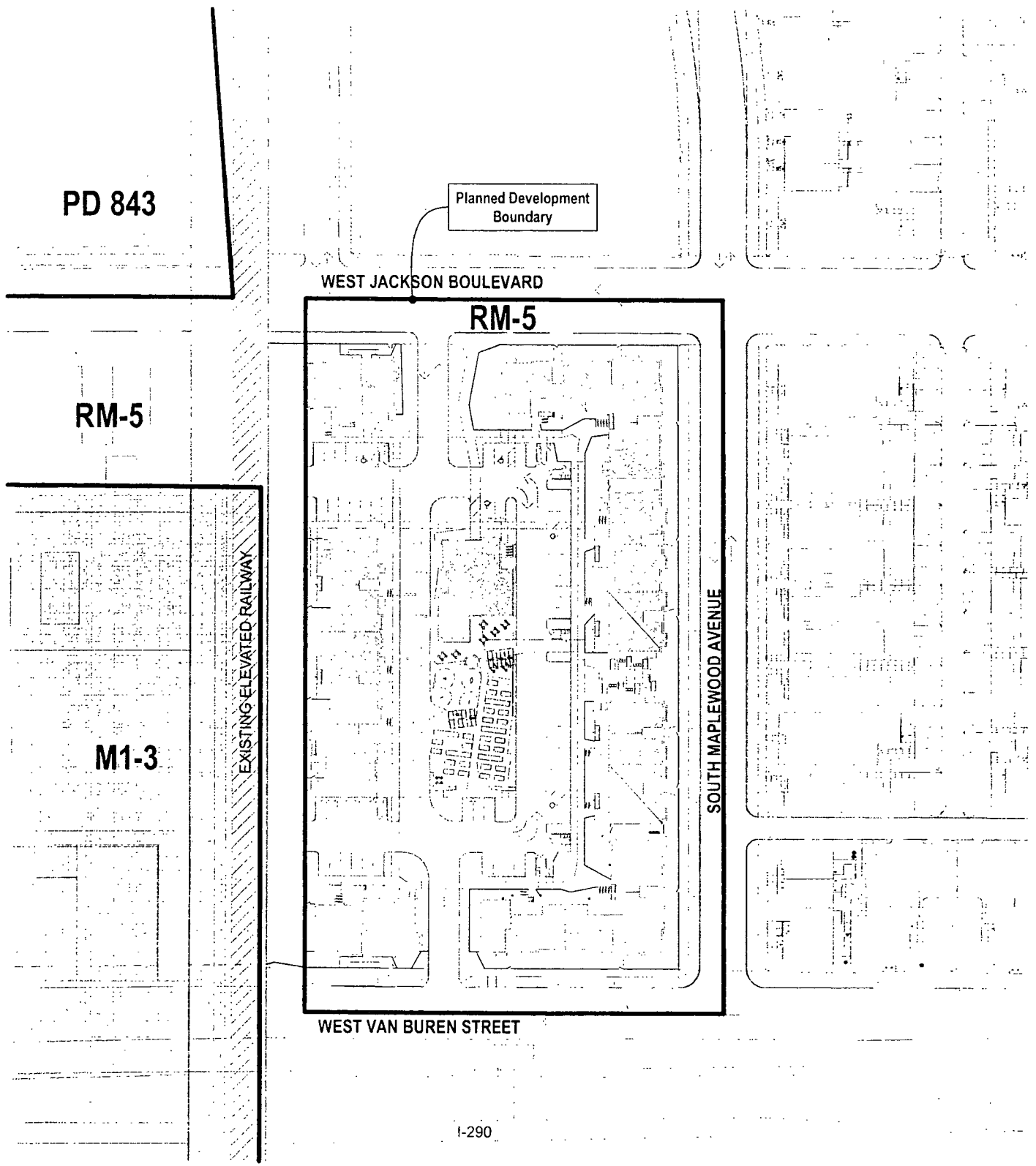
CPC Date: July 19, 2012

Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of these fifteen (15) statements; a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan, a Right-of-Way Adjustment Plan, Building Elevations, Landscape Plan, a Green Roof Plan and a Chicago Builds Green form; all prepared by Landon Bone Baker, dated July 19, 2012, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted on the Property under this Planned Development: Multi-unit Residential; Two-Flats; Townhouses; recreational uses, parking and accessory uses including management offices and common space.
6. On-Premise signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation.
8. The maximum permitted floor area ratio (F.A.R.) for the site shall be in accordance with the attached Bulk Regulations Table. For purposes of FAR calculations and measurements, the definitions of the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 128,904 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines.

Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
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 buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All buildings must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Housing and Economic Development. The Applicant shall provide a 50% green roof (17,842 square feet) over the net roof area of the residential buildings.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to RM 5 Multi-unit Residential District.



PD 843

Planned Development Boundary

WEST JACKSON BOULEVARD

RM-5

RM-5

M1-3

EXISTING ELEVATED RAILWAY

SOUTH MAPLEWOOD AVENUE

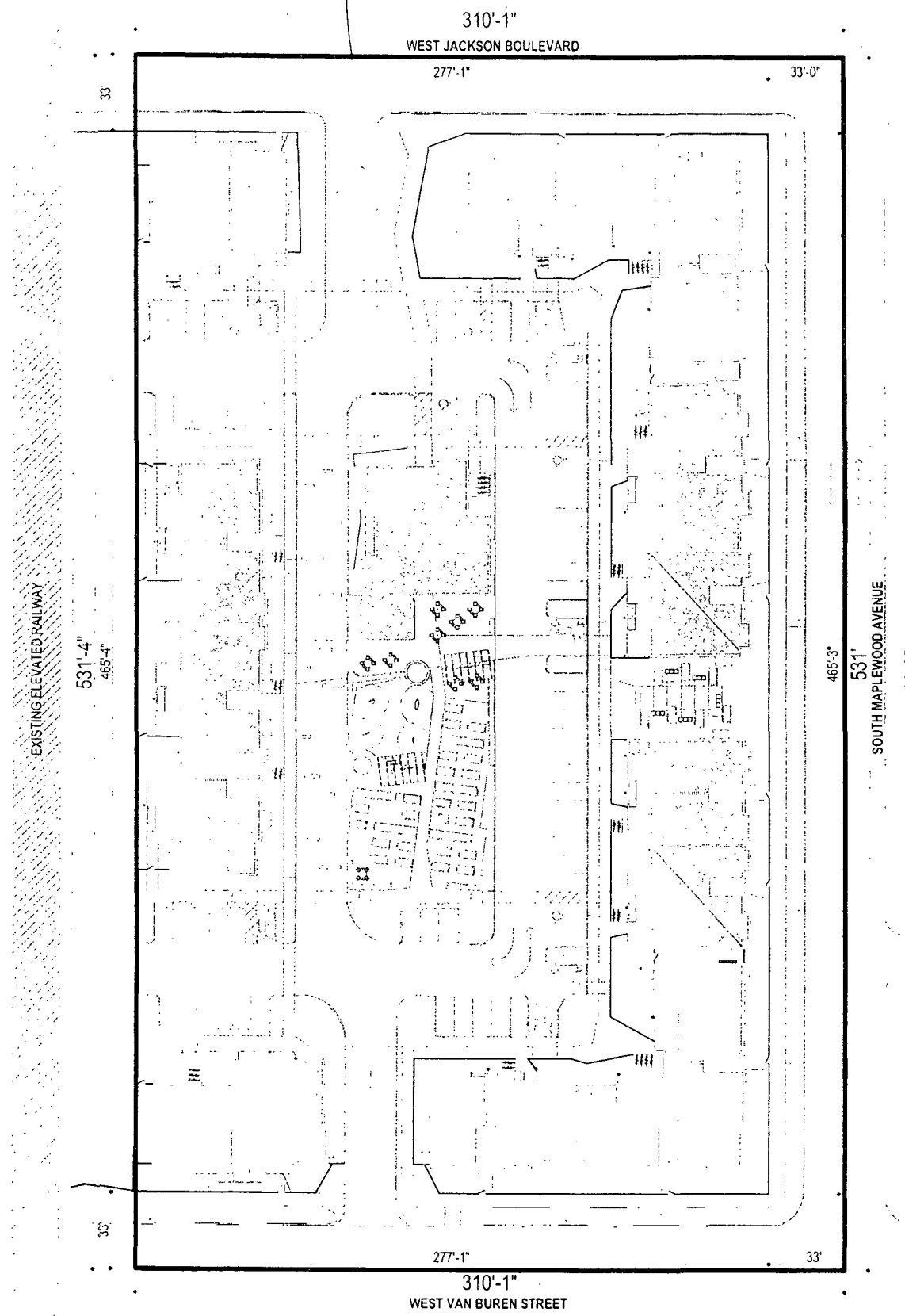
WEST VAN BUREN STREET

I-290

N

0' 40' 100' 200'

PLANNED DEVELOPMENT BOUNDARY



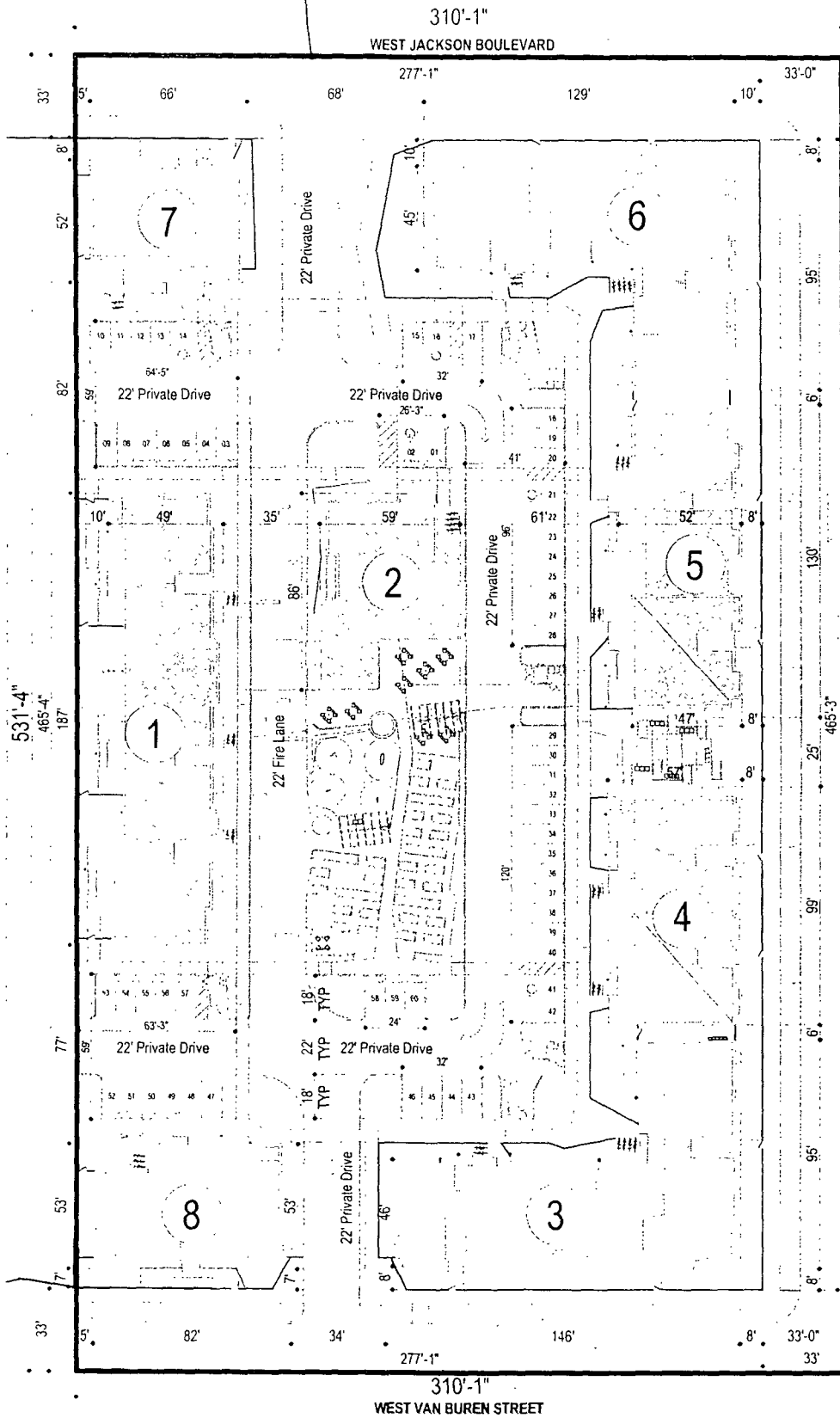
Applicant: **Maple Jack, LLC**
On behalf of Chicago Housing Authority

© Landon Bone Baker Architects, Ltd

City Gardens
PD Boundary & Property Line Map
Revised Date: 07/19/12

PLANNED
DEVELOPMENT
BOUNDARY

FINAL FOR PUBLICATION



Applicant: **Maple Jack, LLC**
On behalf of Chicago Housing Authority

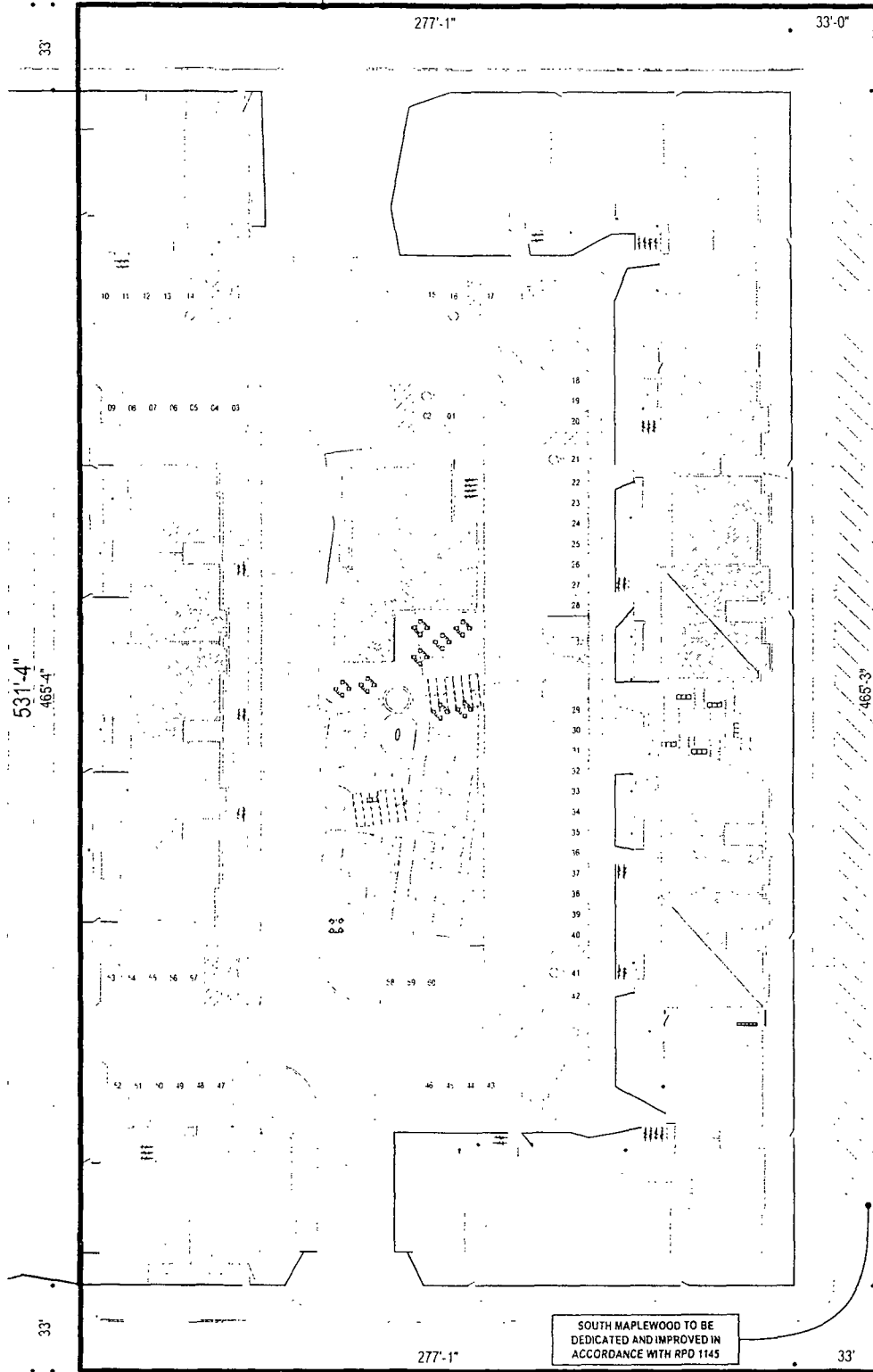
London Bone Baker Architects, Ltd

City Gardens
Site Plan

Revised Date: 07/19/12

PLANNED DEVELOPMENT BOUNDARY

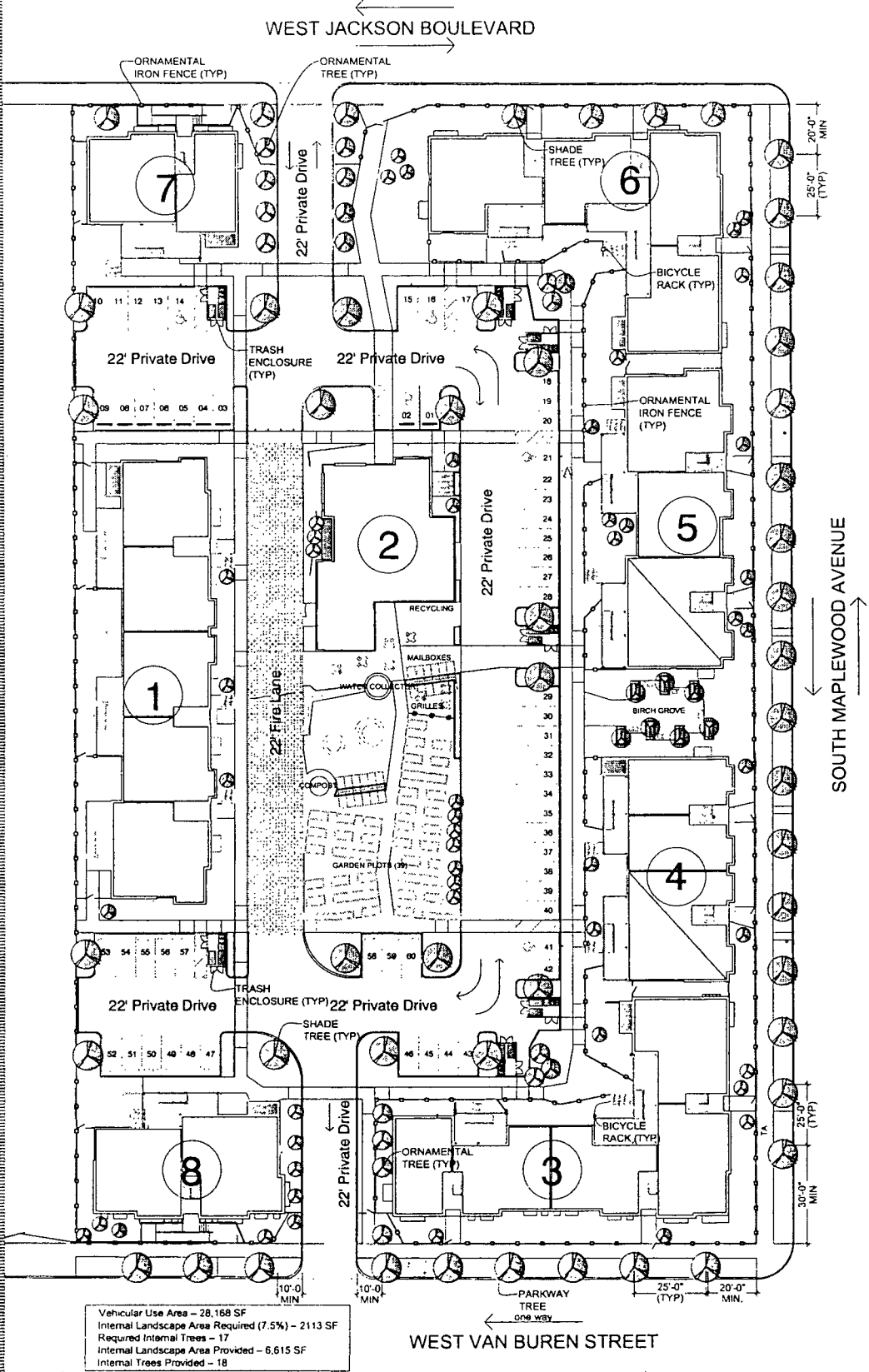
310'-1"
WEST JACKSON BOULEVARD



SOUTH MAPLEWOOD TO BE DEDICATED AND IMPROVED IN ACCORDANCE WITH RPD 1145

310'-1"
WEST VAN BUREN STREET

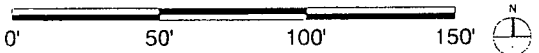




Vehicular Use Area - 28,168 SF
 Internal Landscape Area Required (7.5%) - 2113 SF
 Required Internal Trees - 17
 Internal Landscape Area Provided - 6,615 SF
 Internal Trees Provided - 18

EISENHOWER EXPY

PEDESTRIAN BRIDGE

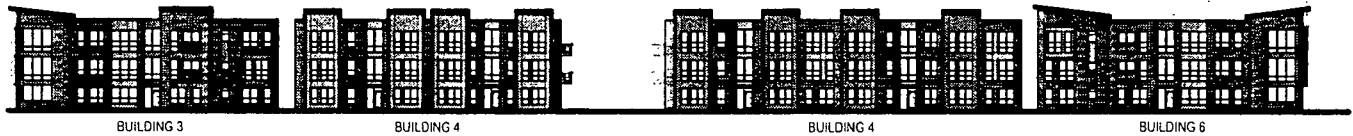




BUILDING 8
W. VAN BUREN ST.



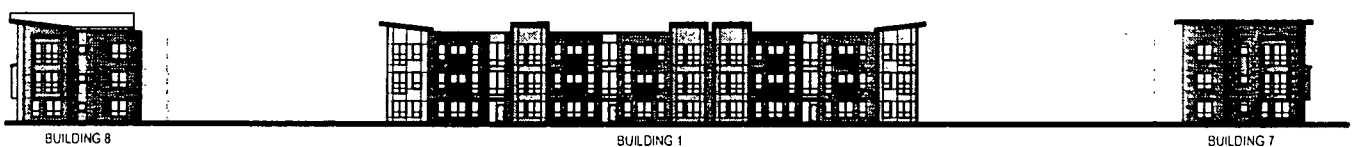
BUILDING 6
W. JACKSON ST.



BUILDING 3
S. MAPLEWOOD AVE.



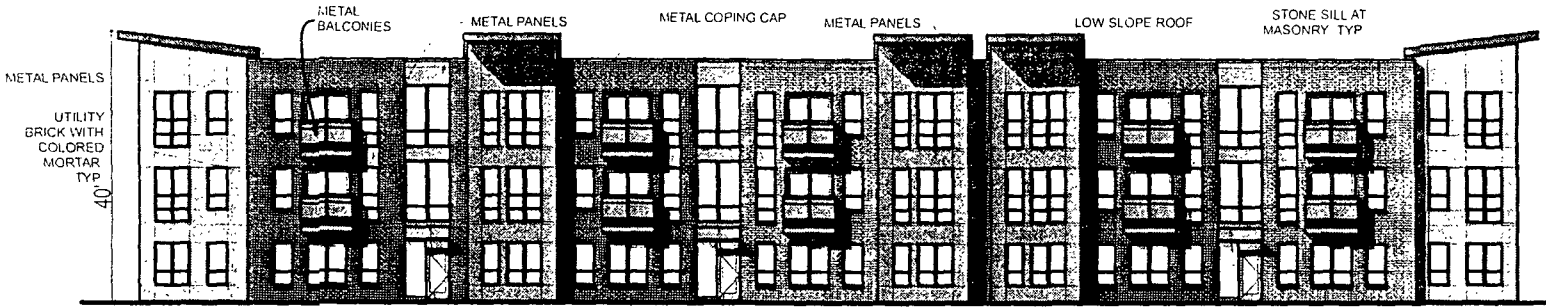
BUILDING 6
IN COURTYARD TOWARDS THE EAST



BUILDING 8
IN COURTYARD TOWARDS THE WEST

0' 10' 20' 30'

NOTE: CONSTRUCTION TYPE, LT. GA. STEEL STUDS W/ UTILITY BRICK VENEER, METAL PANEL OR FIBER CEMENT AS SHOWN IN THE DRAWINGS

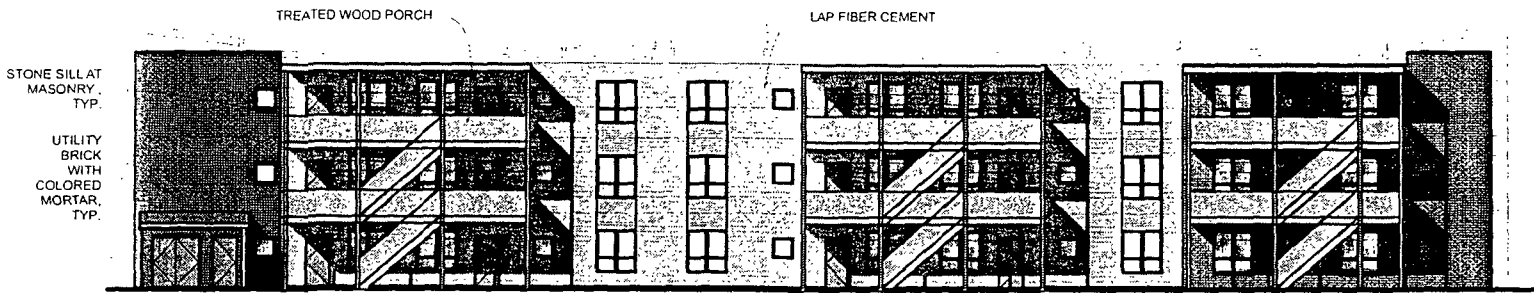


EAST ELEVATION

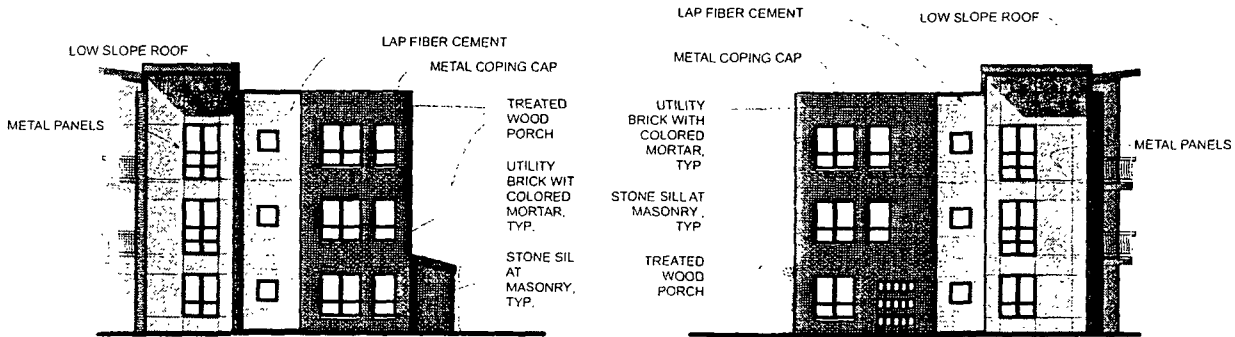
CANOPIES ABOVE ALL ENTRY DOORS, TYP

CANOPIES ABOVE ALL ENTRY DOORS, TYP

CANOPIES ABOVE ALL ENTRY DOORS, TYP

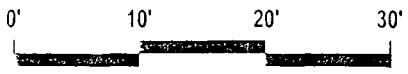


WEST ELEVATION

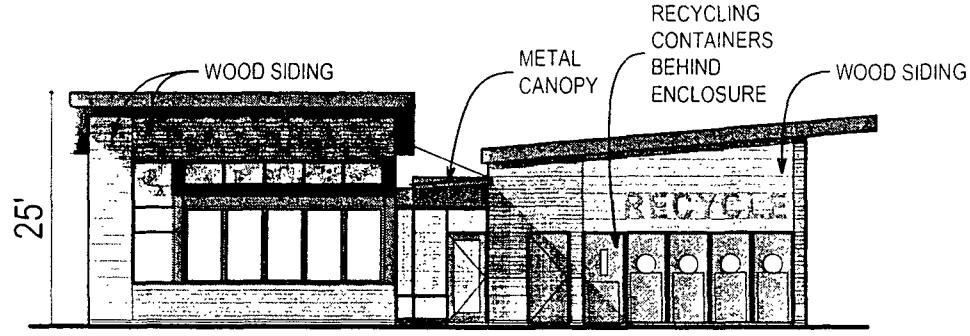


NORTH ELEVATION

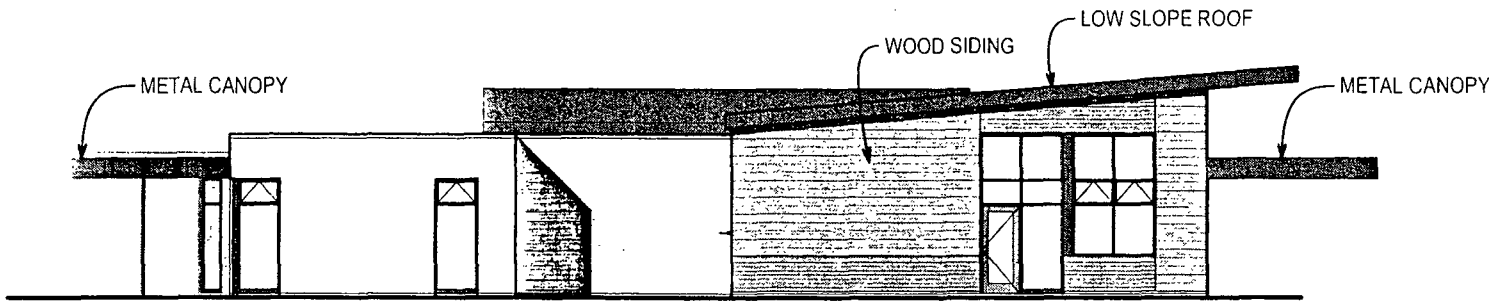
SOUTH ELEVATION



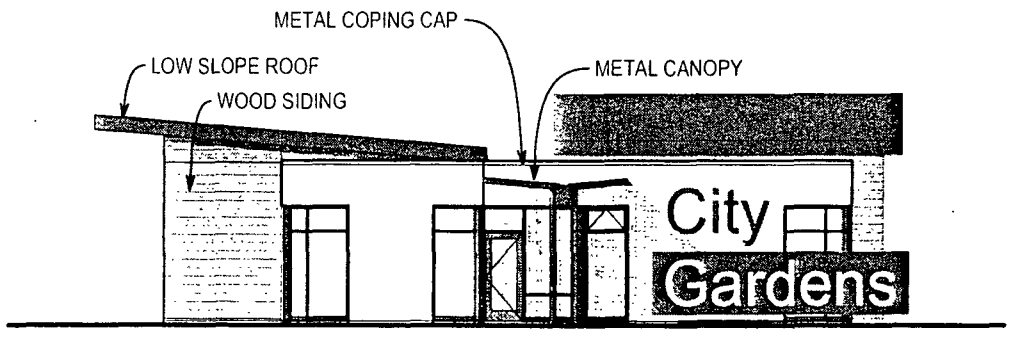
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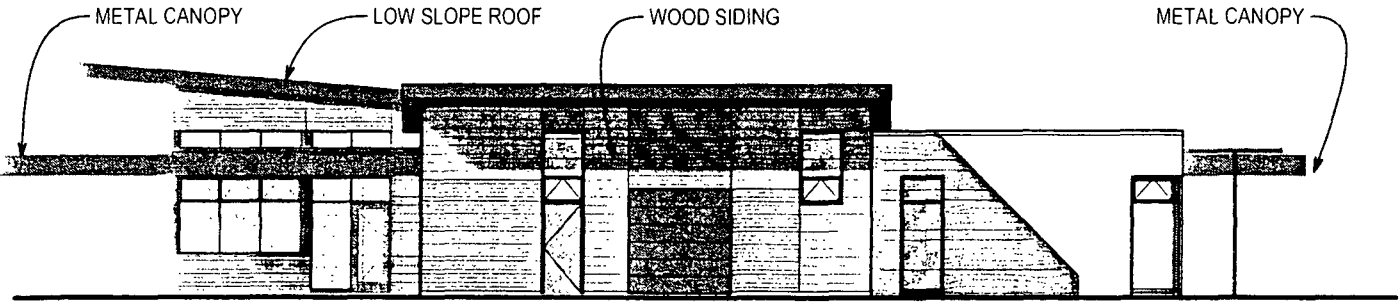
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

0' 10' 20' 30'

NOTE: CONSTRUCTION TYPE: LT. GA. STEEL STUDS W/ UTILITY BRICK VENEER, METAL PANEL OR FIBER CEMENT AS SHOWN IN THE DRAWINGS

DRAWING FOR PUBLICATION

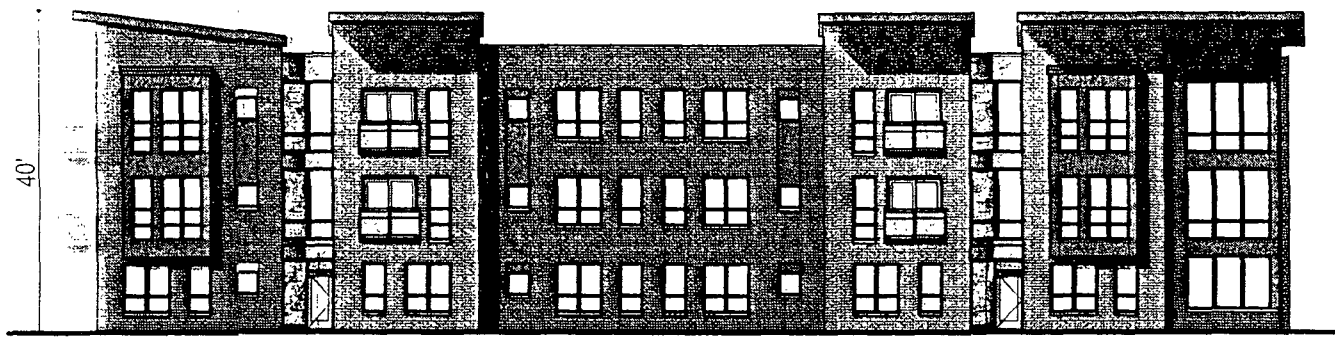
METAL PANELS

METAL COPING CAP, TYP

UTILITY BRICK WITH COLORED MORTAR, TYP.

METAL PANELS

UTILITY BRICK WITH COLORED MORTAR, TYP.



SOUTH ELEVATION

METAL CANOPY ABOVE ENTRIES TYP

METAL CANOPY ABOVE ENTRIES TYP

UTILITY BRICK WITH COLORED MORTAR, TYP.

METAL COPING CAP, TYP.

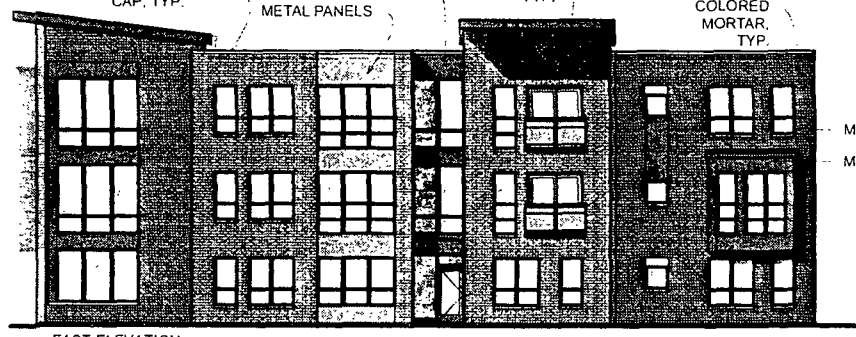
METAL PANELS

UTILITY BRICK WITH COLORED MORTAR, TYP.

UTILITY BRICK WITH COLORED MORTAR, TYP.

METAL PANELS

METAL BAY



EAST ELEVATION

STONE SILL AT MASONRY, TYP.

METAL COPING CAP, TYP.

UTILITY BRICK WITH COLORED MORTAR, TYP.

STONE SILL AT MASONRY, TYP.

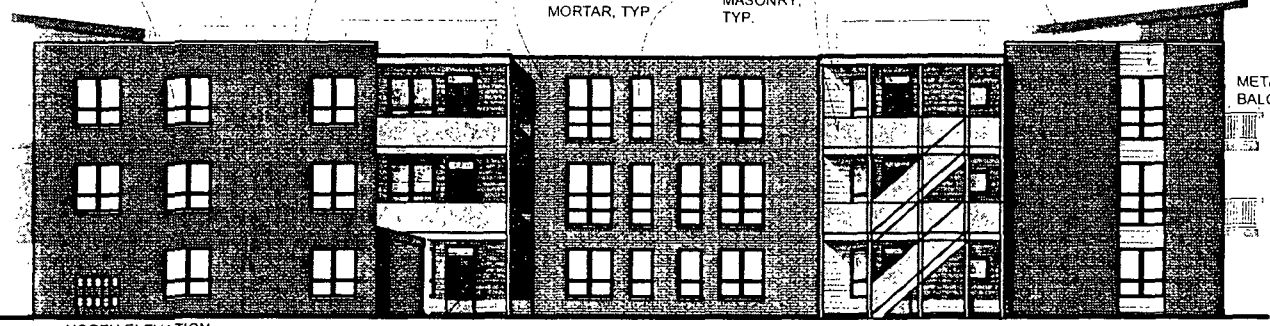
TREATED WOOD PORCH

FIBER CEMENT SIDING

LOW SLOPE ROOF

FIBER CEMENT SIDING

UTILITY BRICK WITH COLORED MORTAR, TYP.



NORTH ELEVATION

STONE SILL AT MASONRY, TYP.

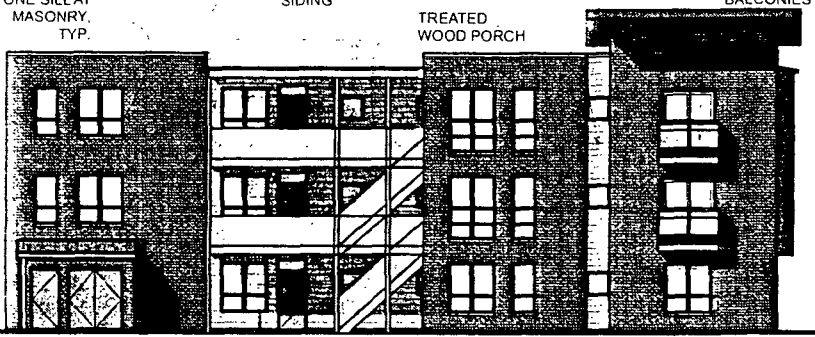
FIBER CEMENT SIDING

UTILITY BRICK W/ COLORED MORTAR, TYP.

TREATED WOOD PORCH

FIBER CEMENT SIDING

METAL BALCONIES



WEST ELEVATION

Applicant: **Maple Jack, LLC**

On Behalf of Chicago Housing Authority

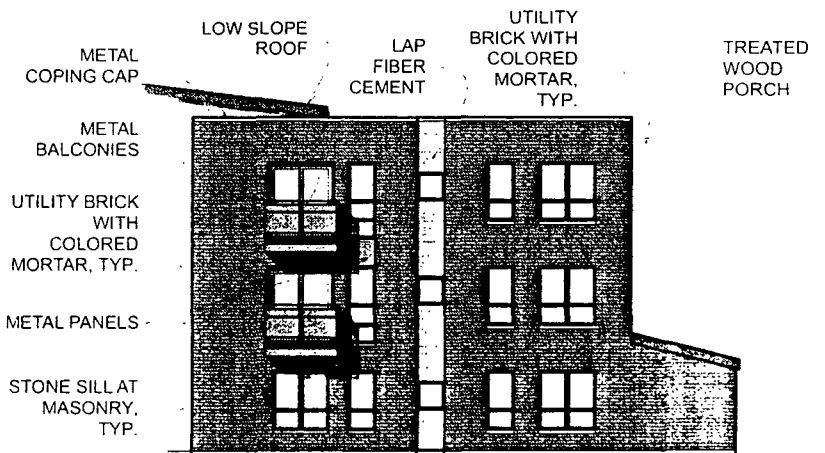
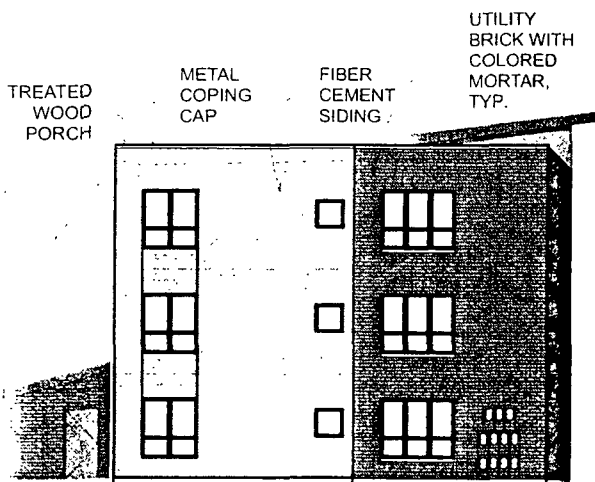
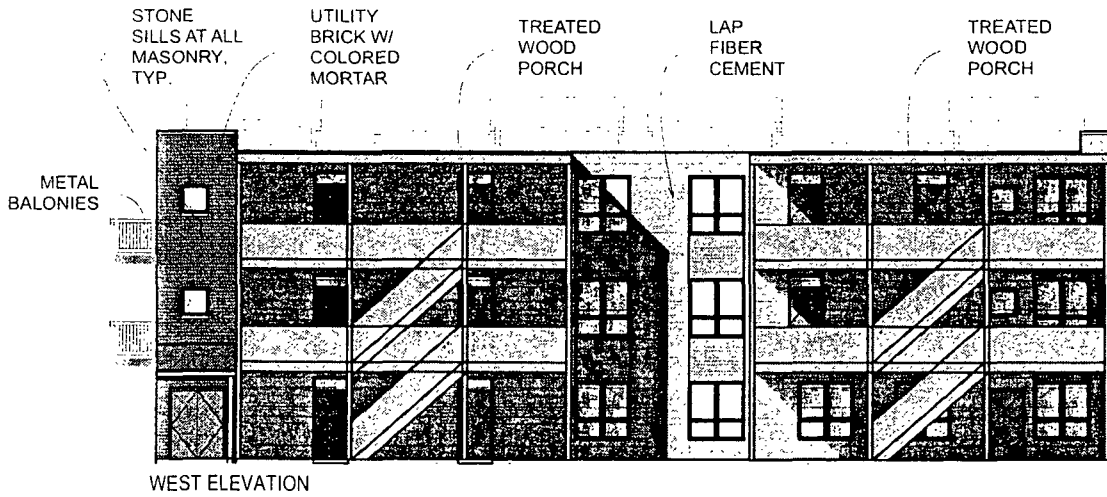
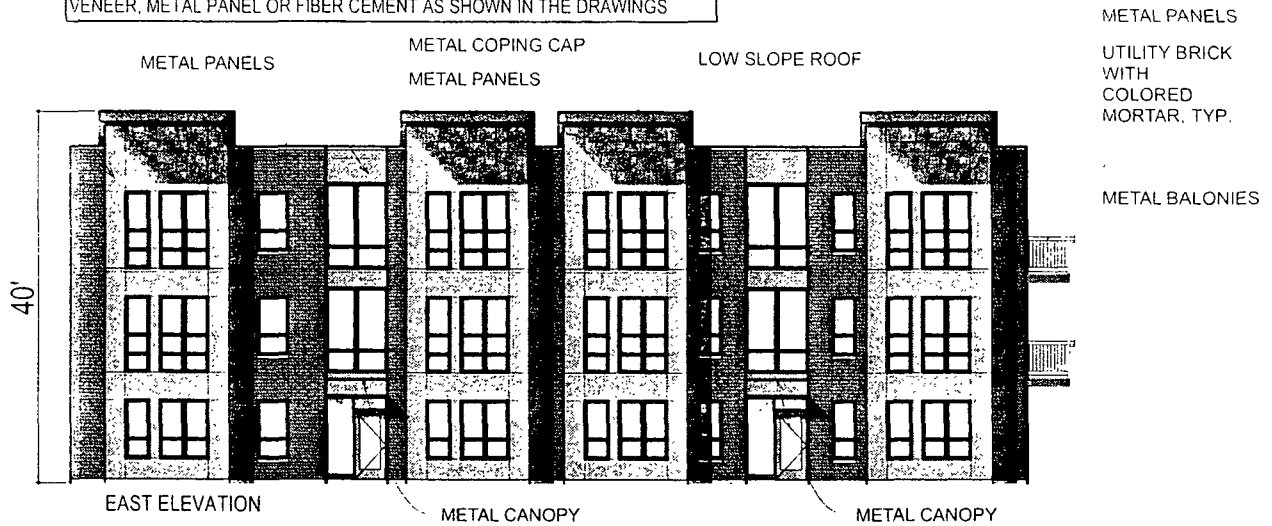
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City Gardens
Building 3

Revised Date: 07/19/12



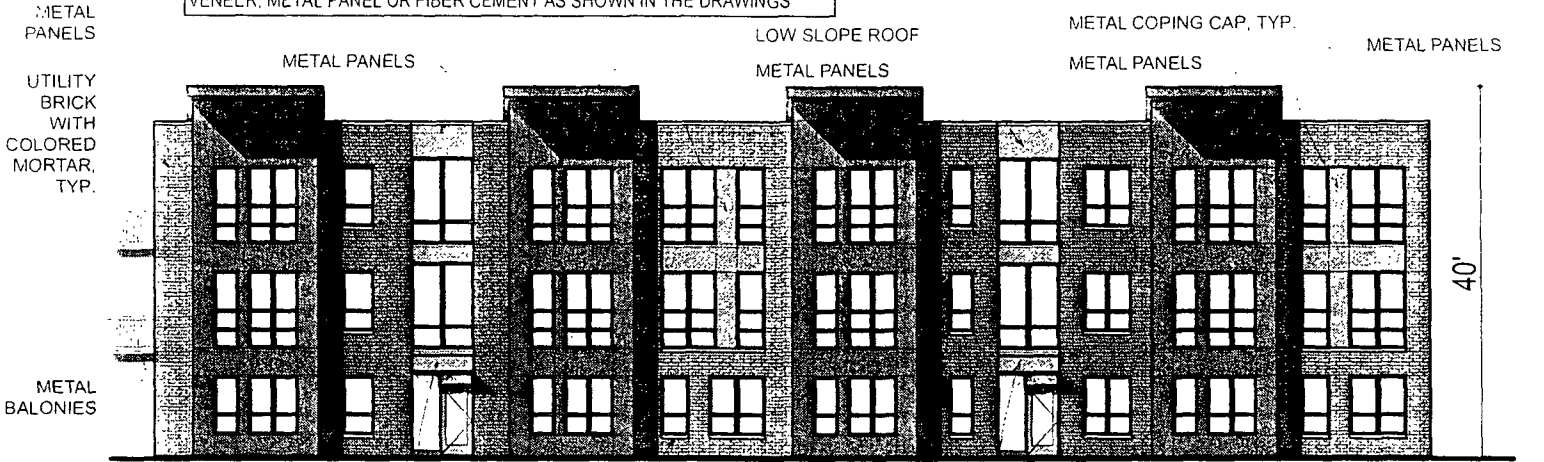
NOTE: CONSTRUCTION TYPE: LT. GA. STEEL STUDS W/ UTILITY BRICK VENEER, METAL PANEL OR FIBER CEMENT AS SHOWN IN THE DRAWINGS



0' 10' 20' 30'

FINAL FOR PUBLICATION

NOTE: CONSTRUCTION TYPE: LT. GA. STEEL STUDS W/ UTILITY BRICK VENEER, METAL PANEL OR FIBER CEMENT AS SHOWN IN THE DRAWINGS



EAST ELEVATION

METAL CANOPIES ABOVE DOORS, TYP.

STONE SILL AT MASONRY, TYP.

METAL CANOPIES ABOVE DOORS, TYP.

METAL COPING CAP, TYP.

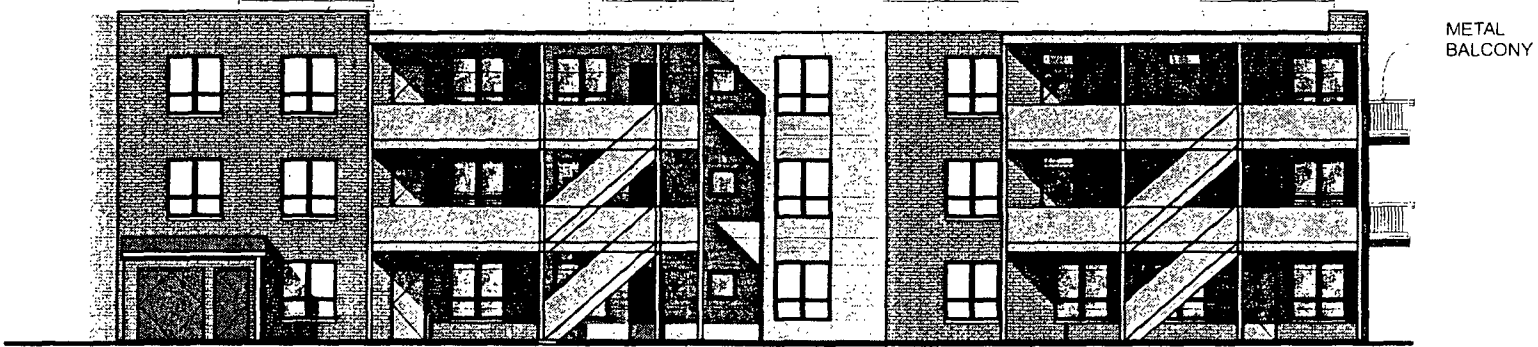
UTILITY BRICK W/ COLOR MORTAR, TYP.

TREATED WOOD PORCH

FIBER CEMENT SIDING

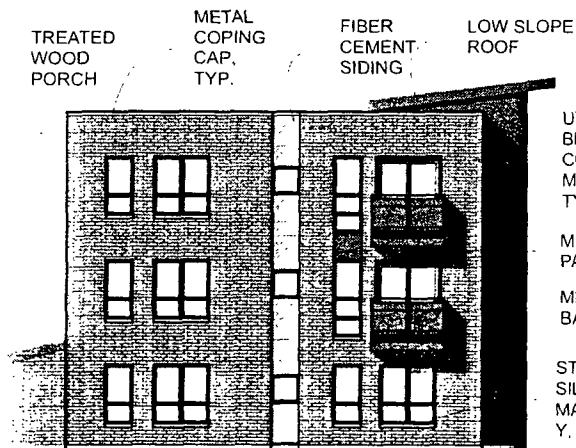
UTILITY BRICK W/ COLOR MORTAR, TYP.

TREATED WOOD PORCH



WEST ELEVATION

METAL BALCONY



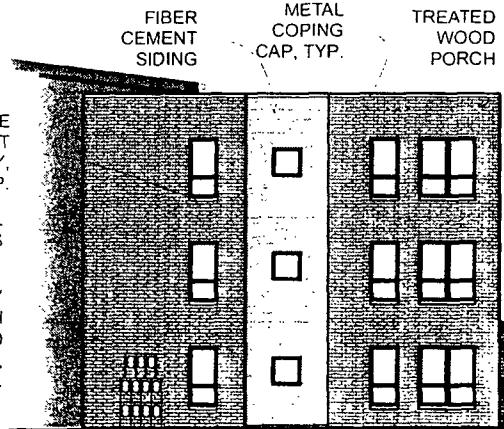
NORTH ELEVATION

UTILITY BRICK WITH COLORED MORTAR, TYP.

METAL PANELS

METAL BALCONIES

STONE SILL AT MASONRY, TYP.



SOUTH ELEVATION

STONE SILL AT MASONRY, TYP.

METAL PANELS

UTILITY BRICK WITH COLORED MORTAR, TYP.

Applicant: **Maple Jack, LLC**

On behalf of Chicago Housing Authority

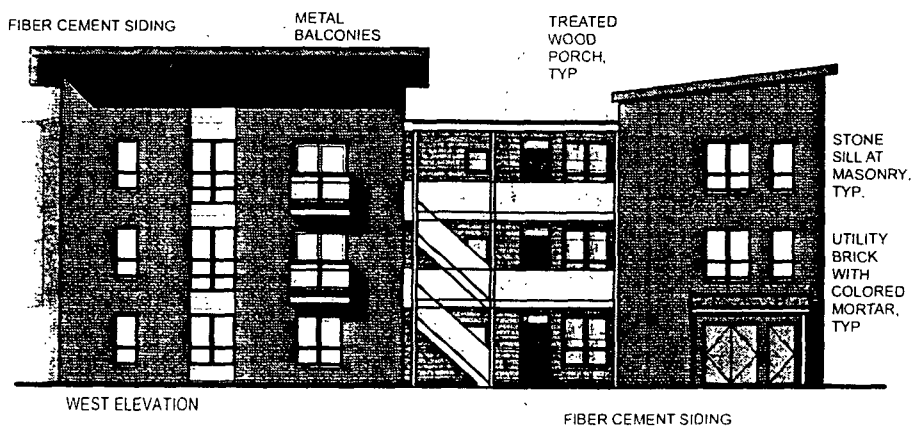
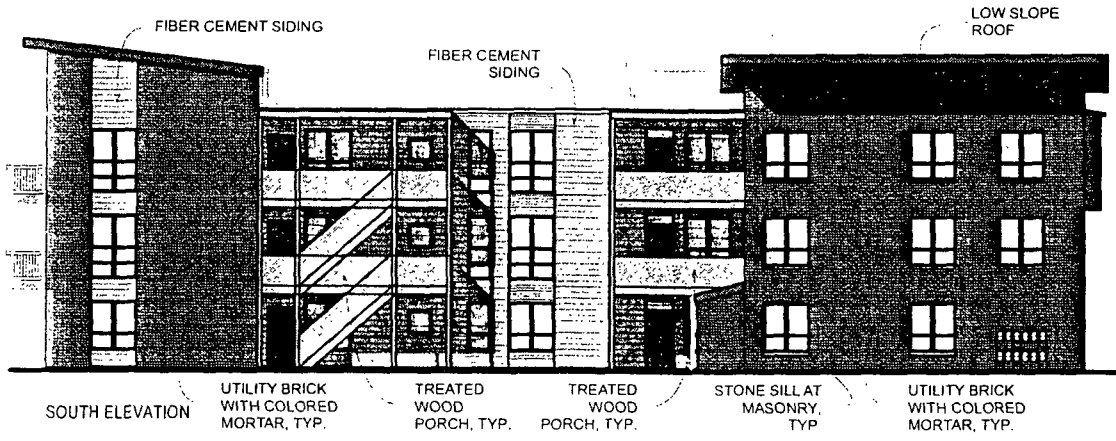
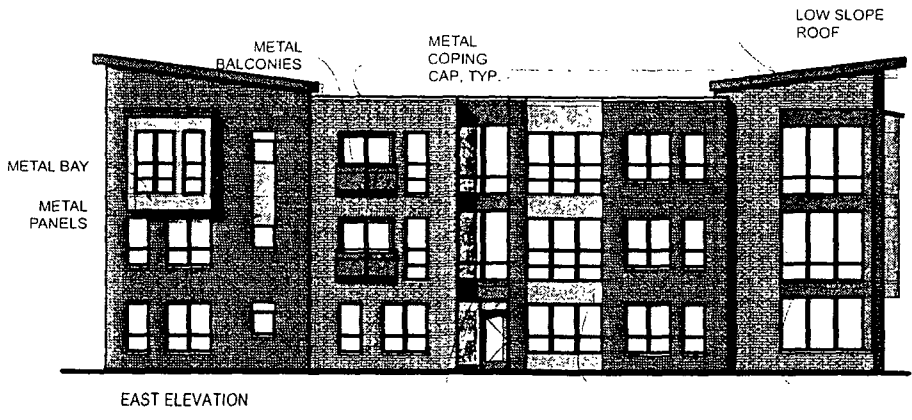
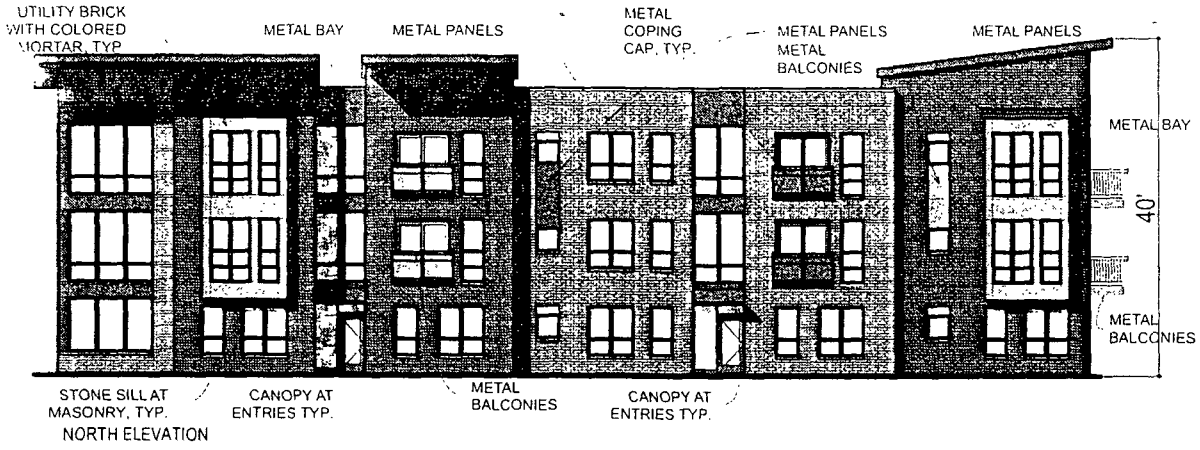
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City Gardens

Building 5

Revised Date: 07/19/12

NOTE: CONSTRUCTION TYPE LT. GA. STEEL STUDS W/ UTILITY BRICK OR CONCRETE, METAL PANEL OR FIBER CEMENT AS SHOWN IN THE DRAWINGS



Applicant: **Maple Jack, LLC**
On behalf of Chicago Housing Authority

London Bone Baker Architects, Ltd

City Gardens
Building 6

Revised Date: 07/19/12

0' 10' 20' 30'

NOT FOR PUBLICATION

NOTE: CONSTRUCTION TYPE: LT. GA. STEEL STUDS W/ UTILITY BRICK VENEER, METAL PANEL OR FIBER CEMENT AS SHOWN IN THE DRAWINGS

METAL COPING CAP METAL PANELS METAL BAY

UTILITY BRICK WITH COLORED MORTAR, TYP.
METAL BAY
METAL BAY



NORTH ELEVATION

METAL CANOPIES ABOVE DOORS, TYP.

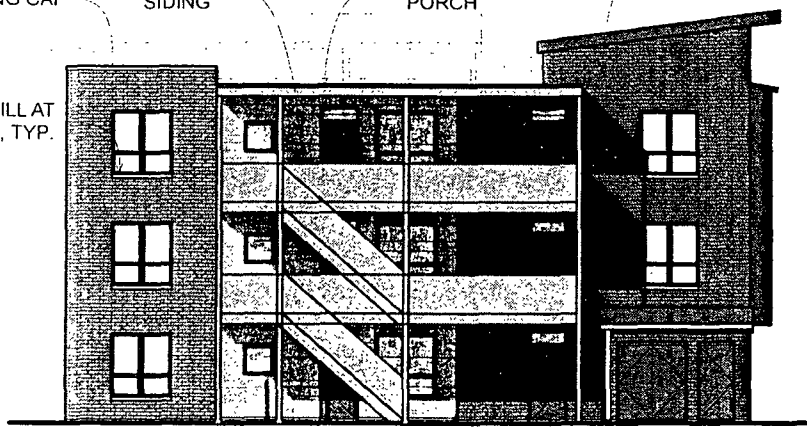
STONE SILL AT MASONRY, TYP.

METAL COPING CAP
STONE SILL AT MASONRY, TYP.

FIBER CEMENT SIDING

TREATED WOOD PORCH

UTILITY BRICK WITH COLORED MORTAR, TYP.



SOUTH ELEVATION

LOW SLOPED ROOF

METAL PANELS

LOW SLOPED ROOF

METAL PANELS

METAL COPING CAP



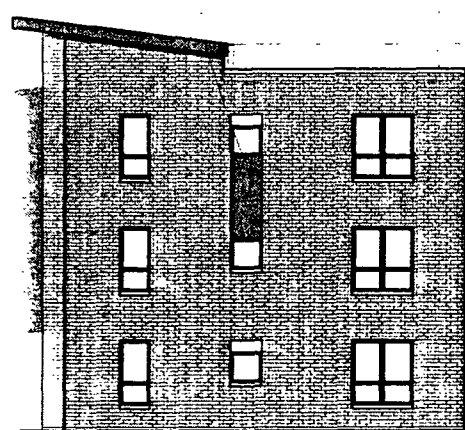
EAST ELEVATION

UTILITY BRICK WITH COLORED MORTAR, TYP.

METAL BAY

UTILITY BRICK WITH COLORED MORTAR, TYP.

STONE SILL AT MASONRY, TYP.



WEST ELEVATION

Applicant: **Maple Jack, LLC**
On behalf of Chicago Housing Authority

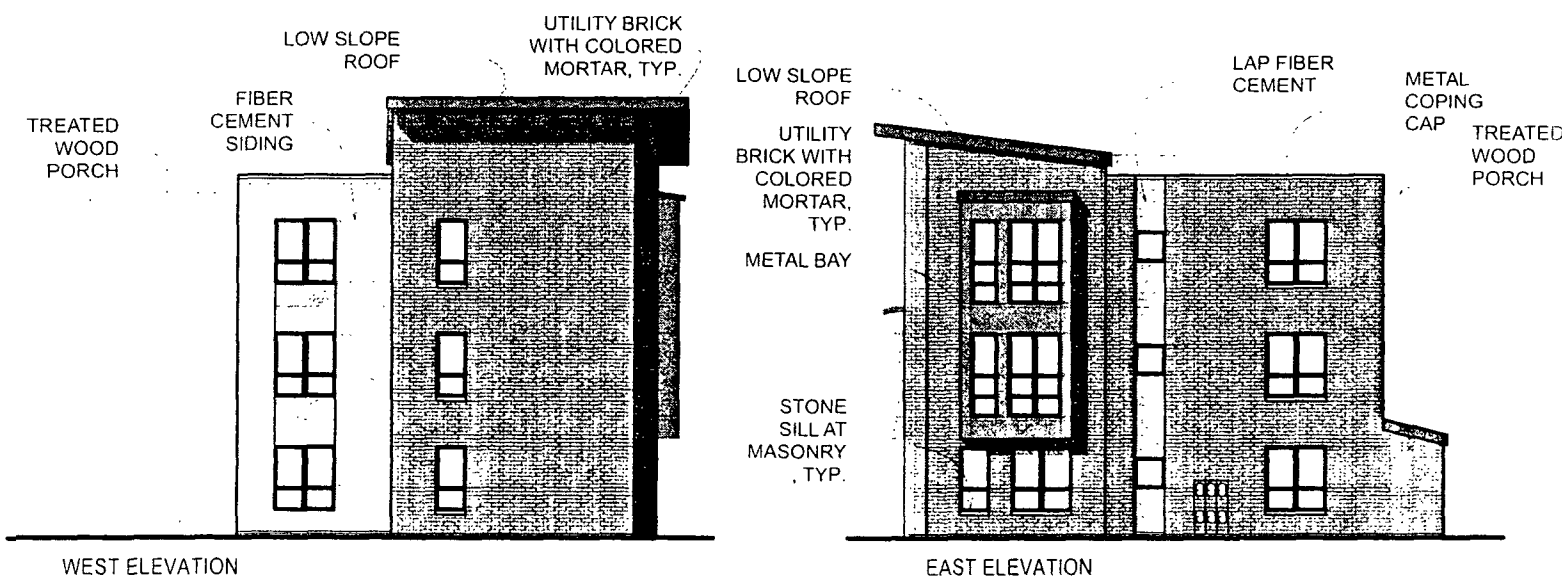
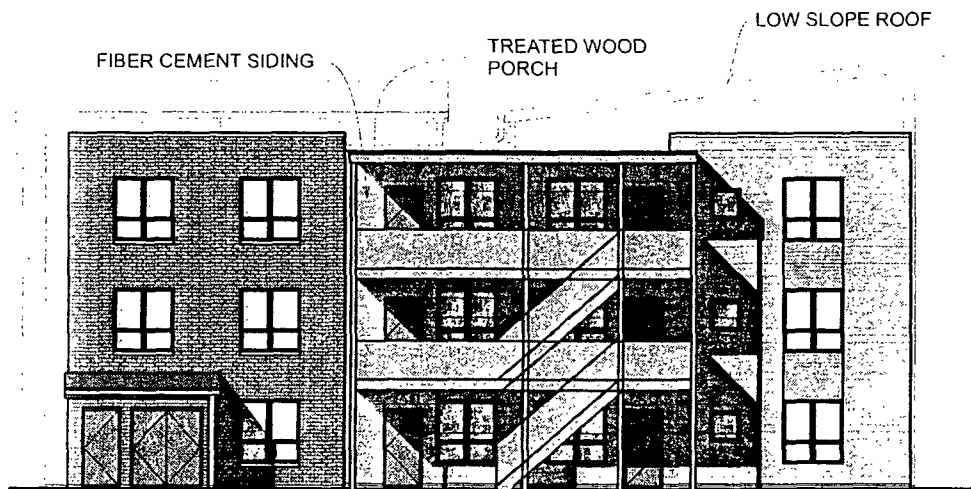
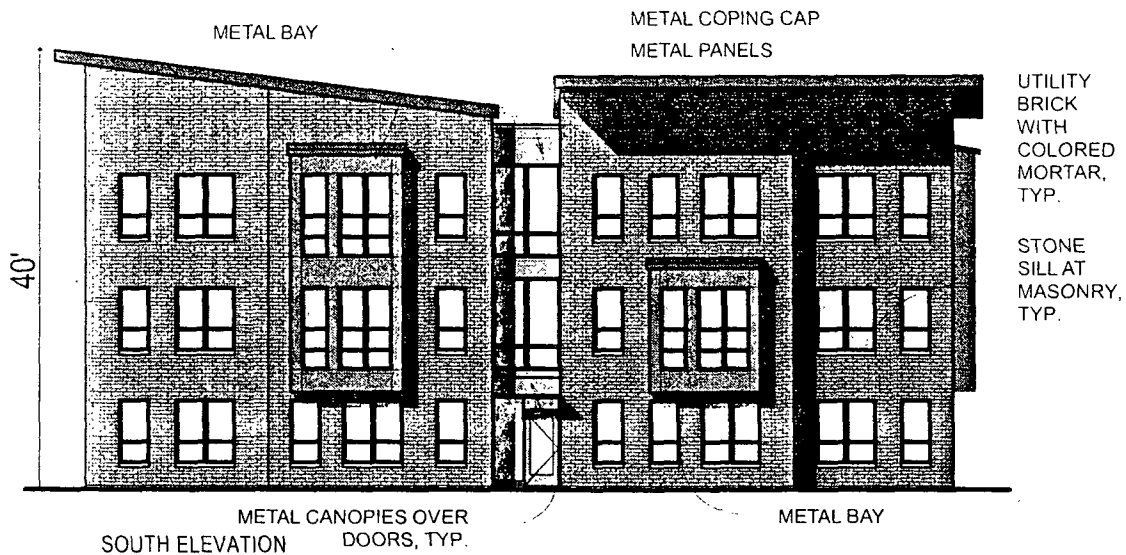
Architect: Landon Bone Baker Architects, Ltd

City Gardens
Building 7
Revised Date: 07/19/12

0' 10' 20' 30'

FINAL FOR PUBLICATION

NOTE: CONSTRUCTION TYPE: LT. GA. STEEL STUDS W/ UTILITY BRICK VENEER, METAL PANEL OR FIBER CEMENT AS SHOWN IN THE DRAWINGS

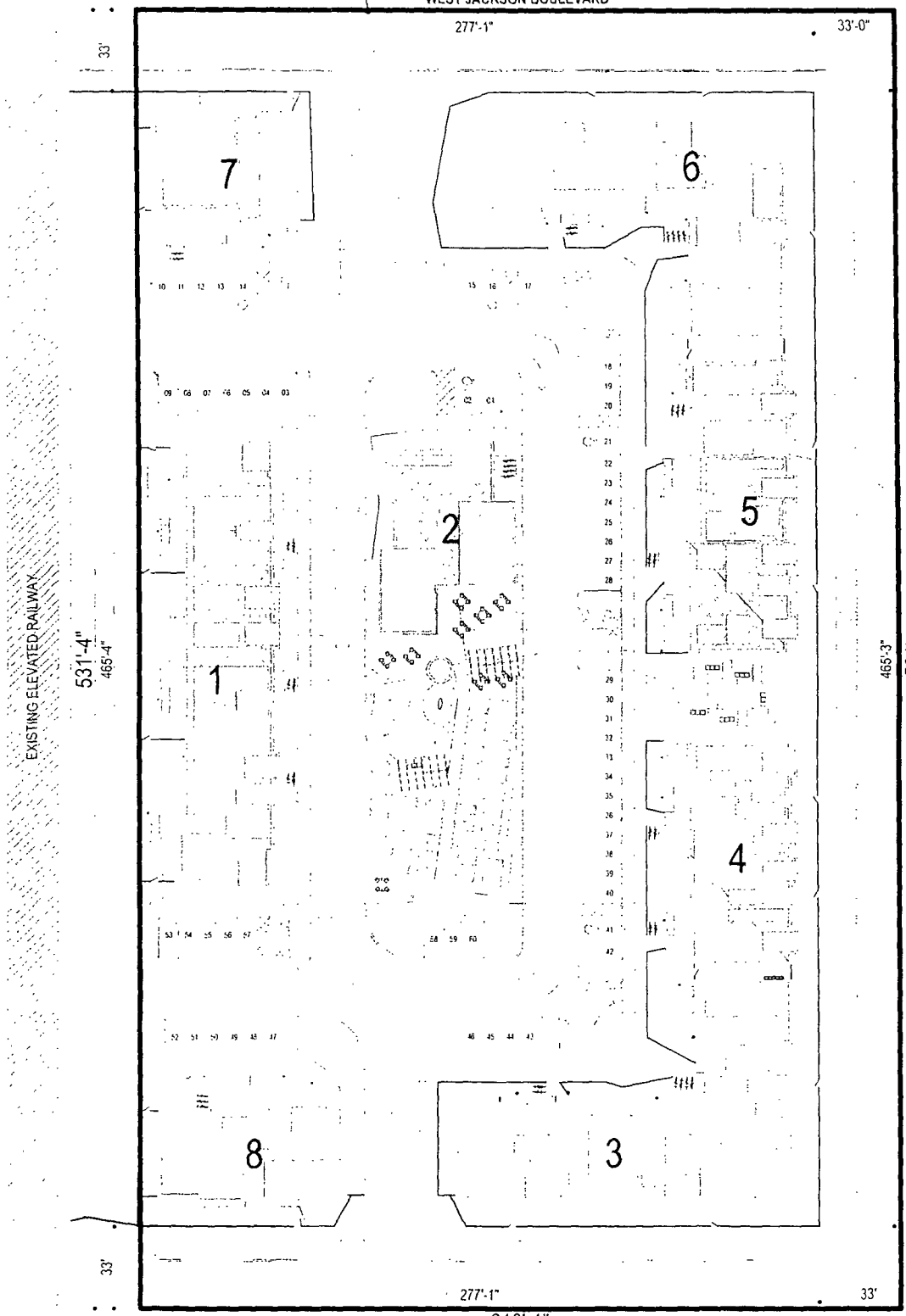


Applicant: **Maple Jack, LLC**
On behalf of Chicago Housing Authority

London Bone Baker Architects, Ltd

City Gardens
Building 8
Revised Date: 07/19/12

PLANNED DEVELOPMENT BOUNDARY



GREEN ROOF
 LEGEND
 50% OF ALLOWABLE
 ROOF AREA = GREEN ROOF



Applicant: **Maple Jack, LLC**
 On behalf of Chicago Housing Authority

City Gardens
 Greenroof
 Revised Date: 07/19/12

CHICAGO BUILD GREEN

Project Name:

** Street Number (if the address only includes one street number, please fill only the call "From"):*

Project Location:

From*	To*	Direction:	Street Name:	Select Street Type:
2534	2560	W	Van Buren	St

Ward No: Community Area No:

Check applicable:

Project Type: Planned Development Redevelopment Agreement Zoning Change

PD No:

RDA No:

From: To:

Public project

Landmark

Total land area in sq.ft.:

Total building(s) footprint in sq.ft.:

Total vehicular use area in sq.ft.:

Project Size:

128,904		32
---------	--	----

Enter First Name Last Name

DPD Project Manager:

Select project category:

BG/GR Matrix:

Check applicable:

Financial Incentives: TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Check applicable:

Density Bonus: Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage:	0	0
Interior Landscape Area	Square footage:	1,901	5,817
No. of Interior Trees		14	18
No. of Parkway Trees		24	24

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	12536
Privately developed Public Open Space	Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	32,776
Raingarden	Check applicable:	<input checked="" type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	30,566
Rain-water collection cistern/barrel	Gallons:	610
Total impervious area reduction	Square footage:	3,746

Other sustainable surface treatments:

Green roof	Square footage:	0	17,842
Energy Star roof	Square footage:	44,866	44,866
High-albedo pavement	Square footage:		12,313

Transportation:

No. of accessory parking spaces		60	60
Total no. of parking spaces (Accessory + Non- Acc.)			60
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		32	36
Within 600 ft of CTA or Metra station entrance	Check if applicable:		<input type="checkbox"/>



Building Certification:

- | | | |
|----------------------------------|--------------------------|-------------------------------------|
| Energy Star building | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| LEED certification | <input type="checkbox"/> | |
| LEED Certified | | <input type="checkbox"/> |
| LEED Silver | | <input type="checkbox"/> |
| LEED Gold | | <input type="checkbox"/> |
| LEED Platinum | | <input type="checkbox"/> |
| Chicago Green Homes | <input type="checkbox"/> | |
| Chicago Green Homes [one-star] | | <input type="checkbox"/> |
| Chicago Green Homes [two-star] | | <input type="checkbox"/> |
| Chicago Green Homes [three-star] | | <input type="checkbox"/> |

Energy efficiency strategies not captured above:

-IE: Other than Energy Star Roof – or Energy Star Building Certification-

R52 Roof Insulation
 R19 Wall Insulation
 Low U-Value Windows
 Advanced Air Sealing
 Min 90% efficient furnaces
 14 Seer A.C.
 Low-Flow Plumbing Fixtures

Other sustainable strategies and/or Project Notes:

Tenant Garden Plots
 Recycling drop off bins
 Composting Area