



Office of the Chicago City
Clerk



SO2011-3962

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	5/4/2011
Sponsor(s):	Clerk Del Valle
Type:	Ordinance
Title:	Zoning Reclassification App. No. 17258
Committee(s) Assignment:	Committee on Zoning

SUBSTITUTE 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 the Residential Planned Development Number 5, as amended, symbols and indications as shown on Map Number 3-F in the area bounded by:

North Clybourn Avenue; North Larrabee Street; West Scott Street or the line thereof extended where no street exists; a line 185.94 feet west of North Cleveland Avenue; West Division Street; a line 89 feet east of North Larrabee Street; a line 125 feet north of West Division Street; North Larrabee Street; a line 338 feet north of West Division Street; a line 465.5 feet west of North Larrabee Street; West Division Street; a line 107.0 feet east of North Halsted Street; a line 100 feet north of West Division Street; a line 121.0 feet east of North Halsted Street; West Scott Street or the line thereof extended where no street exists; a line 145.15 feet west of North Larrabee Street; West Evergreen Avenue; a line drawn from a point 370 feet east of North Ogden Avenue, or the line thereof extended where no street exists, along the north line of West Evergreen Street, as such north line existed prior to that certain Vacation Ordinance passed April 29, 1970, to a point 105.92 feet southeast of Ogden Avenue along the south line of Clybourn Avenue.

to those of Residential Planned Development Number 5, as amended.

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

Approximate Street Addresses of Subject Property are:

518-540 West Division

646-740 West Division

537-569 West Scott

1213 -1231 North Larrabee

1234-1348 North Larrabee

1400-1458 North Clybourn

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development Number 5, As Amended
Plan Of Development Statements

1. The area delineated hereon as "Residential Planned Development Number 5, as amended" is under ownership and control of the Chicago Housing Authority.
2. Off-street parking and loading facilities will be provided in compliance with this plan of development and as authorized by the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets and alleys or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Chicago Housing Authority and approval by the City Council.
4. Service drives or any other means of ingress or egress shall be adequately designed for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.
5. Use of land consists of seven (7) high-rise elevator apartment buildings, recreational areas and facilities and accessory off-street parking. Until the sixth (6th) anniversary of the date this Ordinance first becomes effective, use of land also may include commercial greenhouses, community gardens, urban farms, and accessory parking, subject to Site Plan Approval by the Department of Housing and Economic Development.
6. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land-use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to an RM5 Residential Multi-Unit District classification and with regulations hereby made applicable thereto.
7. The plan of development hereby attached shall be subject to the "Rules, Regulations and Procedures" in relation to planned developments.

[Existing Zoning Map; Existing Land Use Map; Planned Development Boundary and Property Line Map; and Generalized Land-Use Plan]

Residential Planned Development Number 5, As Amended
Bulk Regulations And Data Table

Net Site Area		General Description of Land-Use	Number of Dwelling Units	Maximum	
Square feet	Acres			Floor Area Ratio	Percentage Of Land Covered
600,704	13.79	Seven (7) elevator apartment structures and recreational area and facilities. Also See Statement 5.	873	1.48	15.25%

Gross Site Area = Net Site Area, 600,694 square feet + Area of Public Street, 108,987 square feet = 709,691 square feet (16.292 acres)]

Maximum Number of Dwelling Units: 873

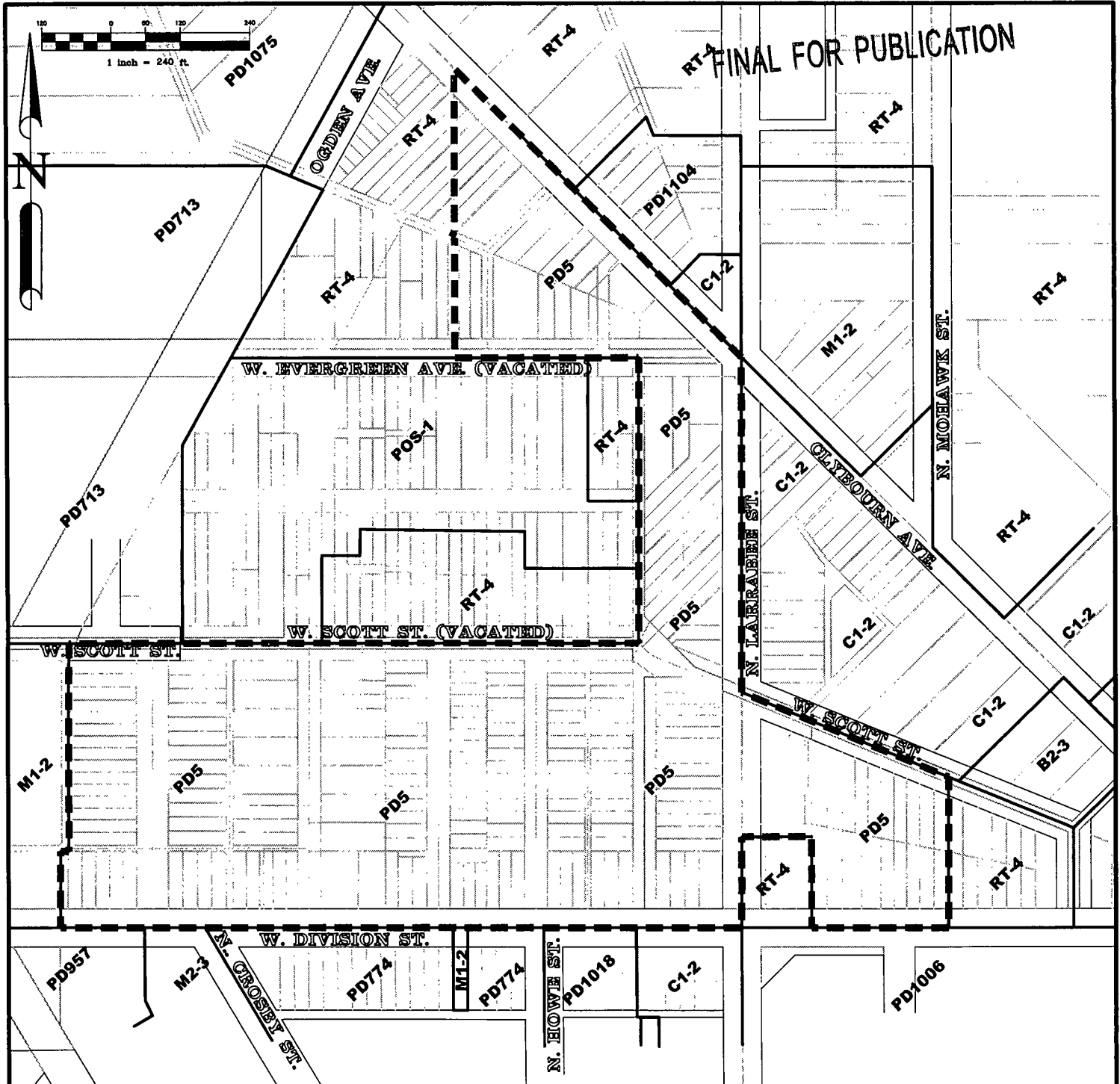
Maximum Floor Area Ratio/
[for Total Site Area]: 1.48

Minimum Number of Parking Spaces: 551 (Additional off-street parking and loading facilities will be provided as authorized by the Chicago Zoning Ordinance)

Minimum Setbacks: Front Yard -- 25 feet.
Side Yard -- 25 feet.
Rear Yard -- 30 feet.

Maximum Percentage Of Land Covered: 15.25%

APPLICANT: Chicago Housing Authority
 ADDRESS: 518 – 540 West Division Street
 DATE: May 4, 2011
 REVISED: July 21, 2011



FINAL FOR PUBLICATION

----- EXISTING PD-5 BOUNDARY

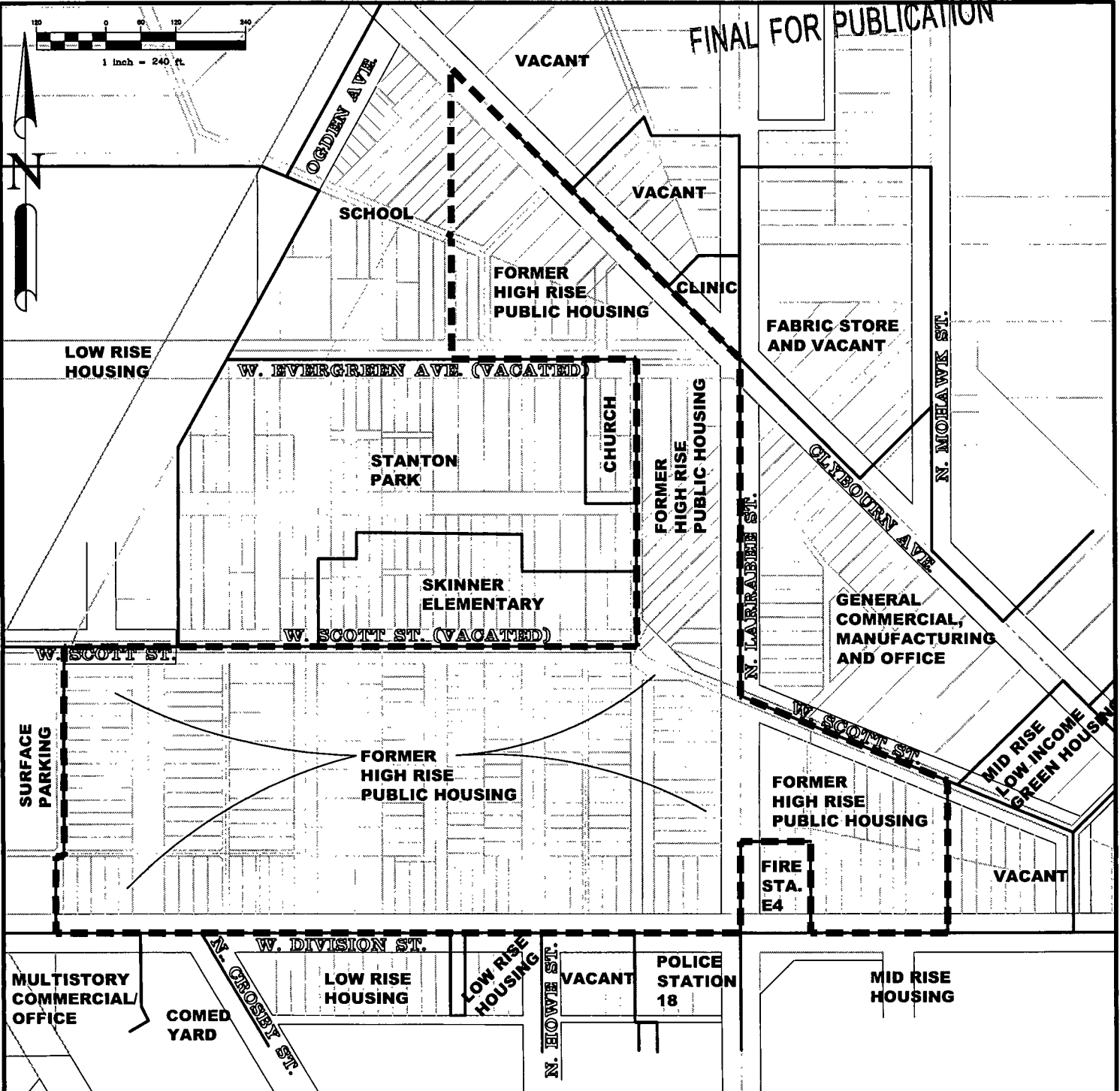
APPLICANT: CHICAGO HOUSING AUTHORITY
 ADDRESS: 518-540 WEST DIVISION ST
 DATE: MAY 27, 2011
 REVISED: JULY 21, 2011

APPLIED
 ENGINEERING SERVICES, LTD.
 715 RIDGEVIEW DRIVE
 McHENRY, IL 60050
 (815) 578-0200 (PHONE)
 (815) 578-0202 (FAX)
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----- EXISTING PD-5 BOUNDARY

APPLICANT: CHICAGO HOUSING AUTHORITY
 ADDRESS: 518-540 WEST DIVISION ST
 DATE: MAY 27, 2011
 REVISED: JULY 21, 2011



715 RIDGEVIEW DRIVE
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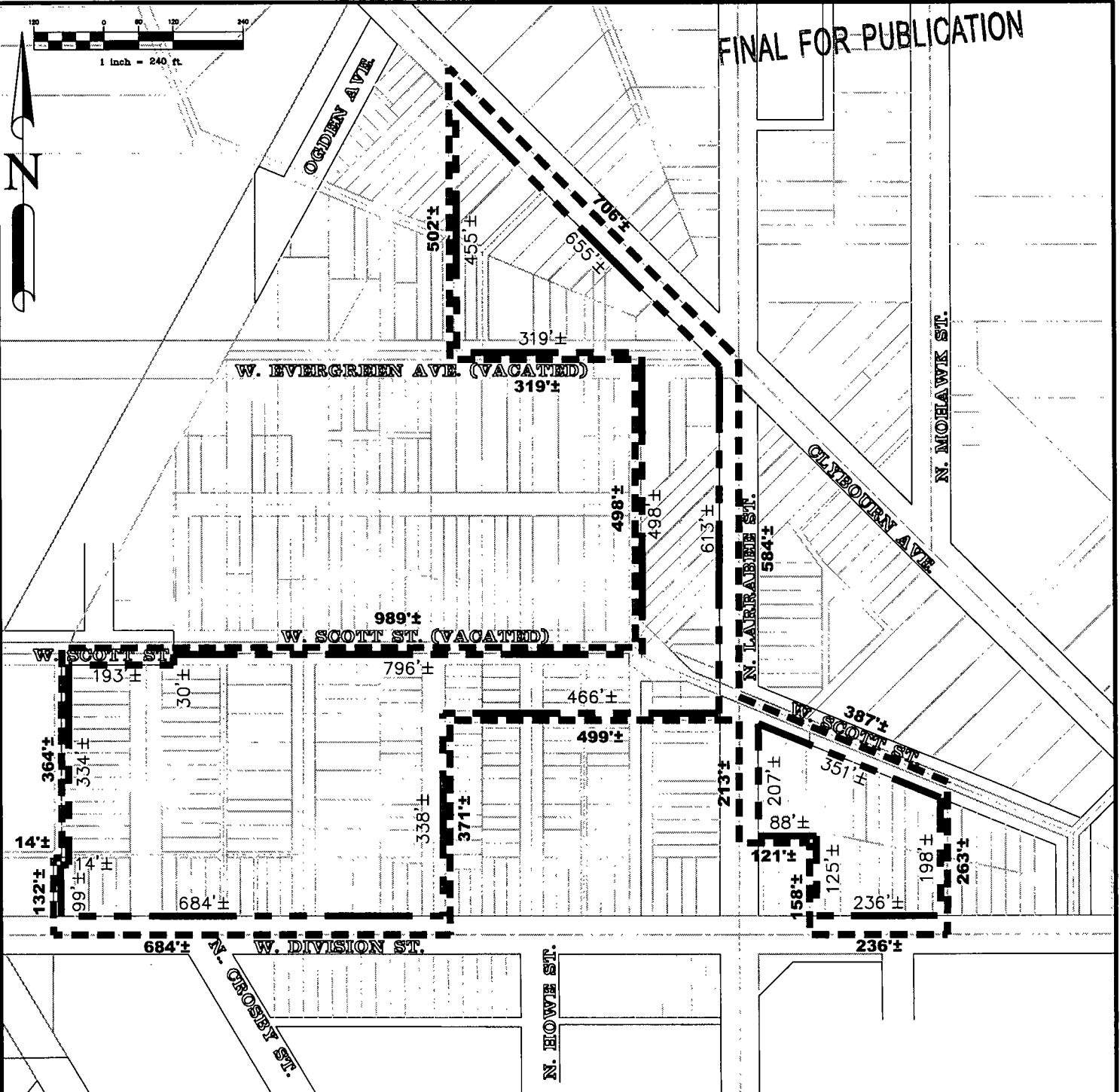
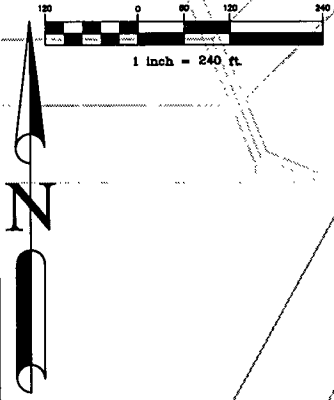
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- PROPOSED PD-5 BOUNDARY LINE
- PROPOSED PD-5 PROPERTY LINE

APPLICANT: CHICAGO HOUSING AUTHORITY
 ADDRESS: 518-540 WEST DIVISION ST
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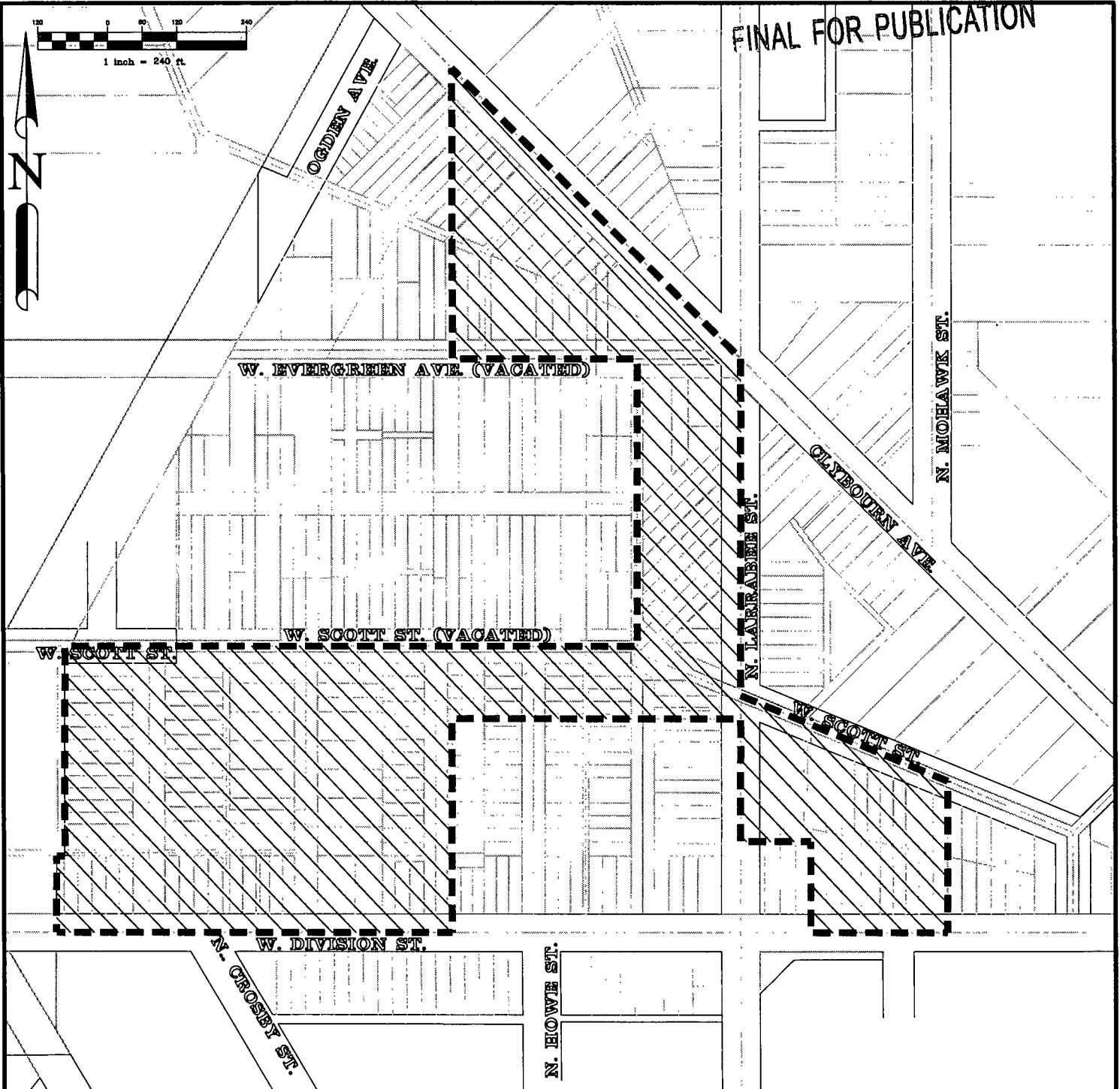
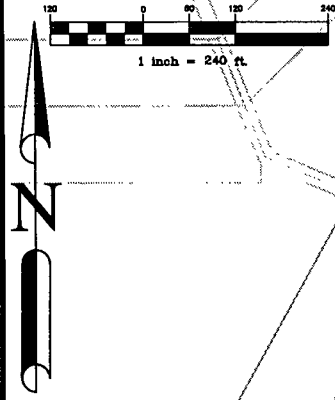
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**PLANNED DEVELOPMENT
 BOUNDARY AND PROPERTY
 LINE MAP**

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- PROPOSED PD-5 BOUNDARY
- PD5 AMENDED USES

APPLICANT: CHICAGO HOUSING AUTHORITY
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 DATE: MAY 27, 2011
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