



City of Chicago



SO2016-2659

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/13/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-N at 2120 N Natchez Ave - App No. 18747
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17, of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 5-N in the areas bounded by

beginning at a point 1,339.94 feet southwest of the intersection of West Grand Avenue and North Natchez Avenue as measured along a diagonal line bearing Southwest 25 degrees, 56 minutes and 38 seconds and the easterly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; to a point, 1,380.10 feet southwest of the intersection of West Grand Avenue as measured along a diagonal line bearing Southwest 24 degrees, 43 minutes, 48 seconds, (said line being 49.46 feet in length along an arc of a circle having a radius of 368.26 feet running to the southeast with a chord length of 49.42 feet) and 614.35 feet west of the west right-of-way line of North Natchez and perpendicular thereto; a line from a point 1,380.10 feet southwest of the intersection of West Grand Avenue and 614.35 feet west of the west right-of-way line of North Natchez Street; to a point 223.33 feet north of the north line of West Dickens Avenue or the line thereof extended to the west where no street exists and the west right-of-way line of North Natchez Avenue; North Natchez Avenue; a line from a point 203.34 feet north of the north right-of-way line of West Dickens Avenue or the line thereof extended where no street exists and the west right-of-way line of North Natchez Avenue; to a point, 202 feet north of the north line of West Dickens Avenue or the line thereof if extended to the west where no street exists and 130 feet west of and parallel to North Natchez Avenue; the north right-of-way line of West Dickens Avenue or the line thereof if extended where no street exists; and the easterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad running northerly to the point of beginning,

to the designation of a Residential Planned Development Number _____, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached and made a part thereto and to no others.

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

Common addresses of property: 2120 North Natchez Avenue

RESIDENTIAL PLANNED DEVELOPMENT No. _____
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Planned Development No. ____, (the "Planned Development") consists of approximately two hundred and seven thousand, two hundred and twenty-eight (207,228) square feet or 4.76 acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, "Mia Property Acquisitions LLC - 2120 Natchez".
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, alleys or 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, assignees or grantees and approval by the City Council. 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 by the Departments of Planning and 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 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.

3. 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 Sec.17-8-0400 of the Chicago Zoning Ordinance.

All streets and alleys within the boundary of this planned development are to be private. The developer/applicant will be responsible and will provide snow removal, refuse and garbage pick-up and restoration of infrastructure improvements for the private drives and alleys.

Applicant: Mia Property Acquisitions LLC – 2120 Natchez
Address: 2120 North Natchez Avenue
Date: April 13, 2016
Revised: September 15, 2016

4. This Plan of Development consists of fifteen (15) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map, an Existing Land-Use Map, Site Plan, Green Roof Plan, Front Building Elevation, Rear Building Elevation, and Side Building Elevations prepared by Axios Architects and Consultants LTD. and dated September 15, 2016 submitted herein. 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 allowed in the area delineated herein as a Residential Planned Development: multi-unit residential buildings (total of 14) containing a maximum of eighty-four (84) dwelling units, private open space/recreation areas; accessory uses and buildings with required and non-required accessory off-street parking.
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 Planning and Development (“DPD”). Off-premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.
8. The maximum permitted floor area ratio (F.A.R.) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using Net Site Area of 207,228 square feet or (4.76 acres of land area).
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 Planning and 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 Plan and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan and approval will be by the Department of Planning and

Applicant: Mia Property Acquisitions LLC – 2120 Natchez
Address: 2120 North Natchez Avenue
Date: April 13, 2016
Revised: September 15, 2016

Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

11. 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 modification by the applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. 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 ("MOPD") 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 will comply with Rules and Regulations for the Maintenance of Stock-Piles Promulgated by the Commissioner of Street and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
14. The Applicant acknowledges that 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. The project will be in substantial compliance with the current City of Chicago Sustainable Development policy set forth by DPD. The proposed buildings shall provide a vegetated ("Green") roof totaling a minimum of 50% of the net roof areas or 14,112 square feet and obtain Building Certification.
15. This planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the property to a RT4 Residential Two-Flat, Townhouse and Multi-Unit District which was the underlying zoning classification that formed the basis of this Planned Development.

Applicant: Mia Property Acquisitions LLC – 2120 Natchez
Address: 2120 North Natchez Avenue
Date: April 13, 2016
Revised: September 15, 2016

RESIDENTIAL PLANNED DEVELOPMENT No. _____

BULK REGULATIONS AND DATA TABLE

Gross Site Area:	207,887 square feet (4.77 acres)
Area in Public R.O.W.:	659 square feet (0.01 acres)
Net Site Area:	207,228 square feet (4.76 acres)
Maximum Floor Area Ratio:	1.2
Maximum Number of Residential Dwelling Units:	84 units
Number of Off-Street Parking Spaces to be provided:	84 required accessory parking spaces and 31 non-required accessory parking spaces
Number of Bicycle Parking Spaces Proposed to be provided:	70 bicycle spaces
Minimum Off-Street Loading Spaces:	None
Setbacks from Property Line:	In substantial compliance with the attached Site Plan
Maximum Building Height:	38 feet as measured by the Chicago Zoning Ordinance

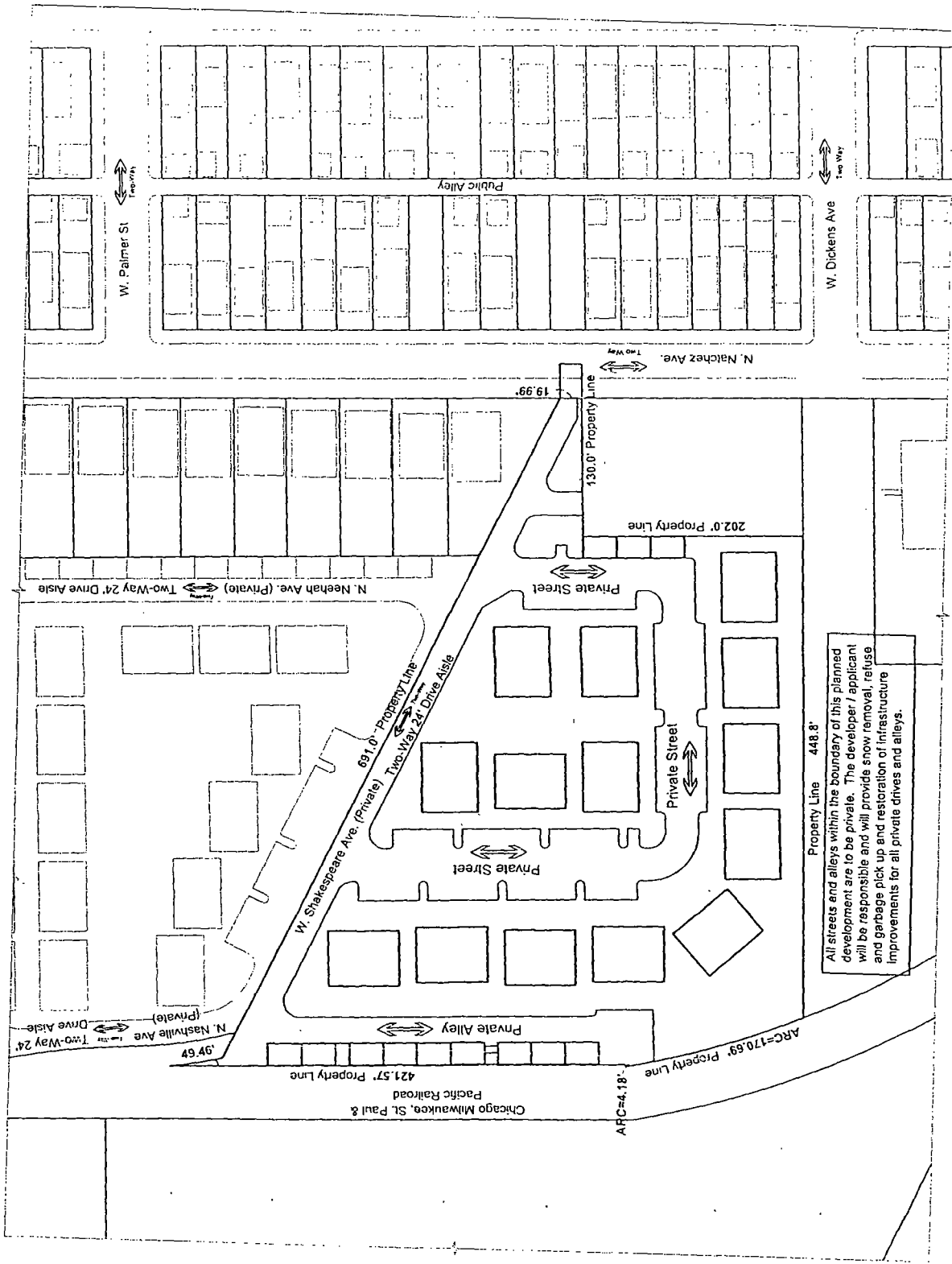
Applicant: Mia Property Acquisitions LLC – 2120 Natchez
Address: 2120 North Natchez Avenue
Date: April 13, 2016
Revised: September 15, 2016

Residential Planned Development No. _____

2120 North Natchez Avenue, Chicago, IL

Planned Development Boundary and Property Line Map

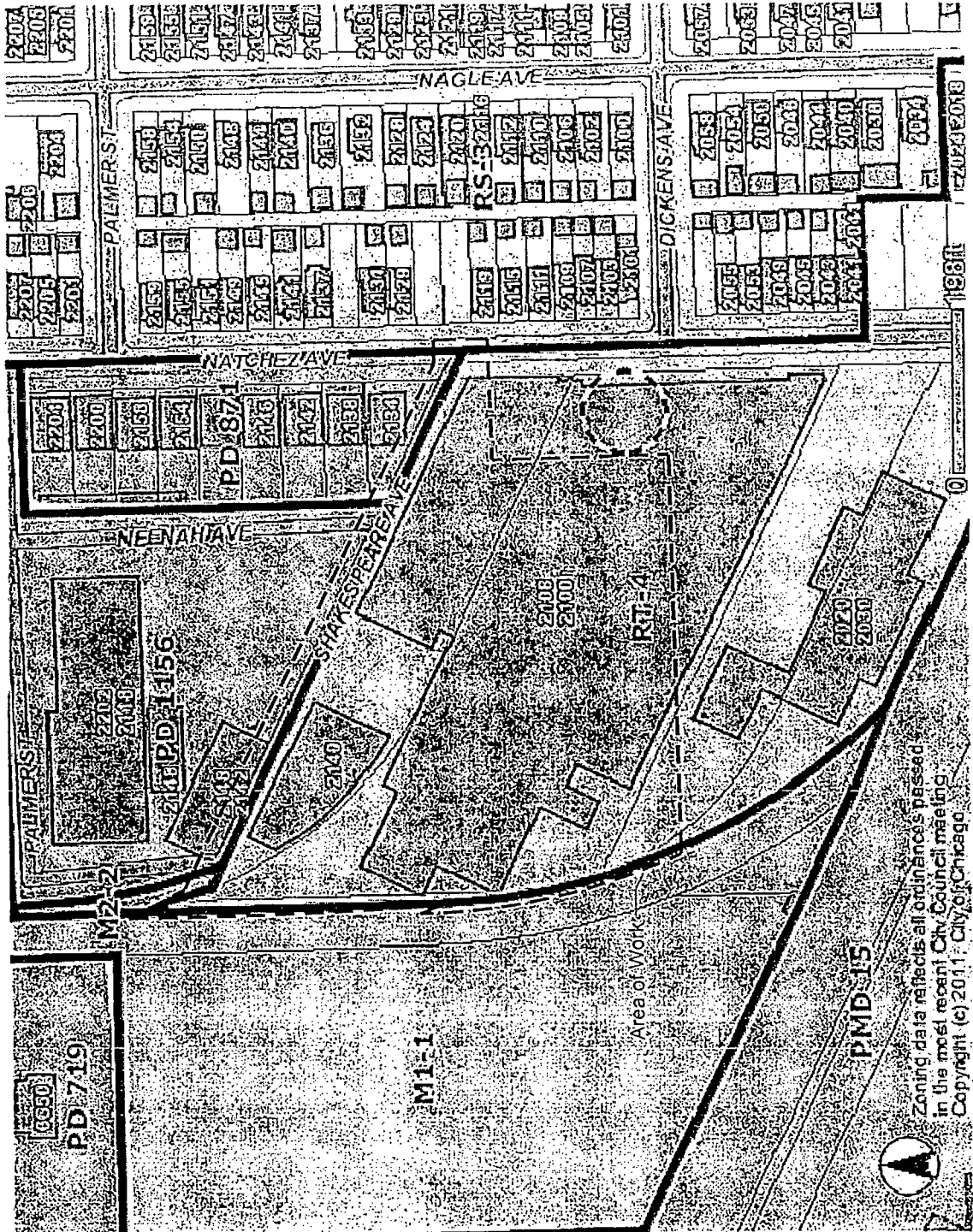
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Applicant: The Property Architects, LLC 2102 West
 Address: 2120 North Natchez Avenue
 City: Chicago, IL 60614
 Date: September 10, 2018

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Existing Zoning Map

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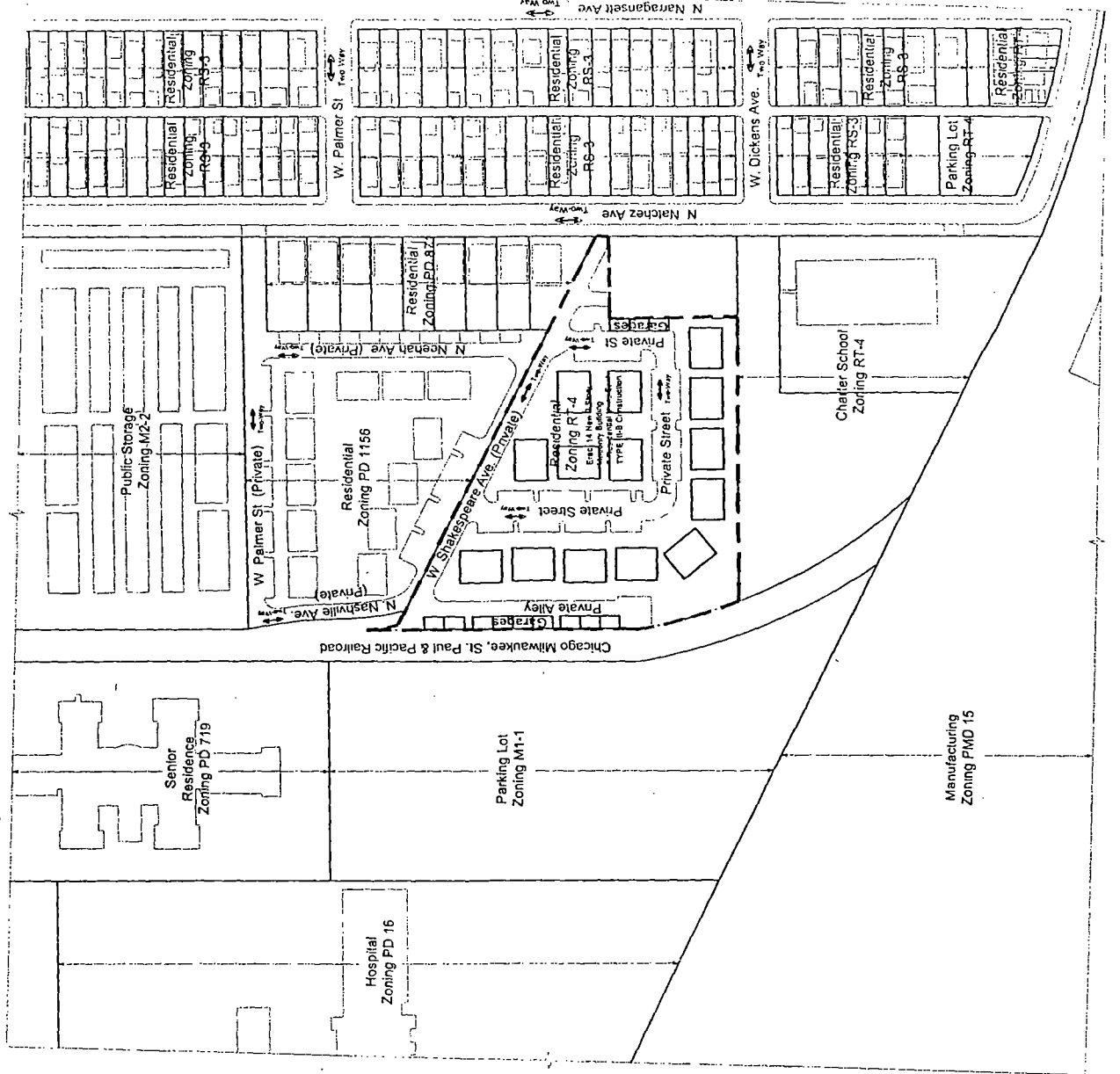


Zoning data reflects all ordinances passed in the most recent City Council meeting. Copyright (c) 2011, City of Chicago.

Address: 150 North Dearborn, LLC, 102 North
 2120 North Natchez Avenue
 Introduction Date: April 13, 2011
 CPC Meeting Date: September 15, 2011

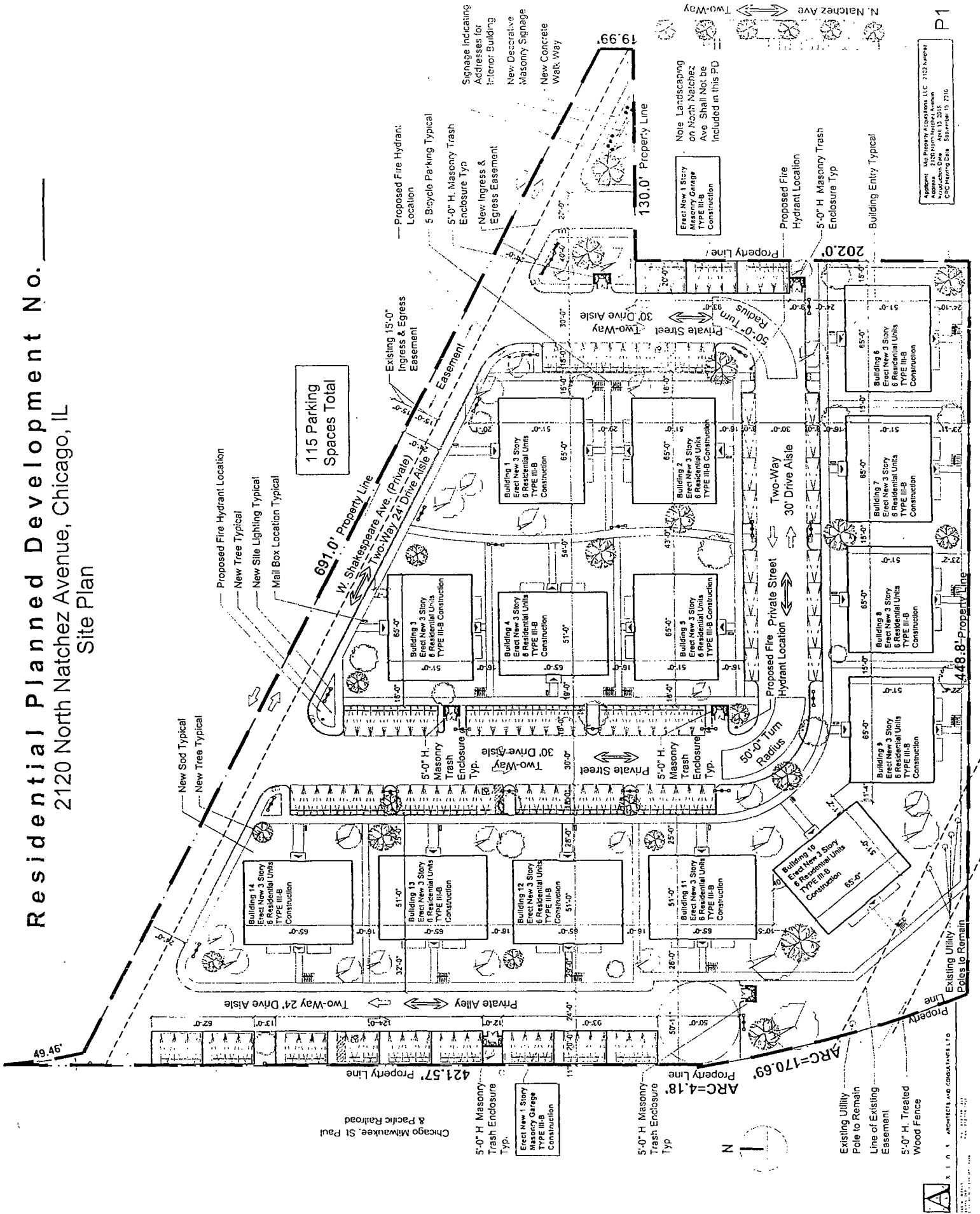
Residential Planned Development No. 2120 North Natchez Avenue, Chicago, IL Existing Land Use Map

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Residential Planned Development No. _____ 2120 North Natchez Avenue, Chicago, IL Site Plan

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115 Parking Spaces Total

Applicant: MA Property Acquisition LLC 2120 Avenue
Address: 2120 North Natchez Avenue
City: Chicago, IL 60614
CNC Hearing Date: September 15, 2016

P1



ARCHITECTS AND CONSULTANTS LTD.

Residential Planned Development No. _____ 2120 North Natchez Avenue, Chicago, IL Landscape Plan

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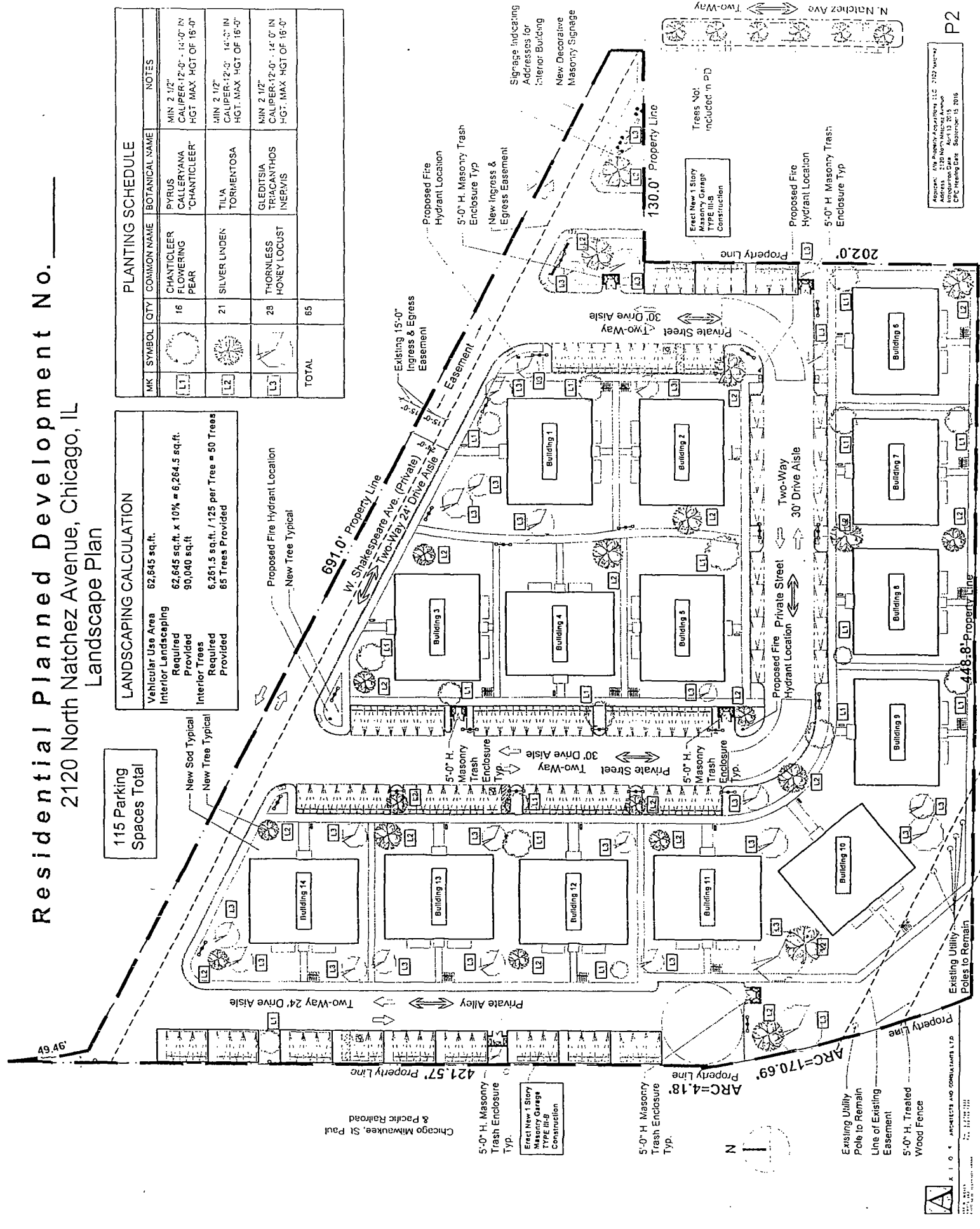
LANDSCAPING CALCULATION

Vehicular Use Area	62,645 sq.ft.
Interior Landscaping Required	62,645 sq.ft. x 10% = 6,264.5 sq.ft.
Interior Landscaping Provided	90,040 sq.ft.
Interior Trees Required	6,261.5 sq.ft. / 125 per Tree = 50 Trees
Interior Trees Provided	65 Trees Provided

115 Parking Spaces Total

PLANTING SCHEDULE

MK	SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	NOTES
L1		16	CHANTICLEER FLOWERING PEAR	PYRUS CALLERYANA "CHANTICLEER"	MIN 2 1/2" CALIBER-12'-0" - 14'-0" IN HGT. MAX. HGT OF 15'-0"
L2		21	SILVER LINDEN	TILIA TORMENTOSA	MIN 2 1/2" CALIBER-12'-0" - 14'-0" IN HGT. MAX. HGT OF 15'-0"
L3		28	THORNLESS HONEY LOCUST	GLEDISIA TRIACANTHOS INERVIS	MIN 2 1/2" CALIBER-12'-0" - 14'-0" IN HGT. MAX. HGT OF 15'-0"
TOTAL		65			



Address: 170 Property Address 112 1122 Property
Address: 2120 North Natchez Avenue
Introduction Date: April 13, 2015
CPC Meeting Date: September 15, 2016



ARCHITECTS AND CONSULTANTS LTD
1122 N. LAUREL ST. CHICAGO, IL 60610
TEL: 312.227.1111

Existing Utility Poles to Remain

5'-0" H. Treated Wood Fence

Line of Existing Easement

Existing Utility Poles to Remain

5'-0" H. Masonry Trash Enclosure Typ.

Proposed Fire Hydrant Location

5'-0" H. Masonry Trash Enclosure Typ.

Proposed Fire Hydrant Location

Trees No. included in PD

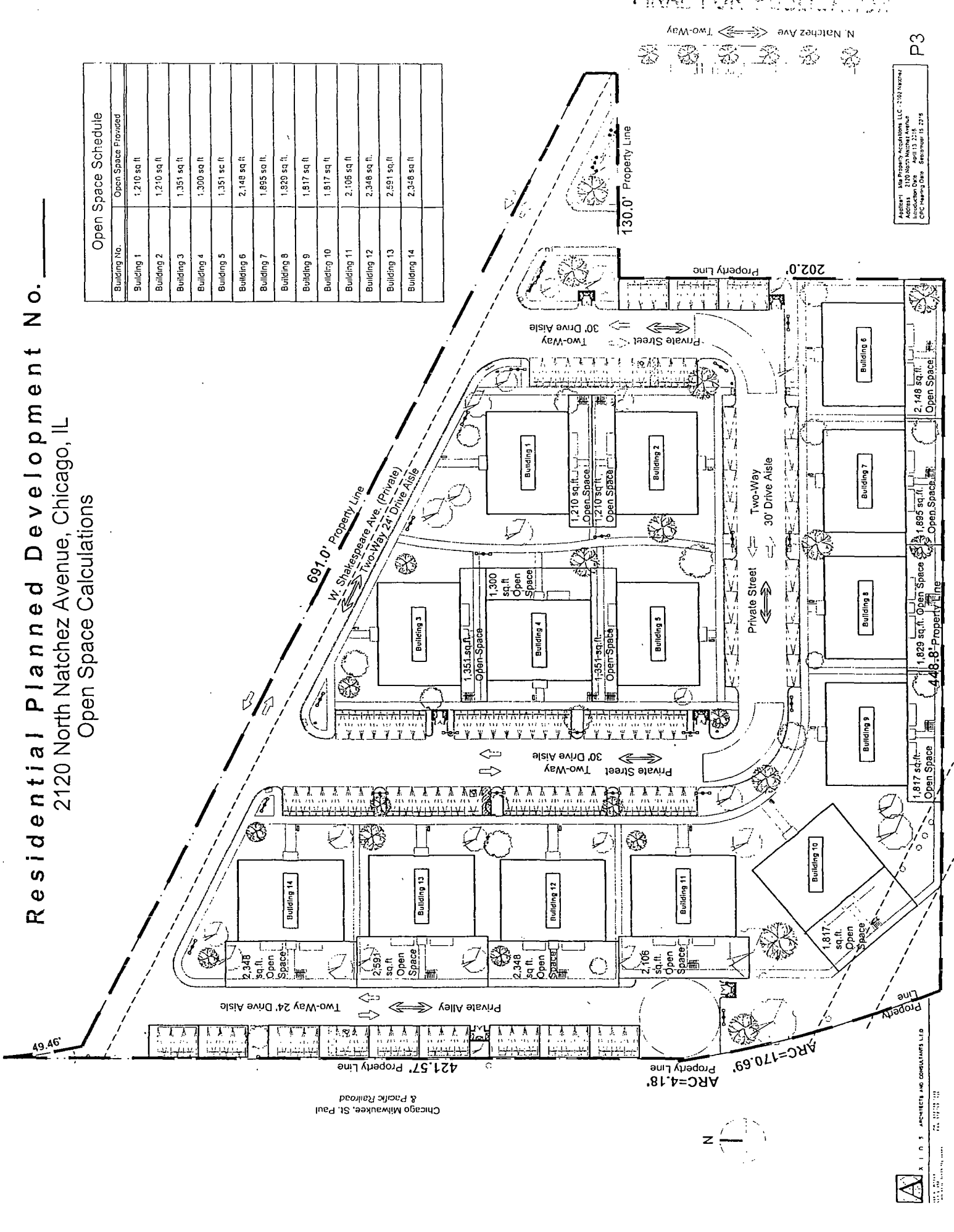
P2

Residential Planned Development No. _____

2120 North Natchez Avenue, Chicago, IL

Open Space Calculations

Open Space Schedule	
Building No.	Open Space Provided
Building 1	1,210 sq ft
Building 2	1,210 sq ft
Building 3	1,351 sq ft
Building 4	1,300 sq ft
Building 5	1,351 sq ft
Building 6	2,148 sq ft
Building 7	1,895 sq ft
Building 8	1,829 sq ft
Building 9	1,817 sq ft
Building 10	1,917 sq ft
Building 11	2,106 sq ft
Building 12	2,348 sq ft
Building 13	2,591 sq ft
Building 14	2,348 sq ft



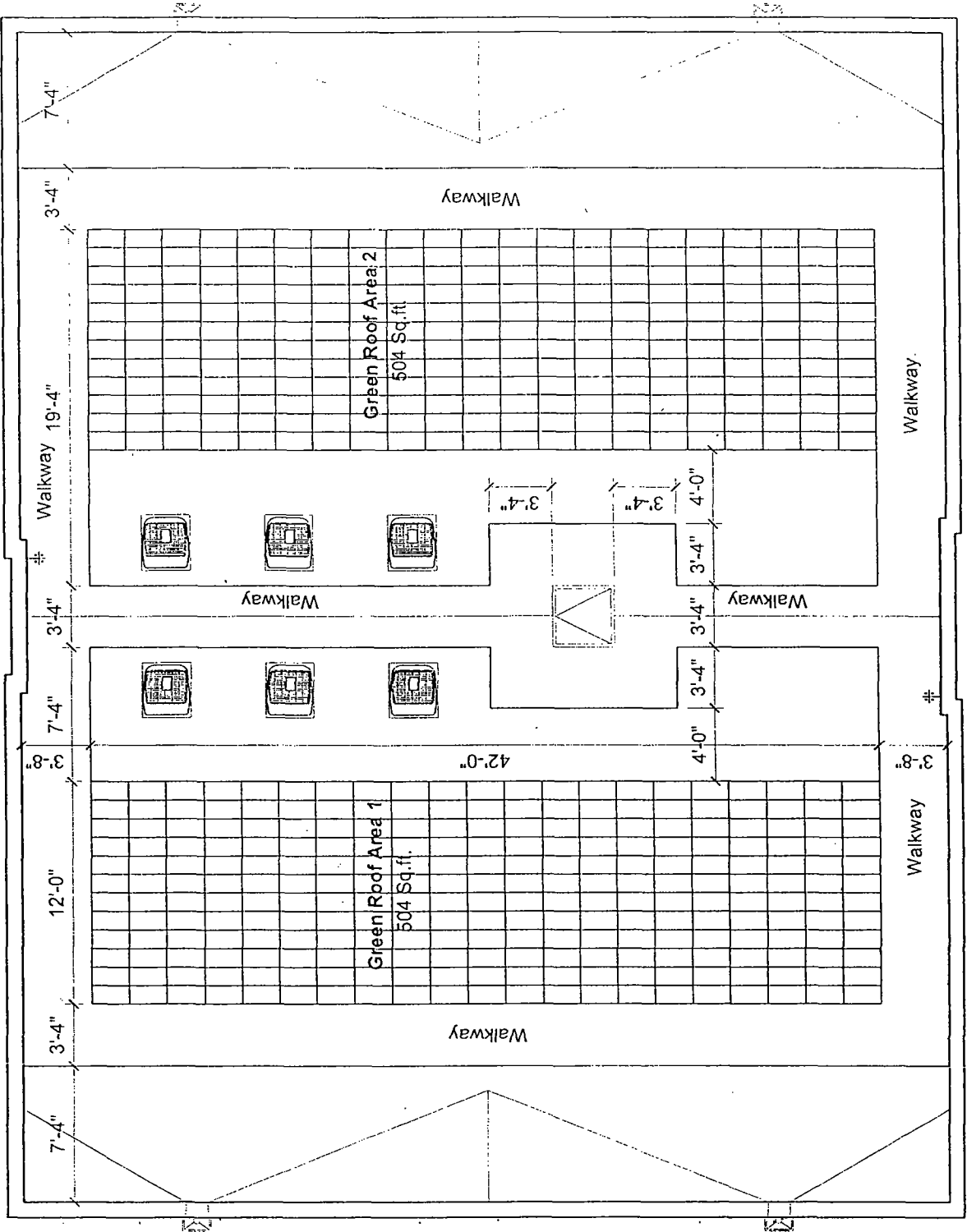
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Applicant: The Property Associates, LLC - 2100 Natchez
 Address: 2120 North Natchez Avenue
 Introduction Date: April 13, 2018
 CPC Hearing Date: September 15, 2018

Residential Planned Development No. _____

2120 North Natchez Avenue, Chicago, IL

Roof Plan



FINAL FOR PUBLICATION

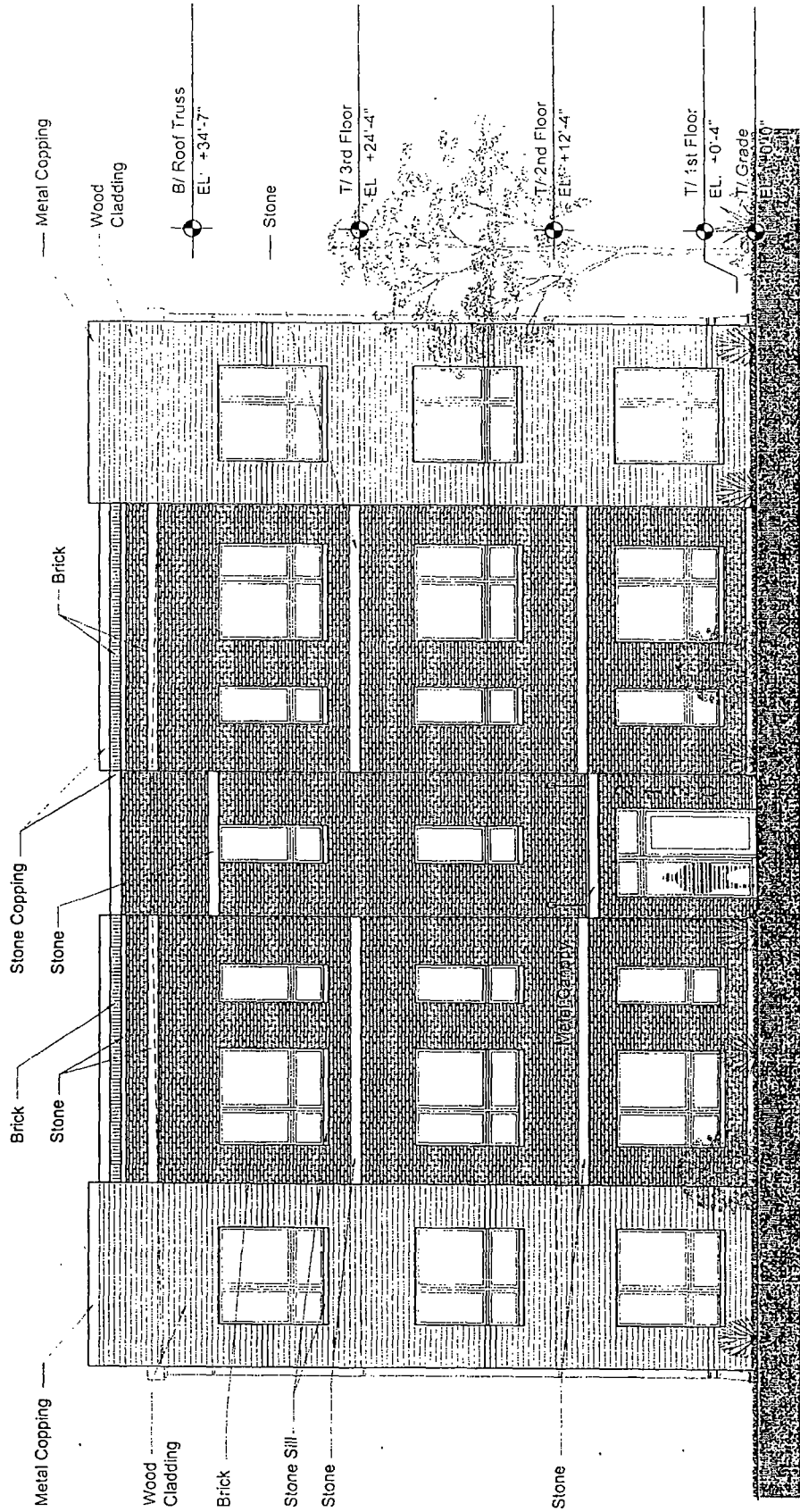
Applied Via Property Acquisition LLC 2107 Thicket
 Application No. 2107 Thicket
 Introduction Date April 13, 2018
 CPC Hearing Date September 15, 2015

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Green Roof Calculations

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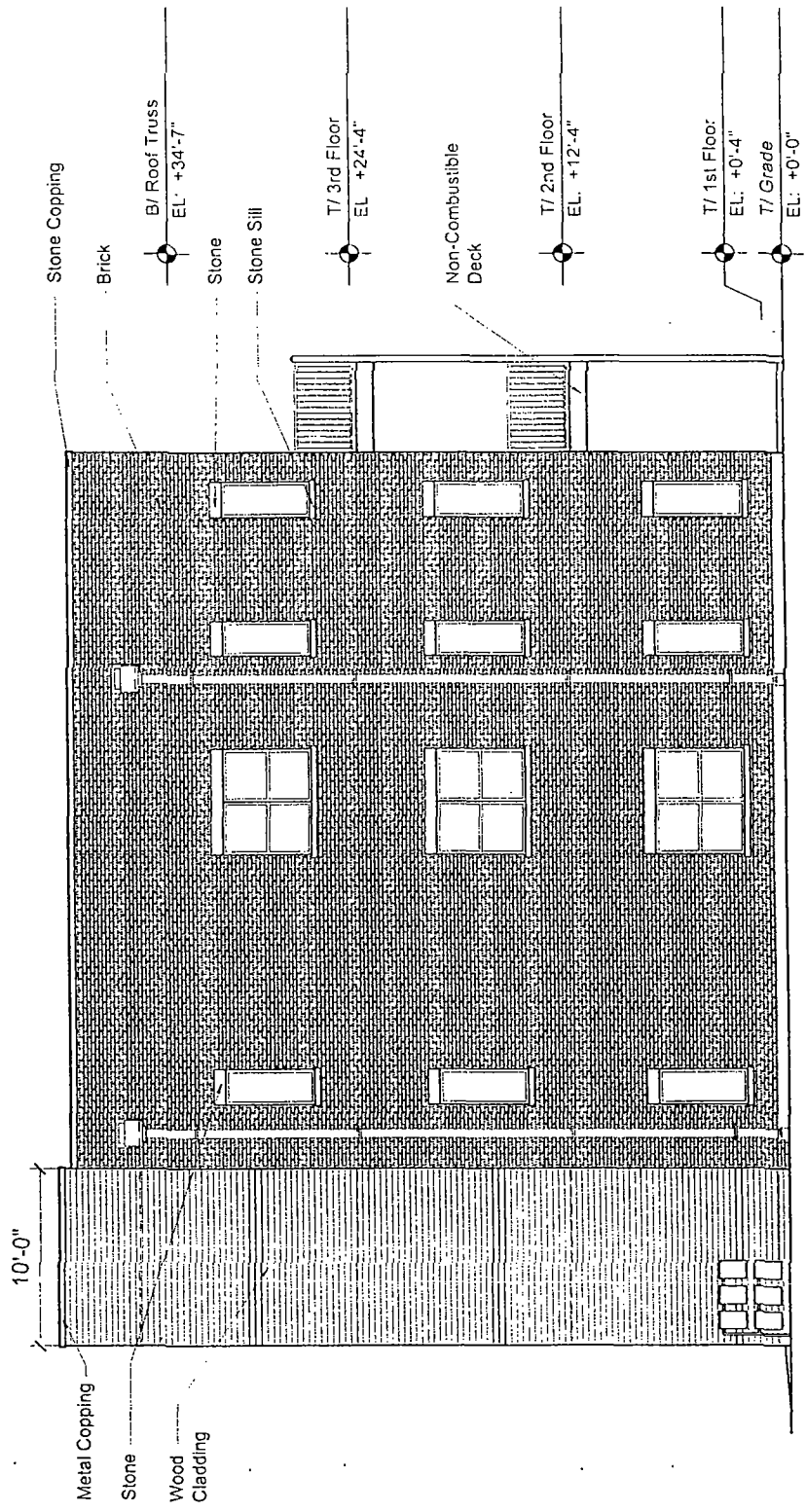
<i>Green Roof</i>	
Net Roof Area:	1,946 sq.ft. 1,946 sq.ft. x 50% = 973 sq.ft.
Green Roof Provided (Typical Building):	
Green Roof Area 1:	504 sq.ft.
Green Roof Area 2:	504 sq.ft.
Total:	1,008 sq.ft. > 50% 50% Coverage Provided
Green Roof Provided:	
Building 1:	1,008 sq.ft.
Building 2:	1,008 sq.ft.
Building 3:	1,008 sq.ft.
Building 4:	1,008 sq.ft.
Building 5:	1,008 sq.ft.
Building 6:	1,008 sq.ft.
Building 7:	1,008 sq.ft.
Building 8:	1,008 sq.ft.
Building 9:	1,008 sq.ft.
Building 10:	1,008 sq.ft.
Building 11:	1,008 sq.ft.
Building 12:	1,008 sq.ft.
Building 13:	1,008 sq.ft.
Building 14:	1,008 sq.ft.
Total Provided:	14,112 sq.ft.

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Front Elevation 1 - Building 1, 5, 9, 13



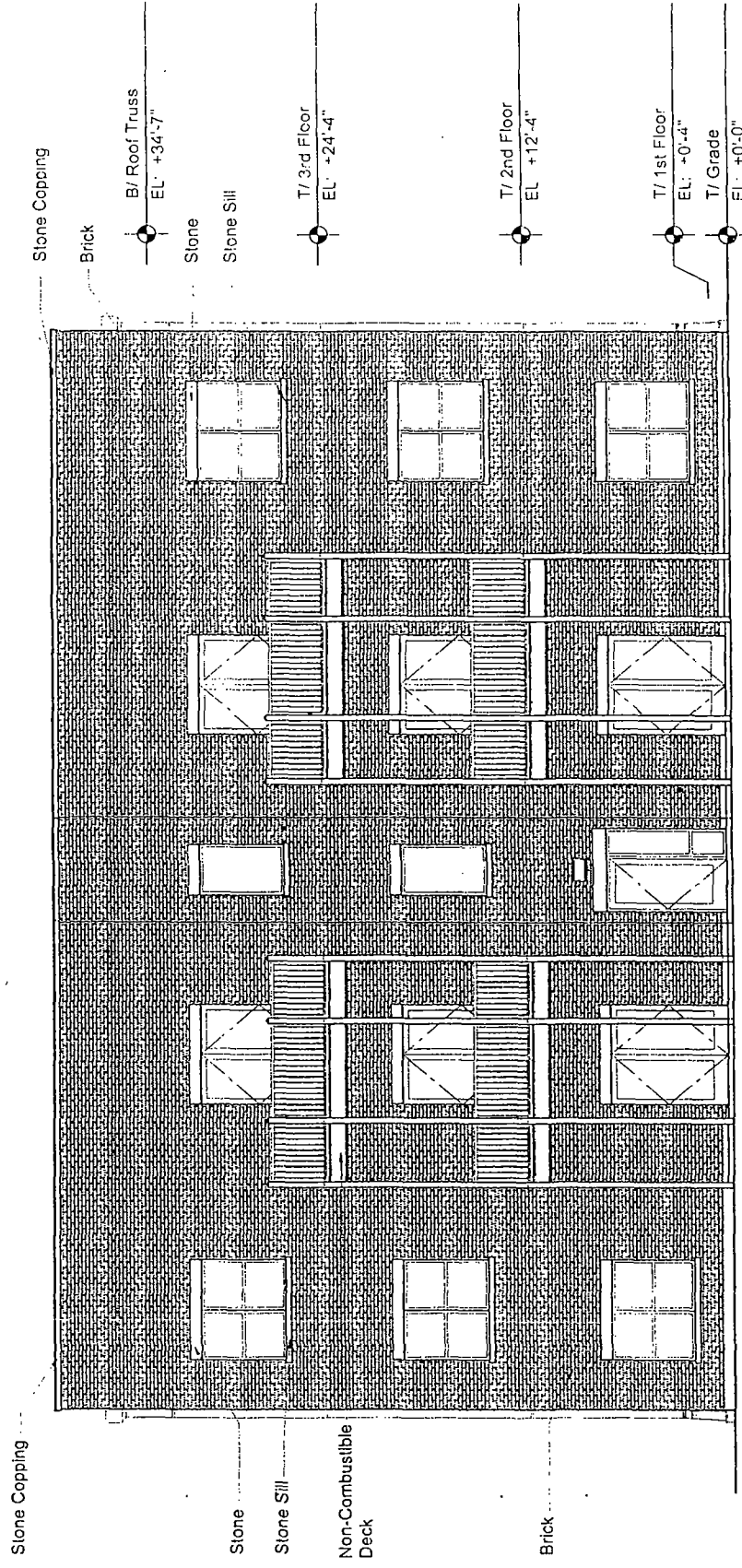
DRAWING FOR PUBLICATION

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Side Elevation 1 - Building 1, 5, 9, 13

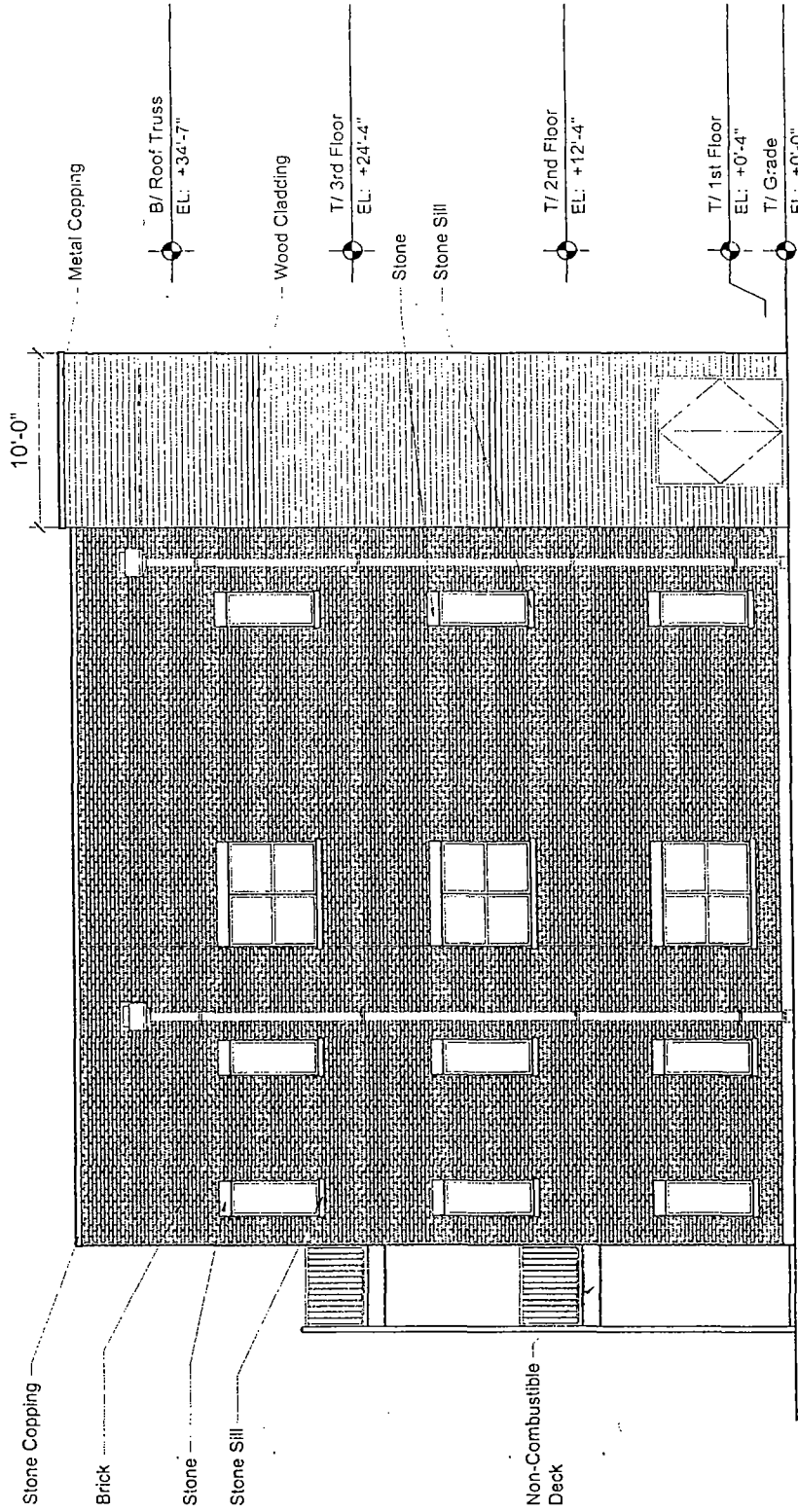


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Residential Planned Development No. _____
2120 North Natchez Avenue, Chicago, IL
Rear Elevation 1 - Building 1, 5, 9, 13

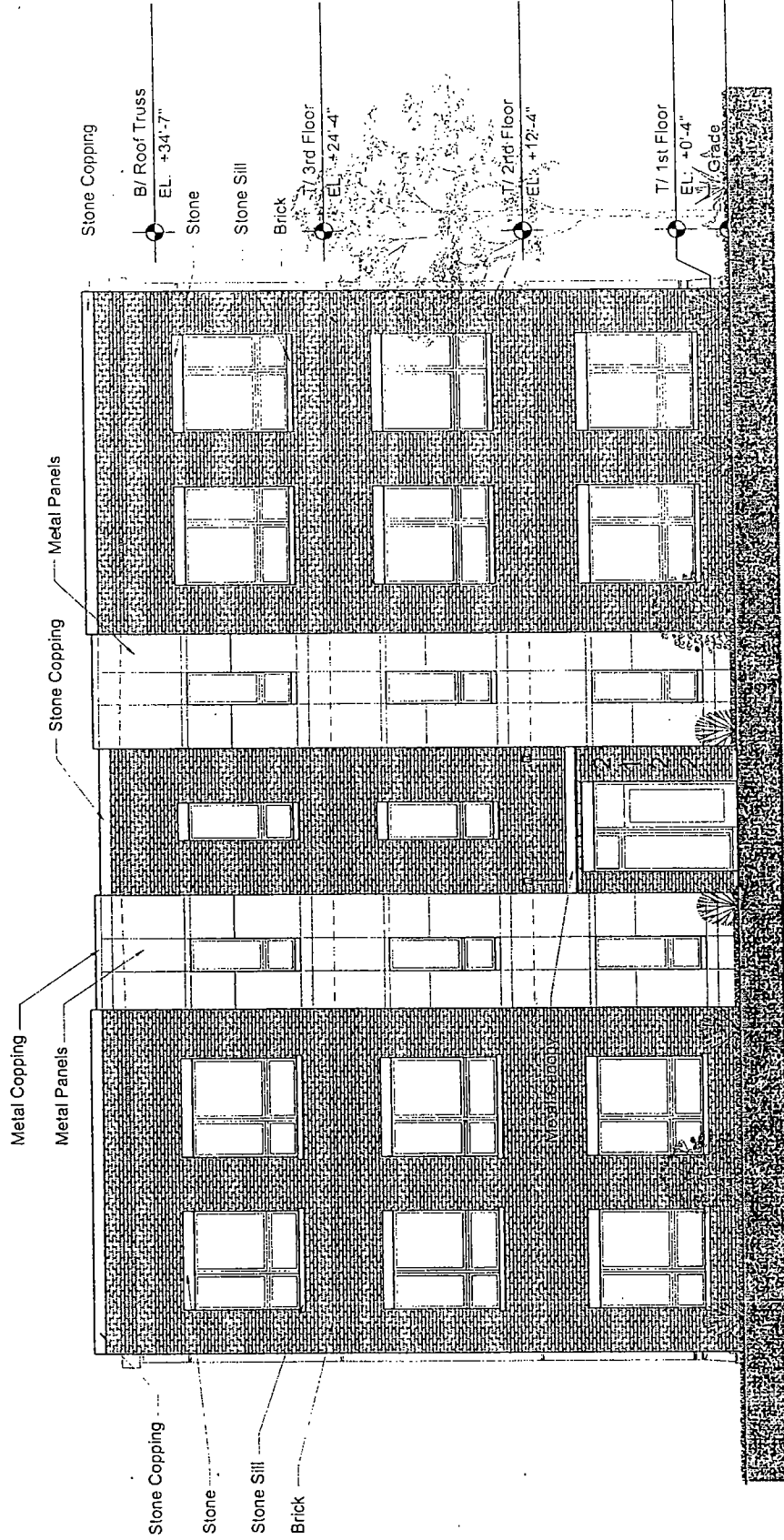


Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Side Elevation 1 - Building 1, 5, 9, 13

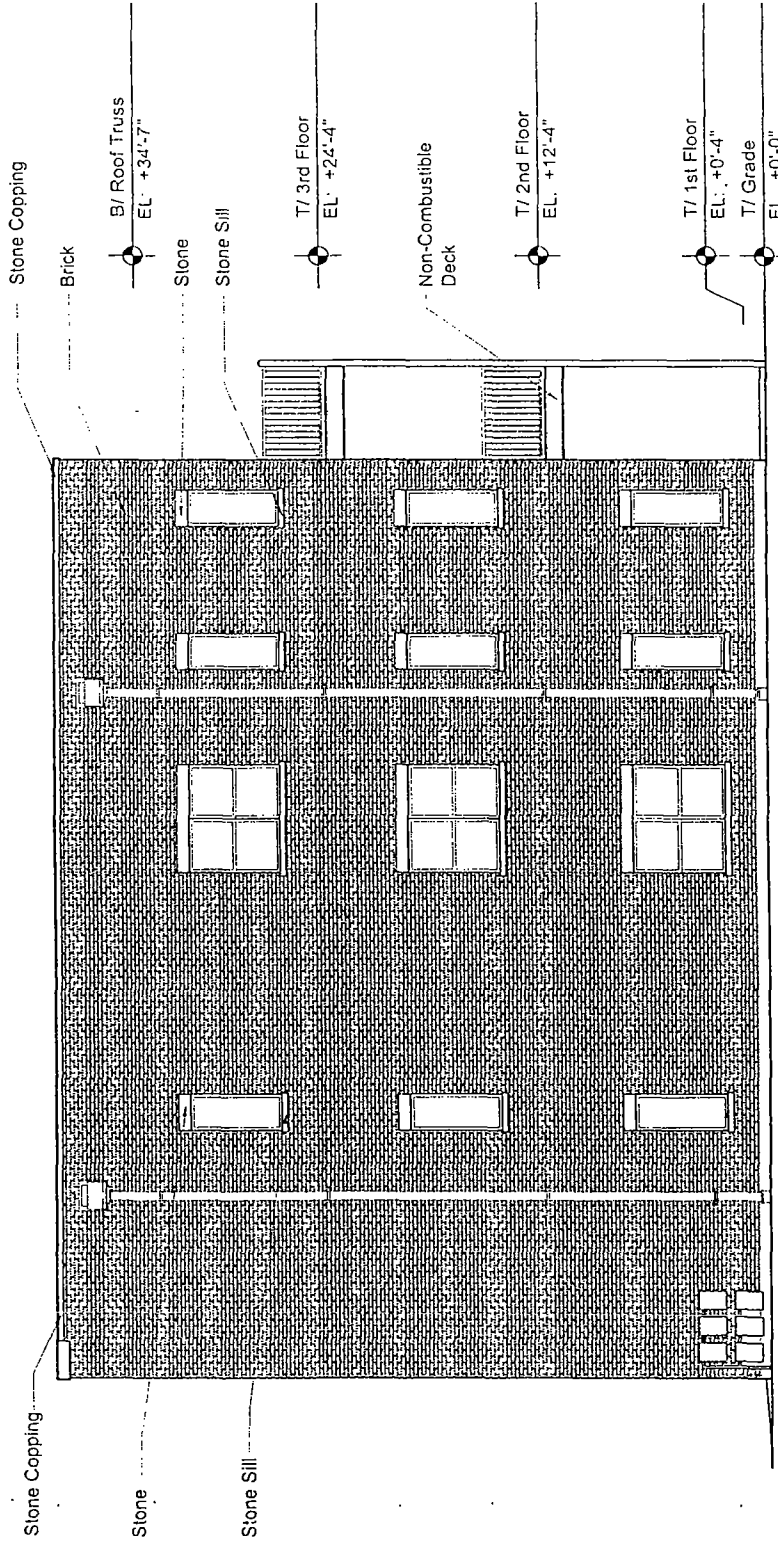


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Residential Planned Development No. _____
2120 North Natchez Avenue, Chicago, IL
Front Elevation 2 - Building 2, 6, 10, 14

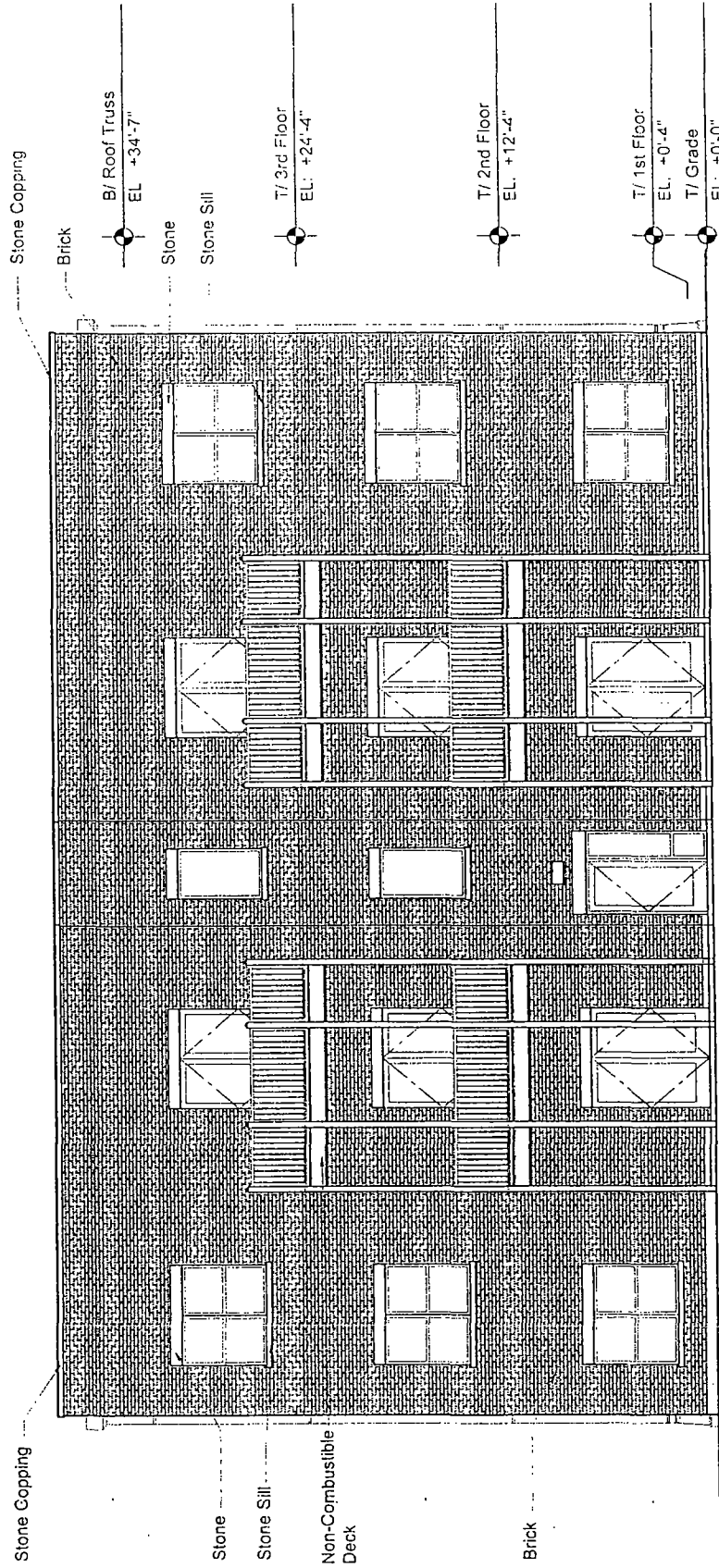


Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Side Elevation 2 - Building 2, 6, 10, 14

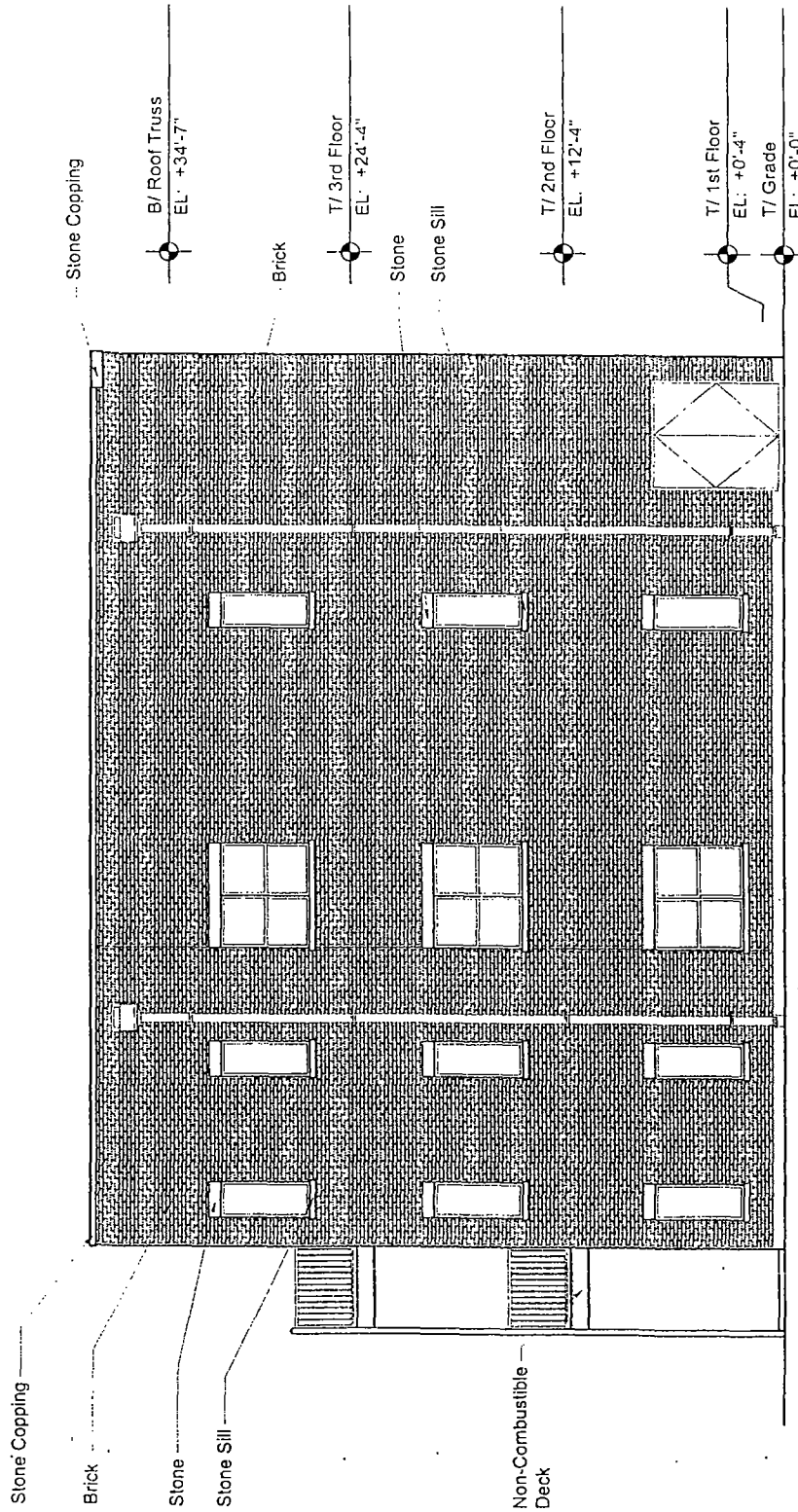


Residential Planned Development No. _____

2120 North Natchez Avenue, Chicago, IL
 Rear Elevation 2 - Building 2, 6, 10, 14



Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Side Elevation 2 - Building 2, 6, 10, 14

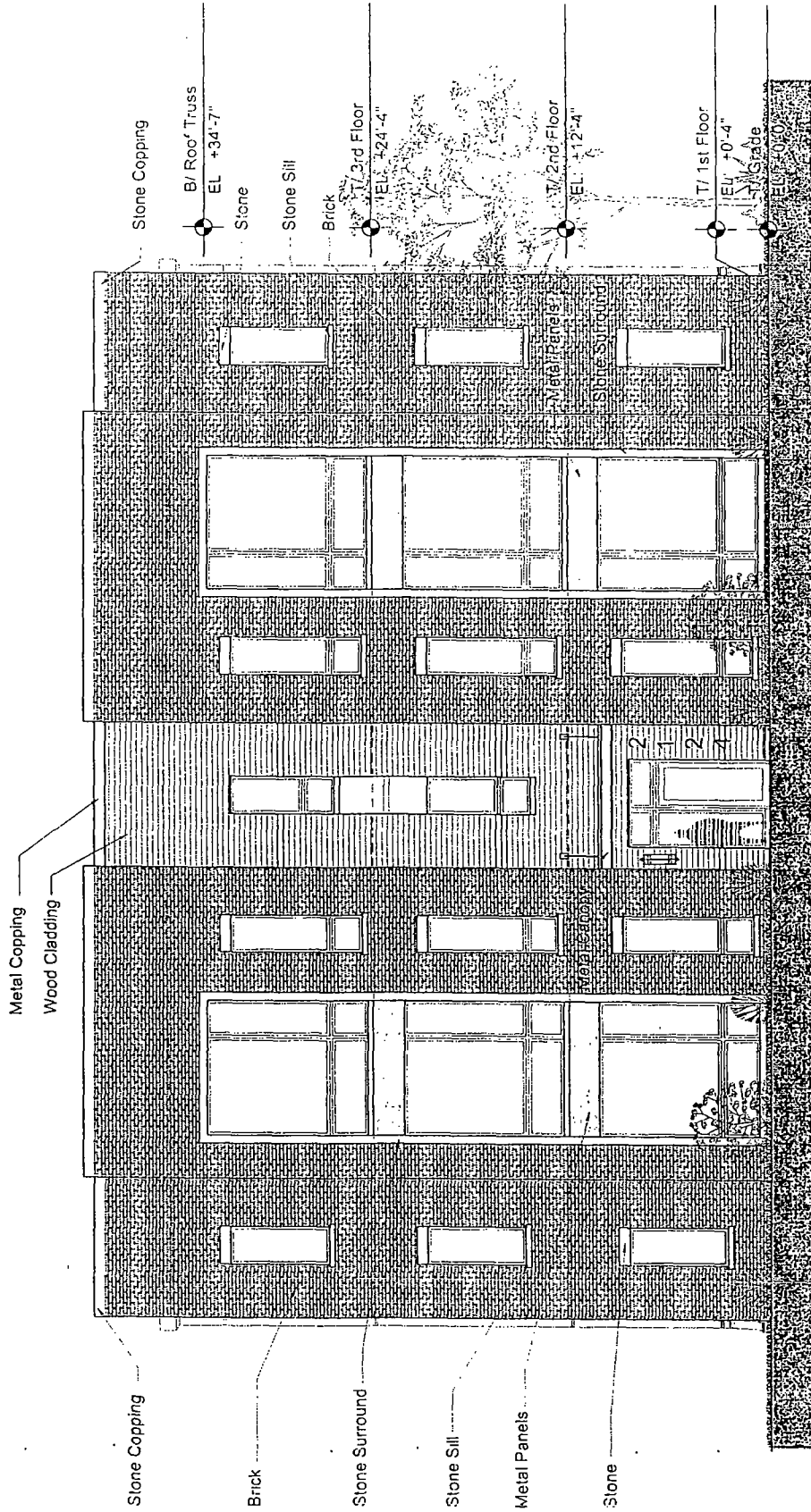


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Residential Planned Development No. _____

2120 North Natchez Avenue, Chicago, IL

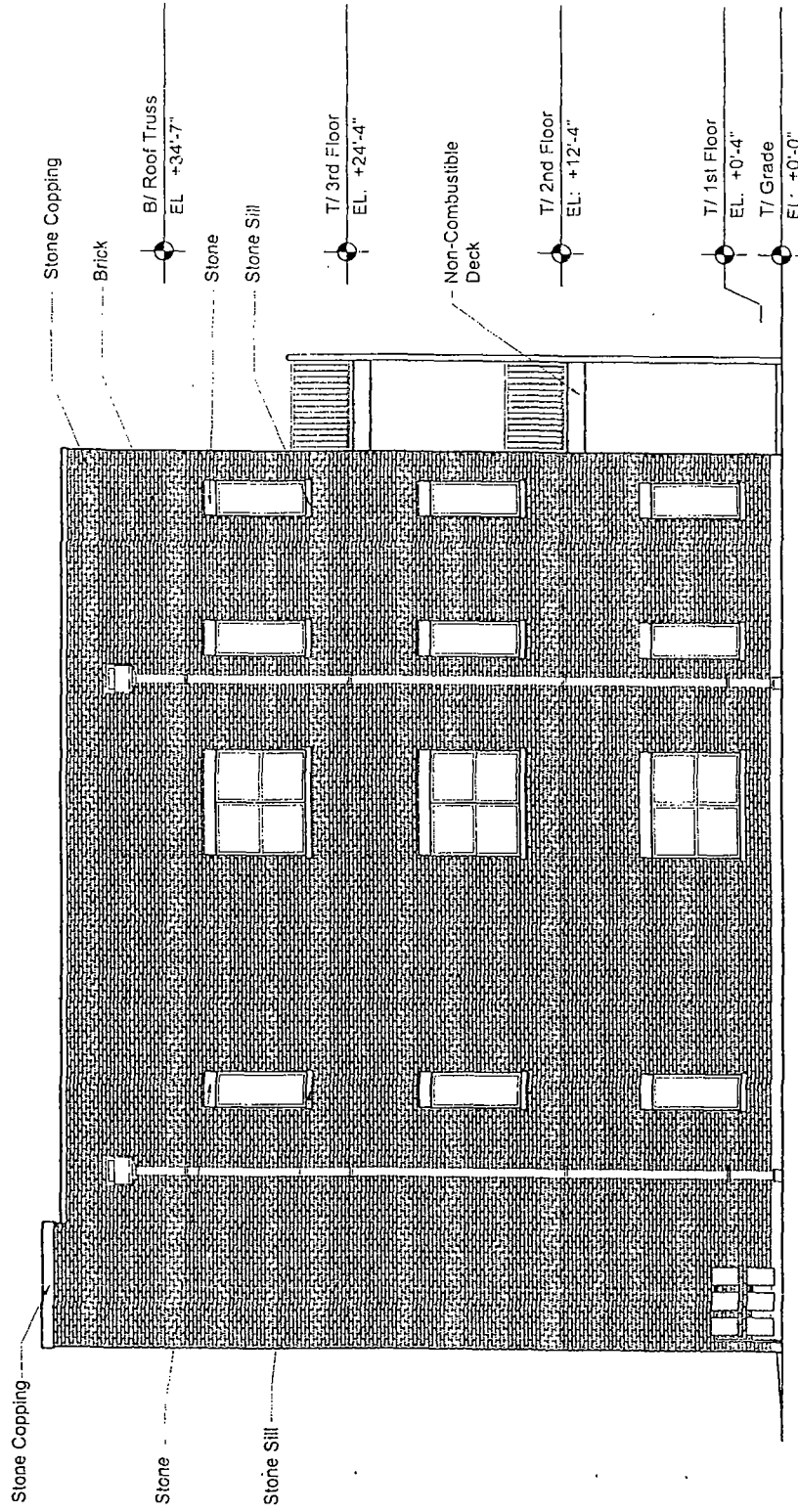
Front Elevation 3 - Building 3, 7, 11



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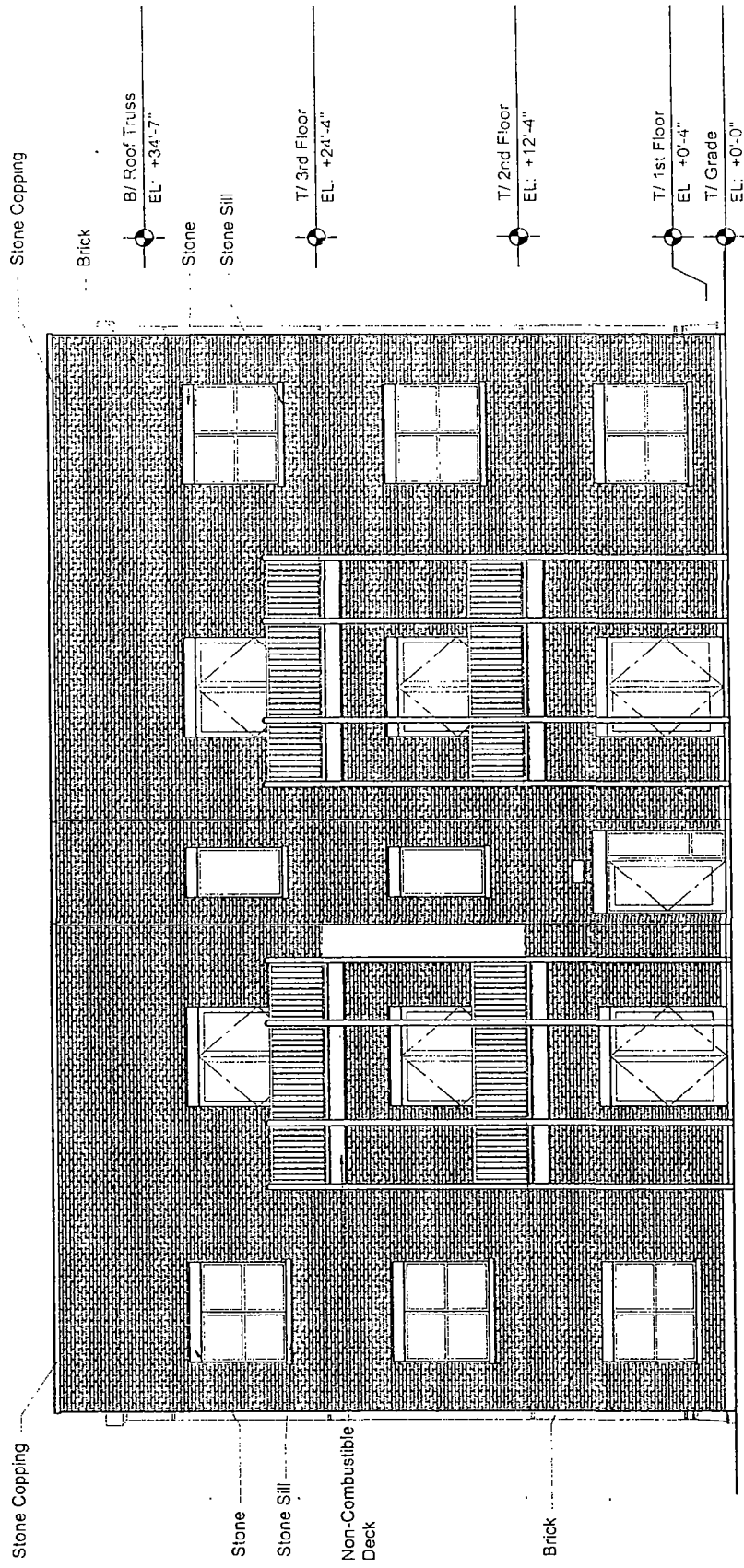
Residential Planned Development No. _____

2120 North Natchez Avenue, Chicago, IL
Side Elevation 3 - Building 3, 7, 11



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Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Rear Elevation 3 - Building 3, 7, 11



Stone Copping

Stone

Stone Sill

Non-Combustible Deck

Brick

Brick

B/Roof Truss
EL. +34'-7"

Stone

Stone Sill

T/3rd Floor
EL. +24'-4"

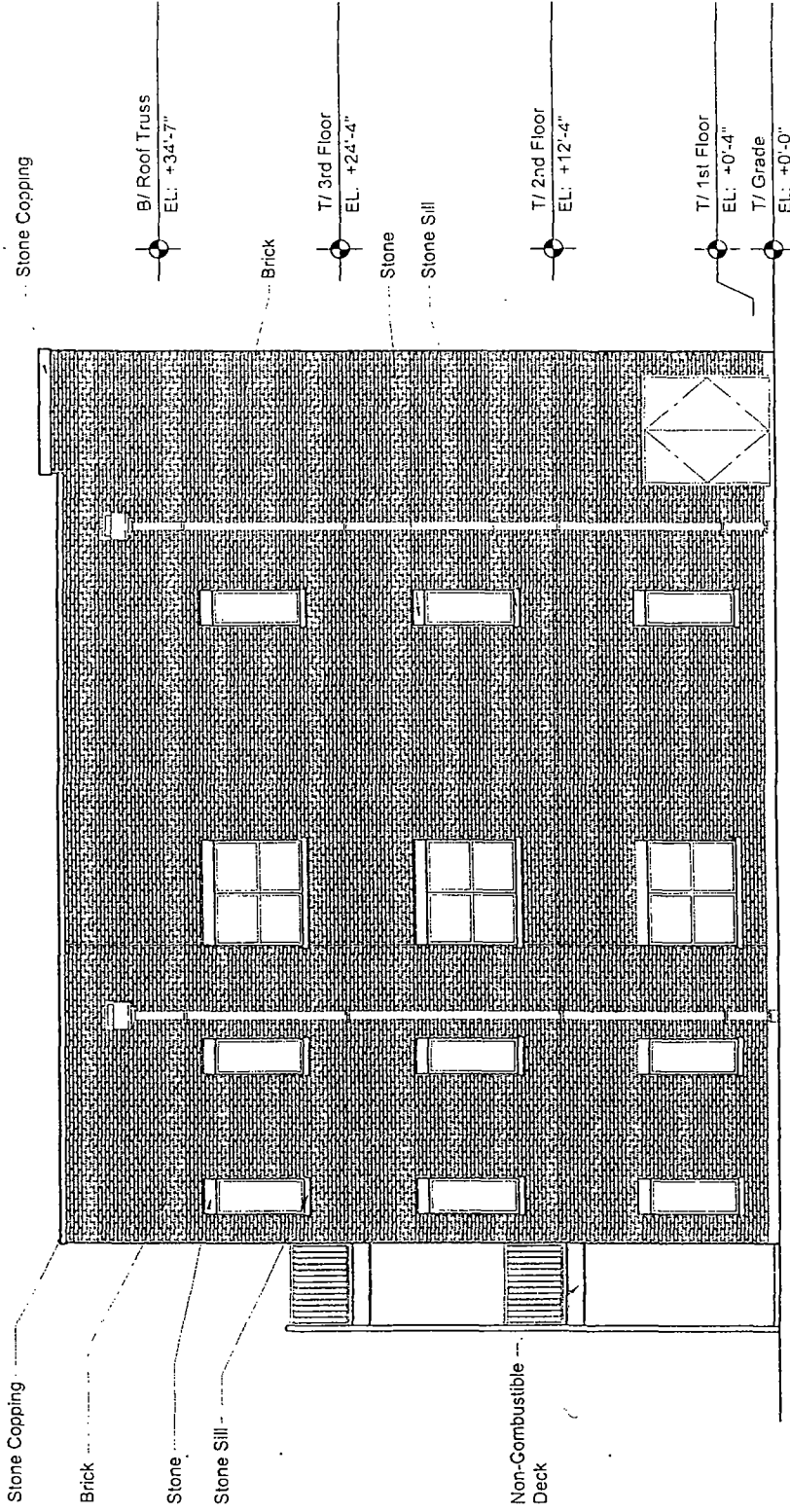
T/2nd Floor
EL. +12'-4"

T/1st Floor
EL. +0'-4"

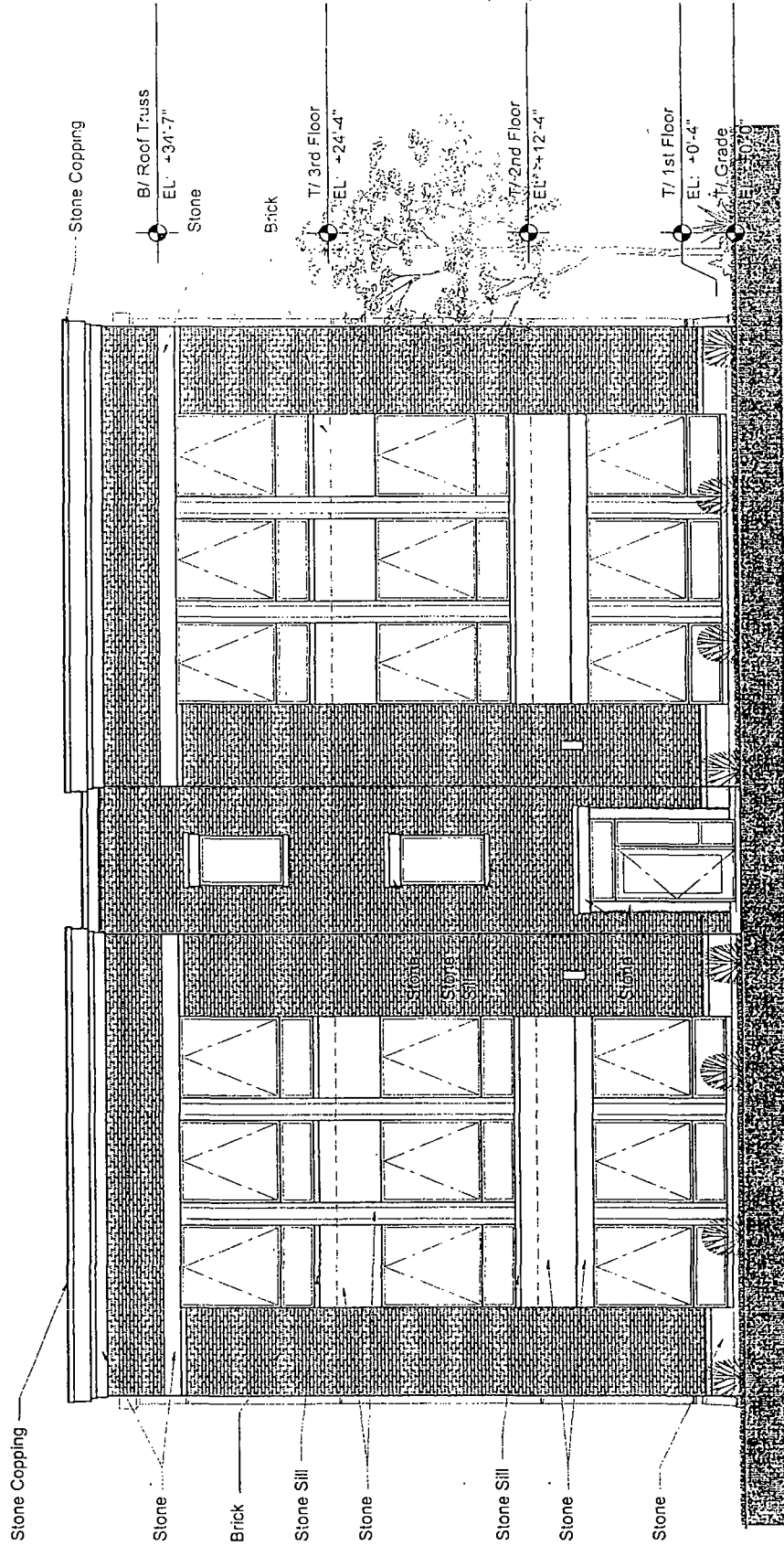
T/Grade
EL. +0'-0"

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Side Elevation 3 - Building 3, 7, 11

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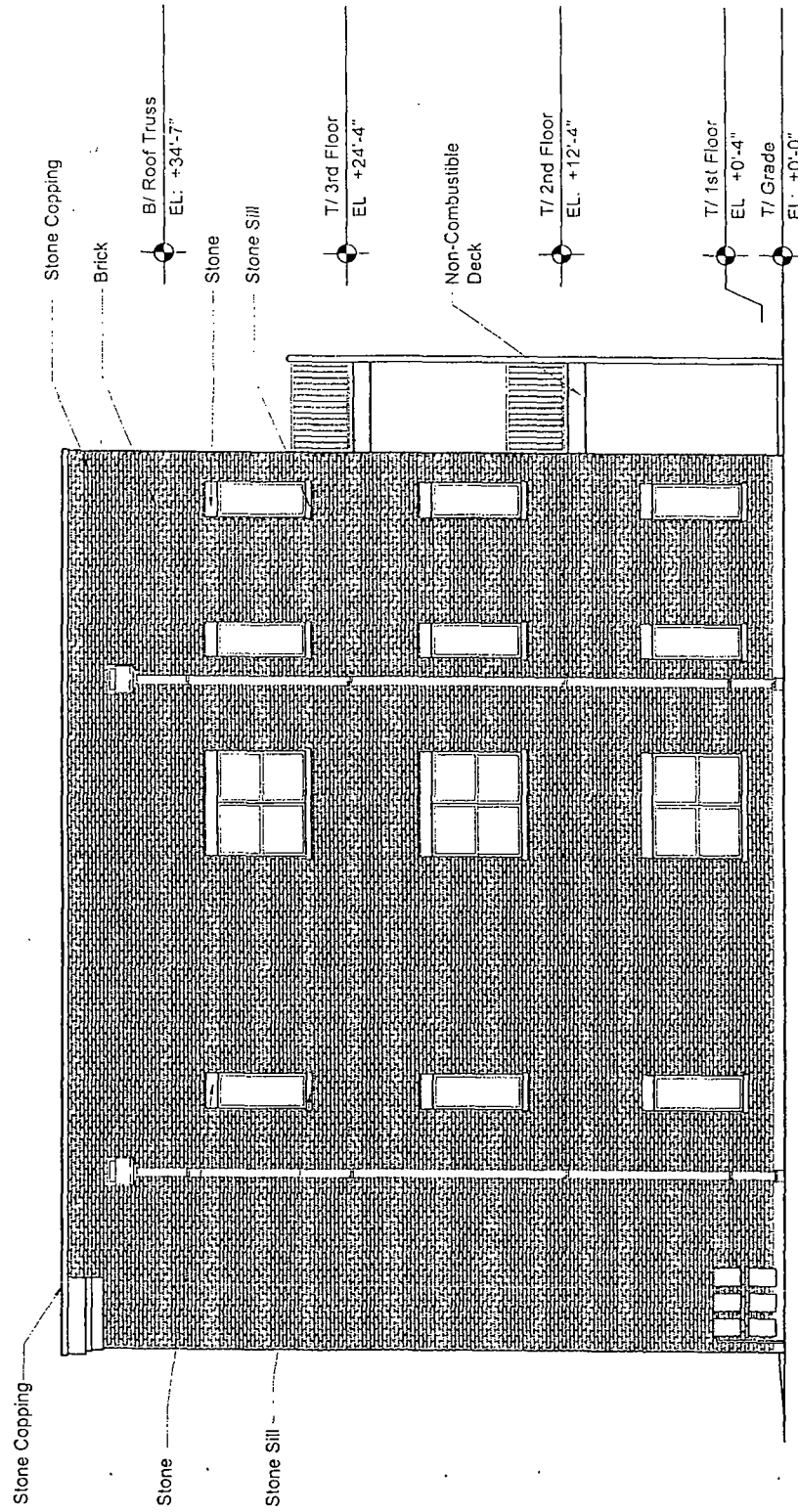


Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Front Elevation 4 - Building 4, 8, 12



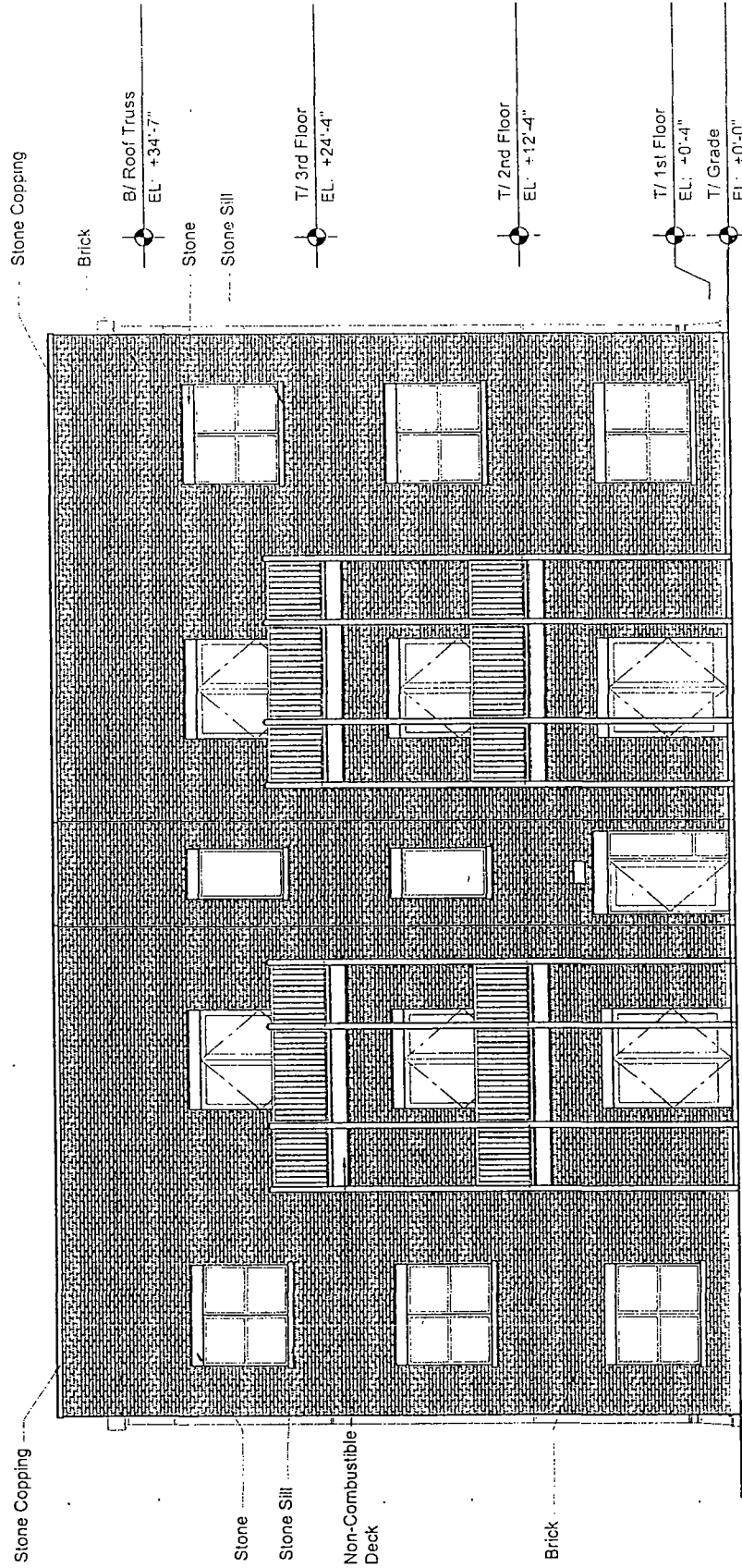
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Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Side Elevation 4 - Building 4, 8, 12



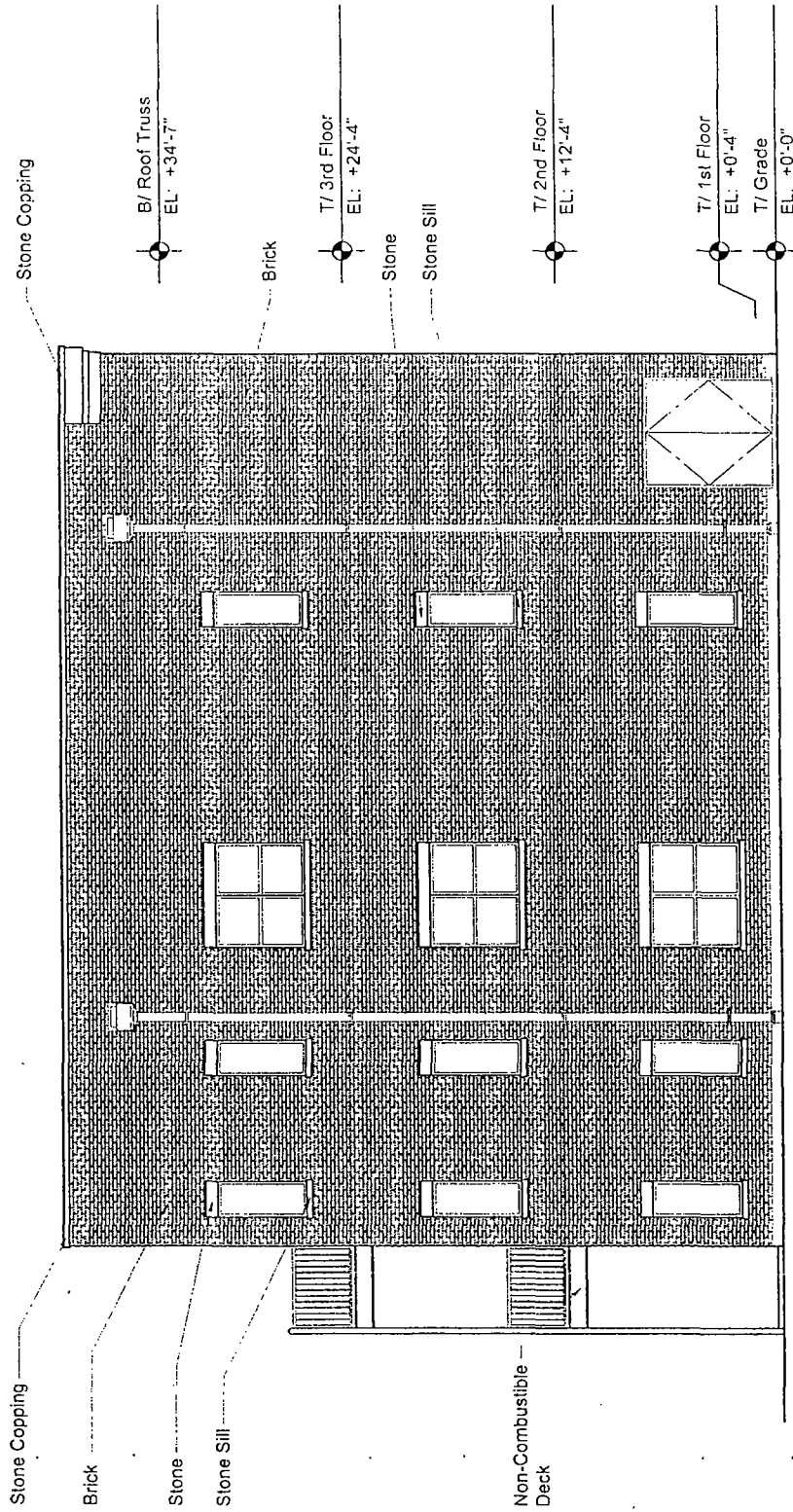
FINAL FOR PUBLICATION

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Rear Elevation 4 - Building 4, 8, 12



FRONT FOR PUBLICATION

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Side Elevation 4 - Building 4, 8, 12



FINAL FOR PUBLICATION




18747
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

TO: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

FROM: 
Patricia A. Scudiero
Chicago Plan Commission

DATE: September 16, 2016

RE: Proposed Planned Development for property generally located at 2102 North Natchez.

On September 15, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Mia Property Acquisitions, LLC-2120 Natchez. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano
PD Master File (Original PD, copy of memo)