



City of Chicago



O2014-1519

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/5/2014
Sponsor(s):	O'Connor (40)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 15-H at 1750 W Peterson Ave
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: That the Chicago Zoning Ordinance be amended by changing the current Residential Planned Development No. 105 symbols and indications as shown on Map Number 15-H in the area bounded by:

N. Ridge Avenue; a line drawn from a point 194.29 feet southeast of the east line of the right-of-way of the Chicago and North Western Railroad measured along the south line of N. Ridge Avenue to a point 207.40 feet south of N. Ridge Avenue measured along the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad; the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad; a line drawn from a point on the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad 144.28 feet north of the north line of W. Peterson Avenue as measured along the east line of said alley to a point 6.94 feet east of the east line of said alley and 142.44 feet north of the north line of W. Peterson Avenue; a line drawn from a point 6.94 feet east of the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad and 142.44 feet north of the north line of W. Peterson Avenue to a point on the north right-of-way line of W. Peterson Avenue 16.10 feet east of the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad as measured along the north line of W. Peterson Avenue; W. Peterson Avenue; and the east line of the right-of-way of the Chicago and Northwestern Railroad

to those of a T Transportation District which is hereby established in the area described above.

SECTION 2: That the Chicago Zoning Ordinance be amended by changing the current Residential Planned Development No. 105 symbols and indications as shown on Map Number 15-H in the area bounded by:

the north line of the vacated alley next north of W. Peterson Avenue; a line drawn from a point 106.52 feet southeast of the alley next east of and parallel to the east line of the right-of-way of the Chicago and North Western Railroad as measured along the north line of the vacated alley next north of W. Peterson Avenue to a point 304.98 feet southeast of the east line of the right-of-way of the Chicago and North Western Railroad as measured along the south line of N. Ridge Avenue; N. Ridge Avenue; W. Peterson Avenue; a line drawn from a point on the north right-of-way line of W. Peterson Avenue 16.10 feet east of the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad as measured along the north line of W. Peterson Avenue to a point 6.94 feet east of the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad and 142.44 feet north of the north line of W. Peterson Avenue; a line drawn from a point 6.94 feet east of the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad and 142.44 feet north of the north line of W.

Peterson Avenue to a point on the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad 144.28 feet north of the north line of W. Peterson Avenue as measured along the east line of said alley; and the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad

to those of a RM6 Residential Multi-Unit District which is hereby established in the area described above.

SECTION 3: That the Chicago Zoning Ordinance be amended by changing the current RM6 Residential Multi-Unit District symbols and indications as shown on Map Number 15-H in the area bounded by:

the north line of the vacated alley next north of W. Peterson Avenue; a line drawn from a point 106.52 feet southeast of the alley next east of and parallel to the east line of the right-of-way of the Chicago and North Western Railroad as measured along the north line of the vacated alley next north of W. Peterson Avenue to a point 304.98 feet southeast of the east line of the right-of-way of the Chicago and North Western Railroad as measured along the south line of N. Ridge Avenue; N. Ridge Avenue; W. Peterson Avenue; a line drawn from a point on the north right-of-way line of W. Peterson Avenue 16.10 feet east of the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad as measured along the north line of W. Peterson Avenue to a point 6.94 feet east of the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad and 142.44 feet north of the north line of W. Peterson Avenue; a line drawn from a point 6.94 feet east of the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad and 142.44 feet north of the north line of W. Peterson Avenue to a point on the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad 144.28 feet north of the north line of W. Peterson Avenue as measured along the east line of said alley; and the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad

to those of Residential Planned Development No. 105, as amended, which is hereby established in the area described above subject to such use and bulk regulations as set forth in the Plan of Development.

SECTION 4: This Ordinance shall be in full force and effect upon its passage and approval.



Patrick O'Connor
Alderman, 40th Ward

Residential Planned Development No. 105, as amended (2014)

1. The area delineated hereon as a “Residential Planned Development” is owned and controlled by the Chicago Housing Authority.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the RM6 Residential Multi-Unit District of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the 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. All applicable official reviews, approvals or permits are required to be obtained by the Chicago Housing Authority.
5. Services drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.

Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

6. Use of land will consist of one (1) elevator apartment building (government-subsidized senior apartments) and three government-subsidized family apartments and recreational areas and facilities authorized by the Chicago Zoning Ordinance.
7. 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 RM6 Residential Multi-Unit District classification and with regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the “Rules, Regulations and Procedures in Relation to Planned Developments”, as adopted by the Commissioner of Planning and Development.

Applicant: Alderman Patrick O'Connor
Address: 1750 West Peterson
Date: March 5, 2014

RESIDENTIAL PLANNED DEVELOPMENT NO. 105, as amended

PLAN OF DEVELOPMENT

BULK REGULATIONS AND DATA TABLE

Gross Site Area = Net Site Area + Area remaining in public right of way:
115,164 square feet = 75,181 square feet + 39,983 square feet

Maximum Permitted Floor Area Ratio: 1.60

Maximum Number of D.U.'s: 182

Maximum Number of D.U.'s/Acres of Net Site Area: 105

Maximum Percent of Land Coverage: 25%

Minimum Number of Parking Spaces: 33

Multi-unit, government-subsidized senior apartments: 30

Multi-unit, government-subsidized family apartments: 3

(Additional off-street parking and loading facilities will be provided as authorized by the Chicago Zoning Ordinance-RM6 Residential Multi-Unit District.)

Minimum Building Setbacks: Front Yard: 15 feet

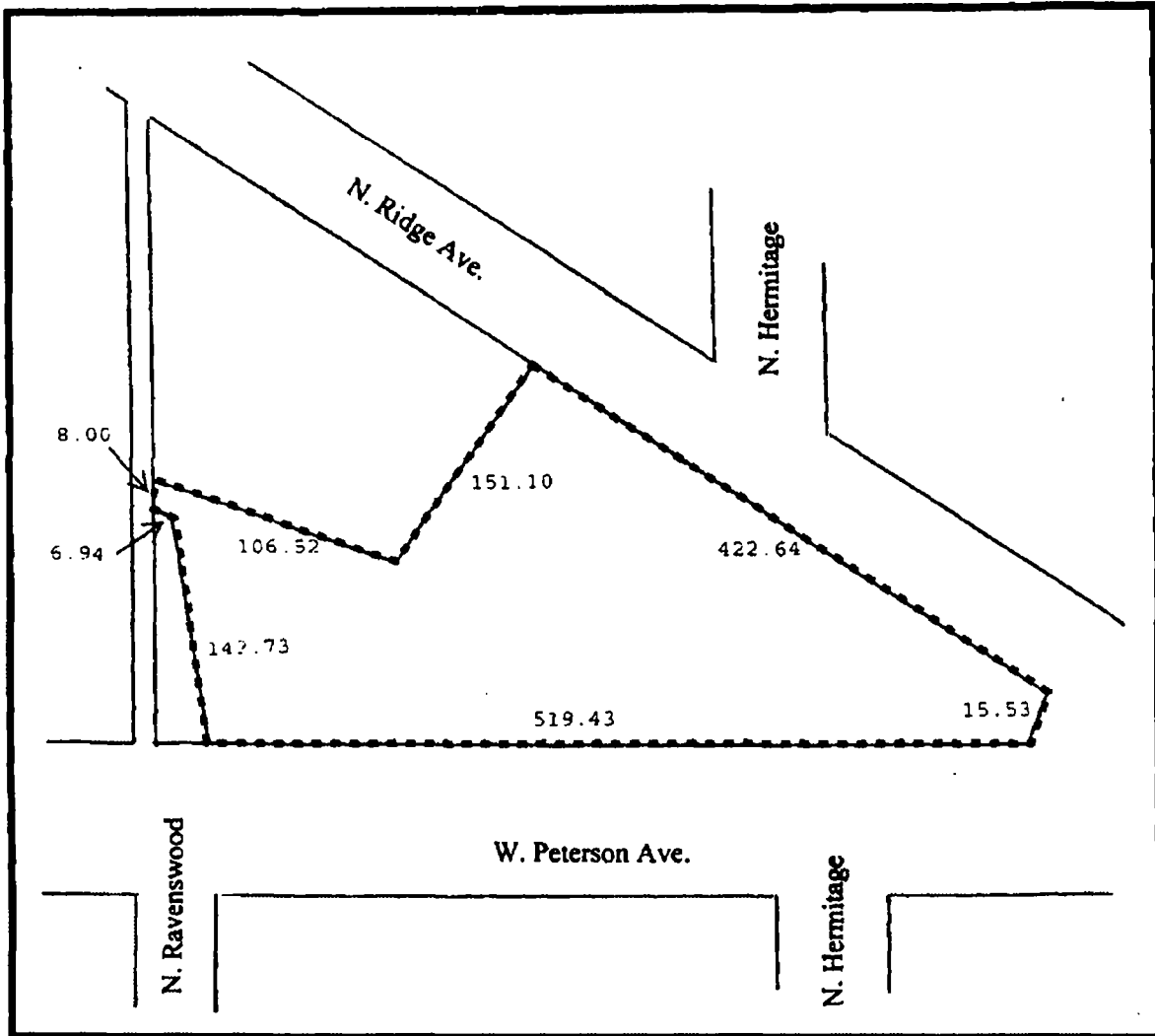
Rear Yard: 30 feet

Applicant: Alderman Patrick O'Connor

Address: 1750 West Peterson

Date: March 5, 2014

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE

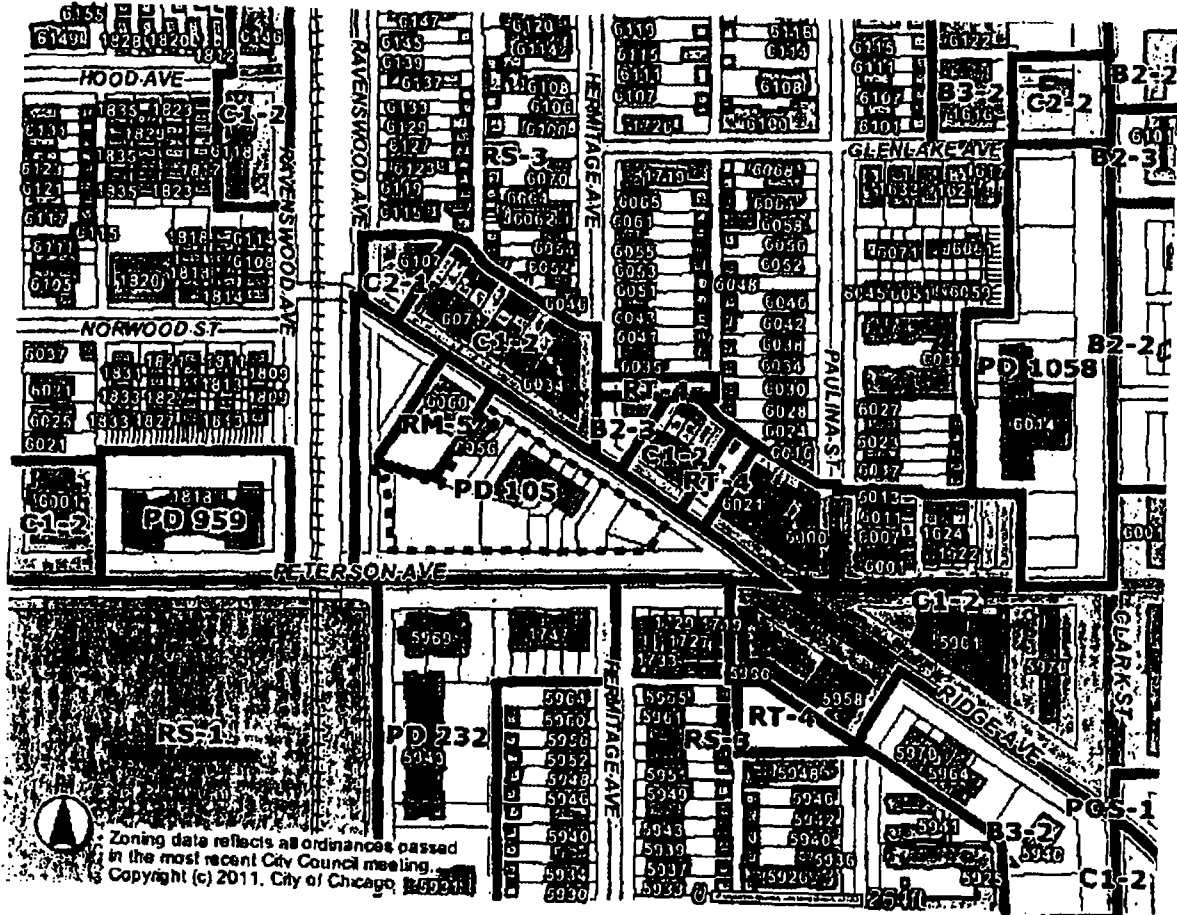


Applicant Alderman Patrick O'Connor

Date March 5, 2014

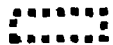
 Planned Development Boundary

EXISTING ZONING



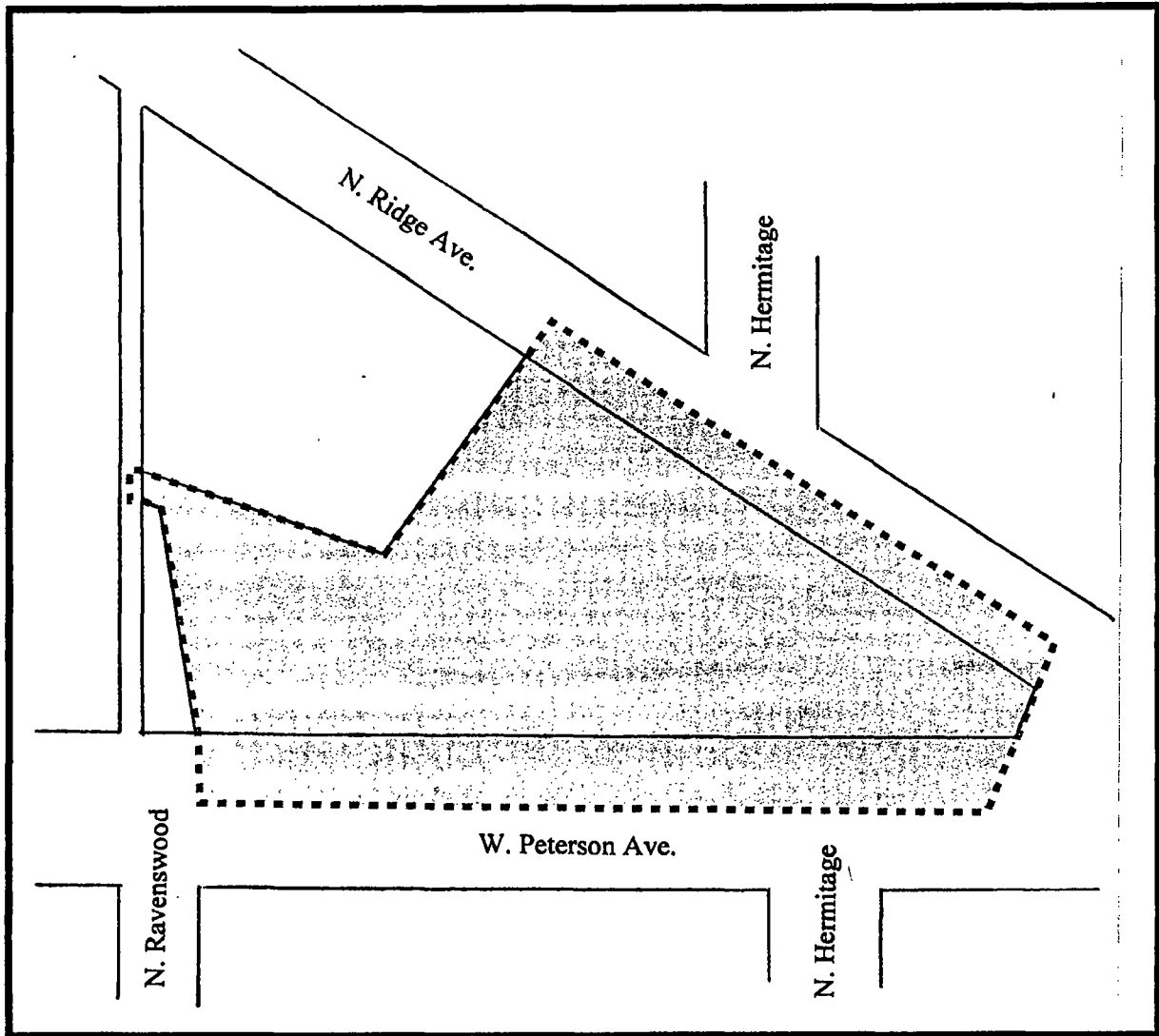
Applicant Alderman Patrick O'Connor

Date March 5, 2014



Planned Development Area

GENERALIZED LAND USE PLAN



Applicant Alderman Patrick O'Connor

Date March 5, 2014



Planned Development Area

(An elevator apartment building containing government-subsidized senior apartments and a three-unit government-subsidized family apartment building and recreational areas and facilities authorized by the Chicago Zoning Ordinance)