



Office of the City Clerk



SO2012-7165

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date: 10/31/2012

Sponsor(s): Mendoza, Susana A. (Clerk)

Type: Ordinance

Title: Zoning Reclassification App No. 17608 at 4301 S Federal Ave, 4453 S Federal Ave, 4300 S Dearborn Ave, 4452 S Dearborn Ave, 4301 S Dearborn Ave, 4453 S Dearborn Ave, 4330 S State St and 4453 S State St

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

17608

FINAL

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SUB.

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, is hereby amended by changing all of the Residential Planned Development Number 1135 symbols and indications as shown on Map Number 10-F in the area bounded by:

West 43rd Street; a line approximately 124.40 feet west of South State Street; a line approximately 280.50 feet south of West 43rd Street; South State Street; a line approximately 1,271.60 feet south of West 43rd Street; South Federal Street; a line approximately 263.80 feet south of West 43rd Street; and South Federal Street,

to Residential Planned Development Number 1135, as amended, 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 due publication.

SUBSTITUTE ORDINANCE No. 17608

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

SECTION I. The Ordinance authorizing the creation of the Residential Planned Development No. 1135, as amended, which ordinance was passed by the City Council on January 13, 2009 and published at pages 54438-54469 of the Journal of Proceedings of the City Council of that date, is hereby amended by adding the language underscored, as follows,

(Omitted text is unaffected by this ordinance)

Statement 4: This plan of development consists of these fifteen (15) statements and the following described exhibits, all such documents having been prepared by Landon Bone Baker Architects and McKay Landscape Architects and dated November 20, 2008; and an Interim Subarea B Site Plan dated January 24, 2013 (collectively, the "Plans") (all of which are incorporated herein and made a part hereof by this reference). Full-size sets of the Plans are on file with the Department of Housing and Economic Development ("D.H.E.D"). This Planned Development is applicable to the Property and these and no other controls shall apply. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance. Title 17 of the Municipal Code of the City of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.

Statement No. 5: The following uses shall be permitted within the area delineated herein as a Residential Planned Development: dwelling units including, but not limited to, townhouses, attached dwelling units, multiple family dwelling units; non-residential uses permitted in an RT4 zoning district; community center; privately-maintained open space; accessory off-street parking; and accessory uses. An Urban Farm shall be permitted on an interim basis in Subarea B in the undeveloped area delineated on the Interim Subarea B Site Plan. Such interim use shall not exceed five (5) years from the date such interim use is established.

Statement No. 11: The development shall be organized by subareas, with both Subarea A and Subarea B being depicted on Subarea A dimensions and Subarea B dimensions, respectively.

Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for the Urban Farm use in Sub-Area B, the Applicant shall submit a site plan, landscape plan and building elevations, if applicable, for the Urban Farm for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Sub-Area Site Plan Approval Submittals (per Section 17-13-0800) need only include that portion of the Urban Farm for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Sub-Area, the Applicant shall also include a site plan for that area of the Property which is

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bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for the Urban Farm in Sub-Area B shall be granted until Site Plan approval has been granted. Following approval by the Department of Housing and Economic Development, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement No. 12. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Sub Area Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned landscape plan(s); and,
- Statistical information applicable to the subject Sub-Area, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Sub Area Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

(Omitted text is unaffected by this ordinance)

SECTION 2. This ordinance shall be in full force and effect upon passage and due publication.