



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

December 18, 2013

Rolando R. Acosta, P.C.  
2949 W. Gregory Street  
Chicago, IL 60625

**Re: Administrative Relief request for Residential Planned Development No. 234  
Proposed parking reduction for 1333 and 1361 North Cleveland Avenue**

Dear Mr. Acosta:


Please be advised that your request for a minor change to Residential Planned Development No. 234 ("PD 234"), as amended, has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 234.

On behalf of Evergreen Towers I, NFP, and Evergreen Towers II, L.P., together being all of the owners of the property within PD 234, you are requesting a parking reduction from 86 spaces to 68 spaces. RPD 234 is improved with two buildings containing a total of 201 residential units (the maximum allowed) for elderly and disabled persons. The PD requires a minimum of 86 parking spaces. The southernmost building, located at 1333 N. Cleveland Ave., is being sold and the proposed sale will include financing from the Illinois Housing Development Agency ("IHDA"). IHDA has requested an increase in handicapped parking spaces from 3 to 13 spaces. Additionally, 7 of the existing 86 spaces are located on adjacent right-of-ways. According to your request letter, the closing is scheduled for December 19, 2013, and the vacation of the right-of-ways on which the seven spaces are located will be pursued immediately after the closing is completed. You are requesting a reduction to 68 spaces rather than 70 to allow a margin in the event that further reconfiguration is needed and results in further reductions. The attached Site Plan shall be inserted into the main file.

With regard to your request, the Department of Housing and Economic Development has determined that allowing a parking reduction from 86 to 70 spaces will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. It should be noted that the current parking required for elderly housing is only 0.33 spaces per unit (or 66 spaces for 201 units) and the subject property is an area served by three CTA stations within a half-mile.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 234, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is contingent on pursuing and obtaining the aforementioned vacations. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero  
Zoning Administrator

C: Mike Marmo, Erik Glass, Main file



~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the R7 General Residence District symbols and indications as shown on Map Number 3-E in the area bounded by:~~

~~East Goethe Street; North Stone Street; the alley next south of and parallel to East Goethe Street; and the alley next east of and parallel to North Astor Street,~~

~~to those of an R6 General Residence District and a corresponding use district is hereby established in the area above described.~~

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

*Reclassification Of Area Shown On Map Number 3-F.  
(As Amended)  
(Application Number 12200)*

*RPD 234 AA*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 234, as amended, and R5 General Residence District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 363.59 feet north of and parallel to West Evergreen Avenue, the alley next east of and parallel to North Cleveland Avenue; West Schiller Street; North Hudson Avenue; West Evergreen Avenue; and North Cleveland Avenue,

to those of an R6 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R6 General Residence District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 363.59 feet north of and parallel to West Evergreen Avenue, the alley next east of and parallel to North Cleveland Avenue; West Schiller Street; North Hudson Avenue; West Evergreen Avenue; and North Cleveland Avenue,

to the designation of Residential Planned Development Number 234, as amended, 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 herewith attached and made a part thereof and to no others.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 234, as amended, symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 281 feet north of and parallel to West Evergreen Avenue; North Hudson Avenue; West Schiller Street; and the alley next east of and parallel to North Cleveland Avenue,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 4. This ordinance shall be in force and effect from and after its passage and due publication.

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

*Residential Planned Development Number 234, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 234, as amended, consists of approximately fifty-seven thousand nine hundred nine (57,909) square feet (one and thirty-three one-hundredths (1.33) acres ) and is owned or controlled by the Applicant, Near North Development Corporation.
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 or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
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 holder 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 or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; a Site/Landscape Plan, and Building Elevations prepared by Loewenberg & Associates, Inc. dated November 13, 1997. Full size sets of the Site/Landscape Plan, and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development Number 234, as amended": High-rise apartment buildings (housing for elderly persons and related accessory uses).
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this Planned Development and shall be subject to the review and approval of the Department of Planning and Development and the Department of Transportation.
8. Any service drives or other ingress or egress shall be adequately designed

and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.

9. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations approved by the Federal Aviation Administration.
10. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements in the Property, including landscaping, shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations.
12. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. Unless substantial construction of the high-rise apartment building

contemplated under this amendment has been commenced within four (4) years following adoption of this Planned Development; and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Development, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first (1<sup>st</sup>) day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing Residential Planned Development Number classification (as approved on June 27, 1980).

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 59269 through 59274 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential Planned Development Number 234, As Amended.*

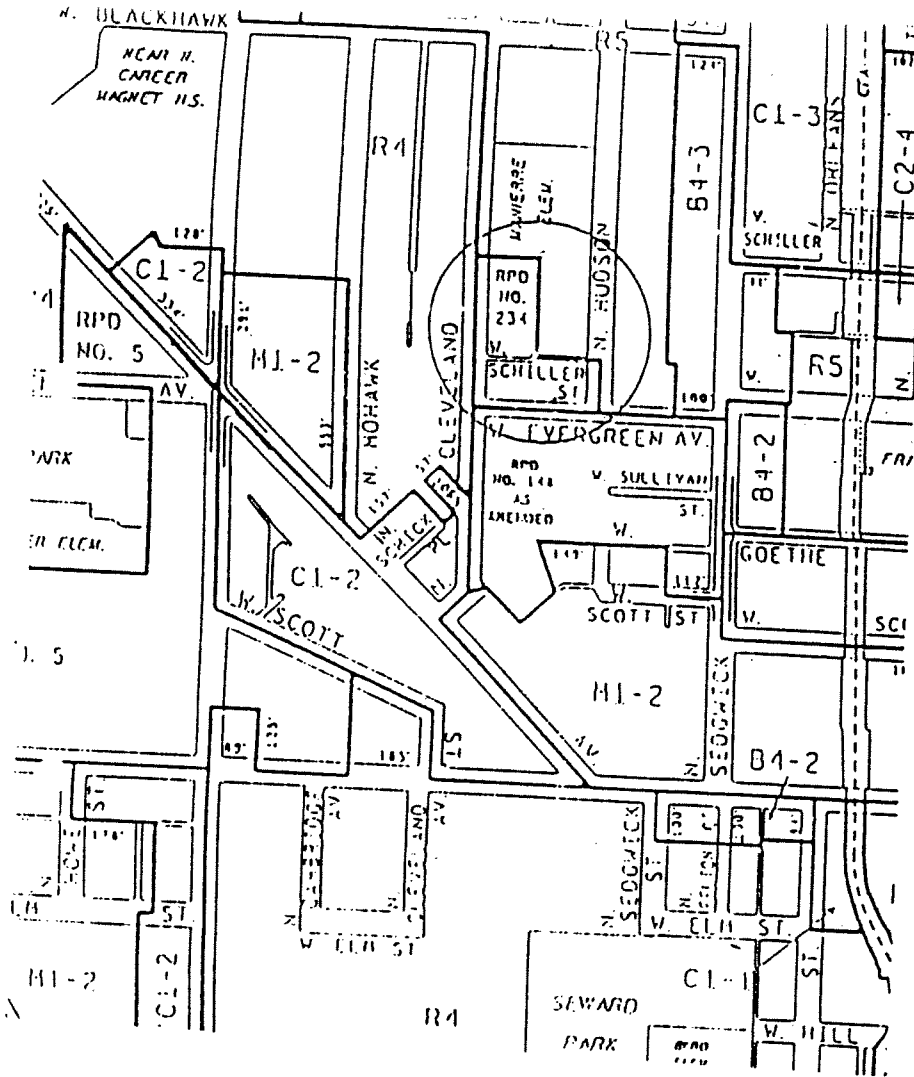
*Bulk Regulations And Data Table.*

Net Site Area:

57,909 square feet/1.33 acres.

Maximum Number of Dwelling Units:	201.
Maximum Permitted Floor Area Ratio for Gross Site Area:	Net Site Area, 57,909 square feet (1.33 acres) + area of adjacent public streets and alleys 30,696 (.705 acres) - 88,605 square feet (2.03 acres).
Maximum Number of Dwelling Units:	201.
Maximum Permitted Floor Area Ratio for	
Total Net Site Area:	3.25.
Maximum Percentage of Site Coverage:	30.0%.
Minimum Number of Parking Spaces:	86.
Minimum Number of Loading Docks:	2.
Minimum Periphery Setbacks:	Per Site Plan.
Maximum Building Height:	Per Building Elevations.

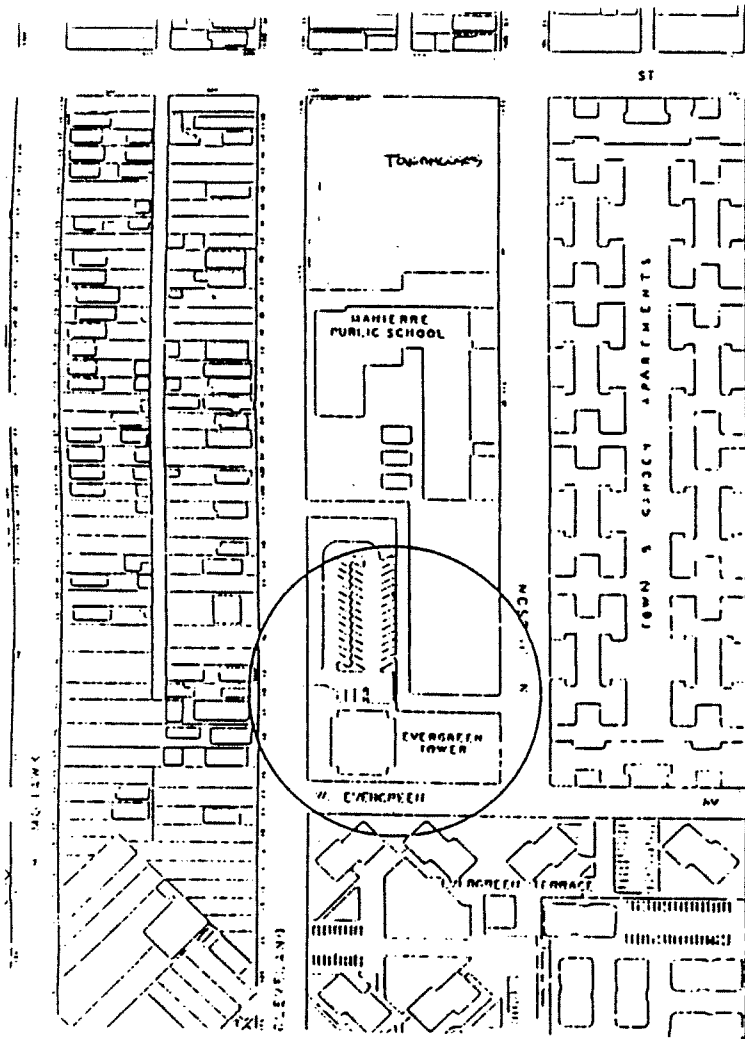
Existing Zoning Map.



**RESIDENTIAL PLANNED DEVELOPMENT NO. 1**  
**AS AMENDED**  
**EXISTING ZONING MAP**

APPLICANT: NEAR NORTH DEVELOPMENT CORPORATION  
 ADDRESS: 128-128 NORTH CLEVELAND AVE.  
 128-128 WEST EVERGREEN AVE.  
 128-124 NORTH BUCKING ST.  
 DATE: SEPTEMBER 23, 1997  
 REVISED NOV. 12, 1997

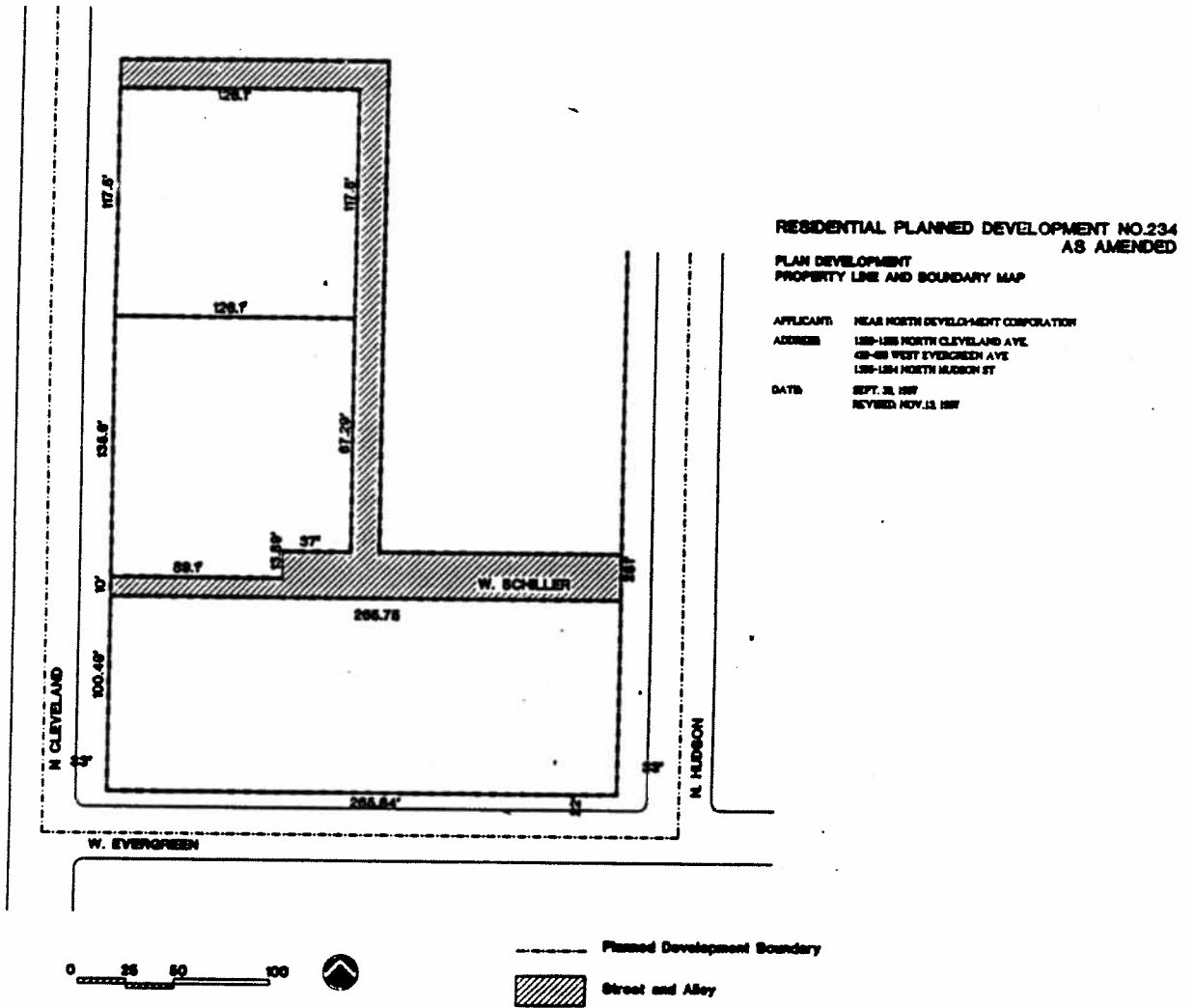
Existing Land-Use Map.



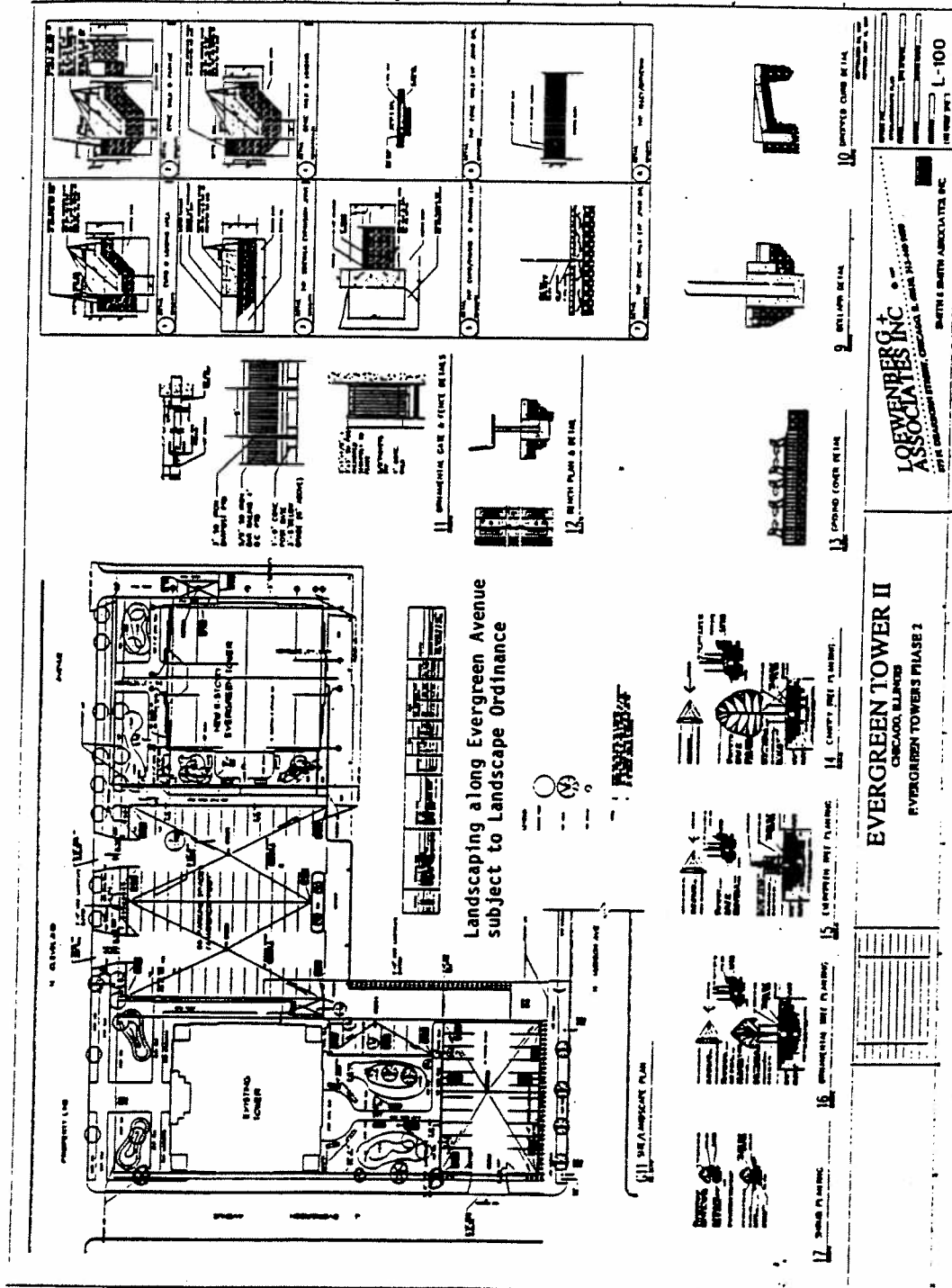
**RESIDENTIAL PLANNED DEVELOPMENT NO. 234  
AS AMENDED**  
**EXISTING LAND USE MAP**

**APPLICANT:** NEAR NORTH DEVELOPMENT CORPORATION  
**ADDRESS:** 128-132 NORTH CLEVELAND AVE.  
 42-48 WEST EVERGREEN AVE.  
 128-134 NORTH HUDSON ST.  
**DATE:** SEPTEMBER 23, 1997  
 REVISION, NOV. 13, 1997

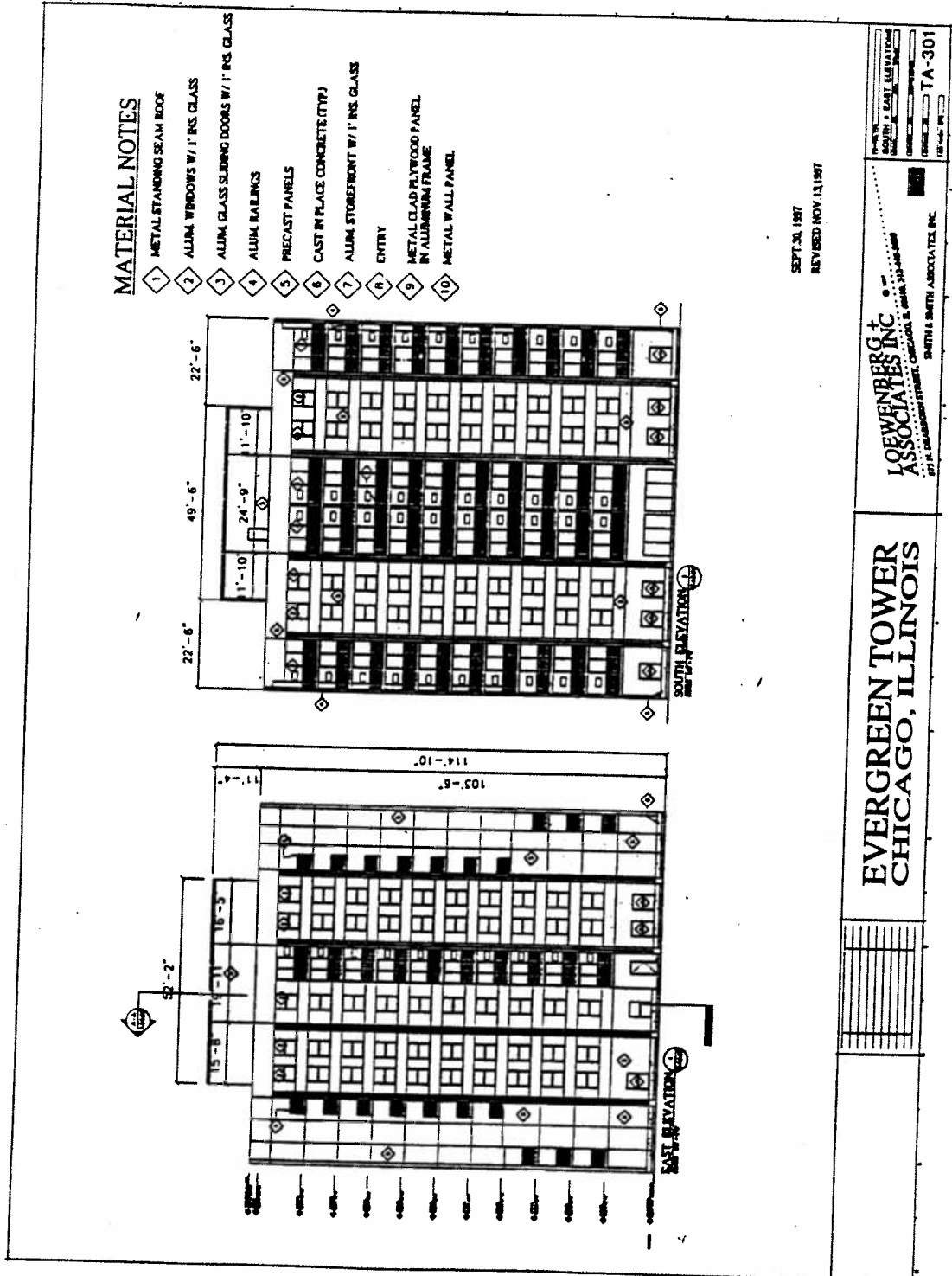
Planned Development Property Line  
And Boundary Map.



Site/Landscape Plan.



Building Elevation Drawings.  
(Page 1 of 2)



Building Elevation Drawings.  
(Page 2 of 2)

**MATERIAL NOTES**

- 1 METAL STANDING SEAM ROOF
- 2 ALUM. WINDOWS W/ 1" INS. GLASS
- 3 ALUM. GLASS SLIDING DOORS W/ 1" INS. GLASS
- 4 ALUM. BALCONIES
- 5 PRECAST PANELS
- 6 CAST IN PLACE CONCRETE (TYP)
- 7 ALUM. STOREFRONT W/ 1" INS. GLASS
- 8 ENTRY
- 9 METAL CLAD PLYWOOD PANEL IN ALUMINUM FRAME
- 10 METAL WALL PANEL

WEST ELEVATION  
52'-7"  
111'-4"

NORTH ELEVATION  
103'-6"  
114'-10"

SEPT. 21, 1987  
REVISED NOV. 13, 1987

**LOEWENBERG + ASSOCIATES INC.**  
ARCHITECTS  
171 N. WASHINGTON STREET, CHICAGO, IL 60601-3140  
SMITH & SMITH ASSOCIATES, INC.

**EVERGREEN TOWER  
CHICAGO, ILLINOIS**

TA-300

to those of a B4-5 Restricted Service District and a corresponding use district is hereby established in the area above described.

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

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*Reclassification Of Area Shown On Map Number 2-G.  
(Application Number 12052)*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-5 Restricted Manufacturing District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Jackson Boulevard; a line 53.02 feet east of and parallel to South Throop Street; the public alley next north of and parallel to West Van Buren Street; a line 158.78 feet east of and parallel to South Throop Street; West Van Buren Street; and South Throop Street,

to those of a B4-4 Restricted Service District and a corresponding use district is hereby established in the area above described.

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

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*Reclassification Of Area Shown On Map Number 3-F.  
(As Amended)  
(Application Number 12032)*

PD 234

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 234 and R5 General Residence District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 281 feet north of and parallel to West Evergreen Avenue; North Hudson Street; West Evergreen Avenue; and North Cleveland Avenue,

to the designation of Residential Planned Development Number 234, as amended, 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 herewith attached and made a part thereof and to no others.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 234 symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 363.59 feet north of and parallel to West Evergreen Avenue; the alley next east of and parallel to North Cleveland Avenue; a line 281 feet north of and parallel to West Evergreen Avenue; and North Cleveland Avenue,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

*Residential Planned Development Number 234, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 234, as amended, consists of approximately seventy-four thousand six hundred eighty-four (74,684) square feet (one and seventy-one one-hundredths (1.71) acres) and is owned or controlled by the Applicant, Near North Development Corporation.
2. All applicable official reviews, approval or permits are required to be obtained by the Applicant or its successors, assignees, or grantees. Any dedication or vacation of street or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision or parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees, and approval by the City Council.

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 holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assign and, if different than the Applicant, the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.
4. This Plan of Development consists of fourteen (14) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line Boundary and Right-of-Way Adjustment Map; a Site/Landscape Plan and Building Elevations prepared by Loewenberg & Associates, Inc., dated May 15, 1997. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development Number 234, as amended": Sub-Area A -- High-rise apartment building (housing for elderly persons and related accessory uses) ; Sub-Area B - High-rise apartment building (housing for elderly persons), day care center and pre-school, accessory and non-accessory parking and related accessory uses.
6. Identifications signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this Planned Development and shall be subject to the review and approval of the Department of Planning and Development and the Department of Transportation. The Applicant shall also be responsible for seeking

City Council approval for a drop-off loading zone on Hudson Street at the entrance to the proposed child care center and on Cleveland Street near the entrances to the existing and proposed elderly housing buildings.

8. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations approved by the Federal Aviation Administration.
10. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements in the Property, including landscaping, shall be designed, installed and maintained in substantial conformance with Site Plan, Landscape Plan and Building Elevations. In addition, the Applicant shall be responsible for installing off-site public playground improvements in accordance with plans approved by the Chicago Board of Education, concurrently with the construction of the child care center within Sub-Area B.
12. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planning Development as contemplated by Section 11.11-3 (c) of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resource. The

Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

14. Unless substantial construction of the high-rise apartment building contemplated for Sub-Area B has been commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first (1st) day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing Residential Planned Development Number 234 and R5 General Residence District classifications and Section 2 of this Planned Development Ordinance shall automatically be deemed null and void.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 46786 through 46791 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential Planned Development Number 234, As Amended.*

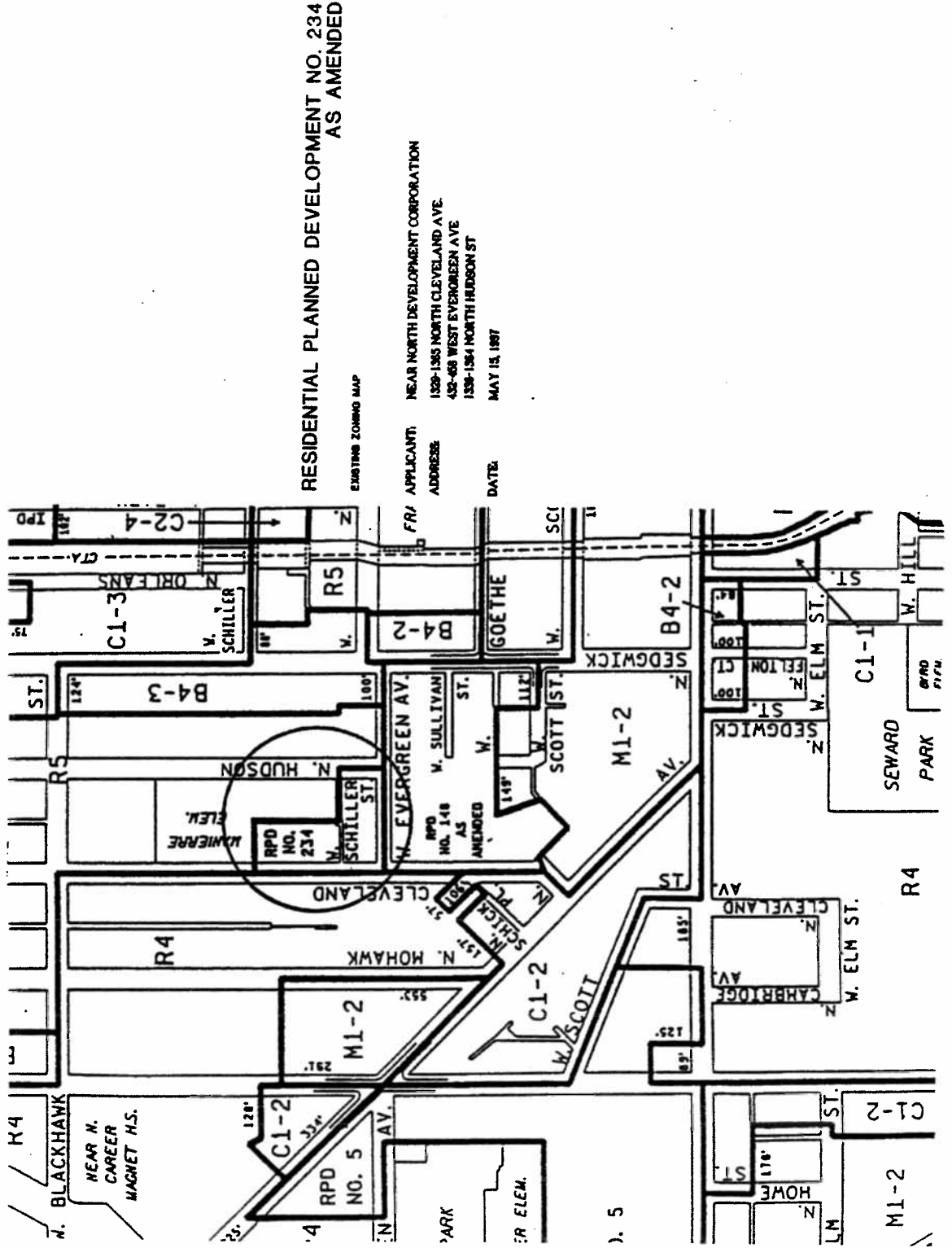
*Planned Development Bulk Regulation And Data Table.*

	Net Site Area	
	Square Feet	Acres
Sub-Area A	12,610	.29
Sub-Area B	62,074.18	1.42
Sub-Area A and B Totals	74,684.18	1.71

Gross Site Area, 99,500.18 square feet (2.27 acres) = Net Site Area, 74,684.18 square feet + Area of Adjacent Public Streets and Alleys, 24,816 square feet (.56 acres)

- Maximum Number of Dwelling Units: 201.
- Maximum Permitted Floor Area Ratio for Total Net Site Area: 2.75.
- Maximum Percentage Site Coverage: Per Site Plan.
- Minimum Number of Parking Spaces: 125.
- Elderly Housing: 100 spaces.
- Child Care Center: 25 spaces.
- Minimum Number of Loading Docks: 2.
- Minimum Periphery Setbacks: (Per site plan).
- Maximum Building Height: Per building elevations.

Existing Zoning Map.



RESIDENTIAL PLANNED DEVELOPMENT NO. 234  
AS AMENDED

EXISTING ZONING MAP

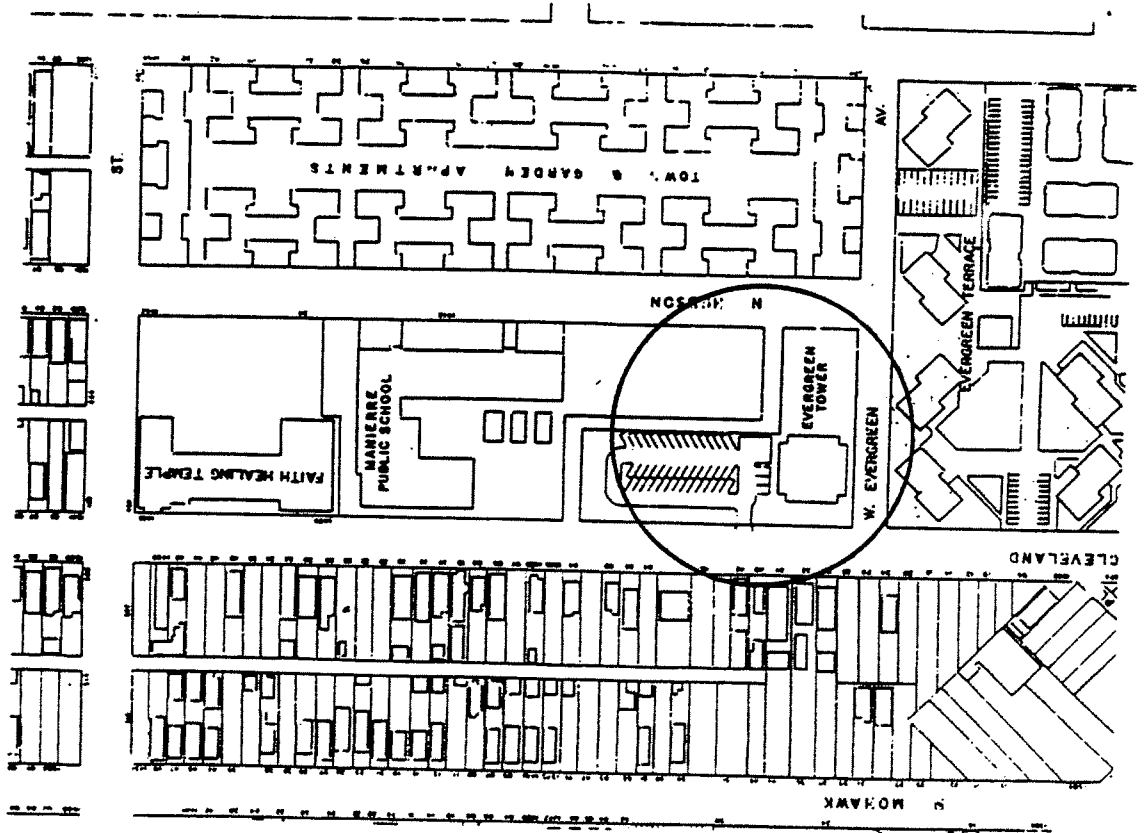
APPLICANT: NEAR NORTH DEVELOPMENT CORPORATION  
ADDRESS: 1329-1365 NORTH CLEVELAND AVE.  
432-468 WEST EVERGREEN AVE.  
1338-1364 NORTH HUDSON ST.  
DATE: MAY 15, 1997

Existing Land-Use Map.

RESIDENTIAL PLANNED DEVELOPMENT NO. 234  
AS AMENDED

EXISTING LAND USE MAP

APPLICANT: NEAR NORTH DEVELOPMENT CORPORATION  
ADDRESS: 1329-1363 NORTH CLEVELAND AVE  
432-68 WEST EVERGREEN AVE  
1339-1364 NORTH HUDSON ST  
DATE: MAY 18, 1997

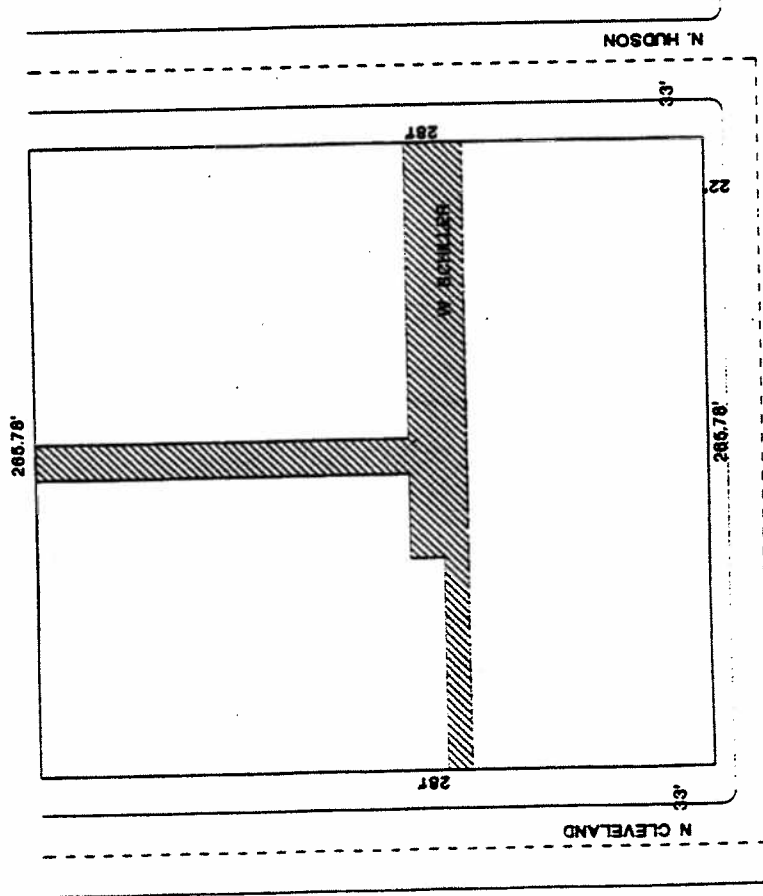


Property Line And Right-Of-Way Adjustment Map.

RESIDENTIAL PLANNED DEVELOPMENT NO.234  
AS AMENDED

PLANNED DEVELOPMENT  
PROPERTY LINE AND  
RIGHT-OF-WAY ADJUSTMENT MAP

APPLICANT: NEAR NORTH DEVELOPMENT CORPORATION  
ADDRESS: 1328-1355 NORTH CLEVELAND AVE.  
432-458 WEST EVERGREEN AVE.  
1328-1354 NORTH HUDSON ST.  
DATE: MAY 15, 1997



FINAL FOR PUBLICATION

0 25 50 100'

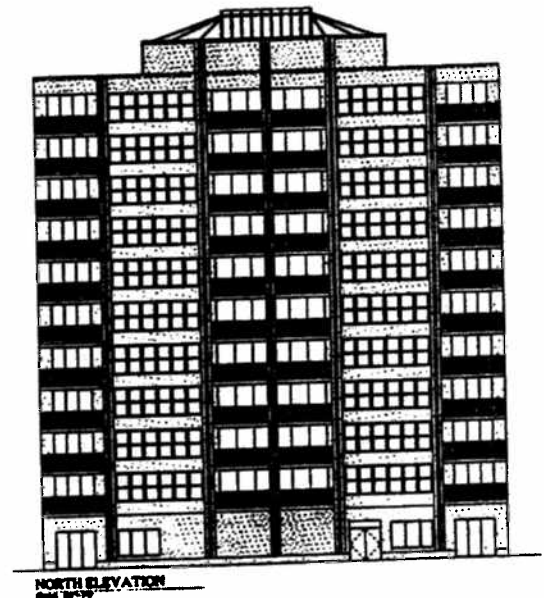
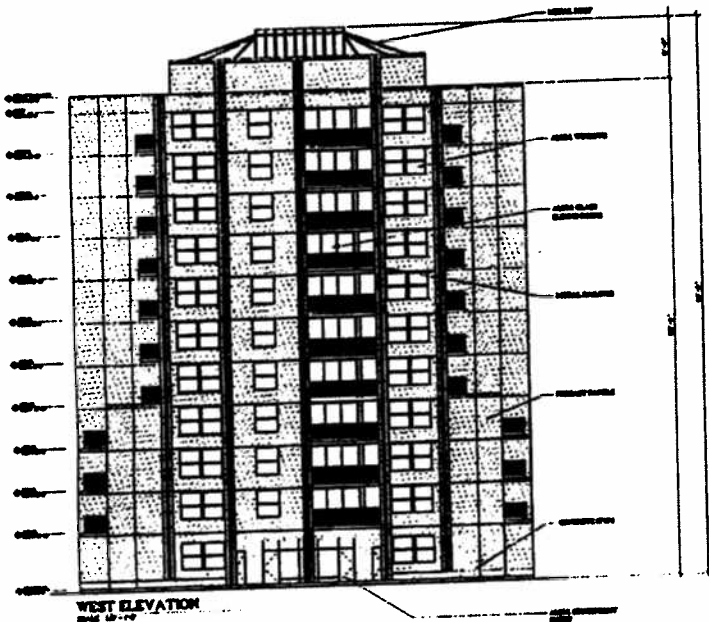
Planned Development Boundary

Street and Alley to be Vacated



Building Elevations.  
(Page 1 of 2)

APPLICANT: NEAR NORTH DEVELOPMENT CORPORATION  
 ADDRESS: 432-438 NORTH CLEVELAND AVE.  
 432-438 WEST EVERSHED AVE.  
 432-434 NORTH HERBEN ST.  
 DATE: MAY 14, 1997



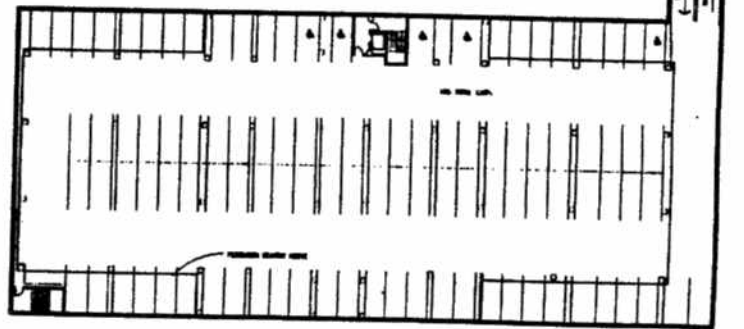
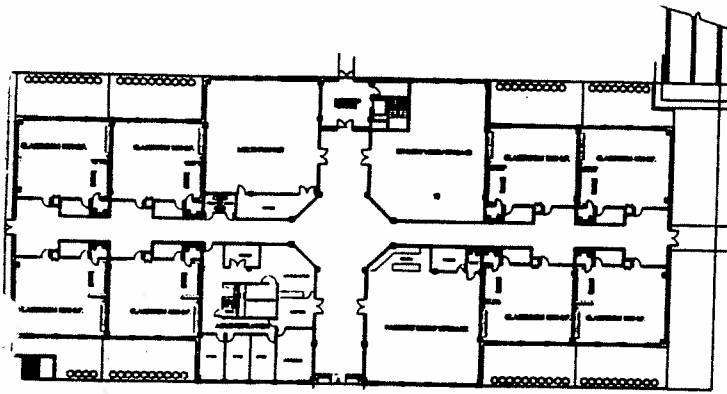
BUILDING ELEVATIONS  
 FINAL FOR PUBLICATION

EVF GREEN TOWER  
 CHICAGO, ILLINOIS  
 MAY 14, 1997  
 A-20

Building Elevations.  
(Page 2 of 2)



APPLICANT: H&M HOME DEVELOPMENT CORPORATION  
 ADDRESS: 80-200 HERRING CLEVELAND AVE.  
 CLEVELAND, OHIO 44115  
 DATE: MAY 14, 1997



FINAL FOR PUBLICATION

EVERGREEN TOWER  
 ROYALTY INC.  
 FERGUSON CENTER  
 & BASEMENT PARKING  
 A-101

*Reclassification Of Area Shown On Map Number 3-F  
(Application Number 12033)*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 234 symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 363.59 feet north of and parallel to West Evergreen Avenue; the alley next east of and parallel to North Cleveland Avenue; a line 281 feet north of and parallel to West Evergreen Avenue; and North Cleveland Avenue,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 3-F  
(As Amended)  
(Application Number 12031)*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 148, as amended, symbols and indications as shown on Map Number 3-F in the area bounded by:

West Evergreen Avenue; North Sedgwick Street; the south line of West Goethe Street or the line thereof is extended where no street exists; a line from a point 149.75 feet west of North Hudson Avenue along the south line of West Goethe Street, to a point 131.56 feet northeasterly of the intersection of the 12 foot northwesterly/southeasterly alley next northeast of and parallel to North Clybourn Avenue and the 12 foot southwesterly/northeasterly alley next east of and perpendicular to North Clybourn Avenue, as measured on the southerly line of said southwesterly/northeasterly alley; a line 406.86 feet northwesterly of the intersection of West Division Street and North Clybourn Avenue, as measured at the easterly right-of-way line of North Clybourn Avenue

*Reclassification of Area Shown on Map No. 2-F.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-7 General Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by:

W. Madison Street; a line 249 feet east of S. Wacker Drive; W. Arcade Place; and S. Wacker Drive,

to the designation of a Business Planned Development 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 herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 3382 to 3386 of this Journal]

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

*Reclassification of Area Shown on Map No. 3-F.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-3 and C1-4 Restricted Commercial District symbols and indications as shown on Map No. 3-F in area bounded by

W. Chicago Avenue; N. Wells Street; W. Institute Place; public alley next west of N. Wells Street, directly south to W. Chicago Avenue.

to those of a C2-4 General Commercial District and a corresponding use district is hereby established in the area above described.

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

20234

*Reclassification of Area Shown on Map No. 3-F.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 363.59 feet north of and parallel to W. Evergreen Avenue, the alley next east of and parallel to N. Cleveland Avenue; W. Schiller Street; N. Hudson Avenue; W. Evergreen Avenue; and N. Cleveland Avenue,

to the designation of a Residential Planned Development 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 herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 3387 to 3391 of this Journal]

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

*Reclassification of Area Shown on Map No. 4-I.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-2 and R4 Restricted Retail and General Residence District symbols and indications as shown on Map No. 4-I in area bounded by

the alley next south of and parallel to W. 17th Street; S. Rockwell Street; the alley next south of and parallel to W. 18th Street; S. Washtenaw Avenue,

to those of an M1-2 Restricted Manufacturing District, and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 9-O.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-1 Restricted Commercial District symbols and indications as shown on Map No. 9-O in the area bounded by

W. Addison Street; N. Harlem Avenue; W. Cornelia Avenue; a line 131 feet west of and parallel to N. Harlem Avenue; a line 119 feet south of and parallel to W. Addison Street; and N. Oconto Avenue,

to those of a B4-2 Restricted Service District and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 11-N.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 11-N in the area bounded by

W. Montrose Avenue; N. Narragansett Avenue; W. Irving Park Road; a line 1143.55 feet west of and parallel to N. Narragansett Avenue; a line 125 feet north of and parallel to W. Irving Park Road; the east line of the right-of-way of the C.M. St. P. & P. Railroad; a line 1476 feet south of and parallel to W. Montrose Avenue; the west line of the right-of-way of the C.M. St. P. & P. Railroad; a line from a point 1257 feet north of W. Irving Park Road along the west line of the right-of-way of the C.M. St. P. & P. Railroad to a point 1206 feet north of W. Irving Park Road and 565 feet west of the west line of the C.M. St. P. & P. Railroad; a line from a point 1206 feet north of W. Irving Park Road and 565 feet west of the west line of the C.M. St. P. & P. Railroad to a point 917 feet north of W. Irving Park Road and 540 feet east of N. Oak Park Avenue; a line from a point 917 feet north of W. Irving Park Road and 540 feet east of N. Oak Park Avenue to a point 777 feet north of W. Irving Park Road and 278 feet east of N. Oak

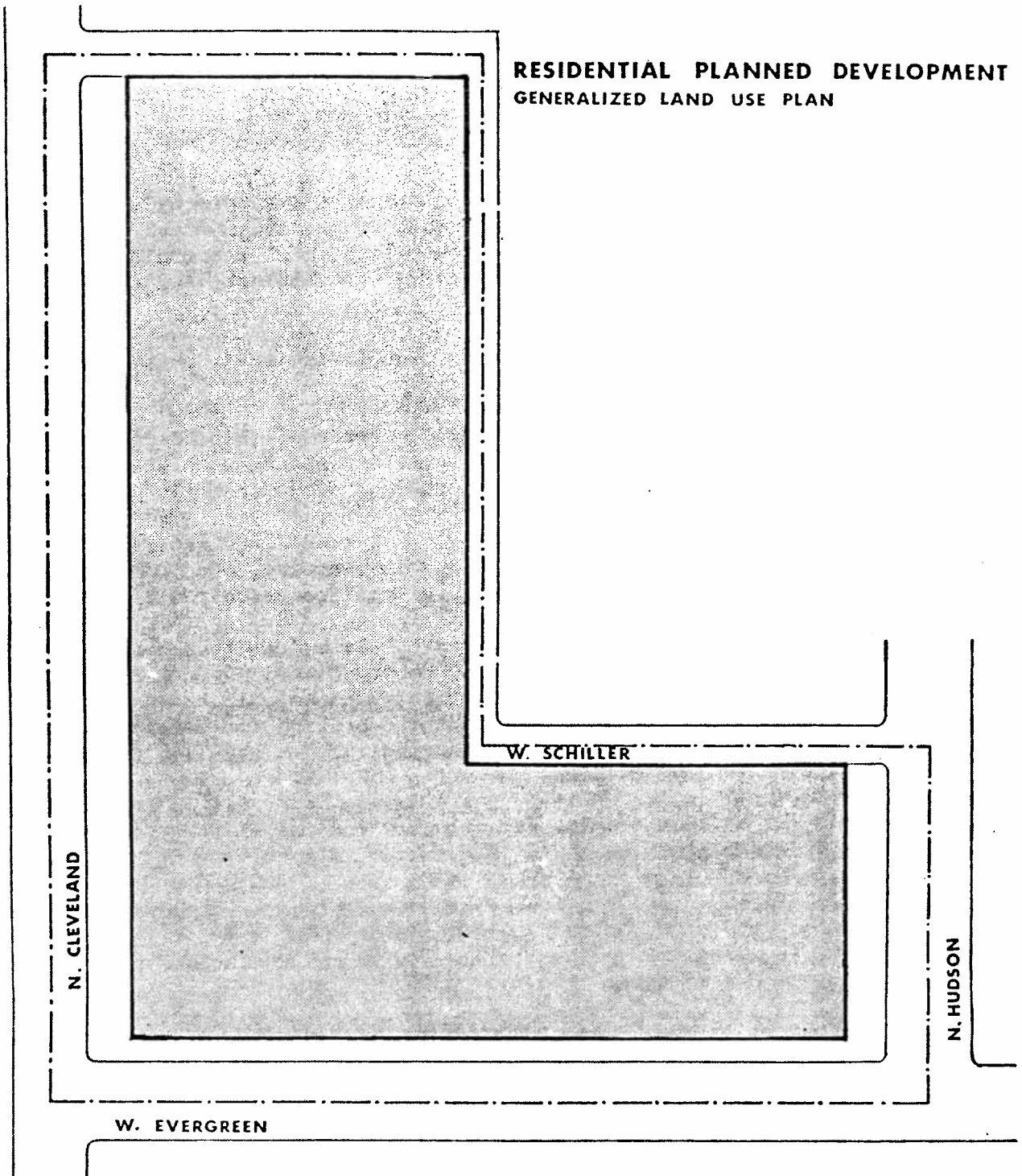
(continued on page 3392)

RESIDENTIAL PLANNED DEVELOPMENT No. 234STATEMENTS

1. The area delineated herein as "Residential Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago and is designated as Urban Renewal Project Evergreen-Sedgwick, Disposition Parcel RIII, and are subject to a contract of sale to the Near North Development Corporation.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
3. Any dedication of, or vacation of streets, or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successor and approval by the Chicago City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successor upon conveyance of Urban Renewal Project Evergreen-Sedgwick, Disposition Parcel RIII.
5. Service drives or any other ingress or egress lanes, not heretofore proposed to be dedicated, 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 area.
6. Use of land will consist of high rise housing for the elderly, off-street parking and related accessory uses.
7. The following information sets forth data concerning the property included in said development and 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.
8. Identification signs may be permitted within the area delineated as Residential Planned Development subject to the review and approval of the Department of Inspective Services and the Department of Planning.
9. 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.

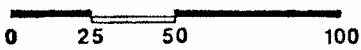
APPLICANT: Department of Urban Renewal of the City of Chicago

DATE: April 16, 1980



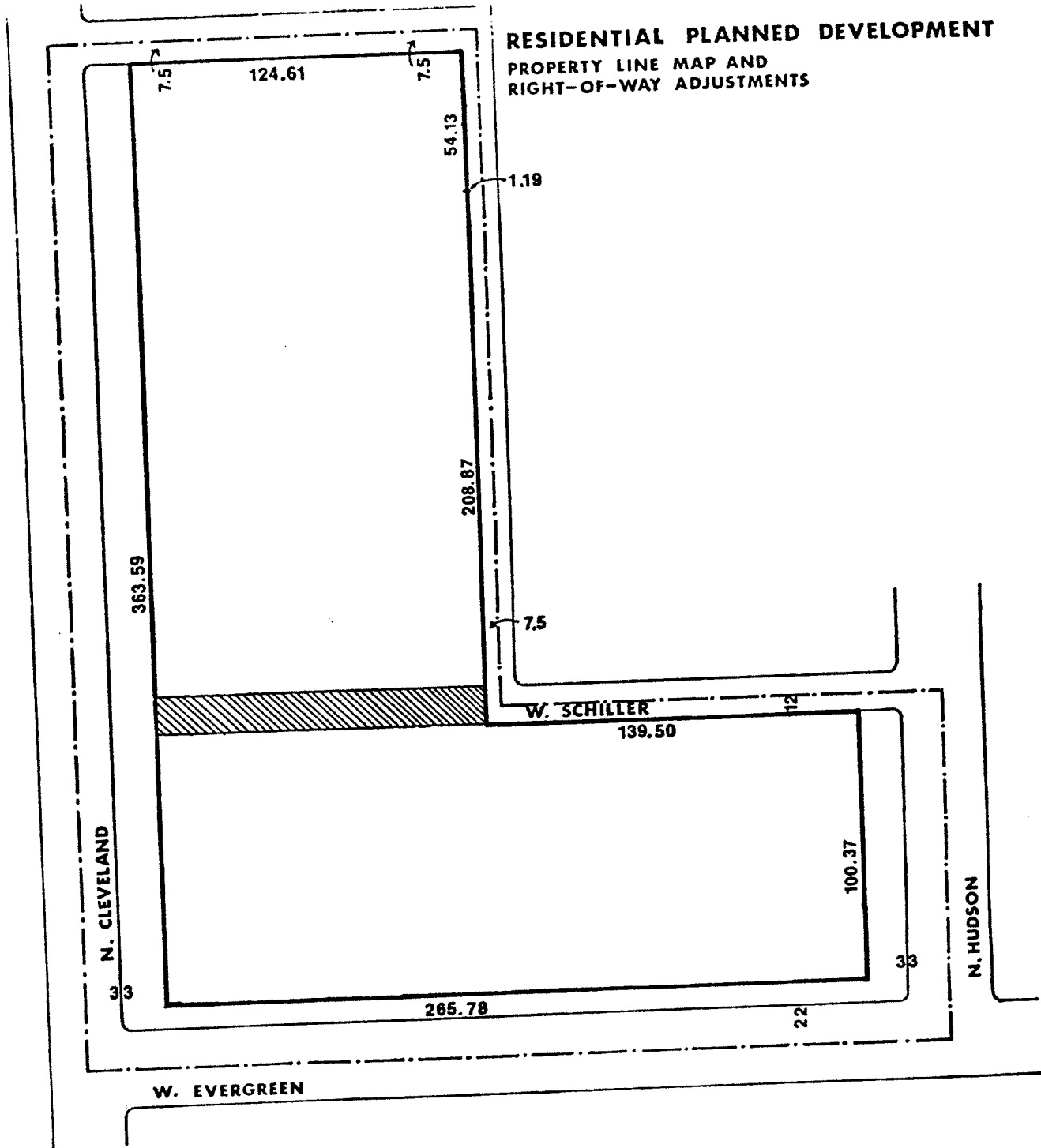
APPLICANT: Dept of Urban Renewal  
 DATE: April 16, 1980

— — — Planned Development Boundry  
 [Shaded Box] High rise housing for the elderly,  
 offstreet parking and related  
 accessory uses



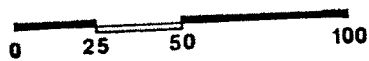


**RESIDENTIAL PLANNED DEVELOPMENT  
PROPERTY LINE MAP AND  
RIGHT-OF-WAY ADJUSTMENTS**



APPLICANT: Dept of Urban Renewal  
DATE: April 16, 1980

--- Planned Development Boundary  
▨ Alley to be Abandoned



June 27, 1980

UNFINISHED BUSINESS

3391

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

<u>NET SITE AREA</u>		<u>GENERAL DESCRIPTION</u>			
<u>SQ. FT.</u>	<u>ACRES</u>	<u>OF LAND USE</u>	<u>DU.'S</u>	<u>F.A.R.</u>	<u>% OF LAND COV.</u>
60,371	1.385	High-rise Apt. Bldg. (housing for elderly persons), off street parking and related accessory uses	100	1.8	16%

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GROSS SITE AREA - NET SITE AREA 60,371 SQ. FT. (INCLUDING  
VACATED R.O.W.), + AREA OF ADJ. PUBLIC STREETS AND  
ALLEYS, 28,130 SQ. FT. .645 ACRES) = 88,501 SQ. FT.  
(2.03 ACRES)

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MAXIMUM NUMBER OF D.U.'S - 100

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MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA - 1.8

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MINIMUM NUMBER OF PARKING SPACES - 43

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MINIMUM PERIPHERY SETBACKS - NORTH CLEVELAND AVENUE 32 FT.  
WEST SCHILLER STREET 1 FT.  
NORTH HUDSON AVENUE 85 FT.  
WEST EVERGREEN AVENUE 3 FT.

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APPLICANT: DEPARTMENT OF URBAN RENEWAL

DATE: April 16, 1980