



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Valerie B. Jarrett  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
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(312) 744-6550 (FAX)

July 1, 1994

Mr. John J. George  
Attorney at Law - Suite 500  
100 W. Monroe Street  
Chicago, IL 60603

Re: Request for a minor change to  
Residential/Business Planned  
Development No. 441, as Amended  
West Irving Park Road/North  
Narragansett Avenue

Dear Jack:

The Department of Planning and Development has considered your request on behalf of the Harlem Irving Companies, Inc. for a minor change to Planned Development No. 441, as amended, and hereby approves your request pursuant to the authority granted by Section 11.11-3 (c) of the Chicago Zoning Ordinance.

Specifically, you requested that the Property Line Map, the Generalized Land Use Plan and the Possible Remains Map be corrected to shift the northern boundary of Subarea B 45 feet to the north. The purpose of this change is to make this map consistent with the original agreement between the developer and the State regarding the boundaries of the Memorial Park Cemetery. You indicated to us that Lot 15, at the southern end of Subarea F (Memorial Park Cemetery), was not originally intended to be included within the Memorial Park subarea and the legal description of the park as approved by the State does not include Lot 15. The requested change would correct the maps to transfer Lot 15 from Subarea F to Subarea B.

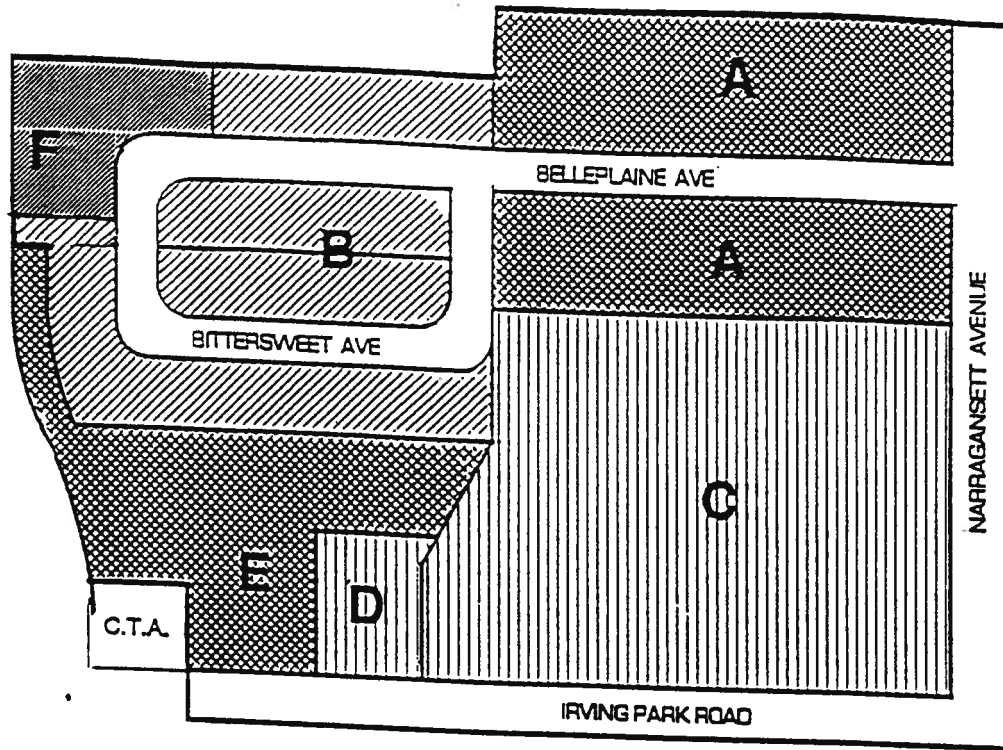
Changes to the Subarea Boundaries Map would also necessitate corresponding changes to the Bulk and Use Table. Your revised Use and Bulk Regulations exhibit now includes the 7,785 square foot lot (Lot 15) in Subarea B. The proposed change would not result in an increase in the total number of units in Subarea B or the Planned Development.

Included as part of your submittal is a letter dated February 14, 1994 from Mr. William L. Wheeler, the State Historic Preservation Officer of the Illinois Historic Preservation Agency which states that no archaeological resources are located on Lot 15.






Based on this evidence of the original agreement with the State, the Department of Planning and Development has determined that the modifications would correct the Planned Development to conform to its original purpose and intent and would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance.



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO 441  
 AS AMENDED  
 GENERALIZED LAND USE PLAN



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  MULTIFAMILY / ELEVATOR HOUSING
-  SINGLE FAMILY / 2,3 & 5 UNIT BLDGS
-  BUSINESS USES
-  MEMORIAL PARK
- A** SUB - AREA DESIGNATION

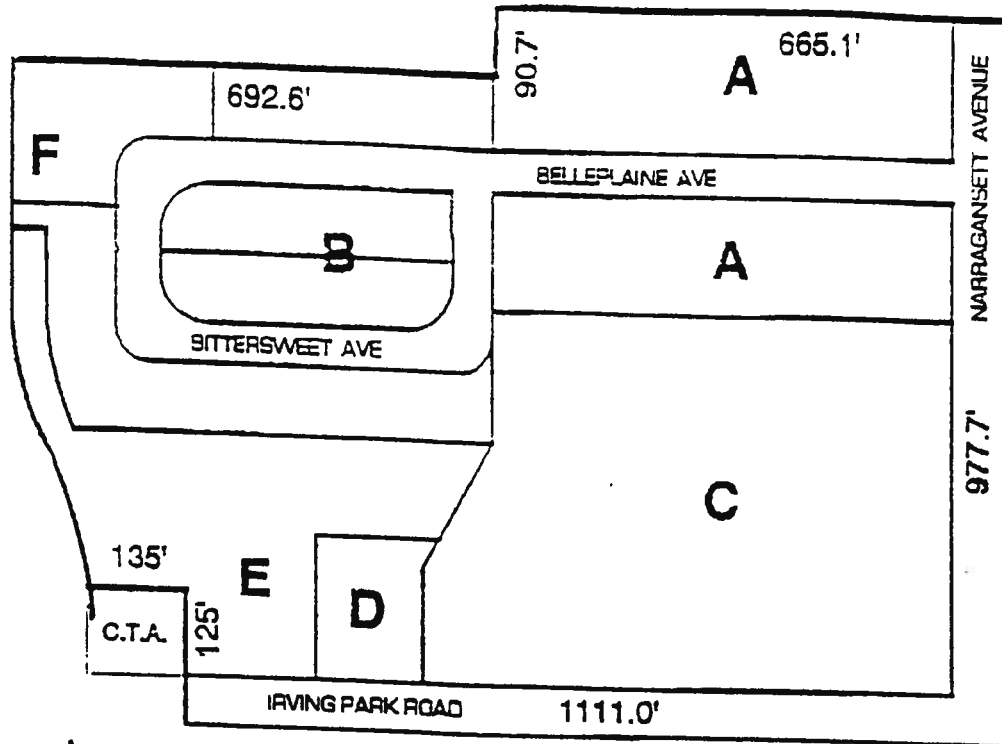


NOTE: FOR DETAILED USE PER SUB-AREA SEE STATEMENT NO 5

APPLICANT: THE HARLEM IRVING COMPANIES, INC.  
 ADDRESS: 4000 - 4108 NORTH NARRAGANSETT AVE.  
 6400 - 6542 WEST IRVING PARK ROAD  
 DATE: JULY 23, 1991. REVISED OCTOBER 10, 1991

Revised: July 1, 1994

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO 441  
 AS AMENDED  
 PROPERTY LINE MAP & R.O.W. ADJUSTMENTS



LEGEND

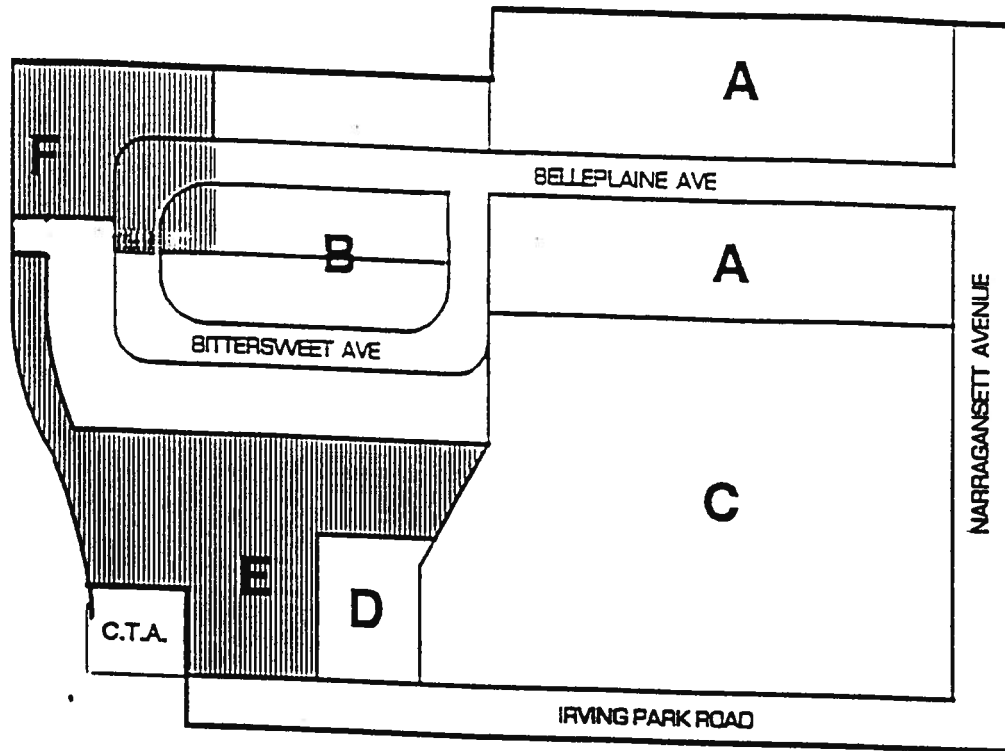
- PLANNED DEVELOPMENT BOUNDARY
- A SUB - AREA DESIGNATION
- 1111.0' PERIPHERAL BOUNDARY DIMENSIONS

NOTE: NO NEW ROADWAYS ARE PLANNED



APPLICANT: THE HARLEM IRVING COMPANIES, INC.  
 ADDRESS: 4000 - 4108 NORTH NARRAGANSETT AVE.  
 6400 - 6542 WEST IRVING PARK ROAD  
 DATE: JULY 23, 1991. REVISED OCTOBER 10, 1991

Revised: July 1, 1994

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO 441  
 AS AMENDED  
 POSSIBLE REMAINS MAP



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
- A** SUB - AREA DESIGNATION
-  POSSIBLE REMAINS ZONE



APPLICANT: THE HARLEM IRVING COMPANIES, INC.  
 ADDRESS: 4000 - 4108 NORTH NARRAGANSETT AVE.  
 6400 - 6542 WEST IRVING PARK ROAD  
 DATE: JULY 23, 1991. REVISED OCTOBER 10, 1991

Revised: July 1, 1994

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 441, AS AMENDED  
USE AND BULK REGULATIONS AND DATA

SUB AREA	Net Site <u>Square Feet</u> Acres	General Description of Land Use	Maximum Floor Area Ratio	Max. D.U.	Max. Site Coverage
A	<u>248955</u> 5.72	Multifamily dwellings, not to exceed four floors in height above one level of parking, off-street parking, enclosed or at grade; and related or accessory uses including earth station receiving dish(es)	1.50	264	40%
B	<u>205651</u> 4.72	Single family homes and two, three and five flat buildings, parking and related uses	0.65	71	45%
C	<u>388914</u> 8.93	Uses permitted in the B5 General Service District including, but not limited to grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, parking and related uses, exclusive of permanent outdoor storage	0.4	0	40%
D	<u>34401</u> 0.79	Uses permitted in Sub Area C, as set forth above, plus indoor and outdoor vehicle sales, fully enclosed storage, and light manufacturing. Goods produced on the premises need not be sold at retail on the premises, but the use must meet the standards of Article 9.3-2A(3) and 9.3-2A(4) of the Chicago Zoning Ordinance.	0.4	0	40%
E	<u>157259</u> 3.61	Multifamily dwelling, not to exceed five floors above grade level parking, off street parking, and related or accessory uses including earth station receiving dish(es). Day care is a permitted use.	1.4	150	per Site Plan
F	<u>45215</u> 1.04	Cemetery	None	0	None
Total	<u>1080395</u> 24.80	See Statement No. 5	0.8	485	40%

APPLICANT: The Harlem Irving Companies, Inc.  
 ADDRESS: 4000 - 4108 North Narragansett Ave.  
 6400 - 6542 West Irving Park Road  
 DATE: July 23, 1991  
 REVISED: October 10, 1991

Revised: July 1, 1994

GROSS SITE AREA:

Net Site Area: 1,080,395 s.f. (24.8 Acres)  
New Public Row: 132,504 s.f. (3.0 Acres)  
Row to Remain: 69,654 s.f. (1.6 Acres)  
TOTAL: 1,282,553 s.f. (29.4 Acres)

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Maximum Permitted F.A.R. for Total Net Site Area: 0.8

Maximum Number of Dwelling Units: 485  
Minimum Number of Single Family Homes: 16

**Off Street Parking:**

Sub-Area A 1 Space Per Dwelling Unit  
Sub-Area B 1 Space Per Dwelling Unit  
Sub-Area C Per B5-2 District Requirements  
Sub-Area D Per B5-2 District Requirements  
Sub-Area E Minimum 1 Space Per Dwelling Unit  
Sub-Area F None

Minimum of two percent of all parking spaces shall be devoted to parking for the handicapped.

**Off Street Loading:**

Sub-Area A 6 Spaces @ 10' X 25'  
Sub-Area B None  
Sub-Area C Per B5-2 District Requirements  
Sub-Area D Per B5-2 District Requirements  
Sub-Area E 3 Spaces @ 10' X 25'  
Sub-Area F None

**Minimum Required Setbacks from Sub-Area Boundaries and Dedicated Roadways:**

Sub-Area A R4 District Requirements  
Sub-Area B R4 District Requirements  
Sub-Area C North: 35', East: 20',  
South: 15', West: 20'  
Sub-Area D North: 10', East: 10',  
South: 15', West: 20'  
Sub-Area E In Accordance With Site/Landscape Plan  
Sub-Area F None

MAXIMUM BUILDING HEIGHT: 60 FEET as to Sub Area E only

APPLICANT: The Harlem Irving Companies, Inc.  
ADDRESS: 4000 - 4108 North Narragansett Ave.  
6400 - 6542 West Irving Park Road  
DATE: July 23, 1991  
REVISED: October 10, 1991

BULK'2.REG

Revised: July 1, 1994

At this time, I would also request that every planned development be printed in its entirety in the Journal of Council Proceedings.

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published with the exception of Application Numbers 10817, 10795, A-2878 and the one exception for 2058 West Washburne Avenue all of which I request immediate passage today because time is of the essence on these particular matters.

I would also like the record to reflect that I am not voting on Application Number 10817, pursuant to Rule 14.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,  
*Chairman.*

On motion of Alderman Banks, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Mazola, Rush, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Coleman, Streeter, Murphy, Rugai, Troutman, Evans, Garcia, Laski, Miller, Medrano, Gutierrez, Hendon, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Giles, Cullerton, Laurino, O'Connor, Doherty, Natarus, Eisendrath, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

*Nays* -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

Alderman Banks was excused from voting under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

The following is said ordinance as passed:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the designation of Residential-Business Planned Development No. 441 as shown on Map No. 11-N in the area bounded by:

a line 977.73 feet north of and parallel with the north line of West Irving Park Road; North Narragansett Avenue; West Irving Park Road; a line 1,111.00 feet west of and parallel with the west line of North Narragansett Avenue; a line 125 feet north of and parallel with the north line of West Irving Park Road; a line 25 feet east of and concentric and parallel with the former center line of railroad track (C.M. St. P. & P. R.R.); a line 887.09 feet north of and parallel with the north line of West Irving Park Road; and a line 665.05 feet west of and parallel with North Narragansett Avenue,

to the designation of Residential-Business Planned Development No. 441, 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.** This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

*Residential-Business Planned Development  
No. 441, As Amended.*

*Plan Of Development.*

*Statements.*

1. The area delineated herein as Residential-Business Planned Development No. 441, as amended consists of approximately 1,080,395 square feet (24.8 acres) and is owned or controlled by the Applicant, The Harlem-Irving Companies, Inc.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
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. 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. 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.

Nothing herein shall be construed to mean that any individual owner of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the legal title holder thereof (and its beneficiaries if such title is held in land trust) and the seller or transferor thereof (and its beneficiaries if title is held in a land trust) shall thereafter be released from any and all obligation or liability hereunder.

4. This Plan of Development consists of fifteen Statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Possible Remains Map, a Generalized Land Use Map; an Existing Land Use Map and a Table of Use and Bulk Regulations and Related Controls. With respect to Subarea E only, this Plan of Development shall also include a Site/Landscape Plan, and Elevation Plan, all prepared by Andrian Zemenides, Architects, dated October 10, 1991. Full size sets of the Site/Landscape Plan and the building elevations pertaining to Subarea E are on file with the Department of Planning. The Planned Development is applicable to the area delineated hereto and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A 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-Business Planned Development No. 441, as amended":

**Subarea A:** A total of 264 dwelling units in multi-family structures not to exceed four floors in height above one level of parking, off-street parking, enclosed or at grade; and related or accessory uses including earth station receiving dish(es).

**Subarea B:** A total of 71 dwelling units distributed as single-family homes, and two, three and five flat buildings, parking and related uses.

**Subarea C:** Uses permitted in the B5 General Service District including, but not limited to, grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, parking and related uses, exclusive of permanent outdoor storage.

**Subarea D:** Uses permitted in Subarea C, as set forth above, plus indoor and outdoor vehicle sales, fully enclosed storage, and light manufacturing. Goods produced on the premises need not be sold at retail on the premises, but the use must meet the standards of Articles 9.3-2A(3) and 9.3-2A(4) of the Chicago Zoning Ordinance.

**Subarea E:** A total of 150 multi-family dwellings not to exceed five floors above grade level parking, off-street parking, and related or accessory uses including earth station receiving dishes. Day care is a permitted use.

**Subarea F:** Cemetery.

Interim uses which may be permitted are non-accessory parking or other temporary uses subject to the approval of the Commissioner of the Department of Planning and any reasonable conditions thereon. Any new interim surface parking areas shall be paved, landscaped, designed and constructed in accordance with the requirements of all applicable City of Chicago Departments, including the Department of Planning, the Department of Public Works Bureau of Street Traffic, and the Department of Streets and Sanitation. Any existing parking areas shall be landscaped and screened at the time of commencement of operation of any new interim parking areas.

6. Business and business identification signs shall be permitted within Subareas C and D of the Planned Development and signs shall be permitted in the remaining subareas subject to the review and approval by the Commissioner of the Department of Planning. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Commissioner of the Department of Planning.

7. 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. Any areas to be dedicated should be excluded and any areas to be vacated should be included in determining the net site area of the Planned Development.
8. Off-street parking and loading facilities will be provided in compliance with this Planned Development and shall be subject to the review and approval of the Commissioner of Planning and the Department of Public Works Bureau of Street Traffic.
9. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation 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 paved areas. Ingress and egress shall be subject to the review and approval of the Department of Public Works Bureau of Street Traffic and of the Commissioner of Planning.
10. Height restriction of any building or any appurtenance thereto, shall, in addition to the Table of Use and Bulk Regulations, be subject to:
  - a) Heights limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approval of the Federal Aviation Administration; and the Commissioner of the Department of Planning.
  - b) Airport zoning regulations as established by the Department of Planning, Department of Aviation, and Department of Law, and approved by the City Council.
11. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
12. This Planned Development herein shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

13. The improvements located within Subarea E on the Property, including all entrances and exits to the parking and loading areas, shall be designed and constructed in general conformance with the Site/Landscape Plan and with the Elevation Plans. The Landscaping (including street trees in the adjacent right-of-way) shall be designed and constructed in general conformance with the Site/Landscape Plan. The landscaping shall be maintained at all times in accordance with the Site/Landscape Plan. One (1) two and one-half (2½) inch caliper tree shall be installed for each twenty-five (25) feet of street frontage, subject to and in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic and subject to the approval of the Department of Planning. The Applicant shall for a period of five (5) years from the adoption of this ordinance, be responsible for watering and fertilizing parkway trees required to be provided by the Site/Landscape Plan and for routine care of the parkway lawn. Routine care of the parkway lawn shall include periodic watering, weeding and mowing. The requirements of this statement may be modified, administratively, by the Commissioner of the Department of Planning upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning that such a modification is appropriate and consistent with the nature of the improvements contemplated in this Planned Development. Such a modification 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.
14. Unless substantial construction of fifty (50) dwelling units of the proposed structures within Subarea E has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then the portion of this Planned Development designated as Subarea E 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 the Subarea E portion of this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If the portion of this Planned Development designated as Subarea E expires under the provisions of this section, then the zoning of the property designated as Subarea E shall automatically revert to that of Planned Development No. 441 as originally adopted on February 10, 1988.

15. The Applicant, its successors or assigns, will at the appropriate time, dedicate Subarea F to the State of Illinois or its designated agent for the development and maintenance of a cemetery. No development shall occur upon Subarea F other than uses or structures accessory to the cemetery. Such uses and structures shall be subject to the approval of the Department of Planning. Subarea F shall be maintained by the designated public agency in landscaping and appropriately screened with landscaping from adjacent uses. Subarea F shall be provided with access to a publicly dedicated right-of-way over an area which is sufficient to provide adequate vehicular and pedestrian access to the cemetery.

Additionally, within the other areas of the property designated on the Possible Remains Map as "possible remains zone", no construction, excavation or development (including the installation of the internal roadway) shall occur until and unless such work has been approved by the Illinois State Historic Preservation Agency and is in accordance with any conditions or requirements of such approval. Prior to the issuance by the Department of Planning of Part II Approval for any work within the "possible remains zone", evidence of the approval of the Illinois State Historic Preservation Agency shall be provided to the Department.

[Existing Land Use Map referred to in this Plan  
of Development unavailable at  
time of printing.]

[Existing Zoning Map, Property Line Map and Right-of-Way  
Adjustments, Possible Remains Map, Generalized Land  
Use Plan, Site/Landscape Plan and Elevation  
Drawings attached to this Plan of  
Development printed on pages  
6982 through 6987  
of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development  
reads as follows:

*Residential-Business Planned Development  
Number 441, As Amended*

*Use And Bulk Regulations And Data.*

Subarea	Net Site <u>Square Feet</u> Acres	General Description Of Land Use	Max. Floor Area Ratio	Max. D.U.	Max. Site Coverage
A.	<u>248,955</u> 5.72	Multi-family dwellings not to exceed four floors in height above one-level of parking, off-street parking, enclosed or at grade; and related or accessory uses including earth station receiving dish(es).	1.50	264	40%
B.	<u>197,866</u> 4.54	Single-family homes and two, three and five flat buildings, parking and related uses.	0.65	71	45%
C.	<u>388,914</u> 8.93	Uses permitted in the B5 General Service District including, but not limited to grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, parking and related uses, exclusive of permanent outdoor storage.	0.4	0	40%
D.	<u>34,401</u> 0.79	Uses permitted in Subarea C, as set forth above, plus indoor and outdoor vehicle sales, fully enclosed storage, and light manufacturing.	0.4	0	40%

Subarea	Net Site <u>Square Feet</u> Acres	General Description Of Land Use	Max. Floor Area Ratio	Max. D.U.	Max. Site Coverage
		Goods produced on the premises need not be sold at retail on the premises, but the use must meet the standards of Articles 9.3-2A(3) and 9.3-2A(4) of the Chicago Zoning Ordinance.			
E.	<u>157,259</u> 3.61	Multi-family dwelling, not to exceed five floors above grade level parking, off-street parking, and related or accessory uses including earth station receiving dish(es). Day care is a permitted use.	1.4	150	per Site Plan
F.	<u>53,000</u> 1.22	Cemetery.	None	0	None
Total:	<u>1,080,395</u> 24.80	See Statement No. 5.	0.8	485	40%

## Gross Site Area:

Net Site Area:	1,080,395 square feet (24.8 acres)
New Public Right-of-Way:	132,504 square feet (3.0 acres)
Right-of-Way to Remain:	69,654 square feet (1.6 acres)
Total:	1,282,553 square feet (29.4 acres)

**Maximum Permitted F.A.R. for Total Net Site Area: 0.8**

**Maximum Number of Dwelling Units: 485**

**Minimum Number of Single-Family Homes: 16**

**Off-Street Parking:**

Subarea A	1 space per dwelling unit
Subarea B	1 space per dwelling unit
Subarea C	Per B5-2 District requirements
Subarea D	Per B5-2 District requirements
Subarea E	Minimum 1 space per dwelling unit
Subarea F	None

**Minimum of two percent of all parking spaces shall be devoted to parking for the handicapped.**

**Off-Street Loading:**

Subarea A	6 spaces at 10 feet x 25 feet
Subarea B	None
Subarea C	Per B5-2 District requirements
Subarea D	Per B5-2 District requirements
Subarea E	3 spaces at 10 feet x 25 feet
Subarea F	None

**Minimum Required Setbacks from Subarea Boundaries and Dedicated Roadways:**

Subarea A	Per R4 District requirements
Subarea B	Per R4 District requirements
Subarea C	North: 35 feet, East: 20 feet South: 15 feet, West: 20 feet
Subarea D	North: 10 feet, East: 10 feet South: 15 feet, West: 20 feet
Subarea E	In Accordance with Site/Landscape Plan
Subarea F	None

Maximum Building Height: 60 feet as Subarea E only.

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***Action Deferred* – AMENDMENT OF TITLE 17, CHAPTER 194A  
OF MUNICIPAL CODE OF CHICAGO (CHICAGO ZONING  
ORDINANCE) BY DEFINING AND REGULATING  
ENTERTAINMENT CABARETS.**

The Committee on Zoning submitted the following report which was, on motion of Alderman Banks and Alderman Ed Smith, *Deferred* and ordered published:

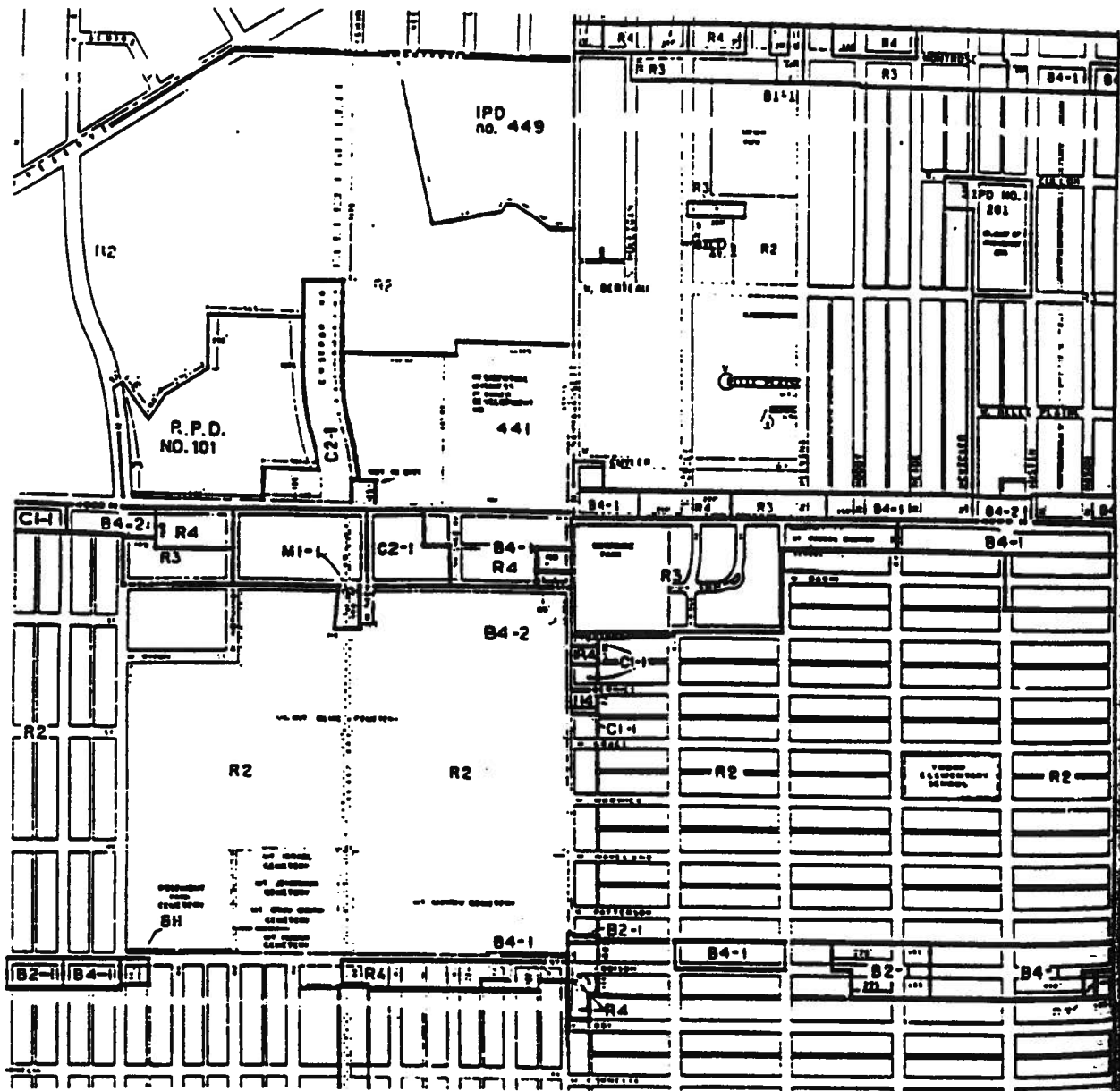
CHICAGO, October 23, 1991.

*To the President and Members of the City Council:*

Reporting for your Committee on Zoning, for which a meeting was held on October 22, 1991, I beg leave to recommend that Your Honorable Body pass the ordinance transmitted herewith amending the Municipal Code of Chicago regarding entertainment cabarets. (TAD-052-A)

(Continued on page 6988)

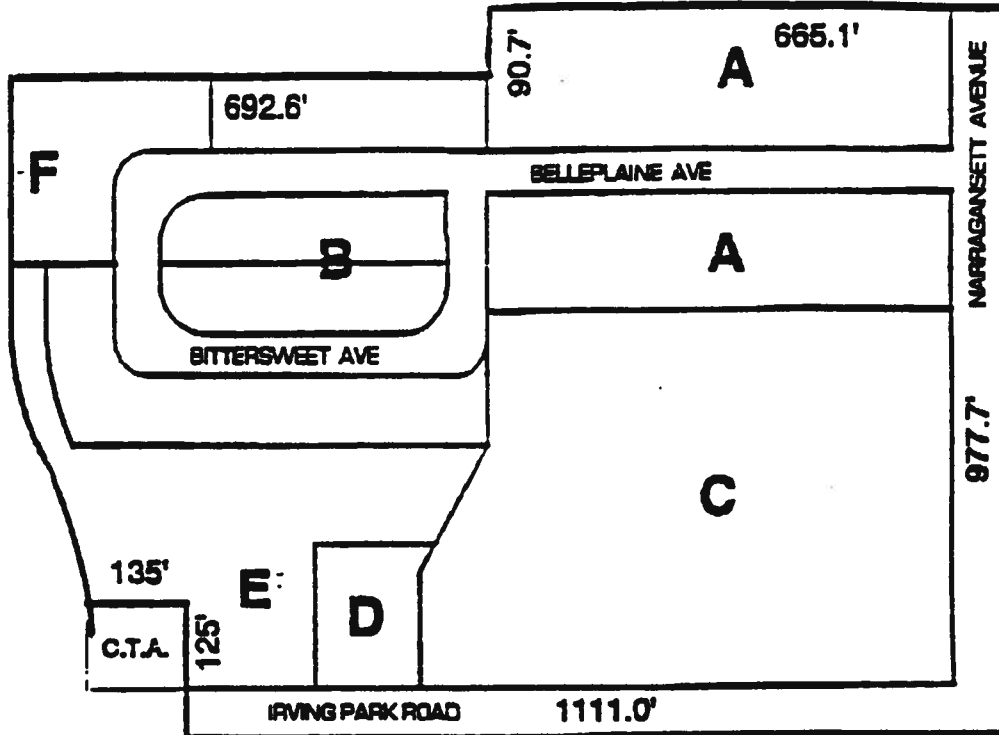
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO 441  
 AS AMENDED  
 EXISTING ZONING MAP



SUBJECT PROPERTY IS PLANNED DEVELOPMENT NO. 441

APPLICANT: THE HARLEM IRVING COMPANIES, INC.  
 ADDRESS: 4000 - 4108 NORTH NARRAGANSETT AVE.  
 6400 - 6542 WEST IRVING PARK ROAD  
 DATE: JULY 23, 1991. REVISED OCTOBER 10, 1991

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO 441  
AS AMENDED  
PROPERTY LINE MAP & R.O.W. ADJUSTMENTS



LEGEND

— PLANNED DEVELOPMENT BOUNDARY

A SUB - AREA DESIGNATION

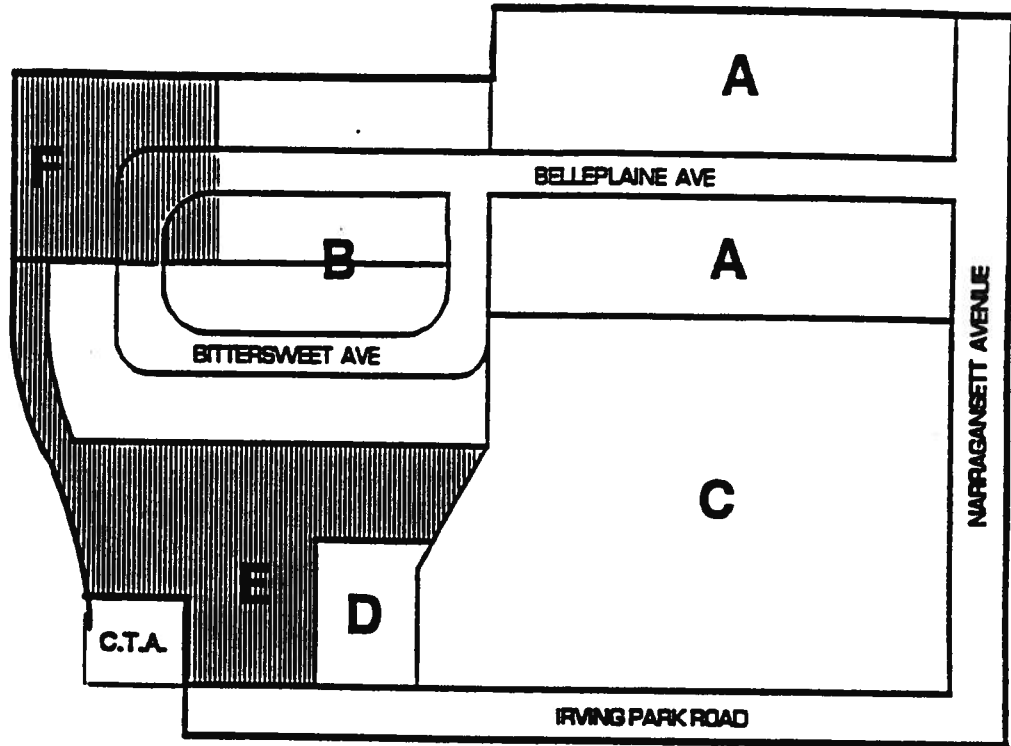
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NOTE: NO NEW ROADWAYS ARE PLANNED

APPLICANT: THE HARLEM IRVING COMPANIES, INC.  
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DATE: JULY 23, 1991. REVISED OCTOBER 10, 1991

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO 441  
AS AMENDED

POSSIBLE REMAINS MAP



LEGEND

— PLANNED DEVELOPMENT BOUNDARY

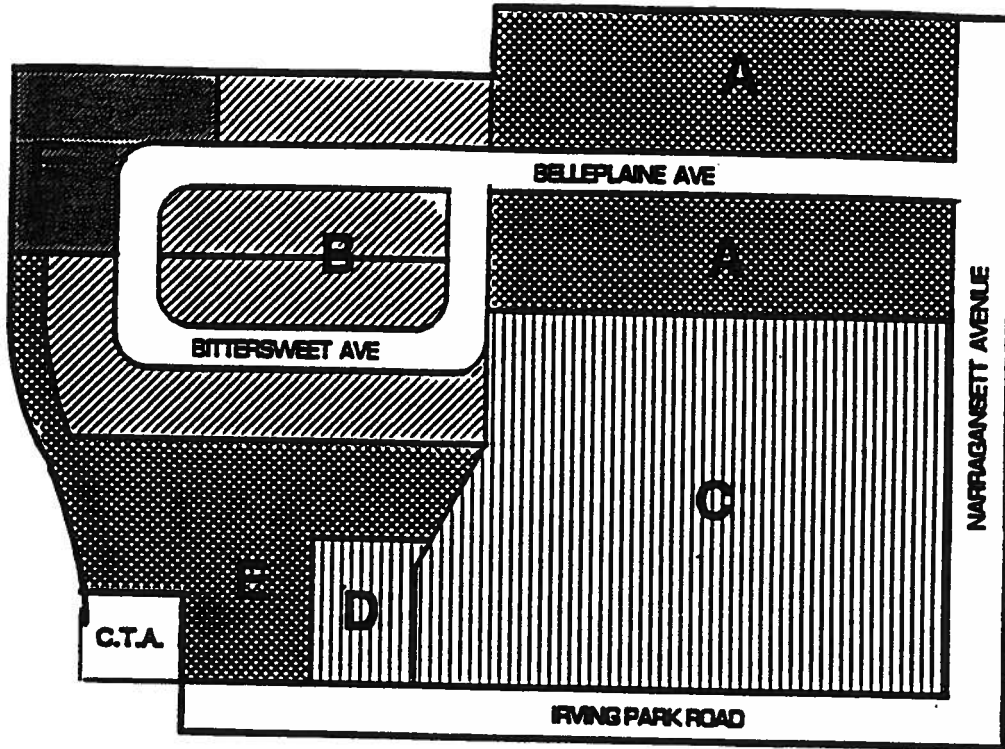
A SUB - AREA DESIGNATION

▨ POSSIBLE REMAINS ZONE








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DATE: JULY 23, 1991. REVISED OCTOBER 10, 1991

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO 441  
 AS AMENDED  
 GENERALIZED LAND USE PLAN



LEGEND

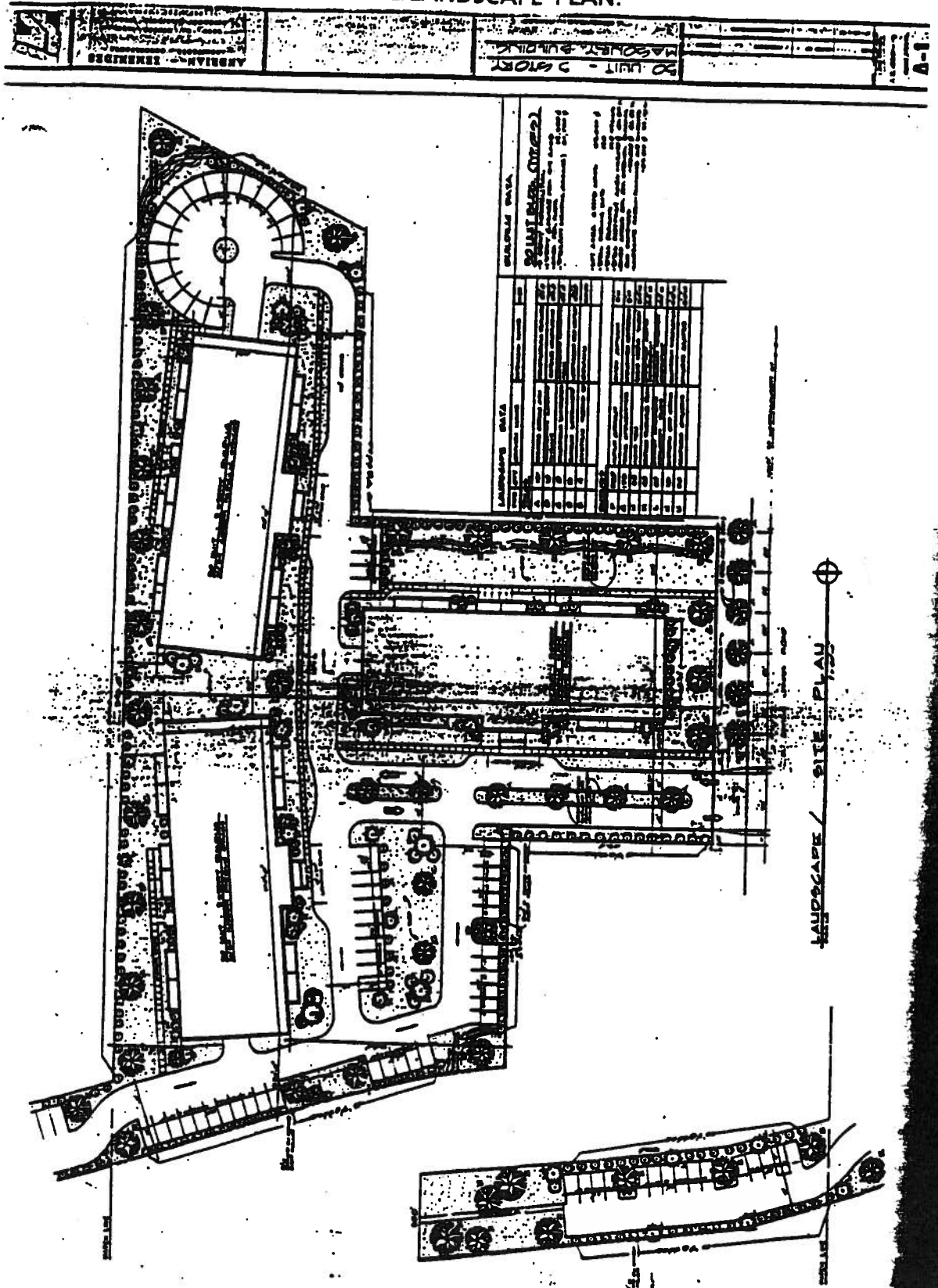
-  PLANNED DEVELOPMENT BOUNDARY
-  MULTIFAMILY / ELEVATOR HOUSING
-  SINGLE FAMILY / 2,3 & 5 UNIT BLDGS
-  BUSINESS USES
-  MEMORIAL PARK
- A** SUB - AREA DESIGNATION



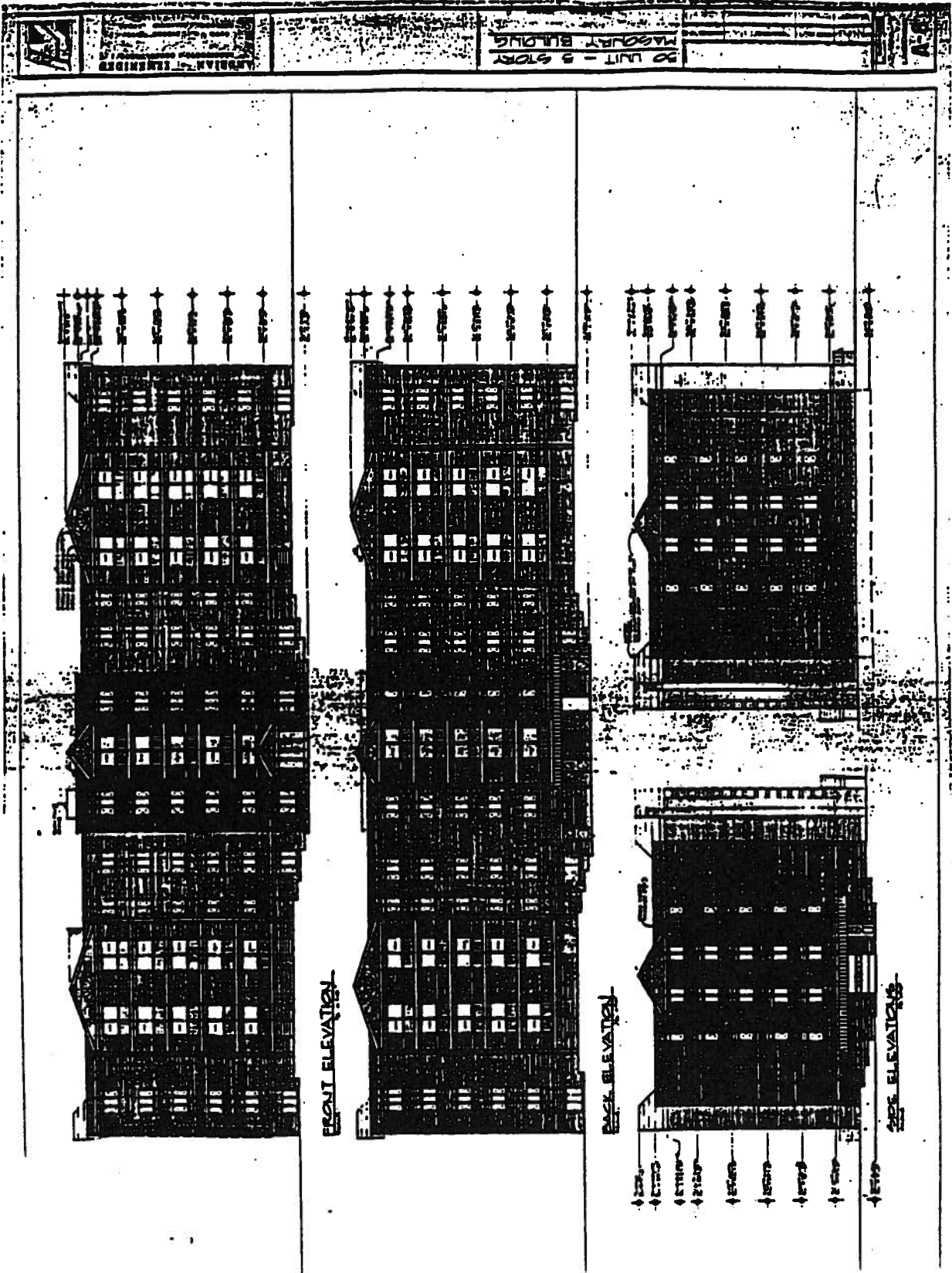
NOTE: FOR DETAILED USE PER SUB-AREA SEE STATEMENT NO 5

APPLICANT: THE HARLEM IRVING COMPANIES, INC.  
 ADDRESS: 4000 - 4108 NORTH NARRAGANSETT AVE.  
 6400 - 6542 WEST IRVING PARK ROAD  
 DATE: JULY 23, 1991. REVISED OCTOBER 10, 1991

SITE/LANDSCAPE PLAN.



ELEVATION PLAN.





City of Chicago  
Richard M. Daley, Mayor

Department of Planning

David R. Mosena  
Commissioner

Charles Thurow  
First Deputy Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
(312) 744-2578 (TDD)  
(312) 744-6550 (FAX)

October 31, 1990

Mr. Daniel J. Pontarelli  
Secretary/Treasurer  
Pontarelli Builders  
747 W. Devon Avenue  
Park Ridge, Illinois 60048

X

Dear Mr. Pontarelli:

Re: Residential Business Planned  
Development No. 441  
Pontarelli Builders, Inc.

Please be advised that your request for a minor change to Residential Business Planned Development No. 441 on behalf of Pontarelli Builders, Inc. has been considered by the Department of Planning pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

Specifically, you requested relief to reduce the required rear yard setback from 30 feet to 20 feet for a portion of the lot. This reduction is required in order to accommodate a 10' x 15' addition to be used as a bird house. You stated the addition was needed to make the bird house a self contained accessory structure.

With regard to the requested reduction in the required rear yard, the Department of Planning has determined that the modification would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and that this minor change will not:

1. Change the character of this development;
2. Increase the maximum number of units per acre;
3. Increase the maximum floor area ratio for the total site area;
4. Permanently reduce the minimum required distance between structures in periphery setbacks;
5. Increase the maximum percent of land covered for the total net site.



Mr. Daniel J. Pontarelli  
Page 2

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, the Department of Planning hereby authorizes and approves the following minor change to Residential Business Planned Development No. 441:

1. The reduction of the required rear yard from 30' to 20' in order to accommodate a 10' by 15' addition to be used solely for the purpose of a birdhouse.

Sincerely,

  
David R. Mosena  
Commissioner



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
David R. Mosena  
Commissioner  
Charles Thurow  
First Deputy Commissioner  
City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471

March 21, 1990

John J. George  
Attorney at Law  
Suite 500  
100 W. Monroe Street  
Chicago, Illinois 60603

Re: Residential-Business  
Planned Development  
No. 441 / Irving/Narragansett

Dear Mr. George:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 441 on behalf of the applicant, Harlem-Irving Realty, Inc., has been considered by this Department pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Specifically, you requested a minor change to the Planned Development to expand the permitted uses to provide for the construction of a twelve bay self-wash auto laundry in the southeast portion of Sub area D. As approved, the Plan of Development only permits those retail uses in Sub area D which are permitted in Sub area C in addition to indoor and outdoor motor vehicle sales, fully enclosed storage and light manufacturing.

With regard to this requested change in permitted land uses in Sub area D, the Department has determined that expanding the uses to permit the construction of this auto laundry facility would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and that this minor change will not:

1. Change the character of the development;
2. increase the maximum floor area ratio for the total net site area;
3. increase the maximum number of units per acre;



John J. George  
Page 2

4. reduce the minimum required distance between structures or in periphery setbacks; or
5. increase the maximum percent of land covered for the total net site;

providing, however, that the following conditions are adhered to at the time of Part II plan submittal which would help to ensure the compatibility of this development with the Plan of Development and surrounding uses:

1. The property is to be developed in accordance with the site plan prepared by John O. Lewis, dated March 21, 1990, a copy of which shall be kept on file with the Department of Planning; provided, however, that this site plan must be modified prior to Part II Approval to require a landscaped buffer along the Irving Park Road frontage no less than five feet in width planted with dense foliage material no less than four feet in height to effectively screen the site. Trees should be planted in the adjacent public right of way providing there is adequate sidewalk width.
2. All signage is subject to Department of Planning approval; and in no event shall a business identification sign extend over the public way.

Very truly yours,

  
David R. Mosena  
Commissioner

*Plan Of Development. No. 441**Statements.*

1. The title-holder to the subject property is the State of Illinois, Department of Central Management Services, 715 Stratton Office Building, Springfield, Illinois 62706. Pursuant to a contract dated March 17, 1987, the State has agreed to sell said property to the Village of Norridge, Illinois, a municipal corporation, Village Hall, 4020 North Olcott, Norridge, Illinois 60634. The Village has contractually agreed that simultaneous with its purchase of the property from the State, it will sell said property to the applicant, Harlem-Irving Realty, Incorporated, an Illinois corporation, 4014 North Harlem Avenue, Chicago, Illinois 60634.

This transaction has been memorialized in the following documents attached hereto and made a part of this statement: Real Estate Sales Contract dated October 22, 1986, between the Village of Norridge and Harlem-Irving Realty, Incorporated; Resolution of the Village of Norridge, dated December 23, 1986; and, Real Estate Sales Contract dated March 17, 1987, between the State of Illinois and the Village of Norridge.

Single designated control to secure the requested Residential-Business Planned Development classification over said property, has been vested in the applicant and contract-purchaser, Harlem-Irving Realty, Incorporated.

2. The applicant or its successors, or grantees shall obtain all official reviews, approvals, licenses and permits.
3. The following uses shall be permitted within the area designated herein as "Residential-Business Planned Development":

Sub-Area A: A total of 264 dwelling units in multi-family structures not to exceed four floors in height above one level of parking; off-street parking, enclosed or at grade; and related or accessory uses including earth station receiving dish(es). No uses other than permitted in the R4 General Residence District shall be permitted in Sub-Area A.

Sub-Area B: A total of 86 dwelling units distributed as one 22 unit structure, three, three unit structures, 17 two unit structures and 21 single-family homes; off-street parking, enclosed or at grade; and related or accessory uses. No uses other than permitted in the R4 General Residence District shall be permitted in Sub-Area B.

Sub-Area C: Uses permitted in the B5 General Service District including, but not limited to grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, parking and related uses, exclusive of permanent outdoor storage.

Sub-Area D: Uses permitted in Sub-Area C, as set forth above, plus indoor and outdoor motor vehicle sales, fully enclosed storage, and light manufacturing. Goods produced on the premises need not be sold at retail on the premises, but the use must meet the standards of Articles 9.3-2A(3) and 9.3-2A(4) of the Chicago Zoning Ordinance. Shopping center uses are limited to the eastern 100 feet of this sub-area.

4. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Public Works and Department of Streets and Sanitation, and the approval of the Department of Planning.
5. Any dedication or vacation of streets and alleys or easements or grants of privilege or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees.
6. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Public Works in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
7. Business and business identification signs may be permitted within the area delineated herein subject to the review and approval of the Department of Inspectional Services and the Department of Planning. No advertising signs shall be permitted. Temporary signs, such as construction and marketing signs may be permitted, subject to the aforesaid approvals.
8. A Landscaping Plan shall be reviewed and approved in the Part II Submittal Stage.
9. This Plan of Development is applicable to the area delineated herein and these and no other controls shall apply to the delineated area. This Plan of Development conforms to the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
10. This Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and in force on the date of this application.

[Residential-Business Planned Development Table of Use and Bulk Regulations and Data and Maps attached to this Plan of Development printed on pages 10594 through 10598 of this Journal].

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*Reclassification Of Area Shown On Map No. 12-G.*

*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 R3 General Residence District symbols and indications as shown on Map No. 12-G in the area bounded by

a line 21.9 feet north of and parallel to West 49th Street; the alley east of and parallel to South Throop Street; West 49th Street; and South Throop Street,

to those of a C1-2 Restricted 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.

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*Reclassification Of Area Shown On Map No. 12-H.*

*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. 12-H in the area bounded by

the alley next north of and parallel to West Garfield Boulevard; South Seeley Avenue; West Garfield Boulevard; a line 50 feet west of and parallel to South Seeley 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.

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*Reclassification Of Area Shown On Map No. 12-N.*

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

(Continued on page 10599)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
 TABLE OF USE AND BULK REGULATIONS AND DATA

SUB Area	Net Site Area sq. ft. acres	Generalized Description of Permitted Uses	Maximum F.A.R.	Maximum Dwelling Units	Maximum Z site Coverage
A	<u>268,955</u> 5.72	Multifamily dwellings, not to exceed 4 floors above parking, and related uses.	1.6	264	50%
B	<u>237,866</u> 5.46	Single family homes, two & three flat buildings, one 22 unit multifamily structure, parking, and related uses.	0.7	86	50%
C	<u>364,311</u> 8.36	Grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, parking and related uses.*	0.4	0	40%
D	<u>191,163</u> 4.39	Same as "C" above plus motor vehicle sales, storage and related uses.	0.7	0	50%
Total	<u>1,042,295</u> 23.93	See Statement No. 3 regarding all permitted uses.	0.3	350	50%

\* retail uses limited to a total of 125,000 sq. ft. in this area and the eastern  
 100 feet of Sub-area D.

Gross Site Area = Net Site Area: 23.93 acres, plus rights of way  
 to be dedicated: 3.87 acres, plus existing rights  
 of way to remain: 1.6 acres = 29.4 acres.

Maximum permitted F.A.R. for total net site area: 0.8

APPLICANT: Harlem-Irving Realty, Inc.

ADDRESS: 4000 - 4103 N. Narragansett Ave. &  
 6400 - 6542 W. Irving Park Rd.

DATE: August 5, 1987

REVISED: January 14, 1988

continued:

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
 TABLE OF USE AND BULK REGULATIONS AND DATA

continued:

Maximum number of Dwelling Units: 350  
 Minimum number of single family homes: 21

Off-street parking:

Sub-Area A: 1 space per dwelling unit.  
 Sub-Area B: 1 space per dwelling unit.  
 Sub-Area C: per BS-2 requirements  
 Sub-Area D: per BS-2 requirements

Off-Street Loading:

Sub-Area A: 4 spaces @ 10'x25'.  
 Sub-Area B: 1 space @ 10'x25'.  
 Sub-Area C: per BS-2 requirements.  
 Sub-Area D: per BS-2 requirements.

Setbacks:

Sub-Area A: R4 District Requirements.  
 Sub-Area B: R4 District Requirements.  
 (The rear yard of the 22 unit building = 23')  
 Sub-Area C: North = 35' East 20' South 15'  
 Sub-Area D: North = 35' South 15' West 0'

SETBACKS MAY BE ADJUSTED WHEN NECESSARY BECAUSE OF TECHNICAL REASONS  
 SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING.

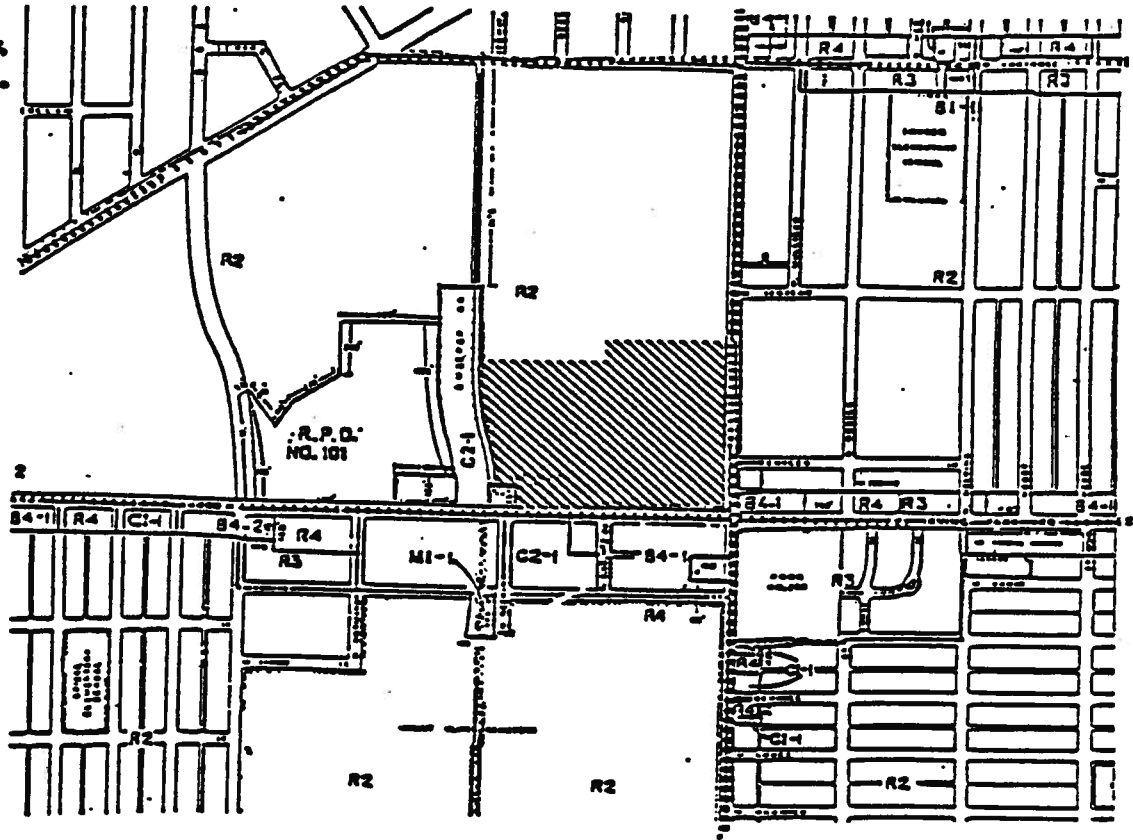
APPLICANT: Harlem-Irving Realty, Inc.

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DATE: August 5, 1987

REVISED: January 14, 1988

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
EXISTING ZONING AND PREFERENTIAL STREET MAP



LEGEND



PLANNED DEVELOPMENT  
PREFERENTIAL STREETS

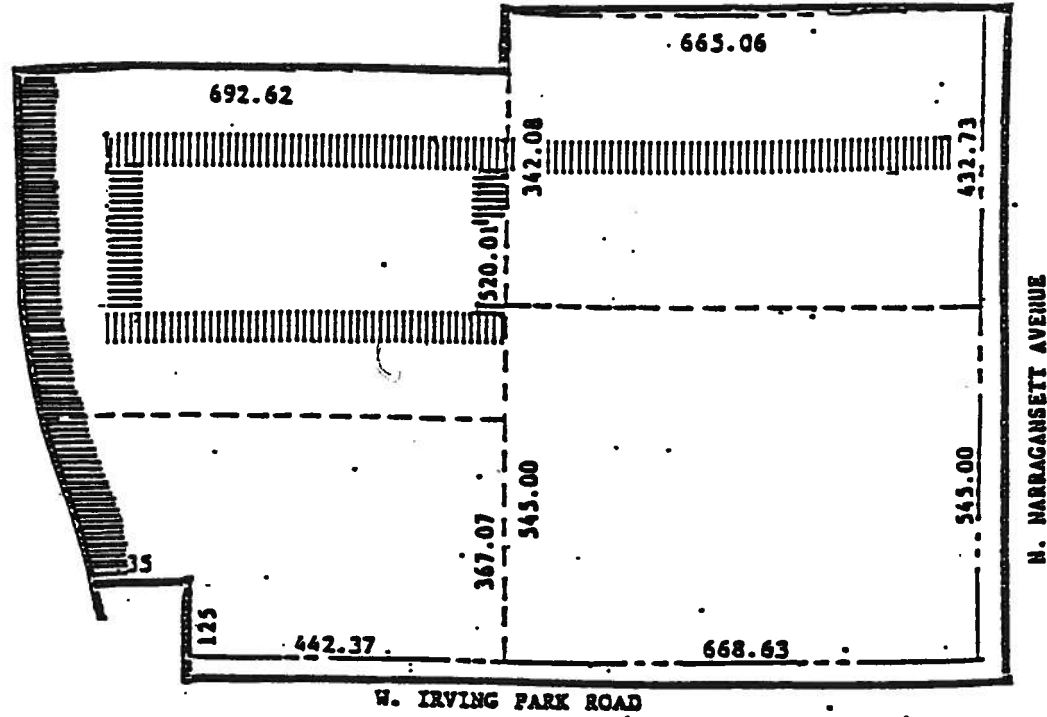


APPLICANT: Harlem-Irving Realty, Inc.






ADDRESS: 4000 - 4103 N. Narragansett Ave. &  
6400 - 6542 W. Irving Park Rd.

DATE: August 5, 1987

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS



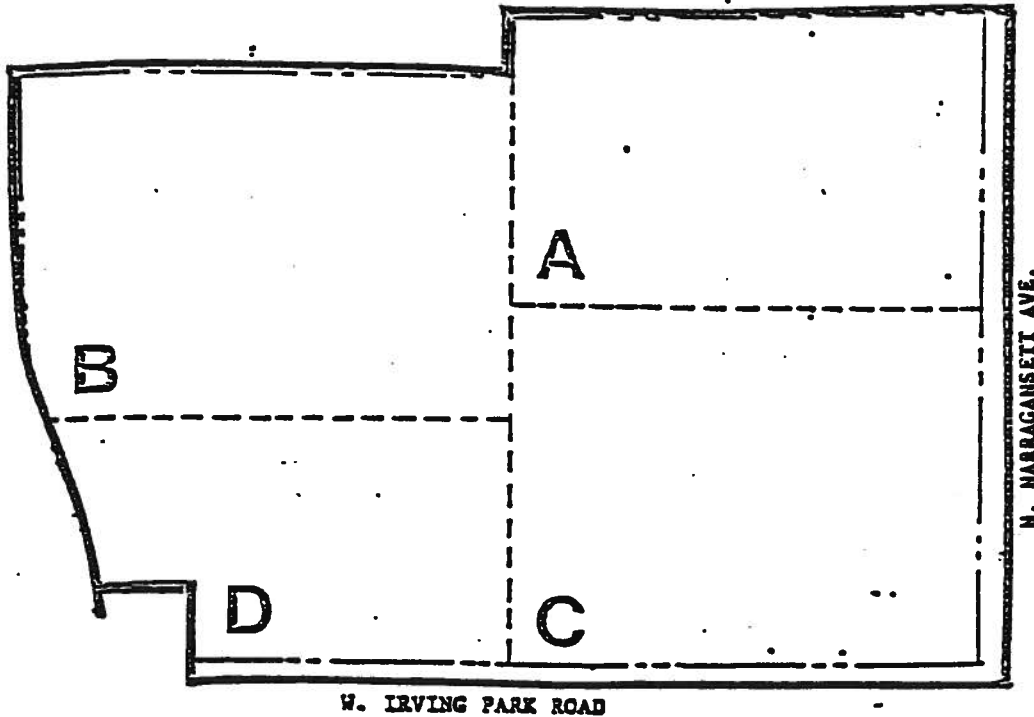
LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  PROPERTY LINE
-  SUB-AREA BOUNDARY
-  DIMENSIONS IN FEET
-  STREET TO BE DEDICATED






APPLICANT: Harlem-Irving Realty, Inc.  
 ADDRESS: 4000 - 4103 N. Narragansett Ave. &  
 6400 - 6542 W. Irving Park Rd.  
 DATE: August 5, 1987  
 REVISED: January 14, 1988

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
GENERALIZED LAND USE PLAN



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  SUB-AREA DESIGNATION
-  SUB-AREA BOUNDARY

FOR USE OF LAND SEE TABLE OF USE AND BULK REGULATIONS AND STATEMENT NO. 3 WHICH REFER TO THE SUB-AREAS SHOWN ON THIS MAP.

APPLICANT: Harlem-Irving Realty, Inc.

ADDRESS: 4000 - 4103 N. Narragansett Ave. &  
6400 - 6542 W. Irving Park Rd.

DATE: August 5, 1987