

11558

Said ordinances, as passed, read as follows (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 5-H.  
(As Amended)*

*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 Commercial-Residential Planned Development No. 455 District symbols and indications as shown on Map No. 5-H in the area bounded by:

West Willow Street; North Damen Avenue; West St. Paul Avenue; and the alley next east of North Hoyne Avenue,

to those of Residential Planned Development No. 455, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

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

*PD 455 As Amended*

*Residential Planned Development No. 455, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development No. 455, as amended ("Planned Development") consists of approximately one hundred five thousand three hundred (105,300) square feet two point forty-two (2.42) acres of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Willow Square Limited Partners, LLC ("Applicant").
2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the Applicant, or its successors, assignees or grantees. Any dedication or

vacation of streets, alleys or easements, or any adjustment 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 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 the Applicant or the homeowners or condominium association the Applicant designated by written notice to the City to be its successor as single designated control entity.

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 herein. 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 title is held in a 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 obligations or liability hereunder.

4. This Plan of Development consists of fourteen (14) Statements; a Bulk Regulations and Data Table; an Existing Land-Use Map; a Property Line and Planned Development Boundary Map; an Existing Zoning and Street System Map; a Site Plan; a Landscape Plan; and Building Elevations, all prepared by Hartshorne & Plunkard, Ltd. and Pappageorge/Haymes, Ltd., all dated June 14, 1995, and revised August 10, 1995. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the

Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. This 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 are permitted within the Planned Development: multiple-family dwelling units, accessory off-street parking, and earth station receiving dishes not exceeding eight feet in diameter. Dwelling units may also include live/work uses including, but not limited to, artist and photography studios, professional offices, or mail order wholesale businesses; provided that any combination live/work unit shall be limited to no more than two thousand five hundred (2,500) square feet of floor area, shall not be accessible to the public directly from a public way or street, but only through a common lobby or entrance and shall not include any advertising display or identification signs which are visible from outside the building.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted subject to review and approval of the Commissioner of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this Plan of Development, subject to the review and approval of the Departments of Transportation, and Planning and Development.
8. Any service drives of other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the same 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 except as expressly approved by the Chicago Fire Department. Ingress and egress shall be subject to the review and approval of the Department of Transportation and of the Department of Planning and Development.
9. In addition to the maximum heights of buildings prescribed on the Building Elevations attached hereto, the height of the improvements and any appurtenances attached thereto also shall be subject to:
  - (1) height limitations as certified and approved by the Federal Aviation Administration; and

- (2) airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
10. For purposes of maximum Floor Area Ratio (F.A.R.) calculations, the definitions of the Chicago Zoning Ordinance shall apply.
11. This Planned 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 Development and in effect on the date hereof.
12. The improvements on the Property, including driveways and landscaping, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations. In addition, parkway trees depicted on the Landscape Plan shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of 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 development of the Property contemplated herein. Any such modification shall be deemed as a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
14. 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 new buildings to be 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.

[Existing Land-Use Map; Property Line and Planned Development Boundary Map; Existing Zoning and Street System Map; Site Plan; Landscape Plan; and Building Elevation Drawing referred to in these Plan of Development Statements printed on pages 7243 through 7248 of this Journal.]

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

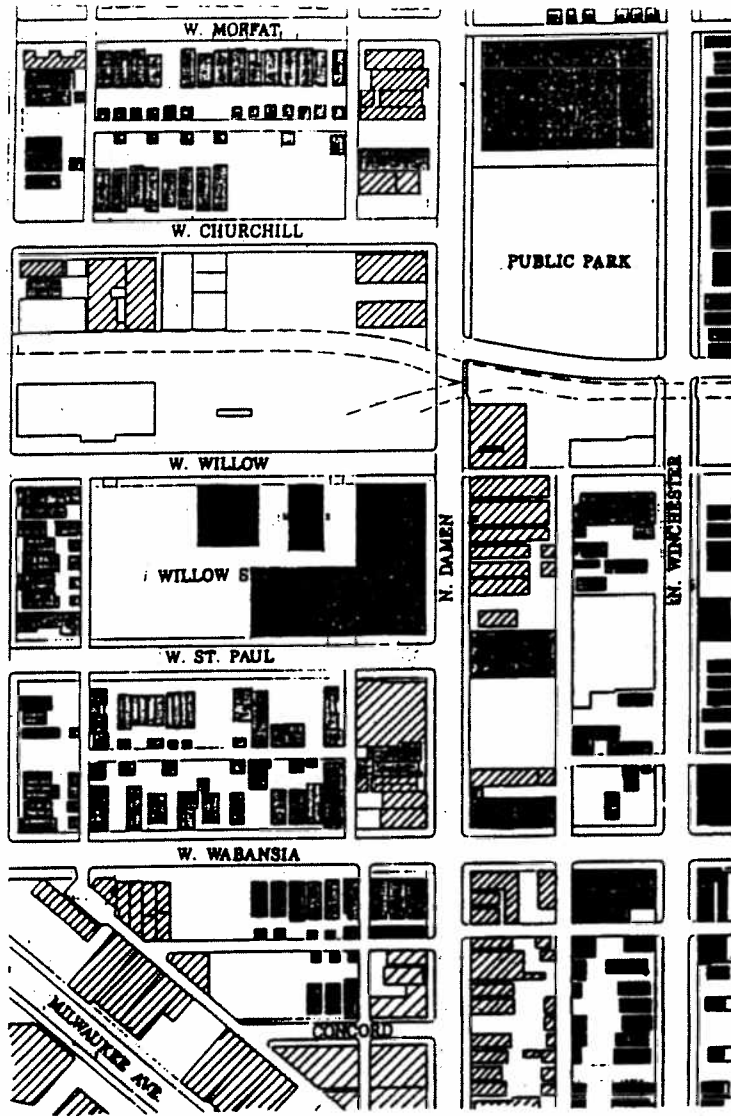
*Residential Planned Development No. 455, As Amended.*

*Plan Of Development Bulk Regulations*

*And Data Table.*

Gross Site Area:	141,545 square feet (3.25 acres).
Net Site Area:	105,300 square feet (2.42 acres) 36,245 square feet of Area in Public Right-of-Way.
Maximum Number of Dwelling Units	124.
Maximum Permitted F.A.R.:	1.55.
Maximum Building Height:	In accordance with the Building Elevations.
Maximum Percentage of Site Coverage:	In accordance with Site Plan.
Minimum Setbacks from Property Line:	In accordance with Site Plan.
Minimum Number of Off-Street Parking Spaces:	164.
Minimum Number of Off-Street Loading Berths:	1.

Existing Land-Use Map.

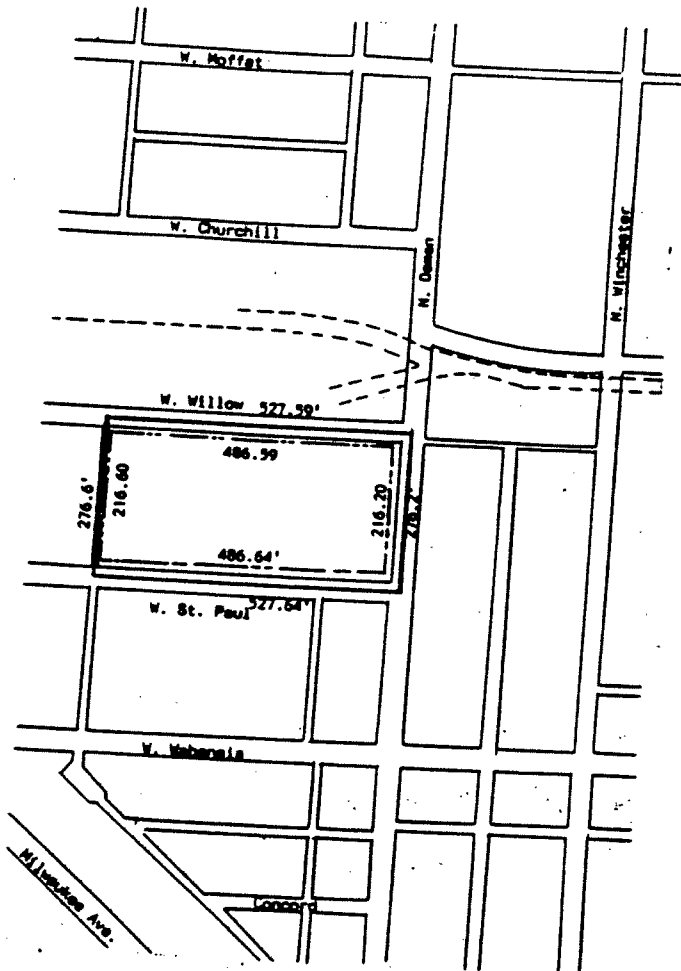


Legend:

- Subject Site
- Manufacturing
- Commercial and Business
- Residential
- North

Applicant: Willow Square Limited Partners, L.L.C.  
 Address: 1778 N. Damen  
 Date: June 14, 1995, Revised August 10, 1995

Property Line And Planned Development Boundary Map.



Legend:

— Planned Development Boundary

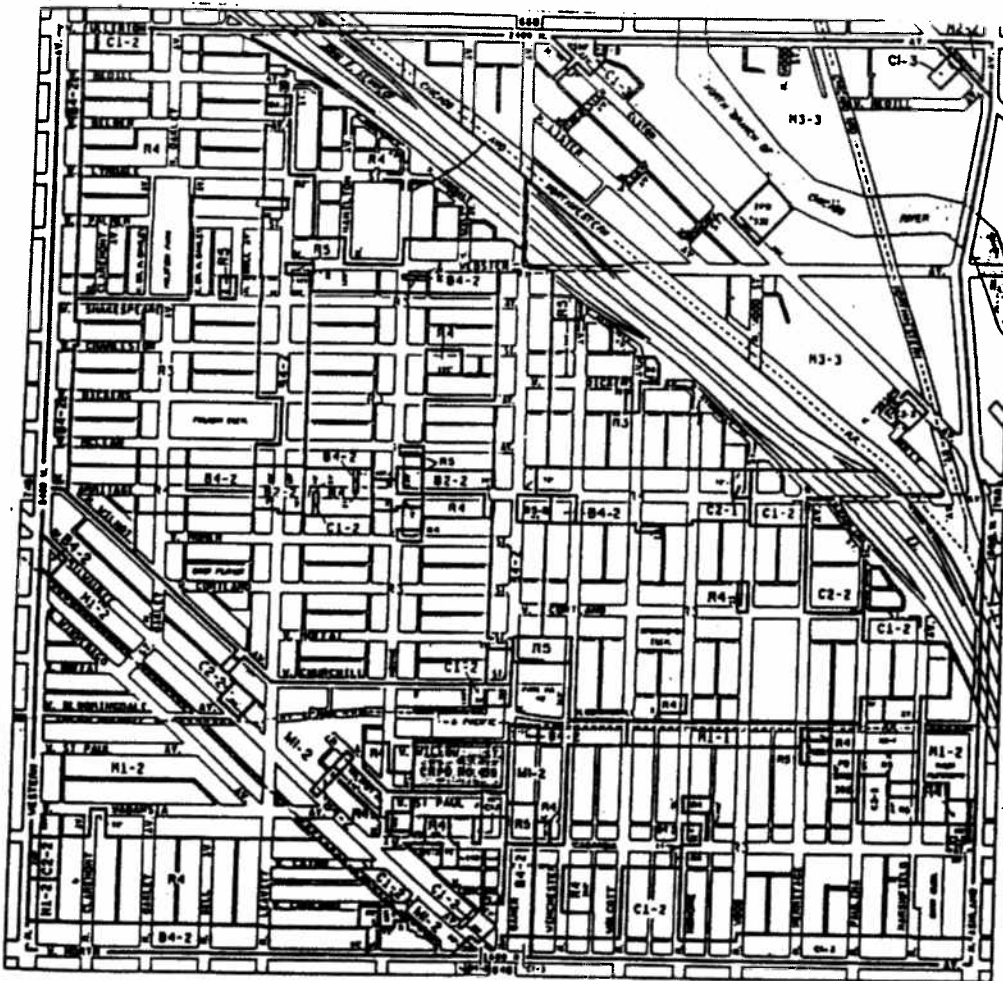
- - - Discontinued Property Line

Applicant: Willow Square Limited Partners, L.L.C.

Address: 1728 N. Damen

Date: June 14, 1995, Revised August 10, 1995

Existing Zoning And Street System Map.

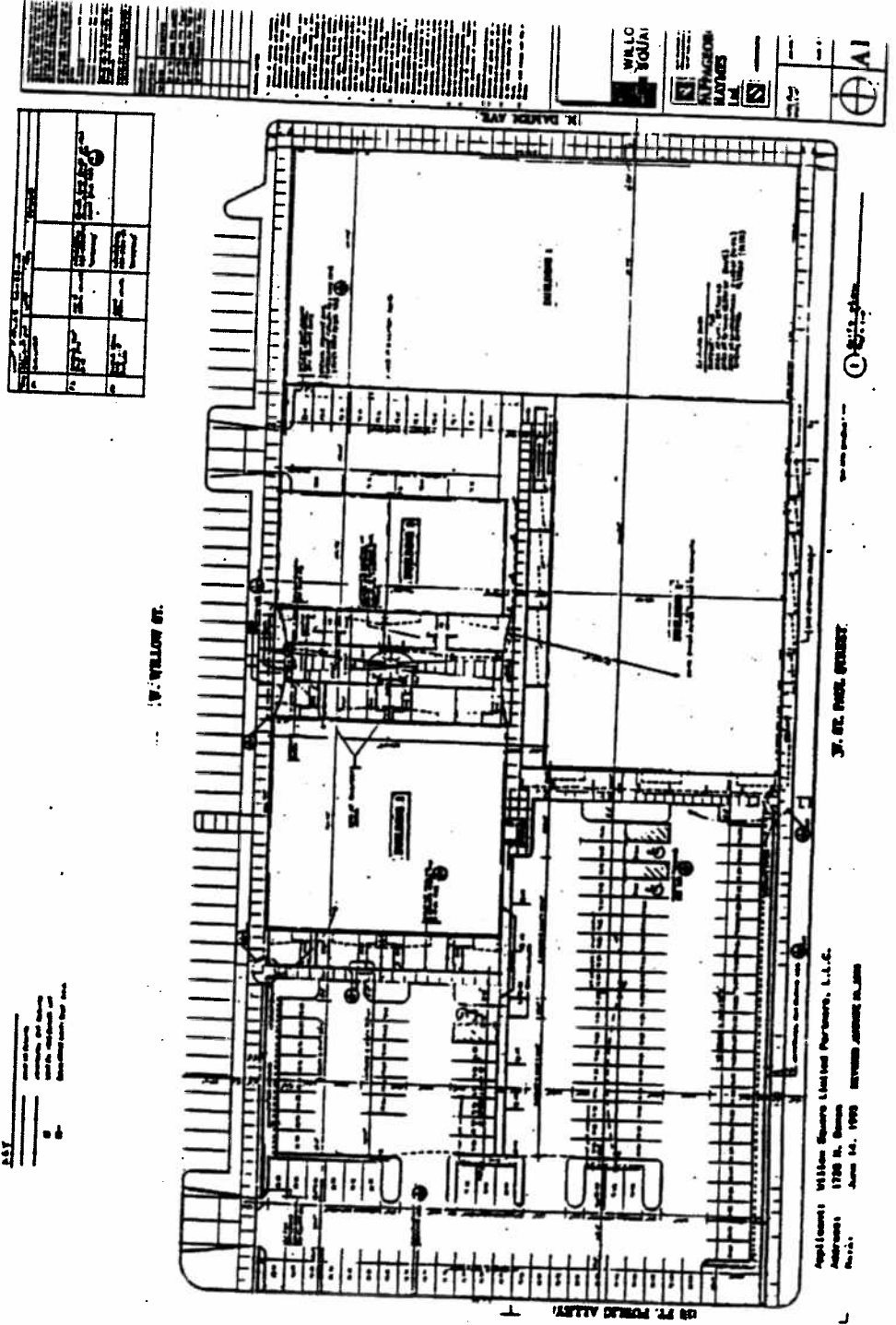


 Subject Property

 North

Applicant: Willow Square Limited Partners, L.L.C.  
Address: 1728 N. Damen  
Date: June 14, 1995. Revised August 10, 1995

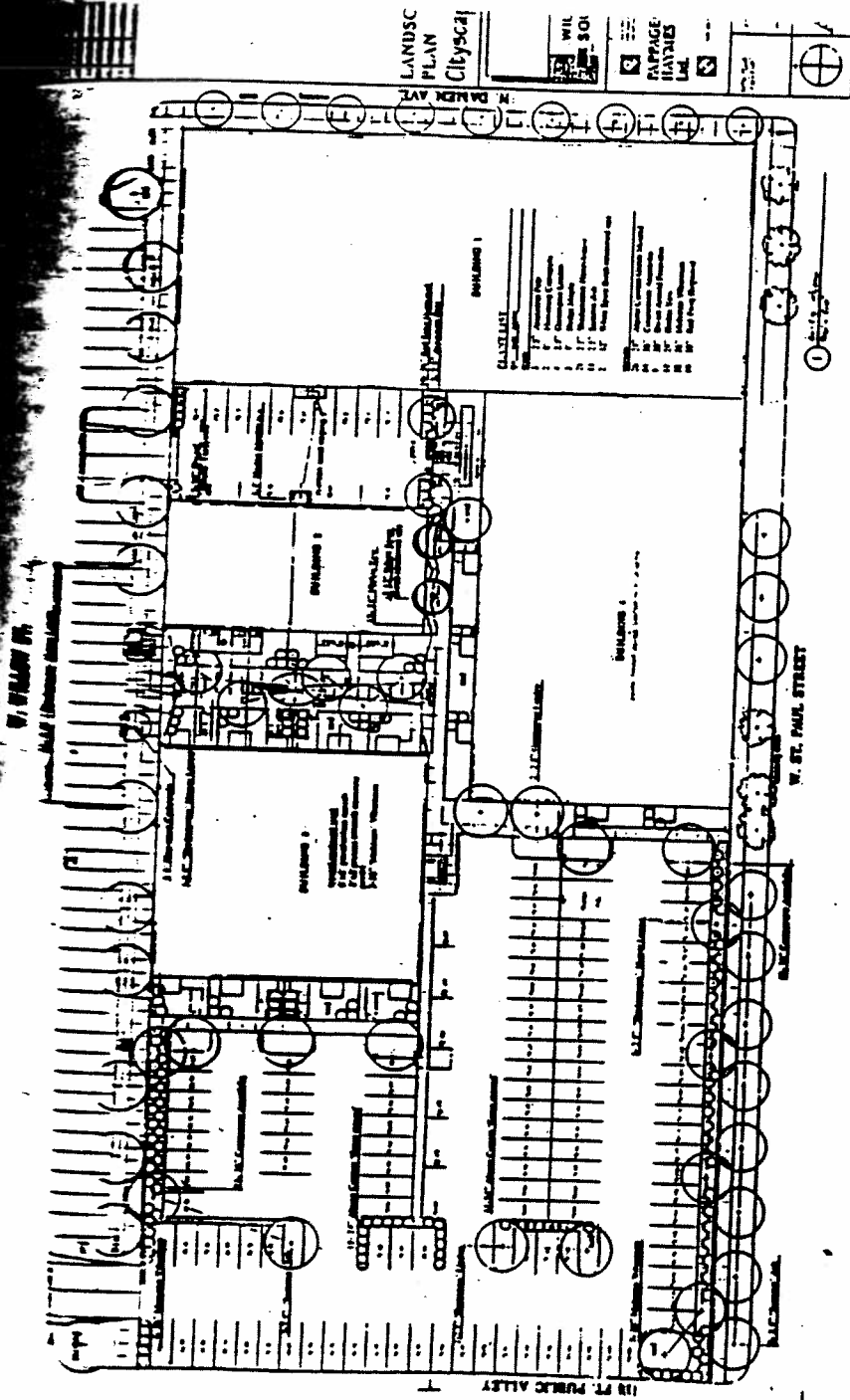
Site Plan.



ASST  
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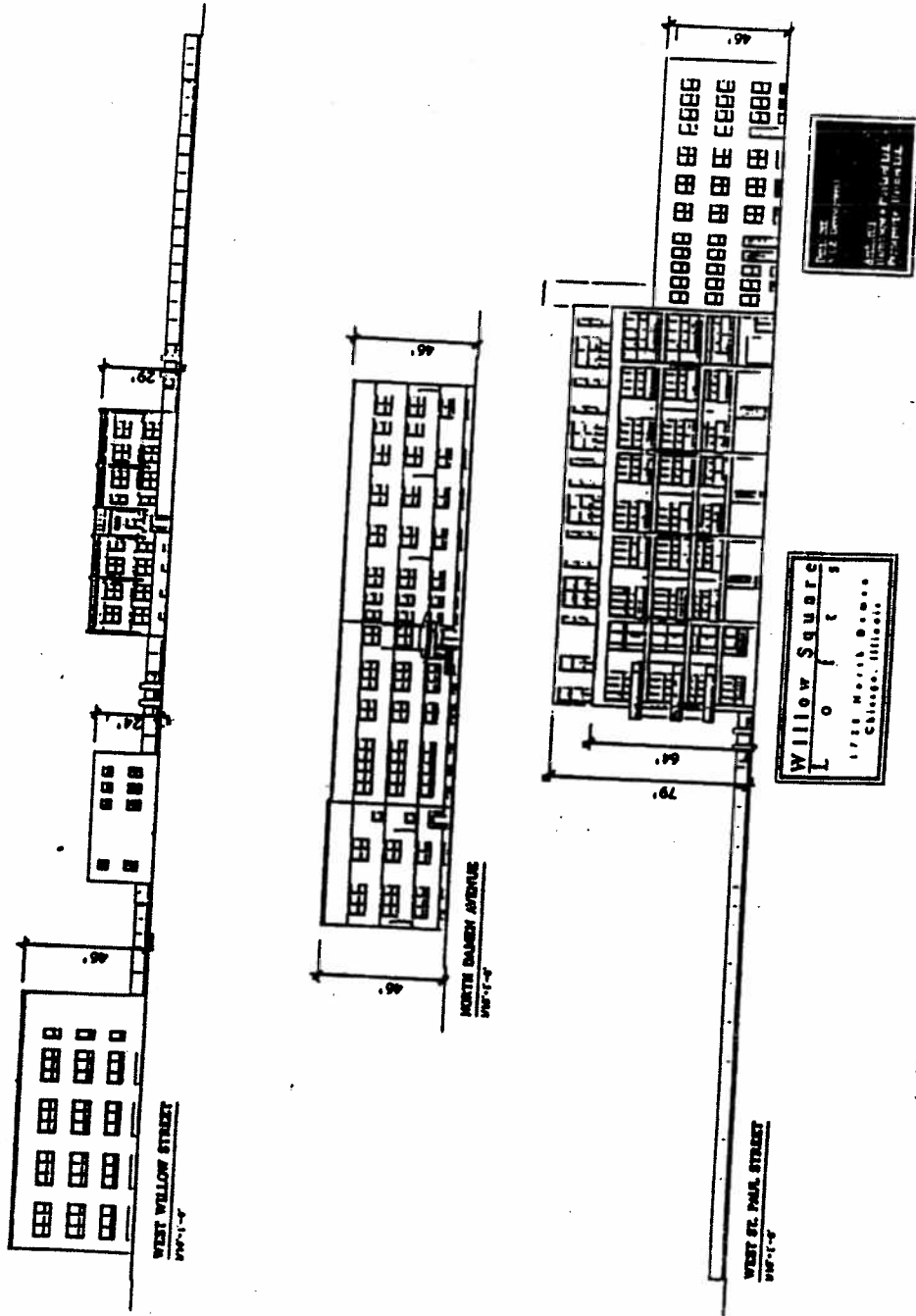
Application: Wilson Square Limited Partners, L.P.  
 Address: 1700 N. State  
 Date: June 14, 1995  
 Revised: JUNE 14, 1995

Landscape Plan



Applicant: Willow Square Limited Partners, L.L.C.  
 Address: 1728 N. Damen  
 Date: June 14, 1993, Revised August 10, 1993

Building Elevations.



Applicant: Willow Square Limited Partners, L.L.C.  
 Address: 1728 N. Damen  
 Date: June 14, 1995, Revised August 10, 1995

uses.

Gross Site Area = Net Site Area: 2.37 acres plus area in public right-of-way:  
1.26 acres = 3.63 acres

Minimum Off-street Loading Requirement: 1

Minimum Off-street Parking Requirement: 133

Required Setbacks: North 136 feet  
West 0 feet  
South 0 feet  
East 133 feet

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Planning.

[Existing Zoning Map, Property Line Map and Right-of-Way Adjustments  
and Generalized Land Use Plan Map printed on pages  
18100 through 18102 of this Journal.]

PD 455

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY  
AREA SHOWN ON MAP NUMBER 5-H.

On motion of Alderman Natarus, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the *Journal of the Proceedings* of July 29, 1988, pages 16873 and 16877 through 16883, recommending that the City Council pass a proposed ordinance amending the Chicago Zoning Ordinance by reclassifying the area shown on Map No. 5-H.

On motion of Alderman Caldwell, the said proposed ordinance was *Passed* by yeas and nays as follows:

(Continued on page 18103)

(Continued from page 18099)

PD 455

*Yeas* -- Aldermen Roti, Rush, Tillman, T. Evans, Bloom, Robinson, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Jones, J. Evans, Garcia, Krystyniak, Henry, Soliz, Gutierrez, Butler, Smith, Davis, Hagopian, Figueroa, Gabinski, Mell, Austin, Kotlarz, Banks, Giles, Cullerton, O'Connor, Pucinski, Natarus, Eisendrath, Hansen, Levar, Shiller, Schulter, Osterman, Orr, Stone -- 49.

*Nays* -- None.

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

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 all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-H in the area bounded by

West Willow Street; North Damen Avenue; West St. Paul Avenue; a line 486.64 feet west of and parallel to North Damen Avenue,

to the designation of a C1-2 Restricted Commercial District, subject to the use and bulk regulations as are set forth in the applicable sections of the Chicago Zoning Ordinance.

SECTION 2. Further, that the Chicago Zoning Ordinance be amended by changing all the C1-2 Restricted Commercial District symbols and indications as shown on Map No. 5-H in the area bounded by

West Willow Street; North Damen Avenue; West St. Paul Avenue; a line 486.64 feet west of and parallel to North Damen Avenue,

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

SECTION 3. 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:

*Commercial-Residential Planned Development No.* 455

*Plan Of Development*

*Statements.*

1. The area delineated herein as a Commercial-Residential Planned Development consists of approximately 105,213 square feet (or 2.42 acres) of real property. It is bounded by West Willow Street; North Damen Avenue; West St. Paul Avenue; and a line 486.64 feet west of and parallel to North Damen Avenue, as shown on the attached "Property Line Map". Legal title to the property is currently held by LaSalle National Bank, Trustee, under Trust 110709, dated December 15, 1985. The beneficial owner is the Willow-Damen Partnership.
2. This Plan of Development consists of twelve statements; an existing zoning map; a boundary and property line map; a generalized land use map; and a table of use and bulk regulations and related controls. The Plan of Development is applicable to the area delineated herein and these and no other controls shall apply to the delineated area.
3. The information in the Plan of Development sets forth data concerning the generalized land use plan of the Planned Development, and illustrates that the development of such areas will be in accordance with the intent and purpose of this Plan of Development.
4. The applicant or its successors, assignees, grantees or such other person or entity as may then own or control the subject property shall obtain all required reviews, approvals, licenses and permits in connection with this Planned Development and shall be bound by all of its terms.
5. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant or its successors, assigns or grantees, and approval by the City Council.
6. The uses permitted in the Planned Development shall be in general conformity with the permitted and special uses in the C1-2 Restricted Commercial District, under Chapter 9.3-1 of the Chicago Zoning Ordinance, except that: (a) residential

(Continued from page 18099)

*Yeas* -- Aldermen Roti, Rush, Tillman, T. Evans, Bloom, Robinson, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Jones, J. Evans, Garcia, Krystyniak, Henry, Soliz, Gutierrez, Butler, Smith, Davis, Hagopian, Figueroa, Gabinski, Mell, Austin, Kotlarz, Banks, Giles, Cullerton, O'Connor, Pucinski, Natarus, Eisendrath, Hansen, Levar, Shiller, Schuler, Osterman, Orr, Stone -- 49.

*Nays* -- None.

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

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 all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-H in the area bounded by

West Willow Street; North Damen Avenue; West St. Paul Avenue; a line 486.64 feet west of and parallel to North Damen Avenue,

to the designation of a C1-2 Restricted Commercial District, subject to the use and bulk regulations as are set forth in the applicable sections of the Chicago Zoning Ordinance.

**SECTION 2.** Further, that the Chicago Zoning Ordinance be amended by changing all the C1-2 Restricted Commercial District symbols and indications as shown on Map No. 5-H in the area bounded by

West Willow Street; North Damen Avenue; West St. Paul Avenue; a line 486.64 feet west of and parallel to North Damen Avenue,

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

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

- space includes "work/live" space as defined in Statement 7, and (b) residential and "work/live" space may be located below the second floor. Earth station receiving dishes shall be permitted with the review of the Commissioner of Planning. No unit in building 4 (as shown on the Generalized Land Use Map included herein) shall be used exclusively as a dwelling unit; in addition, the applicant shall use all reasonable efforts to cause "work/live" uses to be established in buildings 1, 2 and 3. The applicant shall file a report with the Commissioner of the Department of Planning on the first and second year anniversary from the date of passage of the zoning amendment ordinance which contains data concerning the number of units sold in the project and also contains samples of material used to market units in the project.
7. For purposes of this Planned Development, "work/live" uses are defined as the maintenance of a part or full-time residence in conjunction with an ongoing business, retail or commercial use (as evidenced by the existence of a City of Chicago business license) in the same space. "Work/live" space shall meet all of the applicable provisions of the City's residential building code.
  8. Every sales or lease agreement for a unit in building 4 (otherwise known as 2012 West St. Paul Avenue) shall contain the following provision:

The [buyer or lessee] acknowledges, and has notice of, certain language in the Chicago Zoning Ordinance which 1) prohibits the use of any unit in building 4 exclusively as a dwelling unit, and 2) allows persons using units in building 4 for "work/live" purposes to maintain a residence in such unit only in conjunction with an ongoing business, retail or commercial use in the same unit.
  9. Any service drive or other ingress or egress for motor vehicles shall be adequately designed and paved in accordance with the now published regulations of the Bureau of Traffic Engineering and Operations and shall be in compliance with the Municipal Code of the City of Chicago.
  10. Loading facilities will be provided in compliance with this Plan of Development and shall be subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.
  11. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Departments of Planning and Zoning. Temporary signs, such as construction and marketing signs, may be permitted subject to the aforestated approvals.

12. 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.

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

*Commercial-Residential Planned Development No. \_\_\_\_\_*

*Plan Of Development*

*Use And Bulk Regulations And Data.*

Net Site Area Sq. Ft. (Acres)	Land Use Permitted	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
105,213.72 (2.42)	All uses permitted in the C1-2 Restricted Commercial District, except that residential uses include "work/live" uses as defined in Statement 7, and residential and "work/live" uses may be located below the second floor; earth station receiving dishes; and off-street parking; no unit in building 4 (as shown on the Generalized Land Use Map included herein) shall be used exclusively as a dwelling unit.	2.0	60

Gross Site Area = Net Site Area: 105,213.73 square feet (2.42 acres) plus areas of public rights of way: 36,331.50 square feet (.83 acres) = 141,545.23 square feet (3.25 acres).

Off-Street Parking And Loading Controls.

Minimum number of off-street parking spaces: 147  
Minimum number of off-street loading berths: 3

Bulk Regulations.

Maximum number of dwelling units: 115  
Maximum amount of retail space: 20,000 square feet

[Existing Zoning Map, Generalized Land Use Map and Property Line Map printed on pages 18108 through 18110 of this Journal.]

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ISSUANCE OF PERMITS FOR ERECTION OF ILLUMINATED SIGNS.

On motion of Alderman Natarus, the City Council took up for consideration the report of the Joint Committee composed of members of the Committee on Buildings and the members of the Committee on Zoning, deferred and published in the Journal of the Proceedings of July 29, 1988, pages 16884 through 16889, recommending that the City Council pass said proposed orders authorizing the erection of illuminated signs.

On motion of Alderman Caldwell, the said proposed orders were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Roti, Rush, Tillman, T. Evans, Bloom, Robinson, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Jones, J. Evans, Garcia, Krystyniak, Henry, Soliz, Gutierrez, Butler, Smith, Davis, Hagopian, Figueroa, Gabinski, Mell, Austin, Kotlarz, Banks, Giles, Cullerton, O'Connor, Pucinski, Natarus, Eisendrath, Hansen, Levar, Shiller, Schulter, Osterman, Orr, Stone -- 49.

*Nays* -- None.

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

(Continued on page 18111)





(Property Line Map)

