



October 8, 1993

City of Chicago
Richard M. Daley, Mayor

Mr. John J. George
Daley and George Ltd.
100 West Monroe Street
Chicago, IL 60603-1903

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

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

RE: Request for a minor change to
Residential Planned Development No. 529-
1761 West Wrightwood Avenue

Dear Jack:

The Department of Planning and Development has considered your request on behalf of Terra Cotta Village Developments, Inc. for a minor change to Planned Development No. 529 and hereby approves your request pursuant to the authority granted by Section 11.11-3 of the Chicago Zoning Ordinance.

Specifically, you requested a substitution of the approved Site and Landscape plans and building elevations with revised plans prepared by Pappageorge Haymes Ltd., dated September 27, 1993. The revised plans depict the elimination of five units along the western boundary of the site and the construction of four units within the center island area directly to the east. This revision would result in a total of 72 units within the Planned Development-one less than the 73 units originally approved. Also, the revised site plan depicts the relocation of additional parking spaces from the center island area to the western boundary of the site adjacent to the Chicago and Northwestern viaduct structure.

With regard to your request, the Department of Planning and Development has determined that the plan modifications would constitute a minor change pursuant to section 11.11-3 (c) of the Chicago Zoning Ordinance.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 529, I hereby approve the foregoing minor changes, but no other changes to Residential Planned Development No.529.

Sincerely,

Valerie B. Jarrett
Commissioner

cc: Christine Slattery
Philip Levin
William Tippens
Mary Edwards





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With regard to your request, the Department of Planning and Development has determined that the plan modifications would constitute a minor change pursuant to section 11.11-3 (c) of the Chicago Zoning Ordinance.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 529, I hereby approve the foregoing minor changes, but no other changes to Residential Planned Development No.529.

Sincerely,

Valerie B. Jarrett
Commissioner

cc: Christine Slattery
Philip Levin
William Tippens
Mary Edwards



LAW OFFICES
DALEY AND GEORGE, LTD.

100 WEST MONROE STREET
CHICAGO, ILLINOIS 60603-1903

TELEPHONE
(312) 726-8797
FAX
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MICHAEL DALEY
JOHN J. GEORGE
DENNIS J. AUKSTIK
ROBERT T. OLESZKIEWICZ
CAROLYN S. O'GARA
CHRIS A. LEACH
CATHERINE S. WILSON

SUITE 500

September 28, 1993

BY MESSENGER

Mr. Phil Levin
Department of Planning
City Hall - Room 1003
121 North La Salle Street
Chicago, Illinois 60603

In re: Residential Planned Business Development #529
Terra Cotta Place

Dear Mr. Levin:

On behalf of my client, Terra Cotta Village Developments, Inc., I respectfully request that the Commissioner of Planning and Development pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance consider and approve the proposed minor changes to Residential Planned Development #529 described on the attached Site Plan dated September 27, 1993.

We respectfully submit that the proposed minor changes be approved since the minor changes:

- (1) will not result in a change in the character of the development
- (2) will not result in an increase in the maximum permitted floor area ratio for the total net site area;
- (3) will not result in an increase in the maximum number of units per acre of total net site area;
- (4) will not result in a reduction in the minimum required distance between structures;
- (5) will not result in an increase in the maximum percent of land covered.

If you have any questions or comments concerning this matter, please feel free to contact me.

Sincerely,

John J. George

JJG:cc
cc: Ronald B. Shipka, Sr.

LAW OFFICES
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September 28, 1993

BY MESSENGER

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Department of Planning
City Hall - Room 1003
121 North La Salle Street
Chicago, Illinois 60603

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Terra Cotta Place

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On behalf of my client, Terra Cotta Village Developments, Inc., I respectfully request that the Commissioner of Planning and Development pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance consider and approve the proposed minor changes to Residential Planned Development #529 described on the attached Site Plan dated September 27, 1993.

We respectfully submit that the proposed minor changes be approved since the minor changes:

- (1) will not result in a change in the character of the development
- (2) will not result in an increase in the maximum permitted floor area ratio for the total net site area;
- (3) will not result in an increase in the maximum number of units per acre of total net site area;
- (4) will not result in a reduction in the minimum required distance between structures;
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If you have any questions or comments concerning this matter, please feel free to contact me.

Sincerely,

John J. George

JJG:tc
cc: Ronald B. Shipka, Sr.

~~Damen Avenue to the east; the west fork of the south branch of the Chicago River to the south; the centerline of Canal "E" to the west; and a line perpendicular to Damen Avenue beginning 990 feet north of the intersection of the westerly line of South Damen Avenue and the northerly bank of the west fork of the south branch of the Chicago River to the north,~~

to those of an M3-4 Heavy 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 Number 7-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 M3-3 Heavy Manufacturing District symbols and indications as shown on Map No. 7-H (66B) in the area bounded by:

North Leavitt Street; North Elston Avenue; a line approximately 432 feet south of and parallel to North Leavitt Street; and a line approximately 401 feet west of and approximately parallel to North Elston Avenue,

to those of a C3-1 Commercial-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~~

RPD# 529

Reclassification Of Area Shown On Map Number 7-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 7-H in the area bounded by:

West Wrightwood Avenue; West Altgeld Street; West Terra Cotta Place; North Clybourn Avenue; and the easterly line of the Chicago and Northwestern Railway right-of-way,

to those of an R4 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 R4 General Residence District symbols and indications as shown on Map No. 7-H in the area bounded by:

West Wrightwood Avenue; West Altgeld Street; West Terra Cotta Place; North Clybourn Avenue; and the easterly line of the Chicago and Northwestern Railway right-of-way,

to the designation of Residential Planned Development No. ____ 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. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

Plan Of Development

Statements.

1. The area delineated herein as Residential Planned Development consists of approximately 91,680 square feet (2.10 acres) and is owned or controlled by the Applicant, Terra Cotta Village Development, 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 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 and 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, modification or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designation 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. Nothing herein shall be construed to mean that any individual owner, or any ground lessors, 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 transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations 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 Generalized Land Use Map; an Existing Land Use Map; a Table of Use and Bulk Regulations and Related Controls; and a Site/Landscape Plan and Elevation Plans, prepared by Pappageorge Haymes Ltd., dated September 10, 1992. Full size sets of the Site/Landscape Plan and Elevation Plans 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 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 Planned Development": Single-family and multifamily dwellings, off-street parking and related uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Planning and Development. 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 and Development.
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.
8. Off-street parking will be provided in compliance with this Planned Development and shall be subject to the review and approval of the Commissioner of the Department of Planning and Development and the Department of Transportation, Bureau of Traffic Engineering and Operations.
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 Transportation, Bureau of Traffic Engineering and Operations and of the Commissioner of the Department of Planning and Development.
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. Height limitations as certified on form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b. 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.

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 Related to Planned Developments", as promulgated by the Commissioner of the Department Planning and Development.
13. The improvements in the Property, including all entrances and exits to the parking areas, shall be designed and installed in general conformance with the Site/Landscape Plan and Elevation Plans dated September 10, 1992. The landscaping (including street trees in the adjacent right-of-way) shall be designed and installed in general conformance with the Site/Landscape Plan dated September 10, 1992. The landscaping shall be maintained at all times in accordance with the Site/Landscape Plan and parkway trees shall be installed and maintained in accordance with the parkway tree provisions of the Chicago Zoning Ordinance. One (1) two and one-half (2½) inch caliper tree shall be installed for each twenty-five (25) feet of frontage, subject to and in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Transportation, Bureau of Street Traffic, and subject to the approval of the Department of Planning and Development. 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 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 a minor change that is 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 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 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.

15. Unless substantial construction has commenced within ten (10) years following adoption of the 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 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 that of an R4 General Residence District.

[Existing Zoning Map, Property Line and Planned Development Boundary Map, Generalized Land Use Map, Existing Land Use Map, Site/Landscape Plan and Building Elevations printed on pages 26635 through 26642 of this Journal.]

Use and Bulk Regulations and Related Controls Table attached to these Planned Development Statements reads as follows:

Use And Bulk Regulations And Related Controls.

Net Site Area <u>Sq. Ft.</u> Acres	Generalized Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum No. Of Dwelling Units	Maximum Percent Of Site Coverage
<u>91680.4</u> 2.10	See Statement Number 5	1.14	73	See Approved Site Plan

Gross Site Area = Net Site Area, 91680.4 square feet (2.10 acres) + Area to remain in public right-of-way, 26,799.6 square feet (0.62 acres) = 118,480 square feet (2.72 acres).

Maximum Floor Area Ratio for Total Net Site Area = 1.14.

Maximum Number of Dwelling Units = 73.

Minimum Number of Off Street Parking Spaces = 146.
(Including 76 enclosed spaces)

Maximum Percent of Site Coverage: In accordance with approved Site Plan.

Minimum Required Setbacks: In accordance with approved Site Plan.

Maximum Building Height: In accordance with approved Elevation Plans.

Reclassification Of Area Shown On Map Number 8-F.

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

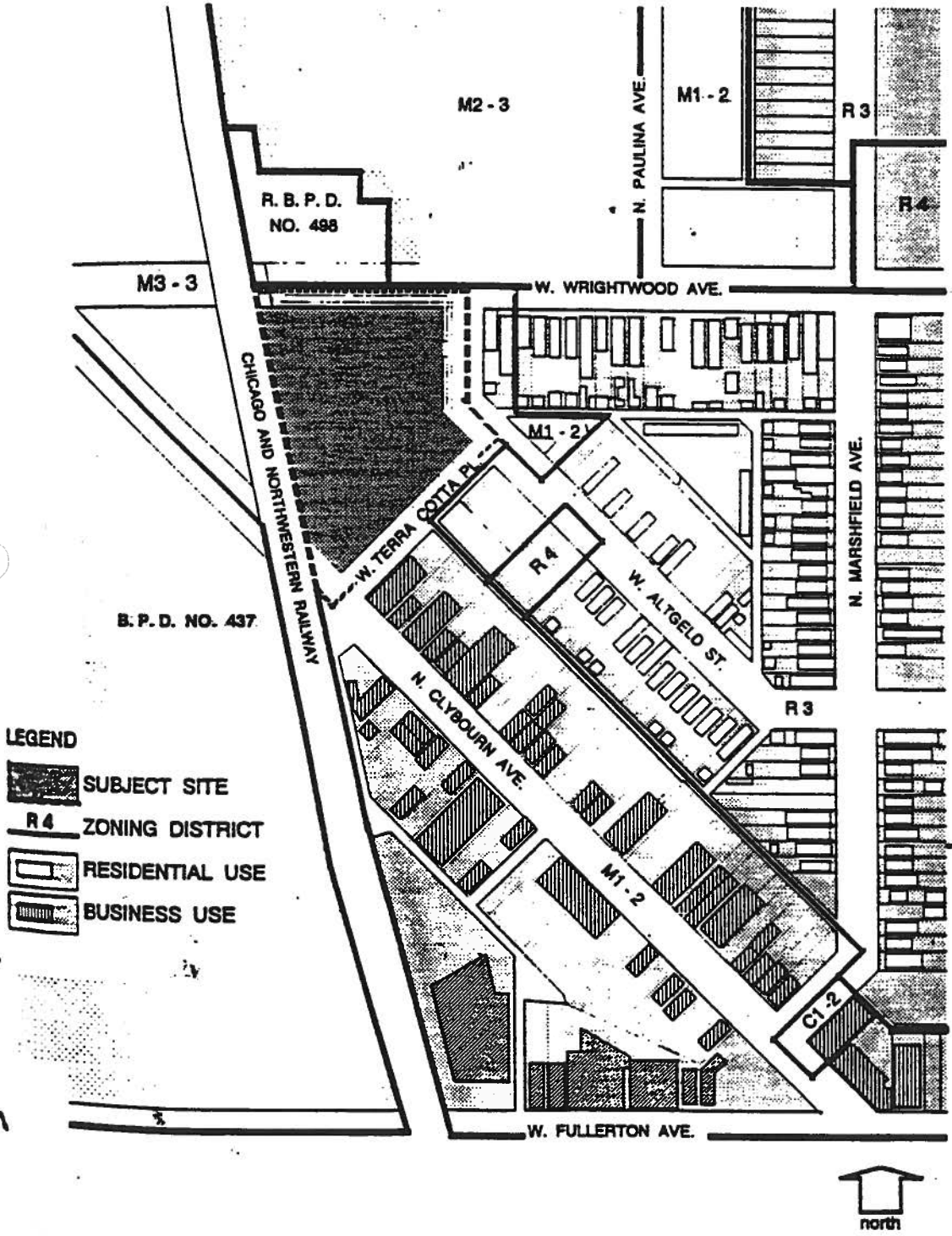
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Restricted Commercial District symbols and indications as shown on Map No. 8-F in the area bounded by:





a line 287 feet north of West 36th Street; the alley next east of and parallel to South Halsted Street; a line 119 feet north of West 36th Street; and South Halsted Street,

to those of a B1-1 Local Retail 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.

Existing Land Use And Context Map.
(Including Existing Zoning Map)

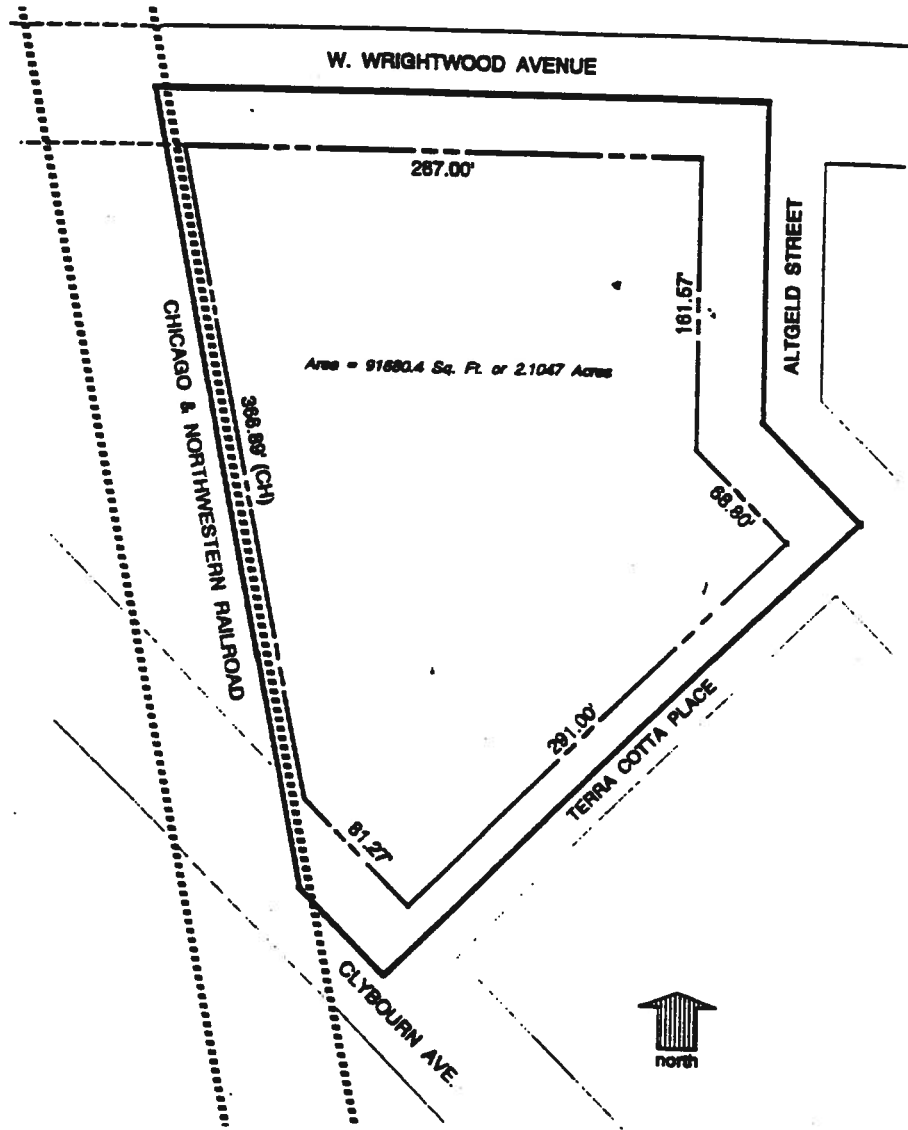


- LEGEND**
-  SUBJECT SITE
 -  R4 ZONING DISTRICT
 -  RESIDENTIAL USE
 -  BUSINESS USE






APPLICANT: TERRA COTTA VILLAGE DEVELOPMENTS, INC.
 ADDRESS: 1761 WEST WRIGHTWOOD AVENUE
 DATE: APRIL 24, 1992
 REVISED: DECEMBER 10, 1992

Property Line And Planned Development Boundary Map.



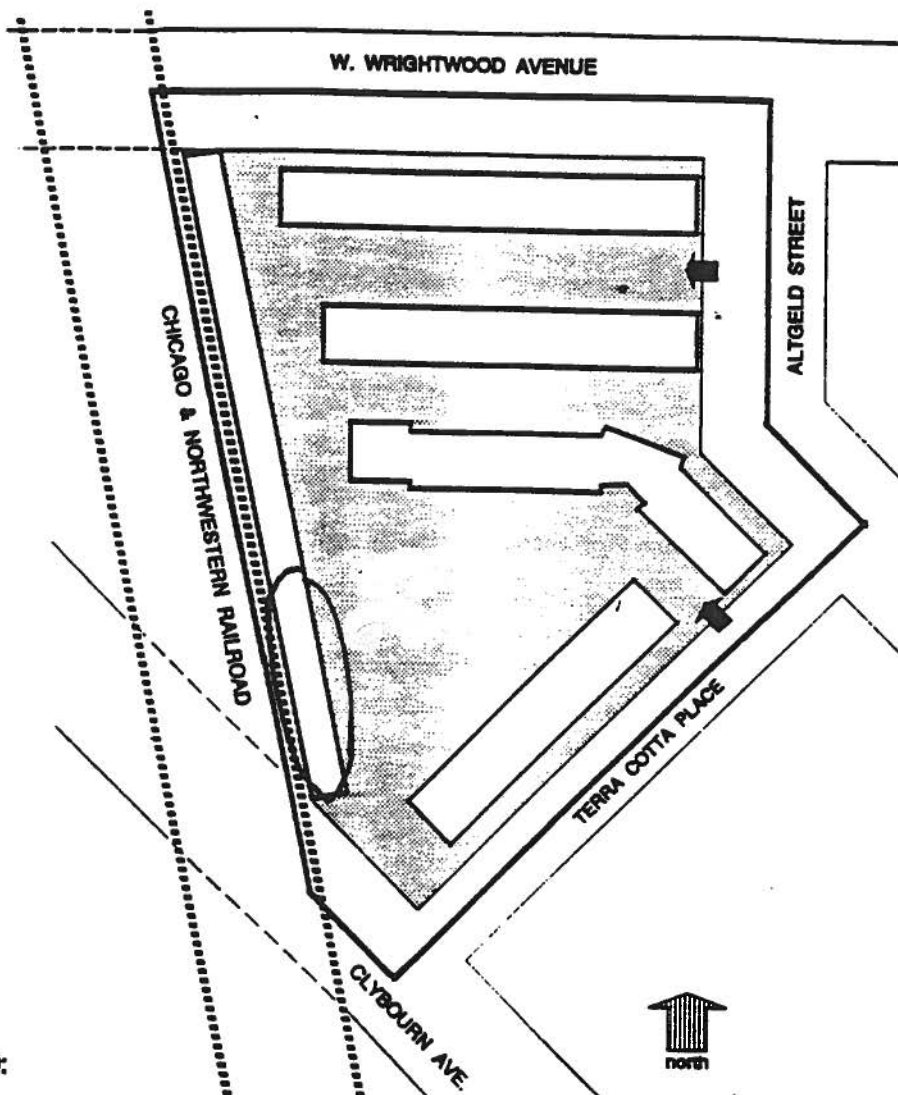
LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  DIMENSIONED PROPERTY LINE
-  ELEVATED RAIL EMBANKMENT

NOTE: No Right of Way Adjustments are contemplated.

APPLICANT: TERRA COTTA VILLAGE DEVELOPMENTS, INC.
 ADDRESS: 1761 WEST WRIGHTWOOD AVENUE
 DATE: APRIL 24, 1992
 REVISED: DECEMBER 10, 1992

Generalized Land Use Plan.



LEGEND:

———— PLANNED DEVELOPMENT BOUNDARY

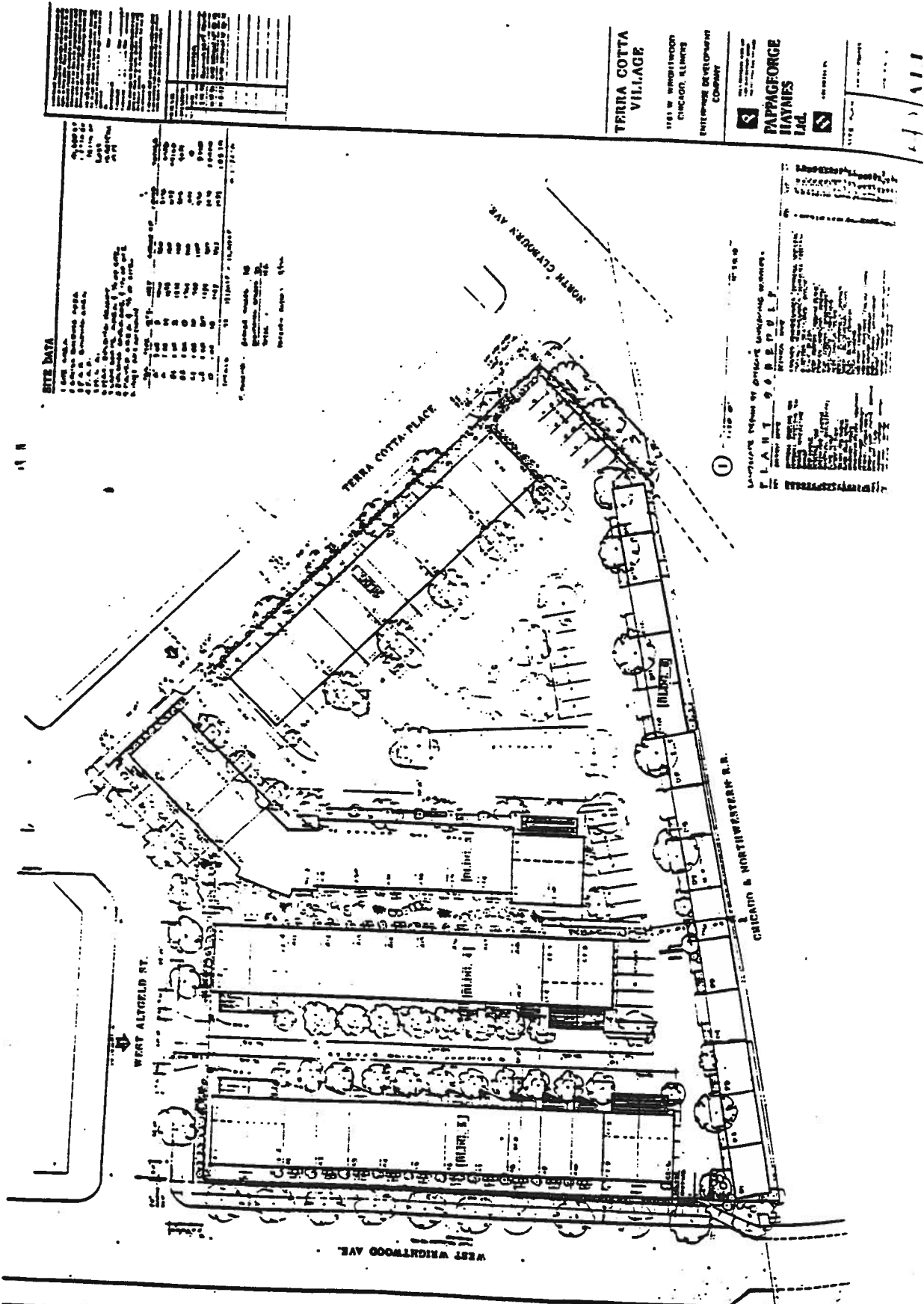
———— ELEVATED RAIL EMBANKMENT

▭ GENERALIZED STRUCTURE LOCATION

NOTE: For detail see Statement No. 5; Use and Bulk Regulations and Related Controls; and the Site / Landscape Plan and Elevation Plans.

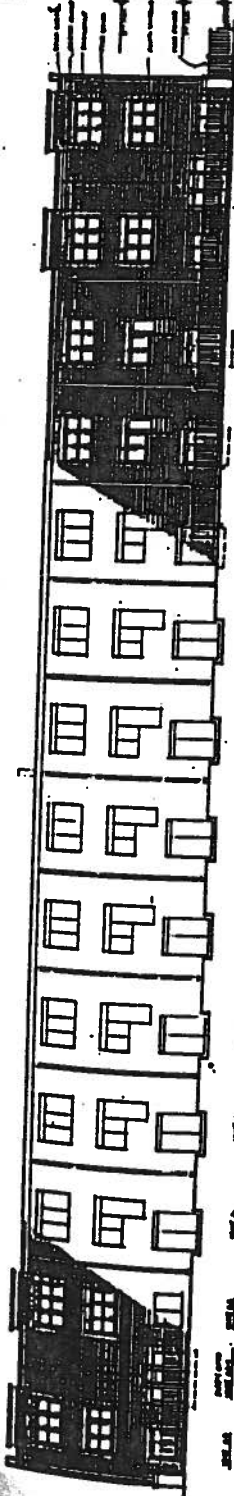
APPLICANT: TERRA COTTA VILLAGE DEVELOPMENTS, INC.
 ADDRESS: 1761 WEST WRIGHTWOOD AVENUE
 DATE: APRIL 24, 1992
 REVISED: DECEMBER 10, 1992

Site Plan.

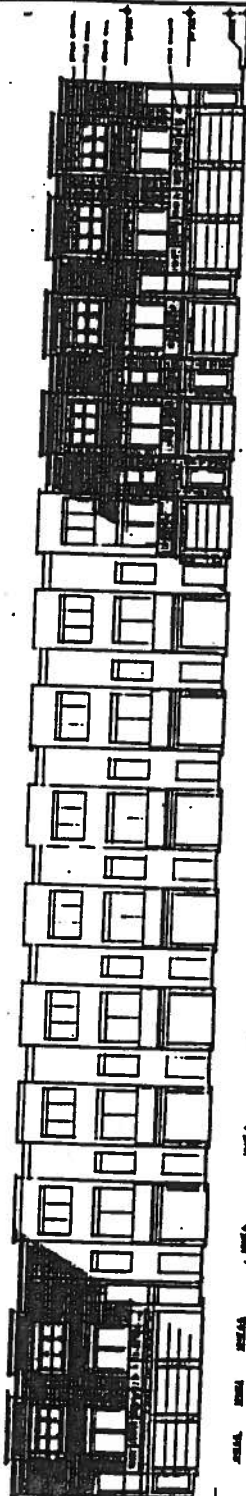


Building Elevations.
(Page 1 of 4)

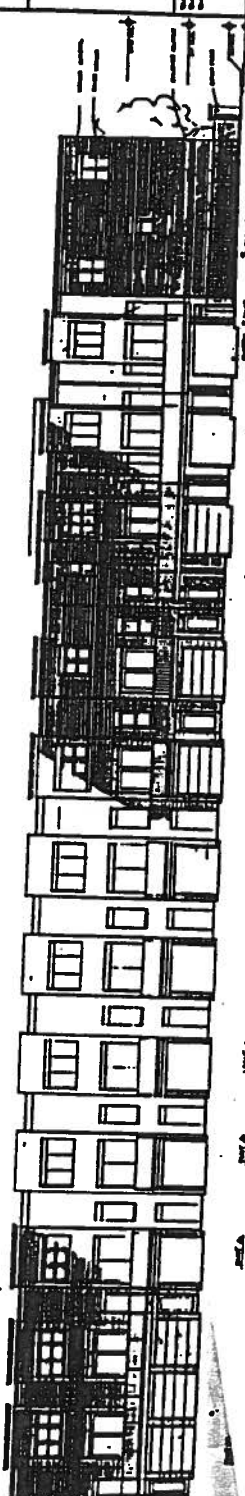
<p>TERRA COTTA VILLAGE 1711 W. WOODSTOCK CHICAGO, ILLINOIS BUILDING DEVELOPMENT COMPANY</p>		<p>PAPPAGEORGE HAYMES Ltd.</p>	<p>DATE: 12-15-92 DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>A4.2</p>
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① BUILDING ELEVATION (WEST SIDE)



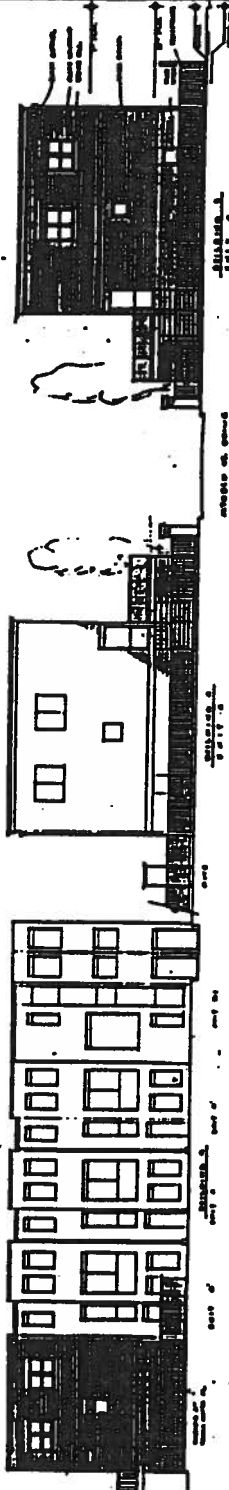
② BUILDING ELEVATION (EAST SIDE)



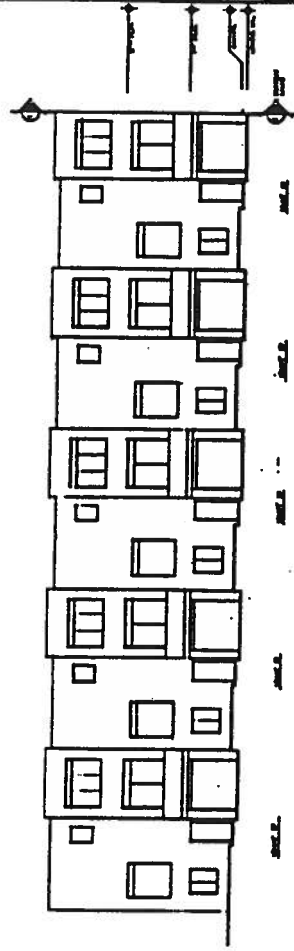
③ BUILDING ELEVATION (SOUTH SIDE)

Building Elevations.
(Page 2 of 4)

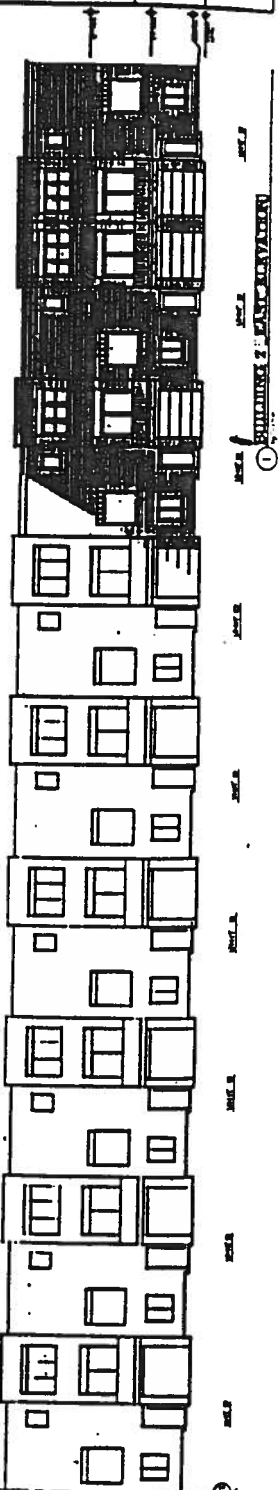
<p>NOTES:</p> <p>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>2. FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL SPECIFICATIONS.</p> <p>3. MATERIALS TO BE AS SHOWN ON THE ARCHITECTURAL SPECIFICATIONS.</p> <p>4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE.</p> <p>5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS BUILDING CODE.</p> <p>6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE.</p> <p>7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.</p> <p>8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE MODEL BUILDING CODE.</p> <p>9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE MODEL BUILDING CODE.</p> <p>10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE MODEL BUILDING CODE.</p>	<p>TERRA COTTA VILLAGE</p> <p>4701 N. UNIVERSITY CHICAGO, ILLINOIS CENTRAL DEVELOPMENT CORPORATION</p>	<p>PAPAGEORGE HAYMES INC.</p>	<p>DATE: 12/15/92</p> <p>SCALE: AS SHOWN</p>	<p>A4.3</p>



① BUILDING 1 - EAST ELEVATION



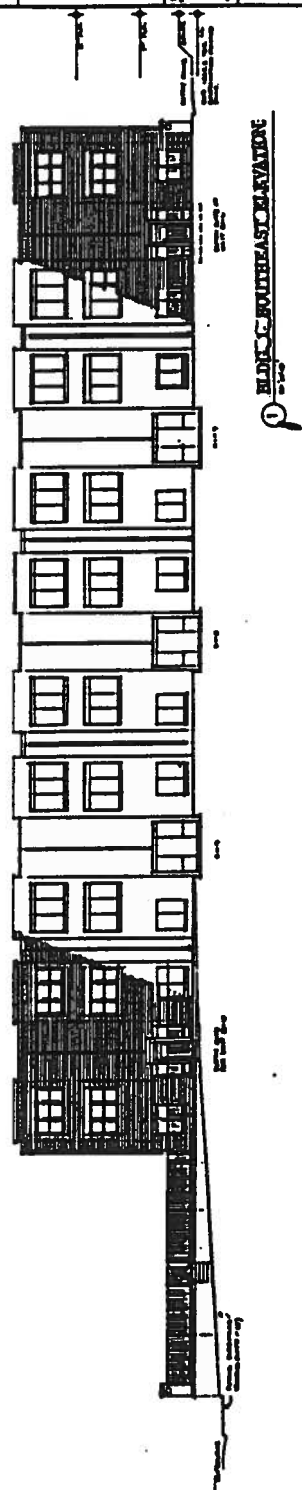
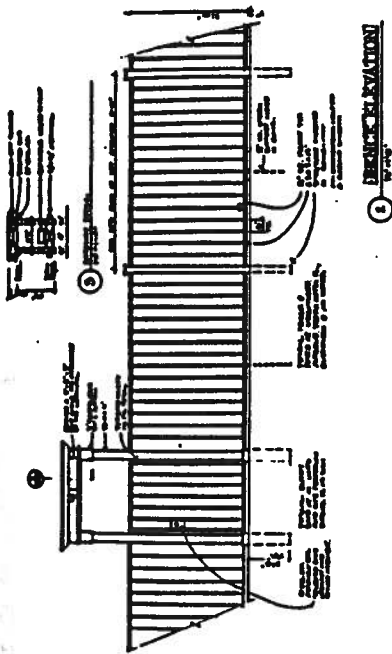
② BUILDING 2 - EAST ELEVATION



③ BUILDING 3 - EAST ELEVATION

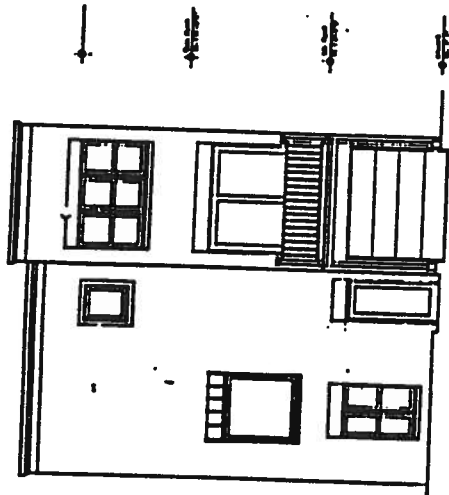
Building Elevations.
(Page 3 of 4)

<p>TERRA COTTA VILLAGE 1741 W. WASHINGTON CHICAGO, ILLINOIS ENTIRE DEVELOPER COMPANY</p>		<p>PAPAGEORGE HAYMES Ltd. ARCHITECTS</p>	<p>A4.4</p>
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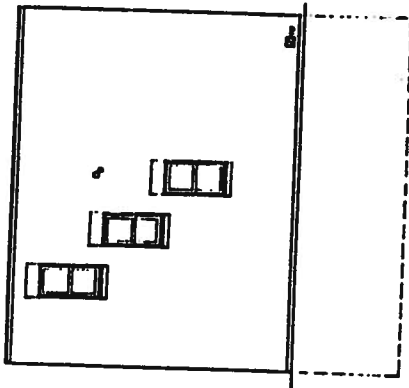


Building Elevations.
(Page 4 of 4)

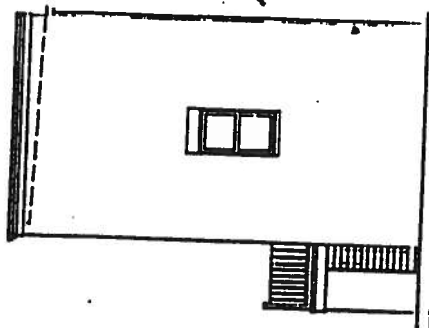
<p>NOTES:</p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CHICAGO BUILDING CODE AND THE CHICAGO MECHANICAL CODE.</p> <p>2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT.</p> <p>3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF CHICAGO.</p>	<p>TERRA COTTA VILLAGE</p> <p>1711 N. WENSHWOOD CHICAGO, ILLINOIS</p> <p>ENTIRE DEVELOPMENT COMPANY</p>	<p>PAPAGEORGE HAYMES Ltd.</p> <p>ARCHITECTS</p> <p>1711 N. WENSHWOOD CHICAGO, ILLINOIS</p>	<p>DATE: 12/15/92</p> <p>SCALE: AS SHOWN</p>	<p>A 4.5</p>



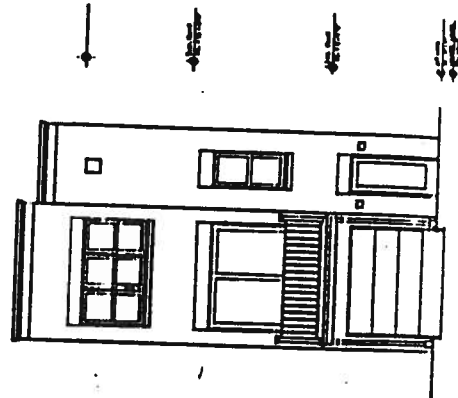
FRONT ELEVATION



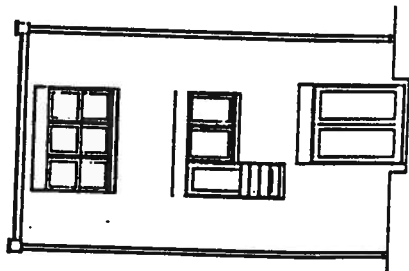
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

Reclassification Of Area Shown On Map Number 8-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 M1-3 Restricted Manufacturing District symbols and indications as shown on Map No. 8-G in the area bounded by:

West 34th Place; South Aberdeen Street; the alley next south of and parallel to West 34th Place; and a line 216 feet west of South Aberdeen Street,

to those of an M1-1 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 Number 8-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 8-G in the area bounded by:

West 35th Street; the alley next east of and parallel to South Morgan Street; a line 208 feet south of West 35th Street; and South Morgan Street,

to those of an M1-1 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.