

*Reclassification Of Area Shown On Map Number 5-M.
(Application Number 12177)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-1 Restricted Retail District symbols and indications as shown on Map Number 5-M in the area bounded by:

the alley next north of and parallel to West North Avenue; North McVicker Avenue; West North Avenue; and a line 132.57 feet west of North McVicker Avenue,

to those of a B5-1 General Service District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 7-H.
(Application Number A-3763)*

RPD 536

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 M1-4 Restricted Manufacturing District and Residential Planned Development Number 536 symbols and indications as shown on Map Number 7-H in the area bounded by:

West Oakdale Avenue; the public alley next east of and parallel to North Wolcott Avenue (or a line 357.88 feet east of and parallel to North Wolcott Avenue); the public alley next south of and parallel to West Oakdale Avenue; and a line 332.88 feet east of and parallel to North Wolcott Avenue,

(Continued from page 56359)

(Continued from page 56349)

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 20-B.
(Application Number 12176)*

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 B4-2 Restricted Service District symbols and indications as shown on Map Number 20-B in the area bounded by:

East 79th Street; a line 82.25 feet east of South Kingston Avenue; the alley next south of and parallel to East 79th Street; and South Kingston Avenue,

to those of a B4-3 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.

MISCELLANEOUS BUSINESS.

PRESENCE OF VISITORS NOTED.

The Honorable Richard M. Daley, Mayor, called the Council's attention to the presence of the following visitors:

Maximum Percentage of Site Coverage:

57% of individual lot within the development.

Minimum Number of Off-Street Parking Spaces:

83 spaces made up of a minimum of 59 enclosed spaces, with a minimum of 1 enclosed space on every individual lot within the development and a minimum of 24 spaces located along the private street.

*Reclassification Of Area Shown On Map Number 7-H.
(As Amended)*

(Application Number 11904) *RPD 536 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 Residential Planned Development Number 536 symbols, Residential Planned Development Number 537 symbols and M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 7-H in the area bounded by:

the alley next north of and parallel to West Oakdale Avenue; North Honor Street; a line 1,104.33 feet north of West Diversey Parkway; the westerly right-of-way line of the Chicago & Northwestern Railroad; a line drawn 42.0 feet north of the south line of West Oakdale Avenue extended east where no street exists; a line from a point 40.0 feet east of North Honor Street and a line drawn 42.0 feet north of the south line of West Oakdale Avenue extended east where no street exists connected by a convex arc with an arc of 31.30 feet, chord of 28.2 feet and radius of 20.0 feet beginning at a point 40.0 feet east of North Honor Street and a line drawn 42.0 feet north of the south line of West Oakdale Avenue extended east where no street exists to a point 60.0 feet east of North

(Continued on page 36593)

(Continued from page 36586)

Honore Street and 21.48 feet north of the southerly right-of-way line of West Oakdale Avenue; a line connected by a convex arc with an arc of 42.07 feet, chord of 42.04 feet and radius of 317.2 feet from a point 60.0 feet east of North Honore Street and 21.48 feet north of the southerly right-of-way line of West Oakdale Avenue to a point 38.0 feet east of the easterly right-of-way line of North Honore Street and 13.18 feet south of the southerly right-of-way line of West Oakdale Avenue; a line 38.0 feet east of the easterly right-of-way line of North Honore Street; a line from a point 38.0 feet east of the easterly right-of-way line of North Honore Street and 53.0 feet south of the southerly right-of-way line of West Oakdale Avenue to a point 31.0 feet east of the easterly right-of-way line of North Honore Street and 60.8 feet south of the southerly right-of-way line of West Oakdale Avenue; a line 60.8 feet south of the southerly right-of-way line of West Oakdale Avenue; a line 408.39 feet east of and parallel with North Wolcott Avenue; West Diversey Parkway; North Wolcott Avenue; West Oakdale Avenue; a line 32.35 feet east of and parallel with North Wolcott Avenue; the alley next south of West Oakdale Avenue; a line 57.35 feet east of and parallel with North Wolcott Avenue; West Oakdale Avenue; a line 307.97 feet east of and parallel with North Wolcott Avenue; the alley next south of West Oakdale Avenue; a line from a point on a line drawn 42.0 feet north of the south line of the alley next south of West Oakdale Avenue and 340.8 feet east of North Wolcott Avenue to a point on the centerline of the alley next south of West Oakdale Avenue and 87.9 feet south of West Oakdale Avenue; the alley next east of North Wolcott Avenue; and a line 25.0 feet west of North Honore Street,

to the designation of Residential Planned Development Number 536, 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 herein 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 Statements referred to in this ordinance read as follows:

Residential Planned Development Number 536, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 536, as amended ("Planned Development") consists of approximately 390,899 square feet (8.97 acres) and is owned or controlled by the Applicant, Enterprise Development Company.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assigns or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees.
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 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 or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made authorized by the Applicant or any homeowners association which is formed to succeed the Applicant.
4. This Plan of Development consists of thirteen (13) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; Site/Landscape Plan; and Building Elevations, Typical Fence and Typical Lighting Plans, dated October 29, 1996. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.

5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": single-family and multi-family dwellings (no elevator building(s)), off-street parking and related uses.
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 the review and approval of the Department of Planning and Development.
7. Off-street parking will be provided in compliance with this Planned Development and shall be subject to the review and approval of the Department of Planning and Development and the Department of Transportation.
8. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. 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. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to heights limitations approved by the Federal Aviation Administration.
10. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements in the property, including all entrances and exits to the private streets, shall be designed and installed in substantial conformance with the Site/Landscape Plan and Building Elevations dated October 29, 1996. The landscaping (including street trees in the adjacent right-of-way) shall be designed and installed in substantial conformance with the Site/Landscape Plan. 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 and corresponding regulations and guidelines.
12. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of

the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the development of the property contemplated herein. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase of the maximum percent of land covered.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use 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.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevations, Typical Fence and Typical Lighting Plans referred to in these Plan of Development Statements printed on pages 36598 through 36607 of this Journal.]

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

12/11/96

REPORTS OF COMMITTEES

36597

*Residential Planned Development Number 536, As Amended.**Bulk Regulations And Data Table And Related Controls.*

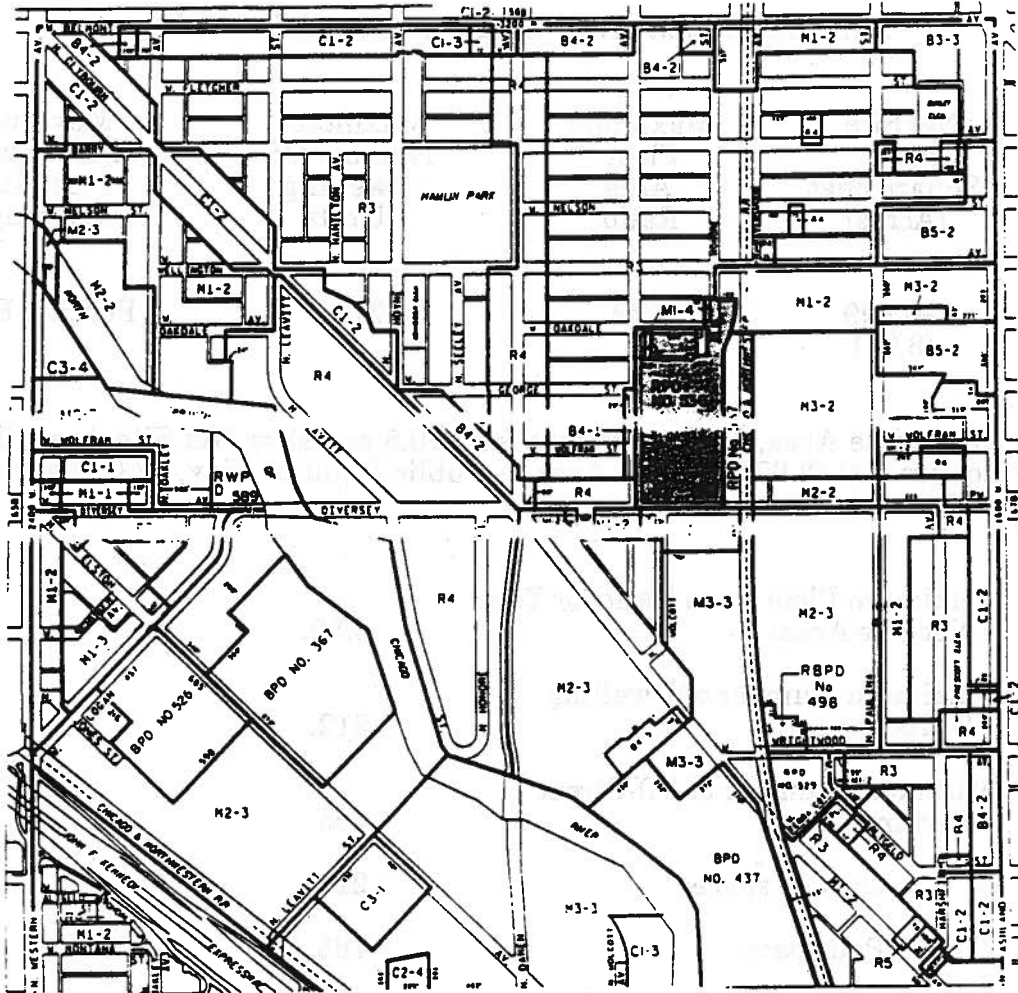
Net Site Area Square Feet (Acres)	Maximum Floor Area Ratio	Maximum Number Of Dwelling Units	Maximum Percentage Of Site Coverage
390,899 (8.97)	0.79	212	Per Site Plan


Gross Site Area, 457,415 square feet (10.5 acres) = Net Site Area, 390,899 square feet (8.97 acres) + Area in Public Right-of-Way, 67,078 square feet (1.5 acres).

Maximum Floor Area Ratio for Total Net Site Area:	0.79.
Maximum Number of Dwelling Units:	212.
Minimum Number of Off-Street Parking Space:	405
Garage spaces	219.
Pad spaces	165.
Guest spaces	21.*
Maximum Percentage of Site Coverage:	In accordance with the approval Site Plan.
Maximum Building Height:	39 feet.

* Guest spaces may not be sold to unit owners.

Existing Zoning Map.

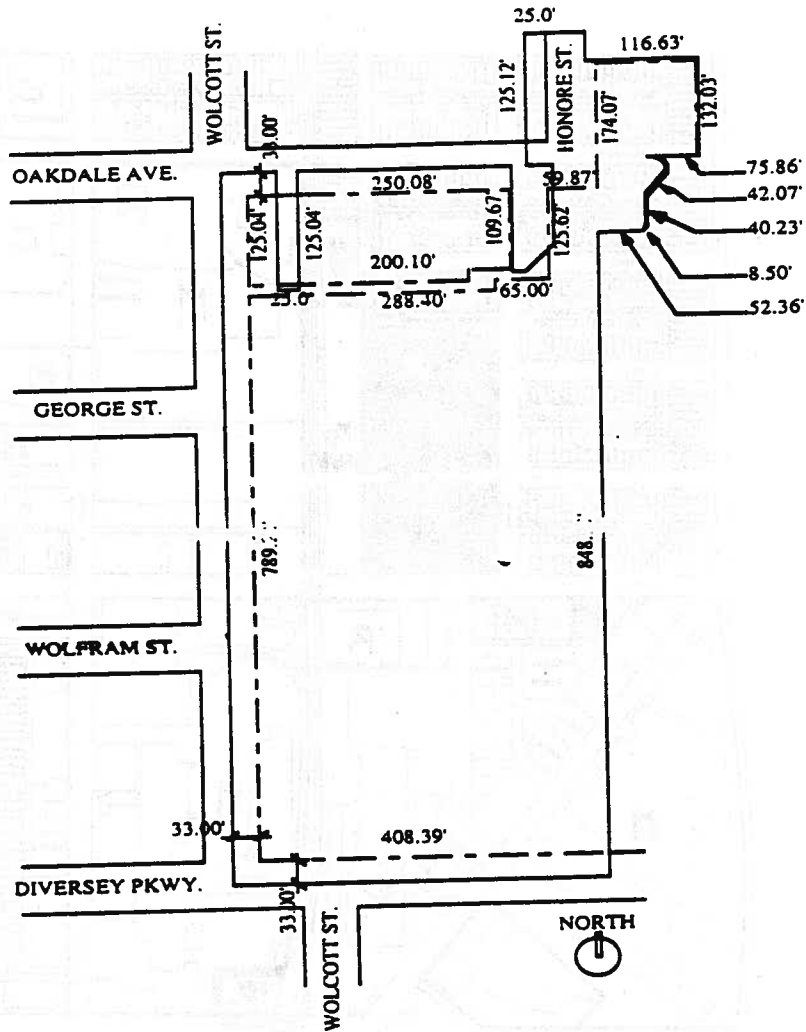


 SUBJECT PROPERTY



APPLICANT ENTERPRISE DEVELOPMENT CO.
 ADDRESS: LANDMARK VILLAGE
 DATE REVISED: OCTOBER 29, 1996

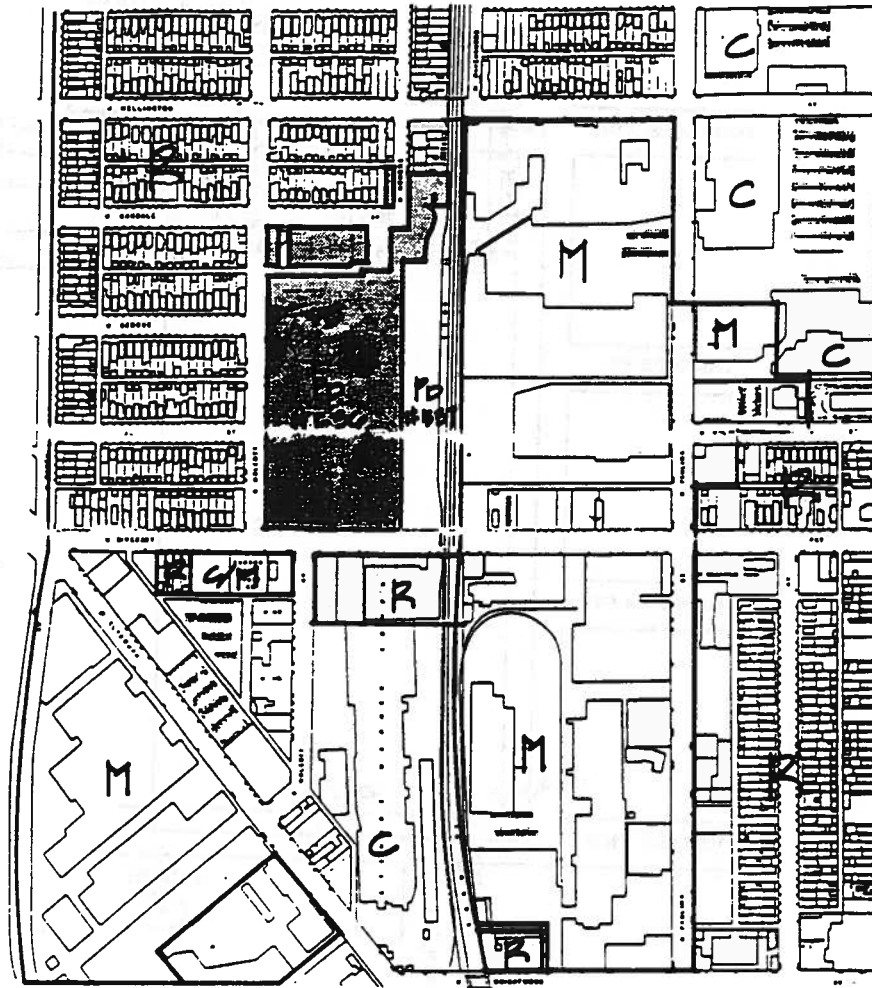
Planned Development Boundary And Property Line Map.



- PLANNED DEVELOPMENT BOUNDARY
- - - DIMENSIONED PROPERTY LINE

APPLICANT: ENTERPRISE DEVELOPMENT CO.
ADDRESS: LANDMARK VILLAGE
DATE REVISED: OCTOBER 29, 1996

Existing Land-Use Map.



SUBJECT PROPERTY

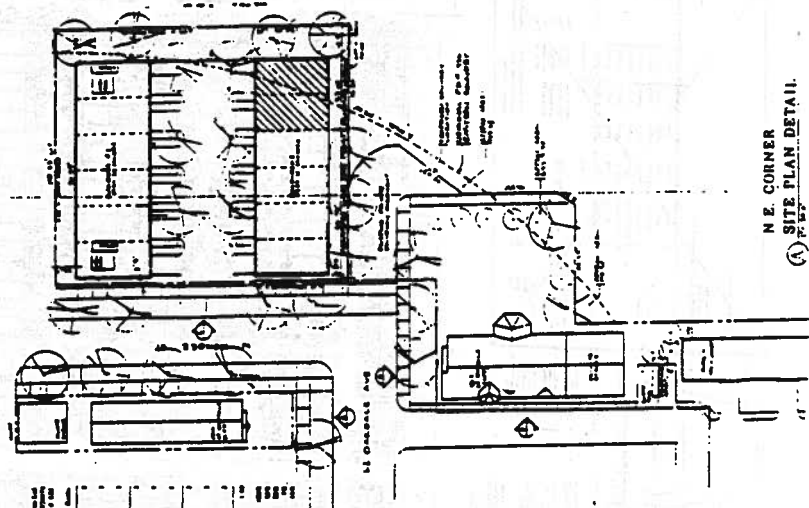
- R RESIDENTIAL USE
- M MANUFACTURING USE
- C COMMERCIAL/RETAIL USE

APPLICANT: ENTERPRISE DEVELOPMENT CO.
ADDRESS: LANDMARK VILLAGE
DATE REVISED: OCTOBER 29, 1996

Site/Landscape Plan.
(Page 2 of 2)

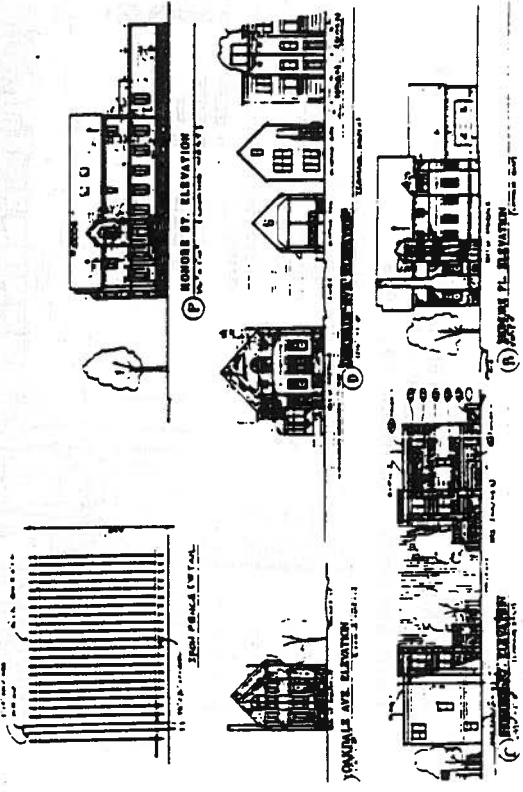
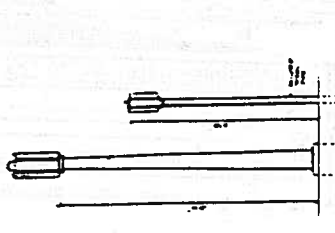
APPLICANT: ENTERPRISE DEVELOPMENT COMPANY
 ADDRESS: LANDMARK VILLAGE
 DATE REVISED: OCTOBER 29, 1996

<p>PROJECT NO. 96-001 SHEET NO. 2 OF 2 DATE: 10/29/96 DRAWN BY: [Name] CHECKED BY: [Name]</p>		<p>ENTERPRISE DEVELOPMENT CO. PAPPAGEORGE HAYMES LTD.</p>	<p>LANDMARK VILLAGE</p>
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LANDMARK VILLAGE, CHICAGO

Item	Description	Quantity	Unit
1	Asphalt Paving	1000	Sq. Yd.
2	Gravel Paving	500	Sq. Yd.
3	Concrete Paving	200	Sq. Yd.
4	Grass Planting	1000	Sq. Yd.
5	Flower Bed Planting	100	Sq. Yd.
6	Tree Planting	50	Each
7	Light Pole	10	Each
8	Light Fixture	10	Each
9	Signage	1	Each
10	Site Preparation	1	Each



N.E. CORNER
 (A) SITE PLAN DETAIL

Building Elevations, Typical Fence And Typical Lighting Plans.
(Page 2 of 5)

APPLICANT: ENTERPRISE DEVELOPMENT COMPANY
ADDRESS: LANDMARK VILLAGE
DATE REVISED: OCTOBER 29, 1996

Architectural drawings showing building elevations and a title block. The elevations include Unit A Side, Unit A Rear, and Unit A Front views. The title block contains project information and a north arrow.

UNIT A SIDE ELEVATION
UNIT A REAR ELEVATION
UNIT A FRONT ELEVATION

LANDMARK VILLAGE
ENTERPRISE DEVELOPMENT
PAPAGEORI BAYMES LLC

North Arrow

UNIT A CORNER FRONT ELEVATION

UNIT A REAR ELEVATION

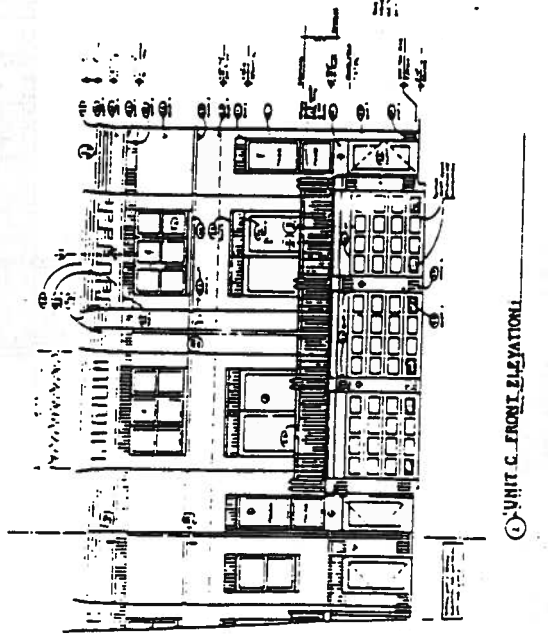
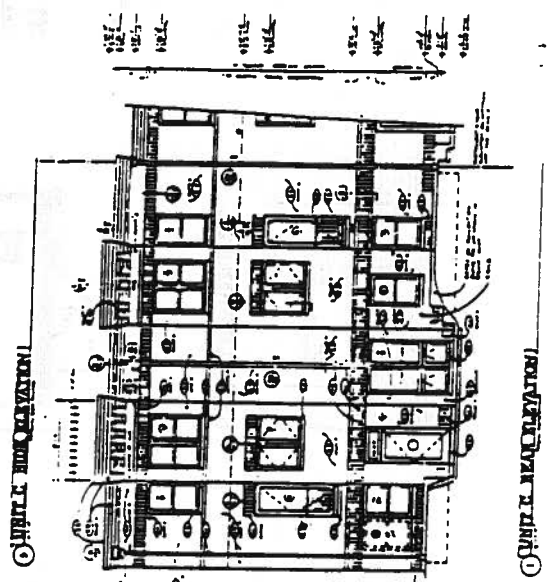
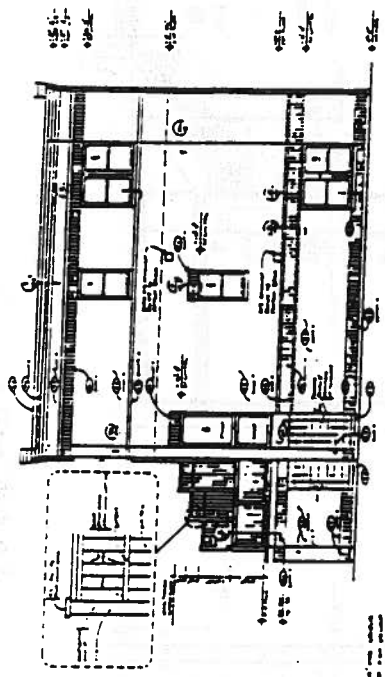
UNIT A REAR ELEVATION

UNIT A FRONT ELEVATION

Building Elevations, Typical Fence And
Typical Lighting Plans.
(Page 3 of 5)

APPLICANT: ENTERPRISE DEVELOPMENT COMPANY
ADDRESS: LANDMARK VILLAGE
DATE REVISED: OCTOBER 29, 1996

PROJECT: LANDMARK VILLAGE SHEET: 10 OF 10 DATE: 10/29/96 DRAWN BY: [Name] CHECKED BY: [Name]		LANDMARK VILLAGE ENTERPRISE DEVELOPMENT CO. 117 PAGEORCE PLAZA 117 PAGES	No. 4
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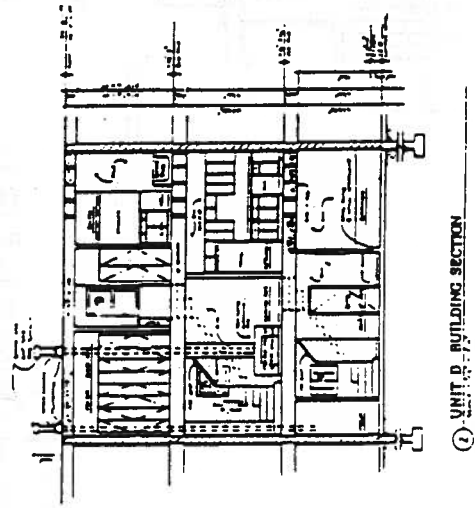
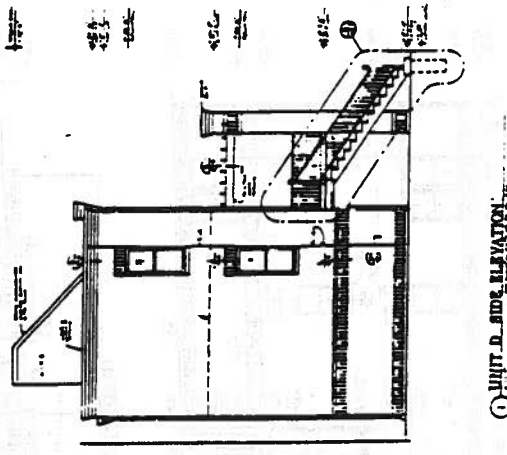
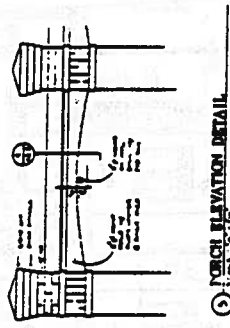


C

Building Elevations, Typical Fence And
Typical Lighting Plans.
(Page 4 of 5)

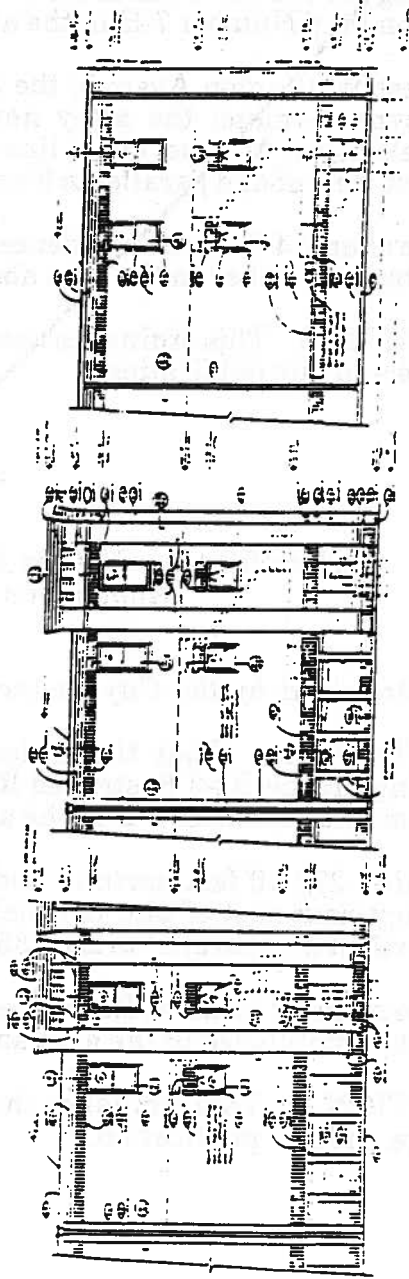
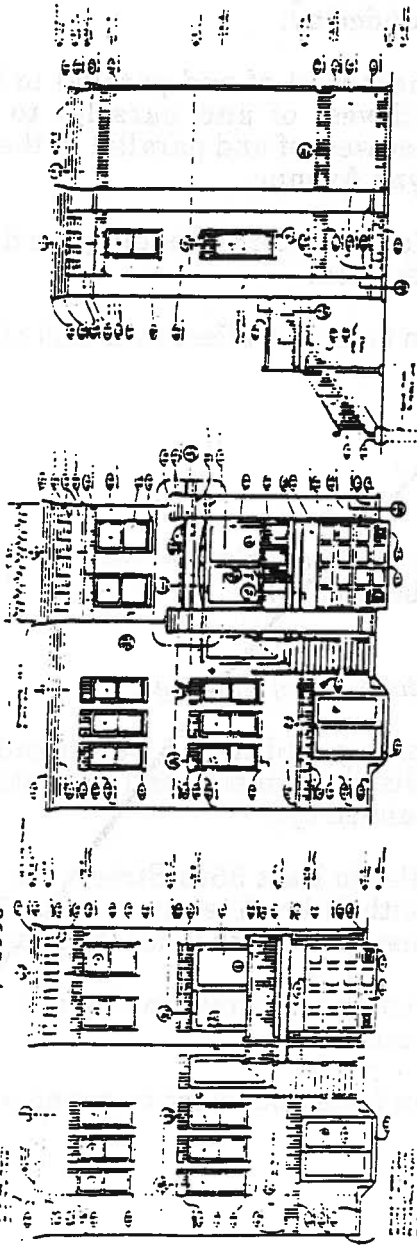
APPLICANT: ENTERPRISE DEVELOPMENT COMPANY
ADDRESS: LANDMARK VILLAGE
DATE REVISED: OCTOBER 29, 1996

LANDMARK VILLAGE ENTERPRISE DEVELOPMENT CO. 1500 N. LAUREL ST. CHICAGO, ILL. 60610 (773) 329-1000		DATE: 10/29/96 DRAWN BY: [blank] CHECKED BY: [blank]	SCALE: [blank] SHEET NO: 16 TOTAL SHEETS: 16
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Building Elevations, Typical Fence And
Typical Lighting Plans.
(Page 5 of 5)

ENTREPRISE DEVELOPMENT COMPANY
LANDMARK VILLAGE
OCTOBER 29, 1996



<p>ENTREPRISE DEVELOPMENT COMPANY 10000 W. 10th Avenue, Suite 100 Denver, Colorado 80231 TEL: 303.751.1000 FAX: 303.751.1001</p>		<p>LANDMARK VILLAGE</p>
<p>ENTREPRISE DEVELOPMENT CO</p>		<p>PAUPAGEORGE HAYNES INC.</p>
<p>DATE: 10/29/96</p>		<p>SCALE: 1/4" = 1'-0"</p>
<p>PROJECT NO: 96-001</p>		<p>UNIT: M.5</p>

*Reclassification Of Area Shown On Map Number 7-H.
(As Amended)
(Application Number 11928)*

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 Number 7-H in the area bounded by:

West Wellington Avenue; the alley next west of and parallel to North Hoyne Avenue; the alley next southwest of and parallel to West Wellington Avenue; and a line 100 feet west of and parallel to the alley next west of and parallel to North Hoyne Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 8-E.
(Application Number 11885)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-3 Restricted Retail District symbols and indications as shown on Map Number 8-E in the area bounded by:

a line 272.90 feet north of and parallel to East 35th Street, the public alley next east of and parallel to South Giles Avenue; a line 171 feet north of and parallel to East 35th Street; and South Giles Avenue,

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

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

SECTION 2. That the Zoning Administrator is authorized to grant zoning certification for the proposed single-family dwelling provided that all other provisions of the Chicago Zoning Ordinance are complied with.

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

PD 536

CHICAGO ZONING ORDINANCE AMENDED TO
RECLASSIFY AREA SHOWN ON
MAP NUMBER 7-H.

The Committee on Zoning submitted the following report:

CHICAGO, November 5, 1993.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on October 28, 1993, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying the particular areas.

I beg leave to recommend the passage of one ordinance which was corrected and amended in its corrected form. The Application Number is 10999.

At this time, I, along with Alderman Ed Smith, moved that this report be *Deferred* and published, with the exception of Application Number 10999, for which I request immediate passage because time is of the essence.

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, Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Burke, Jones, Streeter, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Medrano, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Austin, Wojcik, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Eisendrath, Hansen, Levar, Schuller, M. Smith, Moore, Stone -- 44.

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 M1-4 and M1-2 Restricted Manufacturing District and R3 General Residence District symbols and indications as shown on Map No. 7-H in the area bounded by:

the alley next north of West Oakdale Avenue; North Honore Street; a line 174.07 feet north of the south line of West Oakdale Avenue; a curved line with an arc of 295.86 feet, chord of 285.21 feet and radius of 316.53 feet from a point 174.07 feet north of the south line of West Oakdale Avenue and 105.77 feet east of the east line of North Honore Street to a point 408.39 feet east of the east line of North Wolcott Avenue and 848.39 feet north of the north line of West Diversey Parkway; a line 408.39 feet east of and parallel with North Wolcott Avenue; West Diversey Parkway; North Wolcott Avenue; West Oakdale Avenue; a line 32.35 feet east of and parallel with North Wolcott Avenue; the alley next south of West Oakdale Avenue; a line 57.35 feet east of and parallel with North Wolcott Avenue; West Oakdale Avenue; a line 307.97 feet east of and parallel with North Wolcott Avenue; the alley next south of West Oakdale Avenue; a line from a point on the center line of the alley next south of West Oakdale Avenue and 340.8 feet east of North Wolcott Avenue to a point on the center line of the alley next south of West Oakdale Avenue and 87.9 feet south of West Oakdale Avenue; the alley next east of North Wolcott Avenue; and a line 25.0 feet west of North Honore Street,

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 established in Section 1 above to the designation of a Residential Planned Development which is hereby established in the area above described,

subject to such use and bulk regulations as are set forth in the Plan of Development herein 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 including Use and Bulk Regulations and associated maps attached hereto are printed on pages 40528 through 40545 of this Journal.]

JOINT COMMITTEE.

COMMITTEE ON FINANCE.

COMMITTEE ON HOUSING AND REAL ESTATE.

AUTHORIZATION FOR AMENDMENT OF REDEVELOPMENT
AGREEMENT WITH VOICE OF THE PEOPLE IN UPTOWN,
INC. FOR CONSTRUCTION OF SIX ADDITIONAL
SINGLE-FAMILY HOUSING UNITS AT 5061
NORTH WINTHROP AVENUE.

A Joint Committee, composed of the members of the Committee on Finance and the members of the Committee on Housing and Real Estate, submitted the following report:

CHICAGO, November 5, 1993.

To the President and Members of the City Council:

(Continued on page 40546)

RESIDENTIAL PLANNED DEVELOPMENT NO. 536
PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as Residential Planned Development consists of approximately 387,335 square feet (8.9 acres) and is owned or controlled by the Applicant, Enterprise Development Company.
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 any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are

APPLICANT: ENTERPRISE DEVELOPMENT COMPANY
ADDRESS: 2931-2943 N. HONORE ST., 1811-1817, 1316,
1825-1847 and 1853 W. OAKDALE AVE., 1826-1852 W.
DIVERSEY PKWY., 2801-2911 N. WOLCOTT AVE.,
DATE: OCTOBER 13, 1992
DATE REVISED: OCTOBER 14, 1993

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 any homeowners association which is formed to succeed the Applicant. 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

APPLICANT: ENTERPRISE DEVELOPMENT COMPANY
ADDRESS: 2931-2943 N. HONORE ST., 1811-1817, 1816,
1825-1847 and 1853 W. OAKDALE AVE., 1826-1852 W.
DIVERSEY PKWY., 2801-2911 N. WOLCOTT AVE.,
DATE: OCTOBER 13, 1992
DATE REVISED: OCTOBER 14, 1993

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 sixteen 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 Building, typical fence and typical lighting Elevation Plans, dated October 14, 1993. 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, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development":

APPLICANT: ENTERPRISE DEVELOPMENT COMPANY
ADDRESS: 2931-2943 N. HONORE ST., 1811-1817, 1816,
1825-1847 and 1853 W. OAKDALE AVE., 1826-1852 W.
DIVERSEY PKWY., 2801-2911 N. WOLCOTT AVE.,
DATE: OCTOBER 13, 1992
DATE REVISED: OCTOBER 14, 1993

- Single family and Multifamily dwellings (no elevator building(s)), 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 Transportation in effect at the time of construction and in compliance with the

APPLICANT: ENTERPRISE DEVELOPMENT COMPANY
ADDRESS: 2931-2943 N. HONORE ST., 1811-1817, 1816,
1825-1847 and 1853 W. OAKDALE AVE., 1826-1852 W.
DIVERSEY PKWY., 2801-2911 N. WOLCOTT AVE.,
DATE: OCTOBER 13, 1992
DATE REVISED: OCTOBER 14, 1993

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. Conditioned upon receipt of the requisite permits and approvals, a separate left-turn lane for southbound traffic shall be provided on Wolcott Avenue just north of Diversey Parkway in conjunction with the construction of private streets within the development. In order to accommodate this left-turn lane, on-street parking shall be restricted and Wolcott Avenue shall be widened, at the Applicant's sole expense, between Diversey Parkway and an east-west alley located approximately 150 feet north of the north curblines of Diversey Parkway. Wolcott Avenue for a distance of 60 feet north of the north curblines of Diversey Parkway will be widened to a maximum of 34 feet and then tapered at a ratio of 1 foot to 15 feet to a point 150 feet north of the north curblines of Diversey Parkway. In addition, in order to accommodate increased left-turn movements on Diversey Parkway at both intersections with Wolcott Avenue, on-street

APPLICANT: ENTERPRISE DEVELOPMENT COMPANY
ADDRESS: 2931-2943 N. HONORE ST., 1811-1817, 1816,
1825-1847 and 1853 W. CAKDALE AVE., 1826-1852 W.
DIVERSEY PKWY., 2801-2911 N. WOLCOTT AVE.,
DATE: OCTOBER 13, 1992
DATE REVISED: OCTOBER 14, 1993

parking shall be prohibited on both sides of Diversey Parkway within 100 feet of both intersections, subject to the receipt of the requisite permits and approvals.

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 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.

Developments", as promulgated by the Commissioner of the Department Planning and Development.

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
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 October 14, 1993. The

APPLICANT: ENTERPRISE DEVELOPMENT COMPANY
ADDRESS: 2931-2943 N. HONORE ST., 1811-1817, 1816,
1925-1847 and 1853 W. OAKDALE AVE., 1926-1952 W.
DIVERSEY PKWY., 2801-2911 N. WOLCOTT AVE.,
DATE: OCTOBER 13, 1992
DATE REVISED: OCTOBER 14, 1993

landscaping (including street trees in the adjacent right-of-way) shall be designed and installed in general conformance with the Site/Landscape Plan. 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 and corresponding regulations and guidelines.

14. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the development of the property contemplated herein. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may

APPLICANT: ENTERPRISE DEVELOPMENT COMPANY
ADDRESS: 2931-2943 N. HONORE ST., 1811-1817, 1316,
1825-1847 and 1853 W. OAKDALE AVE., 1326-1852 W.
DIVERSEY PKWY., 2801-2911 N. WOLCOTT AVE.,
DATE: OCTOBER 13, 1992
DATE REVISED: OCTOBER 14, 1993

include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land covered.

15. 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 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 ("ASHRAE") and the Illuminating Engineering Society ("IES"). Copies of these standards may be obtained from the Department of Planning and Development.
16. Unless substantial construction of a minimum of fifty (50%) percent of the permitted dwelling units has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then

APPLICANT: ENTERPRISE DEVELOPMENT COMPANY
ADDRESS: 2931-2943 N. HONORE ST., 1811-1817, 1816,
1825-1847 and 1853 W. OAKDALE AVE., 1826-1852 W.
DIVERSEY PKWY., 2801-2911 N. WOLCOTT AVE.,
DATE: OCTOBER 13, 1992
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this Planned Development shall expire upon the expiration or 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 a R4 General Residence District.

APPLICANT: ENTERPRISE DEVELOPMENT COMPANY
ADDRESS: 2931-2943 N. HONORE ST., 1811-1817, 1816,
1825-1847 and 1353 W. OAKDALE AVE., 1826-1352 W.
DIVERSEY PKWY., 2801-2911 N. WOLCOTT AVE.,
DATE: OCTOBER 13, 1992
DATE REVISED: OCTOBER 14, 1993

Residential Planned Development.

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>387,335</u> 8.9	SEE STATEMENT NUMBER 6	0.85	212	SEE APPROVED SITE PLAN

GROSS SITE AREA - NET SITE AREA, 387,335 SQ. FT. (8.9 Acres) PLUS AREA IN PUBLIC RIGHTS-OF-WAY, 67,078 SQ. FT. (1.5 Acres) = 454,413 SQ. FT. (10.4 Acres)

MAXIMUM FLOOR AREA RATIO FOR TOTAL NET SITE AREA = 0.85

MAXIMUM NUMBER OF DWELLING UNITS = 212

MINIMUM NUMBER OF OFF-STREET PARKING SPACES = 408
 Garage Spaces = 212
 Pad Spaces = 178
 Guest Spaces = 18*

* Guest Spaces may not be sold to unit owners

MAXIMUM PERCENT OF SITE COVERAGE: In accordance with approved Site Plan

MINIMUM REQUIRED BUILDING SETBACKS: In accordance with approved Site Plan

MAXIMUM BUILDING HEIGHT: In accordance with approved Elevation Plans

APPLICANT: ENTERPRISE DEVELOPMENT COMPANY

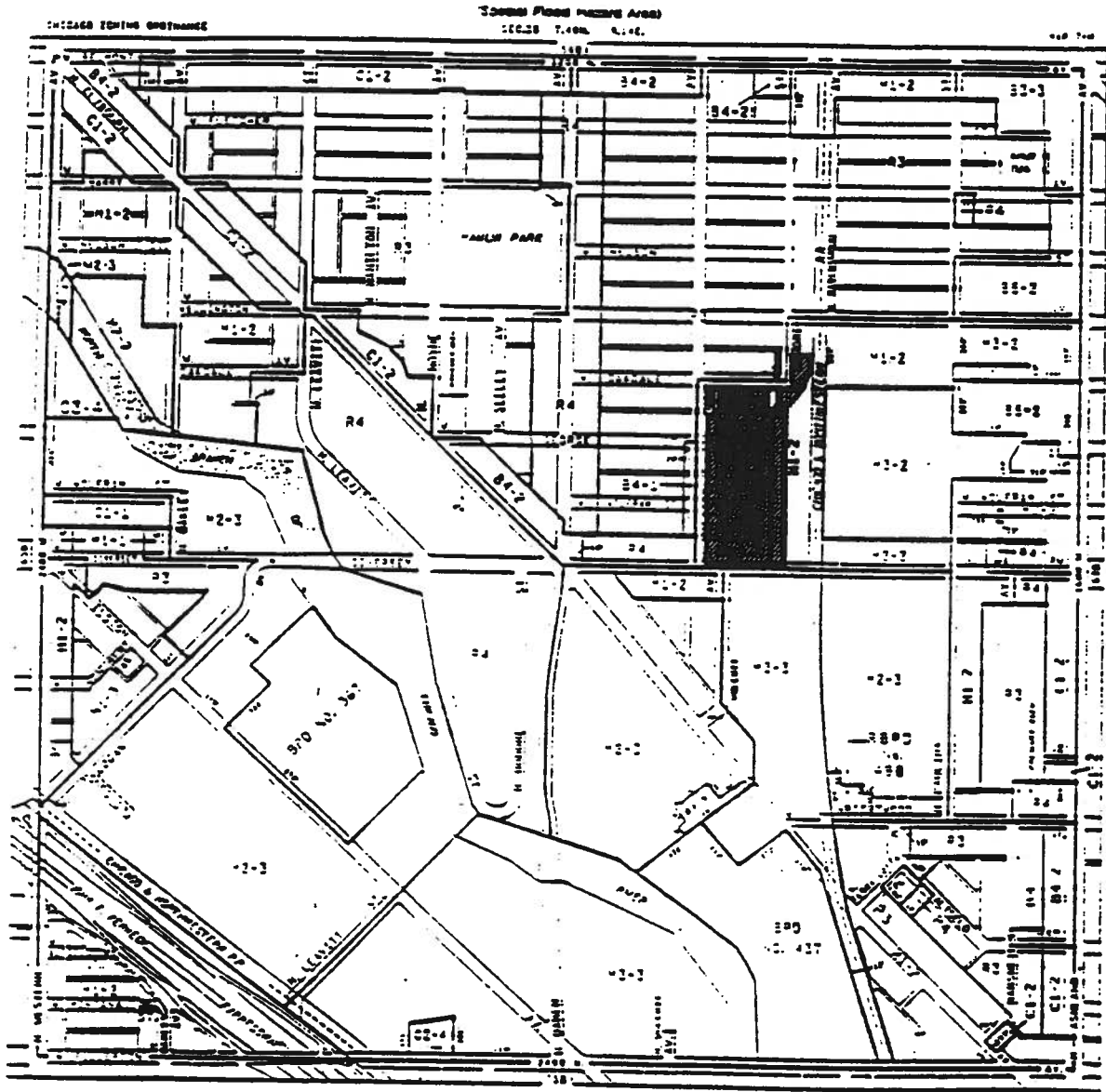
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DATE: OCTOBER 13, 1992

REVISED: OCTOBER 14, 1993

Residential Planned Development.

Existing Zoning Map.



SUBJECT PROPERTY



NORTH

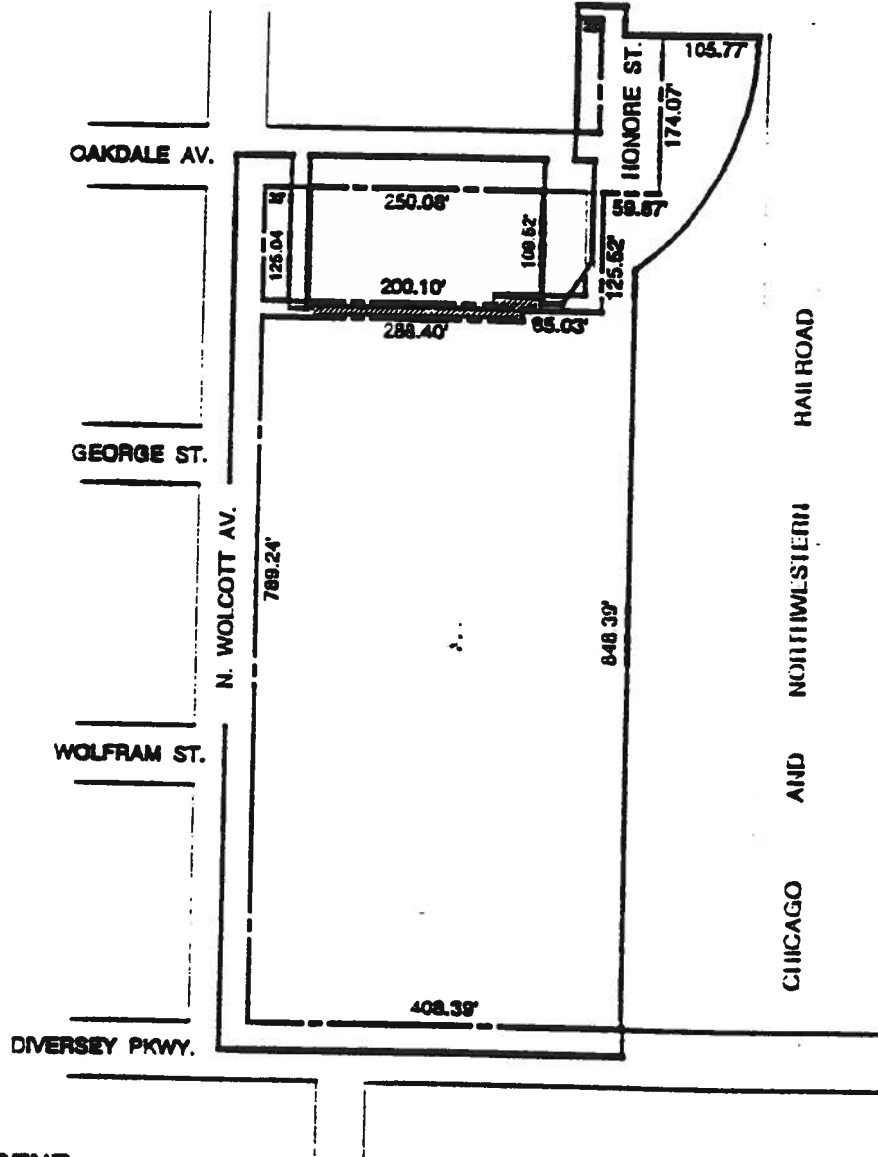
APPLICANT: ENTERPRISE DEVELOPMENT COMPANY

ADDRESS: 2931 - 2943 N. HONORE ST., 1811 - 1817, 1916, 1825 - 1847, and 1853 W. OAKDALE AV., 1826 - 1852 W. DIVERSEY PKWY., 2801 - 2911 N. WOLCOTT AV.




DATE: OCTOBER 13, 1992

REVISED: OCTOBER 14, 1993

Residential Planned Development.
Property Line and Planned Development Boundary Map.



LEGEND:

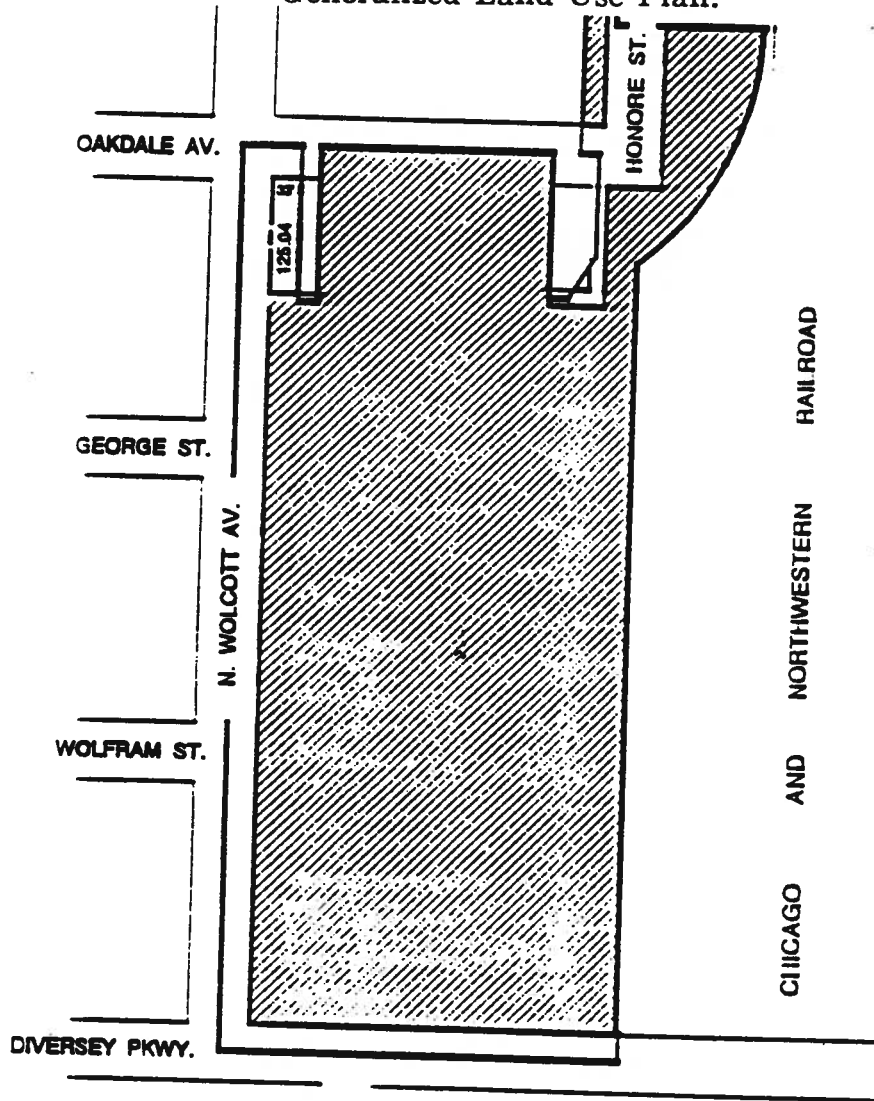
-  PLANNED DEVELOPMENT BOUNDARY
-  DIMENSIONED PROPERTY LINE
-  RIGHT-OF-WAY TO BE VACATED



APPLICANT: ENTERPRISE DEVELOPMENT COMPANY
ADDRESS: 2931 - 2943 N. HONORE ST., 1811 - 1817, 1816, 1825 - 1847, and 1853 W. OAKDALE AV., 1826 - 1852 W. DIVERSEY PKWY., 2801 - 2911 N. WOLCOTT AV.
DATE: OCTOBER 13, 1992
REVISED: OCTOBER 14, 1993

Residential Planned Development.

Generalized Land Use Plan.



LEGEND:

— PLANNED DEVELOPMENT BOUNDARY

▨ DEVELOPABLE SITE AREA



NOTE: For Detail see Statement No. 5: Use and Bulk Regulations and Related Controls; and approved Site/Landscape Plans and Elevations

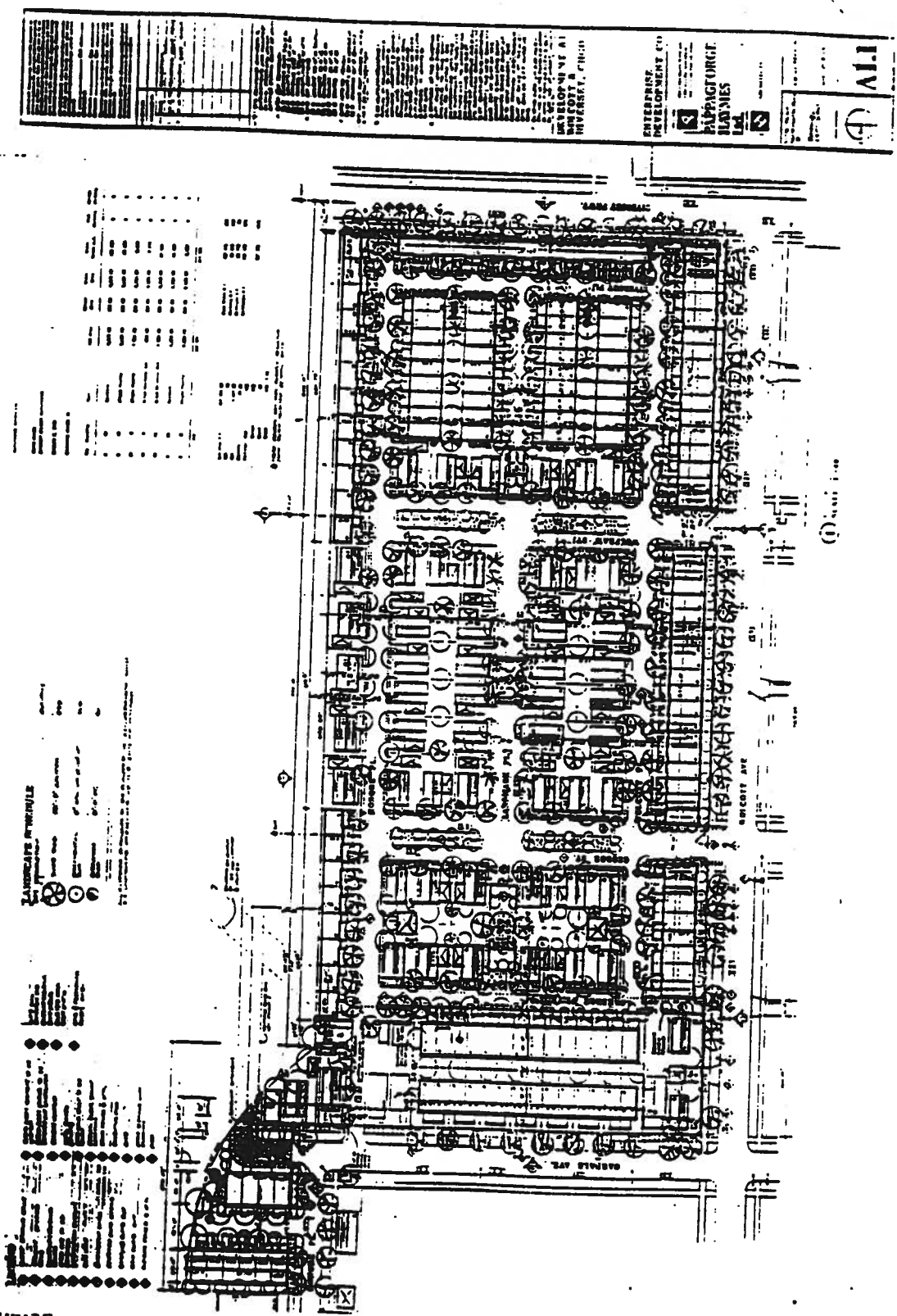
APPLICANT: ENTERPRISE DEVELOPMENT COMPANY

ADDRESS: 2931 - 2943 N. HONORE ST., 1811 - 1817, 1818, 1825 - 1847, and 1853 W. OAKDALE AV., 1828 - 1852 W. DIVERSEY PKWY., 2801 - 2911 N. WOLCOTT AV.

DATE: OCTOBER 13, 1992

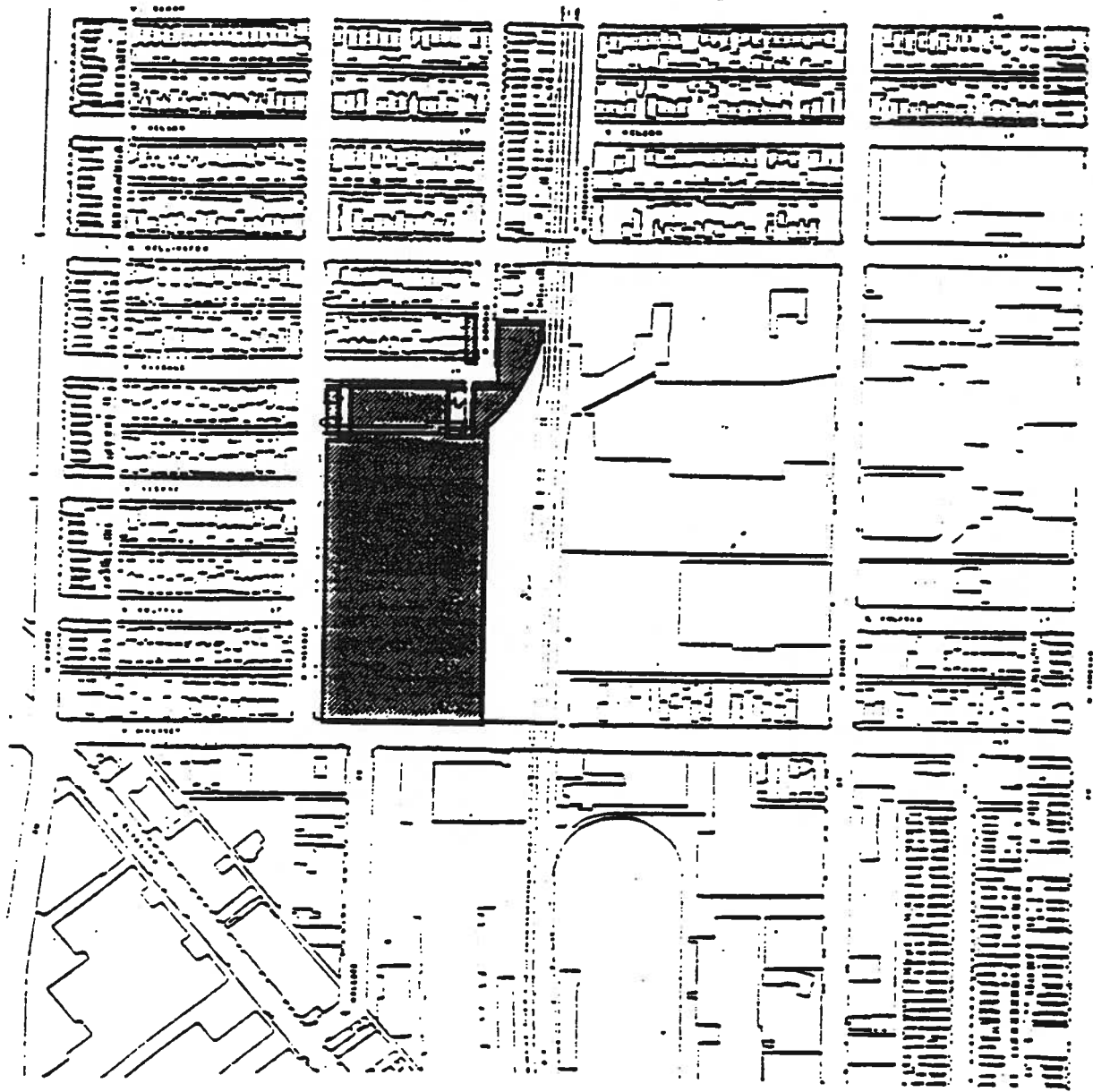
REVISED: OCTOBER 14, 1993

Site/Landscape Plan.



Residential Planned Development.

Existing Land Use Map.



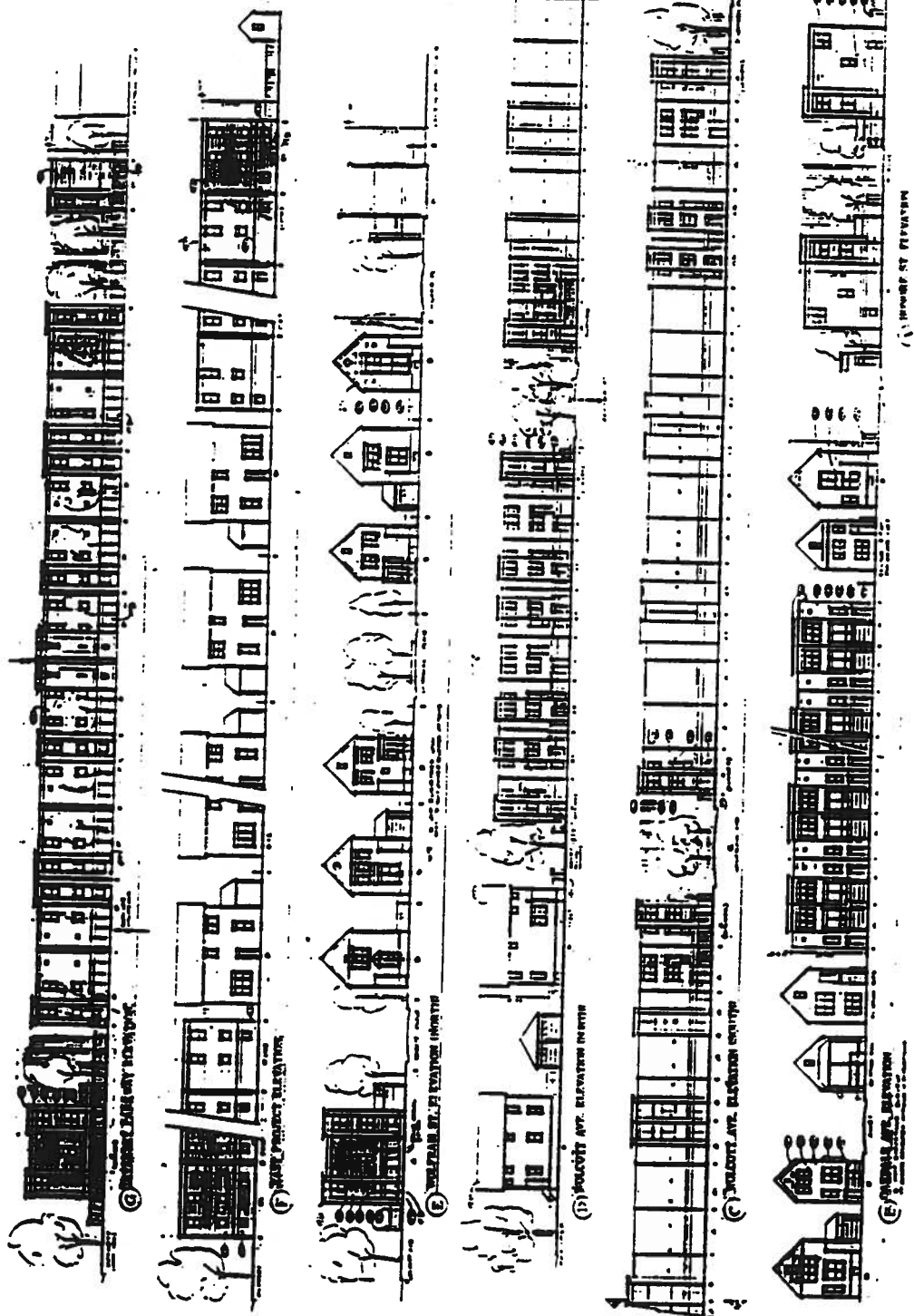
SUBJECT PROPERTY



APPLICANT: ENTERPRISE DEVELOPMENT COMPANY
ADDRESS: 2931 - 2943 N. HONORE ST., 1811 - 1817, 1816, 1825 - 1847, and 1853 W. OAKDALE AV., 1826 - 1852 W. DIVERSEY PKWY., 2801 - 2911 N. WOLCOTT AV.
DATE: OCTOBER 13, 1992
REVISED: OCTOBER 14, 1993

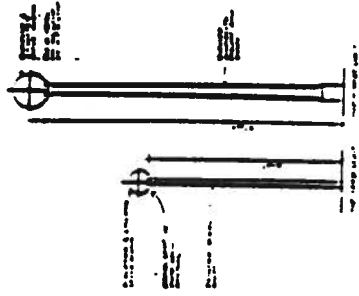
Building, Typical Fence And Lighting Elevation Plans.
(Page 1 of 3)

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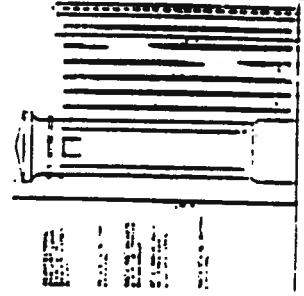


Building, Typical Fence And Lighting Elevation Plans.
(Page 3 of 3)

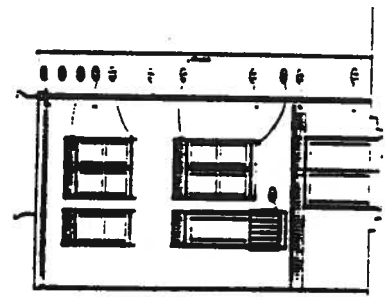
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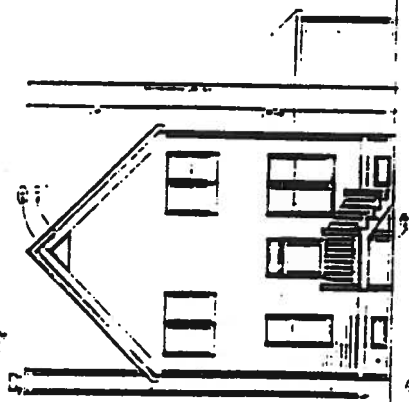
(1) LIGHTING DETAILS



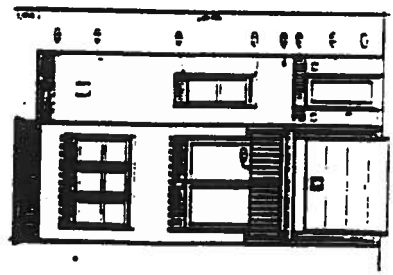
(2) FENCE DETAILS



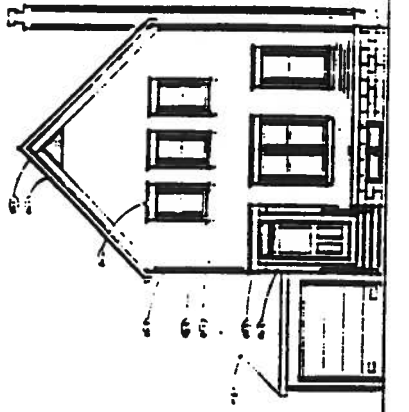
(5) UNIT A REAR ELEVATION



(2) UNIT B REAR ELEVATION



(6) UNIT A FRONT ELEVATION



(3) UNIT B FRONT ELEVATION

