



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J.F. Boyle, Jr.
Commissioner

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

November 27, 1995

Mr. John J. George
Attorney at Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603-1903

Re: Residential Planned Development No. 540,
Conservancy at North Park Village

Dear Mr. George:

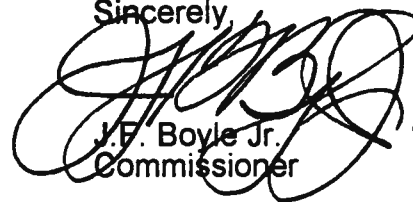
Please be advised that your request for a minor change to Residential Planned Development No. 540 has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement 13 of Planned Development Ordinance No. 540 and is hereby approved.

Specifically, you have requested that construction of the secondary access road, required by Statement No. 7 and identified in the exhibits of the Planned Development, be permitted in an alternative location. The proposed location, identified on the site plan prepared by Andrian - Zemenides, Ltd. and dated November 11, 1995, would connect the development roadway with an existing roadway in North Park Village located to the north of the northern property line of the Planned Development.

With regard to your request, the Department of Planning and Development has determined that the revision would constitute a minor change pursuant to section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement 13 of Planned Development Ordinance No. 540. The alternative location provides the necessary emergency access and pedestrian connection to the adjacent North Park Village grounds, which was the intention of this roadway.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 560, I hereby approve the foregoing minor change, but no other changes to Planned Development No. 560.

Sincerely,



J.F. Boyle Jr.
Commissioner

Originated by:


Christine Slattery
Deputy Commissioner

cc: Paul Woznicki



(Continued from page 44909)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single-Family Residence District symbols and indications as shown on Map No. 14-N in the area bounded by:

a line 59.10 feet south of West 56th Street; South Nordica Avenue; a line 118.10 feet south of West 56th Street; and a line 139.60 feet west of South Nordica 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 15-J.
(As Amended)

PD 540

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 Institutional Cultural Planned Development No. 184 symbols and indications as shown on Map No. 15-J in the area bounded by:

a line 583.0 feet north of and parallel with the north line of West Bryn Mawr Avenue; a line 833 feet east of and parallel with the east line of North Pulaski Road; West Bryn Mawr Avenue; and North Pulaski Road,

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

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

Plan of Development attached to this ordinance reads as follows:

*Residential Planned Development No. 540.**Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of approximately 484,890 square feet (11.13 acres) and is owned or controlled by the Applicants, Leland Development, Inc. and Pontarelli Builders, Inc..
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicants. 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 Applicants and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicants, their successors and assigns and, if different than the Applicants, the legal title holders and any ground lessors. All rights granted hereunder to the Applicants shall inure to the benefit of the Applicants' successors and assigns and, if different than the Applicants, the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the Applicants or any homeowner's association which is formed to succeed the Applicants. 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 fourteen (14) 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; a Lighting Plan; a Tree Preservation Zone and Berm Plan; a Site Plan; a Landscape Plan; and Elevation Plans, prepared by Marchris Engineering Ltd., dated November 10, 1993. Full size sets of the Site 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 zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The following uses shall be permitted within the area delineated herein as "Planned Development": Multi-family dwellings, accessory 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. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and of the Department of Planning and Development. Subject to the review and approval of the Chicago Department of General Services and the Chicago Department of Transportation, the Applicants shall, at their own expense, construct a secondary access road connecting the development with an existing roadway located approximately 150 feet east of the eastern property line of this Planned Development.

8. Height restrictions 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.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. 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 and in effect on the date hereof.
11. Improvements of the Property, including landscaping and all entrances and exits to the parking areas, shall be designed and installed in substantial conformance with the Use and Bulk Regulations, the Site Plan, the Landscape Plan and Elevation Plans attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The Applicants shall preserve at their own expense that portion of the property identified as a Tree Preservation Zone on the Tree Preservation Zone and Berm Plan. Removal of any healthy existing trees within this Tree Preservation Zone shall be prohibited. In addition, the Applicants shall submit with their first application for approval under Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") a tree protection plan describing the measures to be taken to protect trees within the Tree Preservation Zone during construction. The Applicants shall also provide and maintain a wood-chip pathway described on the Site Plan. The pathway shall remain accessible to members of the general public from existing access points to North Park Village and at the Main Access Area as depicted on the Site Plan during the hours from 7:00 A.M. to 7:00 P.M. daily.
12. The Applicants acknowledge 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 Applicants shall use their 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.

13. 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 Applicants 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 in the maximum percent of land covered.
14. Unless substantial construction of all of the dwelling units has been completed within three (3) years following adoption of this Planned Development, 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 R3 General Residence District.

[Existing Zoning Map, Property Line and Planned Development Boundary Map, Generalized Land Use Map, Existing Land Use Map, Lighting Plan Map, Tree Preservation Zone and Berm Plan Map, Site Plan, Landscape Plan and Elevation Plans attached to this Plan of Development printed on pages 44936 through 44946 of this Journal.]

1/12/94

UNFINISHED BUSINESS

44935

Table of Use and Bulk Regulations and Related Controls attached to this Plan of Development reads as follows:

Residential Planned Development No. 540.

Use And Bulk Regulations And Related Controls.

Net Site Area	Generalized Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum No. Of Dwelling Units	Maximum Percent Of Site Coverage
484,890 sq. ft. 11.13 acres	See Statement Number 5	0.50	160	As per Site Plan

Gross Site Area = Net Site Area, 484,890 square feet (11.13 acres) plus Area In Public Rights-Of-Way, 74,048 square feet (1.70 acres) = 558,930 square feet (12.83 acres).

Maximum Floor Area Ratio for Total Net Site Area: 0.5.

Maximum Number of Dwelling Units: 160.

Minimum Number of Off-Street Parking Spaces: 213.

(156 spaces enclosed, 2 percent for handicapped)

Minimum Number of Off-Street Loading Berths: 4.

(Located 1 at each building -- see Site Plan)

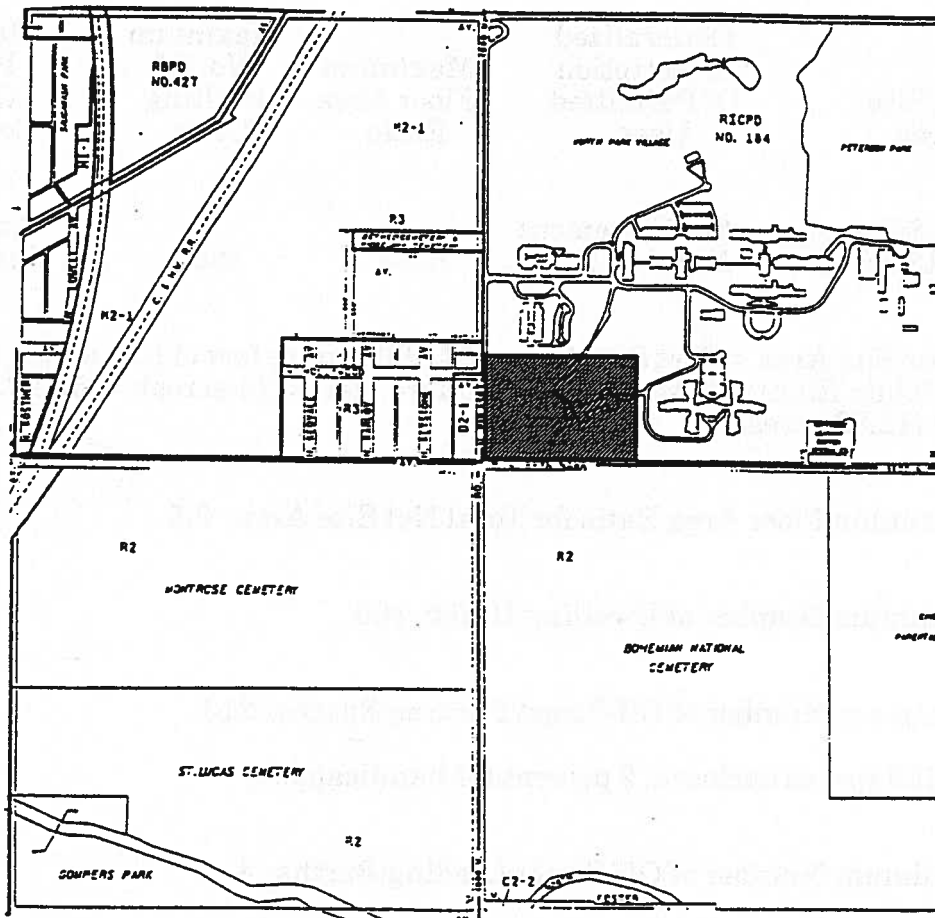
Maximum Percent of Site Coverage: In accordance with attached Site Plan.

Minimum Required Building Setbacks: In accordance with attached Site Plan.

Maximum Building Height: In accordance with attached Elevations.

Existing Zoning Map.

RESIDENTIAL PLANNED DEVELOPMENT NO. _____



LEGEND:



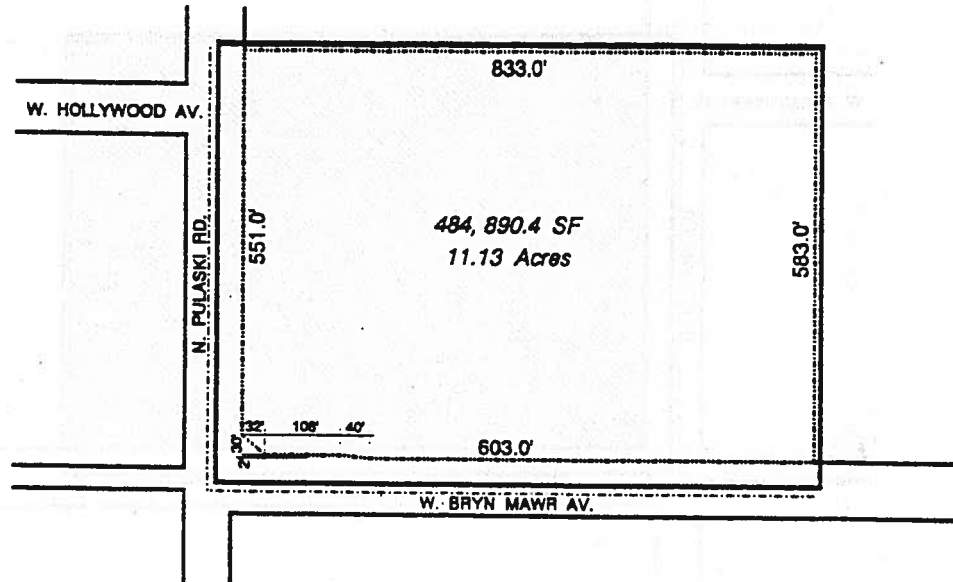
SUBJECT PROPERTY



APPLICANT: LELAND DEVELOPMENT, INC. and PONTARELLI BUILDERS, INC.
ADDRESS: 3844 - 3958 WEST BRYN MAWR AVENUE
 5601 - 5659 NORTH PULASKI ROAD
DATE: SEPTEMBER 15, 1993
REVISED: NOVEMBER 10, 1983

Property Line And Planned Development Boundary Map.

RESIDENTIAL PLANNED DEVELOPMENT NO. _____



LEGEND:



———— PLANNED DEVELOPMENT BOUNDARY

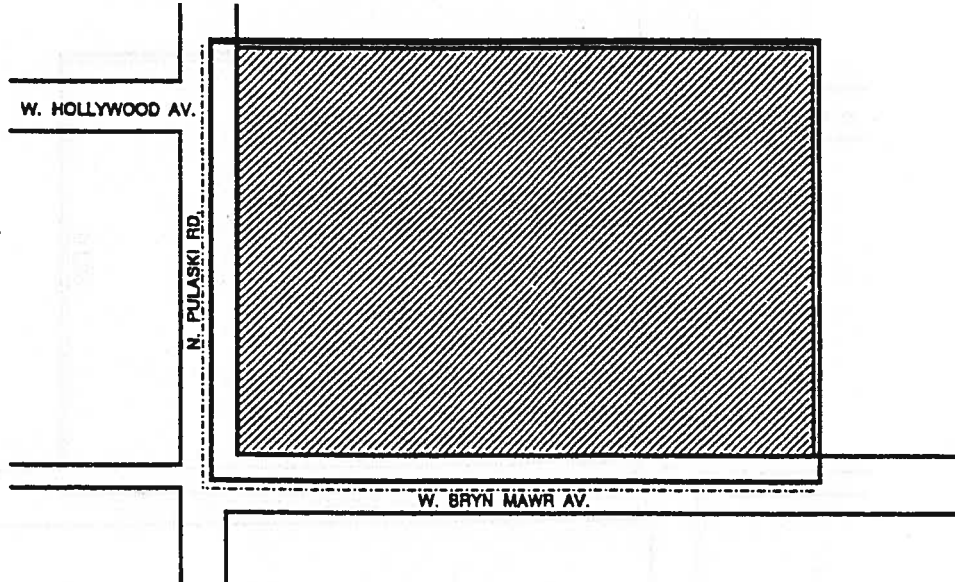
833.0' DIMENSIONED PROPERTY LINE

NOTE: No dedications, vacations, or other right-of-way adjustments are planned; for driveway location see Site/Landscape plan.

APPLICANT: LELAND DEVELOPMENT, INC. and PONTARELLI BUILDERS, INC.
 ADDRESS: 3844 - 3958 WEST BRYN MAWR AVENUE
 5601 - 5659 NORTH PULASKI ROAD
 DATE: SEPTEMBER 15, 1993
 REVISED: NOVEMBER 10, 1993


Generalized Land Use Map.

RESIDENTIAL PLANNED DEVELOPMENT NO. _____



LEGEND:



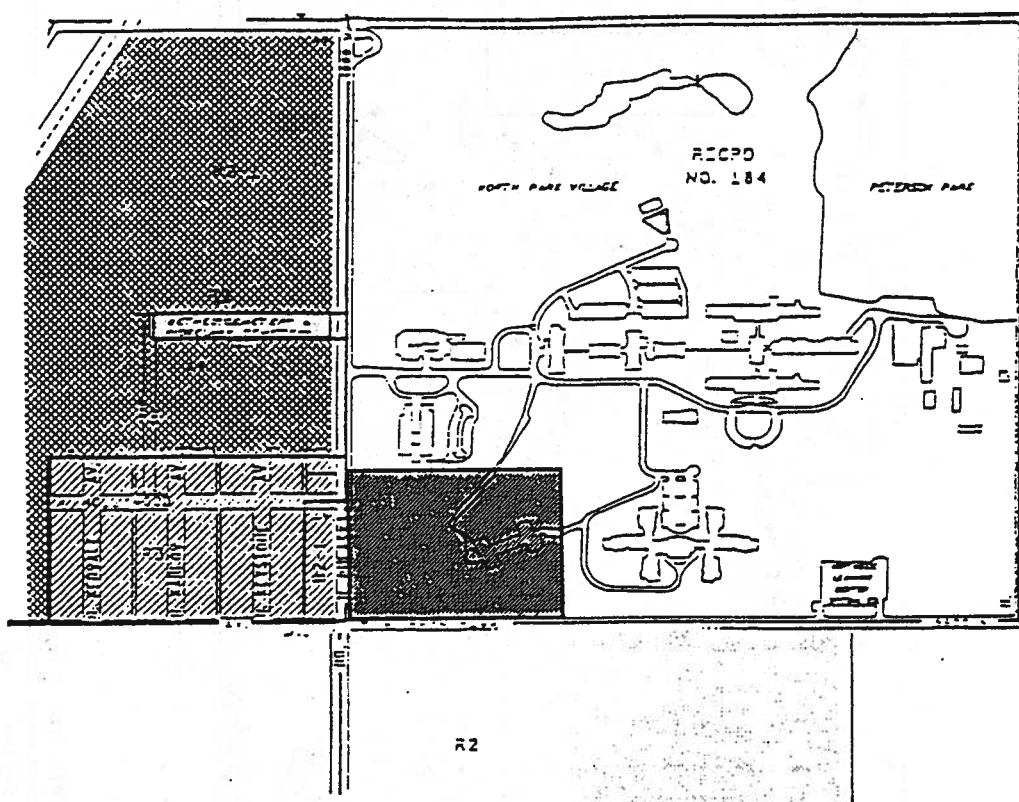
- PLANNED DEVELOPMENT BOUNDARY
-  MULTIFAMILY DWELLINGS, OFF-STREET PARKING AND RELATED USES

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





APPLICANT: LELAND DEVELOPMENT, INC. and PONTARELLI BUILDERS, INC.
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Existing Land Use Map.

RESIDENTIAL PLANNED DEVELOPMENT NO. _____



LEGEND:

-  SUBJECT PROPERTY
-  RESIDENTIAL USE
-  INDUSTRIAL USE
-  CEMETERY USE



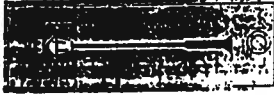

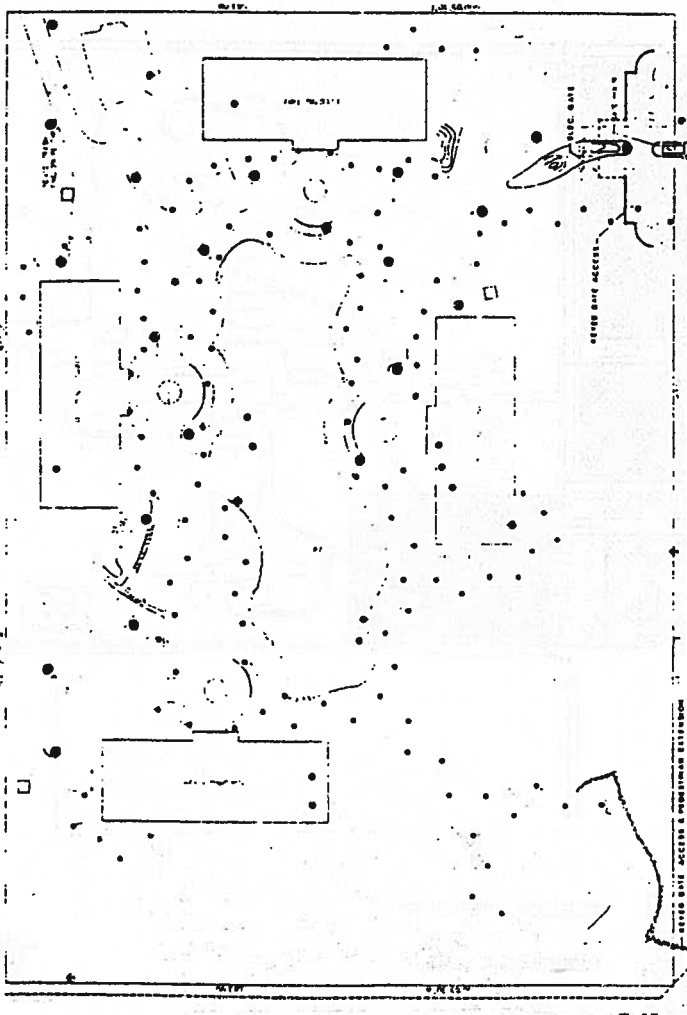
APPLICANT: LELAND DEVELOPMENT, INC. and PONTARELLI BUILDERS, INC.
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 5601 - 5659 NORTH PULASKI ROAD
 DATE: SEPTEMBER 15, 1993
 REVISED: NOVEMBER 10, 1983

Lighting Plan Map.

LIGHTING

STREET LIGHTING
 1500 W. 11th Street, Chicago, IL 60640
 312-427-1100


RESIDENTIAL LIGHTING
 Leland Development, Inc.
 3844-3958 West Bryn Mawr Avenue
 Chicago, IL 60640

WEST BRYN MAWR AVENUE

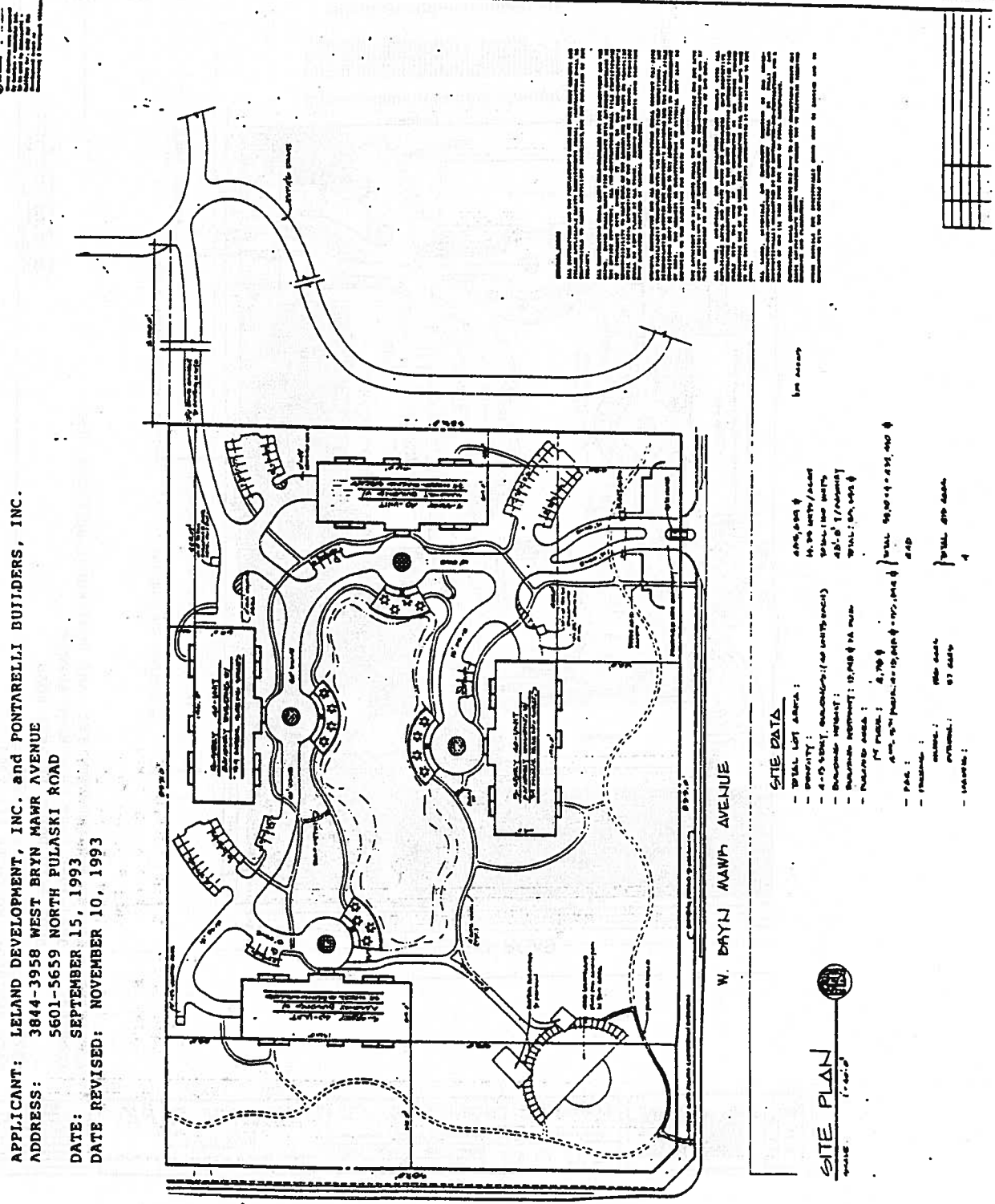
N. PULASKI ROAD

APPLICANT: LELAND DEVELOPMENT, INC. and PONTARELLI BUILDERS, INC.
 ADDRESS: 3844-3958 WEST BRYN MAWR AVENUE
 5601-5659 NORTH PULASKI ROAD
 DATE: SEPTEMBER 15, 1993
 DATE REVISED: NOVEMBER 10, 1993

	MARCHRIS ENGINEERING, LTD. <small>CHICAGO, ILL. 60640</small>	NORTH PARK VILLAGE <small>CHICAGO, ILL. 60640</small>	REVISIONS <small>NO. DATE DESCRIPTION</small>
	SITE PLAN		

Site Plan.

5-STORY 40-UNIT MASSOURY BUILDING
 CONSERVATORY AT MONTPARK VILLAGE
 ANDRIAN - ZEMENIDER LTD ARCHITECTS - CHICAGO, ILL.



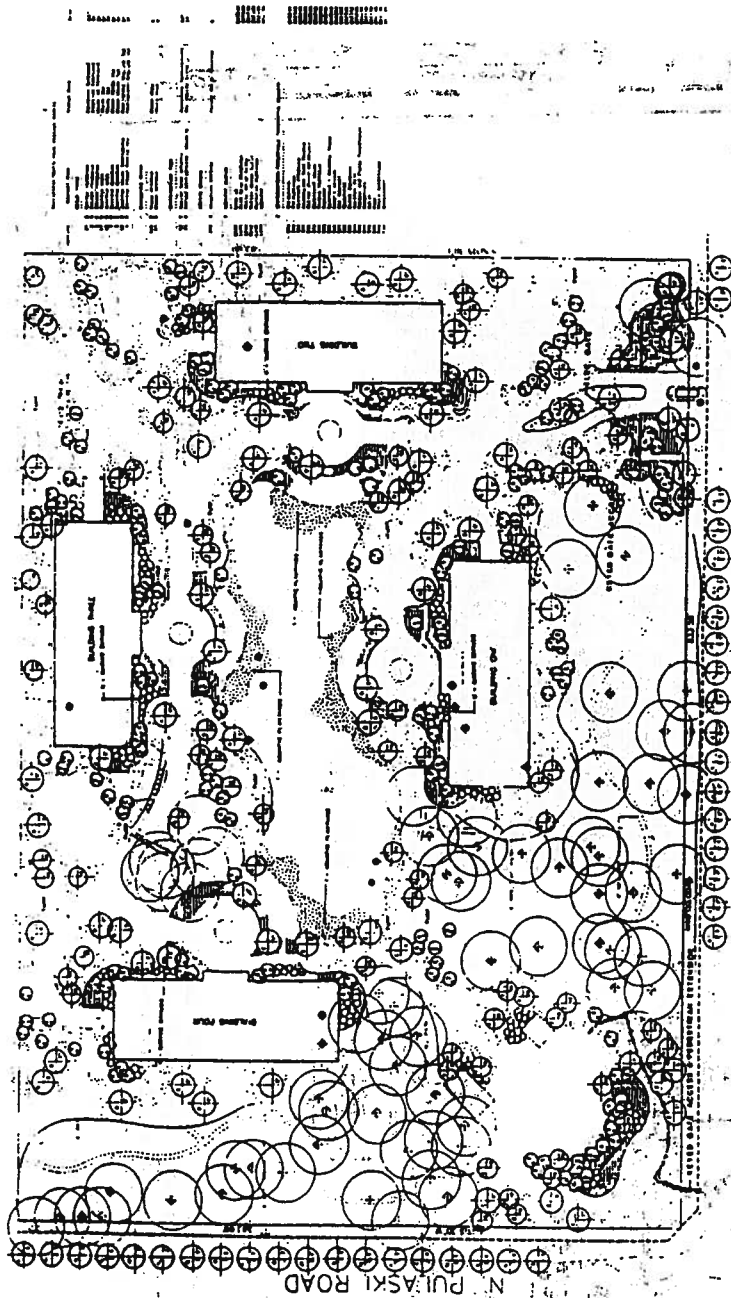
APPLICANT: LELAND DEVELOPMENT, INC. and PONTARELLI BUILDERS, INC.
 ADDRESS: 3844-3958 WEST BRYN MAWR AVENUE
 5601-5659 NORTH PULASKI ROAD
 DATE: SEPTEMBER 15, 1993
 DATE REVISED: NOVEMBER 10, 1993

SITE DATA

- TOTAL LOT AREA:	487,450 sq ft	16.29 ACRES
- DENSITY:	4.15 UNITS/ACRE	16.29 UNITS/ACRE
- BUILDABLE AREA:	10,440 sq ft	238,100 sq ft
- PLANNED AREA:	10,440 sq ft	238,100 sq ft
- TOTAL AREA:	487,450 sq ft	16.29 ACRES

SITE PLAN
 1/12/94

Landscape Plan.



APPLICANT: LELAND DEVELOPMENT, INC. and PONTARELLI BUILDERS, INC.

ADDRESS: 3844-3958 WEST BRYN MAWR AVENUE

5601-5659 NORTH PULASKI ROAD

DATE: SEPTEMBER 15, 1993

DATE REVISED: NOVEMBER 10, 1993

1014



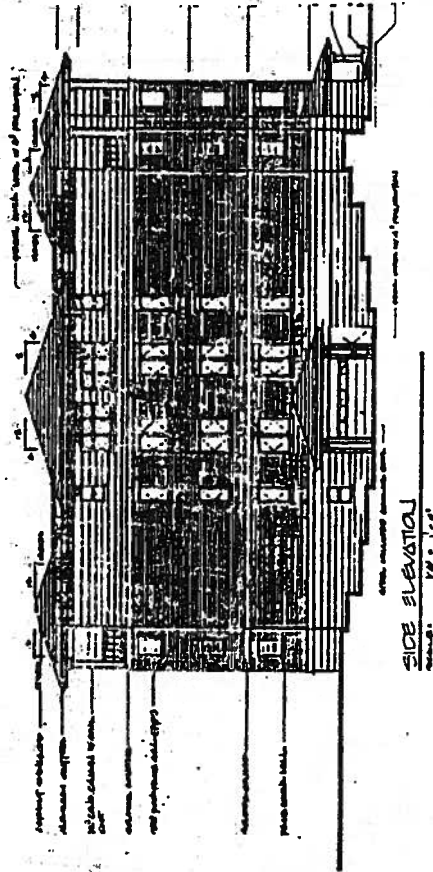
MARCHRIS ENGINEERING, LTD.
 CONSULTING ENGINEERS
 1200 W. COMMERCIAL ROAD - SUITE 200 - WILSONVILLE, OR 97150 (503) 688-1200
 FAX (503) 688-1201

NORTH PARK VILLAGE

REVISIONS	
NO.	DATE

SITE PLAN

Elevation Plans.
(Page 1 of 3)

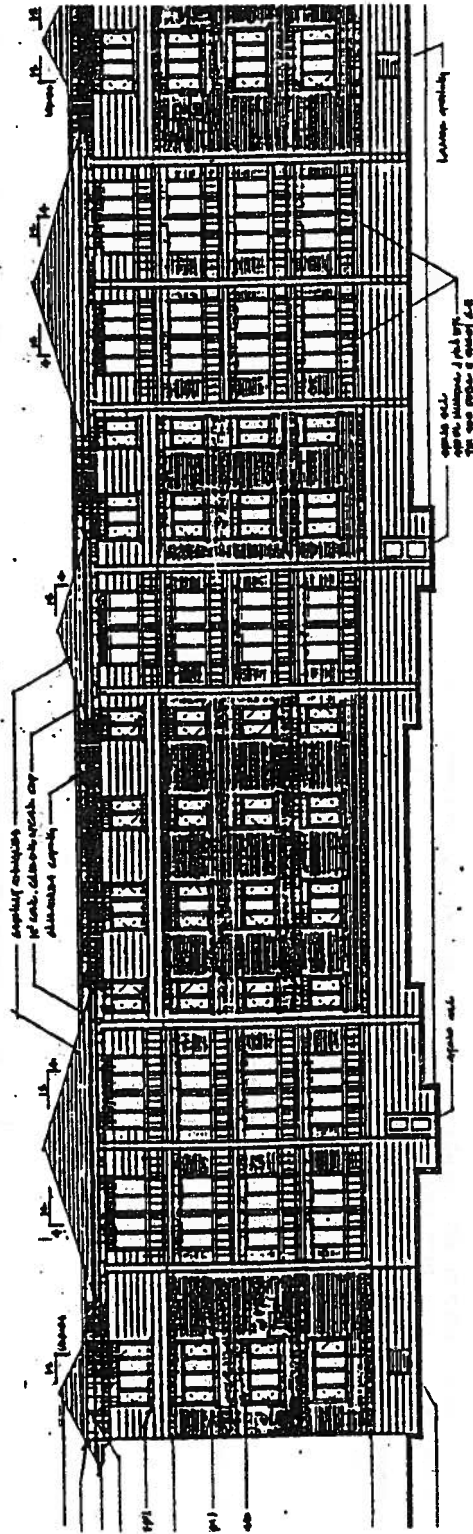


Typical Country Club Clubhouse
at... (faint text)

APPLICANT: LELAND DEVELOPMENT, INC. and PONTARELLI BUILDERS, INC.
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Elevation Plans.
(Page 3 of 3)

APPLICANT: LELAND DEVELOPMENT, INC. and PONTARMI BUILDERS, INC.
ADDRESS: 3844-3958 WEST BRYN MAWR AVENUE
5601-5659 NORTH PULASKI ROAD
DATE: SEPTEMBER 15, 1993
DATE REVISED: NOVEMBER 10, 1993



REAR ELEVATION
1/12/94