

The following is said ordinance as passed:

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

SECTION 1. That an ordinance passed by the City Council on February 9, 1994, printed on pages 45362 - 45363 of the Journal of the Proceedings of said date, for standardization of South Indiana Avenue, between East 77th Street and East 79th Street, as "Reverend Roy Miller Drive" be and the same is hereby amended by striking said designation and inserting in lieu thereof "Dr. Roy L. Miller, Sr. Drive".

SECTION 2. This ordinance shall take effect upon its passage and publication.

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COMMITTEE ON ZONING.

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CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY  
AREAS SHOWN ON MAP NUMBERS 9-G AND 9-H.

The Committee on Zoning submitted the following report:

CHICAGO, October 5, 1994.

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

Reporting for your Committee on Zoning, for which a meeting was held on October 4, 1994, 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 particular areas.

I beg leave to recommend the passage of two ordinances which were corrected and amended in their corrected form. They are Application Numbers 11321 and 11367.

At this time, I move that this report be *Passed* immediately because time is of the essence.

Respectfully submitted,

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

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

*Yeas* -- Aldermen Mazola, Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Murphy, Rugai, Evans, Munoz, Laski, Miller, Medrano, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 47.

*Nays* -- None.

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 9-G.*  
(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 R4 General Residence District symbols and indications as shown on Map No. 9-G in the area bounded by:

West Henderson Street; a line 376.11 feet east of North Ashland Avenue; the alley next north of and parallel to West School Street; a line 360.24 feet east of North Ashland Avenue; West School Street; and a line 117 feet east of North Ashland Avenue,

to the designation of a Residential Planned Development which is hereby established in the above-described area, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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 referred to in this ordinance reads as follows:

*Residential*

*Planned Development No. 558.*

*Plan Of Development.*

*Statements.*

1. The area delineated herein as Residential Planned Development consists of approximately 66,774 square feet (1.53 acres) and is owned or controlled by the Applicant, Lincoln, Ashland & Belmont, L.L.C..
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, 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 and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder including any homeowners association which is formed to succeed the Applicant. 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 including any homeowners association which is formed to succeed the Applicant. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of

this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the Applicant or any homeowners association which is formed to succeed the Applicant. Nothing herein shall be construed to mean that any individual owner, or any homeowners association, 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 thirteen (13) statements; an Existing Zoning Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; a Generalized Land Use Map; Existing Land Use Maps; a Bulk Regulations and Data Table; and a Site Plan, a Landscape Plan and Elevation Plans, dated September 12, 1994. 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": single-family and multiple-family dwelling units and accessory parking 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 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 Commissioner of the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation, Bureau of Traffic. The Applicant agrees to pay any costs associated with the temporary closure of any public streets or alleys that are attributable to the proposed development.

8. 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.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements in the Property shall be designed, installed and maintained in general conformance with the Site Plan, Landscape Plan and Elevation Plans dated September 12, 1994. The landscaping (including street trees in the adjacent right-of-way) shall be designed, installed and maintained in general conformance with the Landscape Plan dated September 12, 1994 and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. 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 and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. 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.

12. 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 the 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. Unless substantial construction 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 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 Zone Map, Planned Development Property Line, Boundary and Right-of-Way Adjustment Map, Generalized Land Use Map, Existing Land Use Maps, Site Plan, Landscape Plan, and Elevation Plans referred to in this Plan of Development printed on pages 57960 through 57967 of this Journal.]

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

Residential Planned Development No. \_\_\_\_\_.

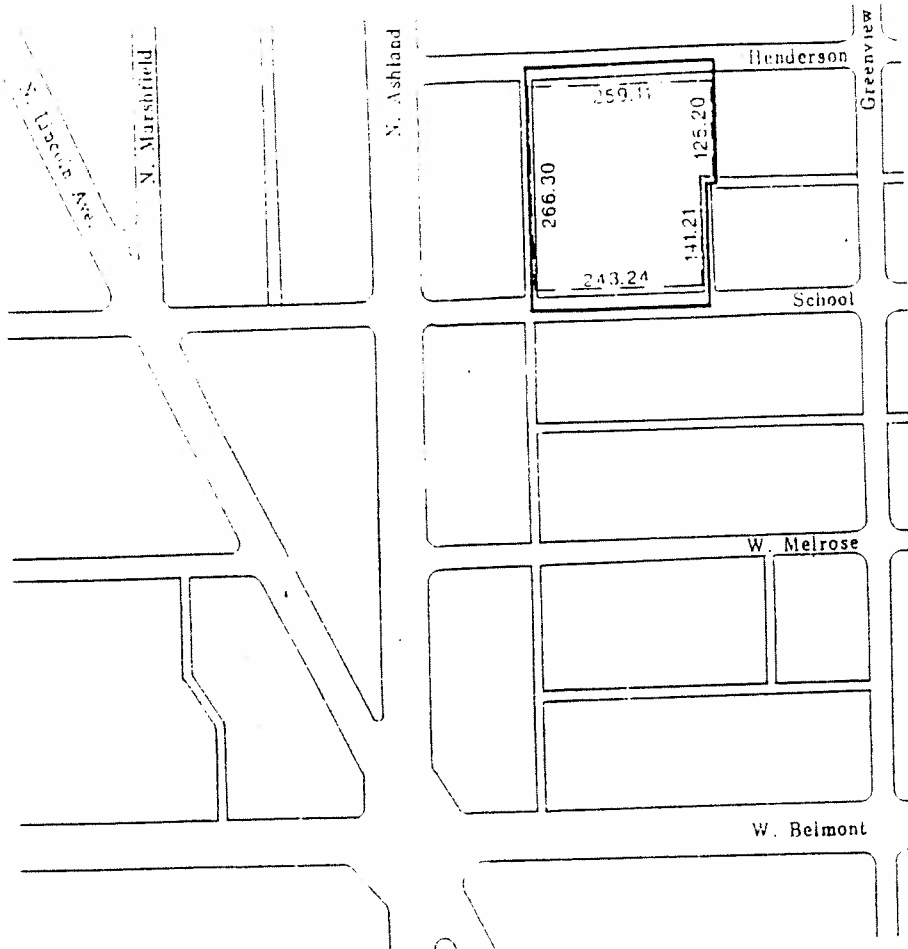
*Bulk Regulations And Data Table.*

Net Site Area:		Generalized Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum No. Of Dwelling Units	Maximum Percent Of Site Coverage
Square Feet	Acres				
66,774	1.53	See Statement No. 5	1.20	48	In Accordance with the Site Plan

	Square Feet	Acres
Net Site Area:	66,774	1.53
Public Rights-of-Way:	<u>19,429</u>	<u>0.45</u>
Gross Site Area:	86,205	1.98
Maximum Floor Area Ratio For Net Site Area:		1.20.
Maximum Number of Dwelling Units:		48.
Minimum Number of Off-Street Parking Spaces:		84.
Maximum Percent of Site Coverage:		In accordance with the Site Plan.
Minimum Required Building Setbacks:		In accordance with the Site Plan.
Maximum Building Height:		In accordance with the Building Elevations.



### Planned Development, Property Line, Boundary And Right-of-Way Adjustment Map.



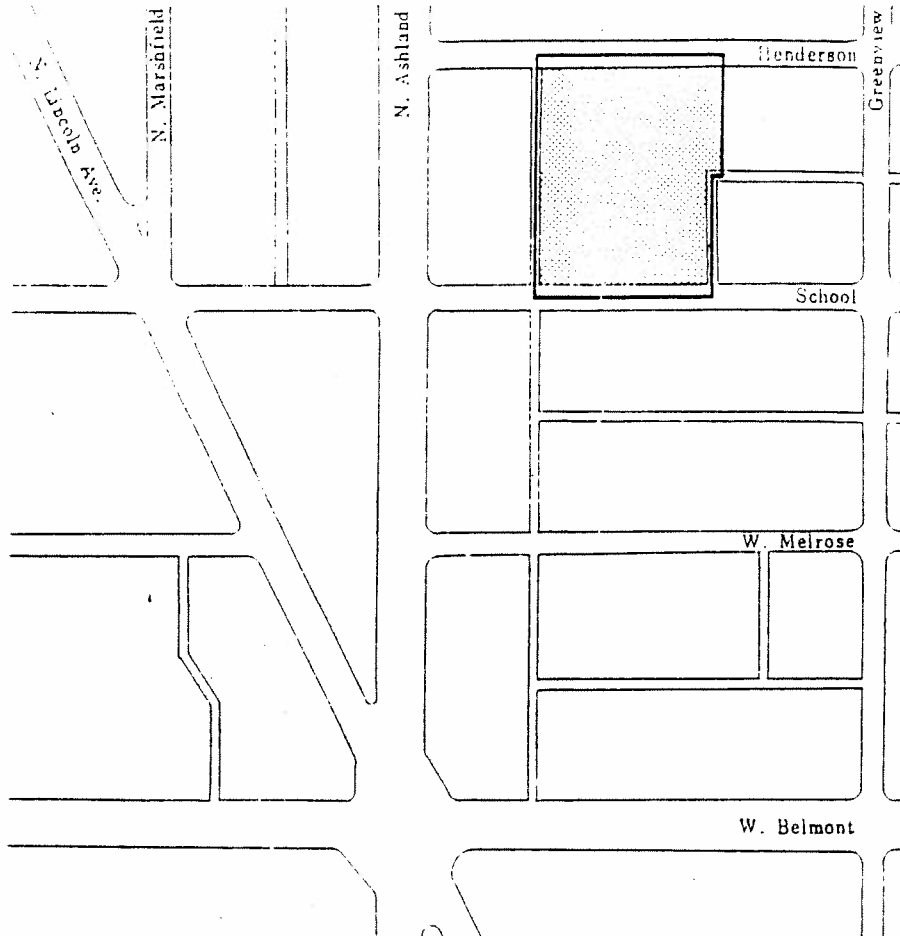
LENGEND:

- Planned Development Boundary
- Dimensioned Property Line

▲ North  
 Scale: 1" = 200'

APPLICANT: LINCOLN, ASHLAND AND BELMONT, L. L. C.  
 ADDRESS: 1522-1544 W. SCHOOL STREET, 1521-1545 W. HENDERSON STREET  
 DATE: SEPTEMBER 12, 1994

Generalized Land Use Map.



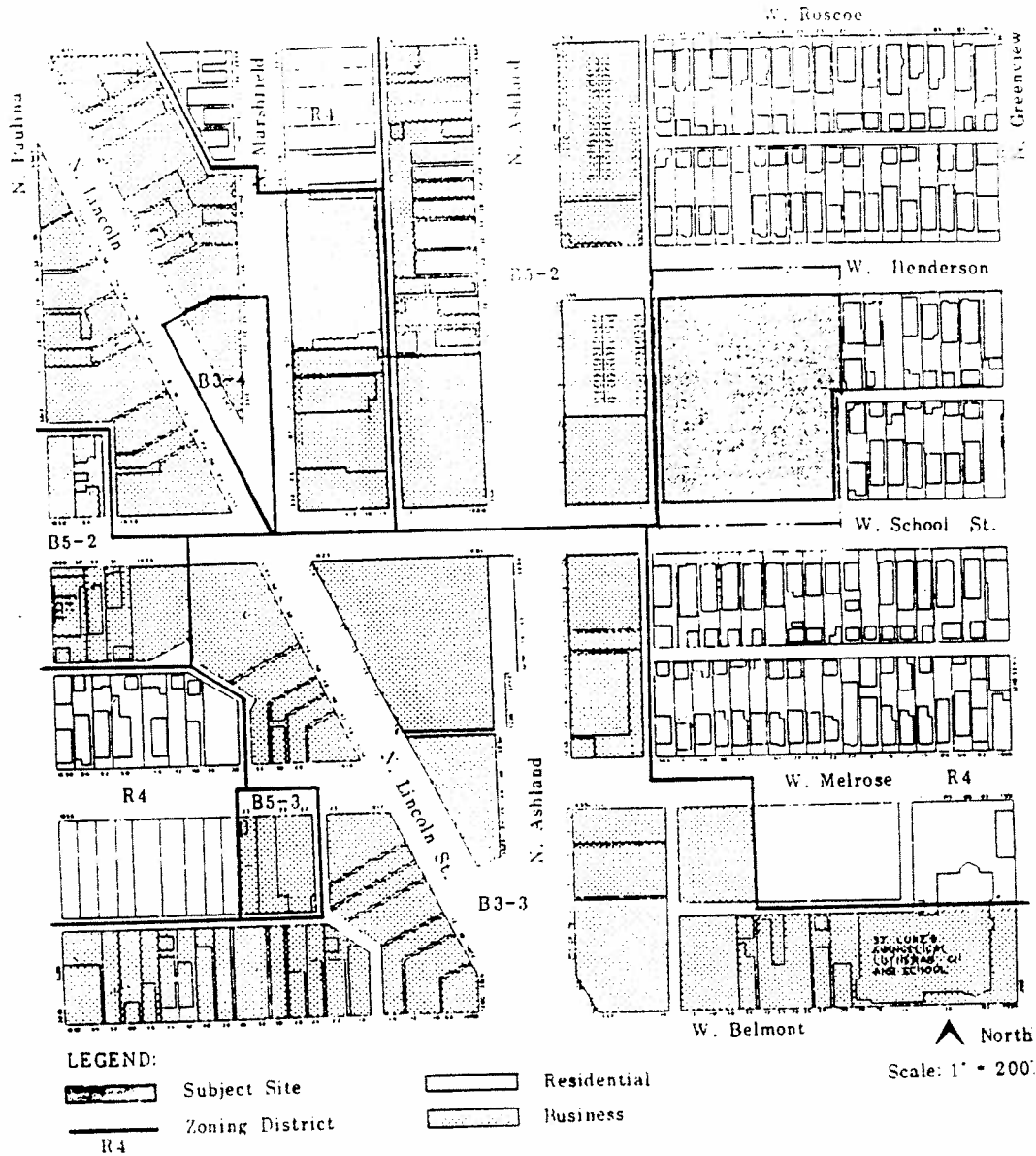
LENGEND:

- Planned Development Boundary
- ▨ Residential Use

▲ North  
 Scale: 1" = 200'

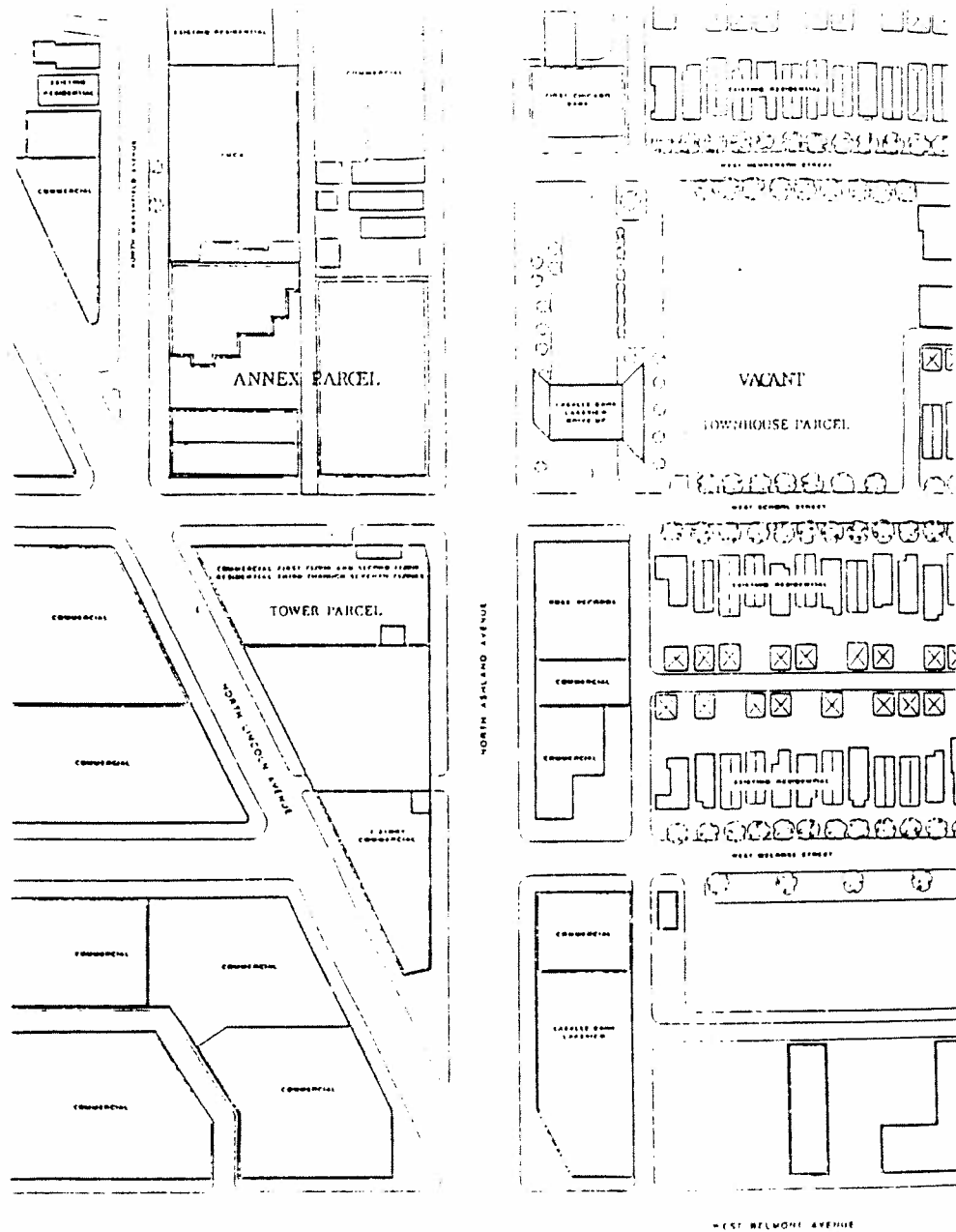
APPLICANT: LINCOLN, ASHLAND AND BELMONT, L.L.C.  
 ADDRESS: 1522-1544 W SCHOOL STREET; 1521-1545 W HENDERSON STREET.  
 DATE: SEPTEMBER 12, 1994

Existing Land Use Map.  
(Page 1 of 2)



APPLICANT: GINGOLD, ASHLAND AND BELMONT, L.P.  
 ADDRESS: 1522-1544 W. SCHOOL STREET, 1521-1549 W. HENDERSON STREET  
 DATE: SEPTEMBER 12, 1994

Existing Land Use Map.  
(Page 2 of 2)



Existing Land Use Map

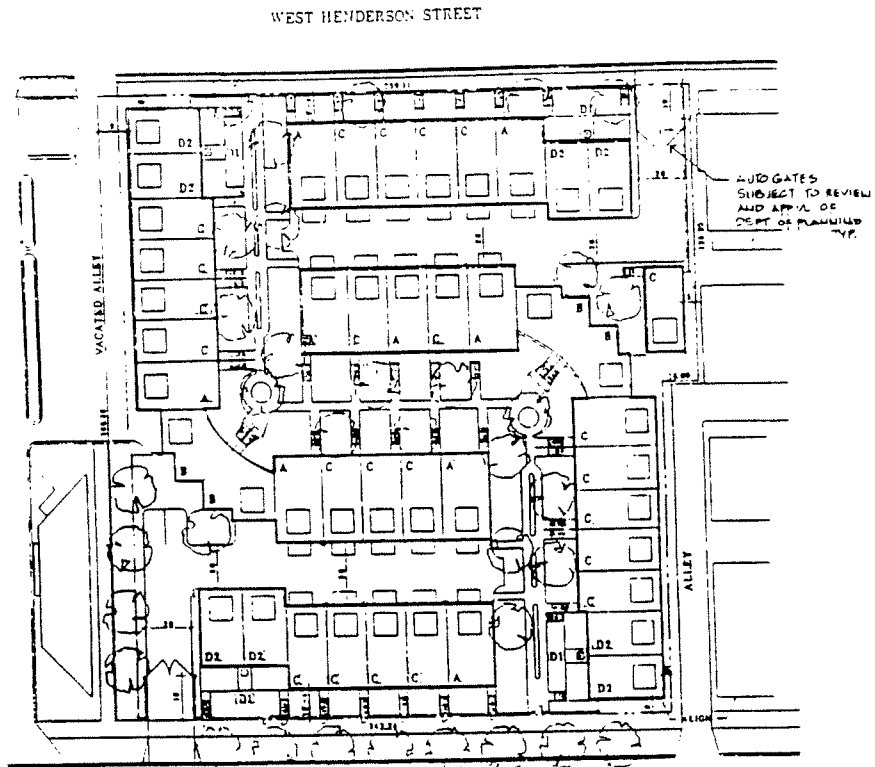


LINCOLN, BELMONT, ASHLAND REDEVELOPMENT  
CHICAGO, ILLINOIS

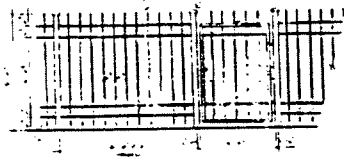
PAPPAGEORGIS HARVEY LTD  
PLANNING ARCHITECT

HSP/LLA  
REGAN ASSOCIATES  
ARCHITECT

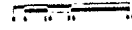
### Site Plan.



WEST SCHOOL STREET

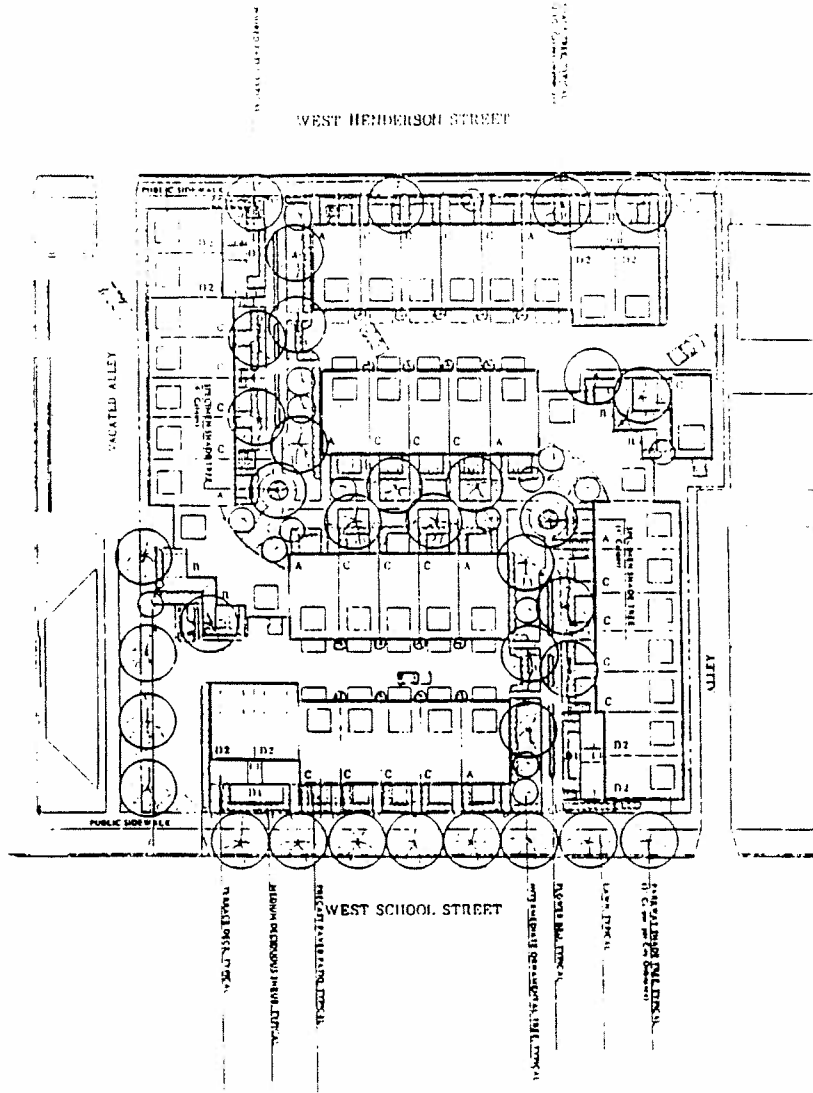


TOWNHOUSE PARCEL



<p>LINCOLN, BELMONT, ASHLAND REDEVELOPMENT CHICAGO, ILLINOIS</p>			<p>H S P / L I 4 SEGLIN ASSOCIATES ARCHITECT</p>
<p>PAPAGEORGE HAYNES LTD PLANNER/ARCHITECT</p>	<p><b>LR DEVELOPMENT</b></p>	<p>SEPTEMBER 19 1994</p>	<p><i>Design Group</i></p>

Landscape Plan.



TOWNHOUSE PARCEL

NORTH  
 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

LINCOLN, BELMONT, ASHLAND REDEVELOPMENT  
 CHICAGO, ILLINOIS

PAPPAGEORGE HAYMES LTD  
 PLANNERS/ARCHITECTS

LINCOLN BELMONT ASHLAND REDEVELOPMENT

SEPTEMBER 11, 1994

SEGUM ASSOCIATES  
 ARCHITECTS

Donkerise

