

11877
11877
11877

the alley next north of and parallel to West Roosevelt Road; a line 538.77 feet east of South Independence Boulevard; West Roosevelt Road; and a line 414.17 feet east of South Independence Boulevard,

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 2-K.
(Application Number A-3636)*

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 Number 2-K in the area bounded by:

the alley next north of and parallel to West Harrison Street; a line 125 feet west of South Kilbourn Avenue; West Harrison Street; and a line 150 feet west of South Kilbourn 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.

*Reclassification Of Area Shown On Map Number 3-F.
(As Amended)*

(Application Number 11877)

PD 636

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 Number 3-F in the area bounded by:

11877
11877

the centerline of West Weed Street or the line thereof extended where no street exists; a line 235 feet northeast of North Clybourn Avenue; a line 150 feet southeast of the centerline of West Weed Street or the line thereof extended where no street exists; a line 141 feet northeast of the northeasterly line of North Clybourn Avenue; a line 529 feet southeast of the centerline of West Weed Street or the line thereof extended where no street exists; a line 235 feet northeast of the northeasterly line of North Clybourn Avenue to a point 585 feet southeast of the centerline of West Weed Street or the line thereof extended where no street exists; a line from the last described point traveling east 64 feet to a point 280 feet northeast of the northeasterly line of North Clybourn Avenue and 629 feet southeast of the centerline of West Weed Street or the line thereof extended where no street exists; a line from the last described point traveling northerly a distance of 33 feet to a point 299 feet northeast of the northeasterly line of North Clybourn Avenue and 609 feet southeast of the centerline of West Weed Street or the line thereof extended where no street exists; a line from the last described point traveling easterly a distance of 178 feet to a point 425 feet northeast of the northeasterly line of North Clybourn Avenue and 710 feet southeast of the centerline of West Weed Street or the line thereof extended where no street exists; a line from the last described point traveling southwesterly a distance of 482 feet to its intersection with the centerline of North Clybourn Avenue at a point along said centerline 864.5 feet southeast of the centerline of West Weed Street or the line thereof extended where no street exists; and North Clybourn Avenue,

to those of a Residential Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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 636.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately one hundred sixty-five thousand two hundred sixty-nine (165,269) square feet (three and seventy-nine one-hundredths (3.79) acres) of property which is depicted on the attached Planned Development Boundary

and Property Line Map (the "Property") and is owned or controlled by the Applicant, Orchard Park Limited Partnership.

2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant 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 (including any condominium association which is formed) 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 (including any condominium association which is formed) and, if different than the Applicant, the legal title holders and 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 Applicant or any condominium association which is formed.
4. This Plan of Development consists of thirteen (13) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan; a Typical Fence Elevation and Building Elevations (all prepared by Pappageorge Haymes Ltd. and dated December 12, 1996). These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the Planned Development:

attached single-family dwelling units and accessory uses, including parking.
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 as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.

7. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development.
8. Any service drive 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 Departments of Transportation and Planning and Development.
9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property, including landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking areas, shall be designed, constructed and maintained in substantial conformance with this Planned Development. In addition, the improvements on the property shall be subject to the following regulations:

(A) Landscaping.

Parkway trees shall be installed in accordance with the Landscape Plan and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.

(B) Right-of-Way Adjustment.

The Planned Development Boundary, Property Line and Right-of-Way Adjustment Map attached hereto depicts the portions of the existing rights-of-way that the Applicant proposes to have vacated. The vacation of said rights-of-way is subject to a separate procedure in accordance with Statement 2 hereof. With respect to the Ogden Avenue right-of-way, it is proposed that only the southern thirty (30) feet remain as a right-of-way. Prior to the submittal of any application for approval pursuant to Section 11.11-3(b) ("Part II Approval") which would permit construction on the existing Ogden Avenue right-of-way, the Applicant shall secure a final

determination from the Department of Planning and Development and the Department of Transportation as to the future need for said right-of-way. If these departments shall determine that a width greater than thirty (30) feet is required for a future right-of-way, and if such additional land as may be required to accommodate such greater width cannot be secured from the owner of the Property lying south of Ogden Avenue, then the Applicant shall modify the Site Plan to permit such portions of Ogden Avenue as have been deemed by the Departments of Planning and Development and Transportation to be required to be retained as a right-of-way. Such modified Site Plan shall be subject to the review and approval of the Department of Planning and Development. Furthermore, the Planned Development Boundary, Property Line and Right-of-Way Adjustment Map depicts the proposed vacation of certain streets (Ogden Avenue, Blackhawk Street and Frontier Street) to form the southeasternmost portion of the Property. The vacation of said streets shall be pursuant to the Applicant's discretion. In the event the vacation of the portion of any street included as part of the net site area in this Planned Development is not ultimately pursued or, if pursued, not approved by the Chicago City Council, then the net site area shall be reduced accordingly and subject to the review and approval of the Commissioner of the Department of Planning and Development, and the permitted floor area ratio (F.A.R.) increased to compensate for the decrease in net site area.

11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of dwelling units for the total net site area established in this Planned Development. Any such modification shall be deemed 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 coverage.
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.").

13. Unless substantial construction of the improvements contemplated by this Planned Development has commenced on Building Numbers 3 through 10 by the tenth (10th) anniversary of the effective date hereof and unless completion of those improvements is 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 (1st) 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 statement, then the zoning of the Property shall automatically revert to the R4 General Residence District classification.

[Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Land-Use Map; Site Plan; Landscape Plan; Building Elevation Drawings; and Typical Fence Elevation Drawing referred to in these Plan of Development Statements printed on pages 43610 through 43619 of this Journal.]

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

Residential Planned Development Number 636.

Plan Of Development

Use And Bulk Regulations And Data Table.

Gross Site Area	=	Net Site Area	+	Area Remaining in Public Right-of-Way
212,837.75 square feet (4.88 acres)	=	165,269 square feet (3.79 acres)	+	47,568.75 square feet (1.09 acres)

Maximum Permitted Floor Area Ratio:	0.70.
Maximum Number of Dwelling Units:	54 units.
Maximum Percentage of Site Coverage:	In accordance with the Site Plan.
Minimum Building Setbacks:	In accordance with the Site Plan.
Minimum Number of Off-Street Parking Spaces:	One space per dwelling unit plus 52 tandem parking spaces and 13 visitor spaces.
Minimum Number of Off-Street Loading Berths:	None.
Maximum Building Height:	40 feet.

*Reclassification Of Area Shown On Map Number 3-H.
(Application Number 11944)*

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

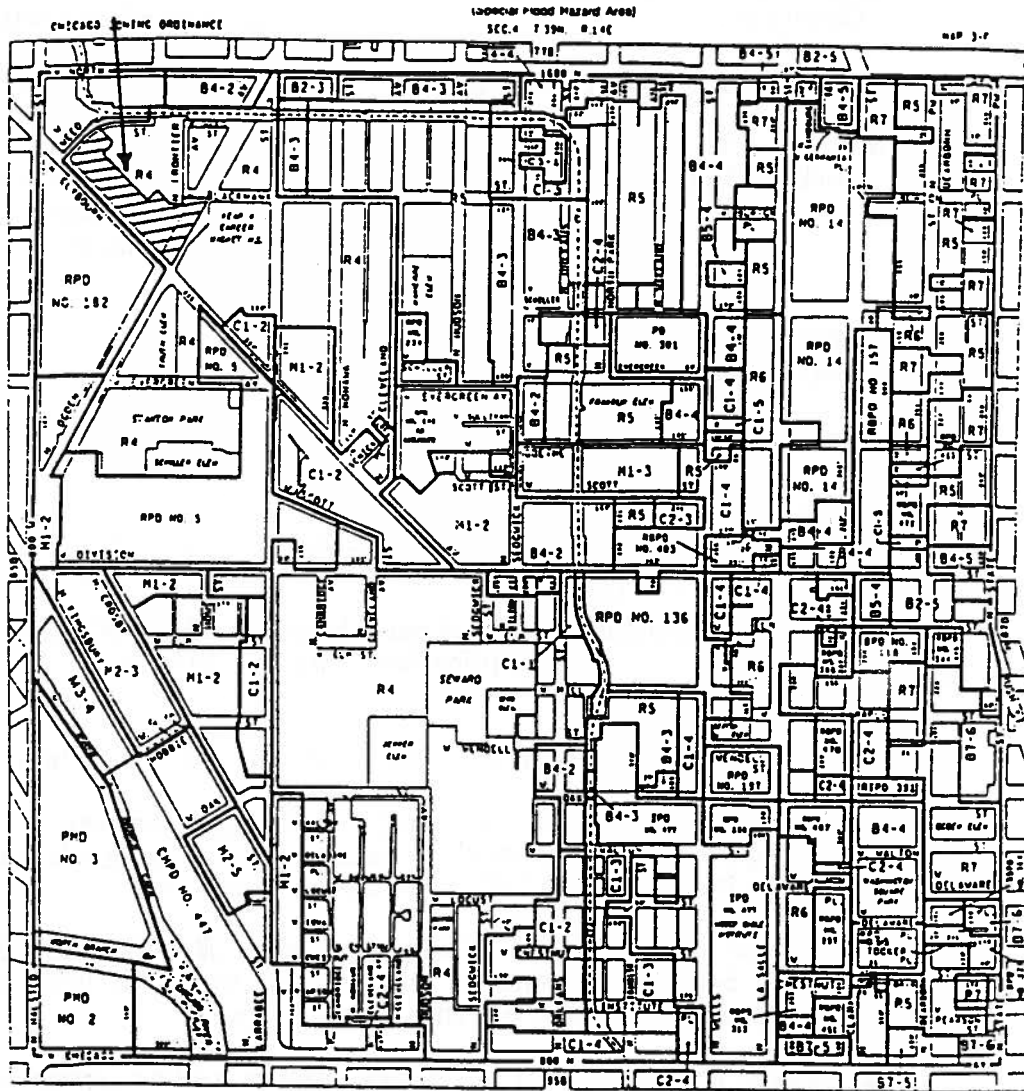
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map Number 3-H in the area bounded by:

the alley next north of and parallel to West Thomas Street; a line 48 feet, 9-5/8 inches east of and parallel to North Wolcott Avenue; West Thomas Street; and North Wolcott Avenue,

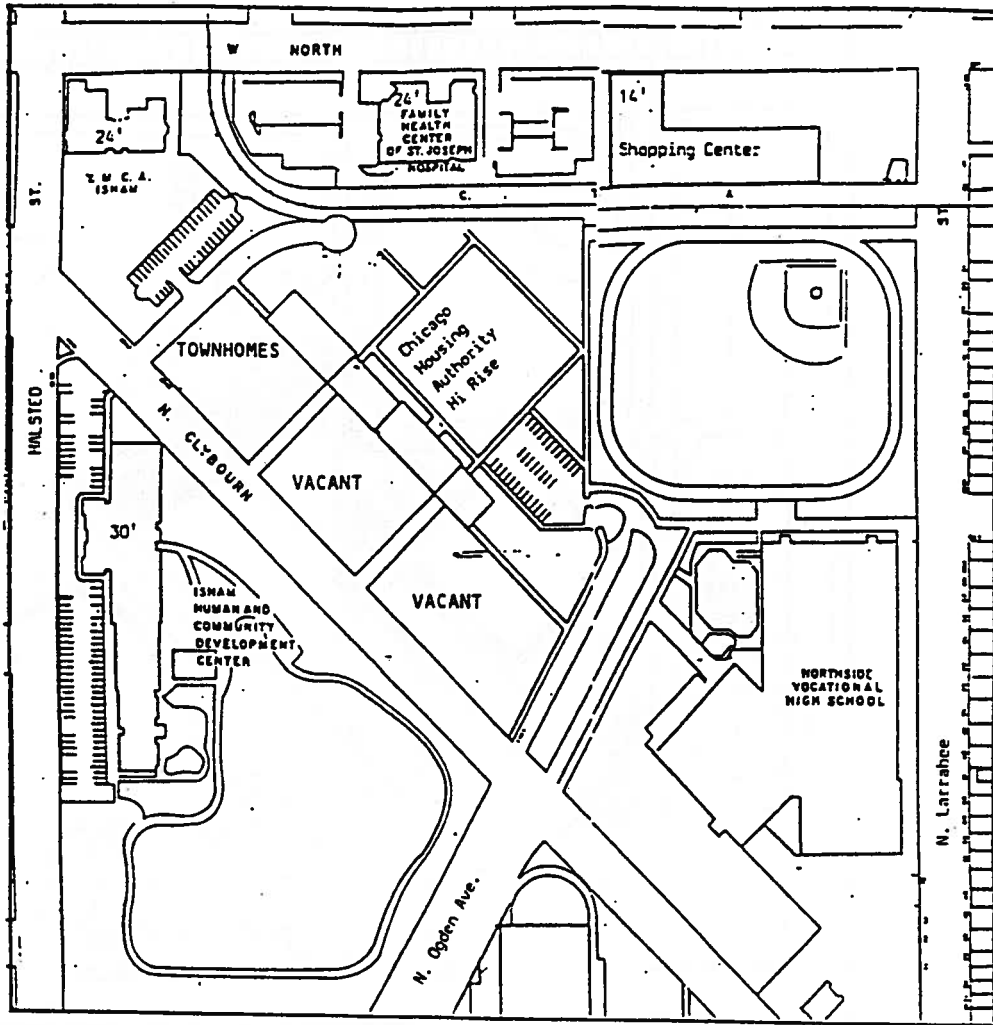
to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

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

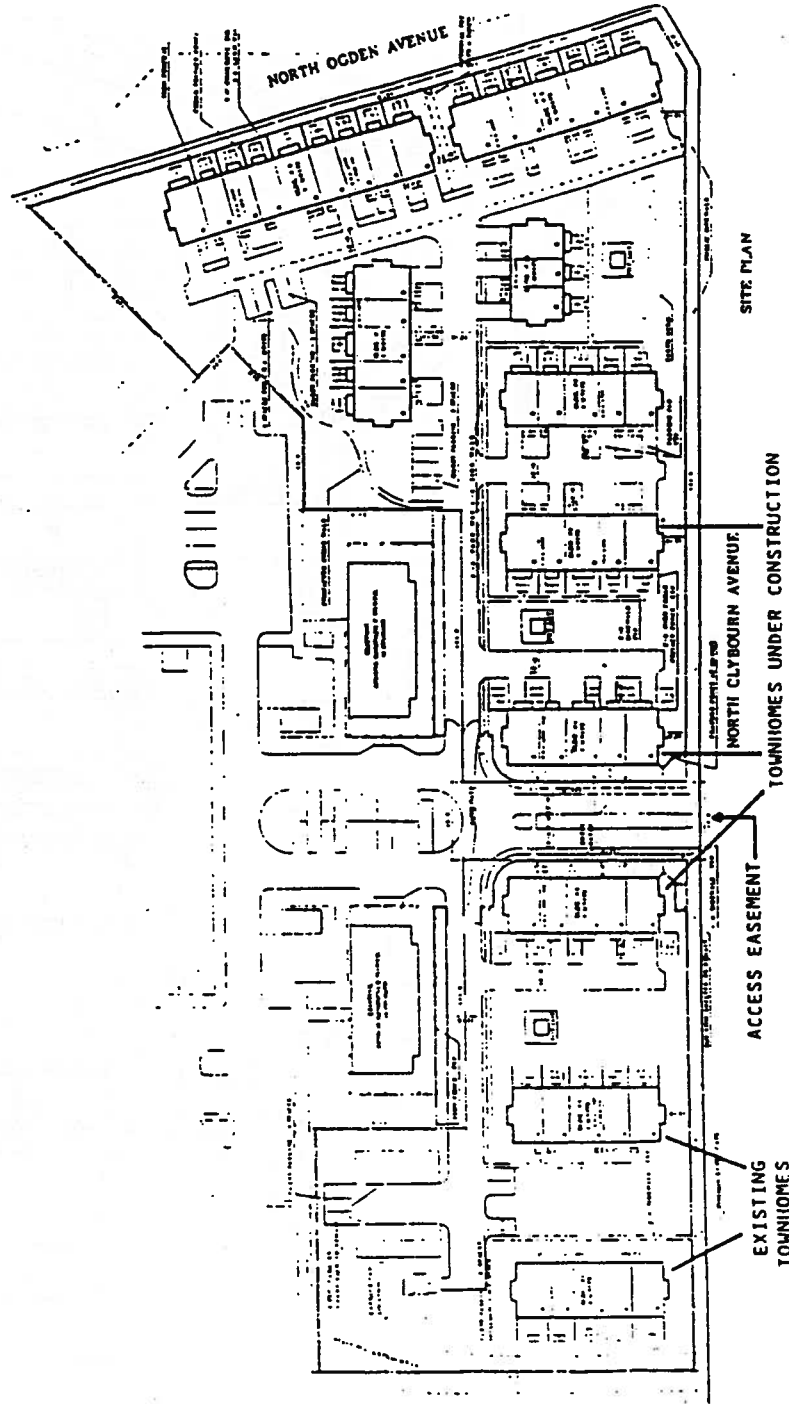
Existing Zoning Map.



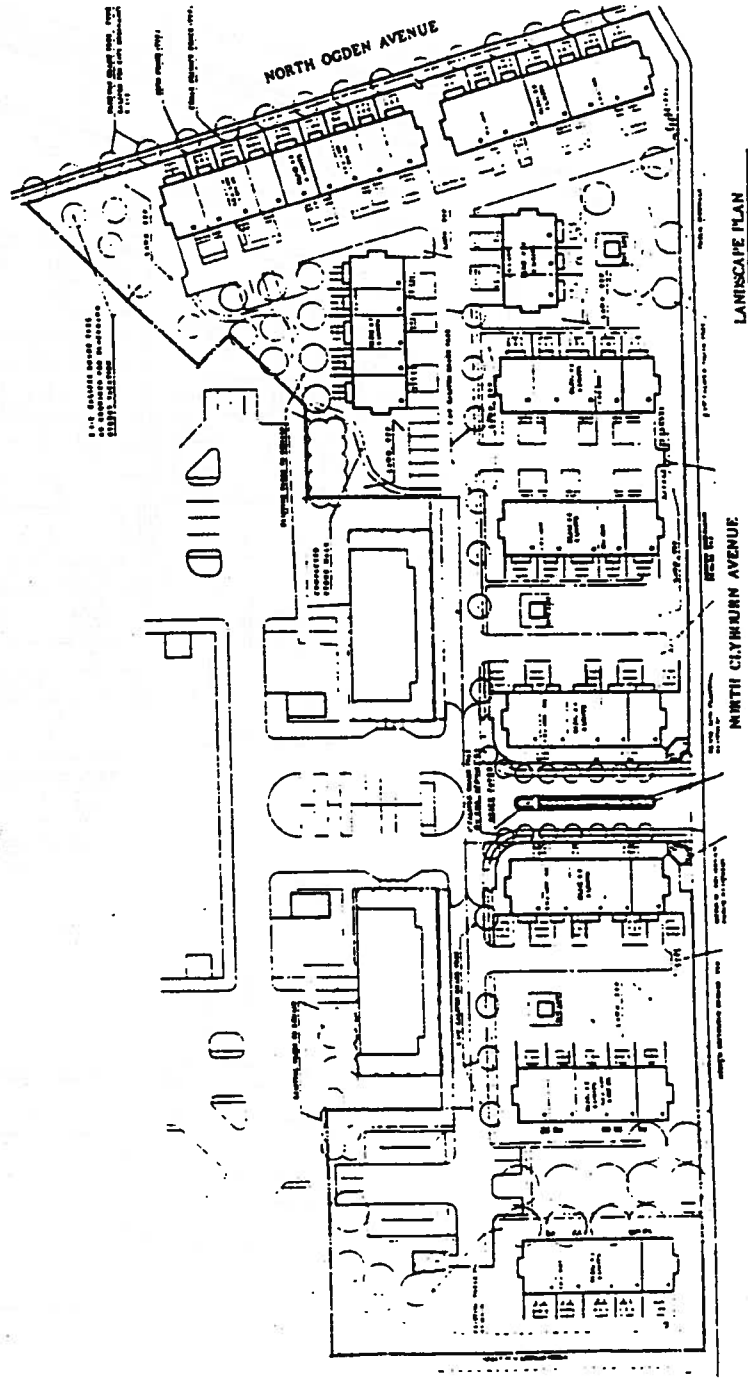
Existing Land-Use Map.



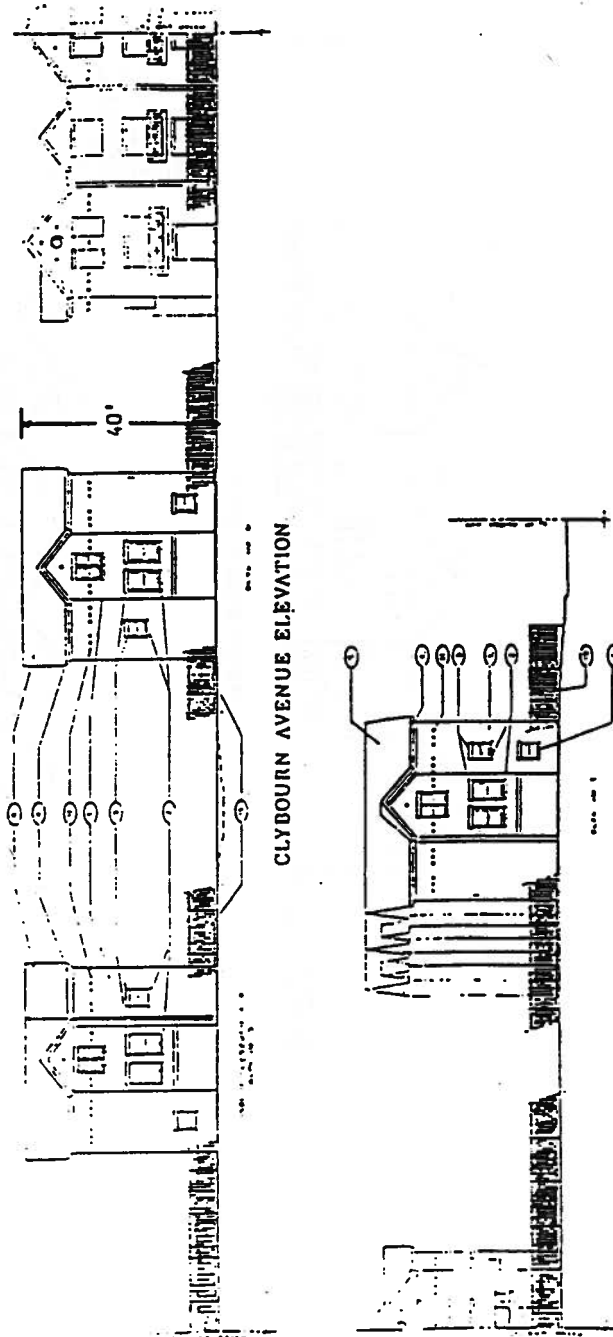
Site Plan.



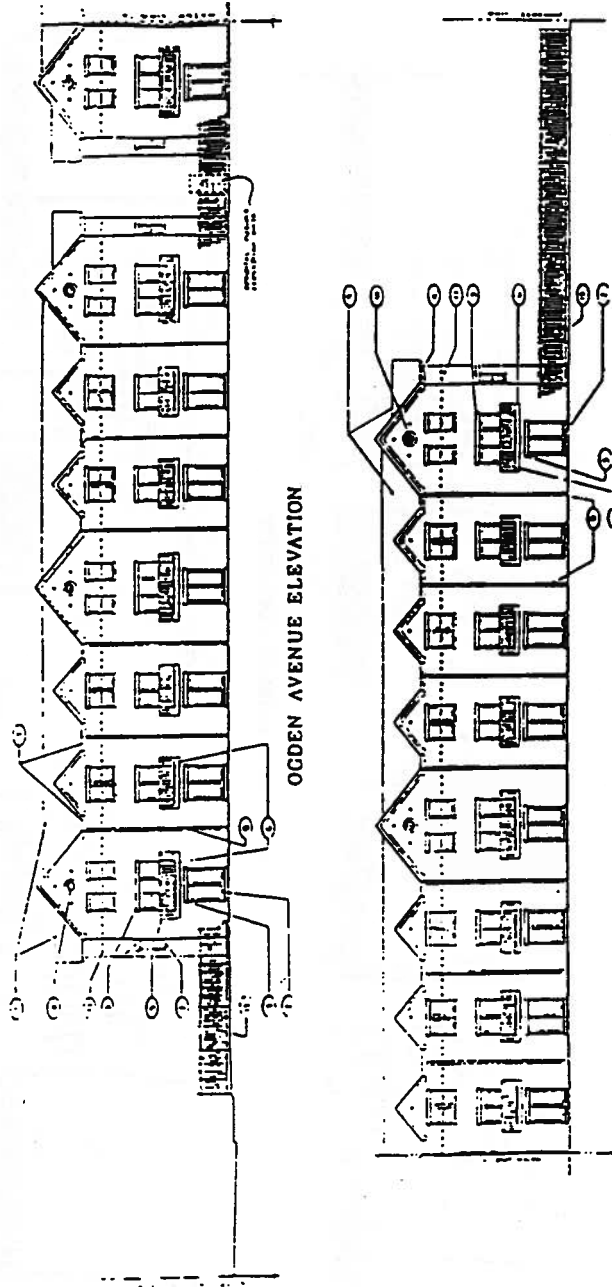
Landscape Plan.



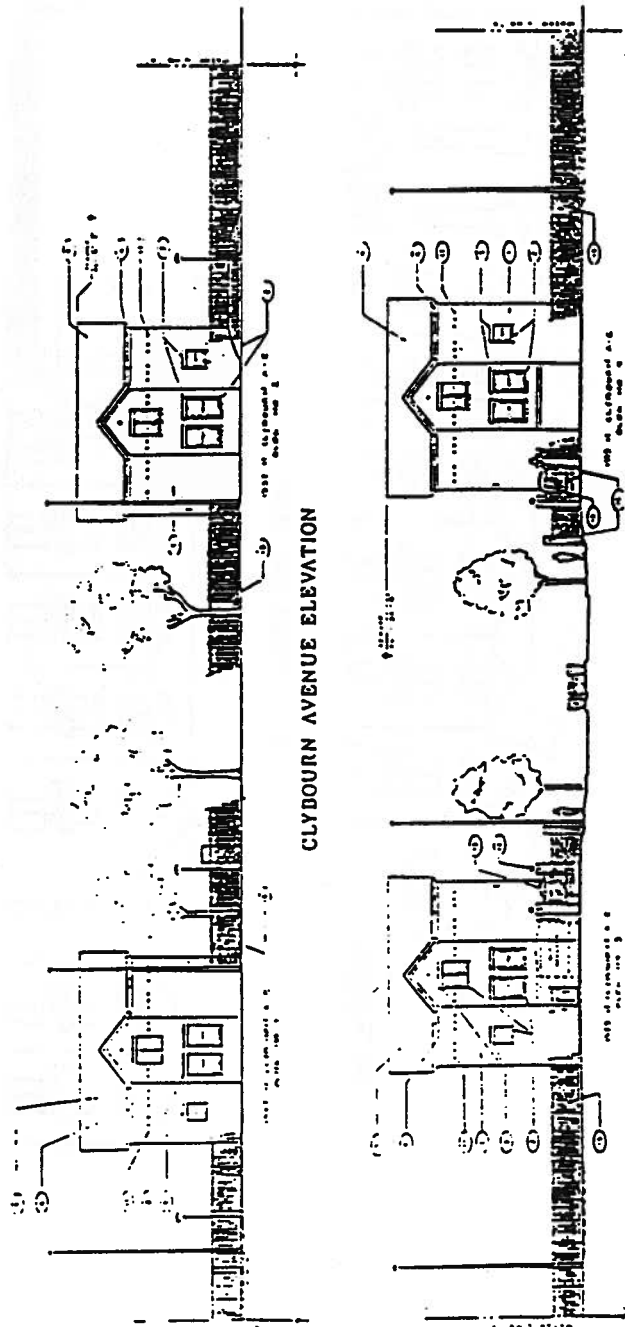
Building Elevations.
(Page 1 of 4)



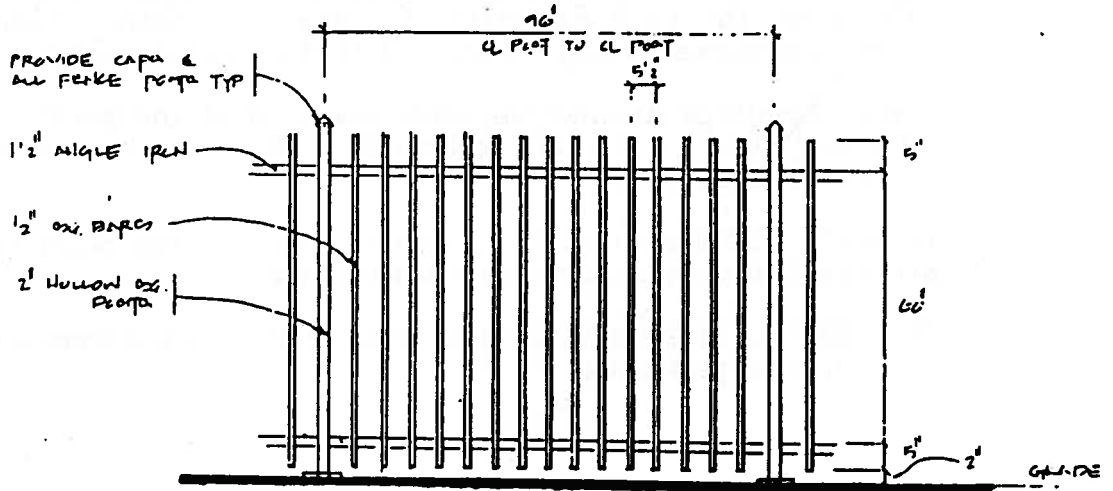
Building Elevations.
(Page 3 of 4)



Building Elevations.
(Page 4 of 4)



Typical Fence Elevation.



*Reclassification Of Area Shown On Map Number 5-F.
(Application Number A-3626)*

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 Number 5-F in the area bounded by:

West Armitage Avenue; the alley next east of and parallel to North Halsted Street; a line 175 feet south of West Armitage Avenue; and North Halsted Street.

to those of a B2-2 Restricted 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.

*Reclassification Of Area Shown On Map Number 5-F.
(Application Number A-3625)*

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 B4-3 Restricted Service District symbols and indications as shown on Map Number 5-F in the area bounded by:

a line 473 feet south of West Armitage Avenue; a line 131 feet east of North Halsted Street; a line 523 feet south of West Armitage Avenue; and North Halsted Street,

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.