

*Reclassification Of Area Shown On Map Number 3-F.*

(As Amended)

(Application Number 13033)

**BRPD 637AA**

*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 Business Planned Development Number 637 symbols and indications as shown on Map Number 3-F in the area bounded by:

West Goethe Street; North Sedgwick Street; West Scott Street; the alley next west of and parallel to North Sedgwick Street; a line 112.13 feet south of West Scott Street; North Sedgwick Street; a line 133 feet north of West Scott Street; the westerly right-of-way line of the Chicago Transit Authority elevated structure; West Division Street; North Clybourn Avenue; a line 408.86 feet northwesterly of the intersection of West Division Street and North Clybourn Avenue as measured at the easterly right-of-way line of North Clybourn Avenue and perpendicular thereto; a point 131.56 feet northeasterly of the intersection of the 12 foot northwesterly/southeasterly alley next east of and parallel to North Clybourn Avenue and the 12 foot southwesterly/northeasterly alley next east of and perpendicular to North Clybourn Avenue as measured on the southerly line of said southwesterly/northeasterly alley; a line from a point 131.56 feet northeasterly of the intersection of said 12 foot northwesterly/southeasterly alley next east of and parallel to North Clybourn Avenue and said 12 foot southeasterly/northeasterly alley next east of and perpendicular to North Clybourn Avenue as measured on the southerly line of said southwesterly/northeasterly alley to a point 149.75 feet west of North Hudson Avenue as measured along the south line of West Goethe Street or the line thereof if extended where no street exists,

to the designation of Business-Residential Planned Development Number 637, 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 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 Statements referred to in this ordinance read as follows:

*Business-Residential Planned Development  
Number 637, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Business-Residential Planned Development Number 637, as amended, consists of approximately 390.212 square feet (eight and ninety-six hundredths (8.96) acres) and is owned or controlled by the applicant, Old Town Square Shopping Center, Inc.
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 rights-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 and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors.
4. This Plan of Development consists of these fourteen (14) statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line, Boundary and Right-of- Way Adjustment Map; a Site Plan; a Landscape Plan; Building Elevations; and Enlarged Building Elevations dated May 16, 2000. Full size sets of the Site Plan, 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 zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Business-Residential Planned Development": Subarea A: all uses

permitted in the B5-1 General Service District and accessory parking; Subarea B: attached or detached single-family dwelling units, elevator and walk-up multiple family dwelling units, related uses and accessory parking.

6. **Business Identification signs shall be permitted within Subarea A of the Planned Development in accordance with the attached Signage Elevation and 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. Signage for the retail center shall be unified and integrated in design throughout the retail center.**
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, and the Department of Planning and Development. No driveways shall be permitted from the outparcels to West Division Street or North Sedgwick Street. 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. The applicant shall be responsible for completing installation of any off-site traffic improvements adjacent to the Planned Development which the Chicago Department of Transportation (C.D.O.T.) determines are necessary to mitigate the traffic impacts of the proposed development. The timing of such off-site improvements shall be determined by C.D.O.T. and shall be coordinated with improvements to West Division Street which are scheduled to be completed by the City. The on-street parking spaces shall be made available for visitors and shall not be leased or sold to any residents.**
8. **In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.**
9. **For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.**

10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Off-site improvements shall also be subject to the provisions of Statement 7 hereof.
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, appropriate 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. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the residential development within

3/7/2001

## REPORTS OF COMMITTEES

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Subarea B has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire as to Subarea B only and the zoning of the Subarea B property shall automatically revert to the R4 General Residence District classification.

[Existing Zoning Map; Property Line, Boundary and Right-of-Way Adjustment Map; Generalized Land-Use Map; Existing Land-Use Map; Building Elevations; Building Elevations -- Single-Family Residence Front; and Building Elevations -- Single-Family Residences Side/Rear referred to in these Plan of Development Statements printed on pages 53941 through 53950 of this Journal.]

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

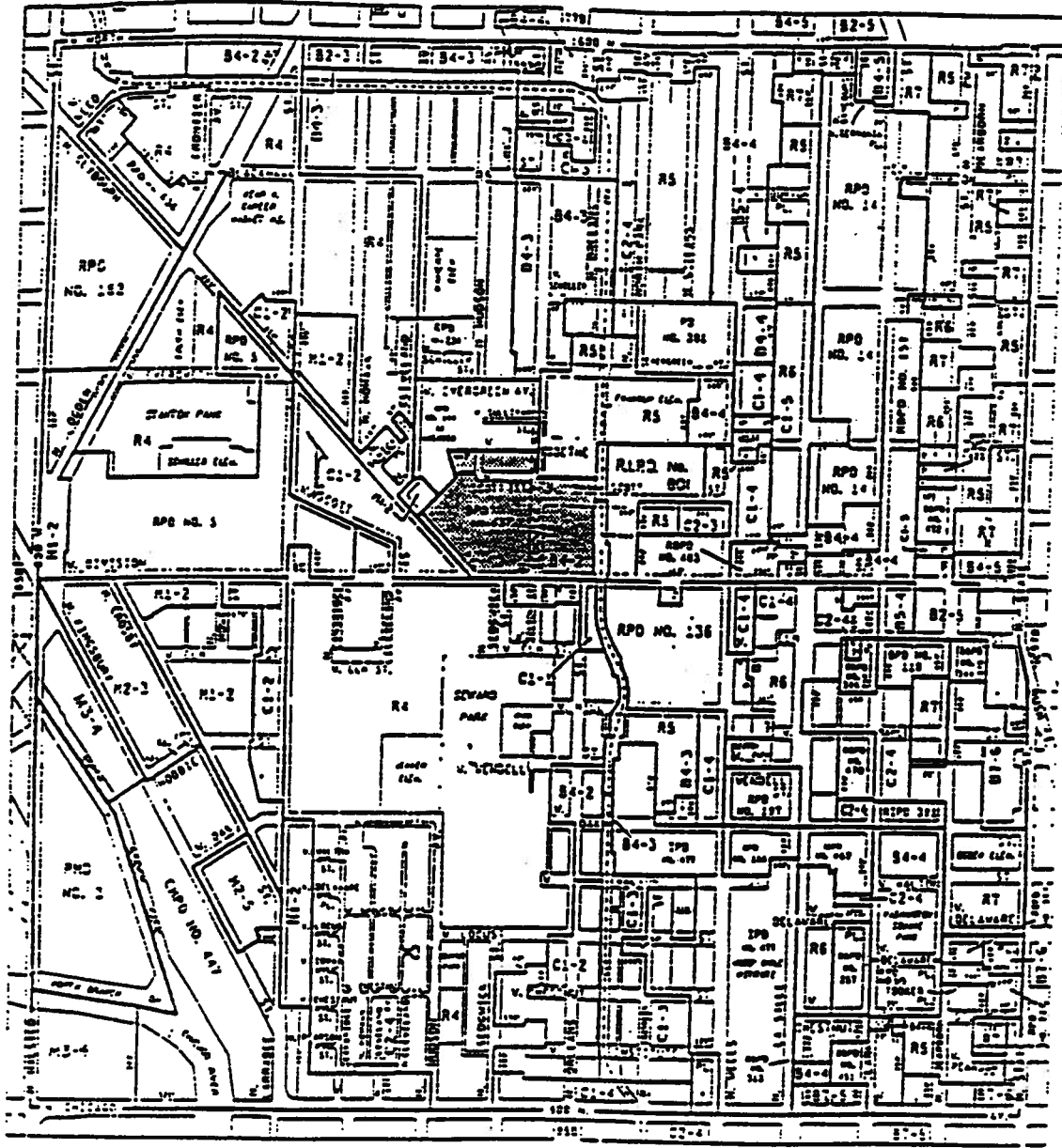
*Business-Residential Planned Development  
Number 637, As Amended.*

*Bulk Regulations And Data Table.*

	Net Site Square Feet	Acres	Maximum Floor Area Ratio	Maximum Dwelling Units	General Land-Use
Subarea A:	251,613	5.78	0.8	0	Commercial
Subarea B:	138,599	3.18	1.8	139	Residential
Total:	390,212		1.16	139	

	Square Feet	Acres
Development Site Area:	390,212	8.96
Net Site Area:	390,212	9.96
Public Rights-of-Way:	70,883	1.63
	461,095	10.59
<b>Maximum Floor Area Ratio for Total Net Site:</b>	1.16.	
<b>Minimum Number of Off-Street Parking Spaces:</b>	Subarea A:	310 Commercial
	Subarea B:	166 Residential
<b>Minimum Number of On-Street Parking Spaces:</b>	Subarea A:	0 Commercial
	Subarea B:	18 Residential
<b>Minimum Number of Off-Street Loading Spaces:</b>	Subarea A:	2 Commercial
	Subarea B:	0 Residential
<b>Maximum Percent of Site Coverage:</b>	Per Site/Landscaping Plan.	
<b>Minimum Required Building Setbacks:</b>	Per Site/Landscaping Plan.	
<b>Maximum Permitted Building Height:</b>	Per Building Elevations.	

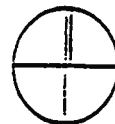
Existing Zoning Map.



APPLICANT: MEK DEVELOPMENT / MC. SCOTT SEDGWICK LP.

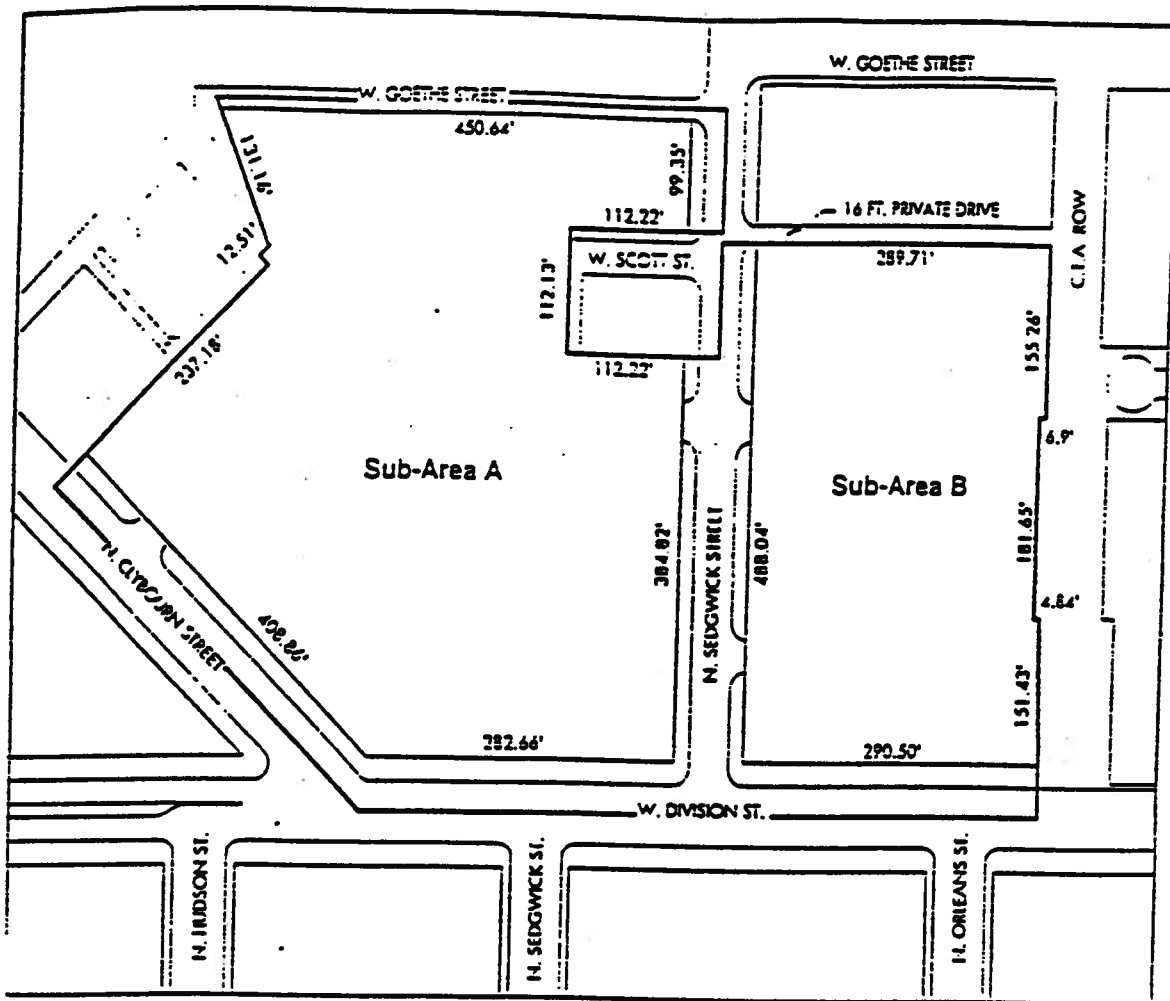
ADDRESS: 328-354; 400-426 WEST DIVISION ST.  
 1201-1247 NORTH CLYBOURN AVE.  
 1201-1245; 1200-1236; 1250-1258 NORTH SEDGWICK ST.  
 400-408; 410-424; 411-431 WEST SCOTT ST.  
 1249-1259; 1250-1258 NORTH HUDSON ST.  
 CHICAGO, ILLINOIS

NORTH



NOT TO SCALE

Property Line, Boundary And Right-Of-Way Adjustment Map.

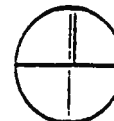


LEGEND:   
 - - - - - Business Planned Development Boundary   
 \_\_\_\_\_ Existing Property Line

APPLICANT: MELK DEVELOPMENT / MC. SCOTT SEDGWICK L.P.

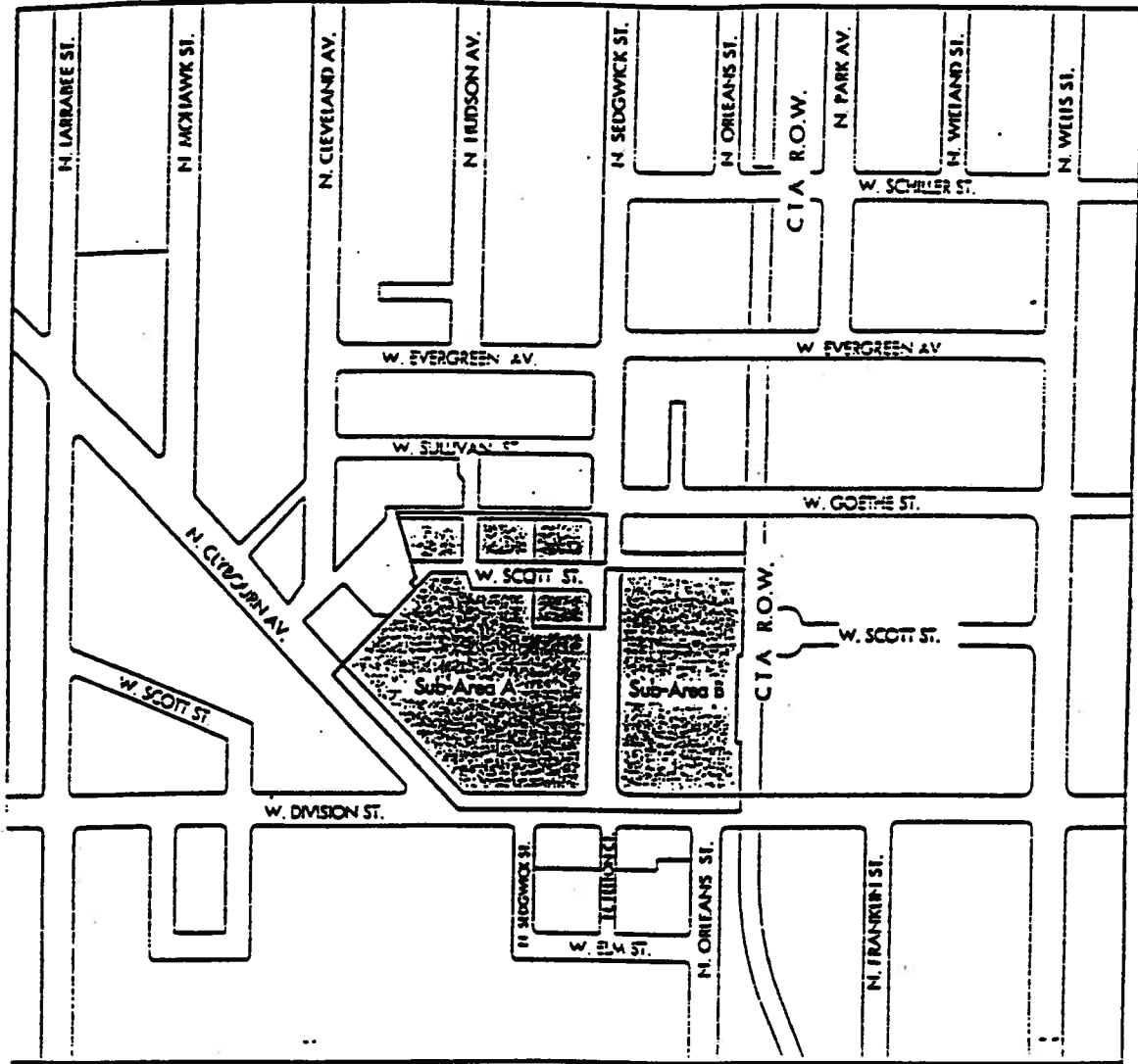
ADDRESS: 329-354; 400-426 WEST DIVISION ST.  
 1201-1247 NORTH CLYBOURN AVE.  
 1201-1245; 1200-1236; 1250-1258 NORTH SEDGWICK ST.  
 400-408; 410-424; 411-431 WEST SCOTT ST.  
 1247-1259; 1250-1258 NORTH HUDSON ST.  
 CHICAGO, ILLINOIS

NORTH




NOT TO SCALE

Generalized Land-Use Map.



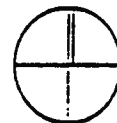
LEGEND:  Business Planned Development

 Planned Development  
 Boundary Area

APPLICANT: MELK DEVELOPMENT / MCL SCOTT SEDGWICK L.P.

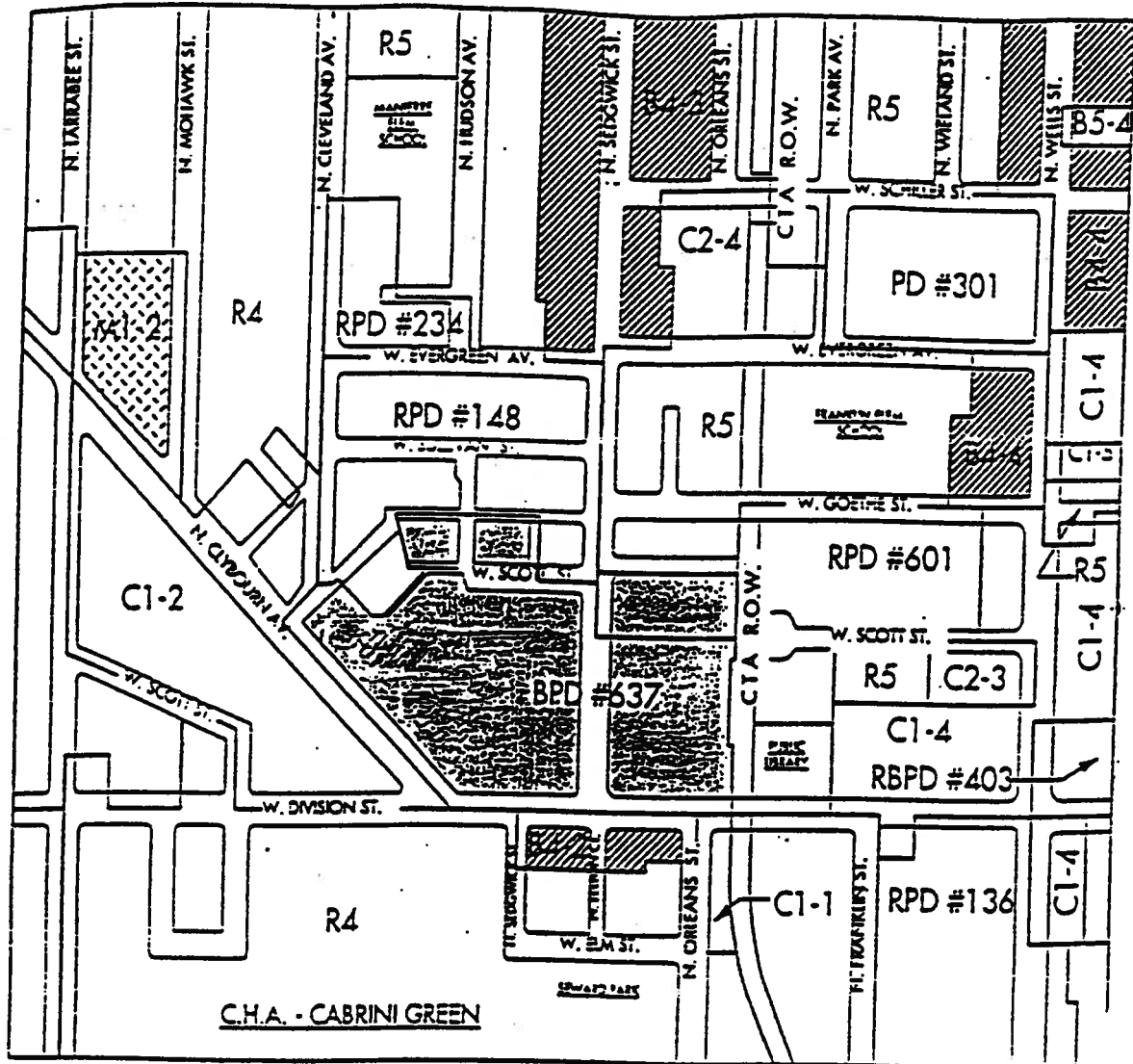
ADDRESS: 325-354; 400-426 WEST DIVISION ST.  
1201-1247 NORTH CLYBOURN AVE.  
1201-1245; 1200-1236; 1250-1258 NORTH SEDGWICK ST.  
400-408; 410-424; 411-431 WEST SCOTT ST.  
1249-1259; 1250-1258 NORTH HUDSON ST.  
CHICAGO, ILLINOIS

NORTH



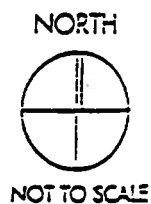
NOT TO SCALE

Existing Land-Use Map.

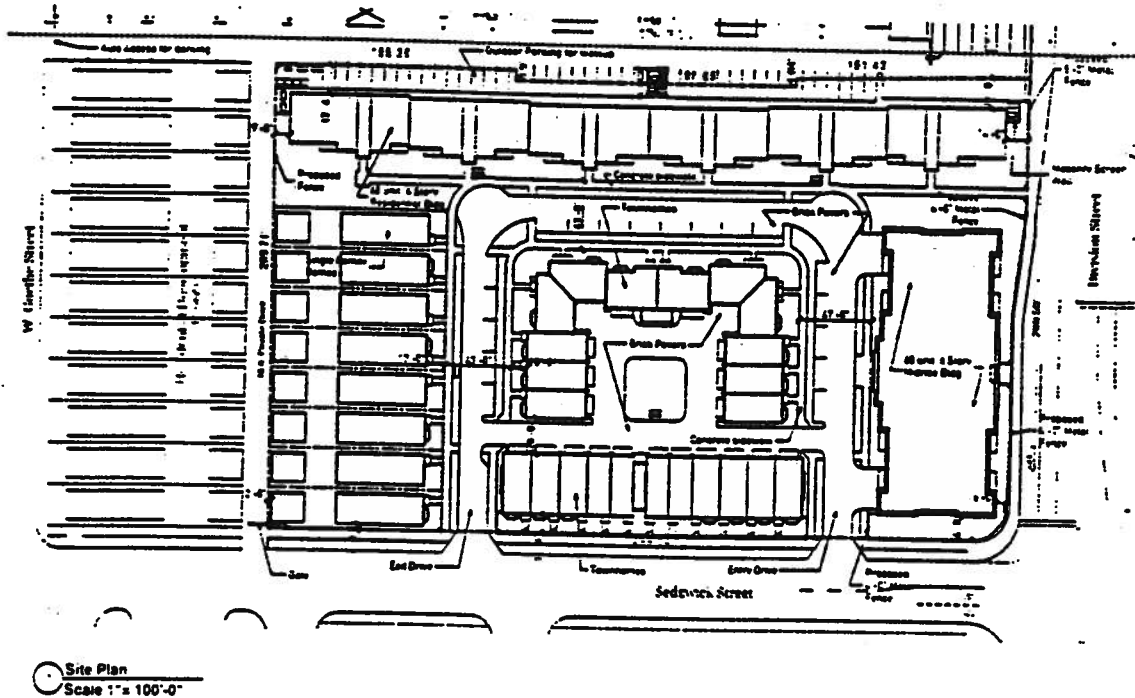
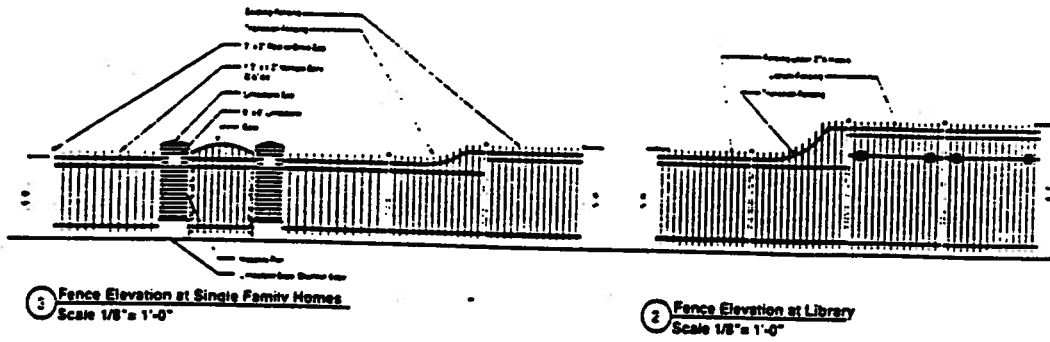


LEGEND: Subject Site Business Manufacturing  
 Residential Zoning District R-4

APPLICANT: MELK DEVELOPMENT / MCL SCOTT SEDGWICK L.P.  
 ADDRESS: 323-354; 400-426 WEST DIVISION ST.  
 1201-1247 NORTH CLYBURN AVE.  
 1201-1245; 1200-1234; 1250-1258 NORTH SEDGWICK ST.  
 400-408; 410-424; 411-431 WEST SCOTT ST.  
 1249-1259; 1250-1258 NORTH HUDSON ST.  
 CHICAGO, ILLINOIS

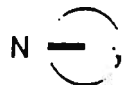


Building Elevations.  
(Page 1 of 4)

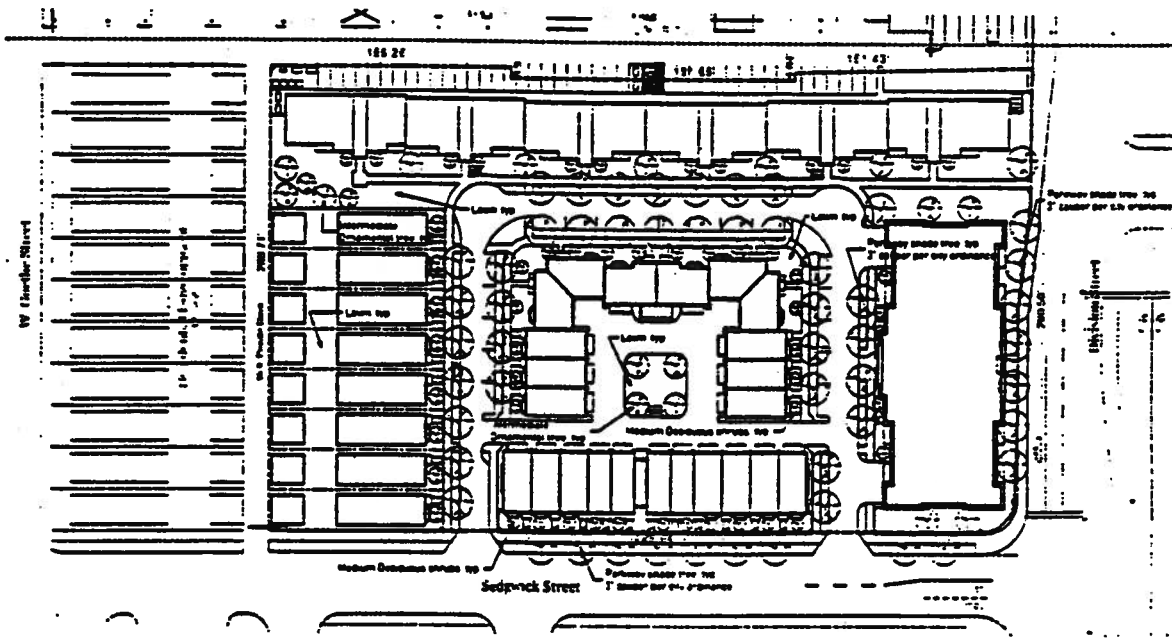


February 22, 2001  
 Applicant: Old Town Square Shopping Center, Inc.  
 Address: 328-354/400-426 W. Division St.

Pappageorge Haymes Ltd.  
 Planner / Architect



Building Elevations.  
(Page 2 of 4)



○ Landscape Plan  
Scale 1" = 100'-0"

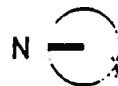
February 22, 2001

Applicant: Old Town Square Shopping Center, Inc.

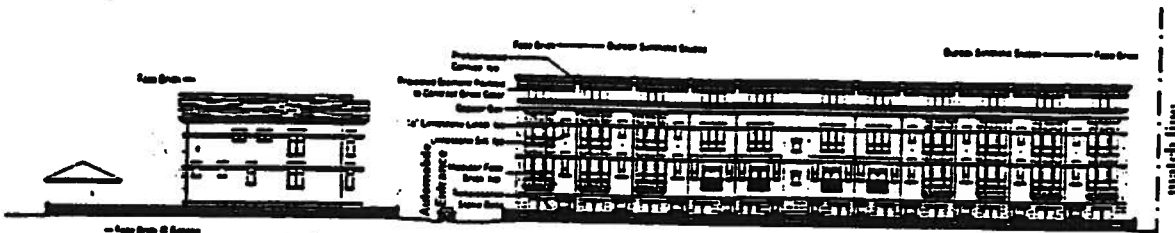
Address: 328-354-400-426 W. Division St.

Pappageorge Haymes Ltd.

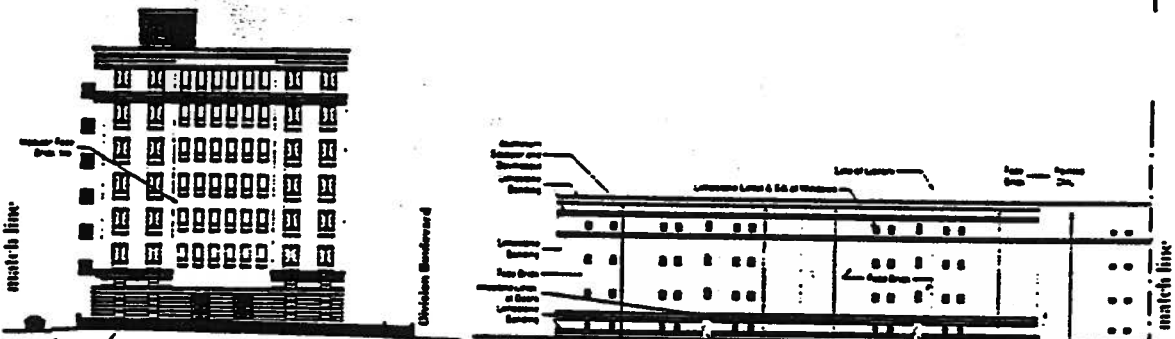
Planner / Architect



Building Elevations.  
(Page 3 of 4)

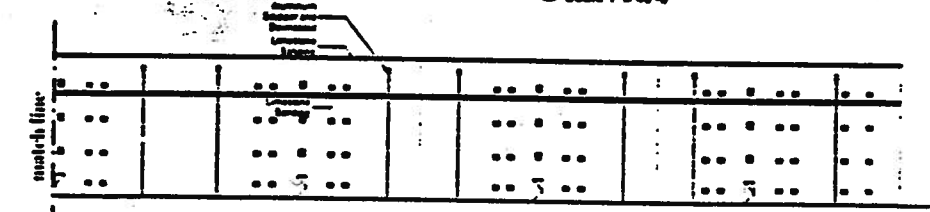


1 Sedwick Street Elevation  
Scale 1" = 40'-0"

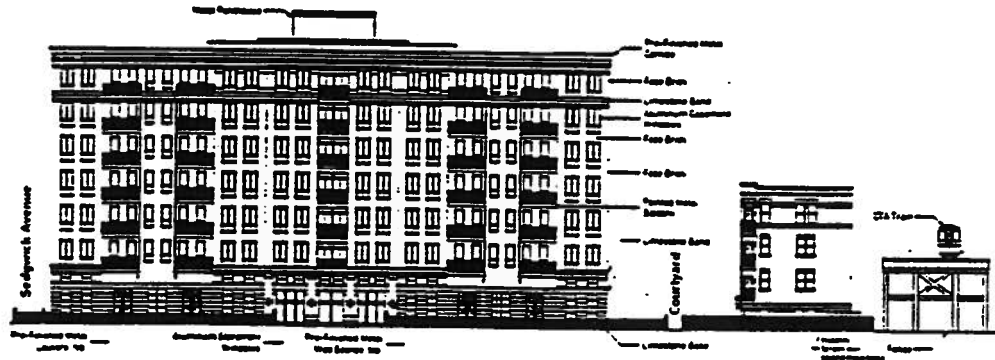


2 Sedwick Street Elevation  
Scale 1" = 40'-0"

3 Wallup Rear Elevation  
Scale 1" = 40'-0"



4 Wallup Rear Elevation  
Scale 1" = 40'-0"



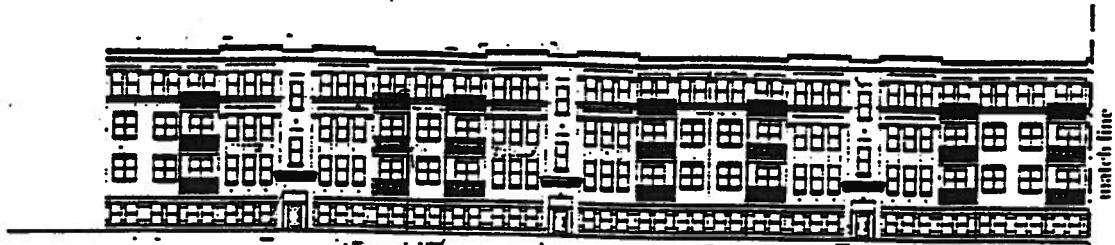
5 Division Street Elevation  
Scale 1" = 40'-0"

February 22, 2001

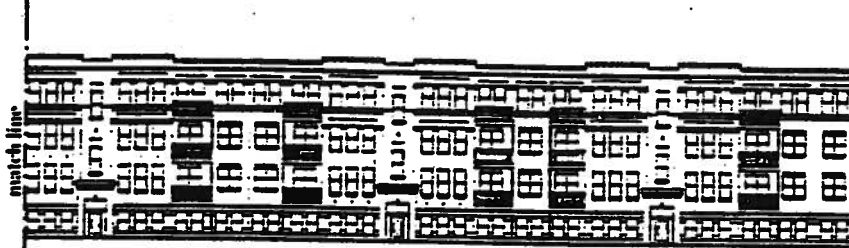
Applicant: Old Town Square Shopping Center, Inc.  
Address: 328-354-400-426 W. Division St.

Pappageorge Haymes Ltd.  
Planner / Architect

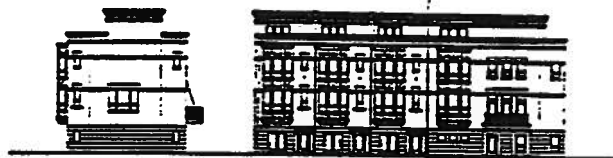
Building Elevations.  
(Page 4 of 4)



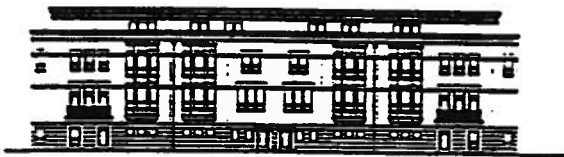
1 Walkup Front Elevation  
Scale 1" = 40'-0"



2 Walkup Front Elevation  
Scale 1" = 40'-0"

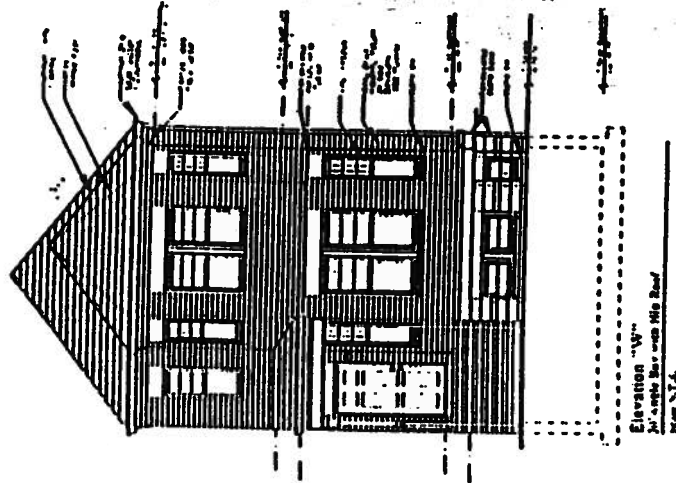
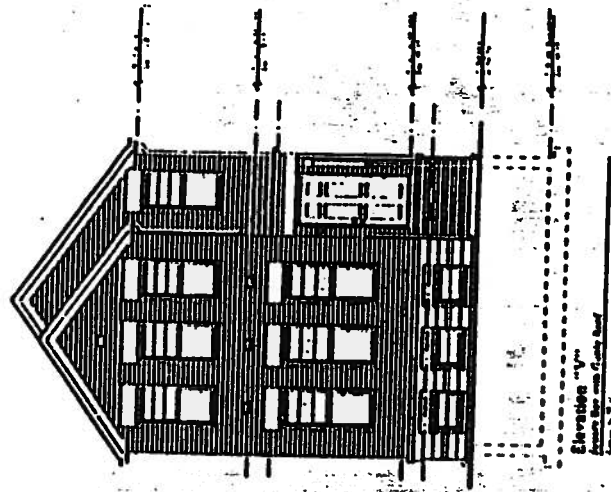


3 Interior Townhomes Front Elevation  
Scale 1" = 40'-0"

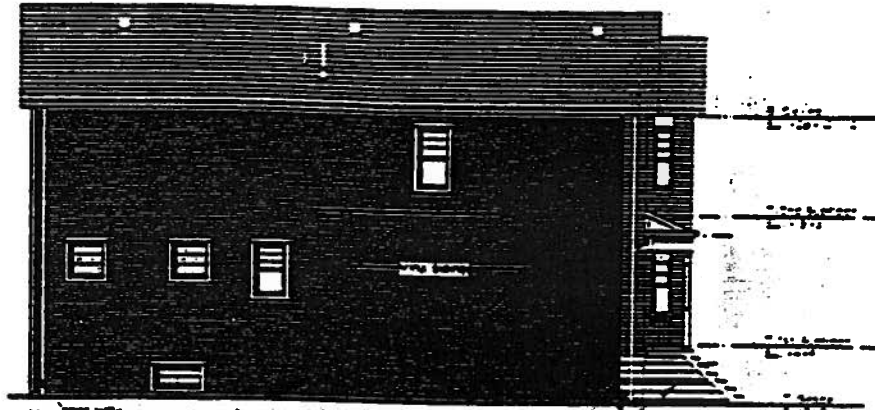


4 Interior Townhomes Front Elevation  
Scale 1" = 40'-0"

Building Elevation -- Single-Family  
Residence Front.



Building Elevations -- Single-Family  
Residence Side/Rear.



Type "V" - Entry Side Elevation - Interior Lot Line  
Scale N.T.S. Standard Cont. No. 2-7



Type "V" - Non-Entry Side Elevation at Public Way  
Scale N.T.S. End Cont. No. 1 & 3

Elevations: Single Family Side/Rear



Typical Rear Elevation  
Scale N.T.S. End Cont. No. 1 & 3

7/29/98

REPORTS OF COMMITTEES

75445

Maximum Percent of Site Coverage:	Per Site Plan.
Maximum Required Building Setbacks:	Per Site Plan.
Maximum Building Height:	Per Building Elevation.

*Reclassification Of Area Shown On Map Number 3-F.*

(As Amended)

(Application Number 12435)

BRPD 637 AA.

*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 Business Planned Development Number 637 symbols and indications as shown on Map Number 3-F in the area bounded by:

West Goethe Street; North Sedgwick Street; West Scott Street; the alley next west of and parallel to North Sedgwick Street; a line 112.13 feet south of West Scott Street; North Sedgwick Street; a line 133 feet north of West Scott Street; the westerly right-of-way line of the Chicago Transit Authority elevated structure; West Division Street; North Clybourn Avenue; a line 408.86 feet northwesterly of the intersection of West Division Street and North Clybourn Avenue as measured at the easterly right-of-way line of North Clybourn Avenue and perpendicular thereto; a point 131.56 feet northeasterly of the intersection of the 12 foot northwesterly/southeasterly alley next east of and parallel to North Clybourn Avenue and the 12 foot southwesterly/northeasterly alley next east of and perpendicular to North Clybourn Avenue as measured on the southerly line of said southwesterly/northeasterly alley; a line from a point 131.56 feet northeasterly of the intersection of said 12 foot northwesterly/southeasterly alley next east of and parallel to North Clybourn Avenue; and said 12 foot southwesterly/northeasterly alley next east of and perpendicular to North Clybourn Avenue as measured on the southerly line of said southwesterly/

(Continued on page 75456)

(Continued from page 75445)

northeasterly alley to a point 149.75 feet west of North Hudson Avenue as measured along the south line of West Goethe Street or the line thereof if extended where no street exists, to the designation of Business-Residential Planned Development Number 637, 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 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 Statements referred to in this ordinance read as follows:

*Business-Residential Planned Development Number 637, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Business-Residential Planned Development Number 637, as amended, consists of approximately three hundred ninety-one thousand five hundred fifty-eight (391,558) square feet (eight and ninety-nine hundredths (8.99) acres) and is owned or controlled by the Applicant, Melk Development/MCL Scott Sedgwick L.P. subject to the provisions of Statement Number 11 hereof.
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 rights-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 and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Single

designated control for purpose of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

4. This Plan of Development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line, Boundary and Right-of-Way Adjustment Map; a Site/Landscape Plan, Building Elevations and Enlarged Building Elevations dated July 16, 1998 prepared by Roy H. Kruse & Associates, Ltd.; and park plans prepared by DeStefano & Partners for the Chicago Park District dated May 15, 1997, including a Seward Park Revitalization Existing Conditions Diagram, Seward Park Revitalization Concept Diagrams for Phases I, II and III and Franklin School Park Improvements--Concept Diagram. 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 zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Business-Residential Planned Development": Subarea A: all uses permitted in the B5-1 General Service District, accessory and non-accessory parking; Subarea B: Multiple Family Residential uses; all uses permitted in the B5-1 General Service District, accessory and non-accessory parking.
6. Business identification signs shall be permitted within the Planned Development in accordance with the attached Signage Elevation and 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. Signage for the retail center shall be unified and integrated in design throughout the retail center.
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, and the Department of Planning and Development. No driveways shall be permitted from the outparcels to West Division Street or North Sedgwick Street. Closure of all or part of any public streets or

alleys during the demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation, Bureau of Traffic. The Applicant shall be responsible for completing installation of any off-site traffic improvements adjacent to the Planned Development which the Chicago Department of Transportation (C.D.O.T.) determines are necessary to mitigate the traffic impacts of the proposed development. The timing of such off-site improvements shall be determined by C.D.O.T. and shall be coordinated with improvements to Division Street which are scheduled to be completed by the City.

8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Off-site improvements shall also be subject to provisions of Statements 7 and 11 hereof.
11. The Applicant acknowledges that a portion of the Property is currently owned by the Chicago Board of Education and the Chicago Park District and is currently occupied by public educational facilities (the Ferguson Child-Parent Center) and public park facilities (six (6) basketball courts and two (2) baseball diamonds). The Chicago Board of Education and the Chicago Park District proposes to sell this Property to the Applicant and use the proceeds from the sale to construct new replacement facilities in the immediate area. Replacement educational facilities are described on plans included in the 1997 application for amendment to Residential Planned Development Number 234. Replacement park facilities are depicted on park plans attached to this Plan of Development. New park facilities will be constructed in three (3) phases. Phase I will include construction by the spring 1998 softball season of a new baseball diamond on the grounds of Franklin Elementary School (approximately one (1) block northeast of this Planned Development) and improvements to two (2) existing baseball diamonds located just west of the Seward Park Fieldhouse (approximately one (1) block southeast of this Planned Development). Phase II will include, new passive recreational improvements to property located north of the Seward Park Fieldhouse and south of Division Street. Phase III will include construction of a second

new baseball diamond on the grounds of the existing Byrd Elementary School (approximately two (2) blocks southeast of this Planned Development) after that school is demolished and relocated. The Applicant agrees to fence off and allow the continued public use of existing educational and park facilities located within this Planned Development until the replacement facilities are completed. In the case of park facilities, only Phase I of the replacement park facilities (described above) need be completed prior to demolition of existing park facilities. The construction of replacement public facilities according to the terms of the statement is subject to final approval by the Chicago Board of Education and the Chicago Park District. The force and effect of this Planned Development upon the Chicago Board of Education and the Chicago Park District is expressly conditioned upon approval of this Statement Number 11 by the Chicago Board of Education and Chicago Park District within six (6) months of City Council adoption of this Planned Development. This six (6) month period may be extended for an additional six (6) months with the approval of the Commissioner of the Department of Planning and Development upon a showing of good cause. If such approval is not secured within such time period, then the provisions of this Planned Development relating to publicly-owned property within the Planned Development shall be deemed to be null and void and automatically deleted herefrom, and the zoning of such publicly-owned property shall automatically revert to the B5-1 General Service District.

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 of such 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 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; provided, however, that such minor change may result in imperceptible increases (five percent (5%) or less) in maximum permitted floor area ratio or maximum number of units per acre of total net site area or minor changes to required setbacks or site coverage limits that do not result in a change to the character of the development as originally approved.

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 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.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office of People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. Unless substantial construction of the residential development within Subarea B has commenced within six (6) 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 (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 section, then the zoning of the property shall automatically revert to the pre-existing Business Planned Development Number 637 classification in effect prior to the adoption of this amendment.

12435

7/29/98

REPORTS OF COMMITTEES

75461

[Existing Zoning Map; Property Line, Boundary and Right-of-Way Adjustment Map; Existing Land-Use Map; Generalized Land-Use Map; Landscape Schedule; Site/Landscape Plan; Enlarged Residential Site Plan; Commercial Building Elevation Drawings; and Residential Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 75463 through 75471 of this Journal.]

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

*Business/Residential Planned Development Number. No 637AA.*

*Bulk Regulations And Data Table.*

	Square Feet	Acres	Maximum Floor Area Ratio	Maximum Dwelling Units	General Land-Use
Subarea A	251,613	5.78	0.8	0	Commercial
Subarea B	139,945	3.21	0.8	0	Commercial
			0.8	36	Residential
Total	391,558	8.99	0.8	36	

	Square Feet	Acres
Development Site Area:	391,558	8.99
Net Site Area:	391,558	8.99
Public Rights-of-Way:	70,883	1.63

	Square Feet	Acres
Gross Site Area:	462,441	10.62
Maximum Floor Area Ratio for Total Site Area:	0.8.	
Minimum Number of Off-Street Parking Spaces:	Subarea A: 310 Commercial.	
	Subarea B: 120 Commercial.	
	Subarea B: 32 Residential.	
Minimum Number of Off-Street Loading Spaces:	Subarea A: 2.	
	Subarea B: 2.	
Maximum Percent of Site Coverage:	Per Site/landscaping Plan.	
Minimum Required Building Setbacks:	Per Site/Landscaping Plan.	
Maximum Building Height:	Per Building Elevations.	

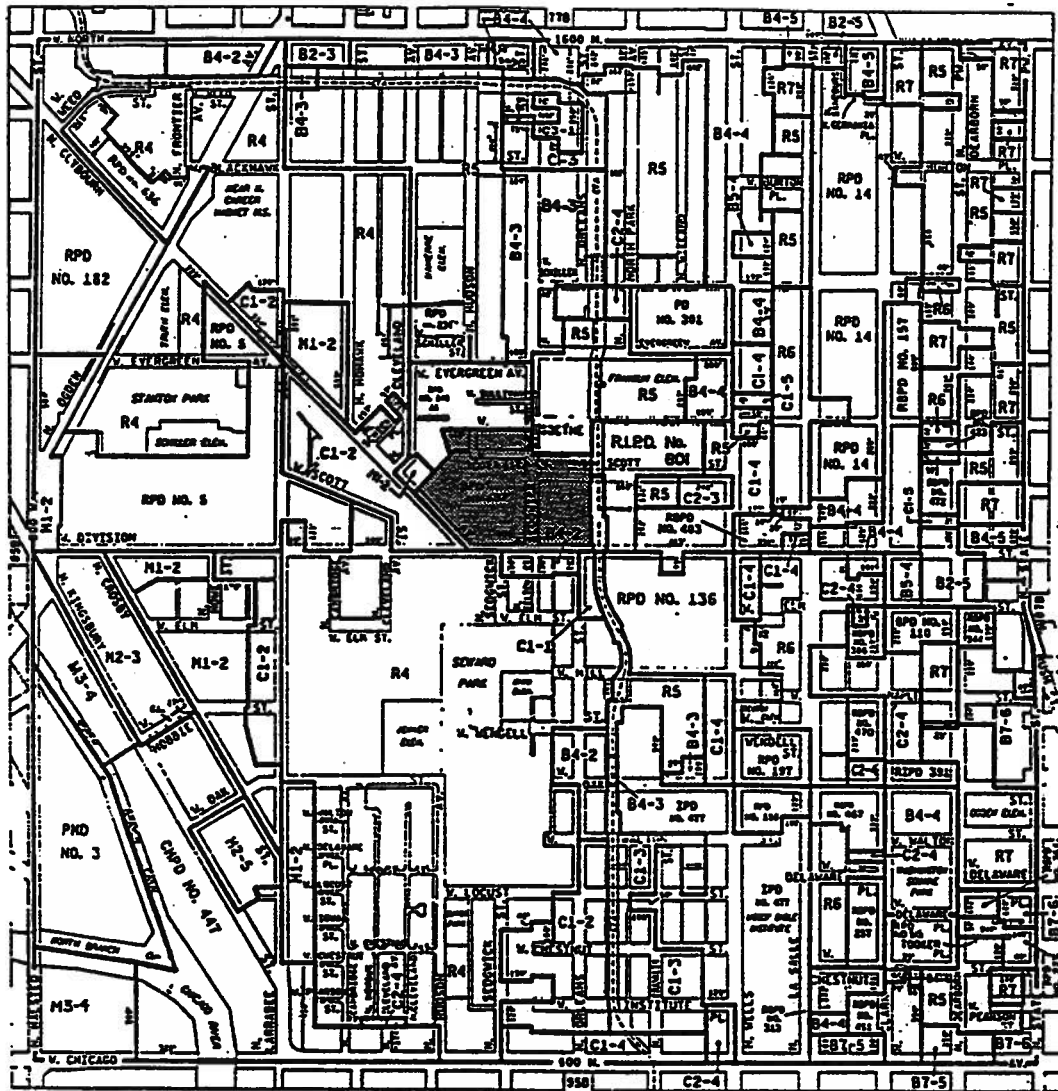
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**AMENDMENT OF CHICAGO ZONING ORDINANCE BY  
RECLASSIFICATION OF PARTICULAR AREAS.**

The Committee on Zoning submitted the following report:

(Continued on page 75472)

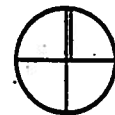
Existing Zoning Map.



APPLICANT: MELK DEVELOPMENT / MCL SCOTT SEDGWICK LP.

ADDRESS: 328-354; 400-426 WEST DIVISION ST.  
 1201-1247 NORTH CLYBOURN AVE.  
 1201-1245; 1200-1236; 1250-1258 NORTH SEDGWICK ST.  
 400-408; 410-424; 411-431 WEST SCOTT ST.  
 1249-1259; 1250-1258 NORTH HUDSON ST.  
 CHICAGO, ILLINOIS

NORTH

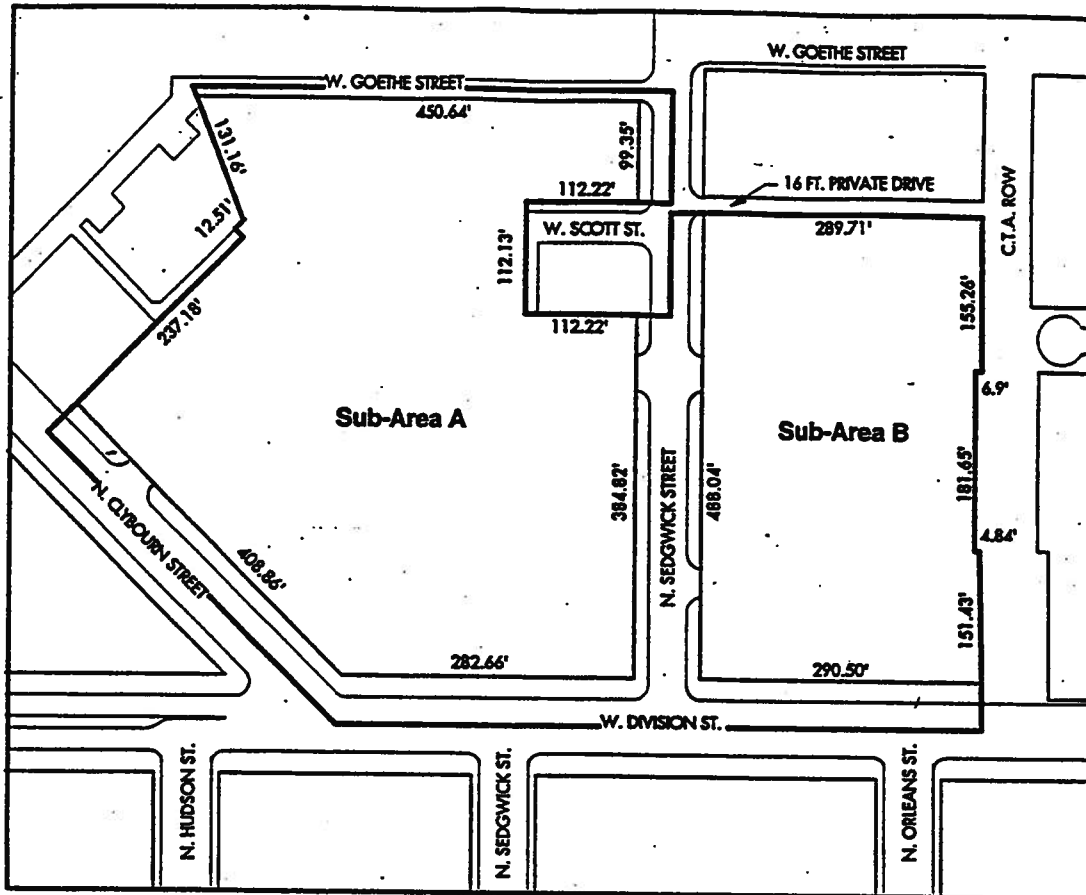



NOT TO SCALE

DATE: JUNE 9, 1998  
 REVISED JULY 16, 1998

 Subject Site

Property Line, Boundary And Right-Of-Way Adjustment Map.



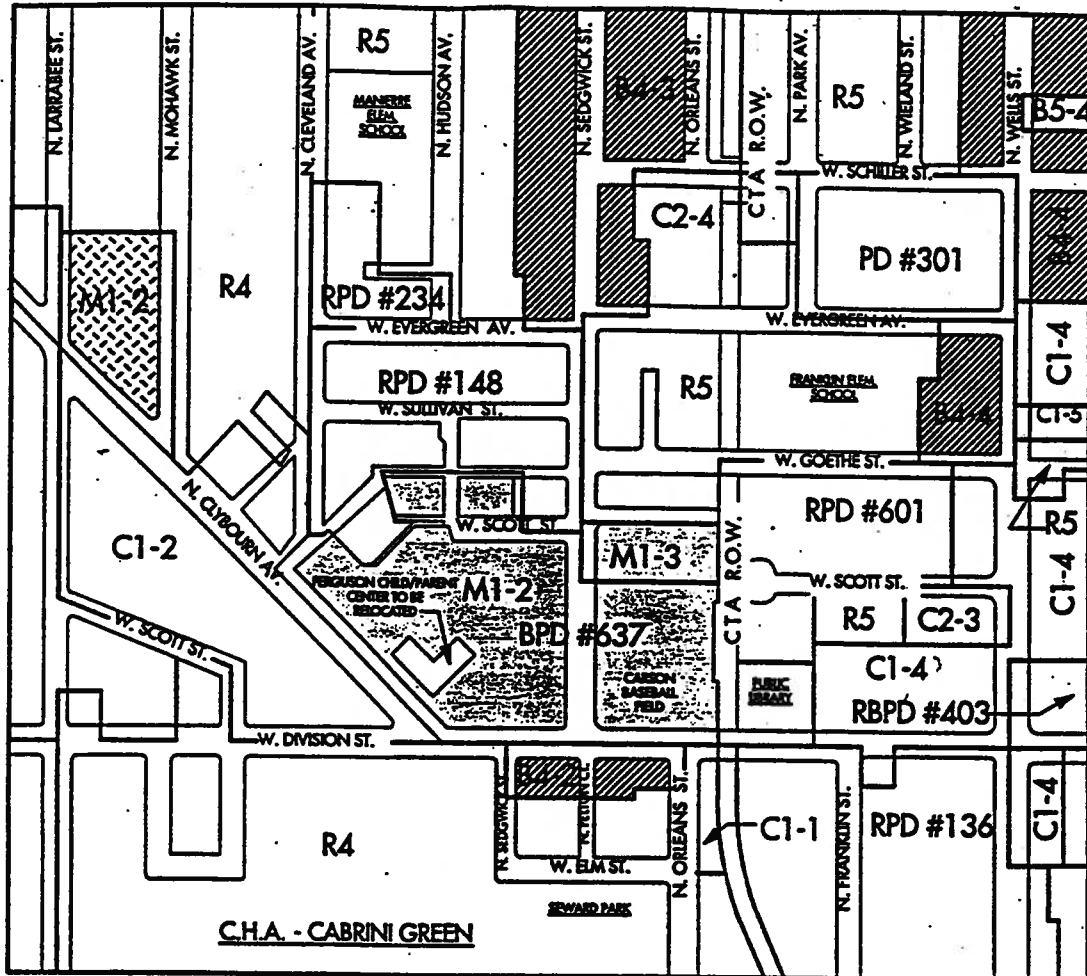
LEGEND:  Business Planned Development Boundary  
 Existing Property Line

APPLICANT: MELK DEVELOPMENT / MCL SCOTT SEDGWICK LP.  
 ADDRESS: 328-354; 400-426 WEST DIVISION ST.  
 1201-1247 NORTH CLYBOURN AVE.  
 1201-1245; 1200-1236; 1250-1258 NORTH SEDGWICK ST.  
 400-408; 410-424; 411-431 WEST SCOTT ST.  
 1249-1259; 1250-1258 NORTH HUDSON ST.  
 CHICAGO, ILLINOIS



DATE: JUNE 9, 1998  
 REVISED JULY 16, 1998

Existing Land-Use Map.



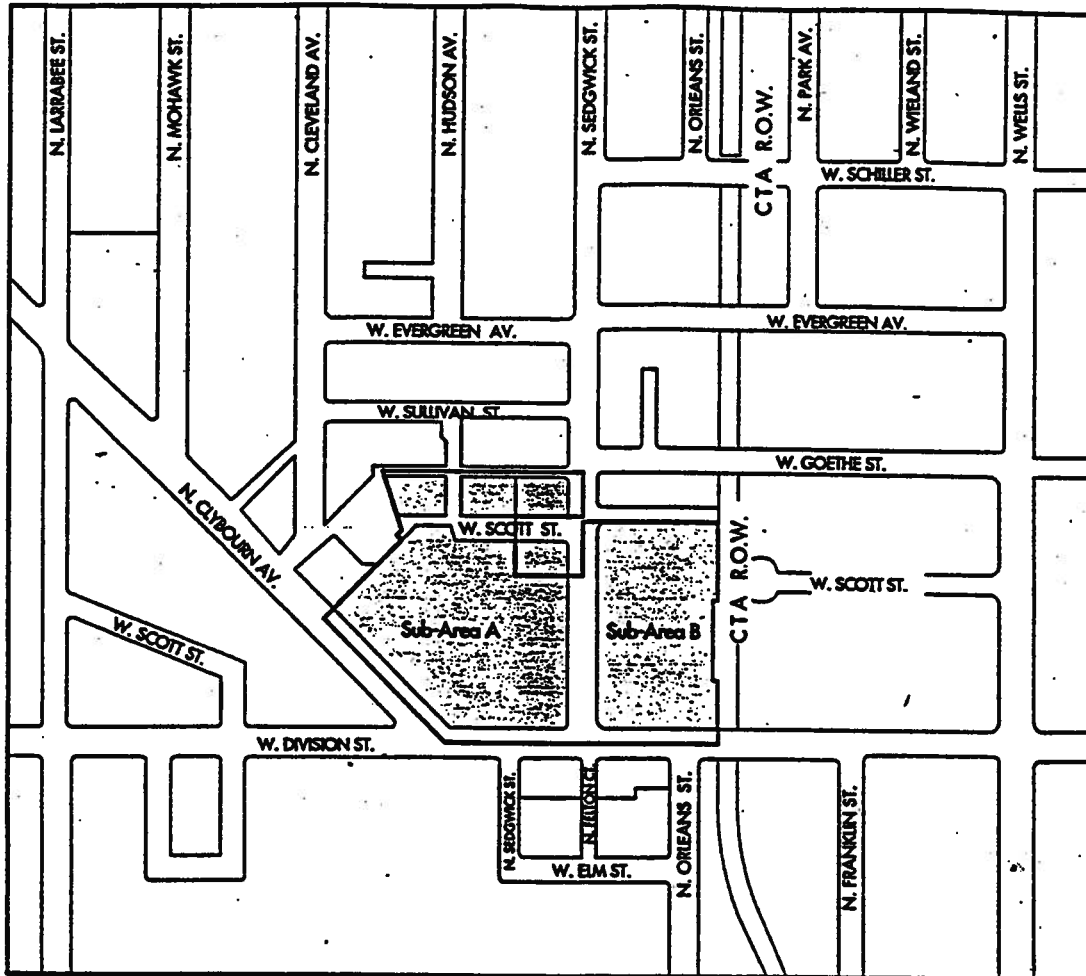
LEGEND: Subject Site Business Manufacturing  
 Residential Zoning District R-4



APPLICANT: MELK DEVELOPMENT / MCL SCOTT SEDGWICK LP.

ADDRESS: 328-354; 400-426 WEST DIVISION ST.  
 1201-1247 NORTH CLYBOURN AVE.  
 1201-1245; 1200-1236; 1250-1258 NORTH SEDGWICK ST.  
 400-408; 410-424; 411-431 WEST SCOTT ST.  
 1249-1259; 1250-1258 NORTH HUDSON ST.  
 CHICAGO, ILLINOIS



Generalized Land-Use Map.



LEGEND:  Business Planned Development  
 Planned Development  
 Boundary Area

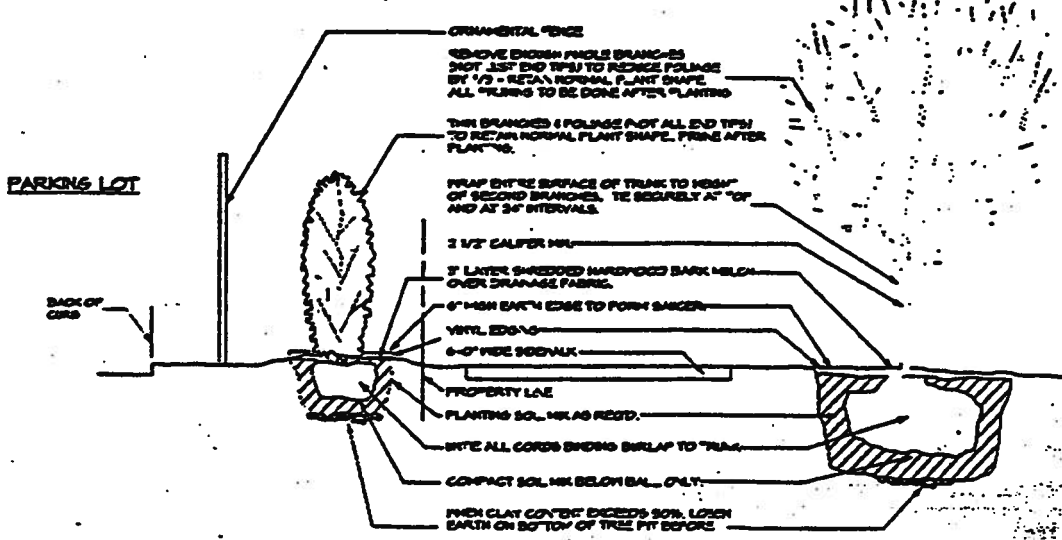
APPLICANT: MELK DEVELOPMENT / MCL SCOTT SEDGWICK LP.  
 ADDRESS: 328-354; 400-426 WEST DIVISION ST.  
 1201-1247 NORTH CLYBOURN AVE.  
 1201-1245; 1200-1236; 1250-1258 NORTH SEDGWICK ST.  
 400-408; 410-424; 411-431 WEST SCOTT ST.  
 1249-1259; 1250-1258 NORTH HUDSON ST.  
 CHICAGO, ILLINOIS



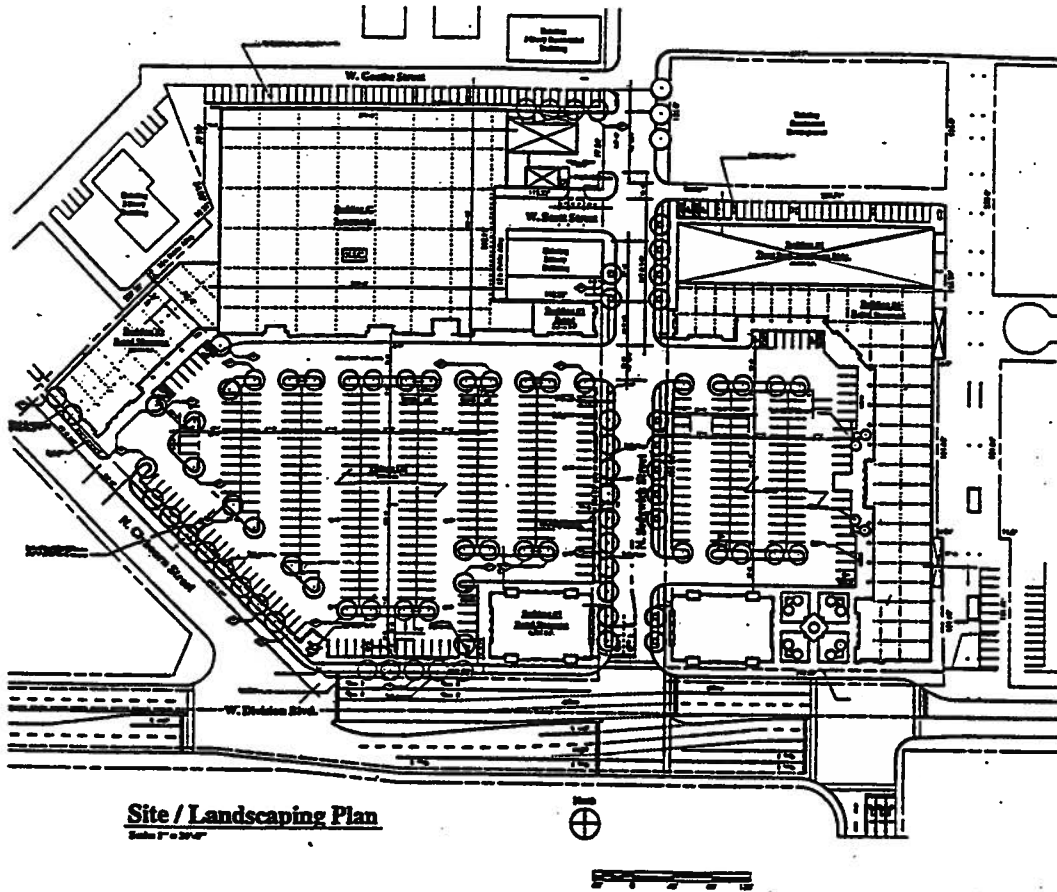
Landscape Schedule.

TAG	COMMON NAME (BOTANICAL NAME)	HEIGHT (MIN.)	SIZE (CALPER)	SPACING O.C.	
<b>SHADE TREES</b>					
SH	(COLETTAS TRIACANTHOS INERMIS)	120'	2 1/2"	25'	BALLED & BURLAPPED
SA	(SUMMIT GREEN ASH (FRAXINUS PENNSYLVANICA LANCEOLATA)	120'	2 1/2"	AS SHOWN	BALLED & BURLAPPED
<b>FLOWING TREES</b>					
ER	(EASTERN REDBUD (CERCIS CANADENSIS)	60'	1 1/2"	AS SHOWN	POTTED
EC	(ROYALTY CRABAPPLE (MALUS 'ROYALTY')	60'	1 1/2"	AS SHOWN	POTTED
ZC	(JAPANESE ZUMI CRABAPPLE (MALUS 'ZUMI' CALOCARPA)	60'	1 1/2"	AS SHOWN	POTTED
<b>EVERGREENS &amp; SHRUBS</b>					
JY	(UPRIGHT JAPANESE YEW (TAXUS CUSPIDATA 'CAPitata')	30'	N/A	AS SHOWN	BALLED & BURLAPPED
YD	(YELLOW TWIG DOGWOOD (CORNUS SERICEA 'FLAVIRAMEA')	N/A	5 GAL	AS SHOWN	
GS	(GOLD MOUND SPIREA (SPIREA X BURNAIDA 'GOLD MOUND')	20'	N/A	AS SHOWN	BALLED & BURLAPPED
SP	(SUNRISE FORSYTHIA (FORSYTHIA OVATA 'SUNRISE')	N/A	2 GAL	AS SHOWN	
<b>HEDGES</b>					
CB	(COMPACT BURNING BUSH (BURNING BUSH 'COMPACTA')	28"	5 GAL	28"	18" MIN. SPREAD
PC	(PINK COTONEASTER (COTONEASTER ACURIFOLIA)	28"	5 GAL	28"	18" MIN. SPREAD
AC	(ALPINE CURRANT (RUBUS ALPINUM)	28"	N/A	28"	BALLED & BURLAPPED
<b>GROUNDCOVERS</b>					
GW	(GREEN & GOLD WINTERCREEPER (LICHNYLIS FORTUNE) 'GREEN & GOLD')	6"	N/A	12"	
PW	(PERWINKLE (VINCA MINOR)	6"	N/A	12"	

APPLICANT:  
ADDRESS:  
MELK DEVELOPMENT/MCL SCOTT SEDGWICK L.P.  
328-354; 400-426 WEST DIVISION ST.  
1201-1247 NORTH CLYBOURN AVE.  
1201-1245; 1200-1236; 1250-1258 NORTH SEDGWICK ST.  
400-408; 410-424; 411-431 WEST SCOTT ST.  
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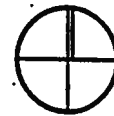
Site/Landscape Plan.



APPLICANT: MELK DEVELOPMENT / MCL SCOTT SEDGWICK LP.

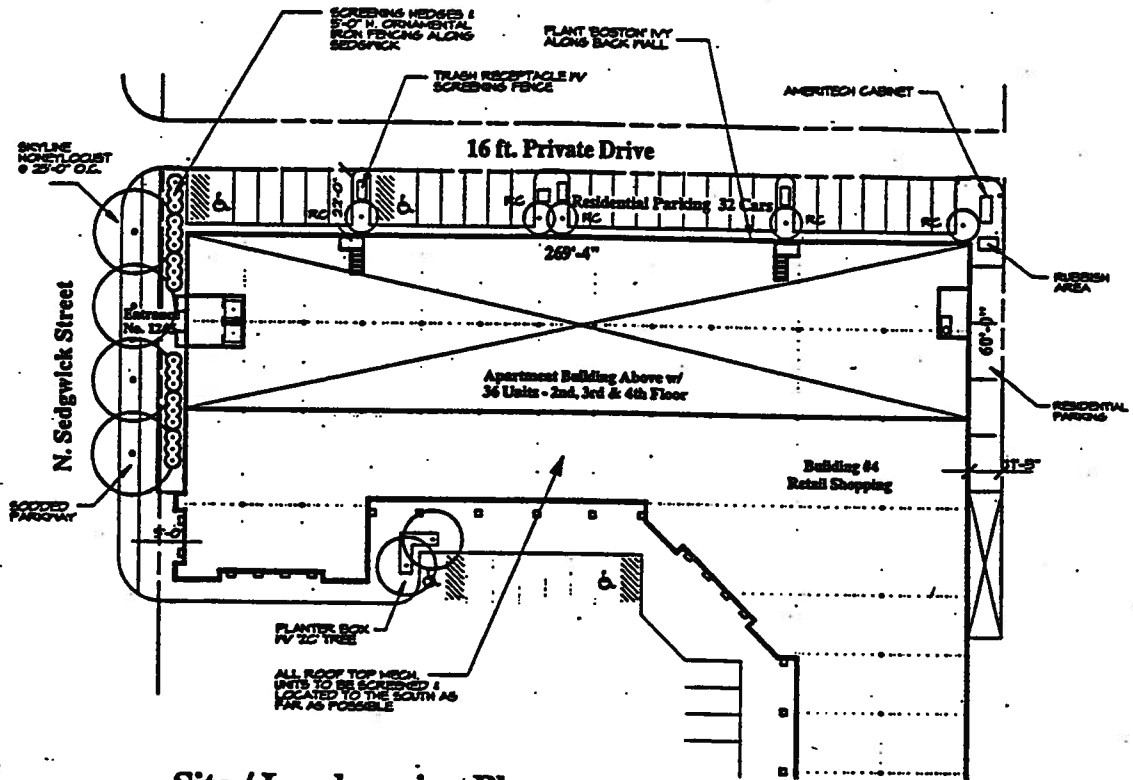
ADDRESS: 328-354; 400-426 WEST DIVISION ST.  
 1201-1247 NORTH CLYBOURN AVE.  
 1201-1245; 1200-1236; 1250-1258 NORTH SEDGWICK ST.  
 400-408; 410-424; 411-431 WEST SCOTT ST.  
 1249-1259; 1250-1258 NORTH HUDSON ST.  
 CHICAGO, ILLINOIS

NORTH



NOT TO SCALE

Enlarged Residential Site Plan.

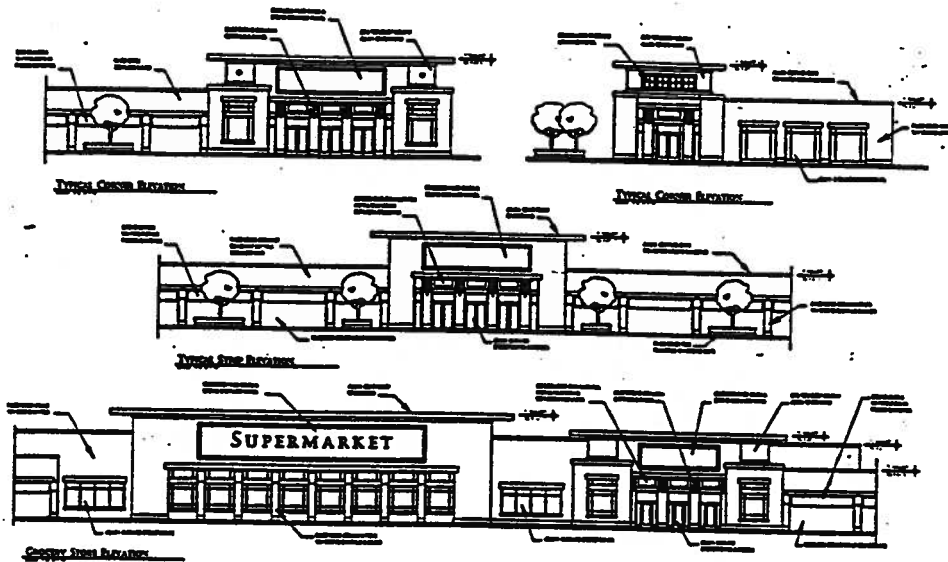


**Site / Landscaping Plan**  
N.T.S.

**APPLICANT:** MELK DEVELOPMENT / MCL SCOTT SEDGWICK LP.  
**ADDRESS:** 328-354; 400-426 WEST DIVISION ST.  
 1201-1247 NORTH CLYBOURN AVE.  
 1201-1245; 1200-1236; 1250-1258 NORTH SEDGWICK ST.  
 400-408; 410-424; 411-431 WEST SCOTT ST.  
 1249-1259; 1250-1258 NORTH HUDSON ST.  
 CHICAGO, ILLINOIS



## Commercial Building Elevations.

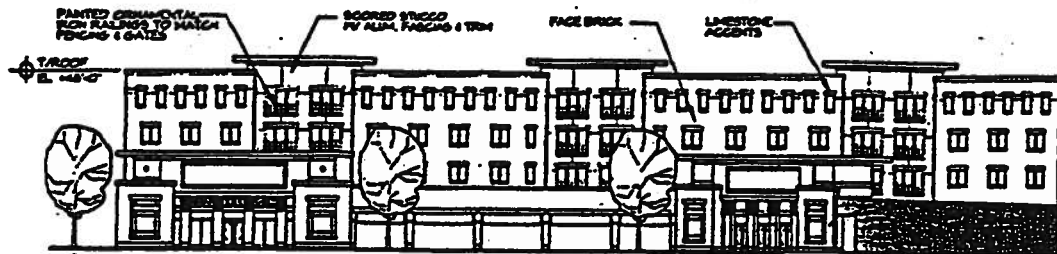


## OLD TOWN SQUARE SHOPPING CENTER

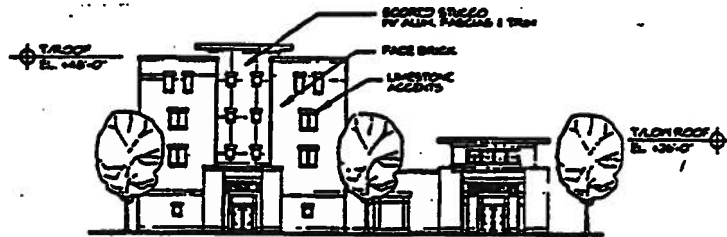
APPLICANT: MELK DEVELOPMENT / MCL SCOTT SEDGWICK L.P.

ADDRESS: 328-354; 400-426 WEST DIVISION ST.  
1201-1247 NORTH CLYBOURN AVE.  
1201-1245; 1200-1236; 1250-1258 NORTH SEDGWICK ST.  
400-408; 410-424; 411-431 WEST SCOTT ST.  
1249-1259; 1250-1258 NORTH HUDSON ST.  
CHICAGO, ILLINOIS

## Residential Building Elevations



Building No. 4 South & North Entrances



Building No. 1 West Entrance

## OLD TOWN SQUARE SHOPPING CENTER

APPLICANT: MELK DEVELOPMENT / MCL SCOTT SEDGWICK LP.

ADDRESS: 328-354; 400-426 WEST DIVISION ST.  
 1201-1247 NORTH CLYBOURN AVE.  
 1201-1245; 1200-1236; 1250-1258 NORTH SEDGWICK ST.  
 400-408; 410-424; 411-431 WEST SCOTT ST.  
 1249-1259; 1250-1258 NORTH HUDSON ST.  
 CHICAGO, ILLINOIS

Setbacks and Minimum Distances between Building Requirements may be adjusted where necessary for technical reasons, subject to the approval of the Department of Planning.

Minimum Loading Requirements:

Sub-Area A:	2.
Sub-Area B:	3.

*Reclassification Of Area Shown On Map Number 3-F.  
(As Amended)  
(Application Number 12030)*

BPD 637

*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 and M1-3 Restricted Manufacturing Districts and Residential Planning Development Number 148, as amended, symbols and indications as shown on Map Number 3-F in the area bounded by:

West Goethe Street; North Sedgwick Street; West Scott Street; the alley next west of and parallel to North Sedgwick Street; a line 112.13 feet south of West Scott Street; North Sedgwick Street; a line 133 feet north of West Scott Street; the westerly right-of-way line of the Chicago Transit Authority elevated structure; West Division Street; North Clybourn Avenue; a line 408.86 feet northwesterly of the intersection of West Division Street and North Clybourn Avenue as measured at the easterly right-of-way line of North Clybourn Avenue and perpendicular thereto; a point 131.56 feet northeasterly of the intersection of the 12 foot northwesterly/southeasterly alley next east of and parallel to North Clybourn Avenue and the 12 foot southwesterly/northeasterly alley next east of and perpendicular to North Clybourn Avenue as measured on the southerly line of said southwesterly/northeasterly alley; a line from a point 131.56 feet northeasterly of the intersection of said 12 foot northwesterly/southeasterly alley next east of and parallel to North Clybourn Avenue and said 12 foot southwesterly/northeasterly alley next east of and perpendicular to North Clybourn Avenue as measured on the southerly line of said southwesterly/northeasterly alley to a point

(Continued on page 46800)

(Continued from page 46797)

149.75 feet west of North Hudson Avenue as measured along the south line of West Goethe Street or the line thereof if extended where no street exist,

to those of a B5-1 General Service 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 B5-1 General Service District symbols and indications established in Section 1 above to the designation of a Business 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 3.** 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:

*Business Planned Development Number* 637.

*Plan Of Development Statements.*

1. The area delineated herein as a Business Planned Development consists of approximately three hundred ninety one thousand five hundred fifty-eight (391,558) square feet (eight and ninety-nine one-hundredths (8.99) acres) and is owned or controlled by the Applicant, Melk Development/MCL Scott Sedgwick L.P. subject to the provisions of Statement Number 11 hereof.
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 and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance,

the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or charges (administrative, legislative or otherwise) to this Planned Development are made. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

4. This Plan of Development consists of these fourteen (14) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line, Boundary and Right-of-Way Adjustment Map; a Site/Landscaping Plan, Building Elevations and Enlarged Building Elevations dated May 15, 1997 prepared by Roy H. Kruse & Associates, Ltd.; and park plans prepared by DeStefano & Partners for the Chicago Park District dated May 15, 1997, including a Seward Park Revitalization Existing Conditions Diagram, Seward Park Revitalization Concept Diagrams for Phases I, II and III, and Franklin School Park Improvements -- Concept Diagram. 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 zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development": all uses permitted in the B5-1 General Service District, accessory and non-accessory parking.
6. Business Identification signs shall be permitted within the Planned Development in accordance with the attached Signage Elevation and 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. Signage for the retail center shall be unified and integrated in design throughout the retail center.
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, and the Department of Planning and Development. No driveways shall be permitted from the outparcels to West Division Street or North Sedgwick Street. 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 shall be responsible for completing installation of any off-site traffic improvements adjacent to the Planned Development which the Chicago Department of Transportation (C. D. O. T. ) determines are necessary to mitigate the traffic impacts of the proposed development. The timing of such off-site improvements shall be determined by C.D.O.T. and shall be coordinated with improvements to Division Street which are scheduled to be completed by the City.

8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements of the Property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Off-site improvements shall also be subject to provisions of Statement Numbers 7 and 11 hereof.
11. The applicant acknowledges that a portion of the Property is currently owned by the Chicago Board of Education and the Chicago Park District and is currently occupied by public educational facilities (the Ferguson Child-Parent Center) and public park facilities (six (6) basketball courts and two (2) baseball diamonds). The Chicago Board of Education and the Chicago Park District propose to sell this property to the Applicant and use the proceeds from the sale to construct new replacement facilities in the immediate area. Replacement educational facilities are described on plans included in the 1997 application for amendment to Residential Planned Development Number 234. Replacement park facilities are depicted on park plans attached to this Plan of Development. New park facilities will be constructed in three (3) phases. Phase I will include construction by the spring 1998 softball season of a new baseball diamond on the grounds of Franklin Elementary School (approximately one (1) block northeast of this Planned Development) and improvements to two (2) existing baseball diamonds located just west of the Seward Park Fieldhouse (approximately one (1) block southeast of this Planned Development). Phase II will include new passive recreational improvements to property located north of the Seward Park Fieldhouse and south of Division Street. Phase III will include construction of a second new baseball diamond on the grounds of the existing Byrd Elementary School (approximately two

(2) blocks southeast of this Planned Development) after that school is demolished and relocated. The Applicant agrees to fence off and allow the continued public use of existing educational and park facilities located within this Planned Development until the replacement facilities are completed. In the case of park facilities, only Phase I of the replacement park facilities (described above) need be completed prior to demolition of existing park facilities. The construction of replacement public facilities according to the terms of this Statement is subject to final approval by the Chicago Board of Education and the Chicago Park District. The force and effect of this Planned Development upon the Chicago Board of Education and the Chicago Park District is expressly conditioned upon approval of this Statement Number 11 by the Chicago Board of Education and the Chicago Park District within six (6) months of City Council adoption of this Planned Development. This six (6) month period may be extended for an additional six (6) months with the approval of the Commissioner of the Department of Planning and Development upon a showing of good cause. If such approval is not secured within such time period, then the provisions of this Planned Development relating to publicly-owned property within the Planned Development shall be deemed to be null and void and automatically deleted herefrom, and the zoning of such publicly-owned property shall automatically revert to the B5-1 General Service District.

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 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.
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 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 Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

14. Unless substantial construction has commenced within ten (10) years following adoption of this Planned Development, and unless completion is hereafter 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 section, then the zoning of the property shall automatically revert to the B5-1 General Service District.

[Existing Zoning Map; Property Line, Boundary and Right-of-Way Adjustment Map; Existing Land-Use Map; Generalized Land-Use Map; Site/Landscaping Plan; Building/Signage Elevation Drawing; Enlarged Building Elevation Drawing; Chicago Park District Plans; and Franklin School Park Improvements-- Concept Design Drawings referred to in these Plan of Development Statements printed on pages 46806 through 46817 of this Journal.]

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

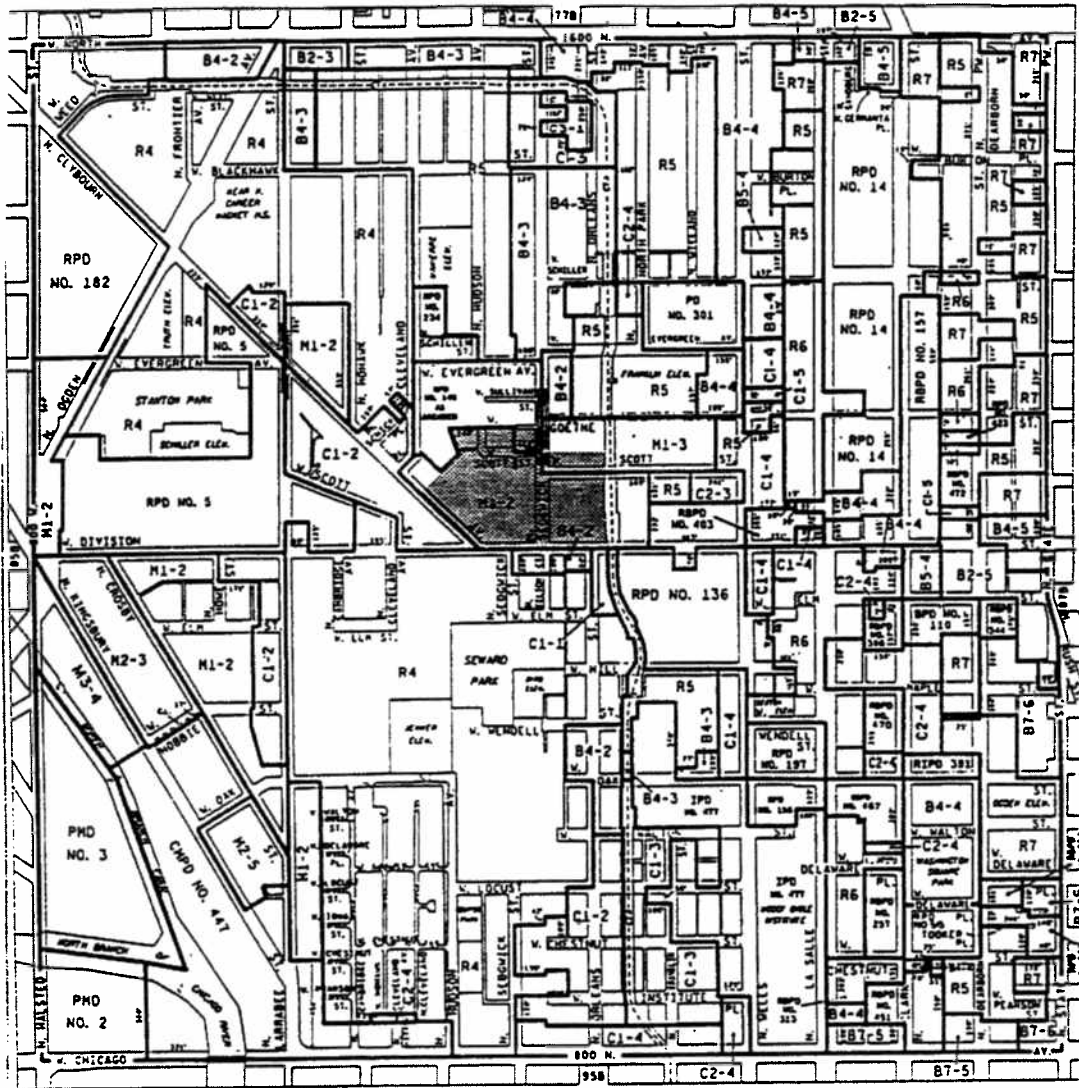
*Business Planned Development Number 637*

*Bulk Regulations And Data Table.*

	Site Area		Maximum Floor Area Ratio
	Square Feet	Acres	
Sub-Area A	251,613	5.78	0.80
Sub-Area B	139,945	3.21	0.80
Total:	391,558	8.99	0.80

	Square Feet	Acres
Development Site Area:	376,541	8.64
Public Right-of-Way to be Vacated:	15,017	0.34
Net Site Area:	391,558	8.99
Public Right-of-Way:	70,883	1.63
Gross Site Area:	462,441	10.62
 Maximum Floor Area Ratio for Total Site Area:	 0.80.	
Minimum Number of Off-Street Parking Spaces:	3 spaces per 1,000 square feet of gross floor area (including storage spaces).	
Minimum Number of Off-Street Loading Spaces:		
Sub-Area A:	2.	
Sub-Area B:	2.	
Maximum Percent of Site Coverage:	Per Site/Landscaping Plan.	
Minimum Required Building Setbacks:	Per Site /Lanscaping Plan.	
Maximum Building Height:	Per Building Elevations.	

Existing Zoning Map.



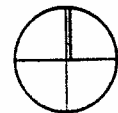
APPLICANT: MELK DEVELOPMENT / MCL SCOTT SEDGWICK L.P.

ADDRESS: 328-354; 400-426 WEST DIVISION ST.  
 1201-1247 NORTH CLYBOURN AVE.  
 1201-1245; 1200-1236; 1250-1258 NORTH SEDGWICK ST.  
 400-408; 410-424; 411-431 WEST SCOTT ST.  
 1249-1259; 1250-1258 NORTH HUDSON ST.  
 CHICAGO, ILLINOIS

DATE: MARCH 18, 1997  
 DATE REVISED: MAY 15, 1997

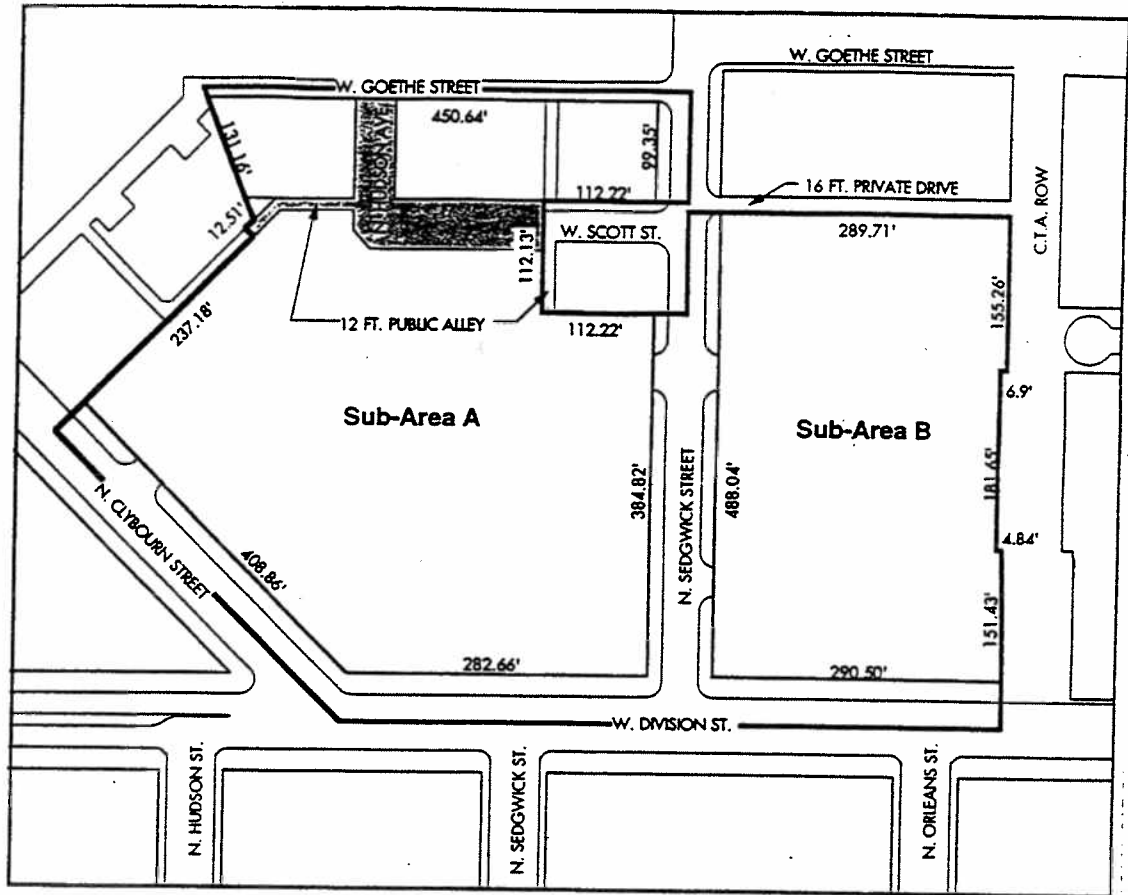
LEGEND:  Subject Site

NOT TO SCALE



NORTH

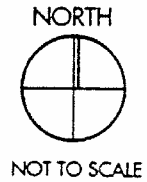
Property Line, Boundary And Right-Of-Way Adjustment Map.



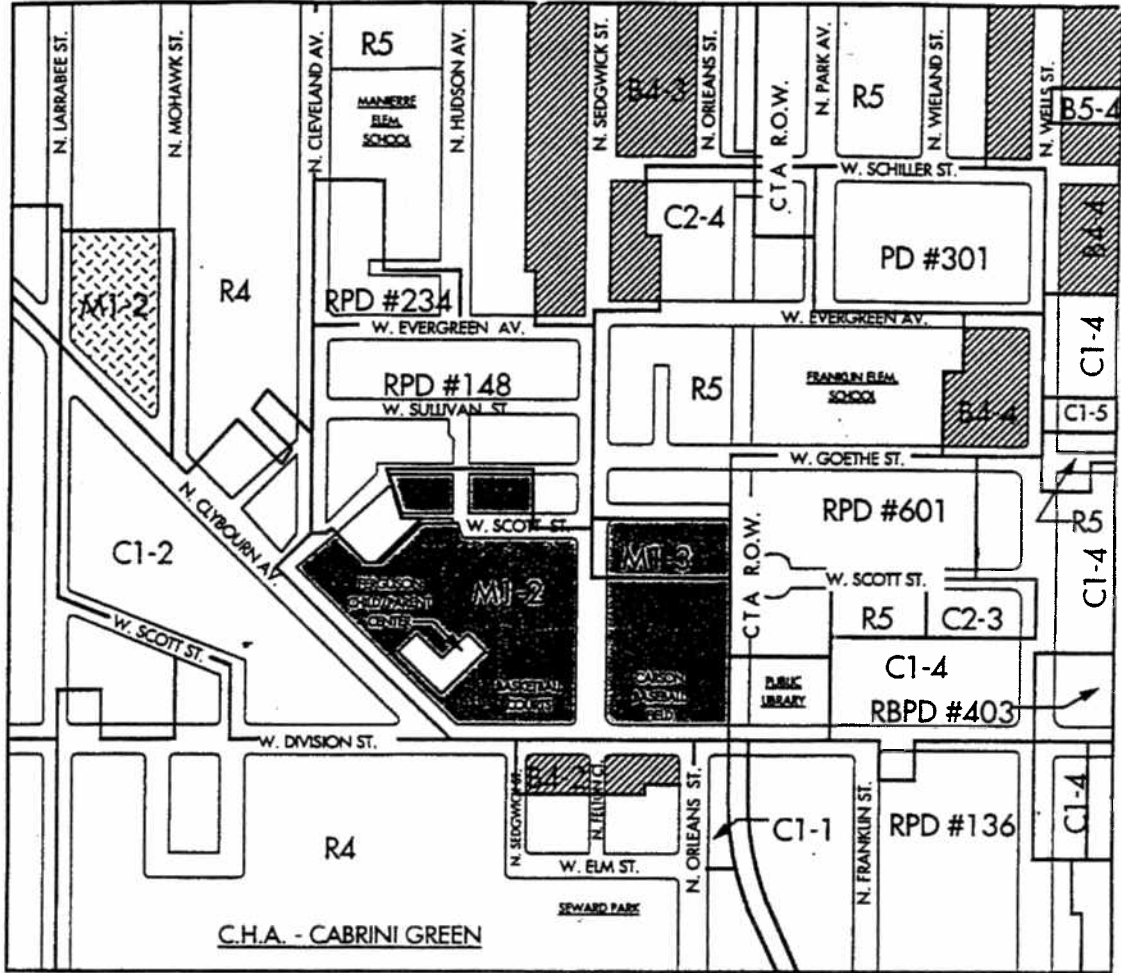
LEGEND: Business Planned Development Boundary Public Right-of-Way to be Vacated  
 Existing Property Line






APPLICANT: MELK DEVELOPMENT / MCL SCOTT SEDGWICK L.P.  
 ADDRESS: 328-354; 400-426 WEST DIVISION ST.  
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 CHICAGO, ILLINOIS

DATE: MARCH 18, 1997  
 MAY 15, 1997 (REVISED)



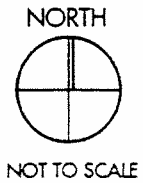
Existing Land-Use Map.



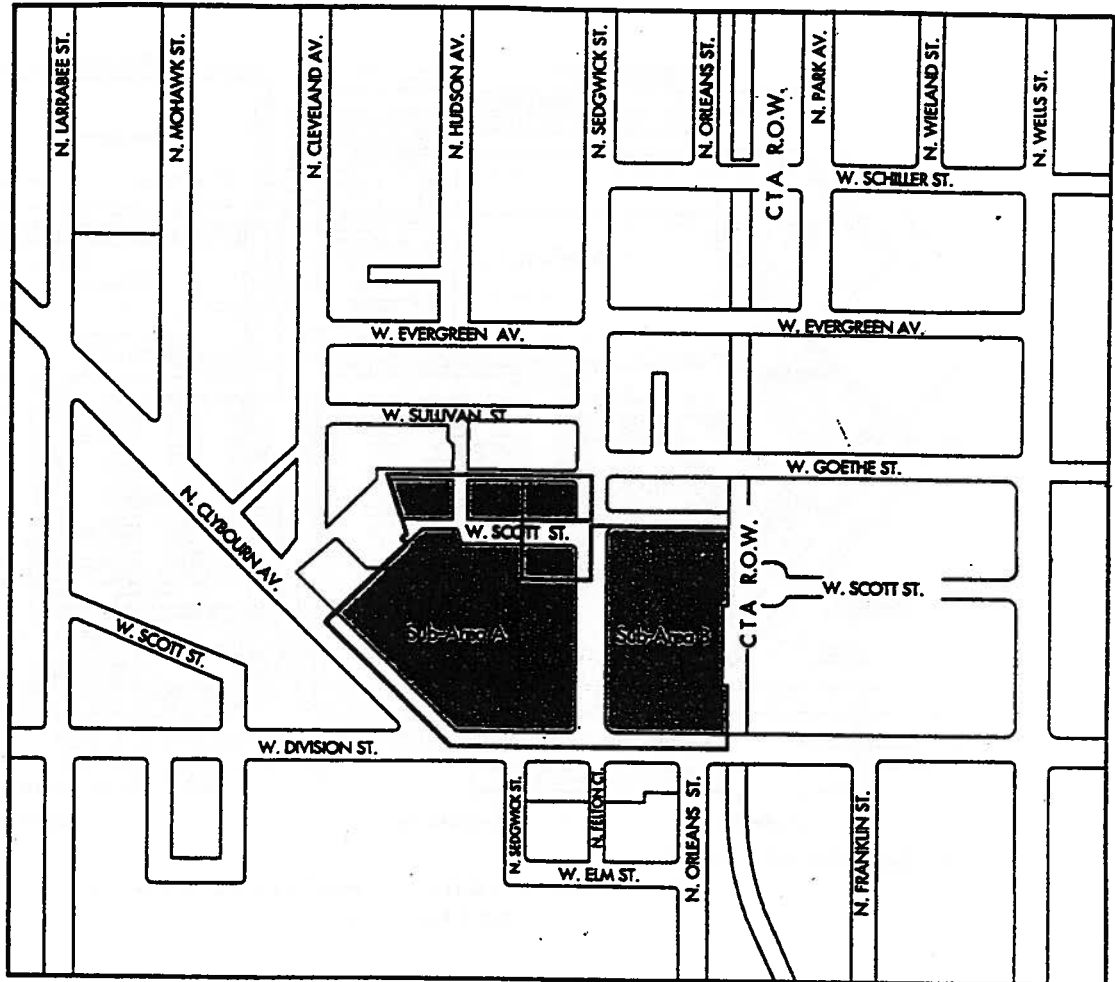
LEGEND:  Subject Site  Business  Manufacturing  
 Residential  Zoning District  
R-4

APPLICANT: MELK DEVELOPMENT / MCL SCOTT SEDGWICK L.P.  
 ADDRESS: 328-354; 400-426 WEST DIVISION ST.  
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 CHICAGO, ILLINOIS

DATE: MARCH 18, 1997  
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Generalized Land-Use Map.



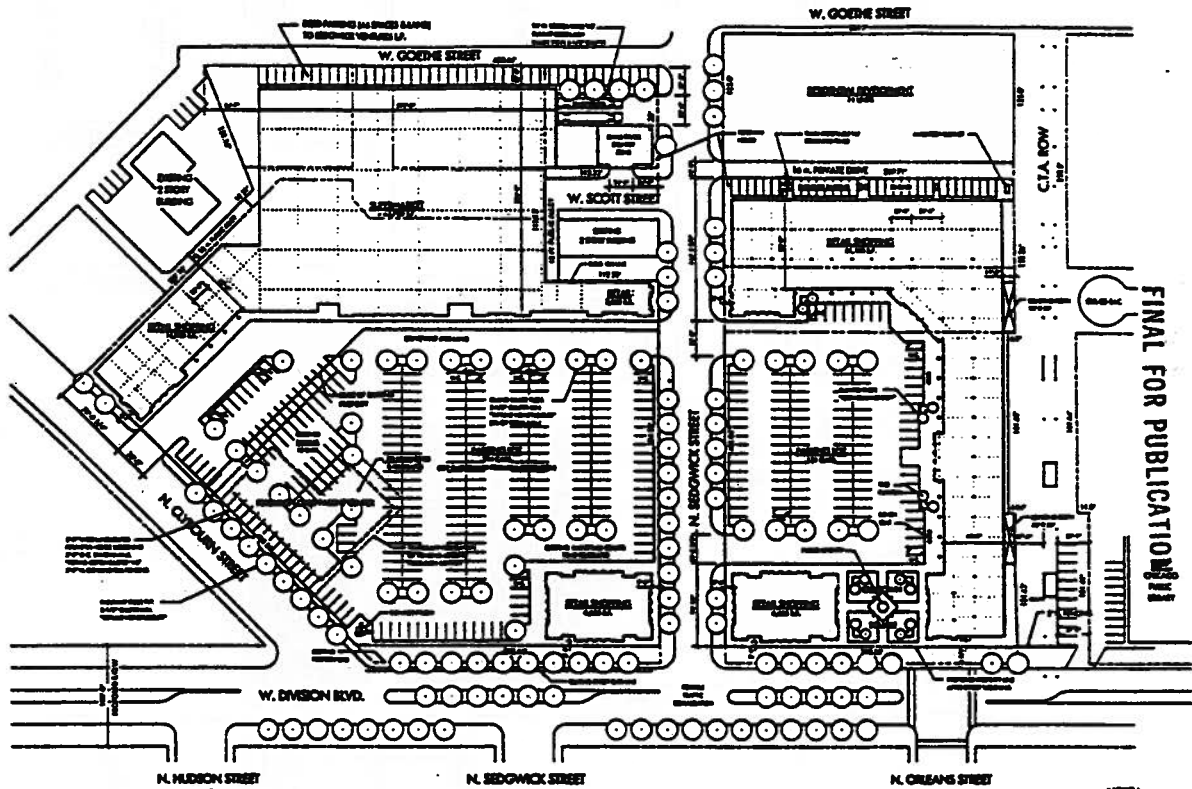
LEGEND:  Business Planned Development  
 Planned Development  
 Boundary Area

APPLICANT: MELK DEVELOPMENT / MCL SCOTT SEDGWICK L.P.  
 ADDRESS: 328-354; 400-426 WEST DIVISION ST.  
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 CHICAGO, ILLINOIS

DATE: MARCH 18, 1997  
 MAY 15, 1997 (REVISED)



Site/Landscaping Plan.



FINAL FOR PUBLICATION

**SITE/LANDSCAPING PLAN**  
Scale: 1"=40'-0"

**OLD TOWN SQUARE SHOPPING CENTER**  
ROY H. KRUSE & ASSOCIATES LTD.

PREPARED BY: ROY H. KRUSE & ASSOCIATES, ARCHITECTS

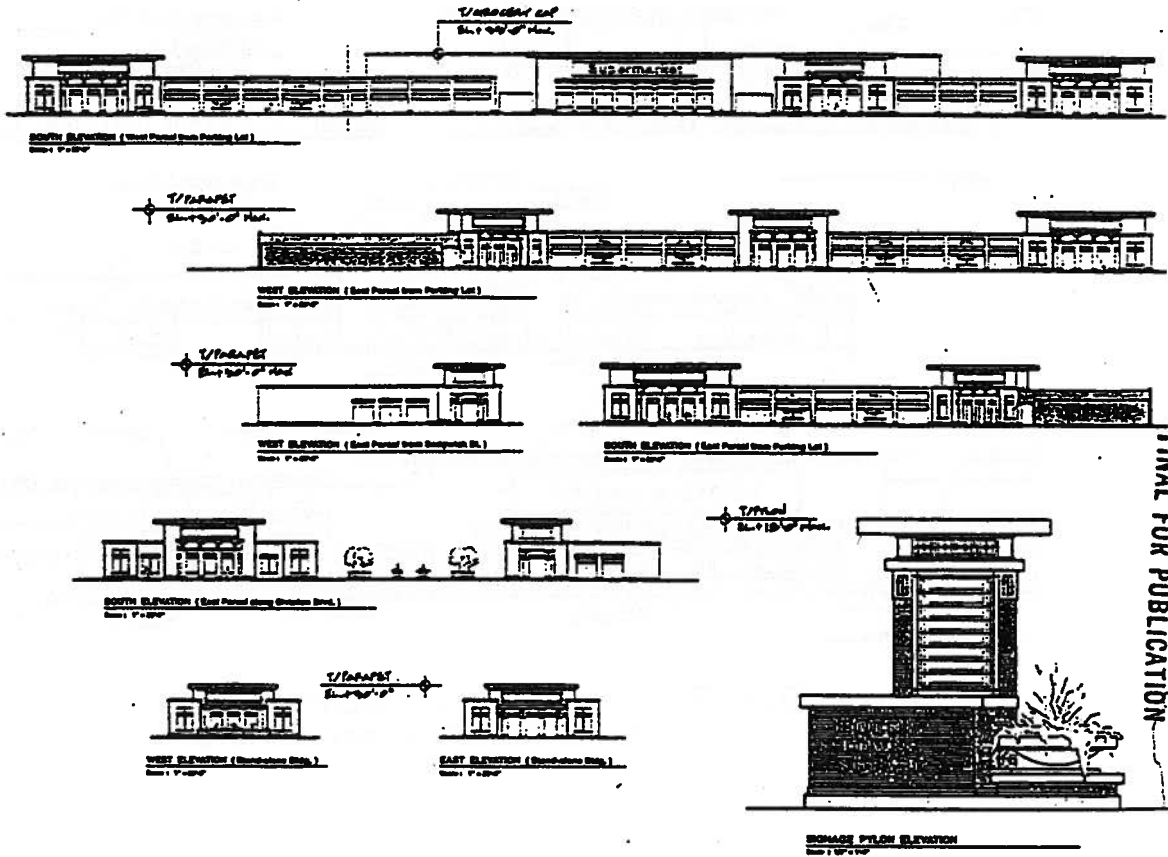
APPLICANT: MELK DEVELOPMENT / MCL SCOTT SEDGWICK LP.

ADDRESS: 328-354; 400-426 WEST DIVISION ST.  
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CHICAGO, ILLINOIS

DATE: MARCH 18, 1997  
MAY 15, 1997 (REVISED)



Building/Signage Elevations.



FINAL FOR PUBLICATION

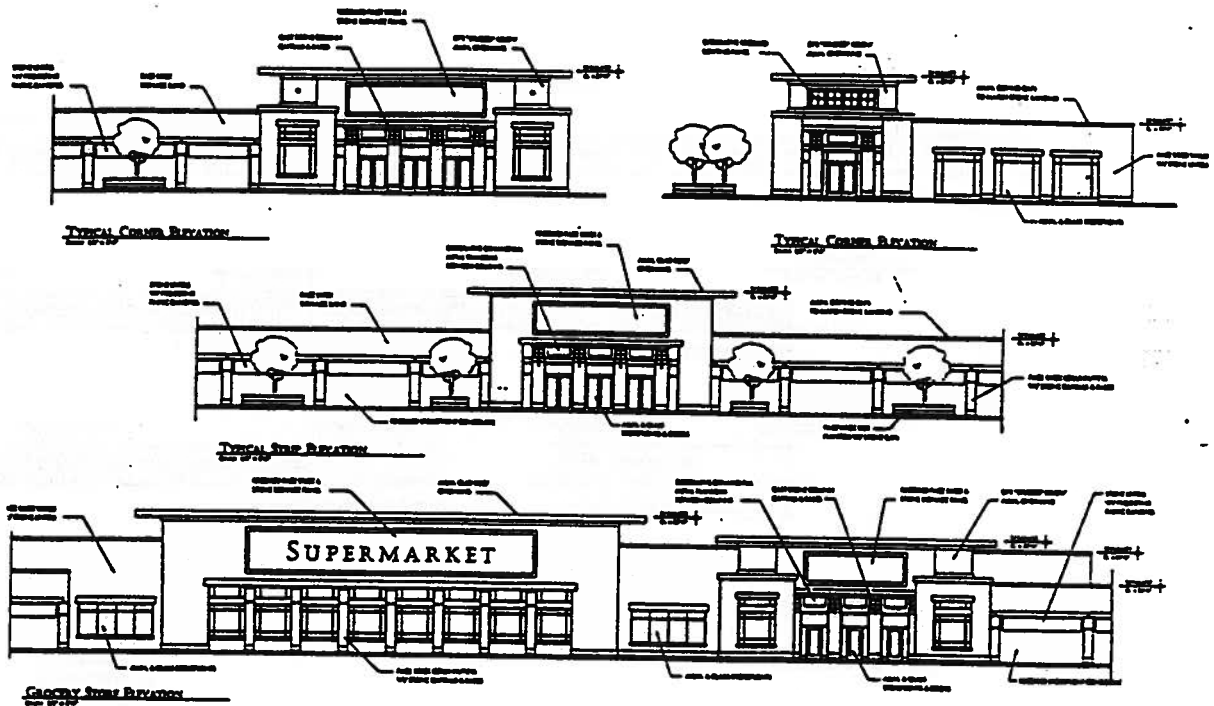
PREPARED BY: ROY H. KRUSE & ASSOCIATES, ARCHITECTS

APPLICANT: MELK DEVELOPMENT / MCL SCOTT SEDGWICK L.P.

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 CHICAGO, ILLINOIS

DATE: MARCH 18, 1997  
 MAY 15, 1997 (REVISED)

## Enlarged Building Elevations.



OLD TOWN SQUARE SHOPPING CENTER  
 ROY H. KRUSE & ASSOCIATES, LTD.

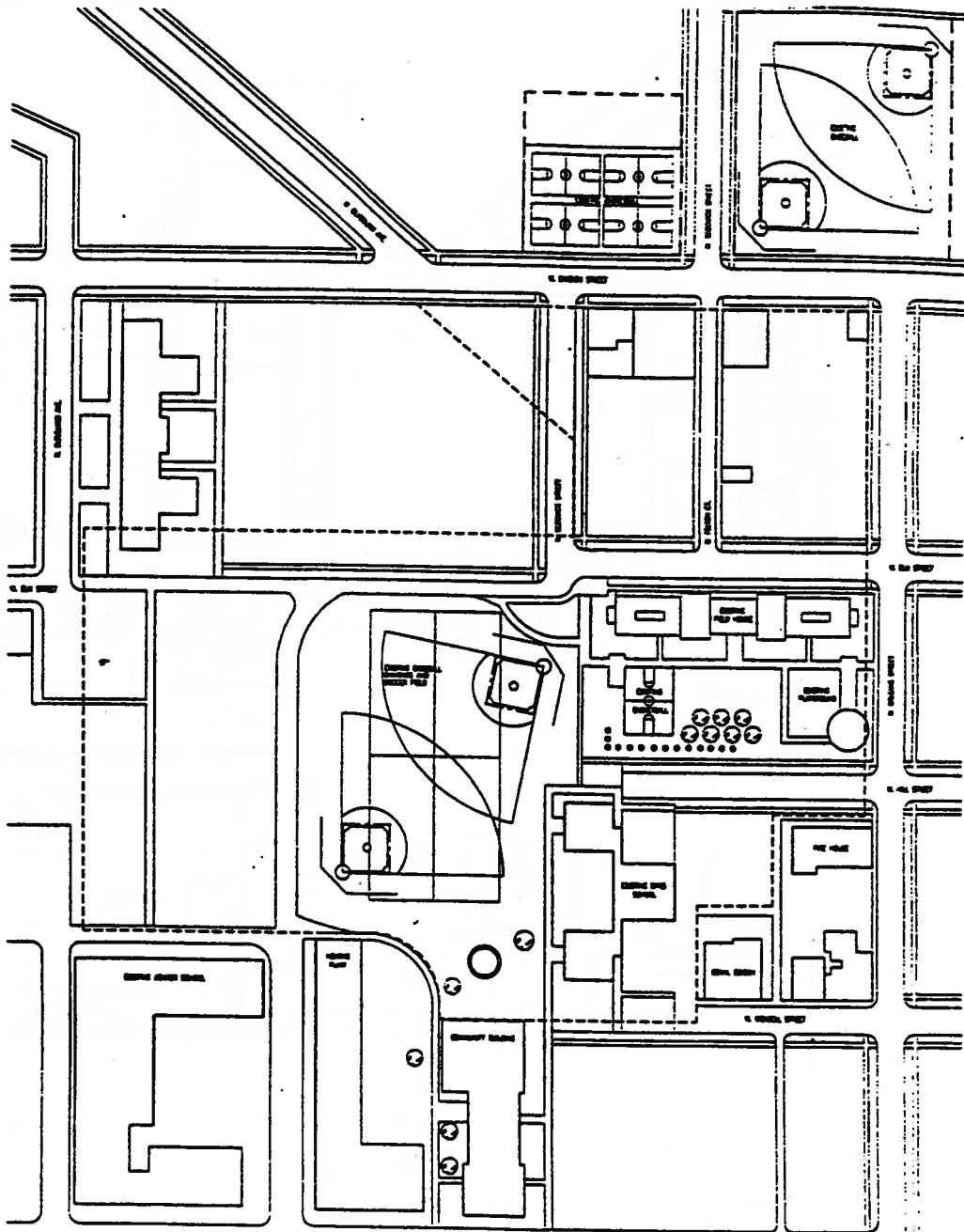
PREPARED BY: ROY H. KRUSE & ASSOCIATES, ARCHITECTS

APPLICANT: MELK DEVELOPMENT / MCL SCOTT SEDGWICK L.P.

ADDRESS: 328-354; 400-426 WEST DIVISION ST.  
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 CHICAGO, ILLINOIS

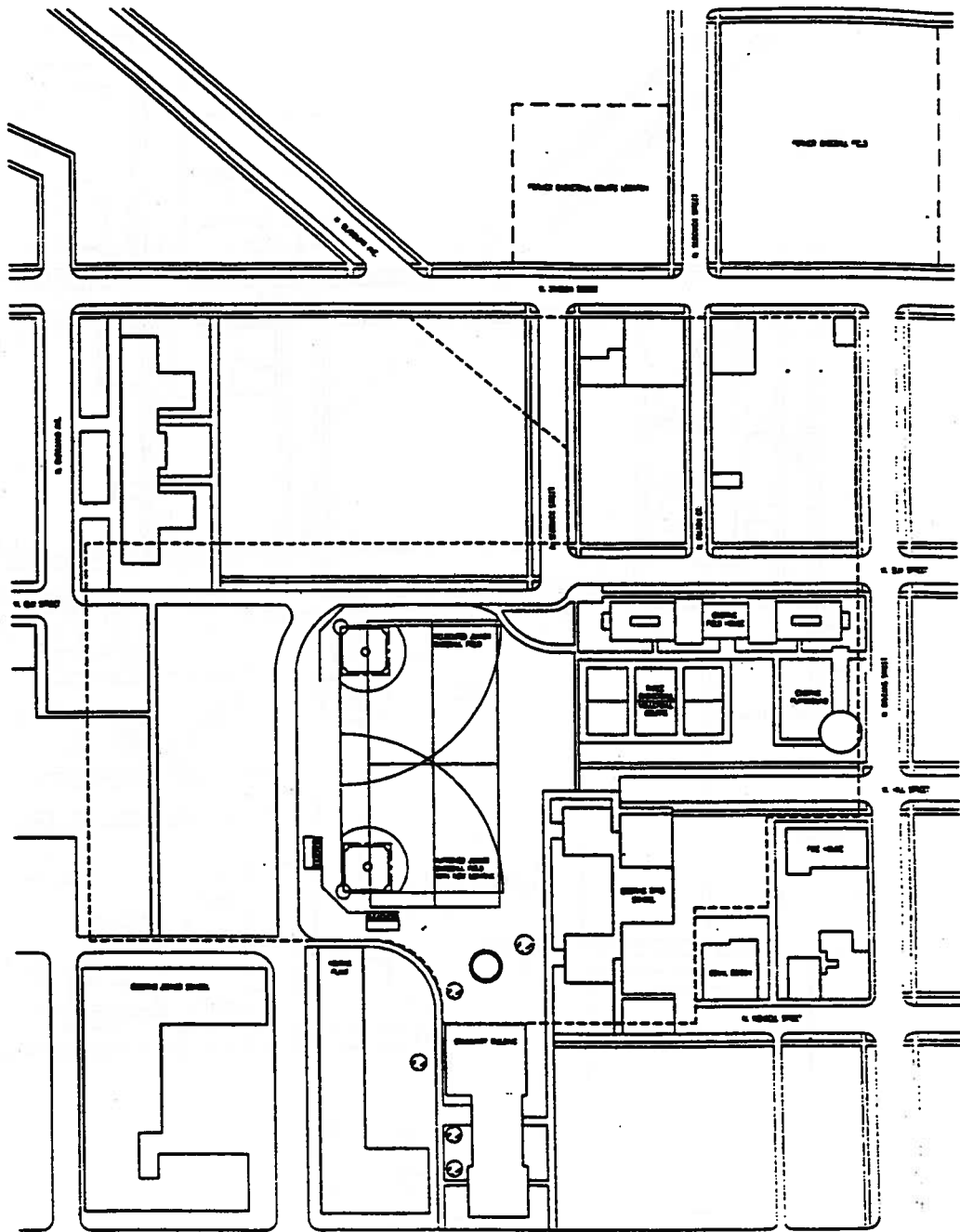
DATE: MARCH 18, 1997  
 MAY 15, 1997 (REVISED)

Chicago Park District Seward Park Revitalization.  
(Existing Conditions Diagram)



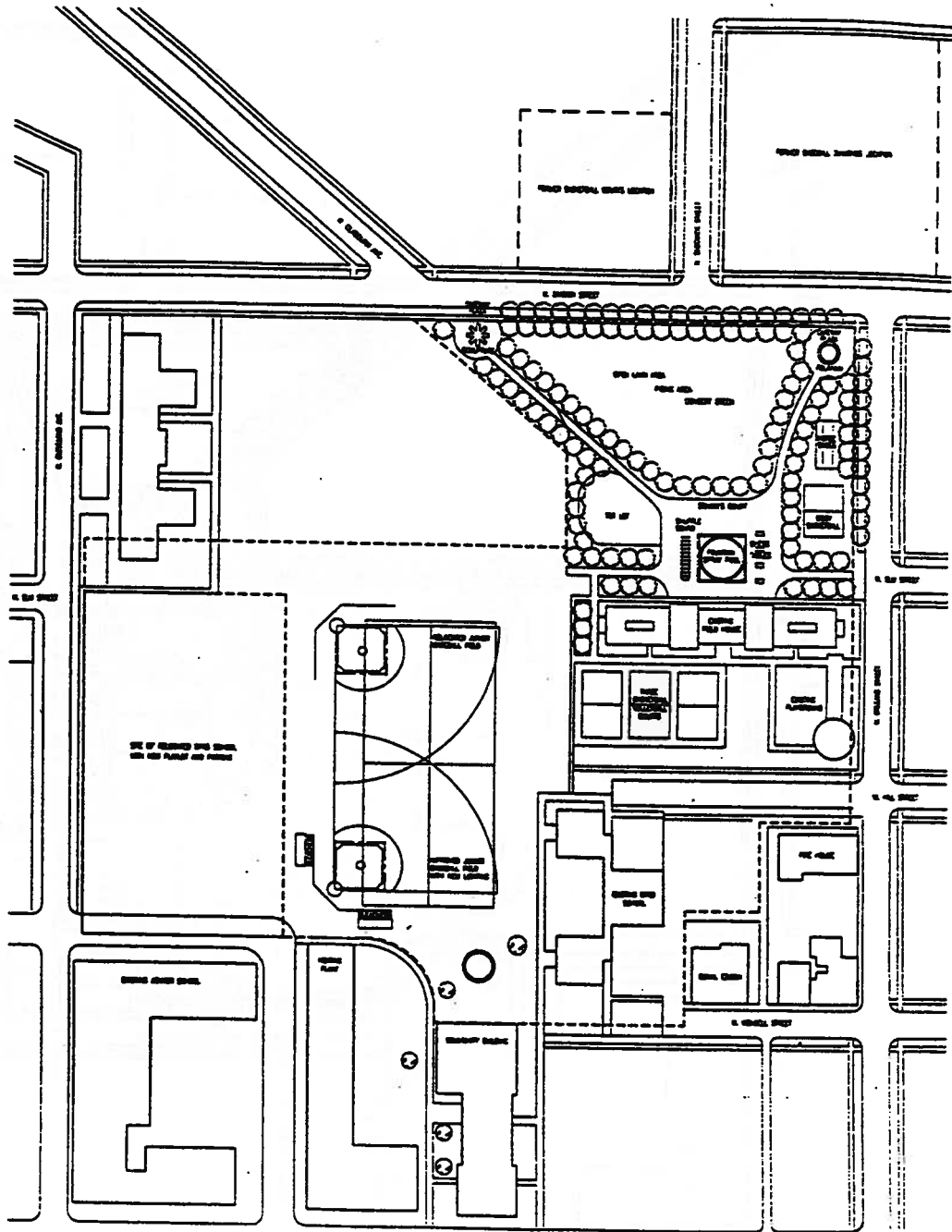
SEWARD PARK REVITALIZATION  
EXISTING CONDITIONS DIAGRAM SCALE 1" = 50'±

Chicago Park District Seward Park Revitalization.  
(Phase One Concept Diagram)



SEWARD PARK REVITALIZATION  
PHASE ONE CONCEPT DIAGRAM SCALE 1" = 50' N

Chicago Park District Seward Park Revitalization.  
(Phase Two Diagram)



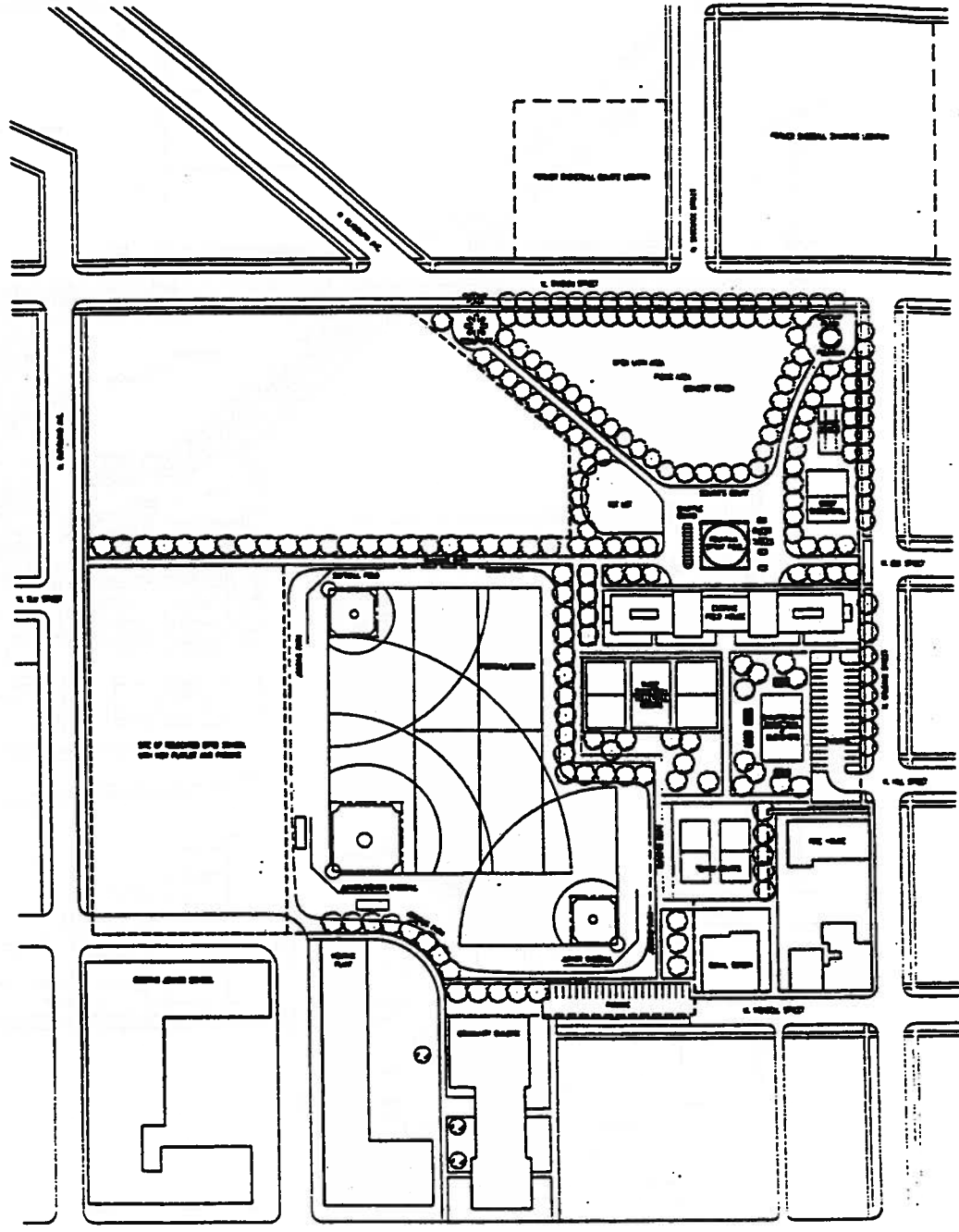
SEWARD PARK REVITALIZATION  
PHASE TWO CONCEPT DIAGRAM SCALE 1" = 80' ±

CITY OF CHICAGO  
MAYOR ROBERT R. DALEY

CHICAGO PARK DISTRICT

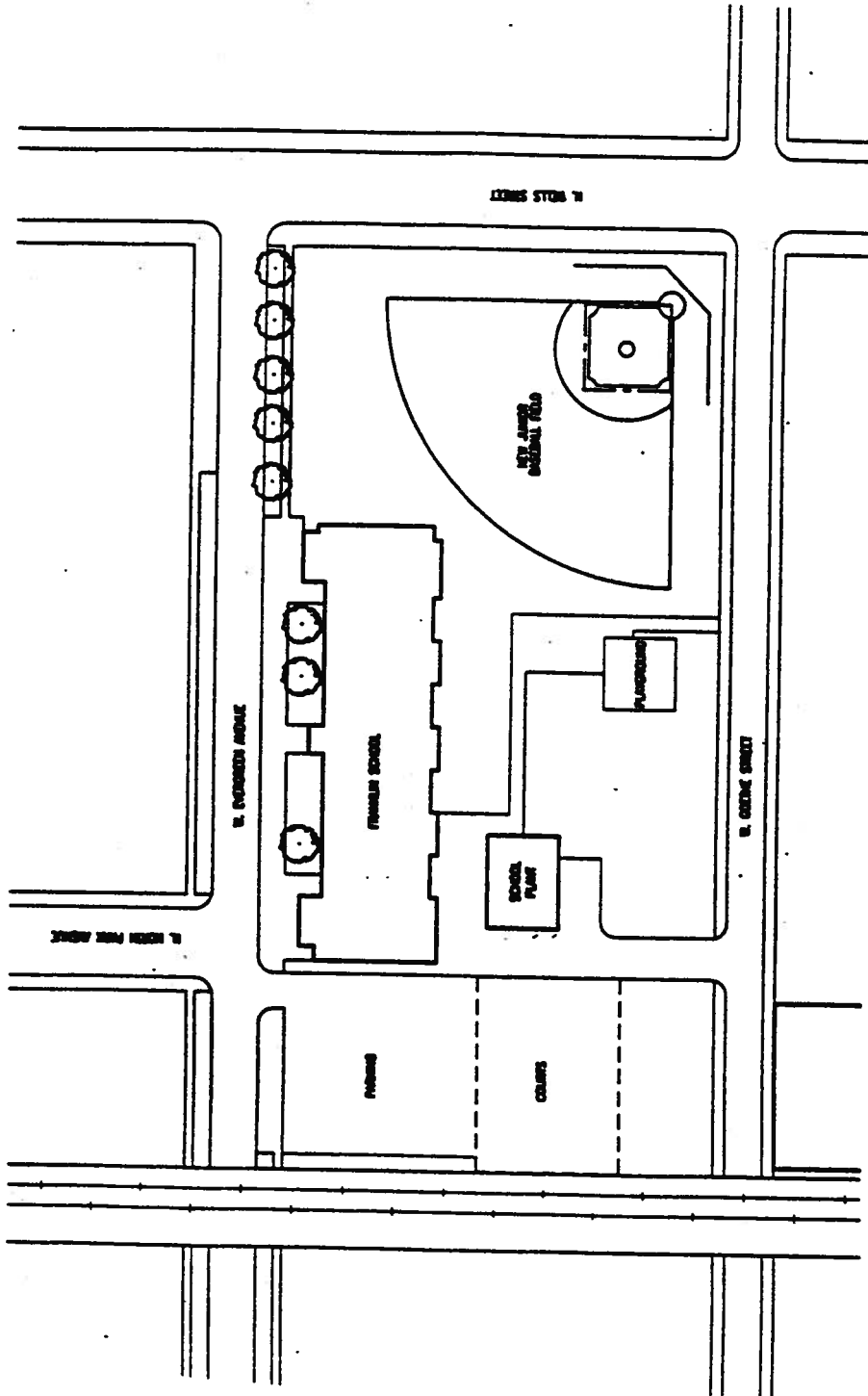
DE STEFANO - PARTNERS  
MAY 22, 1997 ASK-379

Chicago Park District Seward Park Revitalization.  
(Phase Three Concept Diagram)



SEWARD PARK REVITALIZATION  
PHASE THREE CONCEPT DIAGRAM SCALE 1" = 50'±

Franklin School Park Improvement -- Concept Diagram



FRANKLIN SCHOOL PARK IMPROVEMENTS - CONCEPT DIAGRAM

FRANKLIN SCHOOL BASEBALL FIELD  
SITE PLAN SCALE 1" = 100' 0"



DE STEFANO+PAI  
MAY 19, 1996

CHICAGO PARK DISTRICT

CITY OF CHICAGO  
MAYOR RICHARD M. DALEY