

~~Said ordinances, as passed, read as follows (the italic heading in each case not being a part of the ordinance):~~

*Reclassification Of Area Shown On Map Number 2-F.
(As Amended)
(Application Number 11954)*

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 C3-5 Commercial-Manufacturing District symbols and indications as shown on Map Number 2-F in the area bounded by:

the south line of West Van Buren Street; the west line of South Clinton Street; the north line of West Tilden Court; the east line of South Jefferson Street; the south line of Congress Parkway; the west line of South Clinton Street; the north line of West Harrison Street; and the east line of South Jefferson Street, to the point of beginning,

to those of B7-5 General Central Business District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the Chicago Zoning Ordinance be amended by changing all of the B7-5 General Central Business District symbols to those of a Residential Planned Development, and a corresponding use is hereby established.

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:

Residential Planned Development. No. 649

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately 3.865 acres (one hundred sixty-eight thousand three hundred seventy-eight (168,378) square feet) which is controlled by Fifield Realty Corporation (the "Applicant").

2. The Applicant shall obtain all applicable official reviews, approval or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-ways or consolidation or resubdivision of parcels shall require 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 applicable within this Planned Development shall be binding upon the Applicant, its successors and assigns. 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 shall mean that any application to the City for any amendment to this Planned Development shall be made by either the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of property within the Planned Development.
4. This Plan of Development consists of these fifteen (15) statements, a Bulk Regulations and Data Table; a Planned Development Boundary, Property Line and Sub-Area Boundary Map; an Existing Zoning and Land-Use Map; Site Plans including Garage Elevations and Fence Detail; and Building Elevations, as prepared by Patrick Fitzgerald & Associates dated June 12, 1997. Full size sets of the Site Plan, Building Elevations and Landscape Plan are on file with the Department of Planning and Development. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a Planned Development. These and no other zoning control shall apply to the area delineated herein.
5. The following uses shall be permitted within the area delineated herein as Residential Planned Development:
 - multi-family dwelling units including ground floor residential units, accessory parking, commercial uses allowed under the B7-5 District, and related accessory uses, provided that commercial uses in buildings with residential uses shall be located on the first floor above grade, basement areas, or the top floor.
6. Residential identification and business signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs, shall be permitted within

the Planned Development subject to review and approval of the Department of Planning and Development. Permanent rooftop signs and billboards are expressly prohibited. Temporary rooftop marketing signs shall be subject to review and approval of the Department of Planning and Development.

7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. No Part II approval shall be issued by the Department of Planning and Development until the plan for gated access has been reviewed by the Fire Department. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Planning and Development.
8. Total number of parking spaces required for the Residential Business Planned Development shall be as indicated in the Bulk Regulations and Data Table between the two sub-areas.
9. In addition to the maximum height of any building or any appurtenance attached thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the City of Chicago Zoning Ordinance shall apply.
11. Improvements of the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, the Landscape Plan and Building Elevations attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The Applicant acknowledges that there is a lack of improved public open space in the immediate area and that the proposed development will create demand for new neighborhood parks and recreational

facilities. Preliminary planning for a new public park located at the northwest corner of Madison and Desplaines Streets is currently under way by the City and the Chicago Park District to meet the needs of proposed new residential development in the area. Accordingly, the Applicant voluntarily commits to contribute the sum of One Hundred Ninety Thousand and no/100 Dollars (\$190,000.00) toward the future development of public open space in the vicinity of this Planned Development. Payment of said sum shall be payable as follows: Four Hundred Eleven Dollars and Twenty-five Cents (\$411.25) for each unit approved in phase one of development shall be made concurrently with the issuance of the Part II approval for phase one; Four Hundred Eleven Dollars and Twenty-five Cents (\$411.25) for each unit approved in phase two of development shall be made concurrently with the issuance of the Part II approval for phase two.

13. The terms, conditions and exhibits of this Planned Development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the written request for 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 is consistent with the nature of the improvements contemplated in this Planned Development. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of sub-clauses 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, or a reduction in periphery set backs.
14. The Applicant acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner 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.
15. Unless substantial construction of the improvements contemplated hereunder by this Planned Development have commenced within ten (10) years following adoption of this Planned Development, and unless completion thereof is diligently approved, then this Planned

Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration which is applicable to all Planned Developments, than 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 with respect to any portion of the property expires under the provisions of this section, then the zoning of the portion of the property affected shall automatically revert to that of a B7-5 General Central Business District.

[Planned Development Boundary, Property Line and Sub-Area Boundary Map; Existing Zoning and Land-Use Map; Site Plan and Garage Elevation Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 48312 through 48322 of this Journal.]

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

Residential Planned Development Number 649.

Bulk Regulations And Data Table.

Gross Site Area: 177,949 square feet (4.085 acres)

Net Site Area:

Total = Gross Site Area (177,949 square feet) – Area in Service Drives (9,571 square feet) = Net Site Area (168,378 square feet/3.865 acres).

Sub-Area 1: Gross Area = 89,769 square feet (2.06 acres).

Net Site Area = 88,773 square feet.

Sub-Area 2: Gross Area = 88,180 square feet (2.024 acres).

Net Site Area = 79,605 square feet.

Note: Net Site Area is net of service drives.

Maximum Floor Area Ratio: 3.3 Overall.

Sub-Area 1: 2.6.

Sub-Area 2: 4.0.

Maximum Number of Residential Units: 462 units.

Total: (Maximum)

Sub-Area 1: 191.

Sub-Area 2: 271.

Maximum Site Coverage: Per Site Plan.

Minimum Number of Off-Street Parking Spaces: Total Spaces: 393 at full build-out or .85 spaces per dwelling unit (.85:1).

See Paragraph 8 of Residential Planned Development Statements

Residential: Sub-Area 1: 171 spaces at full build-out; Applicant will be allowed to construct 126 residential units with 91 spaces.

Sub Area 2: 222 spaces at full build-out; Applicant will be allowed to construct 180 units with 150 parking spaces.

Commerical: In accordance with the parking requirements for B7-5 Districts.

Minimum Loading Docks:	Sub-Area 1: 2 loading berths.
	Sub-Area 2: 3 loading berths and 1 loading dock.
Minimum Building Setbacks:	In accordance with attached Site Plan.
Maximum Building Heights:	In accordance with Building Elevations.

*Reclassification Of Area Shown On Map Number 3-G.
(Application Number 12103)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map Number 3-G in the area bounded by:

West Walton Street; a line 166.12 feet east of North Greenview Avenue; the alley next south of and parallel to West Walton Street; and a line 70 feet east of and parallel to North Greenview Avenue,

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

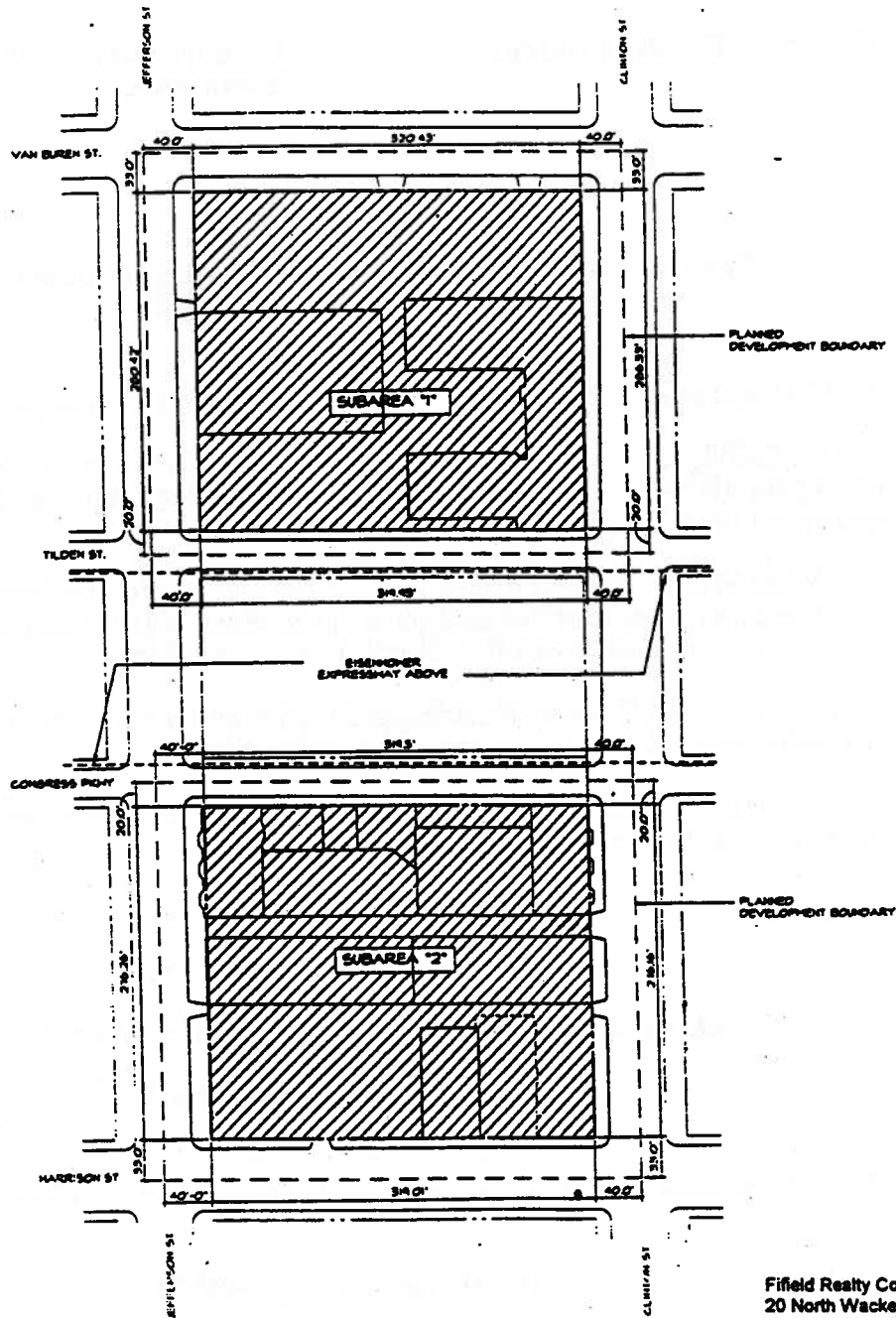
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 5-H.
(As Amended)
(Application Number 11982)*

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

(Continued on page 48323)

Planned Development Boundary, Property Line And Sub-Area Boundary Map.



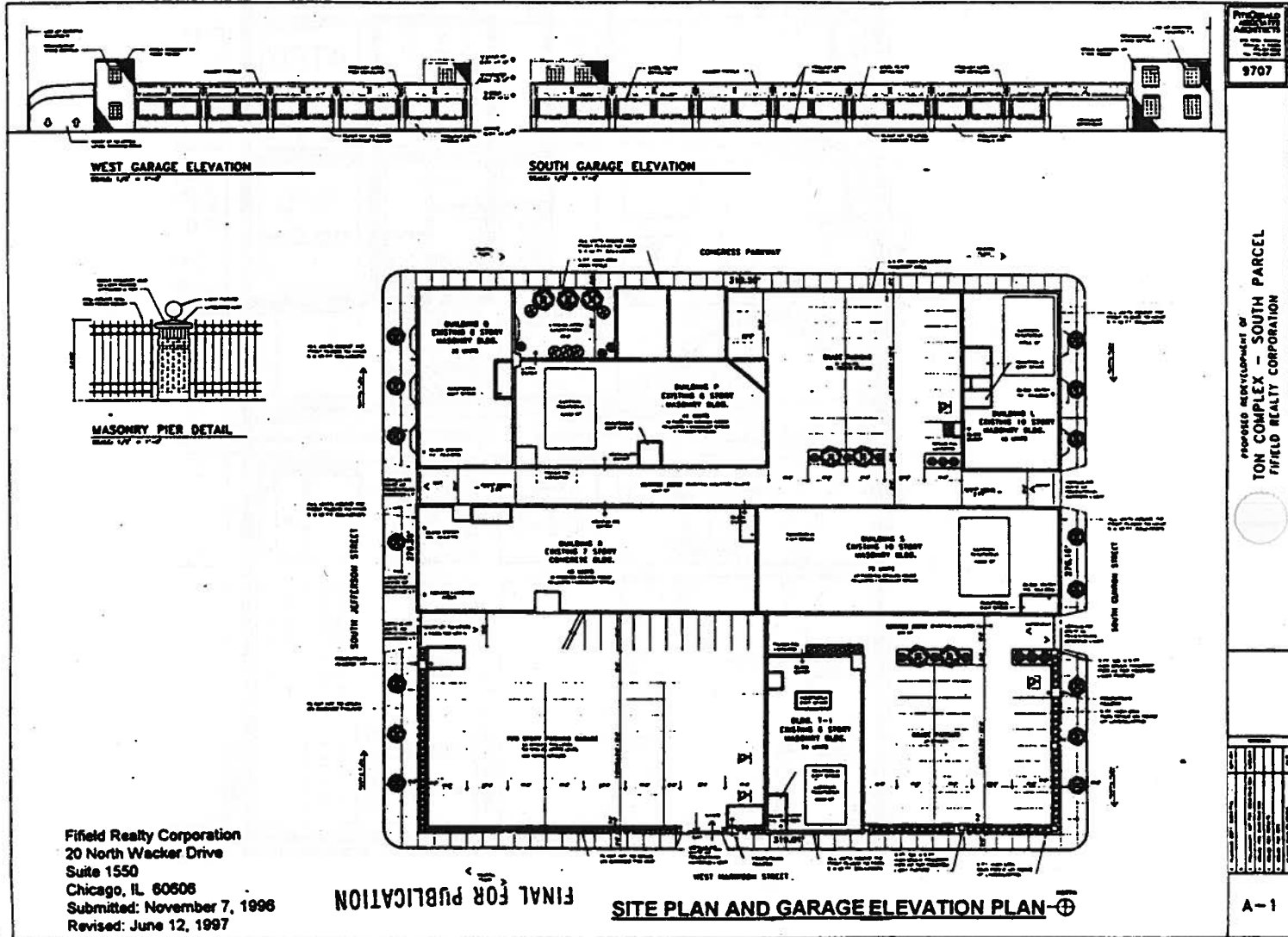
PLANNED DEVELOPMENT BOUNDARY,
PROPERTY LINE & SUBAREA BOUNDARY MAP

4-30-97

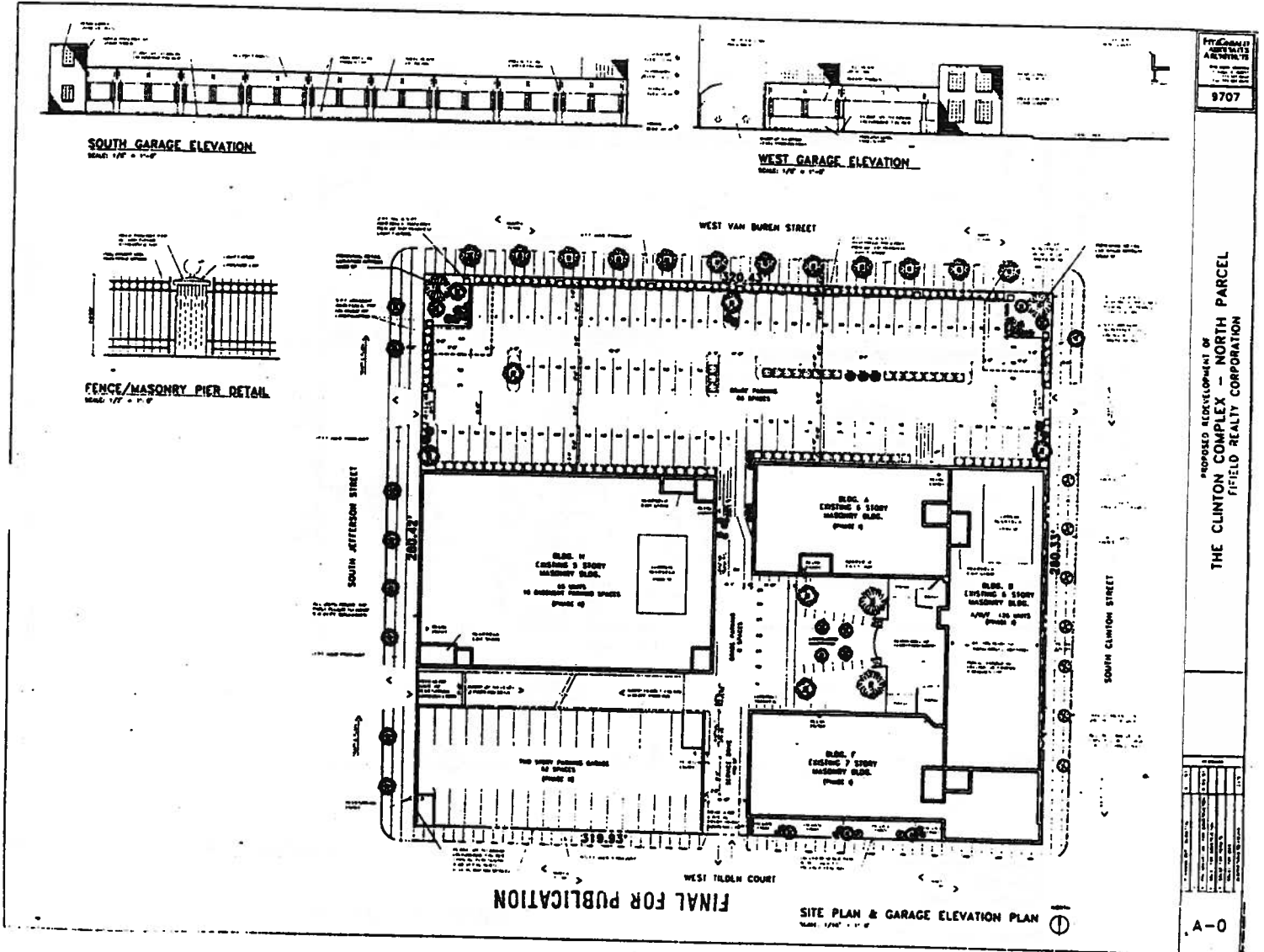
9707

Fifield Realty Corporation
20 North Wacker Drive
Suite 1550
Chicago, IL 60608
Submitted: November 7, 1996
Revised: June 12, 1997

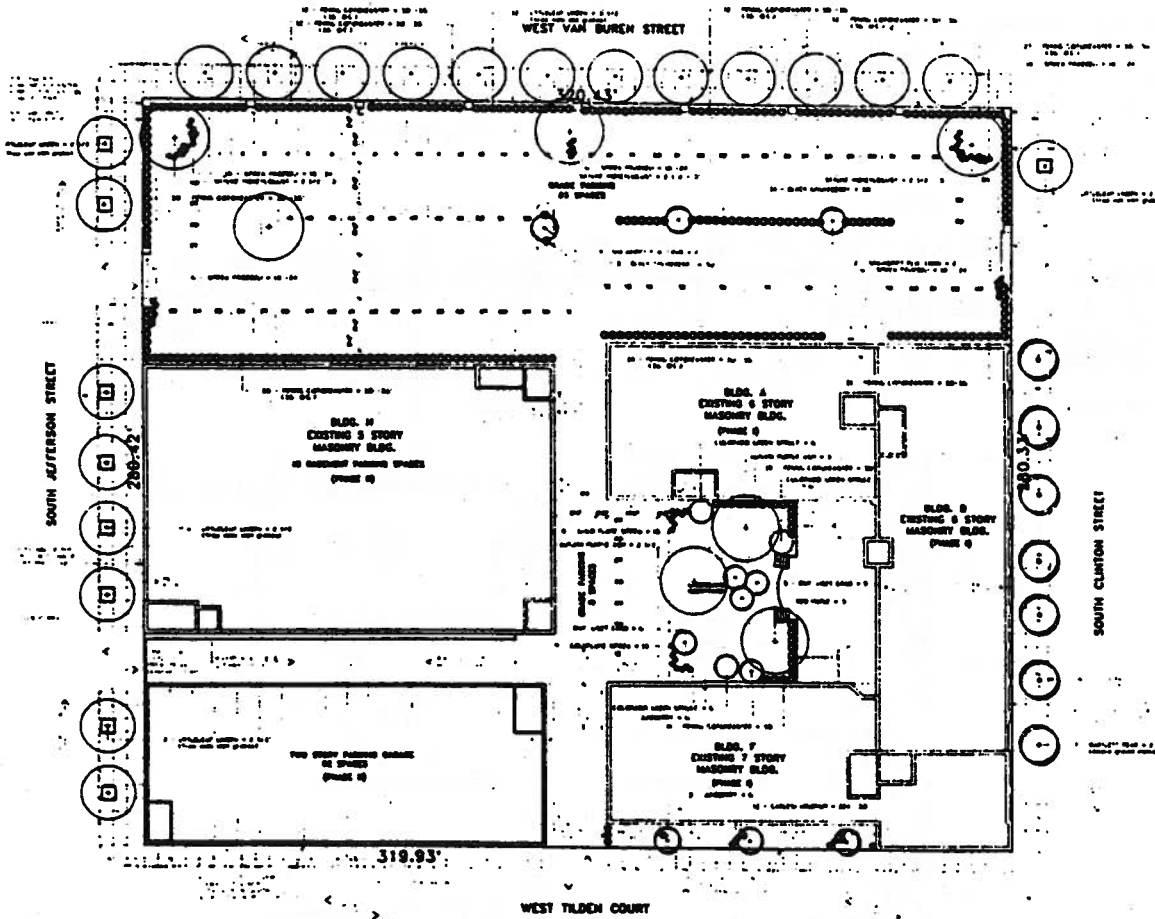
Site Plan And Garage Elevation Plan.
(Page 1 of 2)



Site Plan And Garage Elevation Plan.
(Page 2 of 2)



Landscape Plan.
(Page 1 of 2)



Fifield Realty Corporation
 20 North Wacker Drive
 Suite 1550
 Chicago, IL 60606
 Submitted: November 7, 1996
 Revised: June 12, 1997

LANDSCAPE PLAN

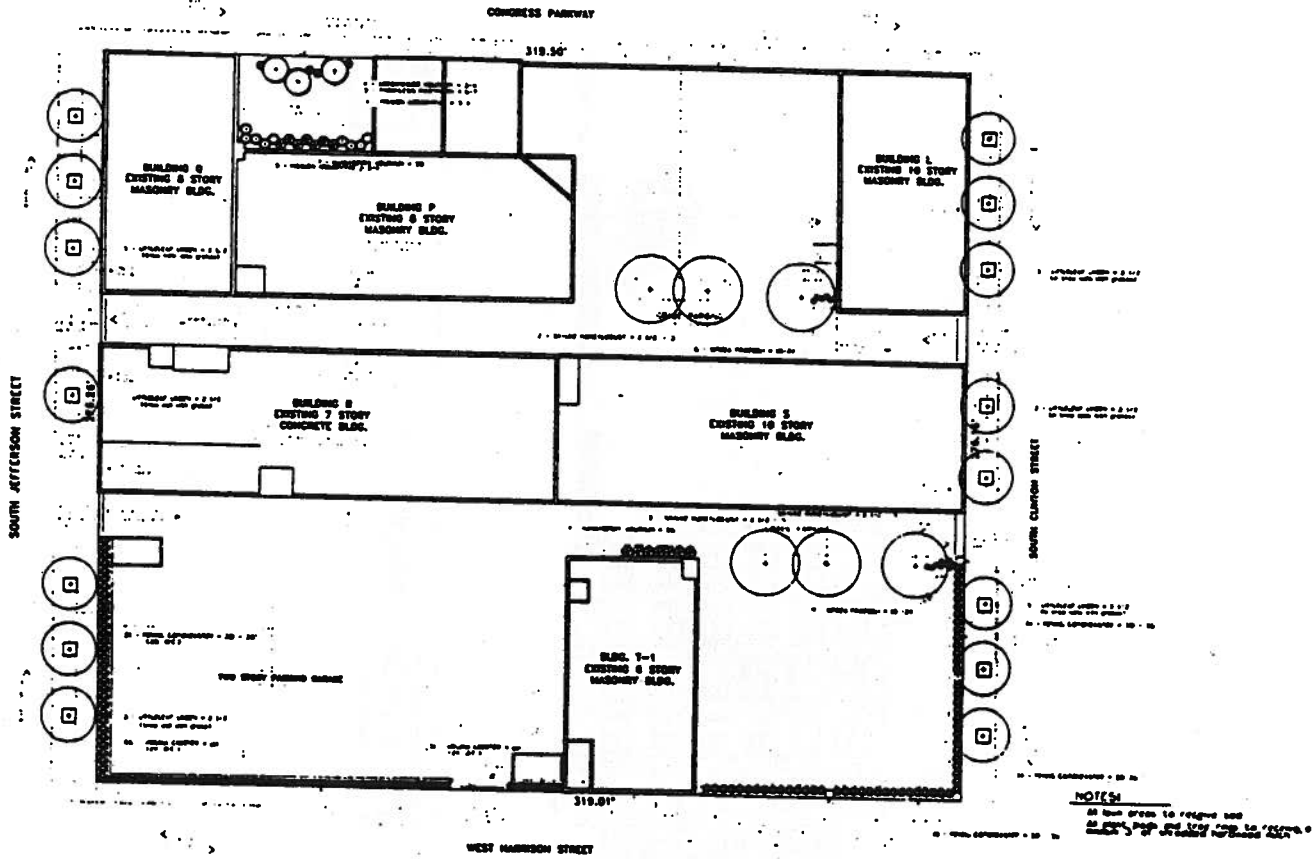
FINAL FOR PUBLICATION

PUGSLEY & LAHAIE LTD.
 LANDSCAPE ARCHITECTS AND CONTRACTORS
 2441 S. ON WILSON BL. 1ST FLOOR CHICAGO, ILL. 60616
 P. 312.551.1111

THE CLINTON COMPLEX - NORTH PARCEL
 FIFIELD REALTY CORPORATION

1

Landscape Plan.
(Page 2 of 2)



Fifield Realty Corporation
 20 North Wacker Drive
 Suite 1550
 Chicago, IL 60606
 Submitted: November 7, 1996
 Revised: June 12, 1997

FINAL FOR PUBLICATION

LANDSCAPE PLAN

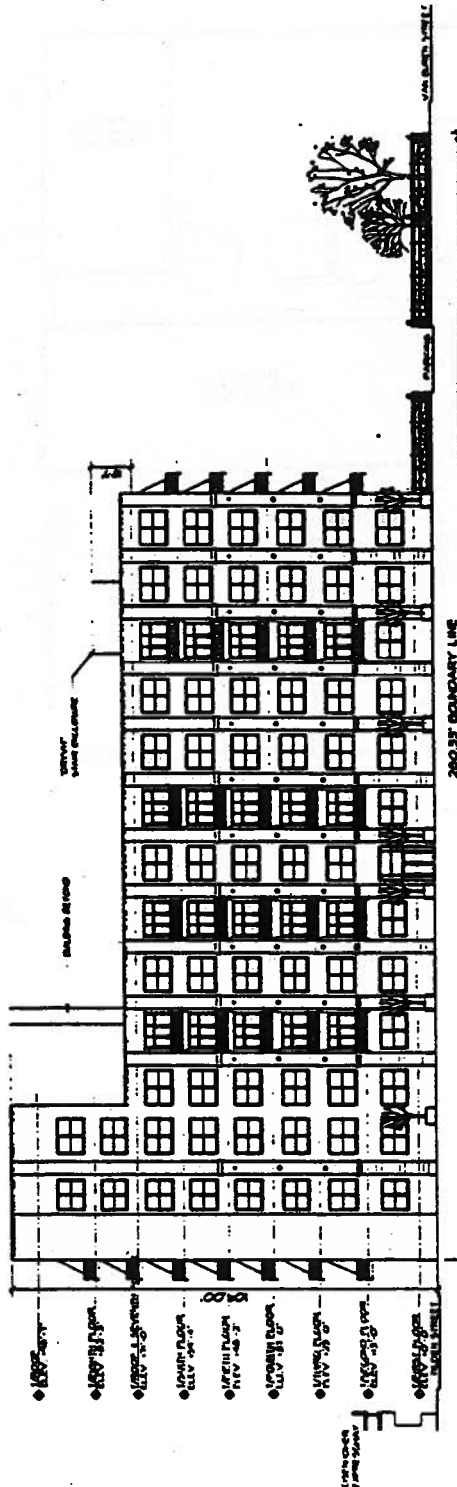
PUGSLEY & LAHAIE LTD.
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 2511 S. 9th Highway M. Oak Brook, Illinois 60451-1000

THE CANTON COMPLEX - SOUTH PARCEL

FIELD REPLY CORPORATION

2

Building Elevations.
(Page 1 of 5)



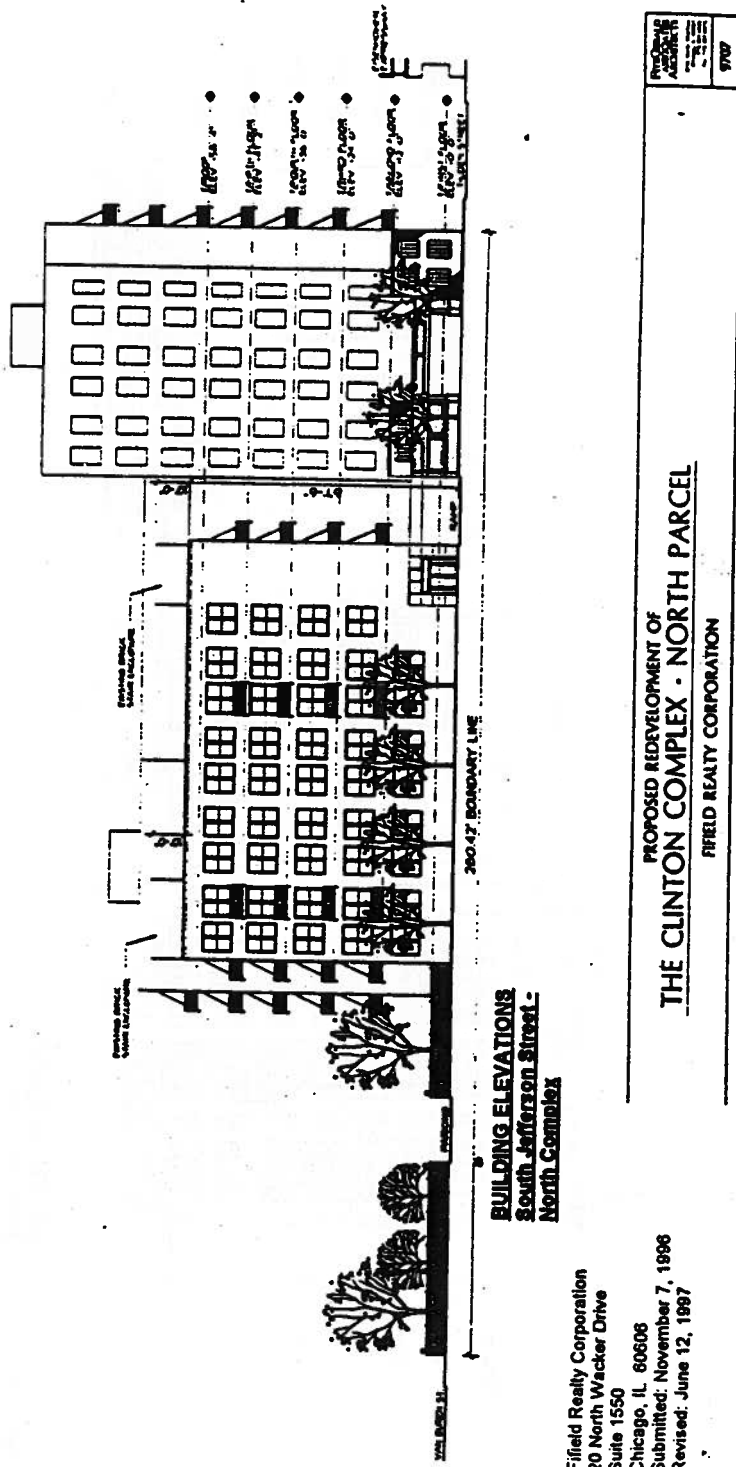
BUILDING ELEVATIONS
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North Complex

Fifield Realty Corporation
20 North Wacker Drive
Suite 1550
Chicago, IL 60606
Submitted: November 7, 1996
Revised: June 12, 1997

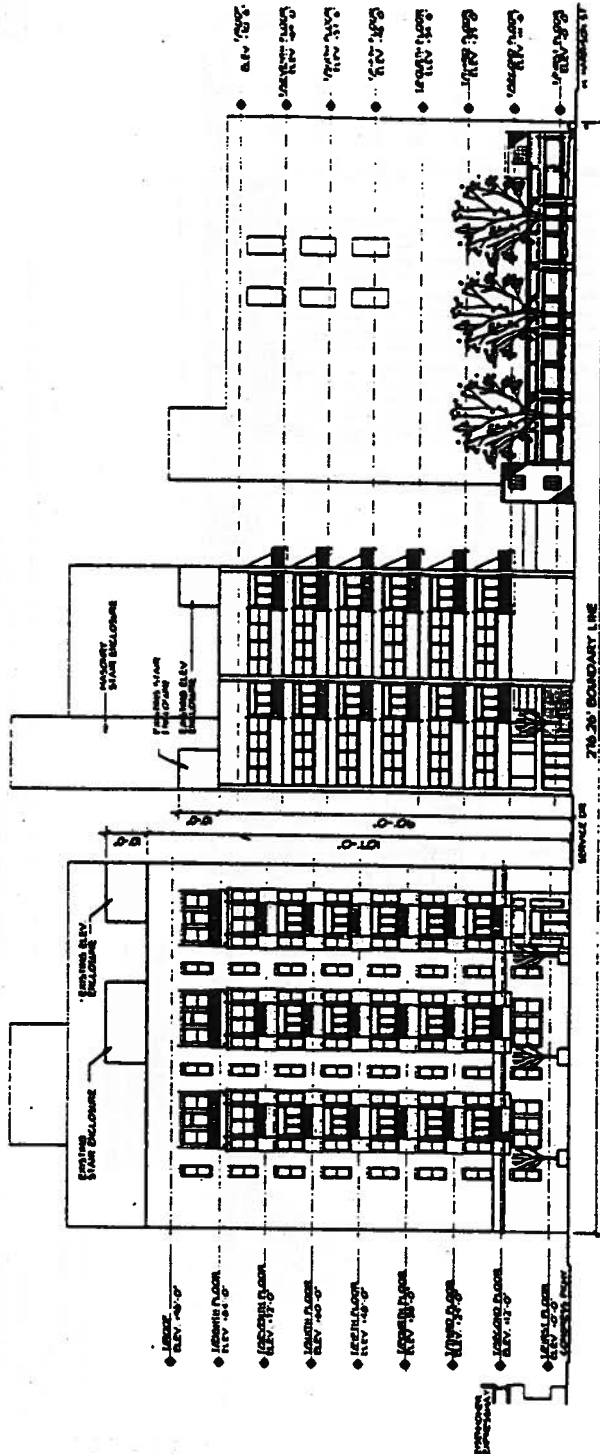
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THE CLINTON COMPLEX - NORTH PARCEL
FIFIELD REALTY CORPORATION

PROJECT NO.	9700
DATE	7/2/97
SCALE	AS SHOWN

Building Elevations.
(Page 2 of 5)



Building Elevations.
(Page 3 of 5)



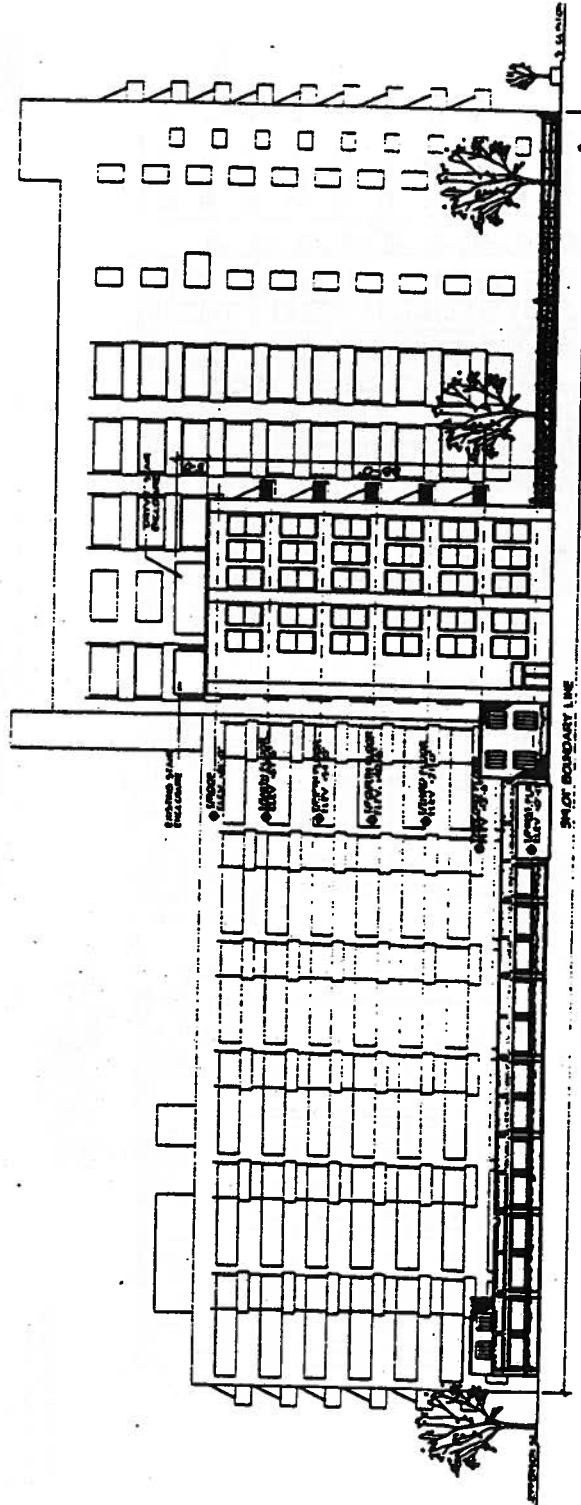
BUILDING ELEVATIONS
South Jefferson Street -
South Complex

Fifield Realty Corporation
20 North Wacker Drive
Suite 1550
Chicago, IL 60606
Submitted: November 7, 1996
Revised: June 12, 1997

PROPOSED REDEVELOPMENT OF
THE CLINTON COMPLEX - SOUTH PARCEL
FIFIELD REALTY CORPORATION

PROJECT NO.	9707
DATE	7/2/97
SCALE	AS SHOWN
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CHECKED BY	...

Building Elevations.
(Page 4 of 5)



BUILDING ELEVATIONS
West Tilden Court -
South Complex

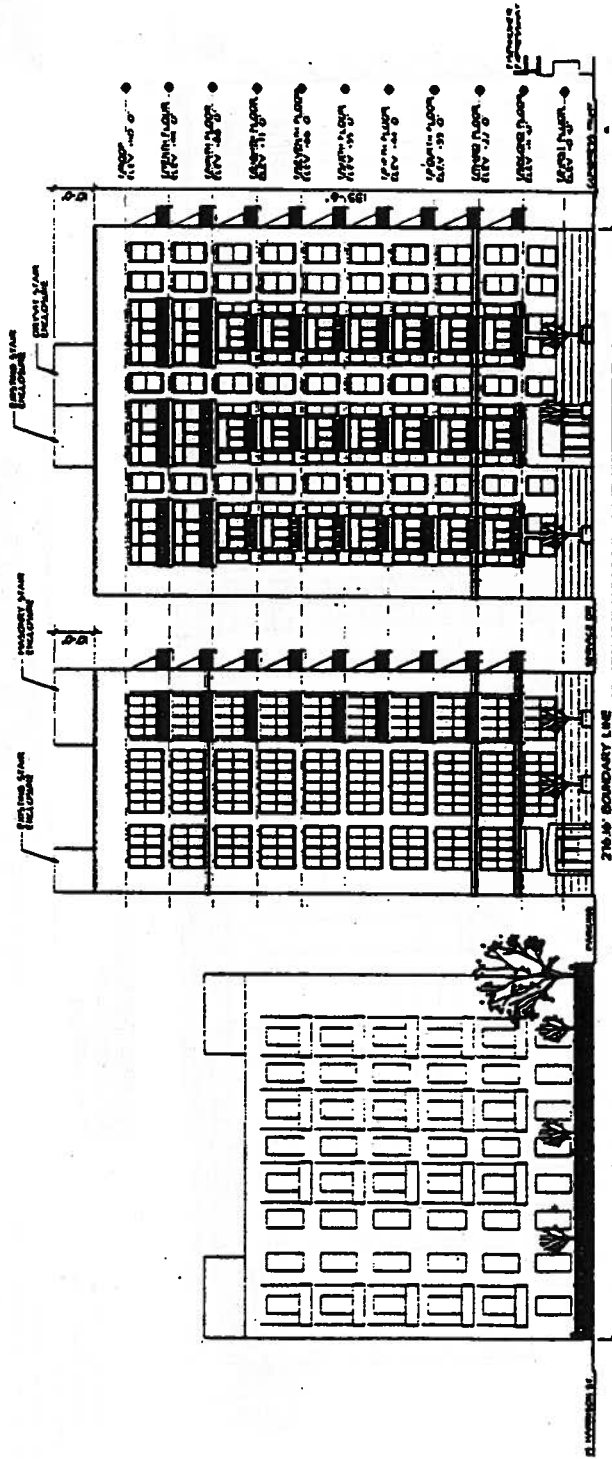
Field Realty Corporation
20 North Wacker Drive
Suite 1550
Chicago, IL 60608

Submitted: November 7, 1986
Revised: June 12, 1987

PROPOSED REDEVELOPMENT OF
THE CLINTON COMPLEX - SOUTH PARCEL
FIELD REALTY CORPORATION

DATE	7/2/97
BY	FIELD
SCALE	AS SHOWN

Building Elevations.
(Page 5 of 5)



BUILDING ELEVATIONS
South Clinton Street -
South Complex

Field Realty Corporation
20 North Wacker Drive
Suite 1550
Chicago, IL 60608
Submitted: November 7, 1996
Revised: June 12, 1997

PROPOSED REDEVELOPMENT OF
THE CLINTON COMPLEX - SOUTH PARCEL
FIELD REALTY CORPORATION

PROPOSED
ARCHITECTURE
DATE
BY
11/7/96
9707