

(Continued from page 48311)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing symbols and indications as shown on Map Number 5-H in the area bounded by:

West Churchill Street; a line 409.18 feet east of North Hoyne Avenue; a line 100 feet south of West Churchill Street; a line 101.32 feet east of North Hoyne Avenue; a line 102.48 feet south of West Churchill Street; and North Hoyne Avenue,

to those of an R4 General Residence 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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 5-H in the area bounded by:

a line 21 feet south of the centerline of the Soo Line Railroad main track; North Damen Avenue; West Willow Street; and North Hoyne Avenue.

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

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications established in Section 1 and Section 2 above to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations set forth therein.

SECTION 4. 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 650.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately one hundred seventeen thousand ninety-three (117,093) square feet (two and sixty-one one-hundredths (2.61)) acres of land area (the "Property")

and is owned or controlled by the applicant, The Clare Group, Ltd. (the "Applicant"), an Illinois corporation.

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees (collectively, "Affiliates"). Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require separate submission on behalf of the Applicant or its Affiliates and approval by the City Council of the City of Chicago (the "City Council").
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its Affiliates 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 Affiliates and, if different than the Applicant, the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made to any sub-area comprising the Property, such sub-area 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 of Chicago (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, all the owners of a sub-area within the Planned Development or any homeowner's association formed to succeed the Applicant for the purpose of controlling and managing any portion or sub-area of the Planned Development and any ground lessor thereof.
4. This Planned Development consists of these fourteen (14) statements; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; a Bulk Regulations and Data Table; a Site Plan (the "Site Plan"), a Landscape and Willow Street Improvement Plan (the "Landscape Plan") and Building Elevations (the "Elevation Plans"), each dated June 12, 1997 and prepared by Pappageorge/Haymes, Ltd. The Site Plan, Elevation Plans and Landscape Plan are sometimes collectively hereinafter referred to as the "Plans". Full-size sets of the Plans are on file with the D.P.D.. The Planned Development is applicable to the area delineated hereto and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of The City of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": single-family dwelling units, townhouses, multi-family walk-up dwelling units and accessory parking.
6. Identification signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the D.P.D.
7. Any service drives or other ingress or egress shall be adequately designed and constructed in accordance with the regulations of the City of Chicago Department of Transportation ("C.D.O.T.") in effect at the time of construction and in compliance with the Municipal Code, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking or storage of garbage receptacles (except on garbage pick-up days) with such emergency areas. Ingress and egress shall be subject to the review and approval of C.D.O.T. and D.P.D.. The public improvements to West Willow Street shall be constructed by the Applicant in accordance with the Landscape Plan and the Municipal Code.
8. In addition to the maximum height of any building or any appurtenance thereto prescribed in this Planned Development, the height of any improvements shall also be subject to 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 to the Property shall be designed, constructed and maintained in substantial conformance with the Plans referred to in Statement 4 hereof. The landscaping shall be designed, installed and maintained at all times in conformance with the Landscape Plan dated June 12, 1997, and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. In addition, development within the Planned Development shall be subject to the following:
 - a. Single-family homes within Sub-Area B shall be reasonably unified with respect to architectural style and building materials while allowing for variations in facades and front yard set backs. No enclosed structures shall be constructed on or above the roof decks located above the garages serving the single-family homes within Sub-Area B.

- b. All parkway trees depicted on the Landscape Plan shall be five (5) inch caliper or larger trees. Internal autocourts located within Sub-Area A shall be surfaced with brick pavers and pressed concrete borders or such other materials similar in appearance.
 - c. Plans for the proposed landscaping and parkway trees for the public way along West Willow Street shall be reviewed and approved by the Chicago Bureau of Forestry prior to the issuance of a Part II approval for Sub-Area A (the "Part II Approval"). In addition, the Part II Approval shall be subject to the prior approval of the Department of Fire with respect to the exiting requirements for the townhomes in Sub-Area A.
- 11. The Applicant acknowledges that there is a shortage of improved public open space in the immediate area and that the proposed development may have an impact on existing neighborhood parks and recreational facilities. Accordingly, the Applicant voluntarily commits to contribute the sum of Thirty Thousand and no/100 Dollars (\$30,000.00) (the "Green Space Contribution") toward the future development of public open space in the vicinity of this Planned Development. The Green Space Contribution shall be paid to the City or its designee on or before the issuance of the Part II Approval.
- 12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the D.P.D., upon the application for such a modification by the Applicant and after a determination by the Commissioner of the D.P.D. that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the D.P.D. shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land coverage.
- 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 the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the D.P.D..

14. Unless substantial construction has commenced within five (5) 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 "Amendatory Ordinance") the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions this Statement 14, then the zoning of the property shall automatically revert to its pre-existing M1-2 Restricted Manufacturing District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Site Plan; Landscape and Willow Street Improvement Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 48329 through 48335 of this Journal.]

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

Residential Planned Development Number 650.

Bulk Regulations And Data Table.

Sub-Area	Net Site Area Square Feet/ Acres	Floor Area Ratio	Maximum Building Area (Square Feet)	Maximum Number Units	Minimum Off-Street Parking	Off-Street Loading
A	81,620/1.8	1.2	97,944	56	112	0

	Net Site Area		Maximum Building Area (Square Feet)	Maximum Number Units	Minimum Off-Street Parking	Off-Street Loading
	Square Feet/ Acres	Floor Area Ratio				
Sub- Area B	35,473/0.81	1.2	42,568	12	24	0
Total	117,093/2.61	1.2	140,512	68	136	0

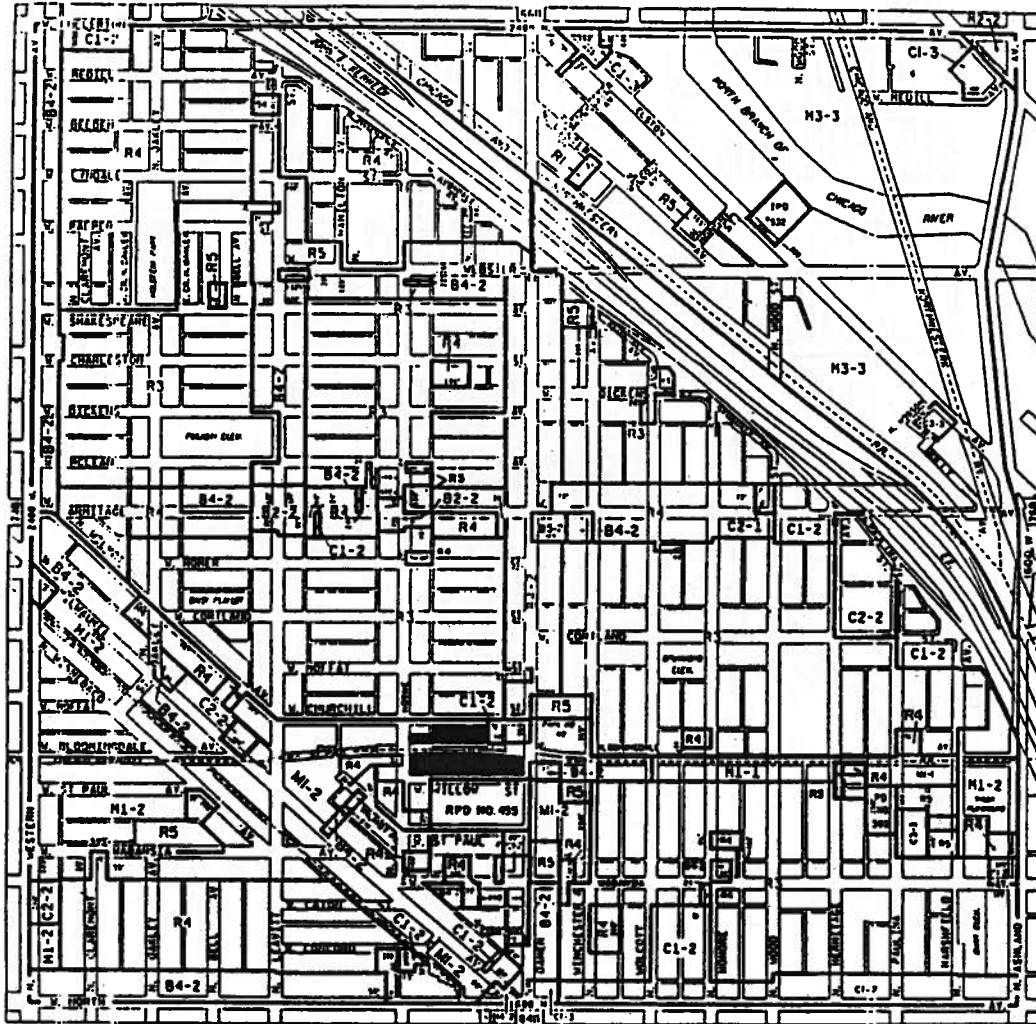
Sub- Area	Site Coverage	Front Yard	Rear Yard	Side Yard	Side Yard	Height
A	Per Site Plan	Per Site Plan	Per Site Plan	Per Site Plan	Per Site Plan	Per Elevation

Sub- Area ¹	Site Coverage	Front Yard	Rear Yard	Side Yard	Side Yard	Height ²
B	Per Site Plan	10 feet	0 feet	2.5 feet	2.5 feet	36.0 feet

1 No side yard shall be required for any side yard adjacent to a public or private alley or the railroad embankment, as the case may be. Bay windows and staircases shall be permitted obstructions in the required front yards for Sub-Area B.

2 The height of the single family homes for Sub-Area B shall be measured from grade to the roof line of the single-family home and shall not include the parapet wall or the penthouse for access to the roof decks.

Existing Zoning Map.



APPLICANT: The Clare Group Ltd.

LEGEND

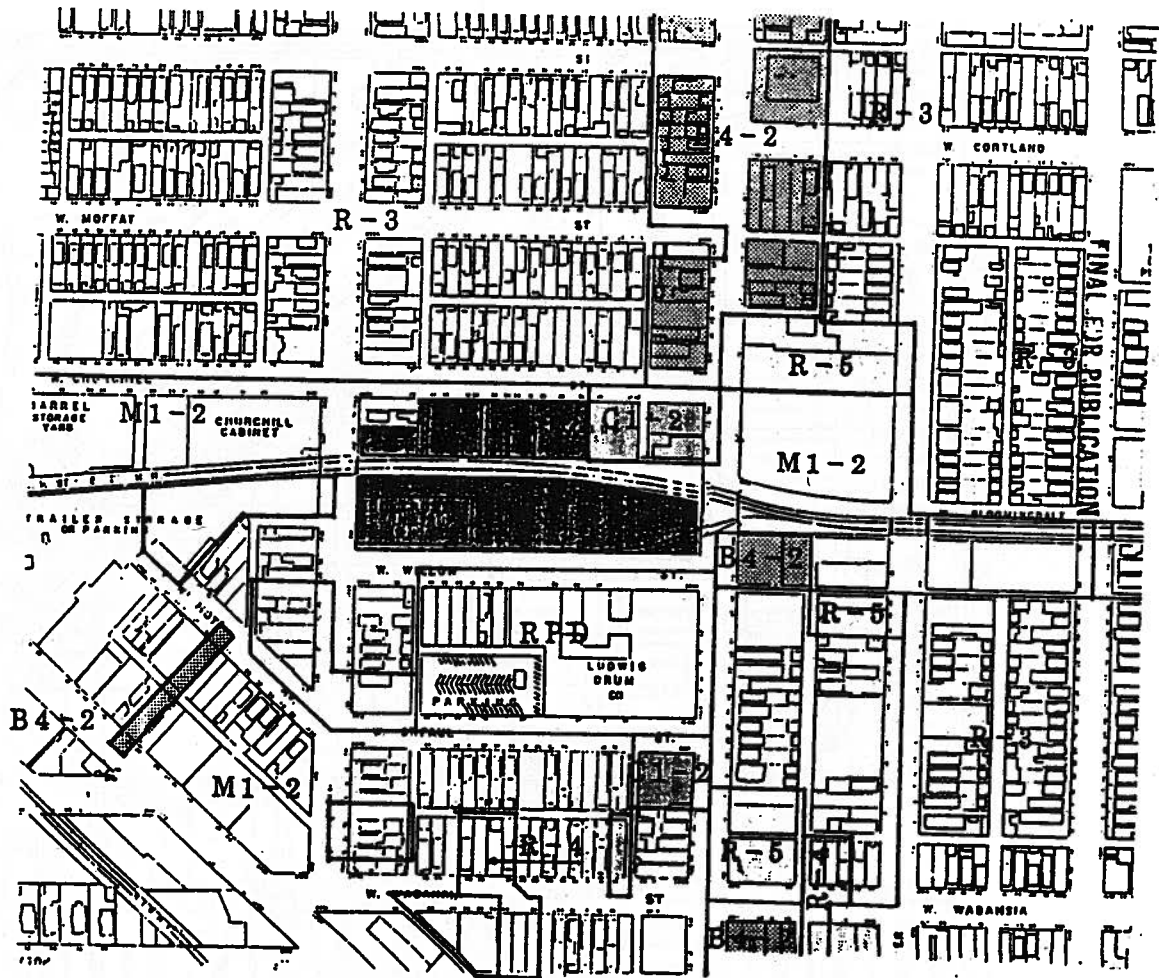
ADDRESS: 2021-2027 West Churchill
1755 North Hoyne

 Subject Property (M1.2)

DATE:







June 12, 1997


Existing Land-Use Map.



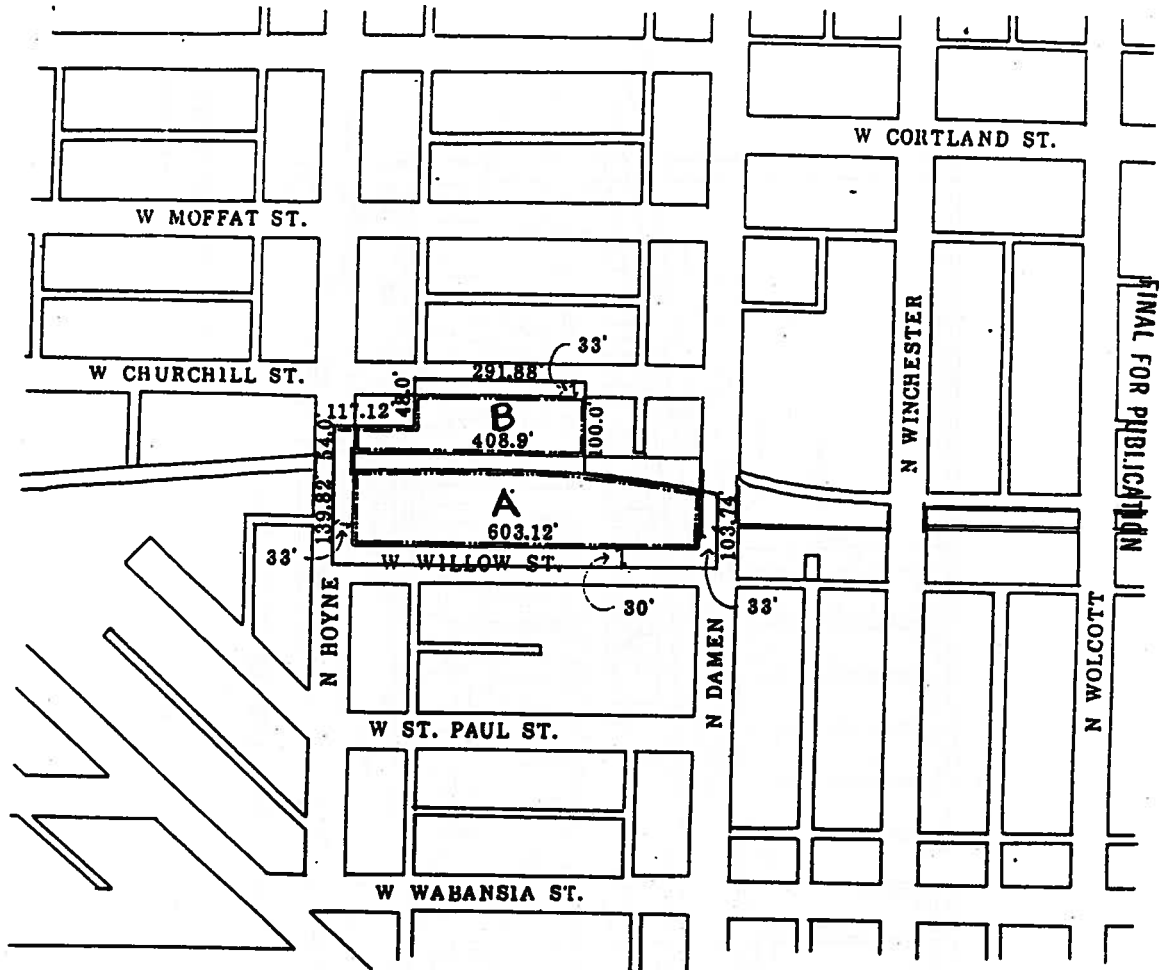
APPLICANT: The Clare Group L^{td}.
ADDRESS: 2021-2027 West Churchill
 1755 North Hoyne
DATE: June 12, 1997

LEGEND

-  Subject Site
-  Zoning District
-  Residential
-  Business
-  Commercial
-  Manufacturing


 NORTH
 SCALE 1" = 250'

Planned Development Property Line And Boundary Map.



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NORTH

SCALE 1" = 250'

APPLICANT: The Clare Group Ltd.

LEGEND

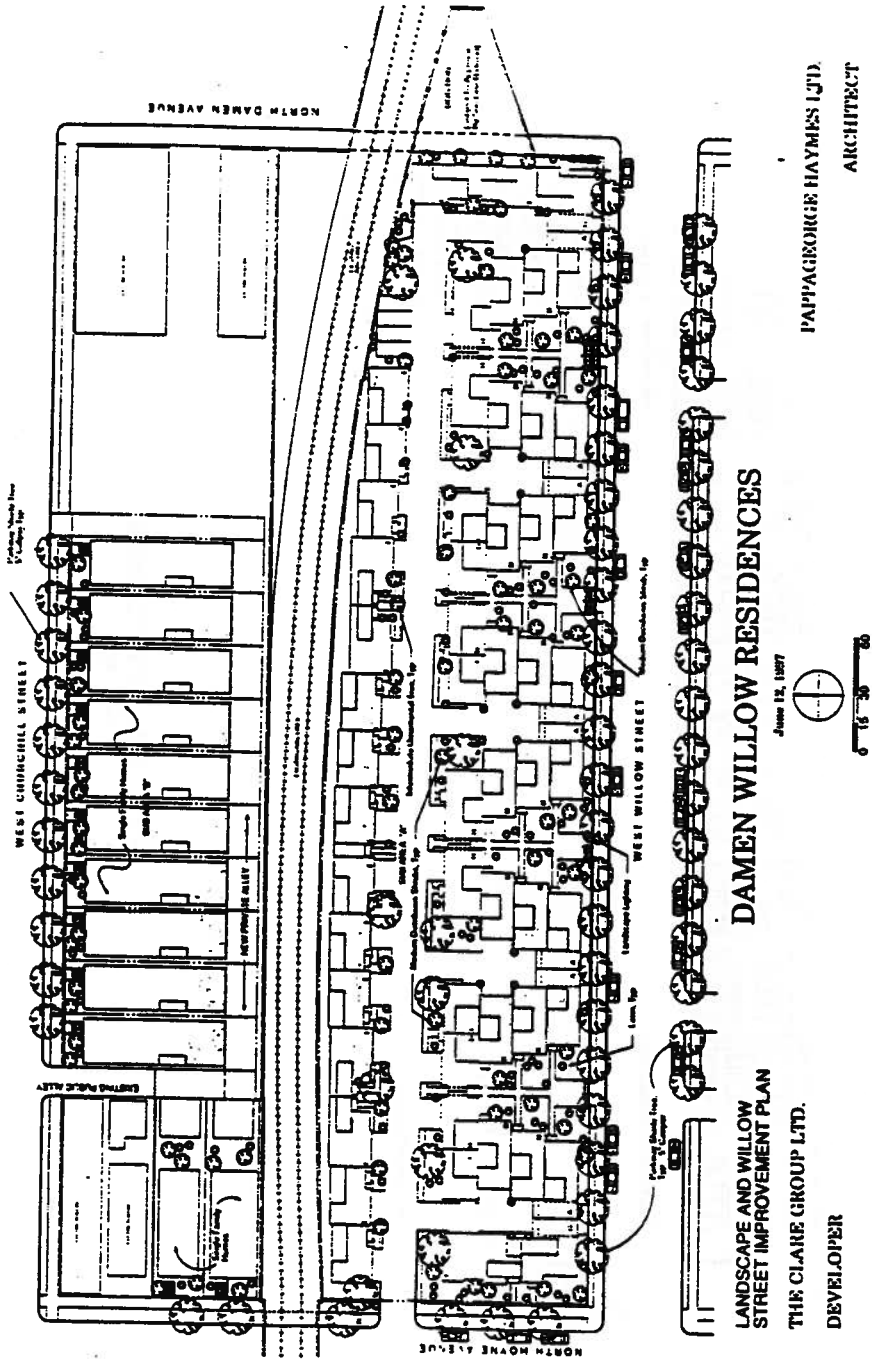
ADDRESS: 2021-2027 West Churchill
1755 North Hoynes

- Planned Development Boundary
- Dimensioned Property Line

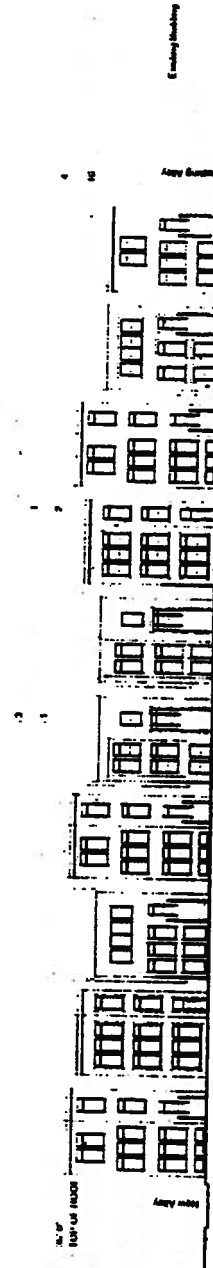
DATE:

June 12, 1997

Landscape And Willow Street Improvement Plan.



Building Elevations.
(Page 1 of 2)



- Single Family Homes
- 1 FACE BRICK
 - 2 STONE SILL
 - 3 SWEET METAL CORNER/FLASH
 - 4 ENTRY DOOR
 - 5 ALUM DOWN SPOUT
 - 6 EXTERIOR INSULATION FINISHING SYSTEM
 - 7 EXISTING CONCRETE RETAINING WALL
 - 8 NEW STAIR CASE
 - 9 STONE METAL
 - 10 METAL CANOPY
 - 11 ROOF TOP PORCHHOUSE
 - 12 EXISTING TRAMP BIRNIE
 - 13 BALCONY
 - 14 OPEN TO DRIVE ASLE
 - 15 NEW RETAINING WALL
 - 16 ROOF TOP ACCESS

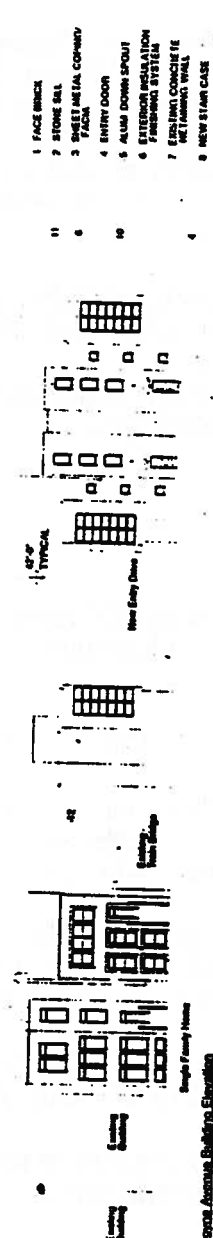
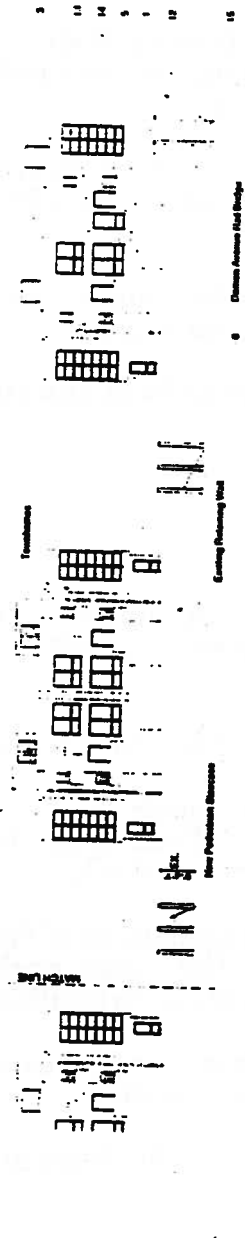
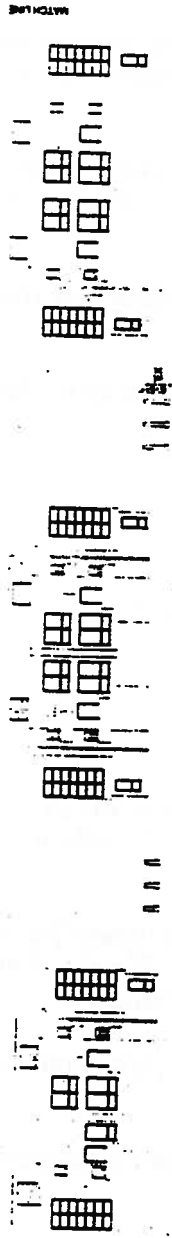
DAMEN WILLOW RESIDENCES

June 12, 1997

THE CLARK GROUP LTD
DEVELOPER

PATTY HARRIS HAYMES LTD
ARCHITECT

Building Elevations.
(Page 2 of 2)



- 1 FACE BRICK
- 2 STONE SILL
- 3 WEST METAL CORNYSE
- 4 ENTRY DOOR
- 5 ALUM DOWN SPOUT
- 6 EXTERIOR INSULATION FINISHING SYSTEM
- 7 EXISTING CONCRETE RETAINMENT WALL
- 8 NEW STAIR CASE
- 9 STONE METAL
- 10 METAL CANOPY
- 11 ROOF TOP PERIMETER
- 12 EXISTING IRON BRICK
- 13 BALCONY
- 14 OPEN TO UNITS ABLE
- 15 NEW RETAINING WALL
- 16 ROOF TOP ACCESS

DAMEN WILLOW RESIDENCES

June 12, 1997

THE KAMP SHINIPP LTD
KORATZKAM
LITL
FINAL FOR PUBLICATION

*Reclassification Of Area Shown On Map Number 5-N.
(Application Number 12071)*

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 B1-1 Local Retail District symbols and indications as shown on Map Number 5-N in the area bounded by:

the alley next north of and parallel to West North Avenue; North Oak Park Avenue; West North Avenue; and a line 176.55 feet west of North Oak Park Avenue,

to those of a B4-1 Restricted Service 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 7-G.
(Application Number 12088)*

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 B2-2 Restricted Retail District symbols and indications as shown on Map Number 7-G in the area bounded by:

a line 49.25 feet north of the alley next north of West Diversey Parkway; North Sheffield Avenue; the alley next north of West Diversey Parkway; and the alley next west of North Sheffield Avenue,

to those of a B4-4 Restricted Service District and a corresponding use district is hereby established in the area above described.

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