

*Reclassification Of Area Shown On Map Number 2-G.
(As Amended)
(Application Number 12102)*

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 M1-3 Restricted Manufacturing District symbols and indications as shown on Map Number 2-G in the area bounded by:

the point being the south line of West Monroe Street; the west line of South Green Street; a line 100.83 feet south of and parallel to the south line of West Monroe Street; and the east line of South Peoria Street to the point of beginning,

to those of a B4-2 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 5-F.
(As Amended)*

(Application Number 12083)

RPD 652

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 R7 General Residence District symbols and indications as shown on Map Number 5-F in the area bounded by:

a line 243.84 feet north of West Dickens Avenue, as measured along North Lincoln Park West; North Lincoln Park West; a line 179.91 feet north of West Dickens Avenue, as measured along North Lincoln Park West, running for a distance of 92.71 feet to a point; a line from the last described point to a point 4.40 feet northwesterly of the south line of the alley next north of and most nearly parallel to West Dickens Avenue and 12.0 feet southwesterly of the east line of the alley next west of and most nearly parallel to North Lincoln Park West; a line from the last described point traveling northeasterly a distance of 15.67 feet to a point 1.8 feet southwesterly of the east line of the alley next west of and most nearly parallel to North Lincoln Park West; and a line from the last

described point traveling northwesterly a distance of 43.41 feet to a point 1.8 feet southwesterly of the east line of the alley next west of and most nearly parallel to North Lincoln Park West,

to those of a Residential Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development Number 652.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately six thousand two hundred seventy (6,270) square feet of property (including a two hundred four (204) square foot vacation of the alley next west of Lincoln Park West) which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Baker Development Corporation.
2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns (including any condominium association which is formed) and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns (including any condominium association which is formed) and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of

- this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the Applicant or any condominium association which is formed.
4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Map; a Site Plan; and Building Elevations, all prepared by O'Donnell Wicklund Pigozzi and Peterson Architects, Incorporated and dated August 14, 1997, and a Landscape Plan dated August 14, 1997. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
 5. The following uses are permitted in the Planned Development:
 - Multi-family dwelling units and accessory uses, including parking.
 6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.
 7. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development.
 8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
 9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject

to height limitations as approved by the Federal Aviation Administration.

10. For purposes of Floor Area Ratio ("F.A.R.") calculations, the definition in the Chicago Zoning Ordinance shall apply except that the elevator and stairway shaft in the garage portion of the Property shall not be included in floor area for purposes of F.A.R. calculations.
11. The improvements of the Property, including landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking areas, shall be designed, constructed and maintained in substantial conformance with this Planned Development as described in Statement 4. In addition, existing parkway trees as indicated on the Landscape Plan shall be maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of dwelling units for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
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, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
14. Unless substantial construction of the improvements contemplated by this Planned Development (which may be defined to include commencement of only caisson work) has commenced by the later of: (1) the second anniversary of the effective date hereof; or (2) the second anniversary of the date on which a court of competent jurisdiction has issued a final decision on any litigation which is filed on or before the second anniversary of the effective date of this Planned Development and the subject matter of which are the

14. Unless substantial construction of the improvements contemplated by this Planned Development (which may be defined to include commencement of only caisson work) has commenced by the later of: (1) the second anniversary of the effective date hereof; or (2) the second anniversary of the date on which a court of competent jurisdiction has issued a final decision on any litigation which is filed on or before the second anniversary of the effective date of this Planned Development and the subject matter of which are the approvals required for the construction of the improvements contemplated herein, and unless completion of those improvements is diligently pursued, then this Planned Development shall expire. Provided, however, that the time periods for commencement of substantial construction may be extended by the Commissioner of the Department of Planning and Development for a maximum of three (3) additional consecutive one (1) year periods upon the receipt by the Commissioner prior to the expiration of the initial two (2) year period or any extensions thereof of the Applicant's written request for an extension of time. The Commissioner shall grant such requested extensions if the written request therefor contains a statement, sworn under oath, specifically stating: (1) that the reasons the commencement of substantial construction as aforesaid is delayed are reasons or circumstances beyond the reasonable control of the Applicant and its affiliates; (2) the specific cause or causes of such delay; and (3) that the Applicant and its affiliates and agents have not taken any action or failed to take any action which could reasonably have resulted in such delay. If this Planned Development expires under the provisions of this Statement, then the zoning of the Property shall automatically revert to an R7 General Residence District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 53759 through 53767 of this Journal.]

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

*Residential Planned Development Number 652.**Plan Of Development**Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:
8,860.13 (0.20 acres) = 6,270* square feet (0.14 acres) + 2,590.13 (0.06 acres)

Maximum Permitted Floor
Area Ratio:

9.15, provided, however, that if the 204 feet portion of the alley included in Net Site Area is vacated than the Maximum Permitted Floor Area Ratio shall be 8.86.

Maximum Number of Dwelling
Units:

13 units.

Maximum Percent Site Coverage:

In accordance with the Site Plan.

Minimum Building Setbacks:

In accordance with the Site Plan.

Minimum Number of Off-Street
Parking Spaces:

Two spaces per dwelling unit.

Minimum Number of Off-Street
Loading Berths:

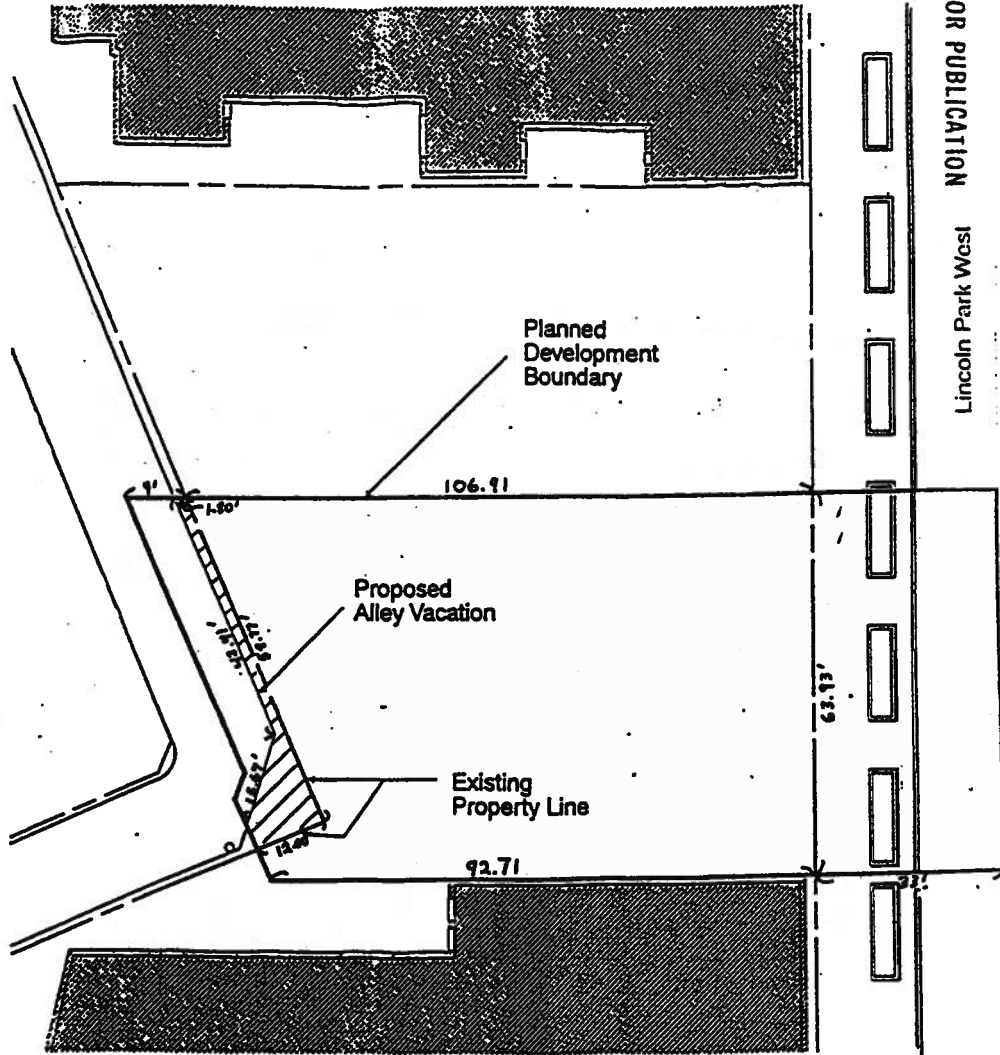
None.

Maximum Building Height:

175 feet, exclusive of mechanical penthouse with a maximum height of 20 feet, setback a minimum of 35 feet from the east property line.

* Includes 204 square feet vacation of alley next west of Lincoln Park West

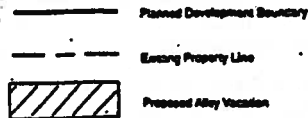
Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.



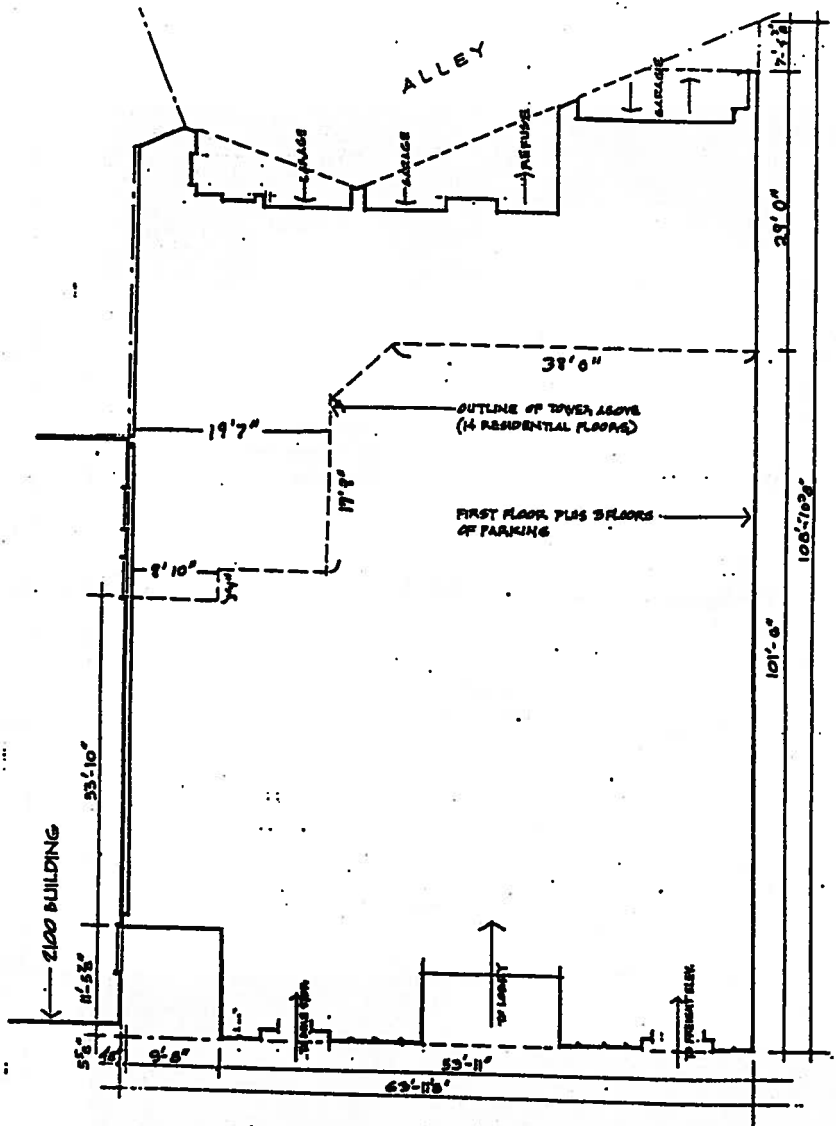
FINAL FOR PUBLICATION
Lincoln Park Wcs1

APPLICANT: Baker Development Corporation
6316 N. Lincoln Avenue
Chicago, Illinois 60659

DATE: May 14, 1997
REVISED: August 14, 1997



Site Plan.



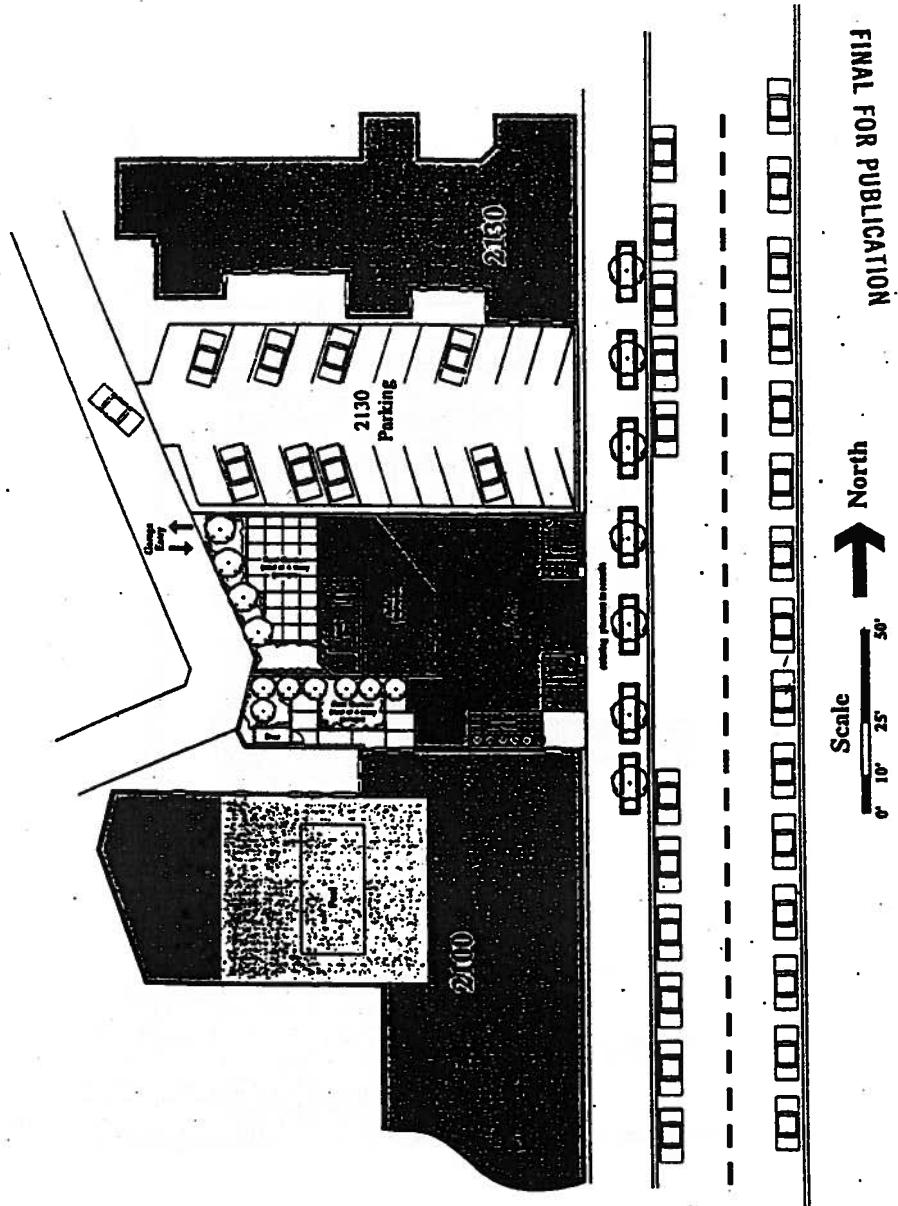
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APPLICANT: Baker Development Corporation
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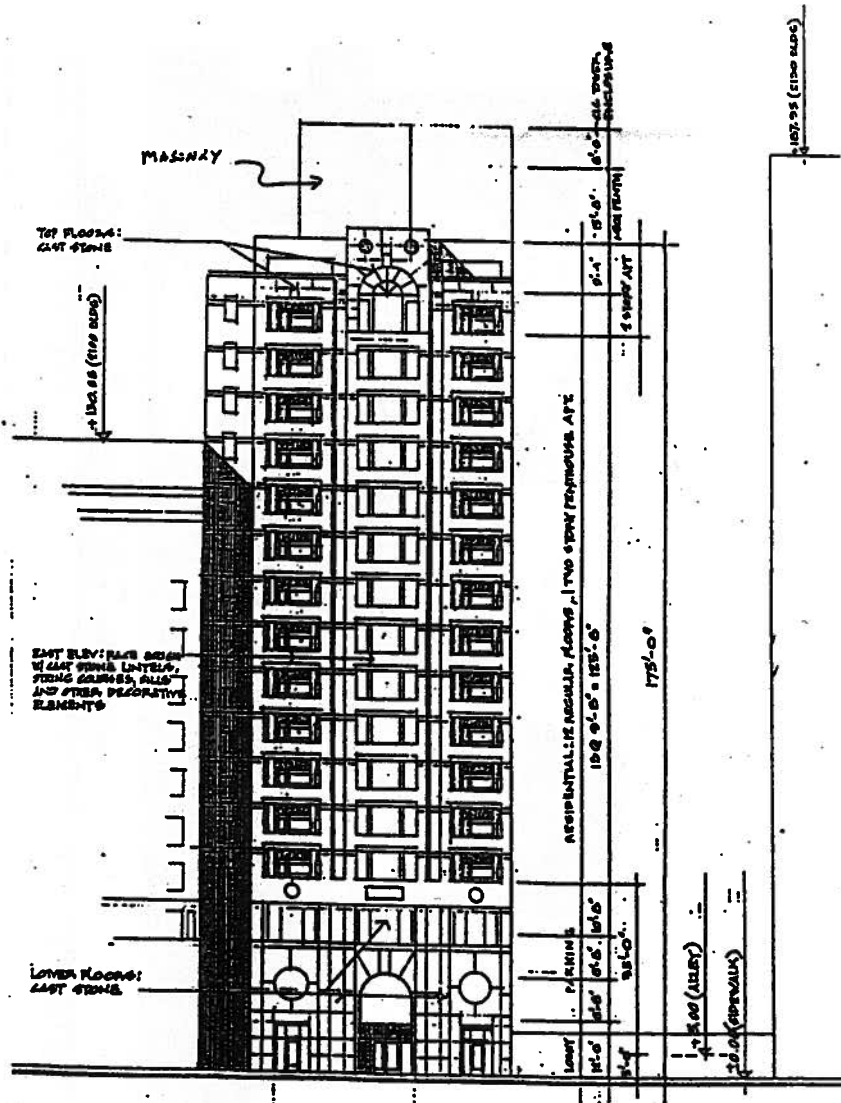
Landscape Plan.



APPLICANT: Baker Development Corporation
6316 North Lincoln Avenue
Chicago, Illinois 60659

DATE: May 14, 1997
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Building Elevation.
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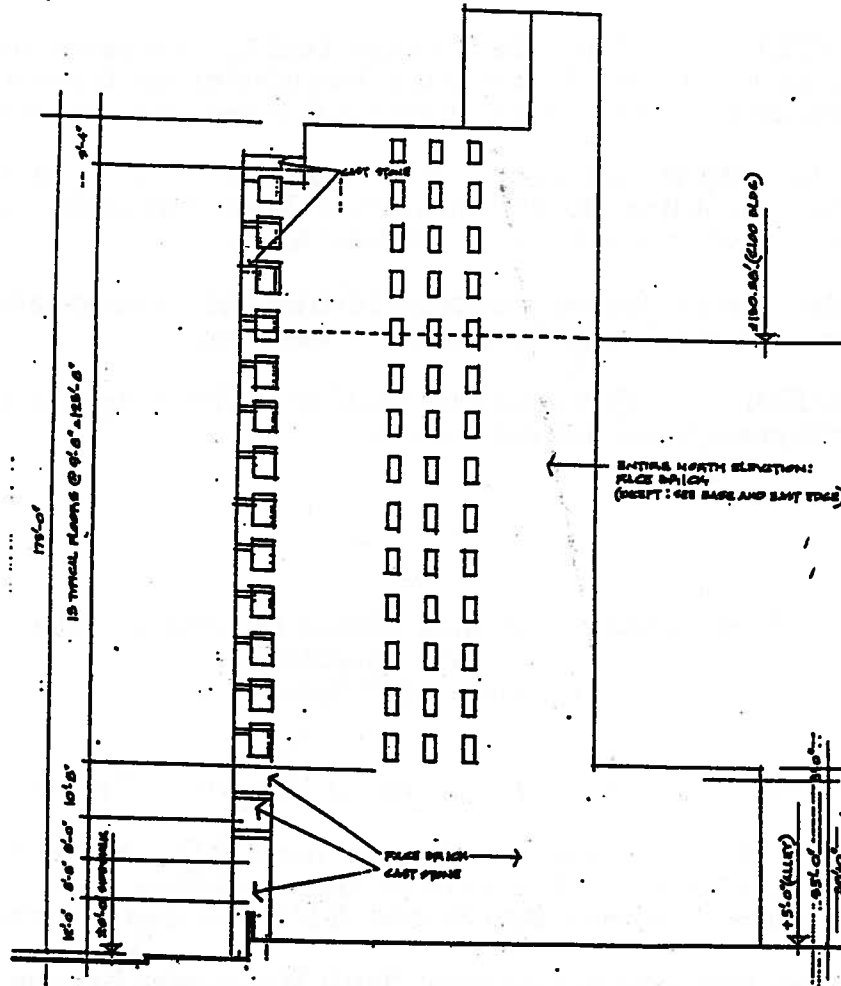


APPLICANT: Baker Development Corporation
 6316 North Lincoln Avenue
 Chicago, Illinois 60659

DATE: May 14, 1997
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EAST ELEVATION

Building Elevation.
(Page 2 of 4)



FINAL FOR PUBLICATION

APPLICANT: Baker Development Corporation
6316 North Lincoln Avenue
Chicago, Illinois 60659

DATE: May 14, 1997
REVISED: August 14, 1997

Prepared by:
O'Donnell Wicklund Pigozzi and
Peterson Architects Incorporated

NORTH ELEVATION



*Reclassification Of Area Shown On Map Number 5-H.
(As Amended)
(Application Number 12114)*

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

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

a line 356.25 feet north of West Wabansia Avenue; North Winchester Avenue; a line 188.25 feet north of West Wabansia Avenue; and the alley next west of North Winchester 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 full force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 5-H.
(As Amended)
(Application Number 12115)*

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

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

West Bloomingdale Avenue; North Winchester Avenue; the alley next south of West Bloomingdale Avenue; and the alley next west of North Winchester 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 full force and effect from and after its passage and due publication.