

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

*Institutional Planned Development.*

*Bulk Regulations And Data Table.*

Gross Site Area	Public Right-Of-Way	New Site Area
229,835 square feet (5.28 acres)	49,694 square feet (1.14 acres)	180,141 square feet (4.14 acres)
Maximum Permitted Floor Area Ratio to Total Net Site Area:	0.9.	
Minimum Number of Off-Street Parking Spaces:	62.	
Minimum Number of Off-Street Loading Spaces:	1.	
Maximum Building Height:	55 feet, 0 inches.	
Minimum Setbacks:	Per Site Plan.	

*Reclassification Of Area Shown On Map Number 13-H.  
(As Amended)*

(Application Number 12137)

RPD 654

*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 13-H in the area bounded by:

(Continued on page 53781)



(Continued from page 53775)

starting at the south line of West Winnemac Avenue; the west line of the Chicago and Northwestern Railroad right-of-way being a line 231.43 feet east of and parallel to the north/south alley next east of North Wolcott Avenue; the north line of West Argyle Street; and the east line of the north/south alley next east of and parallel to the east line of North Wolcott Avenue running north to the point of beginning,

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

**SECTION 2.** In the area above described, the City Zoning Ordinance be amended by changing all of the R4 General Residence 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 654*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately fifty-eight thousand two hundred fifty-six (58,256) square feet (one and thirty-four one hundredths (1.34) acres) which is controlled by 1801 West Winnemac L.L.C. (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 Applicant, the owners or 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 thirteen (13) statements; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; an Existing Zoning and Land-Use Map; a Site Plan; and Elevations as prepared by Patrick Fitzgerald & Associates dated September 11, 1997 and a Landscape Plan prepared by Artemisia, dated September 11, 1997. Full size sets of the plans 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 controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the area delineated herein as Residential Planned Development:  

Single-family attached dwelling units, accessory parking and related accessory uses.
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 shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress including emergency vehicles 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. 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. 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.
9. 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.
10. Improvements of the property, including landscaping and all entrances and exits to the parking areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table and the Site Plan attached hereto and made a part hereof. In addition, parkway trees, interior landscaping, and the proposed "tot lot" shall be installed and maintained at all time in accordance with the Landscape Plan and the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
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 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.
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 reasonable efforts to design, construct and maintain all buildings located within this Planned Development in any energy efficient manner 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."). Copies of these standards may be obtained from the Department of Planning and Development.

13. 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, 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 is 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 an M1-2 Restricted Manufacturing District.

[Planned Development Boundary and Property Line Map; Existing Zoning and Land-Use Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 53786 through 53793 of this Journal.]

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

*Residential Planned Development Number 654.*

*Bulk Regulations And Data Table.*

Gross Site Area: 67,698 square feet (1.55 acres).

Net Site Area:

I. Net of Public Streets and Alleys:

Total = Gross Site Area (67,698 square feet) – Area in Public Right-of-Way (9,442 square feet) = Net Site Area of 58,256 square feet (1.34 acres).

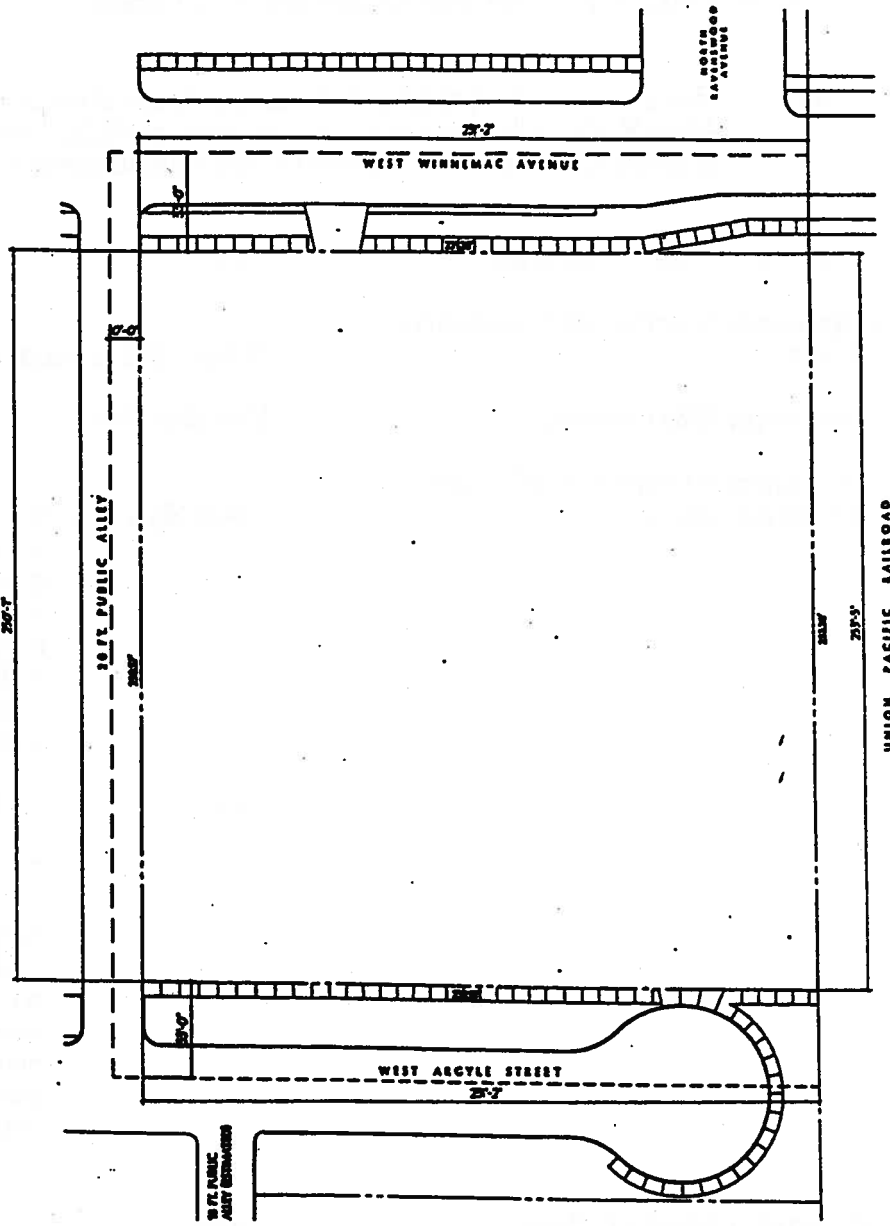
## II. Net of Public and Private Streets and Alleys:

Total = Gross Site Area (67,698 square feet) – Area in Private Drives (9,918 square feet) – Area in Public Right-of-Way (9,442 square feet)  
= Net Site Area of 48,338 square feet (1.11 acres).

Note: Net site area is net of public and private streets and drive. Floor Area Ratio is based on a net site area of 48,338 square feet, which is gross site area net of private and public streets and alleys.

Maximum Floor Area Ratio:	1.45.
Maximum Number of Residential Units	Total: Maximum 40.
Maximum Site Coverage:	Per Site Plan.
Maximum Number of Off-Street Parking Spaces:	Total Spaces: 62 spaces for dwelling units, 17 spaces for guest parking (these spaces shall not be sold or leased to individual property owners).
	Ratio: 1.98:1.
	Note: The number of parking spaces required may be reduced if the number of residential units are reduced, so long as the parking ratio remains the same.
Minimum Loading Docks:	None.
Minimum Building Setbacks:	In accordance with Site Plan.
Maximum Building Heights:	In accordance with Building Elevations.

Planned Development Boundary And Property Line Map.



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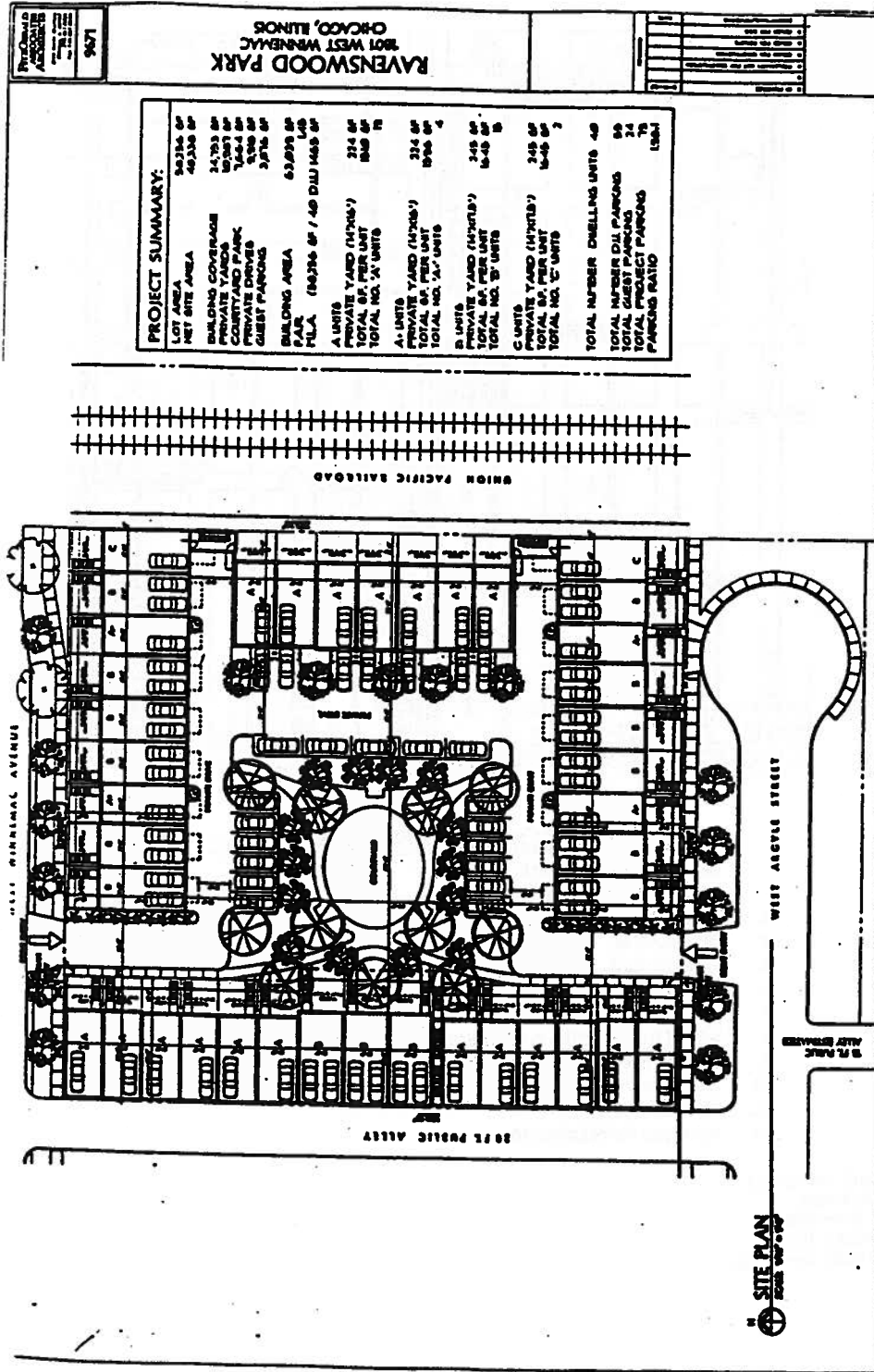
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP  
MAY 9, 1997

1801 West Winnemac, L.L.C.  
710 West Oakdale  
Chicago, Illinois 60657  
Submitted: July 30, 1997  
Revised: September 11, 1997

----- PROPERTY LINE  
————— BOUNDARY LINE



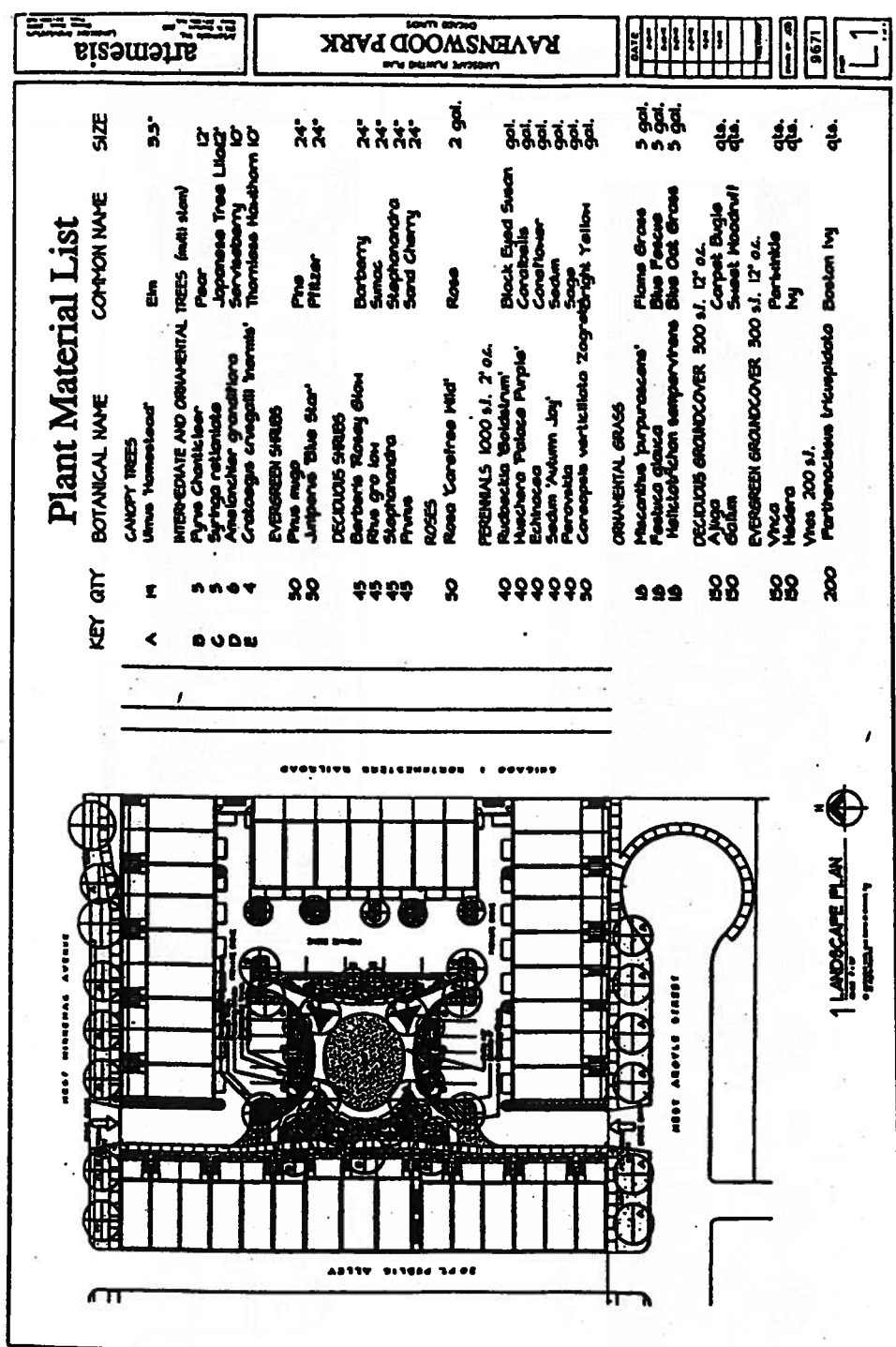
Site Plan.



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1801 West Warrick, L.L.C.  
 710 West Outside  
 Chicago, Illinois 60657  
 Submitted: July 30, 1997  
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Landscape Plan.



Plant Material List

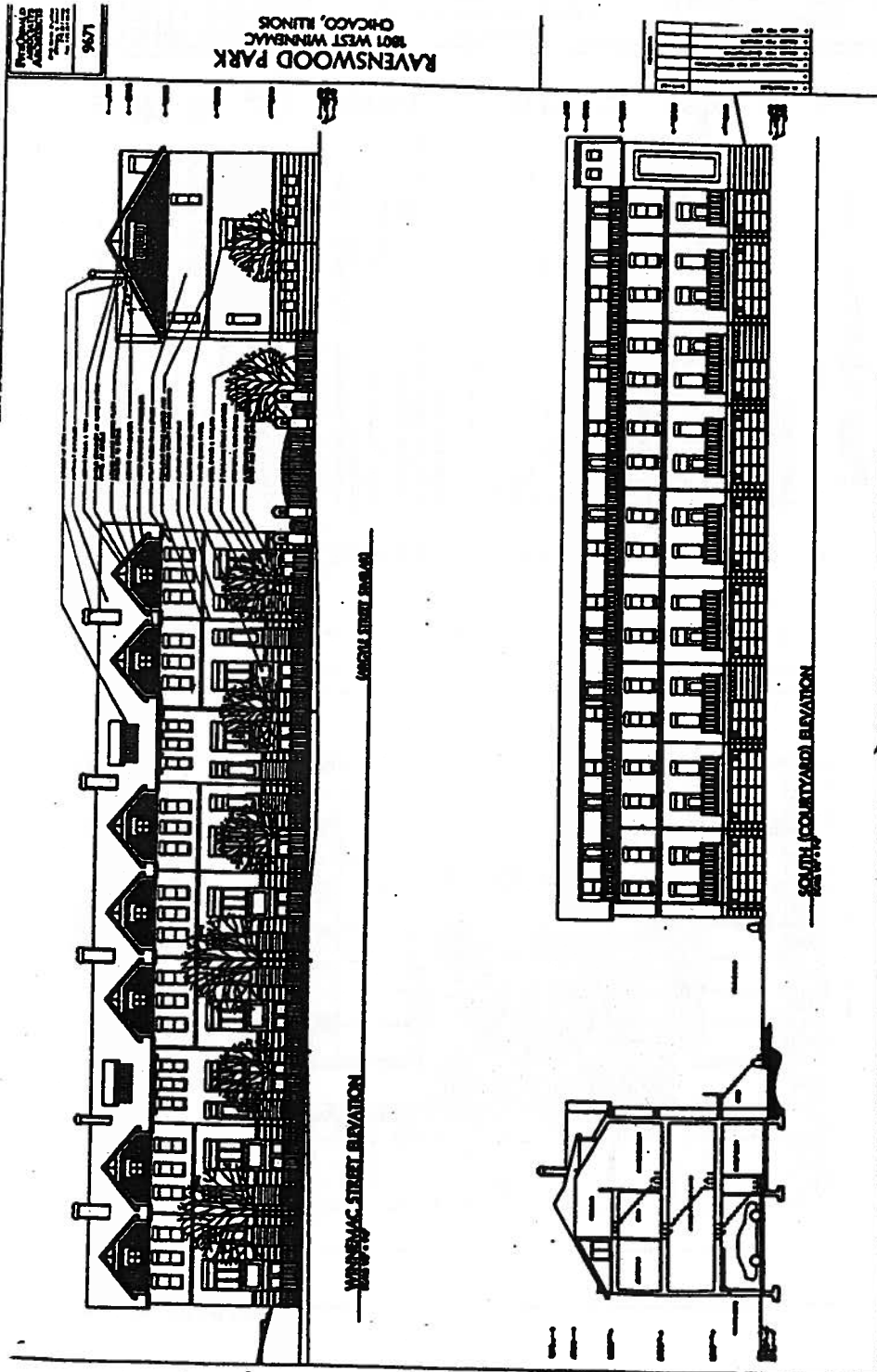
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
A	10	CANOPY TREES Ulmus 'Homestead'	Elm	5.5'	
	5	INTERMEDIATE AND ORNAMENTAL TREES (multi stem) Pyrus Chanticleer		12'	
B	5	Syringa reticulata	Japanese Tree Lilac	10'	
C	6	Aucubacter grandiflora	Servestberry	10'	
D	4	Cotoneaster cuneifolia 'varm's'	Thornless Hawthorn	10'	
E	50	EVERGREEN SHRUBS Picea mariana	Pine	24"	
	50	Juniperus 'Blue Star'	Juniper	24"	
F	45	DECIDUOUS SHRUBS Berberis 'Roney Glow'	Berberis	24"	
	45	Rosa 'gro low'	Rose	24"	
	45	Stephanandra	Stephanandra	24"	
	45	Prunus	Sand Cherry	24"	
	50	ROSES Rosa 'Caroline Mld'	Rose	2 gal.	
G	40	PERENNIALS 1000 s.f. 2' o.c. Rudbeckia 'Goldstrum'	Black Eyed Susan	gal.	
	40	Hebe 'Palace Purple'	Conchella	gal.	
	40	Echinacea	Coneflower	gal.	
	40	Sedum 'Autumn Joy'	Sedum	gal.	
	40	Parovoida	Sage	gal.	
	50	Coreopsis verticillata 'Zagrebright Yellow'		gal.	
	H	15	ORNAMENTAL GRASSES Miscanthus 'purpurascens'	Flame Grass	5 gal.
		15	Pennisetum glaucum	Blue Fescue	5 gal.
		15	Melicolobium sempervirens	Blue Oak Grass	5 gal.
	I	150	DECIDUOUS GRANDCOVER 500 s.f. 12' o.c. Alnus	Carpet Bugle	qta.
150		Galium	Sweet Woodruff	qta.	
J	150	EVERGREEN GRANDCOVER 300 s.f. 12' o.c. Viburnum	Parishville	qta.	
	150	Hedera	Ivy	qta.	
K	200	Vines 200 s.f. Parthenocissus tricuspidata	Eastern Ivy	qta.	

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 PROJECT NO.: 8671

FINAL FOR PUBLICATION

1801 West Winnebago, L.L.C.  
 710 West Oakdale  
 Chicago, Illinois 60657  
 Submitted: July 30, 1997  
 Revised: September 11, 1997

Building Elevations.  
(Page 1 of 4)

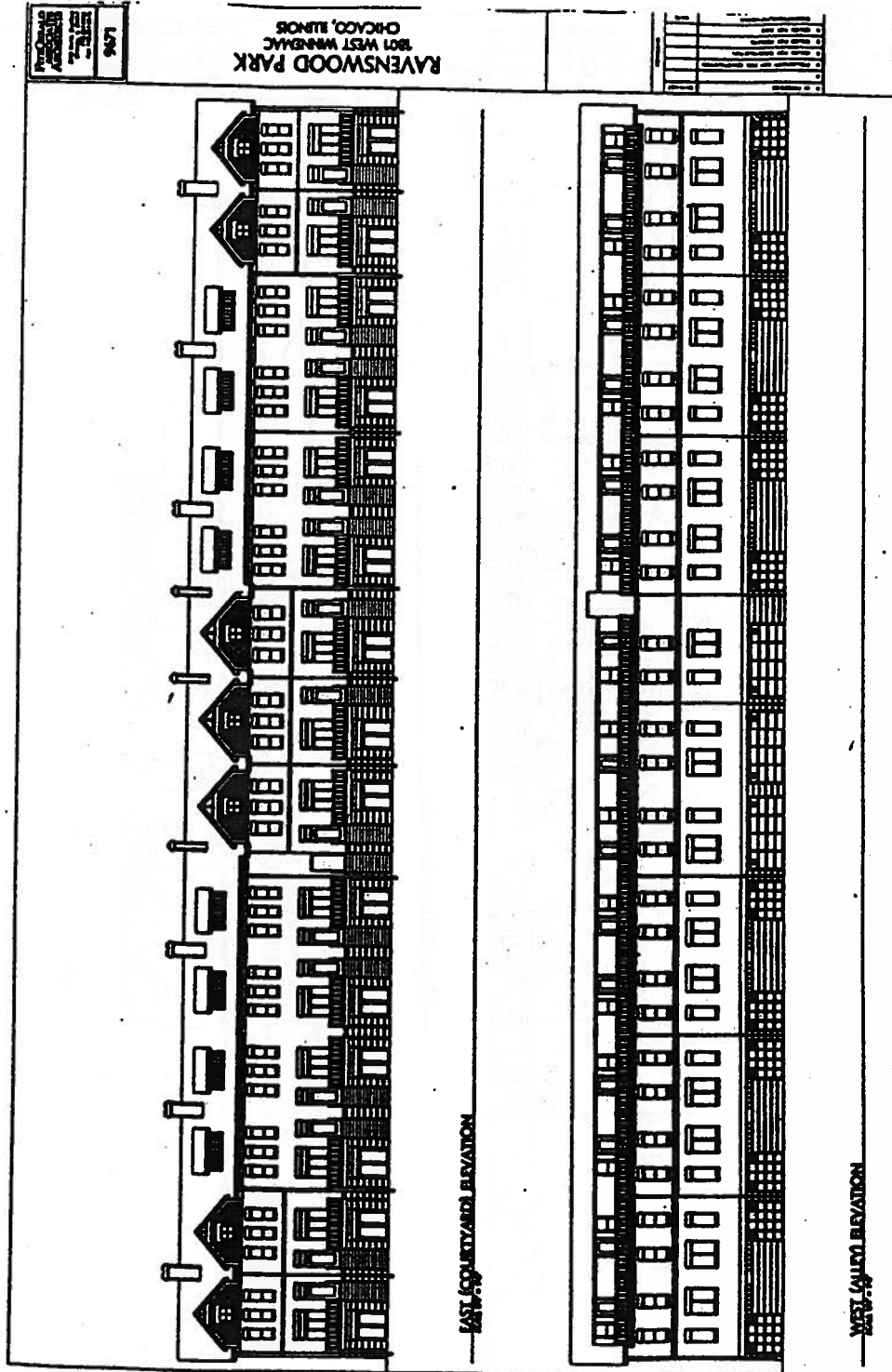


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BUILDING ELEVATIONS

1801 West Winnamac, L.L.C.  
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Chicago, Illinois 60657  
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Building Elevations.  
(Page 2 of 4)

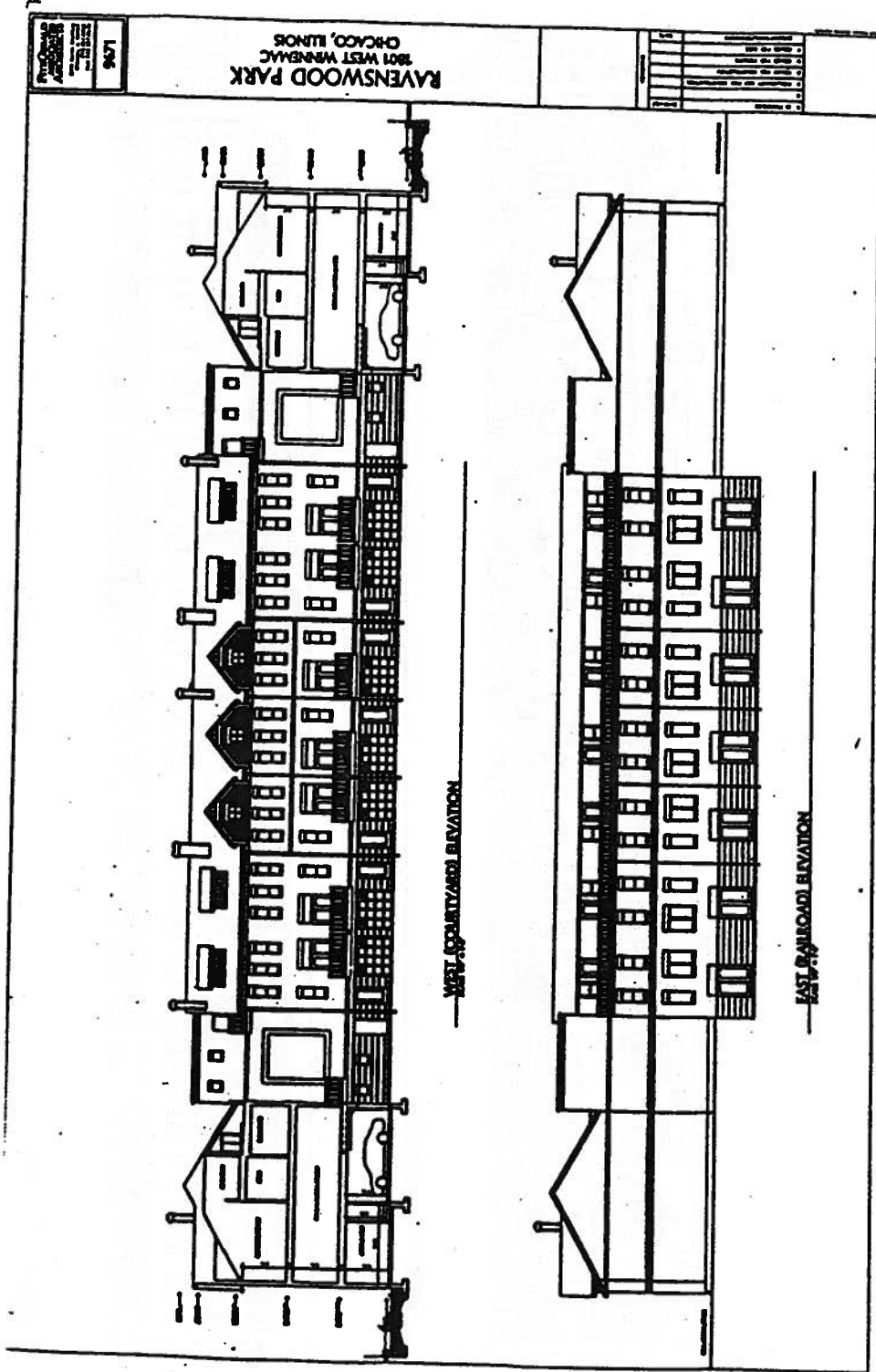


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Building Elevations.  
(Page 3 of 4)

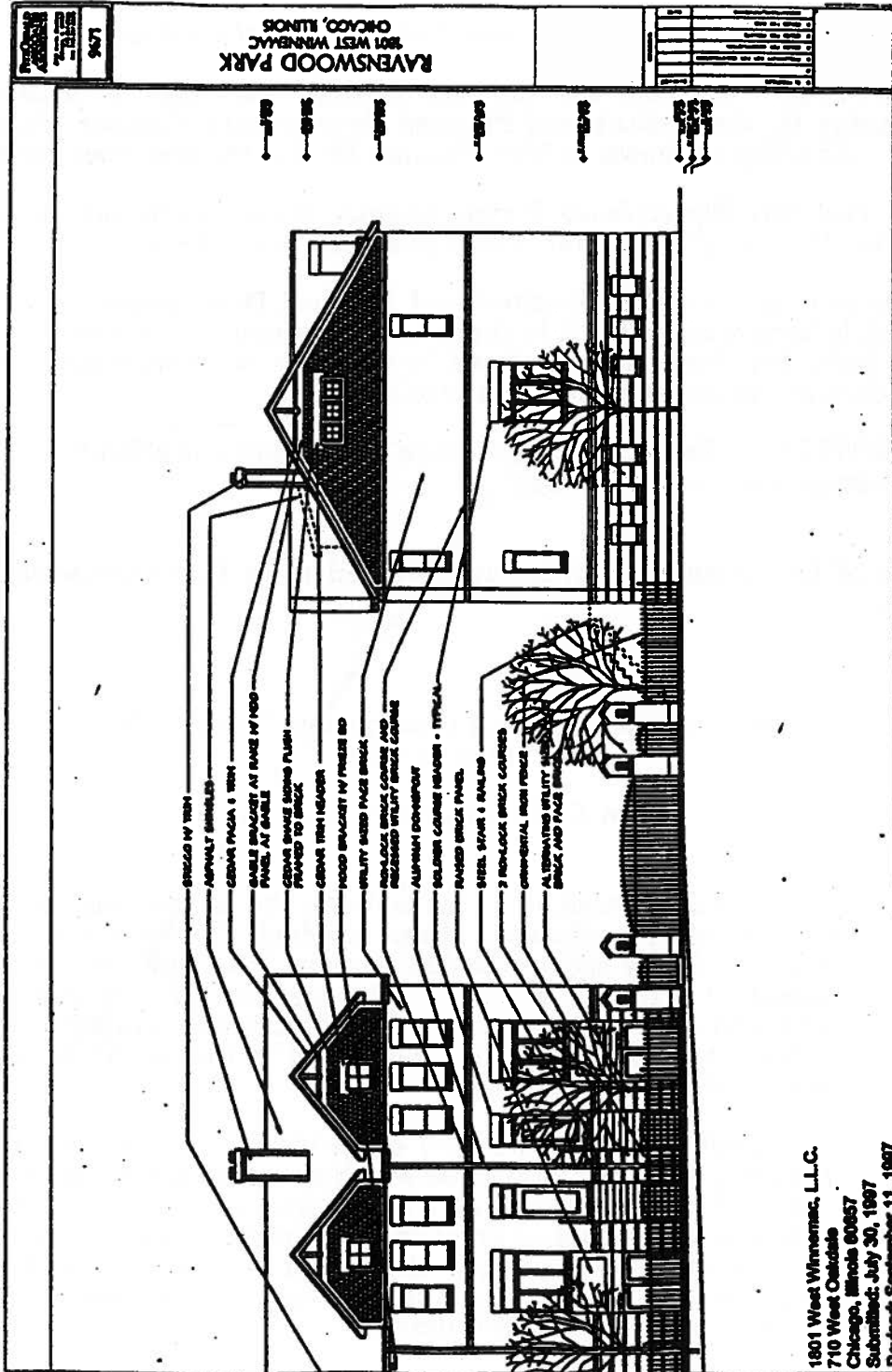


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710 West Oakdale  
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Building Elevations.  
(Page 4 of 4)



FINAL FOR PUBLICATION

BUILDING ELEVATIONS

*Reclassification Of Area Shown On Map Number 18-H.  
(As Amended)  
(Application Number A-3788)*

*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 Institutional Planned Development Number 203 symbols and indications as shown on Map Number 18-H in the area bounded by:

West 73rd Street; South Hoyne Avenue; West 74th Street; and a line of the Pittsburg, Cincinnati, Chicago and St. Louis Railroad,

to those of an Amended Institutional Planned Development Number 203 which is hereby established in the area above described subject to such Use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

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

*Institutional Planned Development Number 203,  
As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development consists of approximately three hundred fifty-three thousand four hundred thirty-eight (353,438) square feet (eight and eleven one-hundredths (8.11)) acres net site area which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, the Board of Education, City of Chicago.
2. The applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. 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 their successors, assignees, or grantees and approval by the City Council.