

*Reclassification Of Area Shown On Map Number 18-G.  
(Application Number A-3723)*

*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 18-G in the area bounded by:

a line 48.68 feet north of West 74th Street; South Peoria Street; West 74th Street; and the alley next west of and parallel to South Peoria Street,

to those of a B2-2 Restricted Retail 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 22-E.  
(As Amended)*

(Application Number 12097)

RPA No 661

*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 M1-1 Restricted Manufacturing District and M2-2 General Manufacturing District symbols and indications as shown on Map Number 22-E in the area bounded by:

East 89th Street; a line 562.54 feet west of South Indiana Avenue; the south right-of-way line of East 89th Street, or the line thereof if extended where no street exists; South Indiana Avenue; the North line of the Chicago & Western Indiana Railroad right-of-way; the east right-of-way line of South State Street; a line 621.1 feet south of East 89th Street; a line from a point 621.1 feet south of East 89th Street and 446.93 feet east of the east right-of-way line of South State Street, to a point 699.62 feet south of East 89th Street and 654.92 feet east of the east right-of-way line of South State Street, to be connected by a concave line having a chord length of 304.5 feet and a radius of 383.06 feet; a line from a point 699.62 feet south of West 89th Street and 654.92 feet east of the east right-of-way line of South State Street, to a point, 691.94 feet

south of East 89th Street and 661.32 feet east of the east right-of-way line of South State Street; a line from a point 691.94 feet south of East 89th Street and 661.32 feet east of the east right-of-way line of South State Street, to a point, 630.57 feet south of East 89th Street and 642.3 feet west of South Indiana Avenue; a line 342 feet south of East 89th Street; and a line 892.3 feet west of South Indiana Avenue,

to those of an R3 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 R3 General Residence District symbols and indications established in Section 1 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 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:

*Residential Planned Development Number 661.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of approximately seven hundred seventy-seven thousand seventy-four (777,074) square feet (seventeen and eight-tenths (17.8)) acres and is owned or controlled by the Applicant, Bejco Development, an Illinois limited partnership.
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 or 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 or any property owners association which may be formed to succeed the Applicant, and any ground lessors.

4. This Plan of Development consists of thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development and Boundary Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan; and Building Elevations dated September 11, 1997, prepared by FitzGerald Associates. 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 "Residential Planned Development":
  - single-family dwelling units, recreational uses, related services and accessory parking uses.
6. Project 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, subject to the review and approval of the Department of Planning and Development.
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. 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 Department of Transportation.

8. Height restrictions of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations as certified and 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 Plans and Elevations referenced in Statement Number 4 hereinabove. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the parkway tree landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Applicant agrees to construct the play lot park in accordance with the Site/Landscape Plan before construction is completed on the 59th unit in the development. Applicant further agrees to complete construction of the interior park before construction is completed on the 85th unit.
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. 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 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 R2 General Residence District classification.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development statements printed on pages 53817 through 53821 of this Journal.]

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

*Residential Planned Development Number 661.*

*Bulk Regulations And Data Table.*

Gross Site Area:	777,074 square feet (17.9 acres).
Net Site Area:	529,154 square feet (12.1 acres).
Area to be Dedicated:	215,316 square feet.
Public Open Space:	32,604 square feet.
Maximum Number of Dwelling Units:	143.

Maximum Floor Area Ratio:	0.7.
Minimum Off-street Parking Spaces:	286.
Maximum Percentage of Site Coverage:	In accordance with Site Plan attached.
Minimum Required Setbacks:	In accordance with Site Plan attached.
Maximum Building Heights:	36 feet.

*Reclassification Of Area Shown On Map Number 28-E.  
(Application Number A-3776)*

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

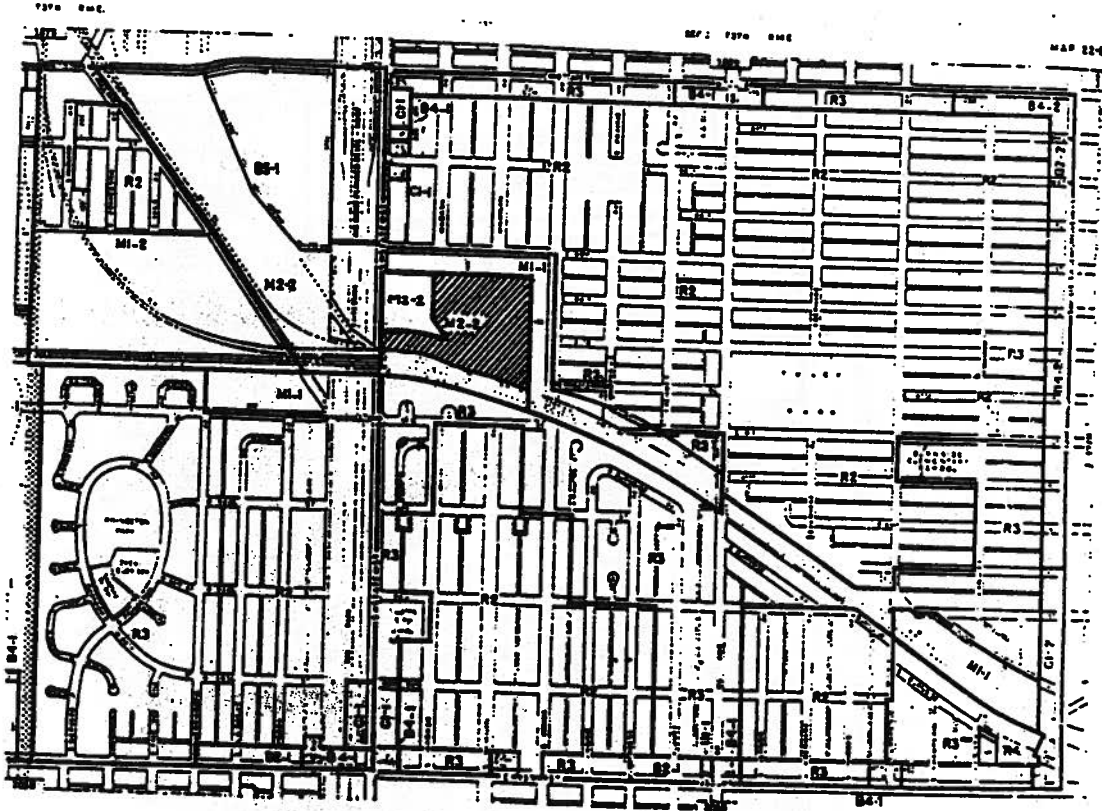
**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the B3-3 General Retail District symbols and indications as shown on Map Number 28-E in the area bounded by:

a line 270.4 feet north of East 113th Street; the alley next east of and parallel to South Michigan Avenue; a line 216.4 feet north of East 113th Street; and South Michigan Avenue,

to those of a B4-3 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.

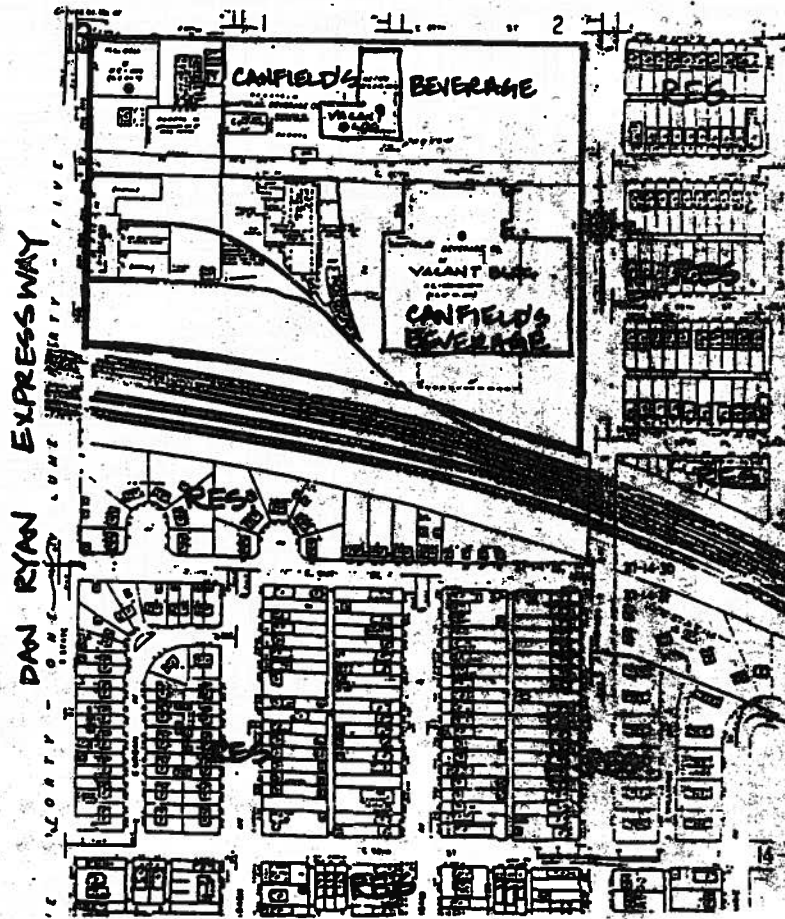
Existing Zoning Map.



APPLICANT:  
ADDRESS:  
DATE:  
REVISED DATE:

BEJO DEVELOPMENT  
980 N. MICHIGAN AVENUE  
SUITE 1630 CHICAGO, IL 60611  
6-3-97  
9-10-97

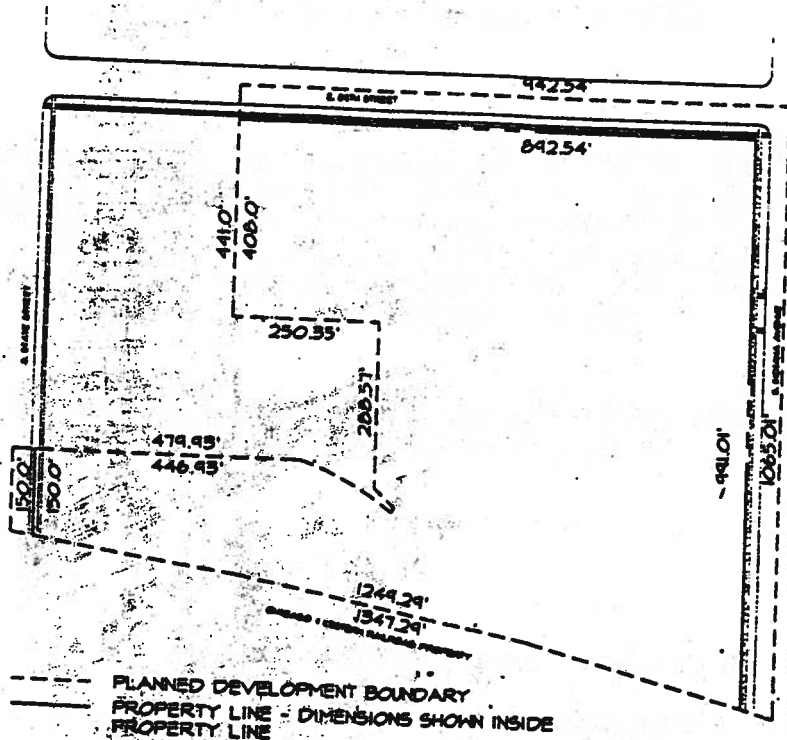
Existing Land-Use Map.



APPLICANT:  
ADDRESS:  
DATE:  
REVISED DATE:

BE KO DEVELOPMENT  
480 N. MICHIGAN AVENUE, SUITE 1000  
CHICAGO, IL 60611  
6-3-97  
9-10-97

### Planned Development Boundary And Property Line Map.



FINAL FOR PUBLICATION

APPLICANT: BEJCO DEVELOPMENT  
 ADDRESS: 400 N. MICHIGAN AVENUE  
 SUITE 1650 CHICAGO, IL 60611  
 DATE: 6-3-97  
 REVISED DATE: 10-1-97

## JOINT COMMITTEE.

## COMMITTEE ON FINANCE.

## COMMITTEE ON EDUCATION.

AMENDMENT OF TITLE 3, CHAPTER 92, SECTION 920 OF  
MUNICIPAL CODE OF CHICAGO AND AUTHORIZATION  
TO ENTER INTO INTERGOVERNMENTAL AGREEMENT  
WITH CHICAGO BOARD OF EDUCATION REGARDING  
ISSUANCE OF SCHOOL BUILDING AND  
IMPROVEMENT BONDS.

A Joint Committee, composed of the members of the Committee on Finance and the members of the Committee on Education, submitted the following report:

CHICAGO, October 1, 1997.

*To the President and Members of the City Council:*

Your Joint Committee on Finance and Education, having had under consideration an ordinance authorizing the City to enter into an intergovernmental agreement with the Board of Education of the City of Chicago regarding the issuance of School Building and Improvement Bonds, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,  
Committee on Finance,  
Chairman.

(Signed) PATRICK J. O'CONNOR,  
Committee on Education,  
Chairman.