

~~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-K.
(As Amended)
(Application Number 12297)

RPD 682

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 B4-1 Restricted Service District symbols and indications as shown on Map Number 7-K in the area bounded by:

West Belmont Avenue; North Knox Avenue; the public alley next south of and parallel to West Belmont Avenue; and a line 75 feet west of and parallel to North Kilpatrick Avenue,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area described above.

SECTION 2. Further, that the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications as shown on Map Number 7-K in the area bounded by:

West Belmont Avenue; North Knox Avenue; the public alley next south of and parallel to West Belmont Avenue; and a line 75 feet west of and parallel to North Kilpatrick Avenue,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to the use and bulk regulations as are set forth in the Plan of Development Statements therewith attached and made a part hereof 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 682

Plan Of Development Statements.

1. The Area delineated herein as a Residential Planned Development consists of approximately forty-one thousand eight hundred seventy-five (41,875) square feet (nine hundred sixty-one thousandth (0.961) acres) and is owned or controlled by the Applicant, American Housing Partners, an Illinois General 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 rights-of-way, or consolidation or resubdivision or 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 and 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 fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site/Landscape Plan, and Building Elevations dated April 16, 1998, prepared by Mann, Gin Ebel & Frazier, Ltd., (M.G.E.F.). 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 a "Residential Planned Development": dwelling units for the aged and accessory parking and related 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, 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 the demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height 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 Ordinances shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with 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 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 its 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 efficient 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. The Applicant acknowledges that it is in the public interest to design, construct, and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disability and to promote the highest standard of accessibility. No approval shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building and improvement.
14. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to that of the pre-existing B4-1 Restricted Service District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Site Plan/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 73377 through 73383 of this Journal.]

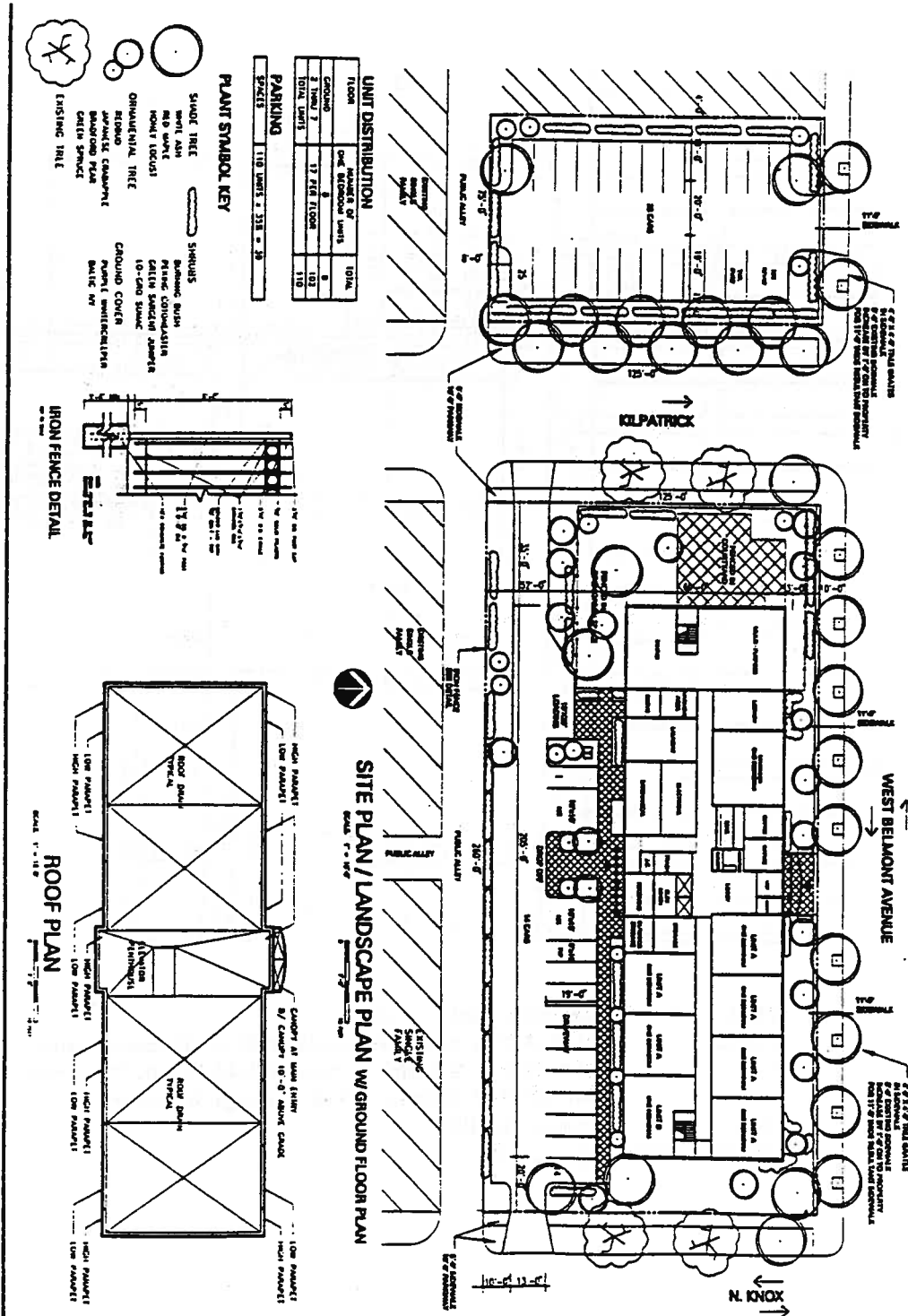
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development Number 682
~~382~~

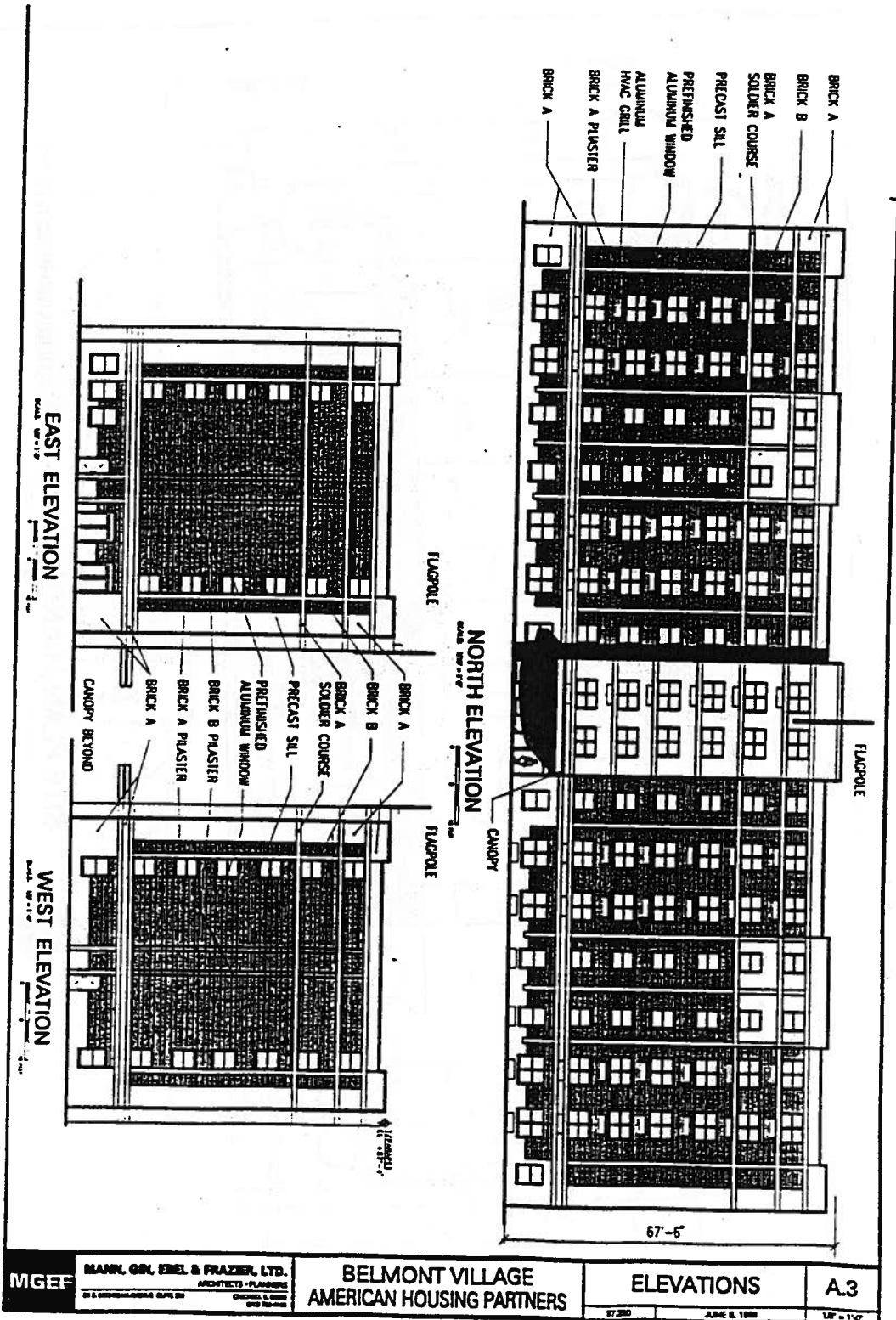
Bulk Regulations And Data Table.

Net Site Area:	41,875 square feet (0.961 acres).
Rights of Way:	30,169 square feet (0.693 acres).
Gross Site Area:	72,044 square feet (1.654 acres).
Maximum Number of Dwelling Units:	110.
Minimum Number of Off-Street Parking Spaces:	39.
Minimum Number of Off-Street Loading Berths:	1.
Maximum Floor Area Ratio:	2.2.
Maximum Percentage of Site Coverage:	In substantial accordance with Site/ Landscape Plan.
Maximum Height: building	In substantial conformance with elevation

Site Plan.



Building Elevation.
(North, East And West)



Building Elevation.
(South)

