

On motion of Alderman Mell, the said proposed corrections of the Journals of the Proceedings of the City Council transmitted with the foregoing committee report were *Approved* by yeas and nays as follows:

*Yeas* -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Lyle, Beavers, Dixon, Shaw, Buchanan, Balcer, Frias, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Ocasio, Burnett, E. Smith, Wojcik, Suarez, Matlak, Mell, Austin, Banks, Giles, Allen, Laurino, O'Connor, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

*Nays* -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

The following are said Journal corrections as approved (the italic heading in each case not being a part of the Journal correction):

*July 29, 1998.*

Page 75529 -- by deleting "85.00" on the fifteenth line from the top of the page, and substituting in lieu thereof "25.00".

*July 8, 1998.*

Page 74068 -- by deleting: "building located at 6540 North Fairfield Avenue" and substituting in lieu thereof "building located at 6548 North Fairfield Avenue".

*April 29, 1998.*

**RPD 686**

Page 67723 -- by inserting below the sixth line from the top of the page the attached Plan of Development: To the ordinance reclassifying the area shown

on Map Number 9-K (application Number 12300):

Plan of Development referred to in this ordinance reads as follows:

Residential Planned Development **No 686**

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consist of a net site area of approximately two and seven tenths (2.7) acres one hundred twenty-five thousand nine hundred (125,900) square feet) which is controlled by L.D.C./Milwaukee Limited Partnership (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 of 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 the Applicant, the owners of 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 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 dated April 16, 1998 and prepared by Basil & Associates, Inc. Architects and a Landscape Plan dated April 16, 1998 and prepared by Basil & Associates, Inc. Architects; and building elevations ("Elevations") dated January 19, 1998 and prepared by Basil & Associates, Inc. Architects depicting the improvements proposed for the Property. 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 shall be permitted within the area delineated herein as a 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 vehicle 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. For the 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 open space areas shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
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 has agreed to provide twenty-seven thousand five hundred (27,500) square feet of common usable open space on site and to otherwise comply with the Chicago Open Space Impact Fee Ordinance.

12. 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.
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 reasonable efforts to design, construct and maintain all buildings located within this planned development in an 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.

14. Unless substantial construction of the improvements contemplated hereunder by this Planned Development have commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently approved, then this Planned Development shall expire and the zoning of the property shall automatically revert to that of an M1-1 Restricted Manufacturing District.

[Existing Zoning and Land-Use Map; Planned Development Boundary, Property and Right-of-Way Adjustment Plan; Site Plan; Landscape Plan; Front Elevation Drawing; and Rear Elevation Drawing referred to in these Plan of Development Statements printed on pages 80973 through 80978 of this Journal.]\*

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

*Residential Planned Development Number* **686**

*Bulk Regulations And Data Table.*

Site Location:	3801 North Milwaukee Avenue.
Net Site Area:	77,991 square feet.
Area in Public Right-of-Way:	15,800 square feet.

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\*Page numbers included referred to Council Journal dated November 4, 1998.

Gross Site Area:	125,997 square feet.
Maximum Floor Area Ratio:	0.68.
Maximum Number of Units:	40.
Minimum Number of Off-Street Parking Spaces:	94.  66 spaces for dwelling units.  28 spaces for guest parking.
Loading Docks:	None.
Minimum Building Setbacks:	In substantial conformance with the Site and Landscaping Plans.
Maximum Building Height:	36 feet.

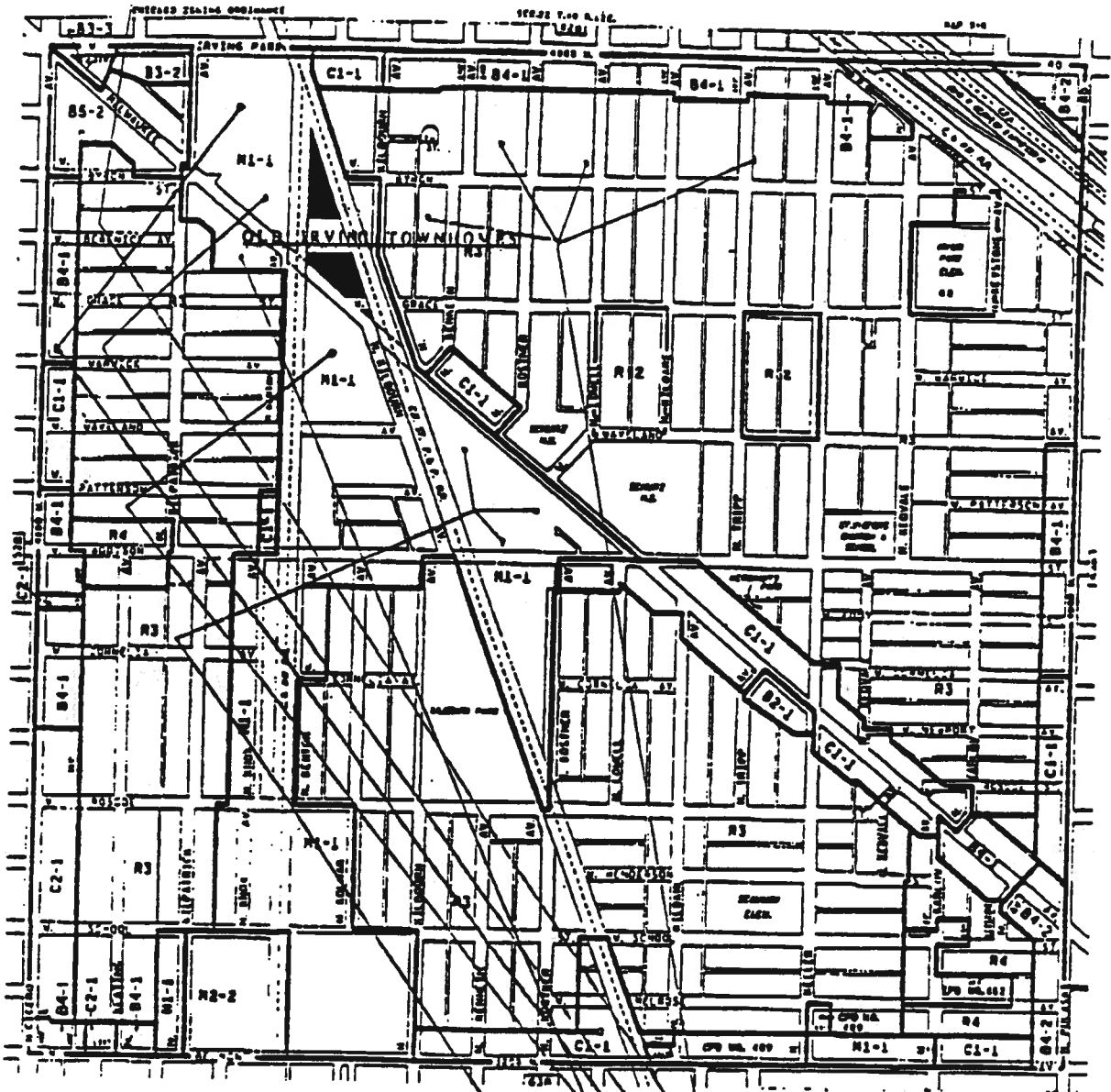
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Page 66687 -- in Section 13-172-140(b) on the first line of the page between the words "yard" and "court" replace the word "of" with the word "or";

Pages 66693 -- 66705 -- by replacing Tables 13-176-070-A and 13-176-070-B in their entirety with the tables printed on pages 80979 through 80989 of this Journal.

(Continued on page 80990)

Existing Zoning And Land-Use Map.



Site Location: 3801 North Milwaukee Ave

3801 North Milwaukee Avenue  
 c/o LDC/Milwaukee Ltd. Partnership  
 3765 Timbers Edge Drive  
 Glenview, Illinois 60025  
 Submitted: January 15, 1998

Revised: April 16, 1998

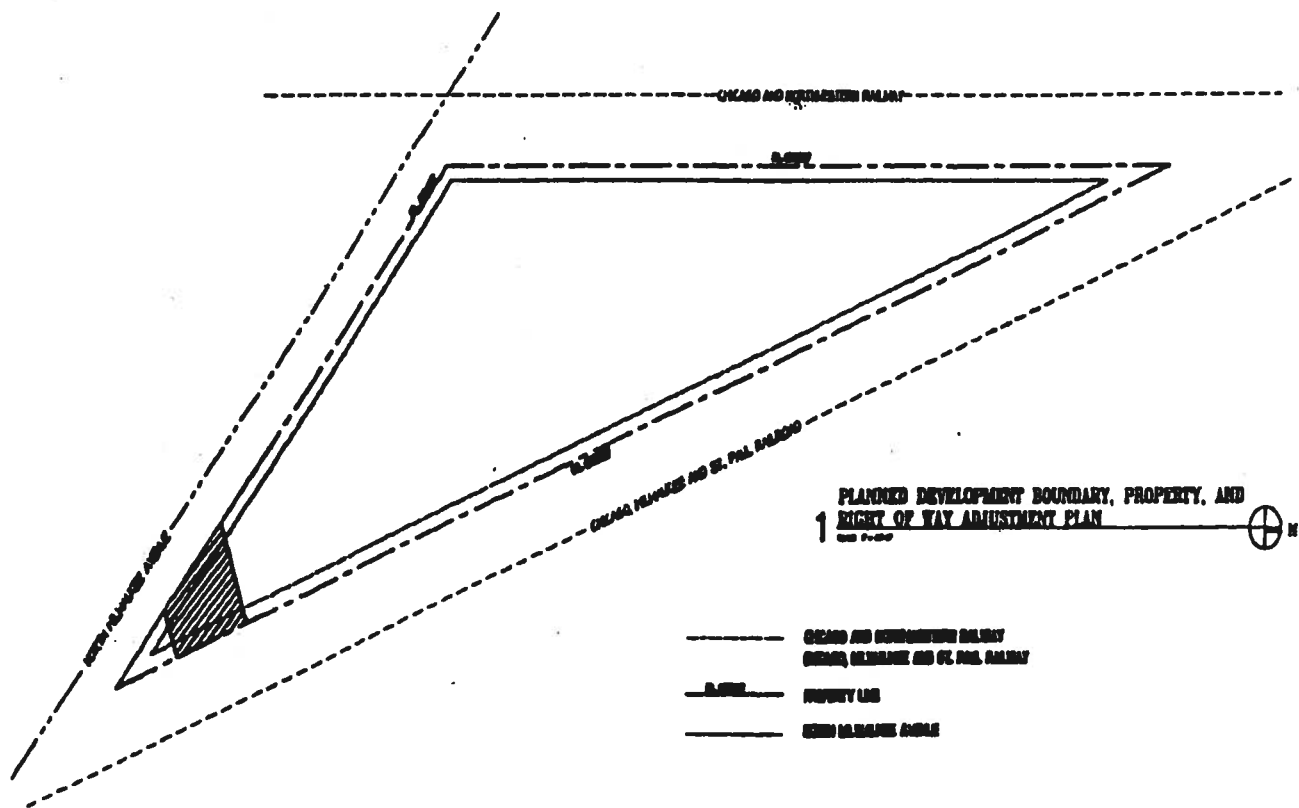
- Market Square Shopping Center:
- Single Family Residential
- Car Wash
- Peoples Gas
- Magenta Manufacturing Co.
- Hines Lumber
- Manufacturing and
- Various Commercial Buildings

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

# OLD IRVING TOWNHOMES

3801 NORTH MILWAUKEE AVENUE

CHICAGO, ILLINOIS



PLANNED DEVELOPMENT BOUNDARY, PROPERTY, AND  
RIGHT OF WAY ADJUSTMENT PLAN  
1

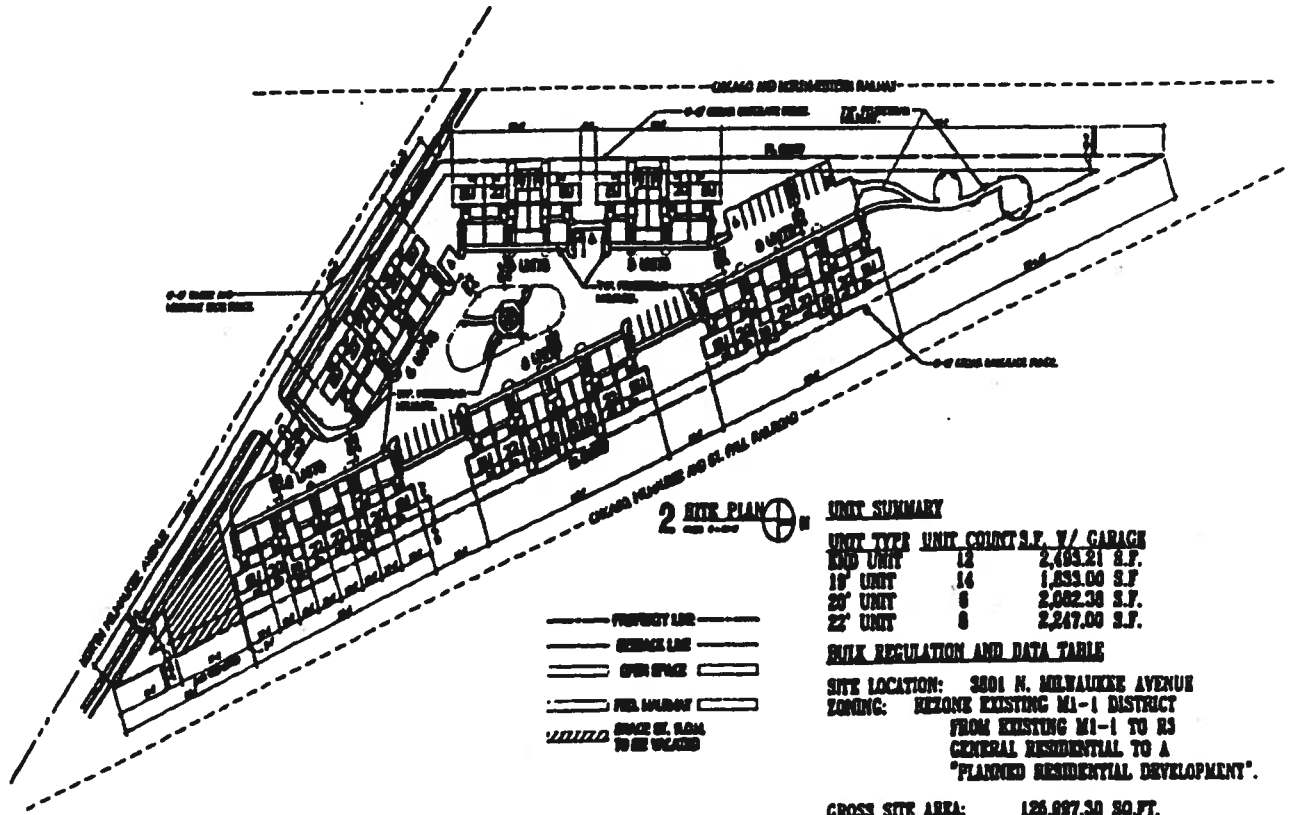
- CHICAGO AND NORTHWESTERN RAILWAY  
CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD
- PROPERTY LINE
- NEW PLANNED AVENUE

Site Plan.

# OLD IRVING TOWNHOMES

3801 NORTH MILWAUKEE AVENUE

CHICAGO, ILLINOIS



- PROPERTY LINE -----
- ===== SETBACK LINE =====
- ===== OPEN SPACE =====
- ===== FUEL WAREHOUSE =====
- ////// SPACE OF ROAD TO BE WIDENED

2 SITE PLAN  
SCALE 1/8\"/>

**UNIT SUMMARY**

UNIT TYPE	UNIT COUNT	S.F.	V/ GARAGE
END UNIT	12	2,493.21 S.F.	
18' UNIT	14	1,833.00 S.F.	
20' UNIT	8	2,082.38 S.F.	
22' UNIT	8	2,247.00 S.F.	

**BULK REGULATION AND DATA TABLE**

**SITE LOCATION:** 3801 N. MILWAUKEE AVENUE  
**ZONING:** REZONE EXISTING M1-1 DISTRICT FROM EXISTING M1-1 TO R3 GENERAL RESIDENTIAL TO A "PLANNED RESIDENTIAL DEVELOPMENT".

**GROSS SITE AREA:** 126,997.30 SQ.FT.  
**SITE COVERAGE AREA:** 77,991.47 SQ.FT.: 62% OF SITE  
**PUBLIC OPEN SPACE:** 88,787.83 SQ.FT.: 70.66% OF SITE  
**PUBLIC RIGHT OF WAY:** 15,800.47 SQ.FT.  
**MAX. NUMBER OF UNITS:** 48  
**MAX. F.A.R.:** 0.88  
**MIN. # OFF STREET PARKING:** 94 SPACES; 2.35 : 1 RATIO  
 68 SPACES FOR DWELLING UNITS  
 28 SPACES FOR GUEST PARKING

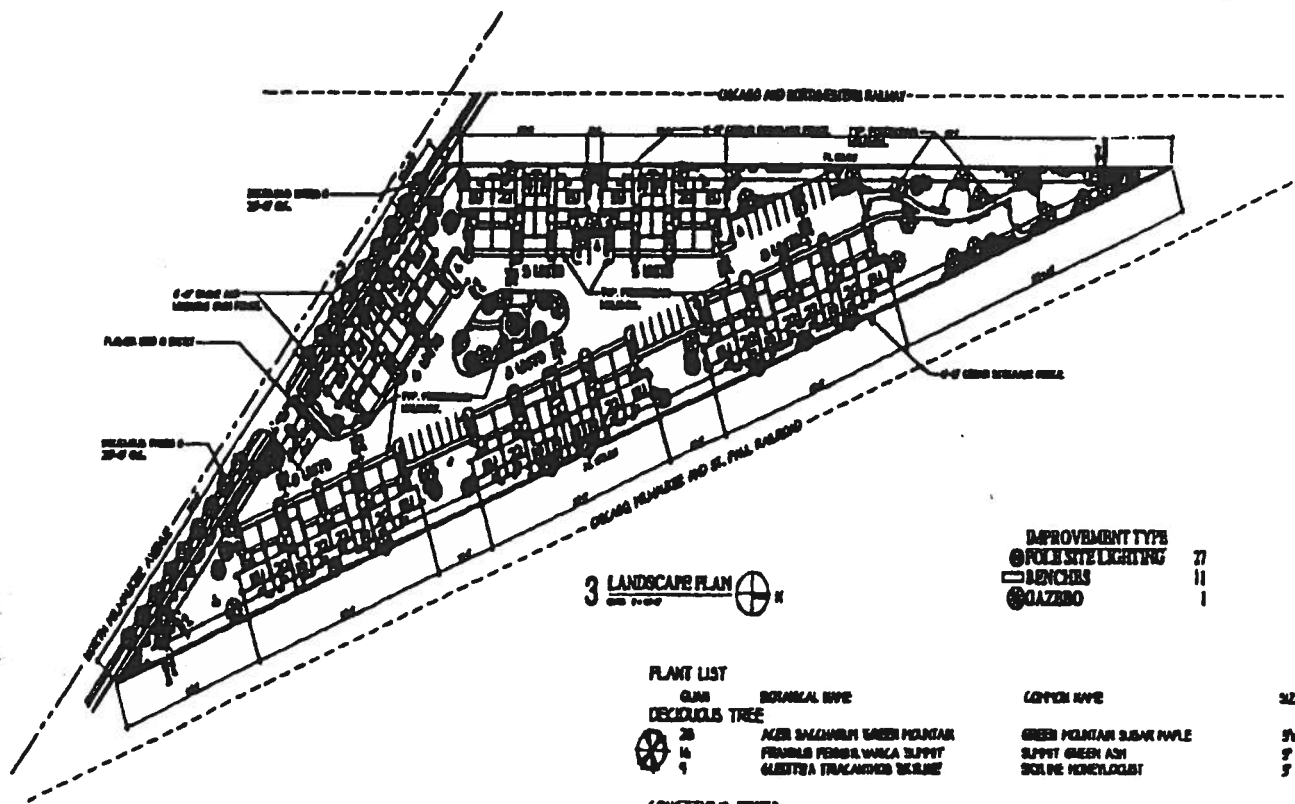
**LOADING DOCKS:** NONE  
**MIN. BUILDING SETBACK:** 10'-0" MIN. TO 18'-0" MAX.  
**MAX. BUILDING HEIGHT:** 36'-0"

Landscape Plan.

# OLD IRVING TOWNHOMES

3821 NORTH MELVAUER AVENUE

CHICAGO, ILLINOIS



3 LANDSCAPE PLAN  
DATE: 9-1-98

IMPROVEMENT TYPE	QUANTITY
POLE SITE LIGHTING	77
BENCHES	11
GAZEBO	1

PLANT LIST

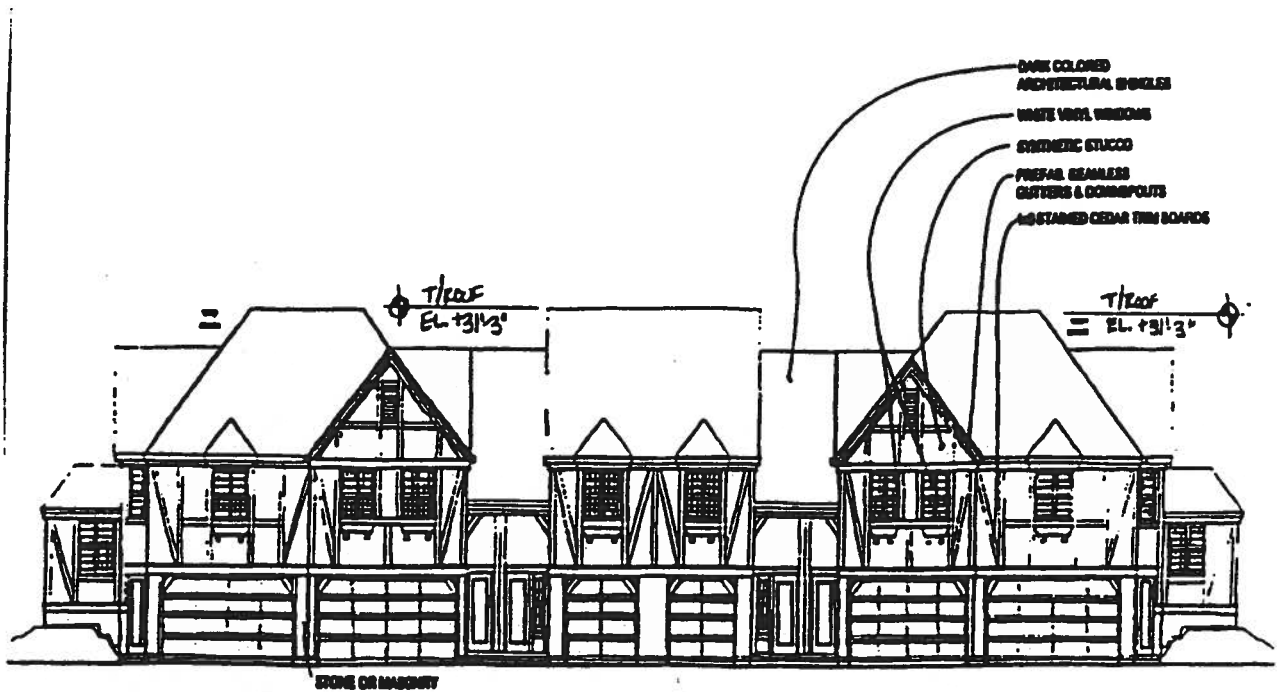
QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
<b>DECIDUOUS TREE</b>			
20	ACER SACCHARINUM GREEN HEDICATA	GREEN HEDICATA SUGAR MAPLE	5' H.
14	FRAXINUS PENNSYLVANICA SUPPIT	SUPPLY GREEN ASH	5' H.
1	QUERCUS TRILANDBERGII	BOLINE HONEYLOCUST	5' H.
<b>CONIFEROUS TREES</b>			
10	PICEA FURCATA	COLORADO SPRAKE	10' H.
15	PIEDS NEEDLE	AUSTRIAN PINE	8' H.
<b>DECIDUOUS SHRUBS</b>			
25	EUONYMUS ALATUS	BURNING BUSH	30'
65	ROSE ALBA	ALPINE GARDEN	34'
100	SYRINGA PATRIS MISSOURI	FRAGRANT LILAC	34'
8	VIBURNUM DOUGLASSII	ARROWWOOD VIBURNUM	30'
<b>CONIFEROUS SHRUBS</b>			
125	TAKEA DENSIFORMIS	SCISSOR GRASS	24'
80	JUNIPERUS COMMENSALIS VAR. MONSIEUR	SHRUBBY JUNIPER	24'
75	YUCCA G. TEXANA	MISSION AGAVE	24'

Front Elevation Drawing.

# OLD IRVING TOWNHOMES

3801 NORTH MILWAUKEE AVENUE

CHICAGO, ILLINOIS



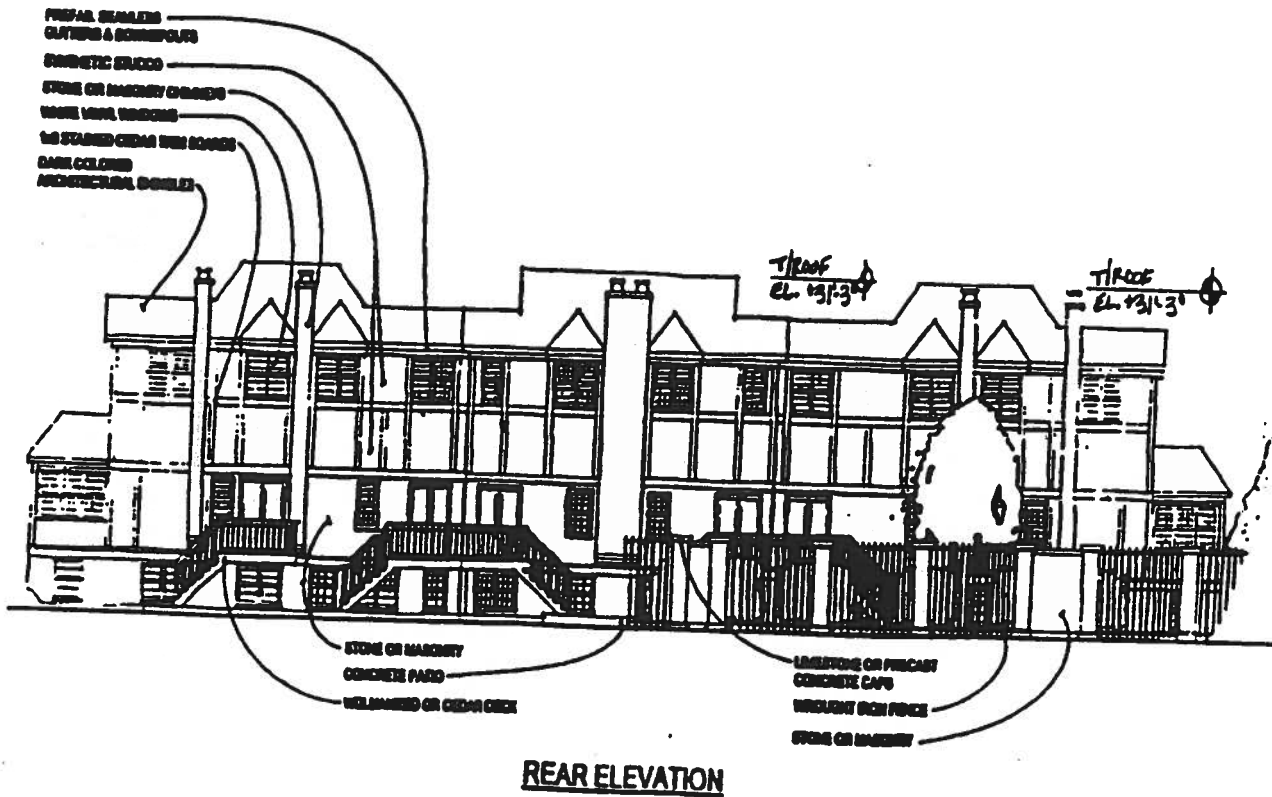
FRONT ELEVATION

REVISION 5 - 04-16-98

Rear Elevation Drawing.

# OLD IRVING TOWNHOMES

3001 NORTH MILWAUKEE AVENUE  
CHICAGO, ILLINOIS



REVISION 5 - 04-16-98



**MEMORANDUM**

**City of Chicago  
Richard M. Daley, Mayor**

**Department of Planning  
and Development**

**Christopher R. Hill  
Commissioner**

**21 North LaSalle Street  
Chicago, Illinois 60602  
312) 744-4190  
312) 744-2271 (FAX)**

**http://www.ci.chi.il.us**

**TO: The Honorable William J.P. Banks  
Chairman, City Council Committee on Zoning**

**FROM: Christine K. Slattery  
Christine K. Slattery  
Deputy Commissioner**

**DATE: September 18, 1998**

**Re: Journal Correction for Residential Planned  
Development No. 686  
3801 North Milwaukee Avenue**

On April 16, 1998 the City Council Passed the Ordinance for a Residential Planned Development for LDC/3801 North Milwaukee Partnership (No. 12300). Since that time it has come to our attention that, although the PD was approved by the City Council on April 29, 1998, the Planned Development statements and exhibits were not published in the City Council journal.

We are therefore requesting your assistance in publishing the Planned Development (attached). If you have any questions regarding this matter, please do not hesitate to contact me (744-5756).

Thank you for your attention to this matter.

**cc: Paul Woznicki  
Philip Levin  
Michael Marmo**

**Enclosure**



*Reclassification Of Area Shown On Map Number 8-F.  
(Application Number 12306)*

*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 8-F in the area bounded by:

a line 190 feet south of and parallel to West 38<sup>th</sup> Street; South Emerald Avenue; a line 310 feet south of and parallel to West 38<sup>th</sup> Street; and the alley next west of South Emerald 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 force and effect from and after its passage and due publication.

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*Reclassification Of Area Shown On Map Number 9-K.  
(Application Number 12300)*

*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 symbols and indications as shown on Map Number 9-K in the area containing:

a triangle measured 478 feet southwest from the intersection of North Milwaukee Avenue and the Chicago & St. Paul Railroad intersection and northward 690 feet along the Chicago Northwestern Railroad and southeasterly 1,065 feet along the Chicago Milwaukee & St. Paul Railroad back to the intersection of North Milwaukee Avenue,

to those of an R3 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 R3 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.

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*Reclassification Of Area Shown On Map Number 10-D.  
(Application Number A-3905)*

*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 R5 General Residence District symbols and indications as shown on Map Number 10-D in the area bounded by:

a line 206.5 feet north of East 43<sup>rd</sup> Street; South Greenwood Avenue; the alley next north of and parallel to East 43<sup>rd</sup> Street, or the line thereof if extended where no alley exists; and South Berkeley 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.

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*Reclassification Of Area Shown On Map Number 11-H.  
(Application Number 12298)*

*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 B2-1 Restricted Retail District symbols and indications as shown on Map