

*Reclassification Of Area Shown On Map Number 6-K.
(Application Number A-4090)*

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 6-K in the area bounded by:

a line 48.44 feet south of West 30th Street; the alley next east of and parallel to South Keeler Avenue; a line 98.44 feet south of West 30th Street; and South Keeler 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.

*Reclassification Of Area Shown On Map Number 7-H.
(As Amended)
(Application Number 12677)*

**WRPD No. 692
As Amended**

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 M2-3 General Manufacturing District symbols and indications as shown on Map Number 7-H in the area bounded by:

a line 225 feet north of and parallel to West Wolfram Street; a line being the southwest line of the north branch of the Chicago River for a distance of 259.46 feet; a line 670.15 feet east of and parallel to North Western Avenue; West Wolfram Street; and a line 146.03 feet east of and parallel to North Western Avenue;

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 is amended by changing all of the R4 General Residence District symbols and indications to those of Waterway-Residential Planned Development Number 692, as amended, and a corresponding use is hereby established.

SECTION 3. This ordinance shall be in force and effect from and after its due passage and publication.

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

*Waterway-Residential Planned Development Number 692,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Waterway-Residential Planned Development Number 692, as amended, consists of a net site area of approximately five and fifty-one hundredths (5.51) acres (two hundred forty thousand two hundred ten (240,210) square feet) which is controlled by Western Phase II, L.L.C. (the "Applicant") for purposes of this Waterway-Residential Planned Development. Ownership of two (2) portions of the Planned Development east of the eastern property line is currently unknown. The Applicant is seeking to establish ownership or control of these properties; however, until ownership or control is established, only the property within the property lines shall count toward net site area.
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 rights-of-way 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. Prior to Part II approval, the Applicant shall obtain approvals necessary to assign official street addresses to all lots or units in the Planned Development.
3. The requirements, obligations and conditions applicable within this Planned Development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, its successors and assigns, or any homeowners association(s) formed to

succeed the Applicant. The Property shall be 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 either by 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 the property within the Planned Development.

4. This Plan of Development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; a Planned Development Property Line and Boundary Map; an Existing Zoning Map; an Existing Zoning and Land-Use Map; Subarea A and Subarea B Site Plans; Subarea A and Subarea B Landscape Plans and Building Elevations, prepared by Pappageorge/Haymes, Ltd., dated July 15, 1999; which are all incorporated herein. Full size sets of the Site Plans, Landscape Plans and Building Elevations 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 controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the area delineated herein as a Waterway-Residential Planned Development:
 - Subarea A: Multi-family and attached single-family dwelling units, accessory parking and related uses.
 - Subarea B: Attached single-family dwelling units, accessory parking and related uses.
 - Subareas A and B: Public access riverwalk.
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. All garbage receptacles shall be stored in the garages of dwelling units. 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. The height of any building or any appurtenance attached thereto shall be subject to the attached Bulk Regulations and Data Table and Building Elevations, and height limitations as certified and 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 definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the property, including landscaping, the river edge path and all entrances and exits to the parking areas and private streets, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plans and the Landscape Plans and Building Elevations attached hereto and made a part hereof. In addition, parkway trees and other landscaping 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 the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the River, as provided in the waterway planned development guidelines contained in the Chicago Zoning Ordinance (Section 11.11-3(1)). To further these goals, the Applicant agrees to set back all buildings and parking areas as per the approved site plan. The publicly accessible portion of this setback area shall be improved with an eight (8) foot wide all-weather-surface path, benches, lighting, decorative fencing with planter boxes (in locations as denoted on the Site Plans and Landscape Plans) and landscaping, and shall be open and available for use by the general public, free of charge, during normal Chicago Park District hours. In addition, in recognition of the desire to create a

public access riverwalk along the entire river frontage, Applicant shall pay to the City the sum of Fifty Thousand and no/100 Dollars (\$50,000.00) at the time of Part II approval of the sixty-ninth (69th) dwelling unit for use towards construction of an under bridge connection at the north boundary of the property.

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 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 subclauses 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, a reduction in periphery setbacks, an increase in the maximum percent of land covered, or subsequent setback reductions pertaining to individual residential units.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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 disabilities and to promote the highest standard of accessibility. No approvals 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 or improvement.
14. 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, 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.

- 15. If substantial construction of the improvements contemplated hereunder by this Planned Development has not commenced within six (6) years of the date of passage of this Planned Development, the zoning of the property shall automatically revert to the M2-3 General Manufacturing District for Subarea B, and to Waterway Residential Planned Development Number 692 for Subarea A.

[Planned Development Property Line, Boundary and Subarea Map;
 Existing Zoning and Land-Use Map; Site Plan -- Subarea "A";
 Site Plan -- Subarea "B"; Landscape Plan -- Subarea "A";
 Landscape Plan -- Subarea "B"; and Building
 Elevations referred to in these Plan of
 Development Statements printed
 on page 10891 through 10902
 of this Journal.]

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

Waterway-Residential Planned Development Number 692, As Amended.

Bulk Regulations And Data Table.

Gross Site Area (Total):	289,941 square feet (6.7 acres).
Subarea A:	168,601(3.9 acres).
Subarea B:	121,340 (2.8 acres).

Net Site Area:

Total:	Gross Site Area (289,941 square feet) - Area in Public Streets and Alleys (32,434 square feet) = Net Site Area (240,210 square feet) (5.51 acres).
	Subarea A = Gross Site Area (168,601 square

9/1/99

REPORTS OF COMMITTEES

10889

feet) - Area in Public Streets (32,434 square feet)
= Net Site Area (136,167 square feet) (3.13
acres).

Subarea B = Gross Site Area (121,340 square
feet) - Area in Public Streets and Alleys (17,297
square feet) = Net Site Area (104,043 square
feet) (2.39 acres).

Note: Net Site Area is net of public streets.

**Maximum Floor
Area Ratio:**

Total: 1.32.

Subarea A: 1.38.

Subarea B: 1.25.

**Maximum Number of
Residential Units:**

Total: 192.

Subarea A: 133.

Subarea B: 59.

Maximum Site Coverage:

In accordance with Site Plans.

**Maximum Number of
Off-Street Parking
Spaces:**

Total: 269.

Subarea A: 104.

Subarea B: 102.

Ratio: 1.4 spaces per unit (overall).

Note: If less units are proposed at the time of Part II approval, less parking will be required so long as the parking ratio of 1.4:1 is complied with.

Minimum Building
Setbacks and Distances
Between Structures:

In accordance with attached Building
Elevations.

Maximum Building Heights: In accordance with attached Elevations.

*Reclassification Of Area Shown On Map Number 7-K.
(Application Number A-4014)*

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

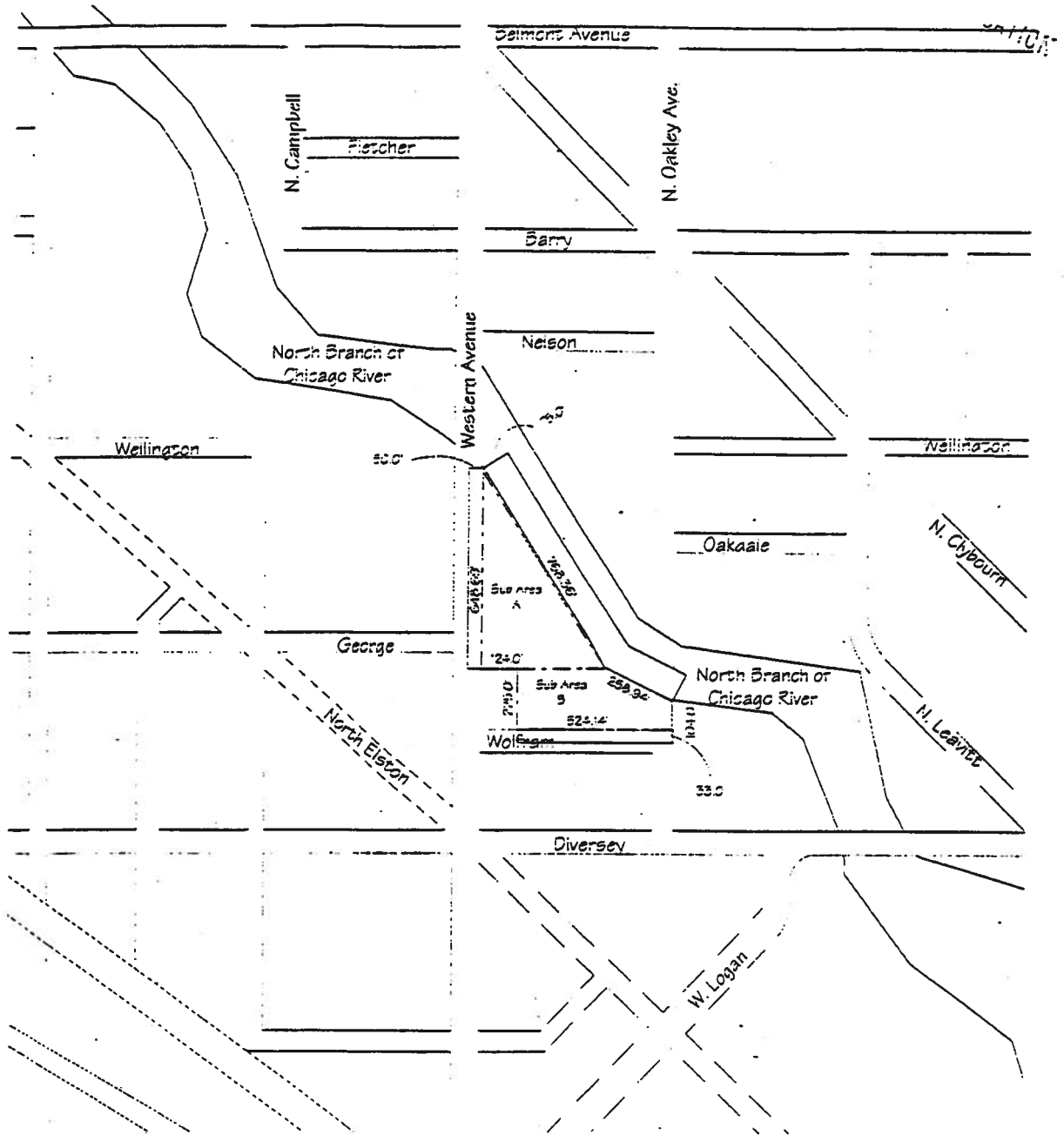
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map Number 7-K in the area bounded by:

the alley next north of and parallel to West Diversey Avenue; North Keating Avenue; West Diversey Avenue; and the alley next east of and parallel to North Cicero Avenue,

to those of an R3 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.

Planned Development Property Line, Boundary And Subarea Map.



Western Phase II, L.L.C.
 853 North Elston Avenue
 Chicago, Illinois 60622
 Submitted: March 10, 1999
 Revised: August 12, 1999

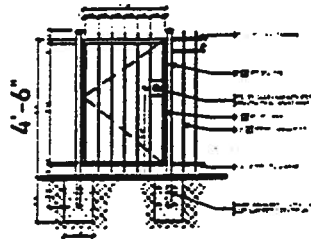
Legend
 Property Line
 Planned Development Boundary



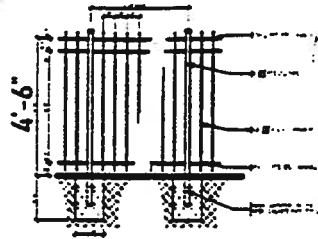
Site Plan -- Subarea "A".



Typical Light Pole



Typical Metal Gate



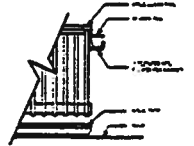
Typical Metal Fence



Typical Prefab Bench

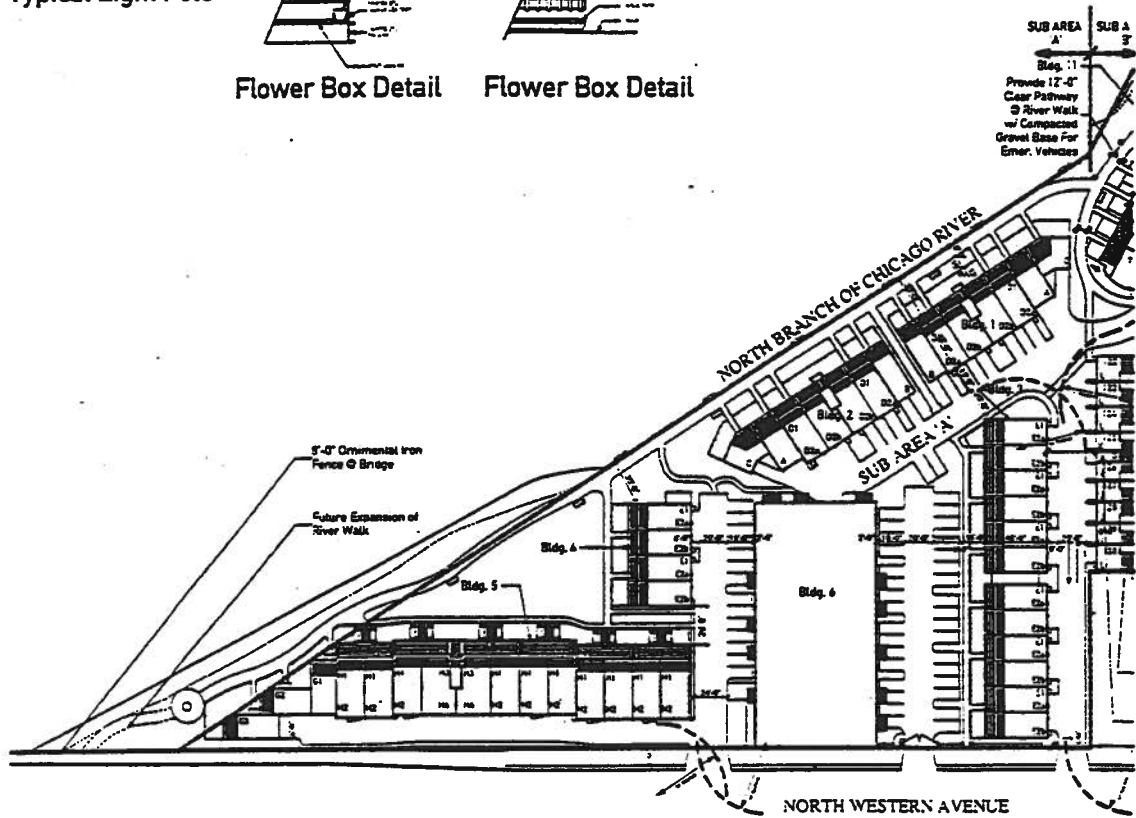


Flower Box Detail



Flower Box Detail

SUB AREA A SUB A
Blg. 11
Provides 17'-0"
Clear Pathway
to River Walk
w/ Compacted
Gravel Base For
Emer. Vehicles



Landscape Plan -- Subarea "A".
(Page 3 of 3)

Plant Palette
RIVER WALK - SUB AREA 'A'

Prepared for: Rezmar Corporation
Prepared by: Hayden Sulin Larson Design Group Ltd.
July 12, 1999

Botanical name	Common name	Size	Notes
SHADE TREES			
<i>Acer nigrum</i>	Black Maple	2.5' cal.	348
<i>Acer ruorum</i> 'October Glory'	Red Maple	2.5' cal.	348
<i>Acer saccharum</i> 'Green Mountain'	Sugar Maple	2.5' cal.	348
<i>Fraxinus americana</i> 'Autumn Purple' or 'Skyline'	White Ash	2.5' cal.	348
<i>Gleditsia triacanthos</i> 'Skyline' or 'Shademaster'	Thornless Honeylocust	2.5' cal.	348
<i>Gleditsia triacanthos</i> 'Skyline' or 'Shademaster'	Thornless Honeylocust	3.5' cal.	348
<i>Quercus bicolor</i>	Swamp White Oak	2.5' cal.	348
<i>Quercus ruorum</i>	Red Oak	2.5' cal.	348
<i>Juniper x homestead</i> Elm	Homestead Elm	2.5' cal.	348
FLOWERING TREES			
<i>Amelanchier canadensis</i>	Shadblow Serviceberry	6' ht.	348
<i>Amelanchier grandiflora</i>	Apple Serviceberry	3' ht.	348
<i>Crataegus crusgalli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	2.5' cal.	348
<i>Hamelis vernalis</i>	Vernal Witchhazel	4' ht.	348
<i>Hamelis virginiana</i>	Common Witchhazel	6' ht.	348
<i>Malus Adams</i>	Adams Crabapple	2.5' cal.	348
<i>Malus Prairie Fire</i>	Prairie Fire Crabapple	2.5' cal.	348
<i>Ostrya virginiana</i>	American Hornoakbeam	2.5' cal.	348
SHRUBS			
<i>Aronia melanocarpa</i>	Black Chokeberry	36" ht.	
<i>Buxus macrocarpa</i> var. <i>Koreana</i> Wintergreen	Wintergreen Korean Boxwood	12" ht.	
<i>Ceanothus occidentalis</i>	Common Buttonbush	24" ht.	
<i>Cornus sericea</i>	Silky Dogwood	36" ht.	
<i>Eucornus sticus</i> 'Compacta'	Dwarf Burning bush	36" ht.	
<i>Ilex glabra</i> 'Compacta'	Compact Inkberry Holly	24" ht.	
<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangeas	24" ht.	
<i>Physocarpus opulifolius</i>	Common Ninebark	24" ht.	
<i>Ribes alpinum</i>	Alpine Currant	30" ht.	
<i>Ribes alpinum</i> 'Greenmound'	Dwarf Alpine Currant	24" ht.	
<i>Sorbus x pumila</i> 'Froebelii'	Froebel Sorus	24" ht.	
<i>Salix species</i>	Willow	1 gal.	
<i>Syringa patula</i> Miss Kim	Miss Kim Dwarf Lilac	24" ht.	
<i>Taxus x media</i> 'Densiflora'	Densiflora Yew	24" ht.	
<i>Viburnum carlesii</i> 'Compactum'	Compact Koreanside Vib.	30" ht.	
<i>Viburnum trilobum</i> 'Compactum'	Compact Amer. Cran. Vib.	30" ht.	
PERENNIALS			
<i>Astilbe x Arendsii</i> 'Bridal Veil'	Astilbe	1 gal.	Space at 18" o.c.
<i>Astilbe x Arendsii</i> 'Pana'	Astilbe	1 gal.	Space at 18" o.c.
<i>Astilbe x Arendsii</i> 'Rheinland'	Astilbe	1 gal.	Space at 18" o.c.
Hosta 'Albo marginata'	Varieties Hosta	1 gal.	Space at 24" o.c.
Hosta 'Royal Standard'	Royal Standard Hosta	1 gal.	Space at 24" o.c.
PRAIRIE PLUGS			
<i>Asclepias tuberosa</i>	Butterfly Milkweed	2.5' pots	Spaced at 24" o.c.
<i>Aster azureus</i>	Sky Blue Aster	2.5' pots	Spaced at 24" o.c.
<i>Aster ptarmicoides</i>	Upland White Aster	2.5' pots	Spaced at 24" o.c.
<i>Corsosia lanceolata</i>	Lanceleaved Corsosia	2.5' pots	Spaced at 24" o.c.
<i>Schinus purpurea</i>	Purple Coneflower	2.5' pots	Spaced at 24" o.c.
<i>Eryngium yuccifolium</i>	Rattlesnake Master	2.5' pots	Spaced at 24" o.c.
<i>Petalostemum purpureum</i>	Purple Prairie Clover	2.5' pots	Spaced at 24" o.c.
<i>Rudbeckia hirta</i>	Sweet Black Eyes Susan	2.5' pots	Spaced at 24" o.c.
<i>Solidago serotina</i>	Snowy Goldenrod	2.5' pots	Spaced at 24" o.c.
<i>Tradescantia onniensis</i>	Soldanor	2.5' pots	Spaced at 24" o.c.
GROUND COVER			
<i>Eucornus fortunei</i> 'Coloratus'	Purpleleaf Wintercreeper	4' pots	
<i>Pachystichus tricuspidata</i>	Eastern Ivy	1 gal.	Plant at 12" o.c.
<i>Vinca Minor</i>	Periwinkle	4' pots	

Landscape Plan -- Subarea "B".
(Page 3 of 3)

Plant Palette
RIVER WALK SUB AREA 'B'

Prepared for: Rezmar Corporation
Prepared by: Hayden Bulin Larson Design Group Ltd.
July 12, 1999

Botanical name	Common name	Size	Notes
SHADE TREES			
Acer nigrum	Black Maple	2.5' cal.	34B
Acer rubrum 'October Glory'	Red Maple	2.5' cal.	34B
Acer saccharum 'Green Mountain'	Sugar Maple	2.5' cal.	34B
Celtis occidentalis	Hackberry	2.5' cal.	34B
Fraxinus americana 'Autumn Purple or Skyline'	White Ash	2.5' cal.	34B
Hedera helix 'Incarpatos Skyline or Shademaster'	Thornless Honeylocust	2.5' cal.	34B
Gymnocladia dioica	Kentucky Coffee Tree	2.5' cal.	34B
Quercus bicolor	Swamp White Oak	2.5' cal.	34B
Quercus prinus	Single Oak	2.5' cal.	34B
Quercus rubra	Red Oak	2.5' cal.	34B
Ulmus x Homestead Elm	Homestead Elm	2.5' cal.	34B
FLOWERING TREES			
Amelanchier canadensis	Shadblow Serviceberry	6' Ht.	34B
Amelanchier grandiflora	Apple Serviceberry	9' Ht.	34B
Carpinus caroliniana	American Hornbeam	2.5' cal.	34B
Crataegus crusgali var. pernis	Thornless Cockspur Hawthorn	2.5' cal.	34B
Hamelis virginiana	Virginia Sycamore	6' Ht.	34B
Hamelis virginiana	Common Nettle	6' Ht.	34B
Malus Adams	Adams Crabapple	2.5' cal.	34B
Malus 'Prize Fire'	Prize Fire Crabapple	2.5' cal.	34B
Ostrya virginiana	American Hornbeam	2.5' cal.	34B
SHRUBS			
Aronia melanocarpa	Black Chokeberry	36" Ht.	
Buxus macrocarpa var. Koreans	Antergreen Korean Boxwood	12" Ht.	Antergreen
Cornus occidentalis	Common Sycamore	24" Ht.	
Cornus sericea	Silk Dogwood	36" Ht.	
Eucalyptus alatus 'Compact'	Dwarf Burning Bush	36" Ht.	
Ilex glabra 'Compact'	Compact Inkberry Holly	24" Ht.	
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	24" Ht.	
Physocarpus opulifolius	Common Ninebark	24" Ht.	
Ribes sibiricum	Alpine Currant	30" Ht.	
Ribes sibiricum 'Greenmound'	Dwarf Alpine Currant	24" Ht.	
Spiraea x dumalis 'Procelia'	Procelia Spiraea	24" Ht.	
Saxifraga oppositifolia	Opposite Yellow	1 gal.	
Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	24" Ht.	
Taxus x media 'Densiformis'	Densiform Yew	24" Ht.	
Taxus x media 'Mexican'	Mexican Yew	4" Ht.	
Thuja occidentalis 'Antergreen'	Antergreen Amer. Arborvitae	6" Ht.	
Viburnum carolinense 'Compactum'	Compact Carolina Vib.	30" Ht.	
Viburnum trilobum 'Compactum'	Compact Amer. Crn. Vib.	30" Ht.	
PERENNIALS AND GROUND COVER			
Astilbe x Arendsii 'Bridal Veil'	Astilbe	1 gal.	Space at 18" o.c.
Astilbe x Arendsii 'Spirit'	Astilbe	1 gal.	Space at 18" o.c.
Astilbe x Arendsii 'Reinhard'	Astilbe	1 gal.	Space at 18" o.c.
Hosta Alba marginalis	Variegated Hosta	1 gal.	Space at 24" o.c.
Hosta Royal Standard	Royal Standard Hosta	1 gal.	Space at 24" o.c.
PRAIRIE PLUGS			
Asclepias tuberosa	Butterfly Milkweed	2.5" pots	Spaced at 24" o.c.
Aster laevis	Sky Blue Aster	2.5" pots	Spaced at 24" o.c.
Aster plumbicoides	Upland White Aster	2.5" pots	Spaced at 24" o.c.
Coreopsis lanceolata	Lanceleaved Coreopsis	2.5" pots	Spaced at 24" o.c.
Scorzonilla purpurea	Purple Coneflower	2.5" pots	Spaced at 24" o.c.
Syringium lucidum	Rattlesnake Master	2.5" pots	Spaced at 24" o.c.
Resurrection reed	Purple Flame Clover	2.5" pots	Spaced at 24" o.c.
Rudbeckia subtomentosa	Sweet Black Eyes Susan	2.5" pots	Spaced at 24" o.c.
Solidago speciosa	Showy Goldenrod	2.5" pots	Spaced at 24" o.c.
Trisetum ciliolatum	Spederwort	2.5" pots	Spaced at 24" o.c.
GROUND COVER			
Stachys recta 'Antergreen'	Antergreen	4" pots	
Viola minor	Boston Vj	1 gal.	Space at 12" o.c.
Viola minor	Perunkie	4" pots	

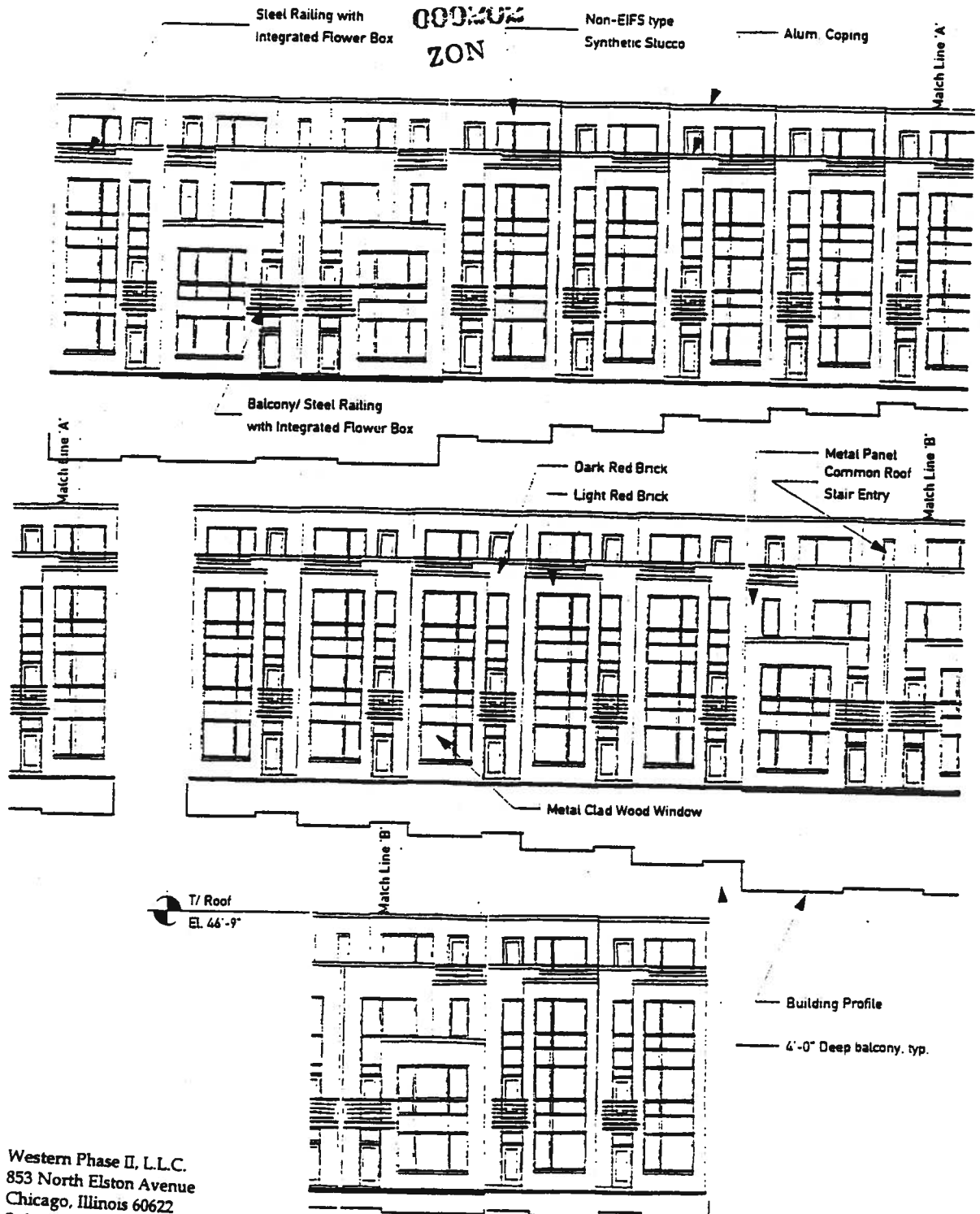
Building Elevations.
(Page 1 of 2)



Western Phase II, L.L.C.
 853 North Elston Avenue
 Chicago, Illinois 60622
 Submitted: March 10, 1999
 Revised: August 12, 1999

BUILDING ELEVATIONS
 Wolfram Street Elevation - Buildings 9 & 10

Building Elevations.
(Page 2 of 2)



Western Phase II, L.L.C.
 853 North Elston Avenue
 Chicago, Illinois 60622
 Submitted: March 10, 1999
 Revised: August 12, 1999

Reclassification Of Area Shown On Map Number 7-H.

(As Amended)

(Application Number 12396)

WRPD No. 692

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 C3-4 Commercial Manufacturing District and M2-3 General Manufacturing District symbols and indications as shown on Map Number 7-H in the area bounded by:

North Western Avenue; the Chicago River; and a line 225 feet north of and parallel to the north line of West Wolfram Street to the point of beginning,

to those of an R5 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 Waterway/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:

Waterway/Residential Planned Development. No. 692

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately three and nineteen-hundredths (3.19) acres (one hundred thirty-six thousand one hundred sixty-seven (136,167) square feet) which is controlled by Rezmar Corporation (the "Applicant") for purposes of this Waterway/Residential Planned Development. Ownership of a portion of the Planned Development east of the eastern property line is currently unknown. The Applicant is seeking to establish ownership or control of this property; however, until ownership or control is established, only the property within the property line shall count

toward net site area.

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 rights-of-way 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. Prior to Part II approval, the Applicant shall obtain approvals necessary to assign official street addresses to all lots or units in the Planned Development.
3. The requirements, obligations and conditions applicable within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, its successors and assigns, or any homeowners association(s) formed to succeed the Applicant. The Property shall be 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 either by 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 the property within the Planned Development.
4. This Plan of Development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; a Planned Development Property Line and Boundary Map; an Existing Zoning Map; an Existing Land-Use Map; a Site Plan, prepared by Pappageorge/Haymes, Ltd., dated September 10, 1998; and a Landscape Plan as prepared by Pappageorge/Haymes, Ltd., dated September 10, 1998, which are all incorporated herein. Full size sets of the Site Plan, Building Elevations and Landscape Plan 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 as 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 a Waterway/Residential Planned Development: multi-family and attached single-family dwelling units, 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 within the Planned Development subject to the 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, except as noted on the Site Plan, 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 the Plan of Development subject to review of the Departments of Transportation and Planning and Development.
8. Height of any building or any appurtenance attached thereto shall be subject to the attached Bulk Regulations and Data Table and Building Elevations and height limitations as certified and 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 definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the property, including landscaping, the river edge path and all entrances and exits to the parking areas and private streets, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan and the Landscape Plan and Building Elevations attached hereto and made a part hereof. In addition, parkway trees and other landscaping 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 the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of

the River, as provided in the waterway planned development guidelines contained in the Chicago Zoning Ordinance (Section 11.11-3(1)) To further these goals, the Applicant agrees to set back all buildings and parking areas as per the approved site plan. The publicly accessible portion of this setback area shall be improved with an eight (8) foot wide all-weather-surface path, and landscaping, and shall be open and available for use by the general public, free or charge, during normal Chicago Park District hours. The Applicant acknowledges the desirability of connecting its riverwalk with future riverwalks on property to the north and south. The Applicant agrees to provide funds for fifty percent (50%) of the cost of this connection up to a maximum of Fifty Thousand Dollars (\$50,000). Funds will be provided to the City of Chicago for use by the City of Chicago or for reimbursement of a subsequent developer for construction costs. Funds shall be paid at the earlier of either the request for Part II Approval for the 67th residential unit, or construction of the connecting riverwalk to the west.

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 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, a reduction in periphery setbacks, an increase in the maximum percent of land covered or subsequent setback reductions pertaining to individual residential units.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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 disabilities and to promote the highest standard of accessibility. No approvals 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 or improvement.

14. 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, 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.
15. If substantial construction of the improvements contemplated hereunder by this Planned Development has not commenced within six (6) years from the date of passage of this Planned Development, the zoning of the property shall automatically revert to the pre-existing C3-4 Commercial Manufacturing District and M2-3 General Manufacturing District classifications.

[Existing Zoning Map; Planned Development Property Line and Boundary Map; Existing Land-Use Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 79357 through 79362 of this Journal.]

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

Waterway-Residential Planned Development Number 692.

Bulk Regulations And Data Table.

Gross Site Area (Total): 155,628 square feet (3.6 acres).

Net Site Area: Net of public streets and alleys.

Gross Site Area (155,628 square feet) -
Area
in Public Streets (19,461 square feet) =
Total
Net Site Area (136,167 square feet/3.19
acres).

Note: Net Site Area is net of public
streets and alleys.

Maximum Floor Area Ratio: 1.38.

**Maximum Number of Residential
Units:** 134.

Maximum Site Coverage: In accordance with Site Plans.

**Minimum Number of Off -
Street Parking Spaces:** 165.

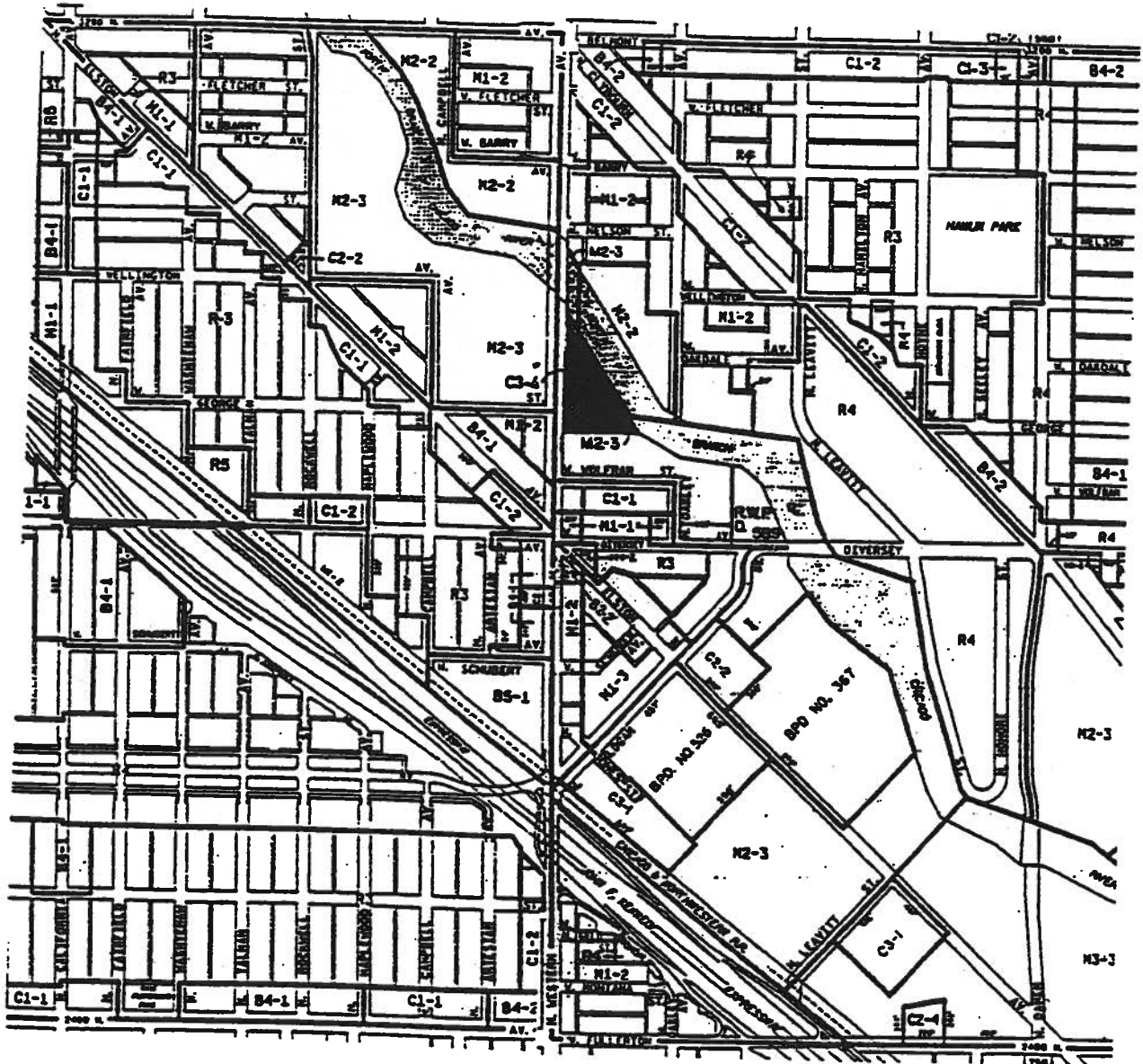
Ratio: 1.2 spaces per unit.

Note: If less units are proposed at the
time of Part II approval, less parking
will be provided so long as the parking
ratio of 1.2:1 is complied with.

**Minimum Building Setbacks and
Distances Between Structures:** In accordance with attached building
elevations.

Maximum Building Heights: In accordance with attached Site Plan.

Existing Zoning Map.

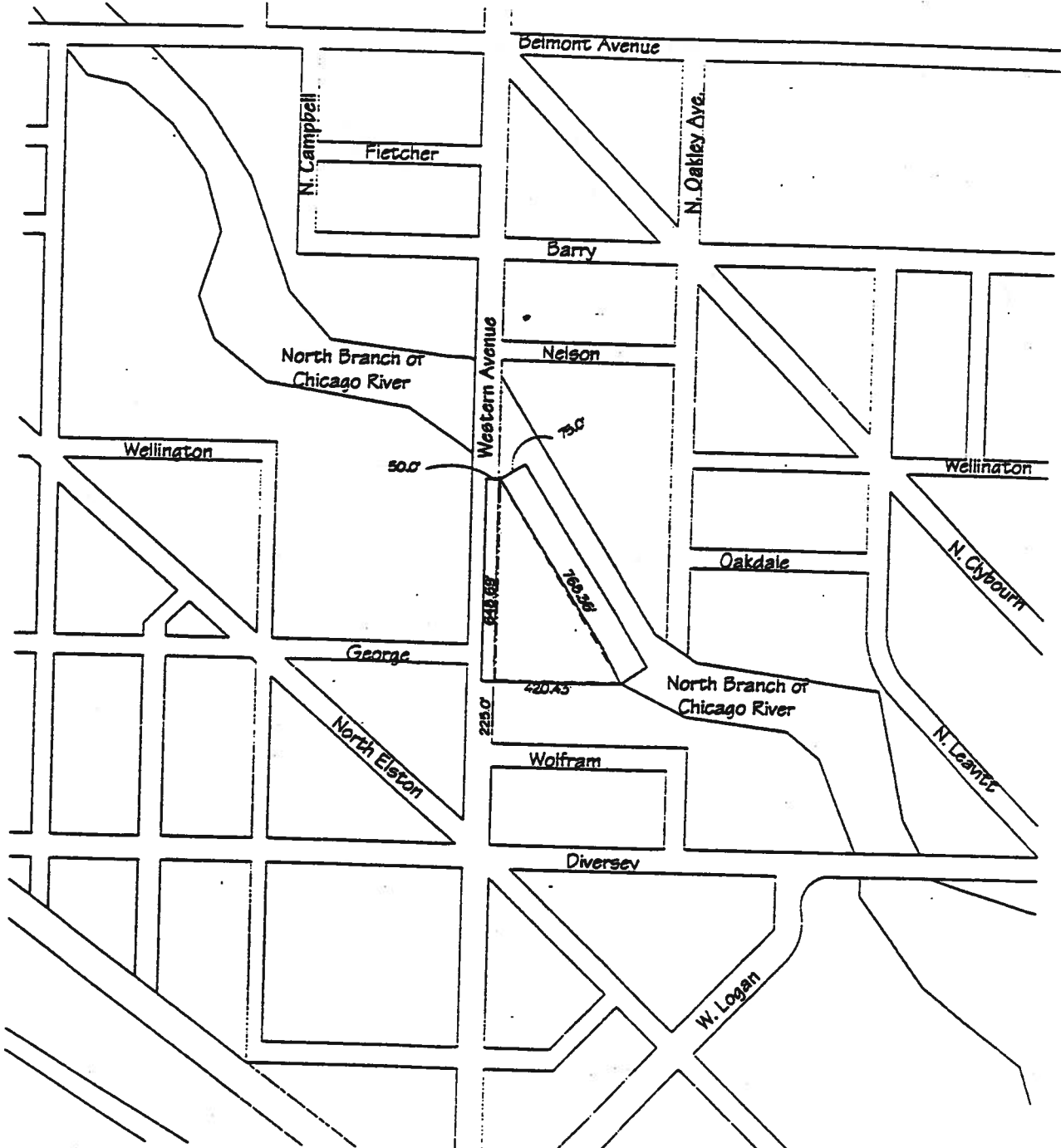


Rezmar Corporation
 853 North Elston Avenue
 Chicago, Illinois 60622
 Submitted: April 29, 1998
 Revised: September 10, 1998

Legend
 Subject Property



Planned Development Property Line
And Boundary Map.

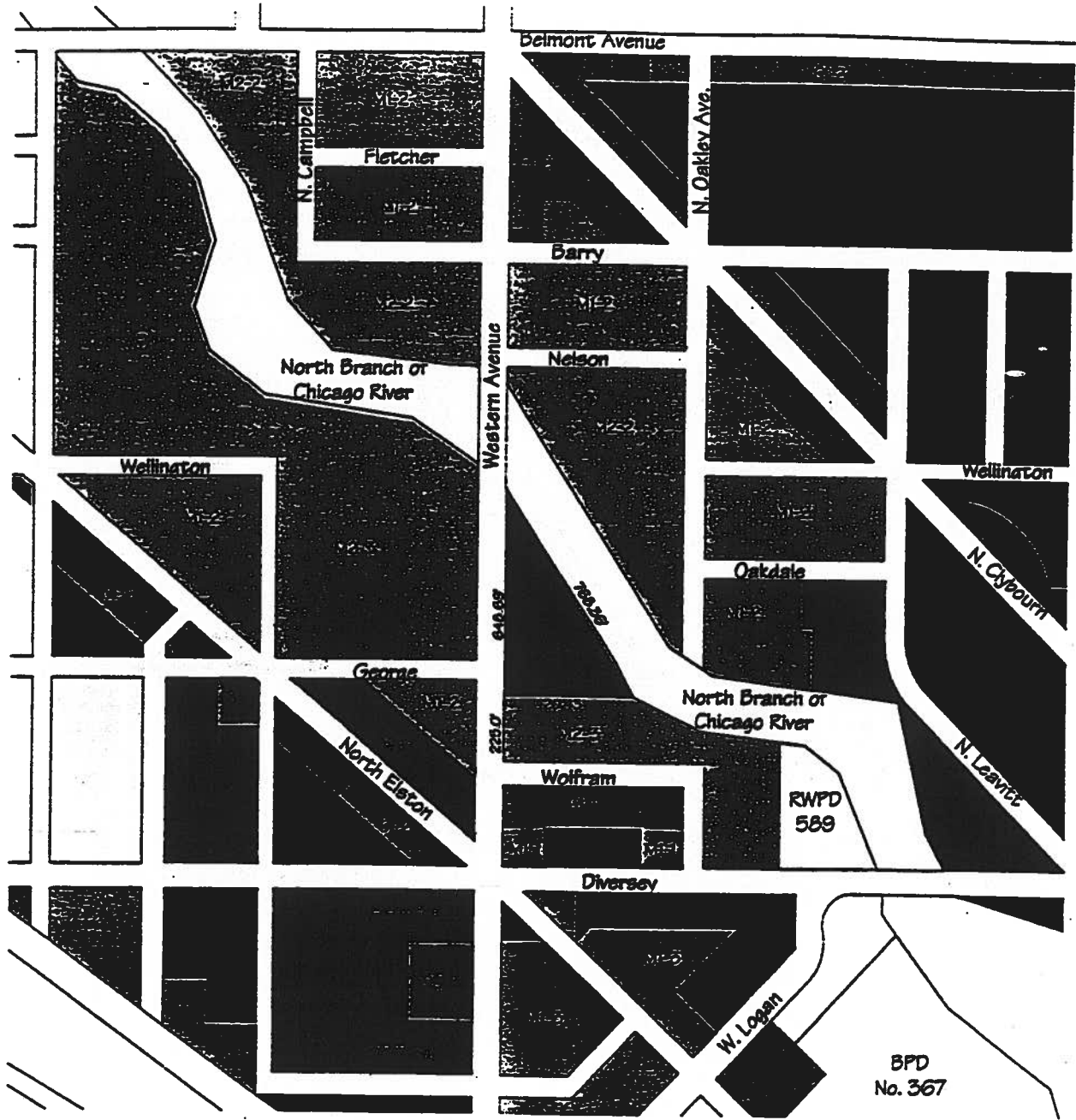


Rezmar Corporation
 853 North Elston Avenue
 Chicago, Illinois 60622
 Submitted: April 29, 1998
 Revised: September 10, 1998






Legend
 Dimensioned ————
 Planned Development ————
 Boundary ————



Existing Land-Use Map.



Legend

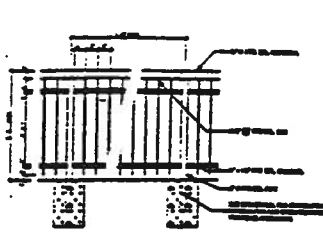
- Business 
- Commercial 
- Manufacturing 
- Residential 
- Site 



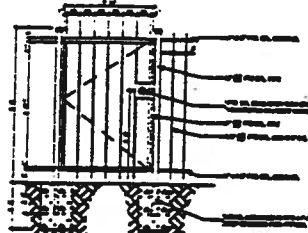
Rezmar Corporation
 853 North Elston Avenue
 Chicago, Illinois 60622
 Submitted: April 29, 1998
 Revised: September 10, 1998

BPD
 No. 367

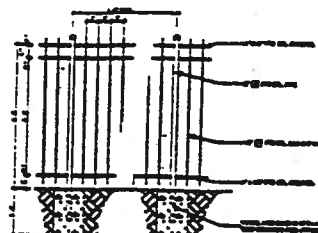
Site Plan.



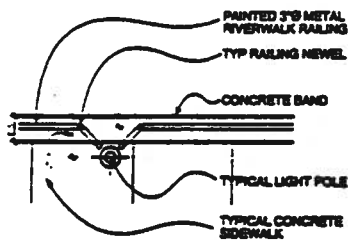
8 Typical Railing at Riverwalk
Scale 3/16" = 1'-0"



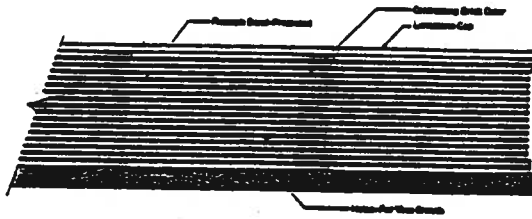
3 Typical Metal Gate
Scale 3/16" = 1'-0"



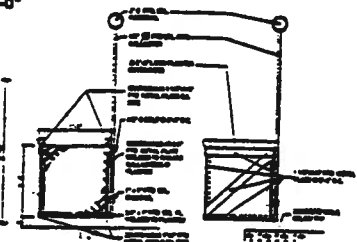
2 Typical Fence Elevation
Scale 3/16" = 1'-0"



6 Riverwalk Railing @ Lightpole
Scale 1/8" = 1'-0"



4 Masonry Screen Wall Elevation
Scale 1/8" = 1'-0"



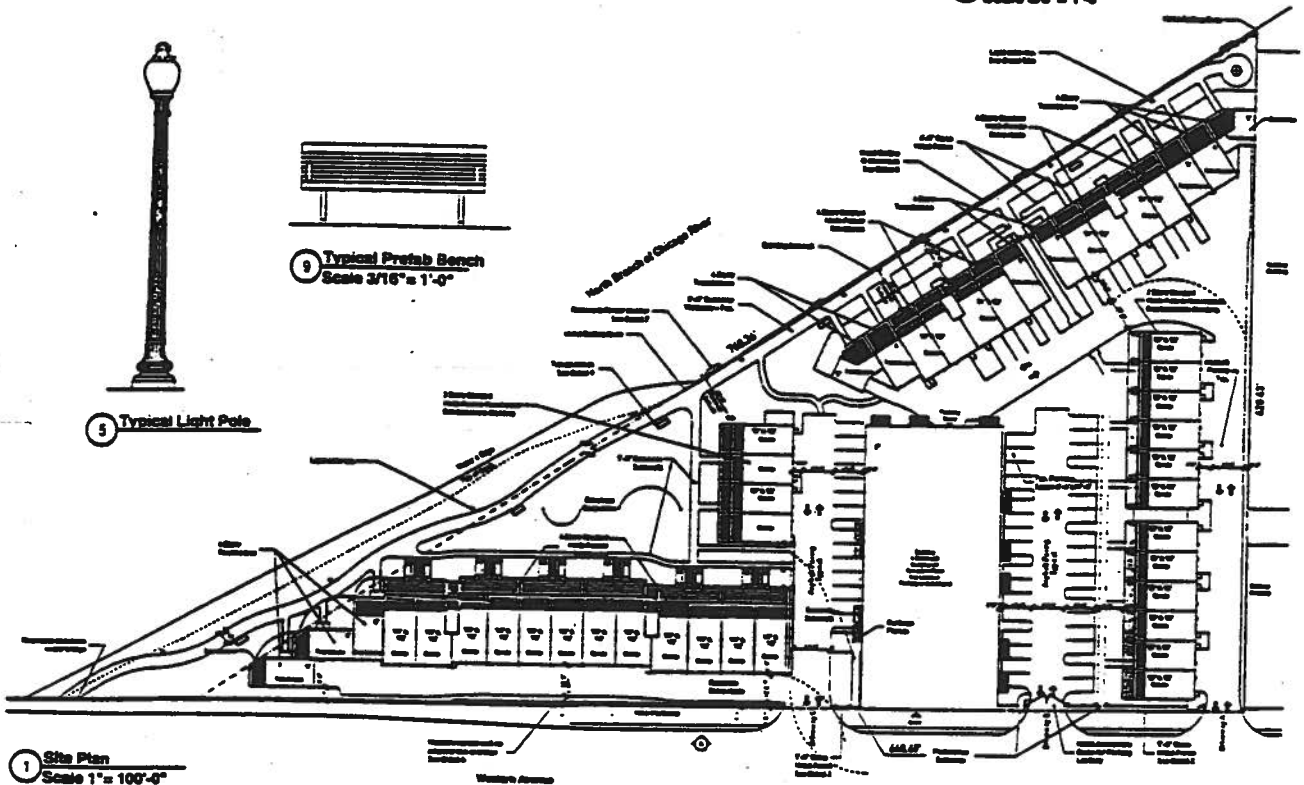
7 Riverwalk Flower Planter
Scale 3/8" = 1'-0"



5 Typical Light Pole



9 Typical Precast Bench
Scale 3/16" = 1'-0"



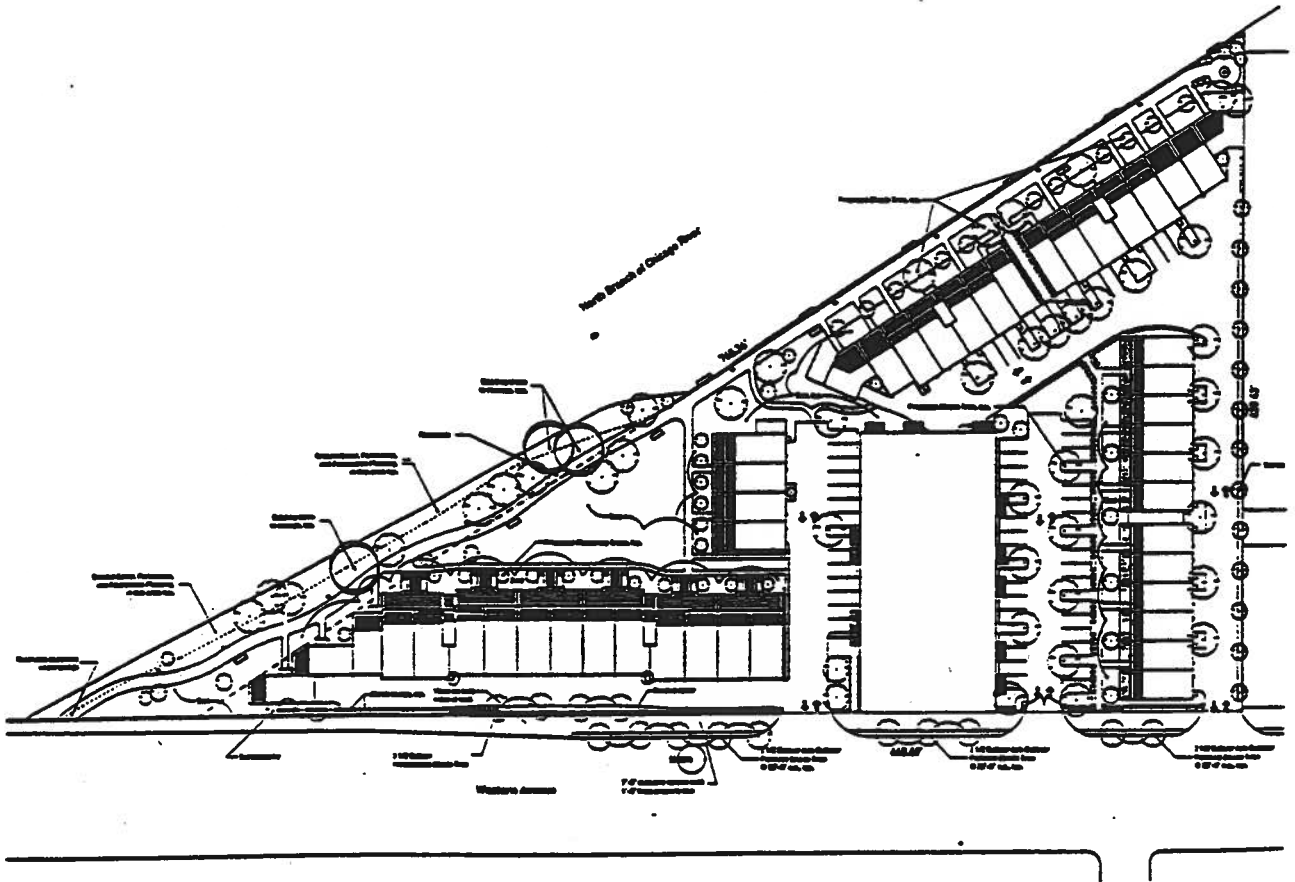
1 Site Plan
Scale 1" = 100'-0"

September 10, 1998
Applicant: 2929 North Western Avenue LLC.
Address: 2929 North Western Avenue

Pappageorge Haymes Ltd.
Planner / Architect



Landscape Plan.



1 Landscape Plan
Scale 1" = 100'-0"

September 10, 1998

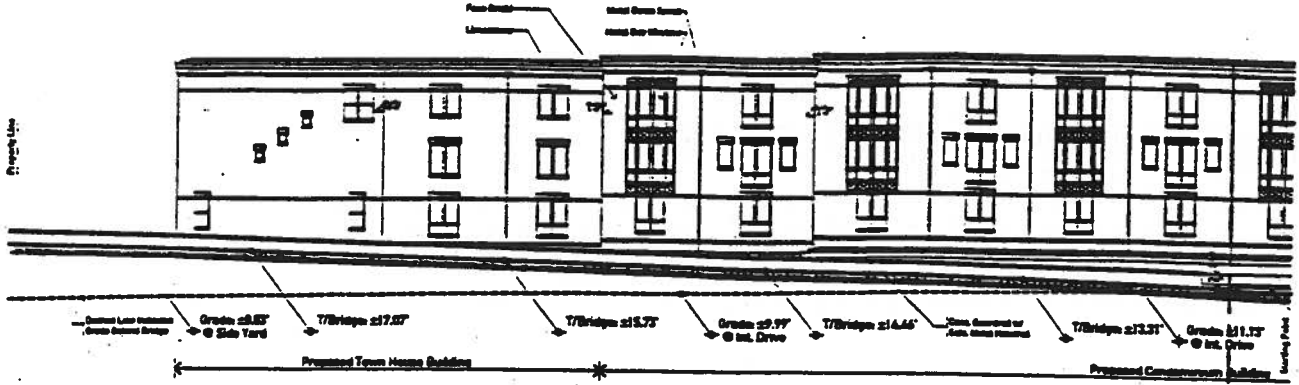
Applicant: 2929 North Western Avenue L.L.C.

Address: 2929 North Western Avenue

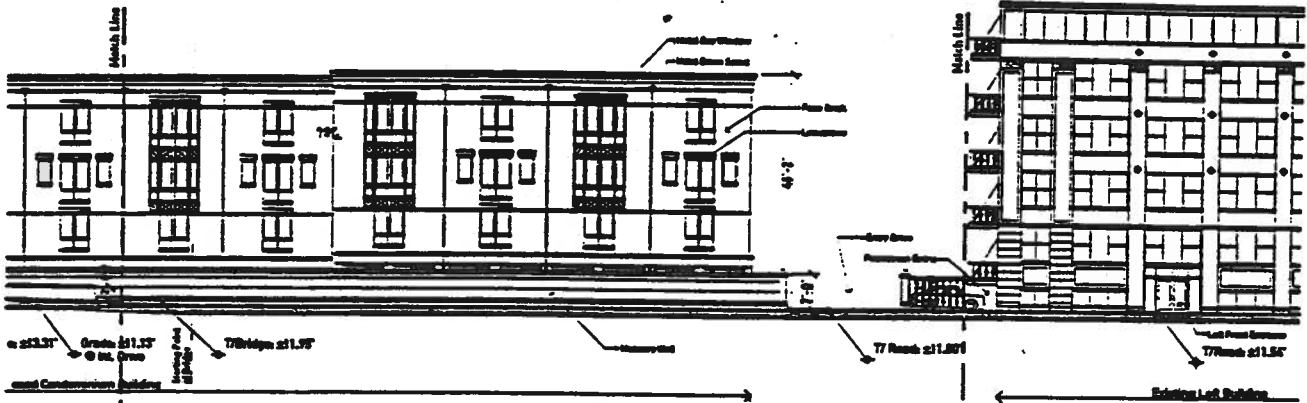
Pappageoerge Haymes Ltd.
Planner / Architect



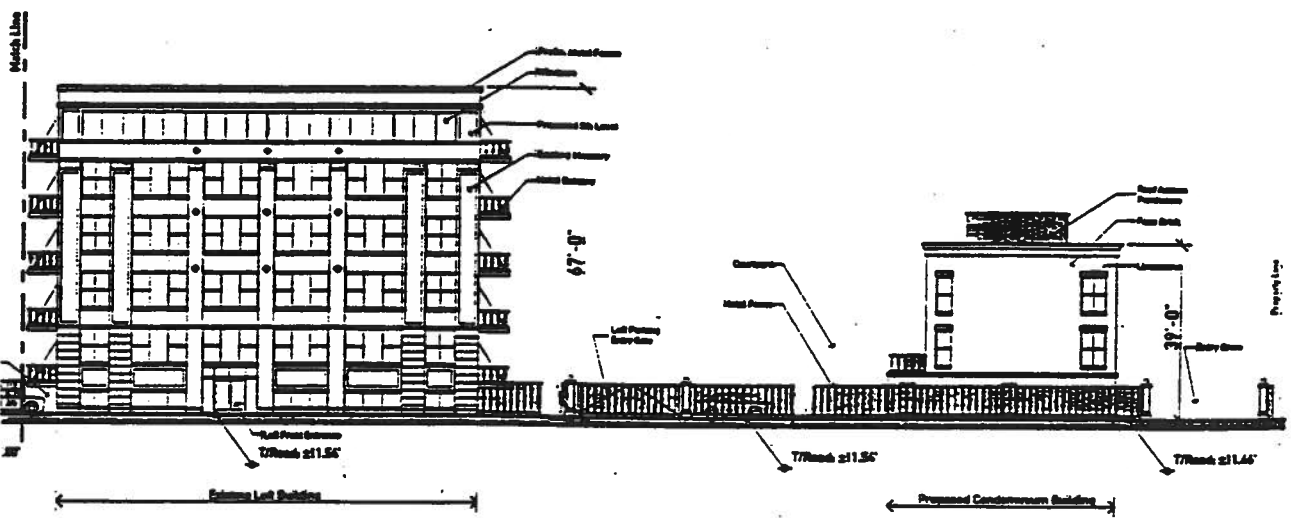
Building Elevations.



Western Ave. Elevations



Western Ave. Elevations



Western Ave. Elevations



Applicant: 2929 Western Avenue L.L.C.
 Address: 2929 North Western Avenue
 Date: September 10, 1998

Legend
 Planned Development
 Boundary

