

*Reclassification of Area Shown On Map Number 1-F.
(Application Number 12504)*

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

SECTION 1. That the City Zoning Ordinance be amended by changing all the C3-5 Commercial Manufacturing District symbols and indications as shown on Map Number 1-F in the area bounded by:

North Desplaines Street; West Fulton Street; North Union Avenue; and West Wayman Street,

to those of a C2-5 General Commercial 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 11-G.
(Application Number 12446)*

RPD 693

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 11-G in the area bounded by:

starting at a point being a line 99.00 feet south of and parallel to the south line of West Leland Avenue; the west line of North Greenview Avenue, running south for a distance of 200.04 feet; a line 293.04 feet south of the south line of West Leland Avenue, running east for a distance of 40.00 feet to the centerline of North Greenview Avenue the west line of the north/south public alley being the extension to North Greenview Avenue, running south for a distance of 145.00 feet; east/west line running west for a distance of 210.00 feet said line being 438 feet south of and parallel to the south line of West Leland Avenue; a line running north and parallel to North Greenview Avenue for a distance of 235.00 feet; a line 203.04 feet south of the south line of West Leland Avenue running east for a distance of 10.00 feet; a line

running north 75.02 feet; a line 128.02 feet south of the south line of West Leland Avenue, running west for a distance of 10.00 feet; a line running north for a distance of 32.50 feet 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, subject to the attached Plan of Development.

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 693

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately one and twenty-four hundredths (1.24) acres (fifty-four thousand thirty-three (54,033) square feet) which is controlled by Michael Lerner in care of 4628 North Greenview 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 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 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 10, 1998 and a Landscape Plan prepared by Artemisia, Ltd., dated September 10, 1998. 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 or detached 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. 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; a Planned Development Boundary and Property Line Map; and Existing Zoning and Land-Use Map; a Site Plan and Elevations as prepared by Patrick Fitzgerald & Associates dated September 10, 1998 and a Landscape Plan prepared by Artemisia, Ltd., dated September 10, 1998 attached hereto and made a part hereof. Parkway trees, interior landscaping, and the proposed "courtyard park" 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. In addition, decorative street lights, of the style currently being installed within the 47th Ward, shall be installed by the Developer on Greenview Avenue.
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 acknowledged 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.

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, 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.
14. Unless substantial construction of the improvements contemplated hereunder by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently sought, then this Planned Development shall expire and the zoning of the property shall automatically revert to that of the pre-existing R3 General Residence District and classification.

[Existing Zoning and Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Greenview Street and North Interior Courtyard Elevation drawing referred to in these Plan of Development Statements printed on pages 79295 through 79299 of this Journal.]

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

Minimum Number of Loading Docks:	None.
Minimum Building Setbacks:	In accordance with Site Plan.
Maximum Building Heights:	In accordance with Building Elevation.

AMENDMENT OF CHICAGO ZONING ORDINANCE BY
RECLASSIFICATION OF AREAS SHOWN
ON MAP NUMBERS 3-J AND 5-N.

The Committee on Zoning submitted the following report:

CHICAGO, October 7, 1998.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on September 29, 1998, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of eleven ordinances which were corrected and amended in their amended form. They are Application Numbers TAD-203, TAD-207, 12467, 12400, 12476, 12490, 12458, 12446, 11978, 12396 and A-3931.

Please let the record reflect that I, William J. P. Banks, abstained from voting on Application Numbers 12482 and 12495 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure. I recused myself as well. On Application Number 12490, Alderman Wojcik abstained from voting under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

(Continued on page 79300)

Residential Planned Development Number 693.

Bulk Regulations And Data Table.

Gross Site Area: 73,769 square feet (1.69 acres).

Net Site Area: Net of public and private streets and alleys: Total = Gross Site Area (73,769 square feet). Area in Public and Private Streets and Alleys (19,736 square feet) = Net Site Area 54.033 square feet (1.24 acres).

Note: Net site area is net of public and private streets and drives.

Maximum Floor Area Ratio: 1.3.

Maximum Number of Residential Units: Total: 37.

Maximum Site Coverage: In substantial conformance with the Site Plan.

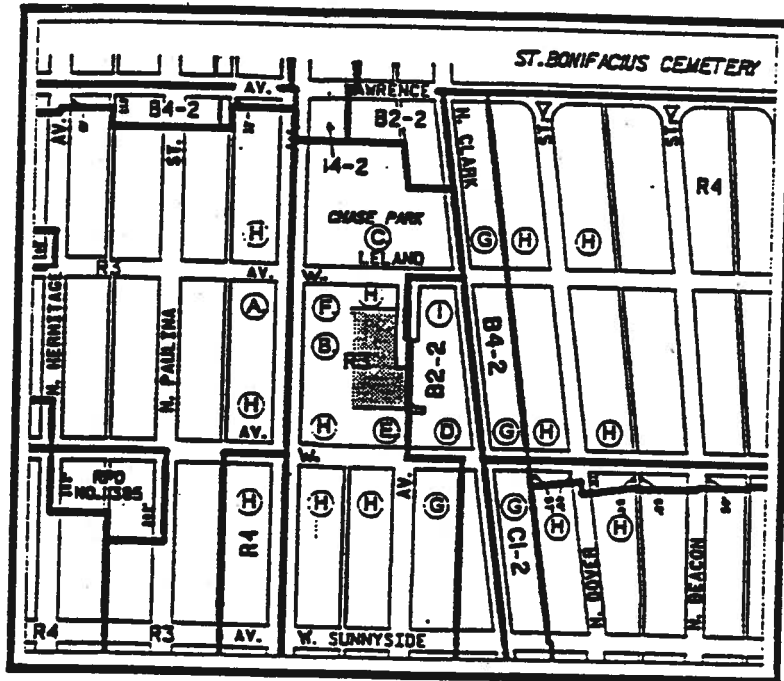
Minimum Number of Off-Street Parking Spaces: Total Spaces: 64 spaces for residents. 4 guest parking spaces.

Ratio: 1.83:1

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.

Existing Zoning And Land-Use Map.

- A. EXISTING CHURCH
- B. EXISTING SCHOOL
- C. CHASE PARK
- D. BUTERA GROCERY
- E. WALGREEN'S
- F. CHURCH PARKING LOT
- G. COMMERCIAL/RESIDENTIAL
- H. RESIDENTIAL
- I. COMMERCIAL



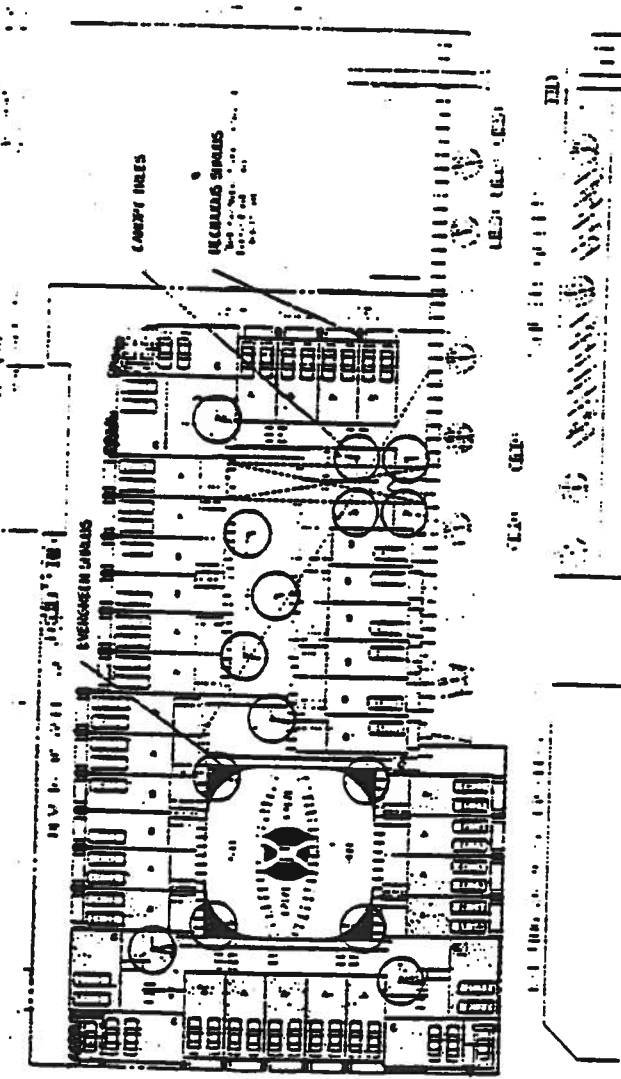
EXISTING ZONING & LAND USE MAP



Landscape Plan.

PLANT MATERIAL PALETTE

COMMON NAME	SIZE	REMARKS
DIJANICAL IVY		
CANOPY TREES 1-C		
1-1) EVERGREEN TREES 1-1-E		
1-2) EVERGREEN TREES 1-1-E		
1-3) EVERGREEN TREES 1-1-E		
MID-SCALE AND ORNAMENTAL TREES 1-0		
1-4) EVERGREEN TREES 1-1-E		
1-5) EVERGREEN TREES 1-1-E		
1-6) EVERGREEN TREES 1-1-E		
1-7) EVERGREEN TREES 1-1-E		
1-8) EVERGREEN TREES 1-1-E		
1-9) EVERGREEN TREES 1-1-E		
1-10) EVERGREEN TREES 1-1-E		
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1-12) EVERGREEN TREES 1-1-E		
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1-14) EVERGREEN TREES 1-1-E		
1-15) EVERGREEN TREES 1-1-E		
1-16) EVERGREEN TREES 1-1-E		
1-17) EVERGREEN TREES 1-1-E		
1-18) EVERGREEN TREES 1-1-E		
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1 LANDSCAPE PLAN

