

*Reclassification Of Area Shown On Map Number 5-H.
(Application Number A-4305)*

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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 5-H in the area bounded by:

the south right-of-way line of the Canadian Pacific (Soo Line) formerly the Chicago Milwaukee, St. Paul & Pacific Railroad; South Ashland Avenue; a line 239 feet north of West Wabansia Avenue; the alley next west of and parallel to North Ashland Avenue; the alley next north of and parallel to West Wabansia Avenue; and North Marshfield Avenue,

to those of an R3 General Residence District and a corresponding use district is hereby established in the area described above.

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 5-H.
(As Amended)
(Application Number 12890)*

RPD 744

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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 5-H in the area bounded by:

West Churchill Street; North Hoyne Avenue; the north line of the right-of-way of the Soo Line (CP Rail) (formerly the Chicago, Milwaukee and St. Paul) Railroad; and North Leavitt Street,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map Number 5-H in the area bounded by:

West Churchill Street; North Hoyne Avenue; the north line of the right-of-way of the Soo Line (CP Rail) (formerly the Chicago, Milwaukee and St. Paul) Railroad; and North Leavitt Street,

to those of a Residential Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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 744

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately seventy-three thousand five hundred eighty-two (73,582) net square feet (one and sixty-eight hundredths (1.68) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by Centrum Realty Services, Inc.
2. The applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the applicant 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 (including any condominium association which is formed) and, if different than the applicant, the legal title holders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns (including any condominium association which is formed) 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, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. "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 the land owner and the Board of Managers of any condominium association which is formed or, if a condominium association has not been formed, then by the land owner.

4. This Plan of Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Right-of-Way Adjustment Map; a Site Plan; and Building Elevations, prepared by Hirsch Associates, L.L.C., dated March 6, 2000; and a Landscape Plan, prepared by Appold Designs Inc. and Hirsch Associates, L.L.C. dated March 6, 2000. 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":
 - multi-family residential units and attached townhomes with accessory parking.
6. Identification Signs shall be permitted subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development.
8. Any service drive 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 paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.

9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") 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 Chicago Zoning Ordinance shall apply provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to common exit stairs shall be excluded.
11. The improvements on the Property, the landscaping along the adjacent rights-of-way, and all entrances and exits to and from the parking and loading areas shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of dwelling units for the total net site area established in this Planned Development. Any such modification shall be deemed 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 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, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

14. 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 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.
15. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the date of City Council approval of this Planned Development Ordinance and unless completion is diligently pursued thereafter, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the pre-existing M1-2 Restricted Manufacturing District.

[Existing Zoning Map; Property Line and Boundary Map; Existing Land-Use Map; Right-of-Way Adjustment Map; Site Plan; Landscape Plan; Building Elevation Drawings; and Site Detail Drawings referred to in these Plan of Development Statements printed on pages 33875 through 33889 of this Journal.]

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

*Residential Planned Development Number 744.**Plan Of Development**Bulk Regulations And Data Table.*

Gross Site Area, 108,087 square feet (2.48 acres) equals Net Site Area, 73,582 square feet (1.68 acres) plus Area Remaining in Public Right-of-Way, 34,505 square feet (0.79 acres).

Maximum Permitted
Floor Area Ratio:

1.40.

Maximum Number of Dwelling
Units:

61 units.

Maximum Percentage of
Site Coverage:

In substantial conformance with the
Site Plan.

Minimum Building Setbacks:

In substantial conformance with the
Site Plan.

Minimum Number of Off-
Street Parking Spaces:

96 (If the total number of dwelling unit
decreases from the 61 maximum
permitted, then the required parking
shall be not less than 1.57 parking
spaces per dwelling unit).

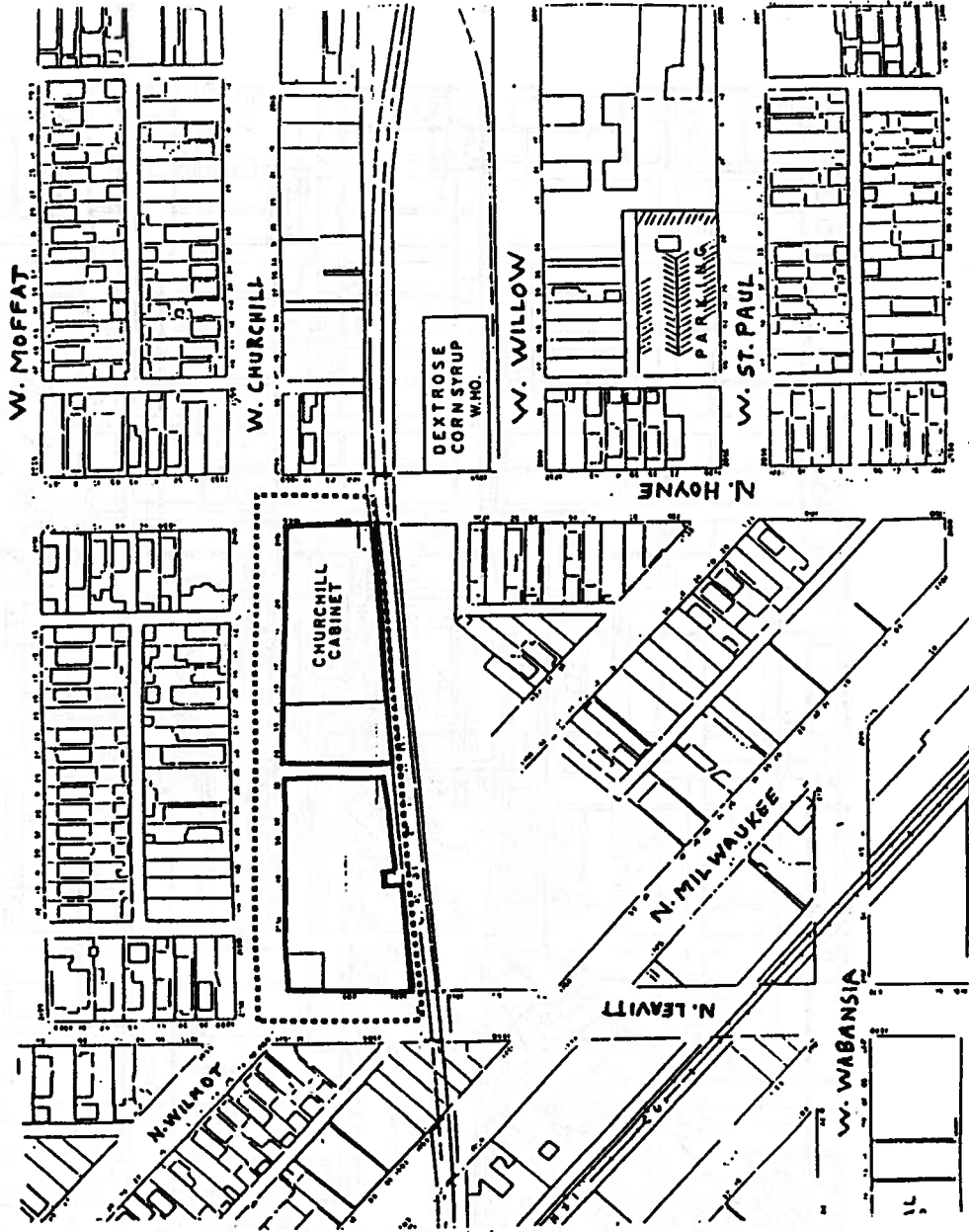
Minimum Number of Off-
Street Loading Berths:

One at 10 by 25 feet.

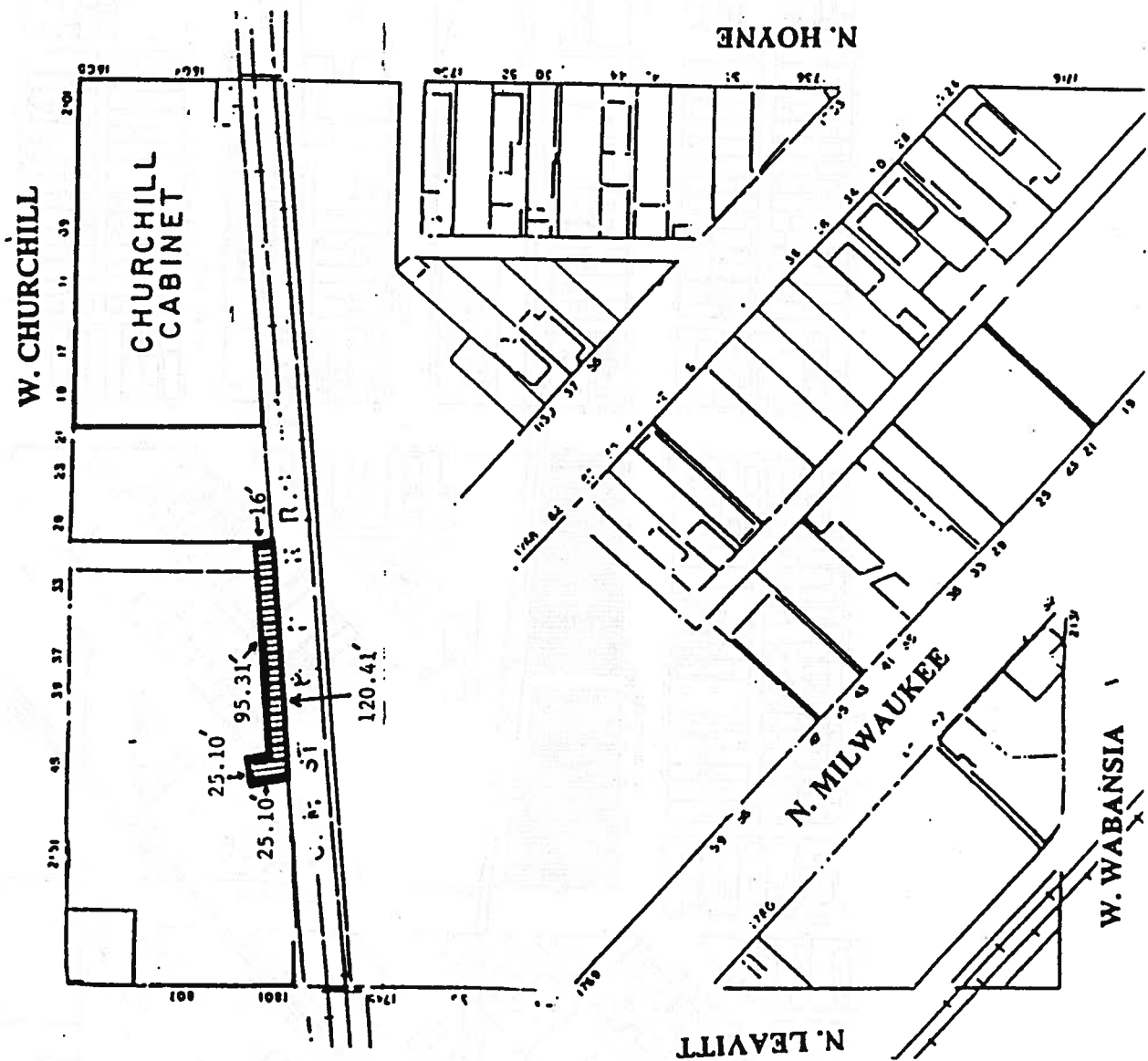
Maximum Building Height:

In substantial conformance with the
Building Elevations.

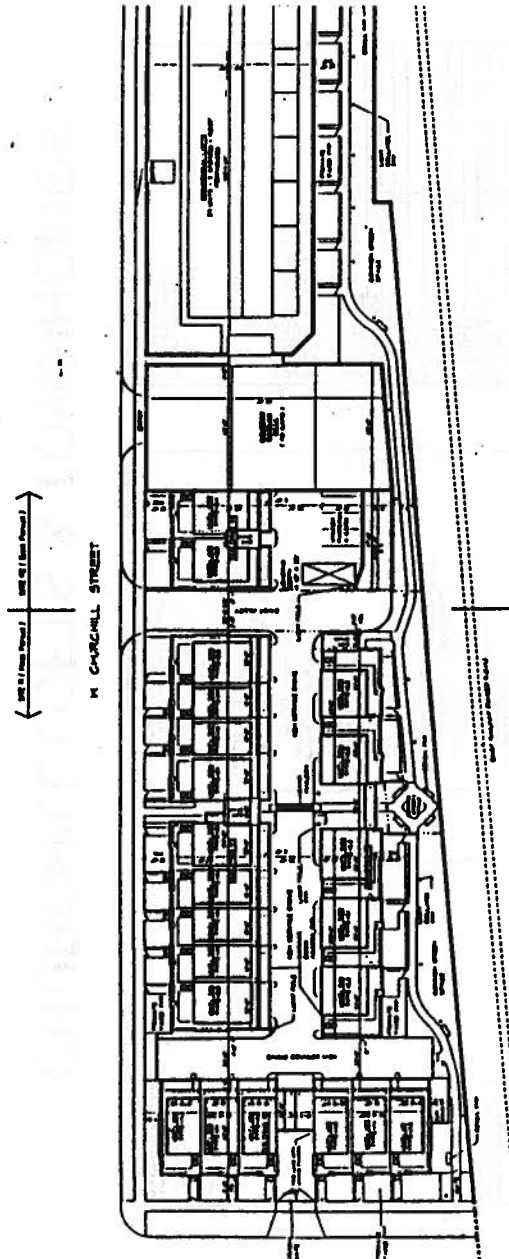
Property Line And Boundary Line Map.



Right-Of-Way Adjustment Map.



Site Plan.
(Page 1 of 2)



Site Plan
(Page 2 of 2)

BUILDING DATA - TOWNHOMES 1 LOFTS - SITE #2

UNIT TYPE	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS
1	1	1	1
2	1	1	1
3	1	1	1
4	1	1	1
5	1	1	1
6	1	1	1
7	1	1	1
8	1	1	1
9	1	1	1
10	1	1	1
11	1	1	1
12	1	1	1
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22	1	1	1
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95	1	1	1
96	1	1	1
97	1	1	1
98	1	1	1
99	1	1	1
100	1	1	1

TOTAL 100 UNITS
 TOTAL 100 UNITS

SITE AREA - 10,000 S.F.
 BUILDING AREA - 10,000 S.F.
 COMMON SPACE AREA - 10,000 S.F.
 TOTAL 100 UNITS

SITE 1 BLDG. STATISTICS

TOTAL 100 UNITS
 TOTAL 100 UNITS

SITE AREA - 10,000 S.F.
 BUILDING AREA - 10,000 S.F.
 COMMON SPACE AREA - 10,000 S.F.
 TOTAL 100 UNITS

BUILDING DATA - TOWNHOMES - SITE #1

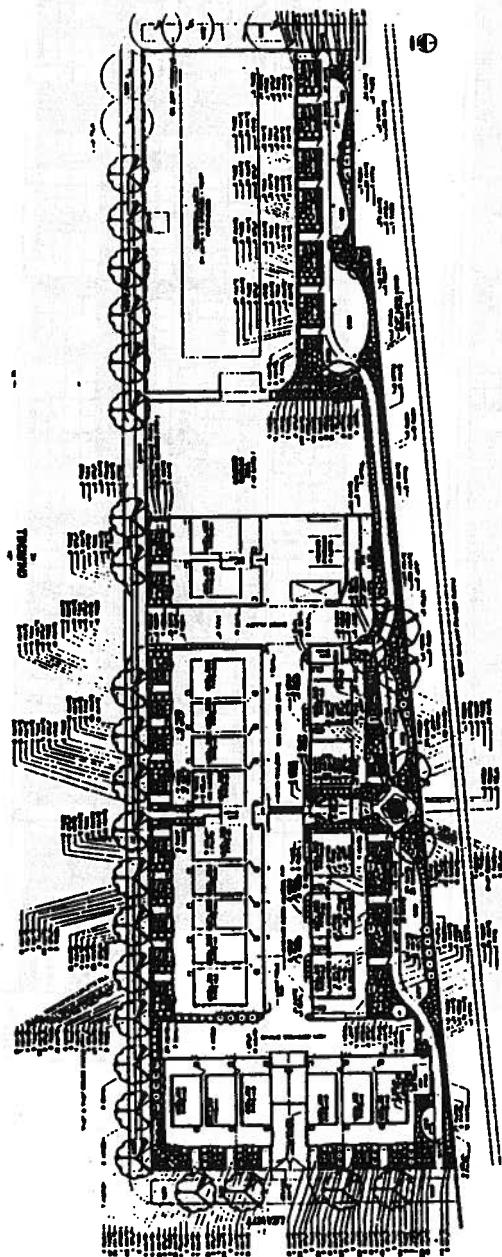
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TOTAL 100 UNITS
 TOTAL 100 UNITS

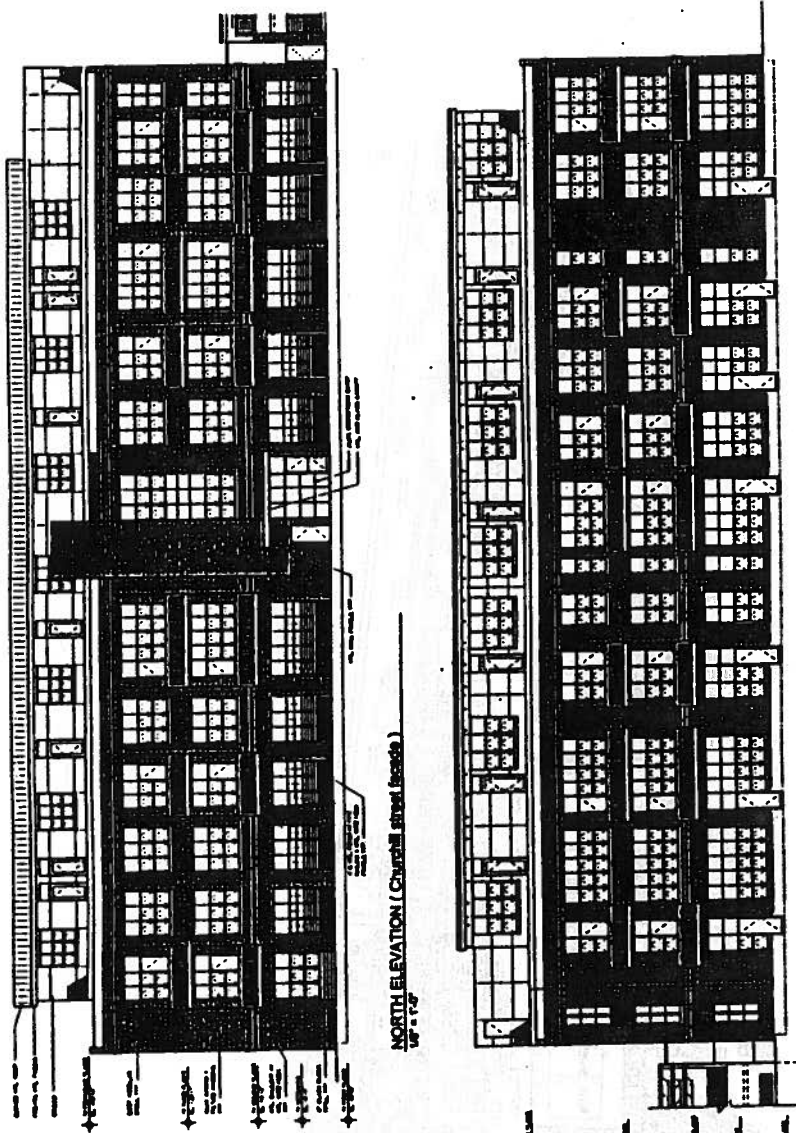
SITE AREA - 10,000 S.F.
 BUILDING AREA - 10,000 S.F.
 COMMON SPACE AREA - 10,000 S.F.
 TOTAL 100 UNITS

CHURCHILL LOFTS & TOWNHOMES

Landscape Plan.



Building Elevations.
(Page 1 of 7)

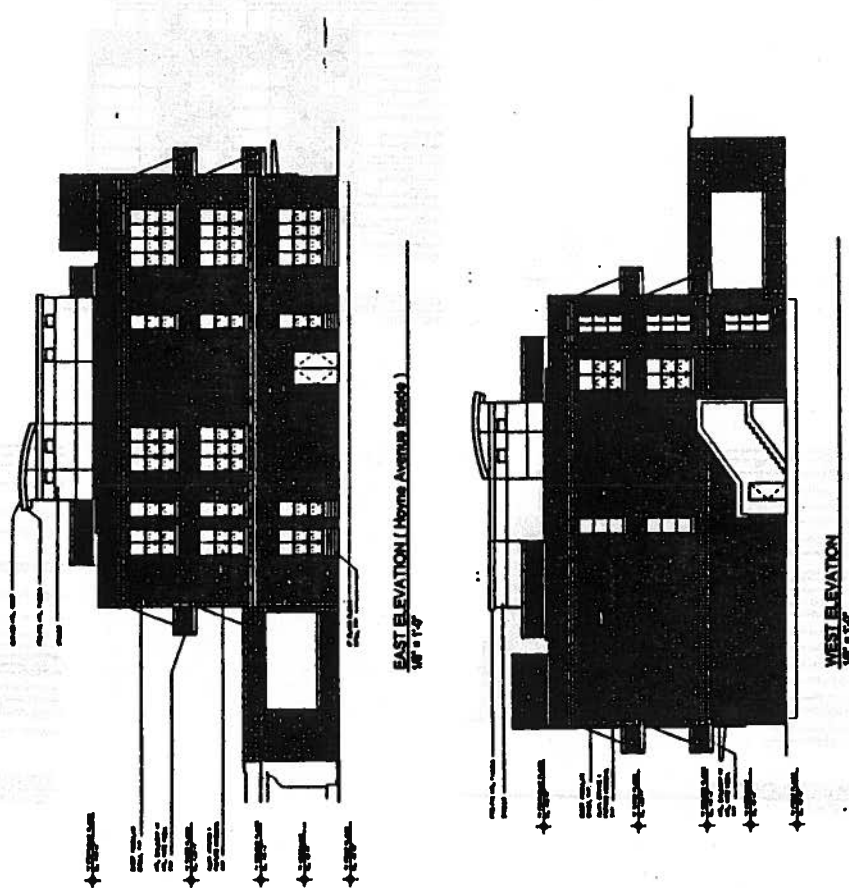


LOFT ELEVATIONS CHURCHILL CABINET LOFTS & TOWNHOMES

CENTRUM PROPERTIES / JOSEPH FREED HOMES



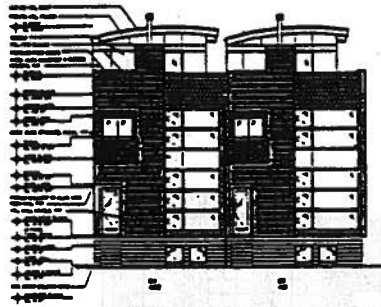
Building Elevations.
(Page 2 of 7)



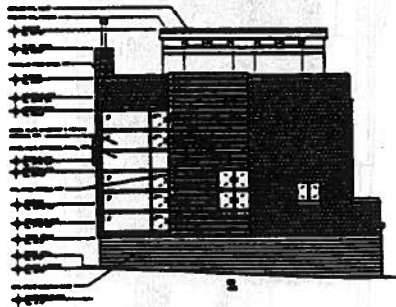
LOFT ELEVATIONS CHURCHILL CABINET LOFTS & TOWNHOMES
CENTRUM PROPERTIES / JOSEPH FREED HOMES



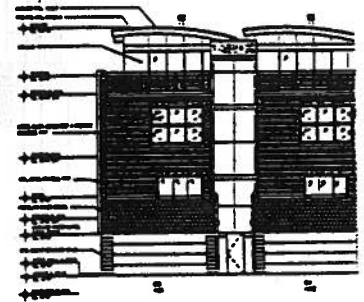
Building Elevations.
(Page 3 of 7)



NORTH ELEVATION (Churchill Street facade)
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



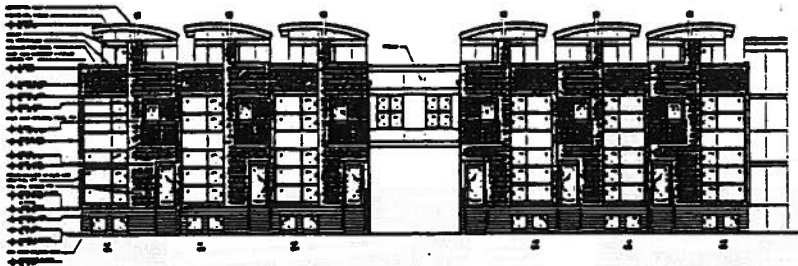
SOUTH ELEVATION
1/8" = 1'-0"

BLDG. 4 ELEVATIONS CHURCHILL CABINET TOWNHOMES

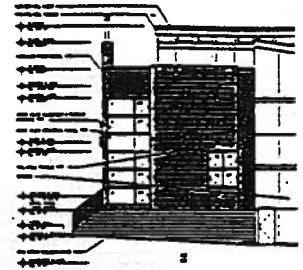
CENTRUM PROPERTIES / JOSEPH FREED HOMES

1/8" = 1'-0" MAY 4, 2000 00 0000

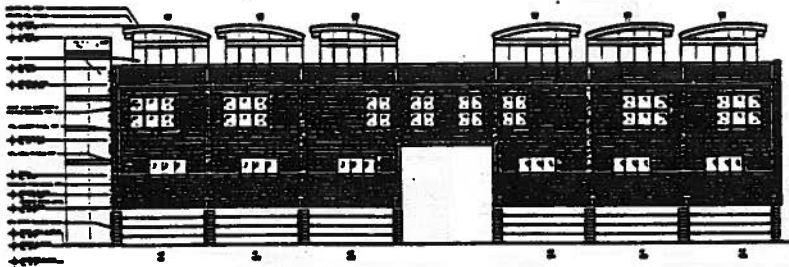
Building Elevations.
(Page 5 of 7)



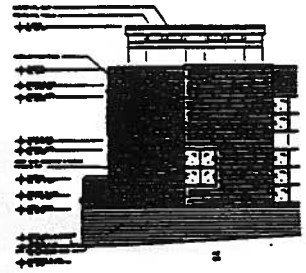
WEST ELEVATION (Leavitt Street facade)
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



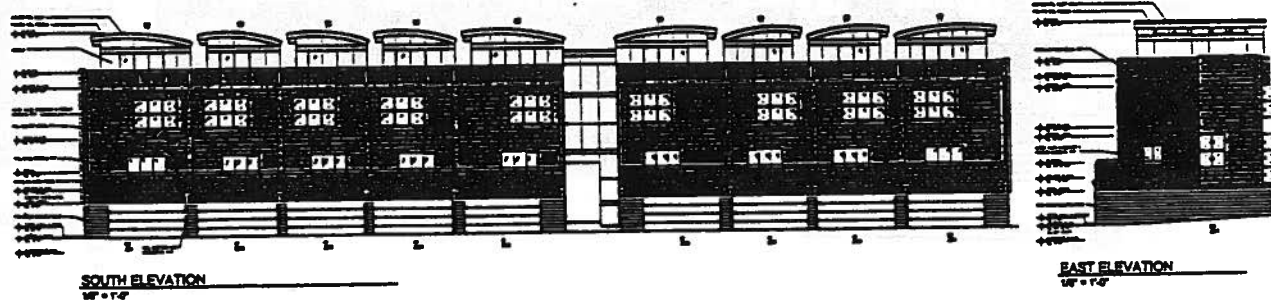
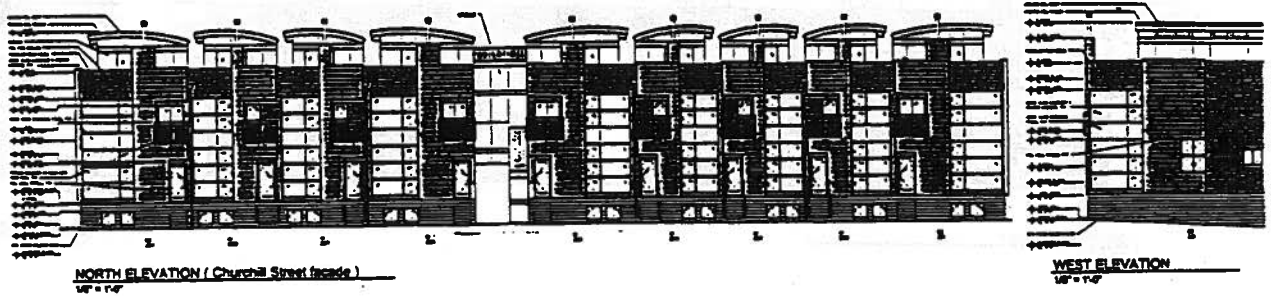
EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



Building Elevations.
(Page 6 of 7)

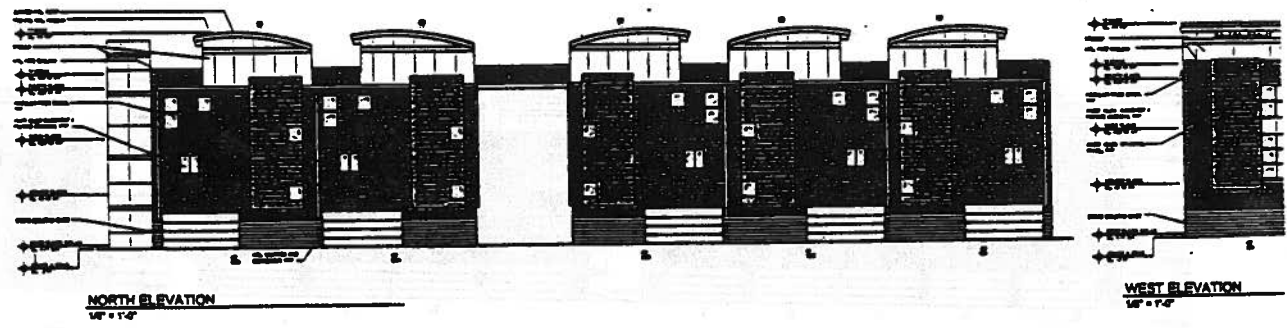
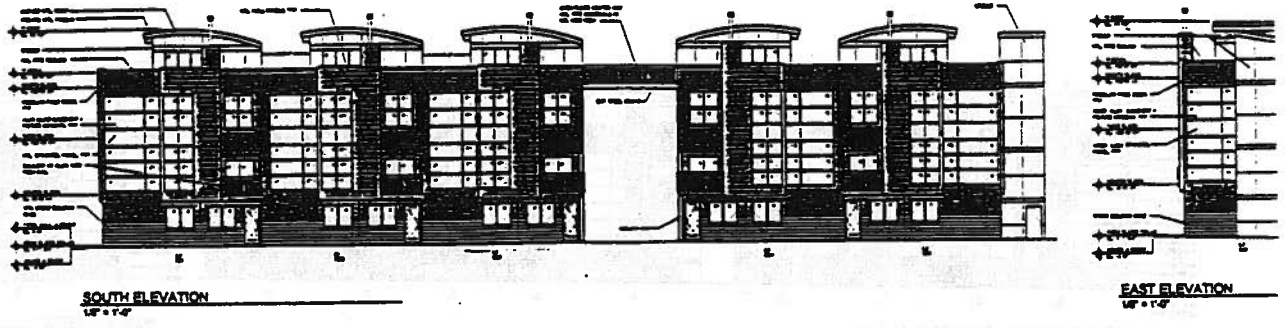


BLDG. 2 ELEVATIONS
CENTRUM PROPERTIES / JOSEPH FREED HOMES

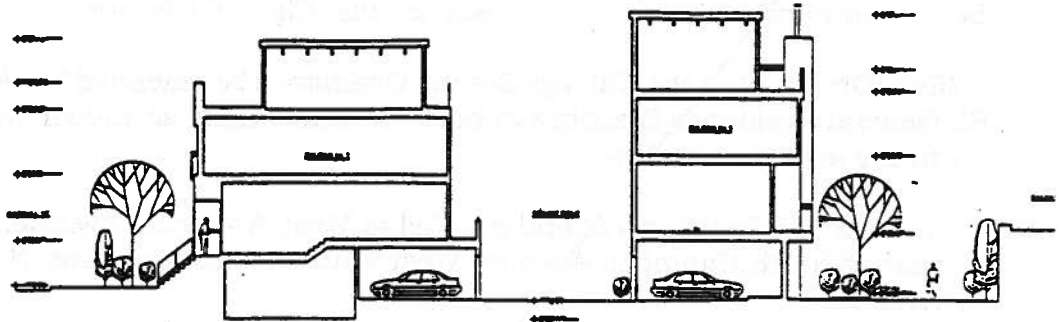
CHURCHILL CABINET TOWNHOMES

CHICAGO, IL
HIRSCH ASSOCIATES

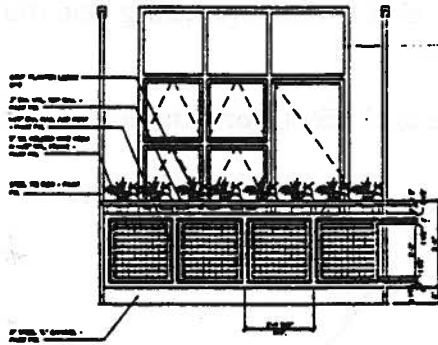
Building Elevations.
(Page 7 of 7)



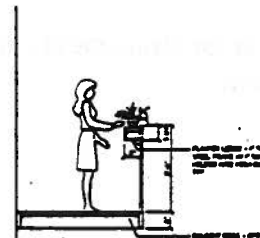
Site Detail.



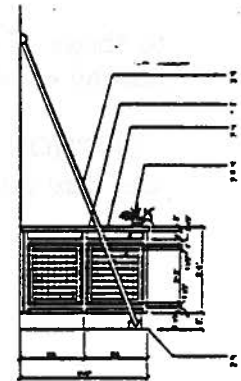
SITE CROSS SECTION
1/8" = 1'-0"



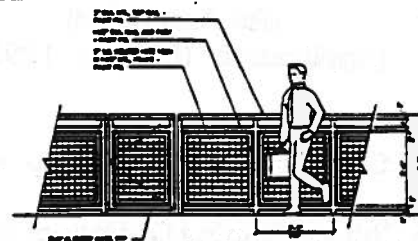
TYP. BALCONY FRONT ELEVATION
1/2" = 1'-0"



TYP. BALCONY SECTION
1/2" = 1'-0"



TYP. BALCONY SIDE ELEVATION
1/2" = 1'-0"



TYP. PERIMETER FENCE ELEVATION
1/2" = 1'-0"

SITE DETAILS

CHURCHILL CABINET LOFTS & TOWNHOMES

Reclassification Of Area Shown On Map Number 5-I.
(Application Number 12990)

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 5-I in the area bounded by:

a line 21.65 feet north of and parallel to West Wabansia Avenue; the alley next east of North Campbell Avenue; West Wabansia Avenue; and North Campbell 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 5-N.
(As Amended)
(Application Number 12950)

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 Number 5-N in the area bounded by:

West Armitage Avenue; North Oak Park Avenue; the alley next south of and parallel to West Armitage Avenue; and a line 76.55 feet west of North Oak Park 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.