

Reclassification Of Area Shown On Map Number 2-G.

(As Amended)

(Application Number 12962)

R B P D 747

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 C2-3 General Commercial District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Madison Street, South Laflin Street; West Monroe Street; a line 234.0 feet west of and parallel to South Laflin Street; the public alley next north of and parallel to West Monroe Street for a distance of 78.0 feet easterly; and a line 160.83 feet west of and parallel to South Laflin Street to the point of beginning,

to those of a C2-4 General Commercial 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 C2-4 General Commercial District symbols to those of a Residential-Business Planned Development and a corresponding use district 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:

Residential-Business Planned Development Number 747.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of approximately seventy-three thousand nine hundred forty-six (73,946) net square feet of real property, which is owned or controlled by Metro Developers, L.L.C., an Illinois limited liability company (the "Applicant").

the alley next north of and parallel to West Chicago Avenue; the westerly right-of-way of the John F. Kennedy Expressway; West Chicago Avenue; a line 96 feet east of and parallel to North Elizabeth Street; the alley next south of and parallel to West Chicago Avenue; a line 96 feet west of and parallel to North Throop Street; West Chicago Avenue; and North Elizabeth Street,

to those of a B2-2 Restricted Retail 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 2-G.
(As Amended)
(Application Number 12913)*

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 R4 General Residence District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Fillmore Avenue; a line 150 feet east of South Loomis Street; the alley next south of and parallel to West Fillmore Avenue; and a line 125 feet east of South Loomis Street,

to those of an R5 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.

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys, or easements or adjustments or right-of-way, or consolidation or re-subdivision 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 applicable within this Planned Development shall be binding upon the Applicant, its successors and assigns and if different than 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 any portion of the Planned Development, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, 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, 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 modification or change thereto (administrative, legislative or otherwise) shall be made 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 any portion of **the Planned Development. No amendment may be sought without written approval by the homeowners association.**
4. This Plan of Development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; an Existing Zoning and Land-Use Map; Site Plan; Building I Partial Roof Plan; Building II Roof Plan; Typical Balcony Plan -- Building I; Balcony Rail/Planterbox Plan; Typical Balcony Plan -- Building II; Typical Balcony Side Elevation -- Building II; Sidewalk Planter Details; Building Elevation prepared by Fitzgerald Associates dated

May 18, 2000, and Landscape Plan, as prepared by Artemisia dated May 18, 2000. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance and all requirements thereof and satisfies the established criteria for approval of a planned development.

5. The following uses shall be permitted subject to the terms of this Planned Development residential dwelling units (including below the second (2nd) floor): accessory parking; commercial uses as permitted in the C2-4 General Commercial District except for taverns, sale of packaged liquor, laundromats or video arcades shall not be permitted.
6. 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, Bureau of Traffic Engineering and Operations and of the Commissioner of the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation, Bureau of Traffic Operations.
7. Off-street parking facilities shall be provided in compliance with this plan of development, subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table.
8. Ground floor business signs shall be permitted in accordance with the regulations set forth in the Chicago Zoning Ordinance and subject to the review and approval of the Commissioner of the Department of Planning and Development. Temporary signs shall also be permitted, subject to the review and approval of the Commissioner of the Department of Planning and Development.

9. Improvements of the property, including landscaping and all entrances and exits to the parking garage shall be designed and installed in substantial conformance with the plans noted herein, attached hereto and made a part hereof. Said landscaping will be maintained by the Applicant or its subsequent assignees and grantees. The landscaping along Madison Street shall be coordinated with the City prior to Part II approval. The landscaping as noted on the plan shall be considered to meet the requirements of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The exterior of the existing building shall be cleaned and tuck-pointed as set forth on the plans.
10. The maximum permitted floor area ratio for the entire parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. Height restriction of any building or any appurtenance thereto shall, in addition to the Table of Use and Bulk Regulations, be subject to the height limitations established by the Federal Aviation Administration.
12. 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.
13. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of Department of Planning and Development upon the request of the Applicant and after determination by the Commissioner that such modification is minor in nature, and consistent with the nature of the development of the Property

contemplated in this planned development ordinance. Any such modification shall be deemed to be a minor change in the planned development ordinance 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 minimum required distance between structures, a reduction in periphery set backs or an increase of the maximum percentage of land covered.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes the maximized conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings to be 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.). Copies of these standards may be obtained from the Department of Planning and Development.
15. Unless substantial construction on the Property is 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 C2-3 General Commercial District.

[Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Zoning and Land-Use Map; Site Plan; Landscape Plan; Building I Partial Roof Plan; Building II Roof Plan; Typical Balcony Balcony Plan -- Building I; Balcony Rail/Planterbox Plan; Typical Balcony Plan -- Building II; Typical Balcony Side Elevation -- Building II; Sidewalk Planter Details; Planter Box Connection Detail; Buildings I and II Elevations; and Plant Material Palette referred to in these Plan of Development Statements printed on pages 35872 through 35887 of this Journal.]

6/7/2000

REPORTS OF COMMITTEES

35871

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

Residential-Business Planned Development Number 747.

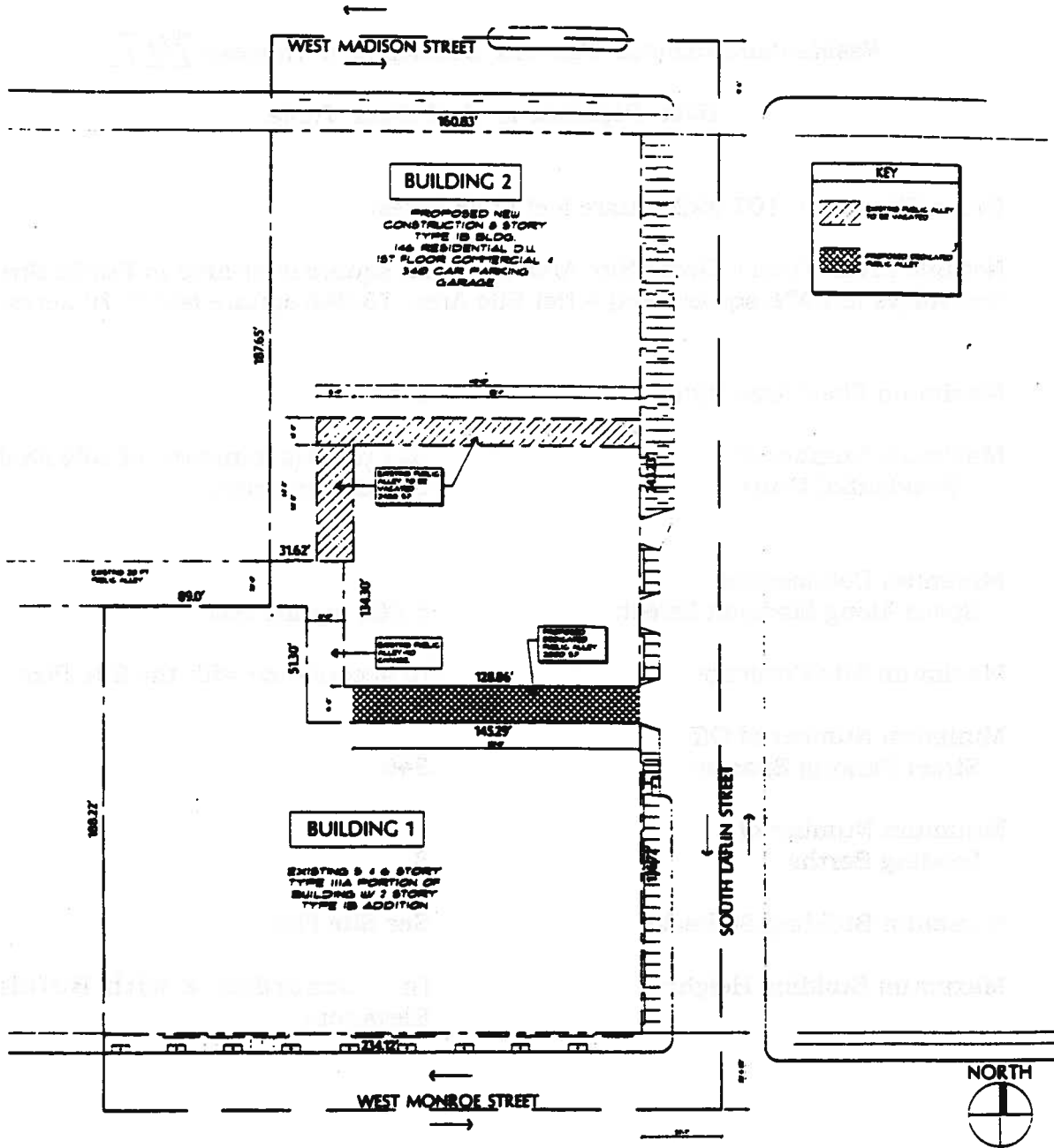
Bulk Regulations And Data Table.

Gross Site Area: 107,922 square feet (2.48 acres).

Net Site Area: Total = Gross Site Area (107,922 square feet)-Area in Public Streets and Alleys (33,976 square feet) = Net Site Area, 73,946 square feet (1.70 acres).

Maximum Floor Area Ratio:	5.47.
Maximum Number of Residential Units:	321 units (a minimum of 10% shall be 3-bedroom units).
Minimum Commercial Space Along Madison Street:	5,000 square feet.
Maximum Site Coverage:	In accordance with the Site Plan.
Minimum Number of Off-Street Parking Spaces:	340.
Minimum Number of Loading Berths:	3.
Minimum Building Setbacks:	See Site Plan.
Maximum Building Height:	In accordance with Building Elevations.

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



PLANNED DEVELOPMENT BOUNDARY, PROPERTY
LINE AND RIGHT-OF-WAY ADJUSTMENT MAP
1/6" = 1'-0"

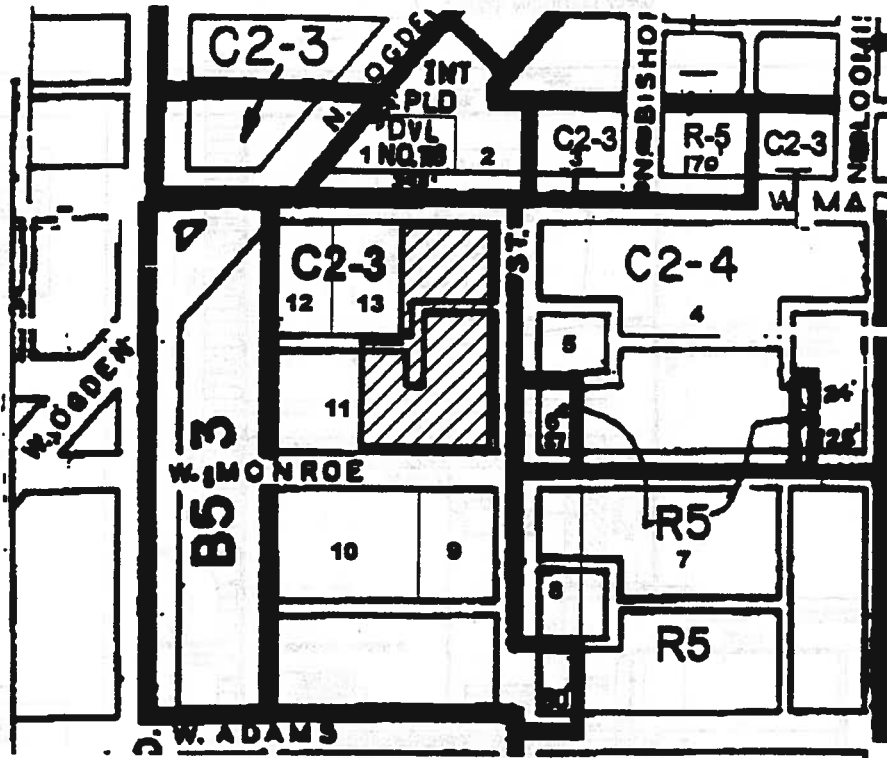
THE PARK 1500

1500 West Monroe Street Chicago, Illinois

FITZGERALD ASSOCIATES ARCHITECTS
 3116 North Dearborn
 Chicago, IL 60657
 Tel: 773.297.6222
 Fax: 773.297.6971

9918
 DATE 5/18/00

Existing Zoning And Land-Use Map.



KEY

- 1 Salvation Army Community Center
- 2 Salvation Army Booth Manor
- 3 Parking Lot
- 4 911 Center
- 5 Chicago Fire Department Station
- 6 Residential
- 7 Sinner Park
- 8 Whitney Young HS Staff Parking
- 9 Parking Lot
- 10 Salvation Army Freedom Center
- 11 Residential
- 12 Restaurant
- 13 Parking Lot

EXISTING ZONING AND LAND USE MAP

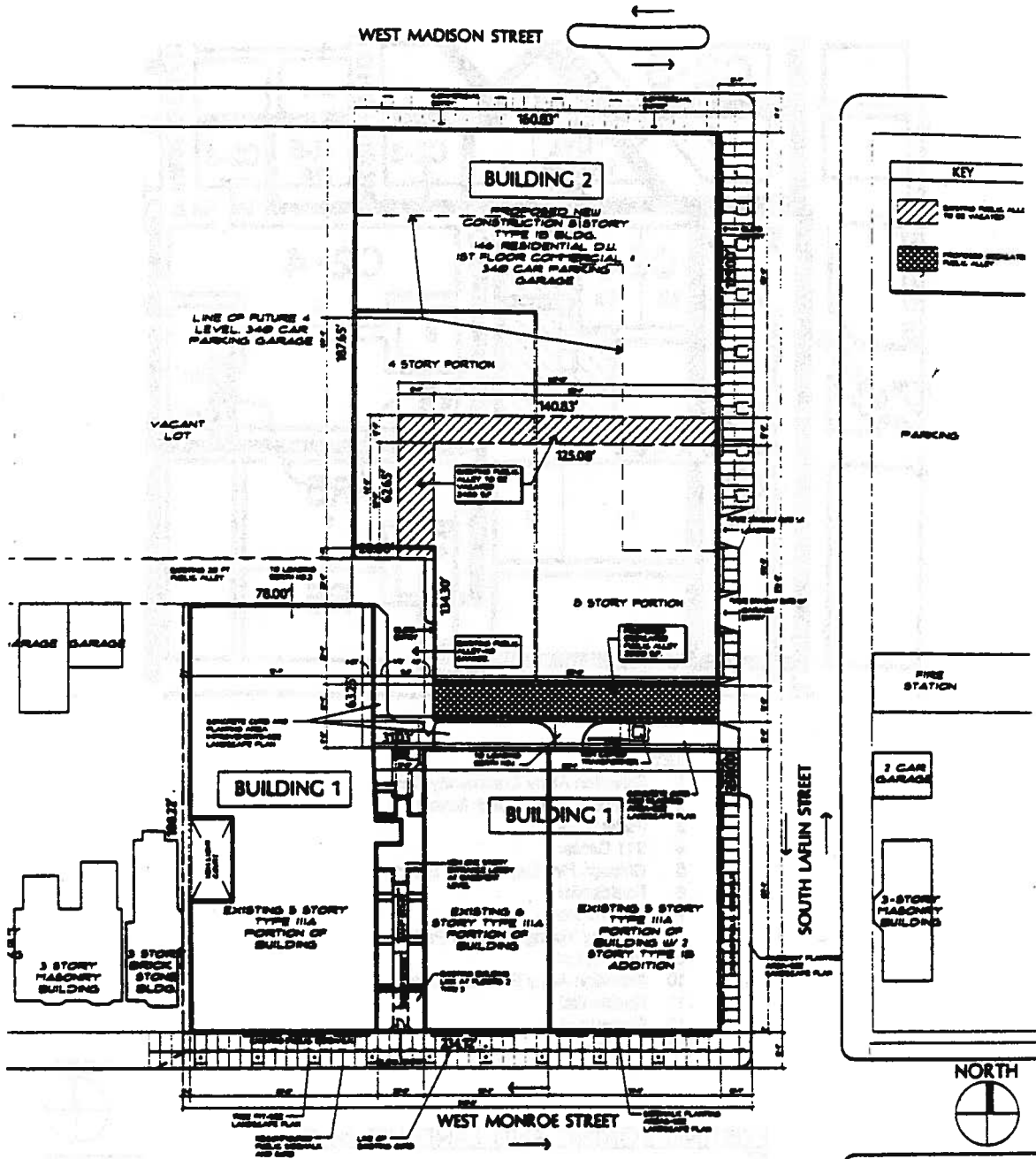
NTS



FITZGERALD ASSOCIATES ARCHITECT
 210 North Dearborn
 Chicago, IL 60610
 Tel: 773.377.2100
 Fax: 773.377.2101

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 DATE 5/18/00

Site Plan.



SITE PLAN
1/6" = 1'-0"

THE PARK 1500

1500 West Monroe Street Chicago, Illinois

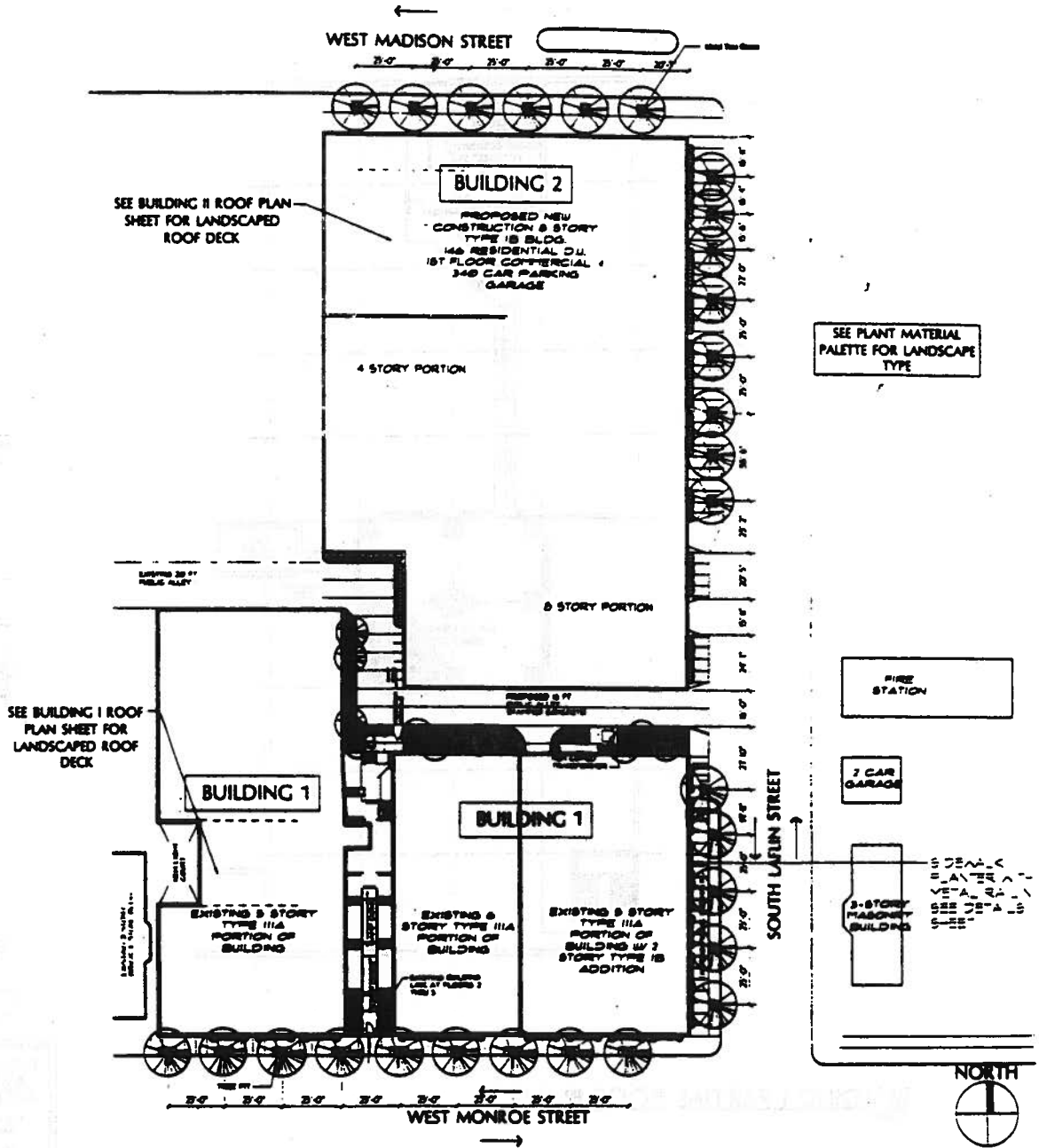
FITZGERALD
ASSOCIATES
ARCHITECTS

3110 North Dearborn
Chicago, IL 60657
773.277.8222
Fax 773.277.8972

9918

DATE SHEET

Landscape Plan.



LANDSCAPE PLAN
1/8" = 1'-0"

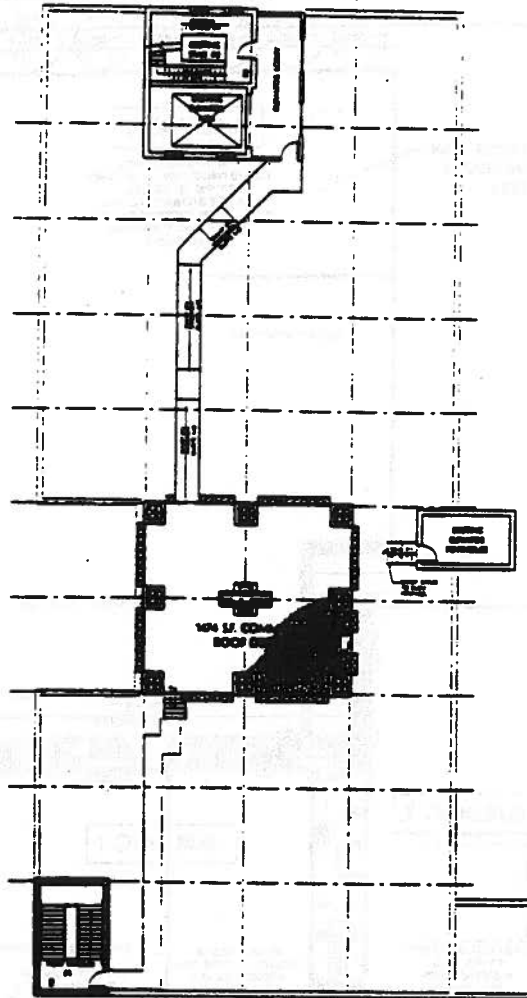
THE PARK 1500

1500 West Monroe Street Chicago, Illinois

FITZGERALD ASSOCIATES ARCHITECTS
 3116 North Dearborn
 Chicago, IL 60657
 773.277.8822
 Fax: 773.277.8872

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 DATE 5/26/00

Building I Partial Roof Plan.



BUILDING I PARTIAL ROOF PLAN
7-307-07

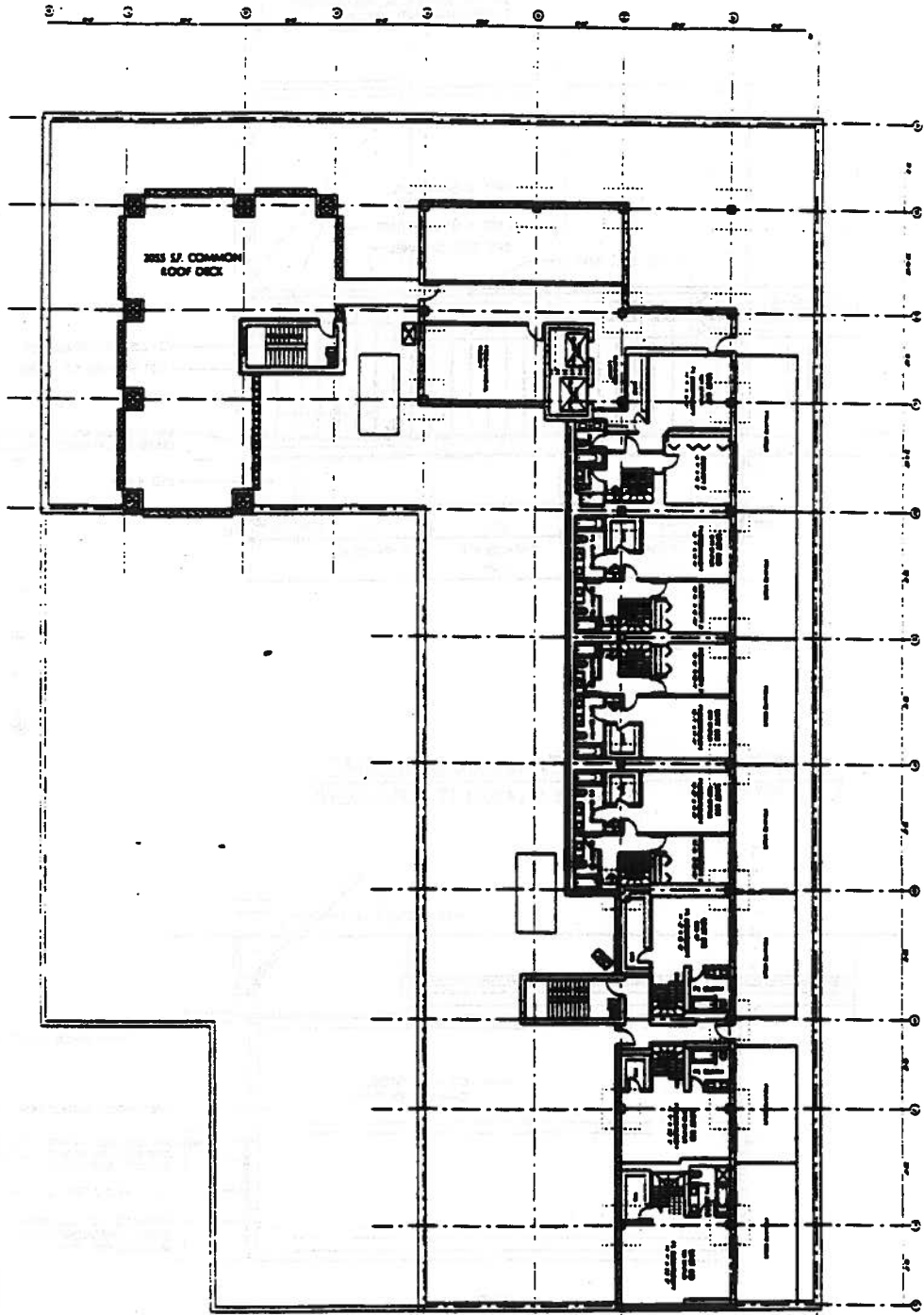
THE PARK 1500

1500 West Monroe Street Chicago, Illinois



FITZGERALD ASSOCIATE ARCHITECT
310 North State Chicago, IL 60610 Tel: 773.257.8811 Fax: 773.257.8811
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DATE 5/18/00

Building II Roof Plan.



BUILDING II ROOF PLAN
1/32" = 1'-0"

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1500 West Monroe Street Chicago, Illinois

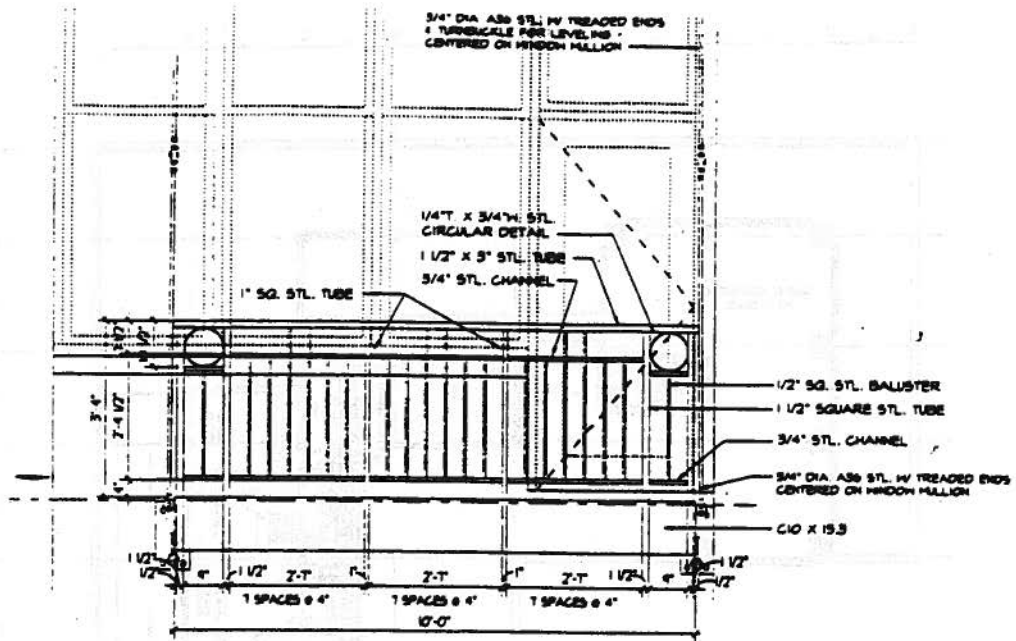


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ARCHITECT

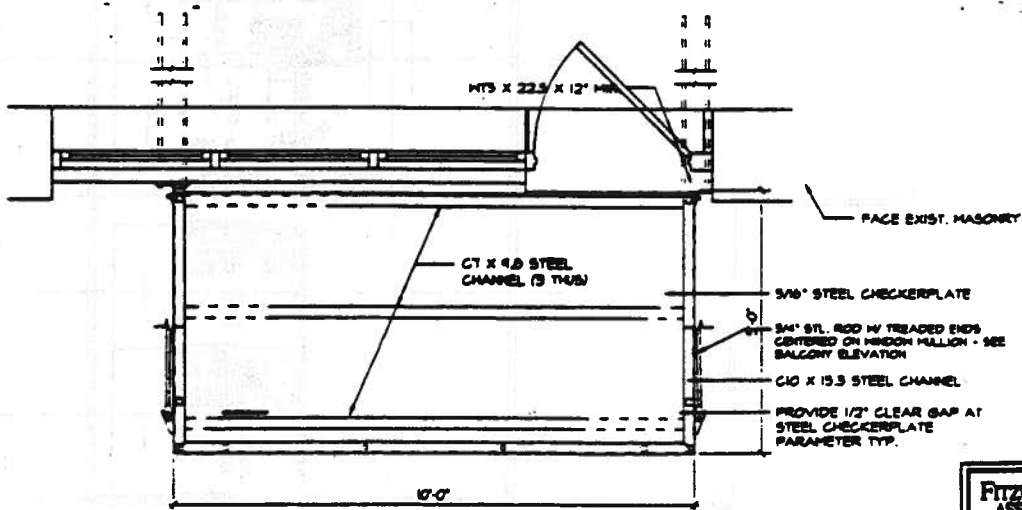
3116 North State
Chicago, IL 60657
Tel: 773.237.8200
Fax: 773.237.8202

9918
DATE 5/18/00

Typical Balcony Plan -- Building I.




TYP. BALCONY ELEVATION-BUILDING I
 NOT TO SCALE MONROE & LAFLIN ST. ELEVATIONS




TYP. BALCONY PLAN-BUILDING I
 NOT TO SCALE MONROE & LAFLIN ST. ELEVATIONS

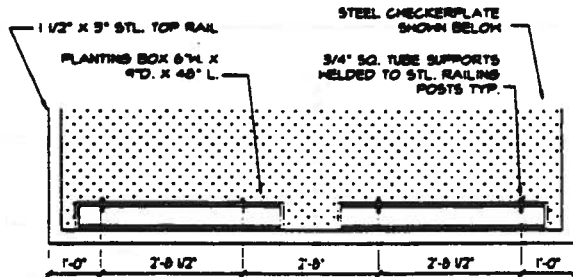
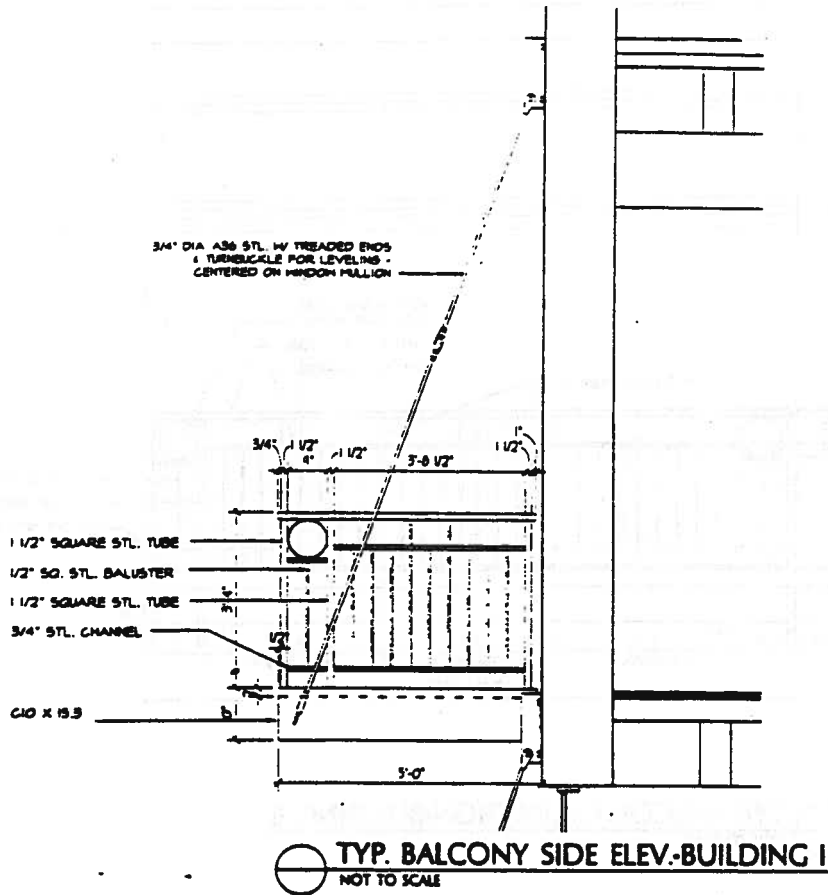
THE PARK 1500

1500 West Monroe Street Chicago, Illinois

FITZGERALD
ASSOCIATE
ARCHITECT
 310 North State
 Chicago, IL 60610
 773.327.81
 Fax 773.327.82

9918
 DATE 5/18/00

Balcony Rail/Planterbox Plan.



○ BALC. RAIL/PLANTERBOX PLAN
NOT TO SCALE

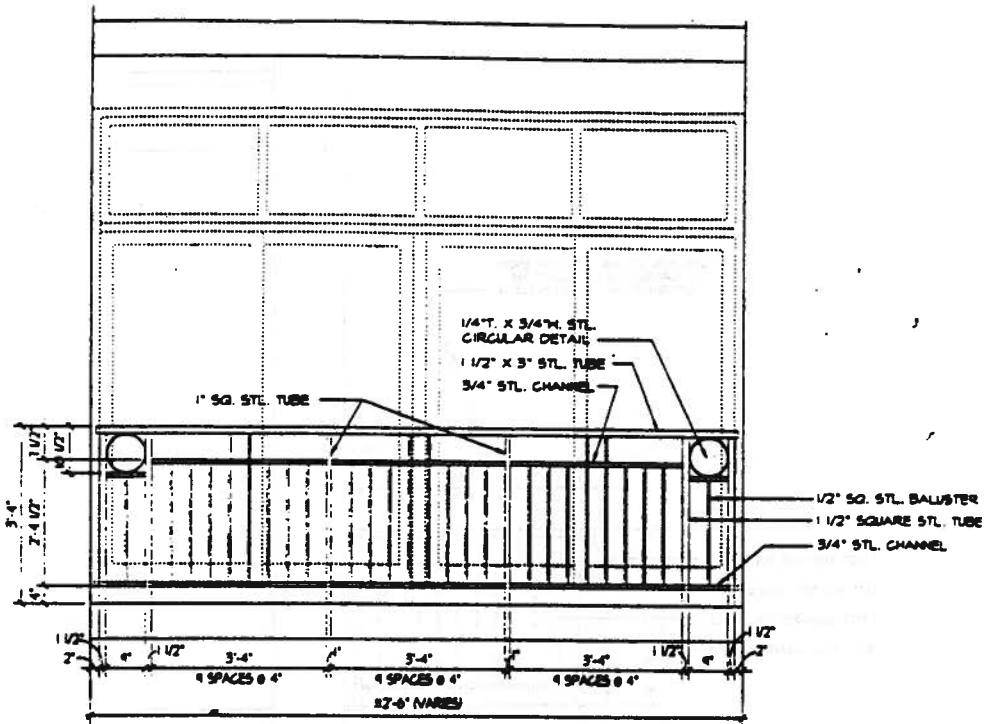
MONROE & LAFLIN ST. ELEVATIONS ELEVATIONS-BUILDING I
LAFLIN ST & MADISON ST. ELEVATIONS-BUILDING II SIMILAR

FITZGERALD
ASSOCIATE
ARCHITECT

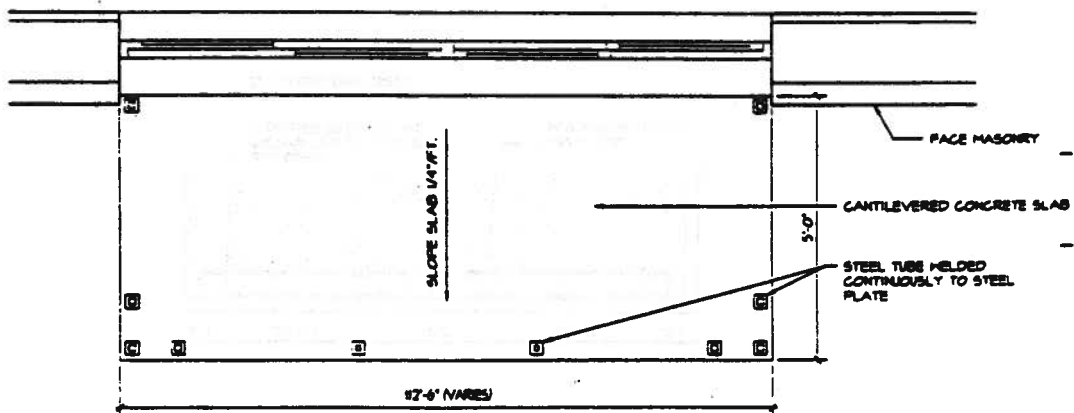
210 North State
Chicago, IL 60610
Tel: 773.287.8822
Fax: 773.287.8827

9918
DATE 5/26/00

Typical Balcony Plan -- Building II.



TYP. BALCONY ELEVATION-BUILDING II
NOT TO SCALE

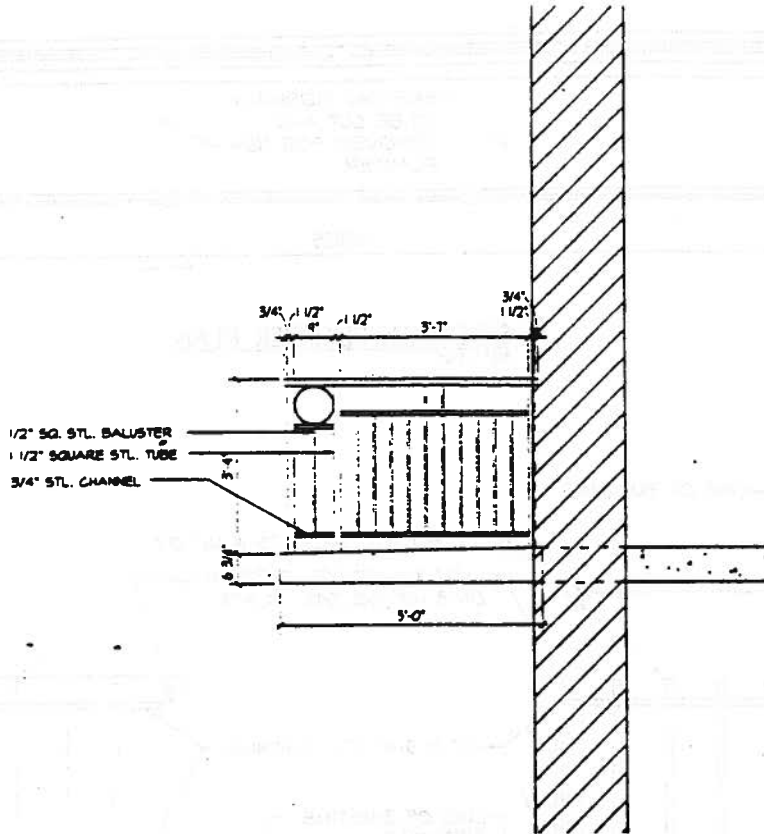


TYP. BALCONY PLAN-BUILDING II
NOT TO SCALE

FITZGERA ASSOCIAT ARCHITEC
 3110 North 5th
 Chicago, IL 60647
 Tel 773.237.7700
 Fax 773.237.7701

9918
 DATE 5/98

Typical Balcony Side Elevation -- Building II.



○ TYP. BALCONY SIDE ELEV.-BUILDING II
NOT TO SCALE

THE PARK 1500

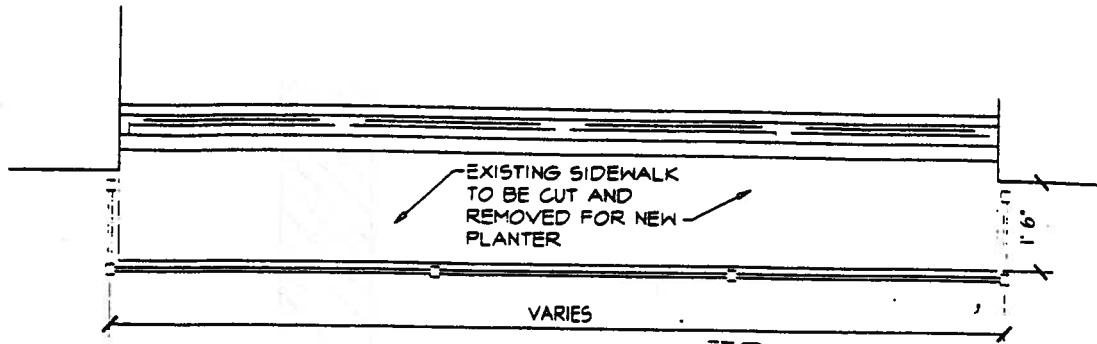
1500 West Monroe Street Chicago, Illinois

**FITZGERALD
ASSOCIATES
ARCHITECTS**

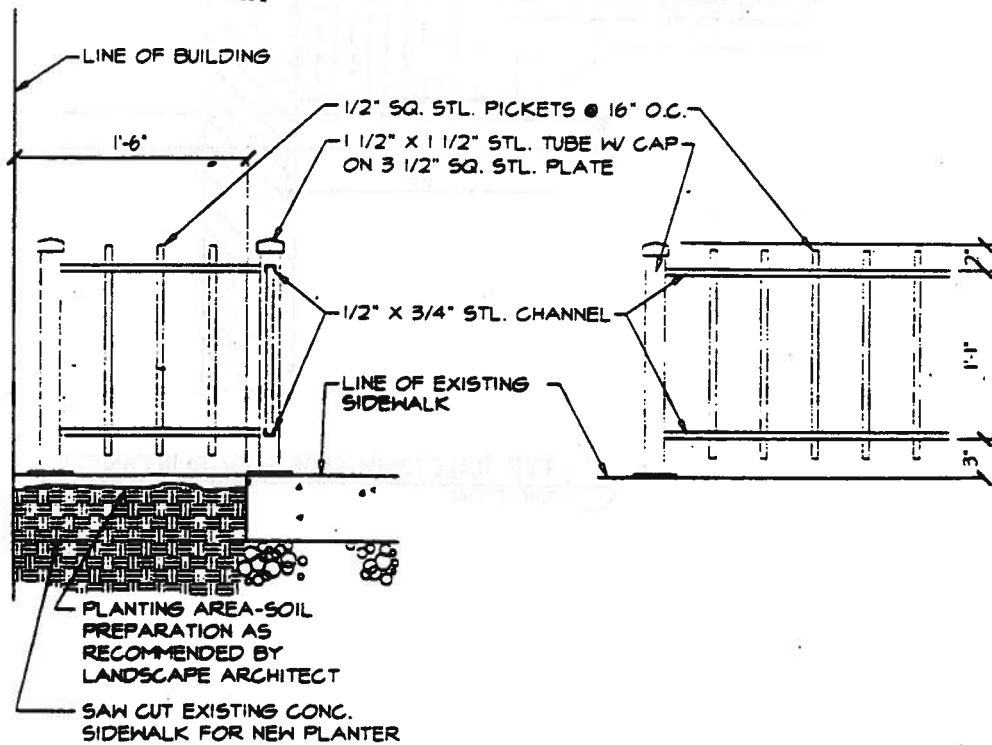
2110 North Dear
Chicago, IL 60614
773.237.7100
Fax: 773.237.7100

9918
DATE 5/28/00

Sidewalk Planter Detail.



SIDEWALK PLANTER PLAN
7/8" = 1'-0"



SECTION
SCALE: 1"=1'-0"

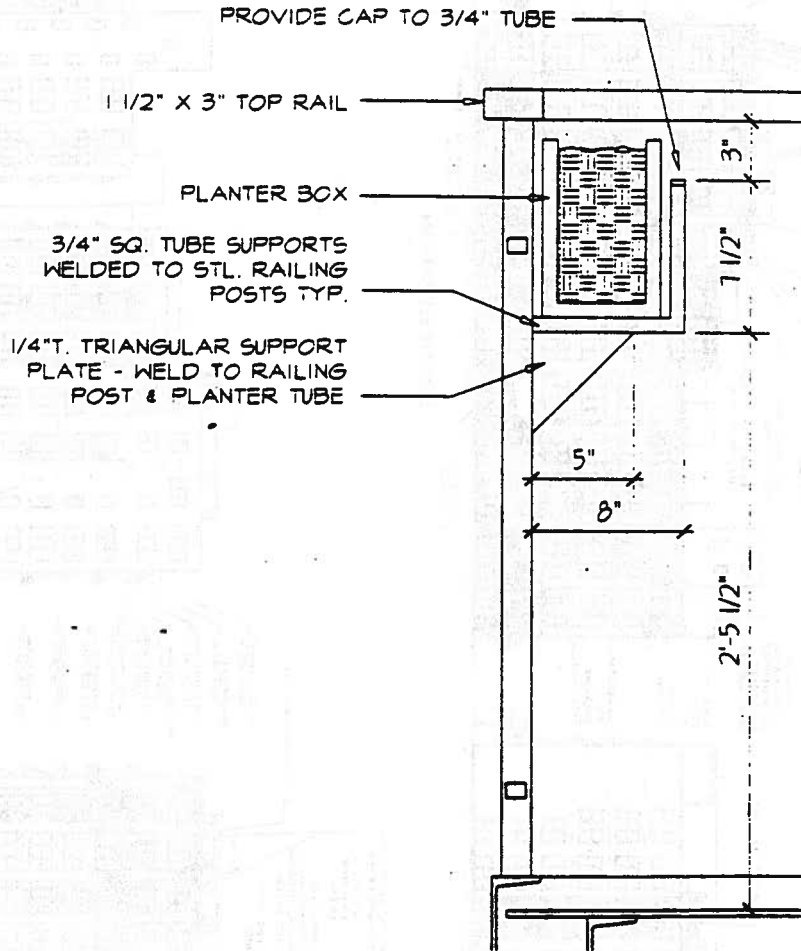
PARTIAL FENCE ELEVATION
SCALE: 1"=1'-0"


SIDEWALK PLANTER DETAILS
7/8" = 1'-0"

FITZGERA ASSOCIATES ARCHITECT
 3110 North 5th
 Chicago, IL 60641
 Tel: 773.227.7727
 Fax: 773.227.7728

9918
 DATE 5/16/00

Planterbox Connection Detail.




PLANTERBOX CONN. DETAIL
 NOT TO SCALE MONROE & LAFLIN ST. ELEVATIONS-BUILDING I
 LAFLIN ST & MADISON ST. ELEVATIONS-BUILDING II SIMILAR

THE PARK 1500

1500 West Monroe Street Chicago, Illinois

FITZGERALD ASSOCIATES ARCHITECT
 318 North Dearborn
 Chicago, IL 60610
 Tel: 773.327.1111
 Fax: 773.327.1112
9918
 DATE 1/20/00

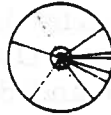
Plant Material Palette.

PLANT MATERIAL PALETTE

KEY QTY. BOTANICAL NAME COMMON NAME SIZE REMARKS

SOFTSCAPE

CANOPY TREES L-C



AG2.5"	0	Ginkgo Biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" Caliper	B&B
FA2.5"	0	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	2.5" Caliper	B&B
UH2.5"	0	Ulmus 'Homestead'	Homestead Elm	2.5" Caliper	B&B

INTERMEDIATE AND ORNAMENTAL TREES L-O



BP6'	0	Betula papyrifera 'Whitespire'	Whitespire Birch	6' Height	B&B
AC6'	0	Amelanchier canadensis	Servicberry	6' Height	B&B

EVERGREEN SHRUBS L-ES 3' O.C.



JC24"	0	Juniperus 'Moundbatter'	Moundbatter Juniper	24" Height	B&B
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DECIDUOUS SHRUBS L-DS 3' O.C.



RT24"	0	Rhus typhina 'Incisata'	Cutleaf Sycamore	24" Height	B&B
RG24"	0	Berberis 'Rosy Glow'	Rosy Glow Barberry	24" Height	B&B
SP24"	0	Syringa patula 'Miss Kim'	Miss Kim Lilac	24" Height	B&B
RA24"	0	Ribes alpinum	Alpine Currant	30" Height	B&B

ROSES L-R 3' O.C.



RN48"	0	Rosa 'The Fairy'	The Fairy Rose	3 Gallon	B&B
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PERENNIALS L-P 18" TO 24" O.C.



RFGal.	0	Rudbeckia fulgida 'Indian Summer'	Indian Summer Black-eyed Susan	1 Gallon	18" O.C.
PAGal.	0	Perovskia 'Longin'	Longin Russian Sage	1 Gallon	18" O.C.
NHGal.	0	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 Gallon	18" O.C.
SBGal.	0	Stachys bizantina 'Silver Carpet'	Lamba Ear	1 Gallon	18" O.C.
EPGal.	0	Eryngium 'Fiesta'	Rattlesnake	1 Gallon	18" O.C.
CLGal.	0	Caryopteris 'Longwood Blue'	Dark Night Bluebeard	1 Gallon	18" O.C.
HPGal.	0	Houstonia 'Palace Purple'	Purple Palace Cornflower	1 Gallon	18" O.C.
BCGal.	0	Burgundy candelabra 'Verbena'	Strawberry Honey Verbena	1 Gallon	18" O.C.
SDGal.	0	Sedum 'Dragon Blood'	Two Crop Sedumcrup	1 Gallon	18" O.C.
NSGal.	0	Nepeta sibirica	Siberian Catmint	1 Gallon	18" O.C.

ORNAMENTAL GRASS L-OG 3' O.C.



FEGal.	0	Festuca 'Elijah Blue'	Blue Fescue	3 Gallon	18" O.C.
HOGal.	0	Habenaria sempervirens	Blue Oats Grass	1 Gallon	18" O.C.
EAGal.	0	Elymus arvensis 'Blue Dune'	Blue Wild Rye Grass	1 Gallon	18" O.C.

ANNUALS L-A 6" TO 12" O.C.



AVG.	0	Annual Verbena Bourneville	Verbena	Quart	12" O.C.
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SHREDDED HARDWOOD MULCH L-SHM 3" DEEP

SHM	0	Hardwood		Cubic Yard	3" Deep
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FITZGERALD ASSOCIATES ARCHITECTS
 3110 North Dearborn
 Chicago, IL 60637
 Tel: 773.287.6222
 Fax: 773.287.6872

9918
 DATE 1/2000

*Reclassification Of Area Shown On Map Number 3-G.
(Application Number A-4368)*

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 B4-2 Restricted Service District and C1-2 Restricted Commercial District symbols and indications as shown on Map Number 3-G in the area bounded by:

West Division Street; North Noble Street; a line 143 feet northeast of and parallel to North Milwaukee Avenue; and North Cleaver Street,

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-G.
(As Amended)
(Application Number 13020)*

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-G in the area bounded by:

North Clybourn Avenue; West Webster Street; the alley next southwest of North Clybourn Avenue; and a line 120 feet long perpendicular to North Clybourn Avenue, beginning at a point 141.98 feet northwest of North Clybourn Avenue and West Webster Street,