

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Beale, Pope, Balcer, Frias, Olivo, L. Thomas, Coleman, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 47.

Nays -- None.

Alderman Beavers to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 3-F.

(As Amended)

(Application Number 13029)

RPD 774

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 3-F in the area bounded by:

West Division Street; a line 125.0 feet west of North Howe Street; the alley next south of West Division Street; a line 100.0 feet west of North Howe Street; West Division Street; North Howe Street or the line thereof if extended where no street exists; West Hobbie Street; and North Crosby Street,

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications established in Section 1 above to the designation of a Residential Planned Development which is hereby established in the area above described subject to such use and bulk regulations

as are set forth in the Plan of Development herewith attached and made a part thereof 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 774.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number _____ consists of approximately one hundred ninety-one and eight hundred thirty-eight thousandths (191.838) square feet (four and forty hundredths (4.40) acres) and is owned or controlled by the applicant, Division and Crosby, L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication, vacation or closure of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of 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 contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, including any homeowner's association(s) formed to succeed the applicant, the legal title holder or 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 all the owners of the property or any homeowners association which may be formed to represent the owners with respect to zoning matters and any ground lessors.

4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; a Right-of-Way Adjustment Map; an Existing Land-Use Map; a Common Area Plan; a Site/Landscaping Plan and Building Elevations, dated February 22, 2001 prepared by Roy H. Kruse and Associates, Architects. Full size sets of the Site/Landscaping Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. The 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 "Residential Planned Development": attached or detached single-family residential dwelling units, walk-up type multiple family dwellings, 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, subject to the review and approval of the Department of Planning and Development.
7. 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 and of the Department of Planning and Development. Closure of all or part of any public streets or alleys shall be subject to the review and approval of the Chicago Department of Transportation.

8. In addition to the maximum height of any building and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvement shall also be subject to the height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements shall be designed, installed and maintained in substantial conformance with the Bulk Regulations and Data Table, the Site/Landscaping Plan and Building Elevations attached hereto. The landscaping (including street trees in the adjacent right-of-way) shall be designed, installed and maintained in accordance with the parking lot landscaping and parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Open spaces A through E as depicted on the Common Area Plan shall not be fenced along the Crosby Street frontage and shall be made available for public use.
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 application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11. 11-3(c) of the Chicago Zoning Ordinance.
12. 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, 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.

13. 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.
14. Unless substantial construction has 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 then the zoning of the property shall automatically revert to the R4 General Residence District classification.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Right-of-Way Adjustment Map; Site/Landscaping Plan; Common Area Plan; Building Elevations -- Single-Family Residences Front; Building Elevations -- Single-Family Residences Side/Rear; Building Elevations -- Three Flat Condominiums Front; Building Elevations -- Standard Three Flats Side/Rear; and Building Elevations -- Extended Three Flats Side/Rear referred to in these Plan of Development Statements printed on pages 53925 through 53934 of this Journal.

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

Business Planned Development Number 774.

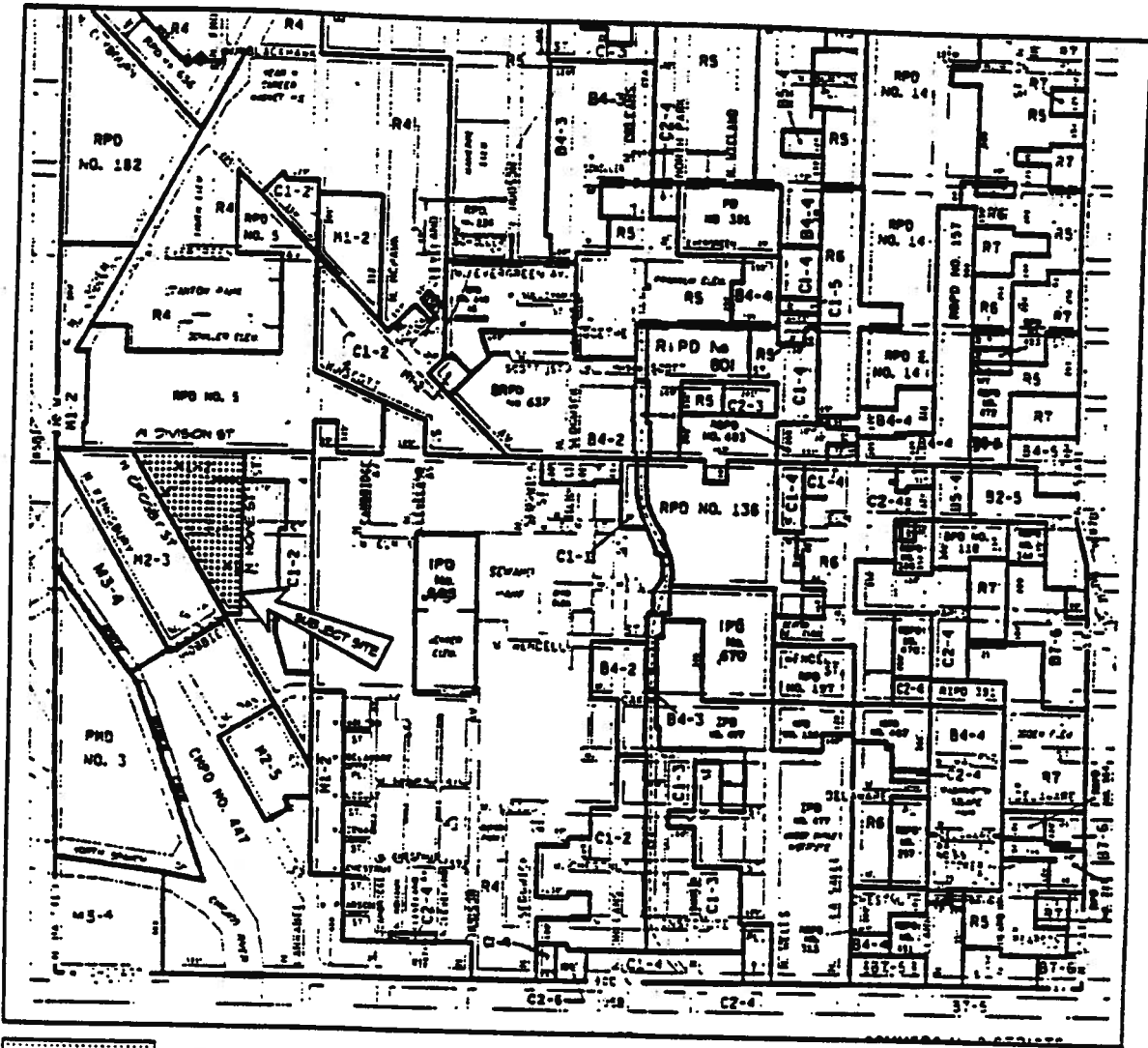
Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area, 280,521 square feet (6.44 acres) = Net Site Area, 191,838 square feet (4.40 acres) + Area Remaining in Public Right-of-Way, 88,683 square feet (2.04 acres).

Maximum Permitted Floor Area Ratio:	1.00 (F.A.R.).
Maximum Number of Dwelling Units:	134 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:	134 spaces (or a ratio of 1 parking space per dwelling unit).
Maximum Building Height:	In substantial conformance with the Building Elevations.

Existing Zoning Map.



▨ - SUBJECT SITE

APPLICANT: DIVISION & CROSBY LLC.
 ADDRESS: 635-673 WEST DIVISION STREET (EXCLUDING 647)
 1103-1127 NORTH CROSBY STREET
 1144-1162 NORTH HOWE STREET
 631-657 WEST ELM ST.
 1145-1163 NORTH "NEW LANE"

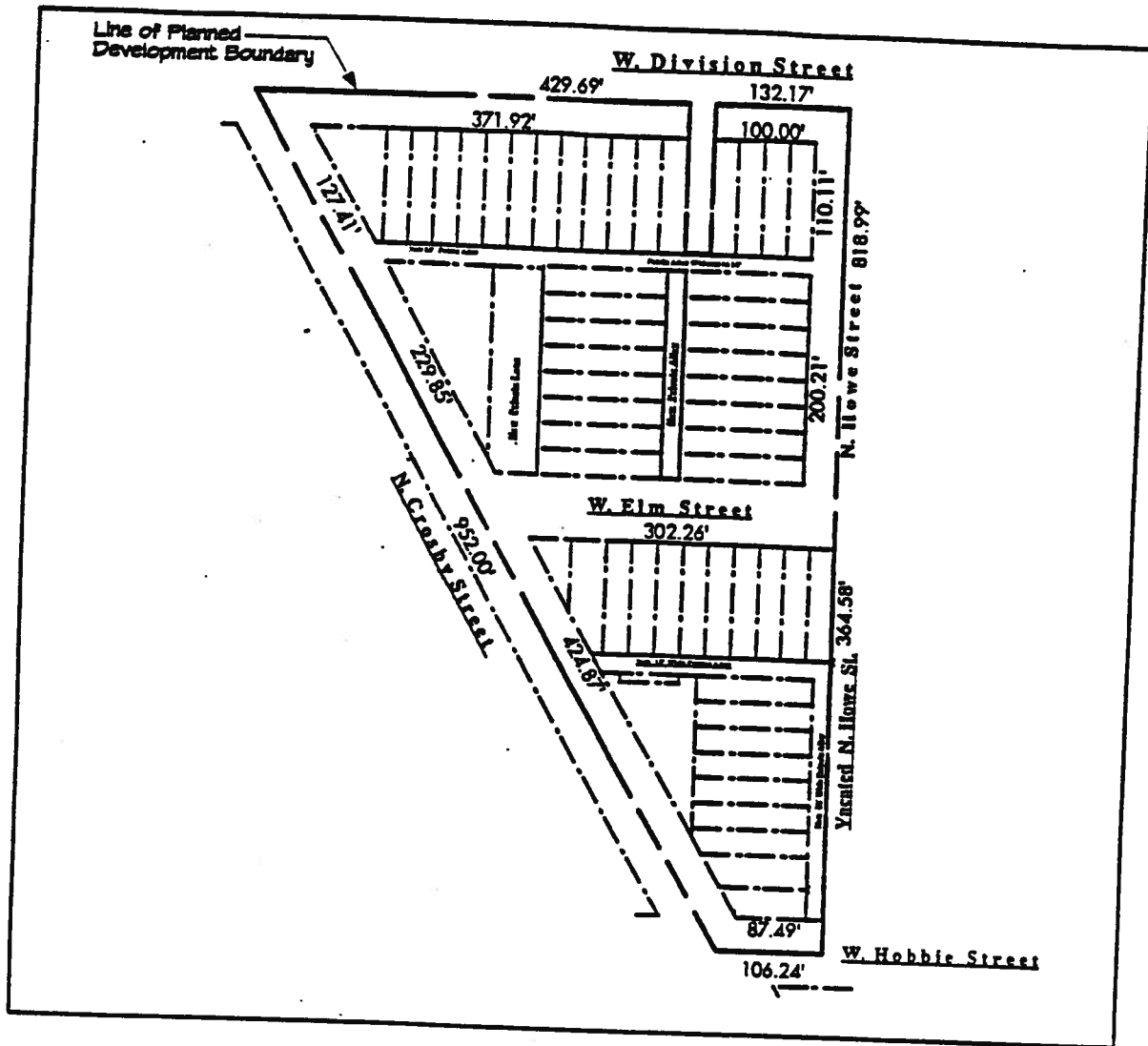
CHICAGO, ILLINOIS

PREPARED BY: ROY H. KRUSE & ASSOCIATES, ARCHITECTS

DATE: MAY 22, 2000
 REVISED: FEBRUARY 22, 2001



Planned Development Boundary
And Property Line Map.



LEGEND:
 ————— Residential Planned Development Boundary
 - - - - - Property Line

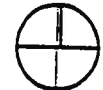
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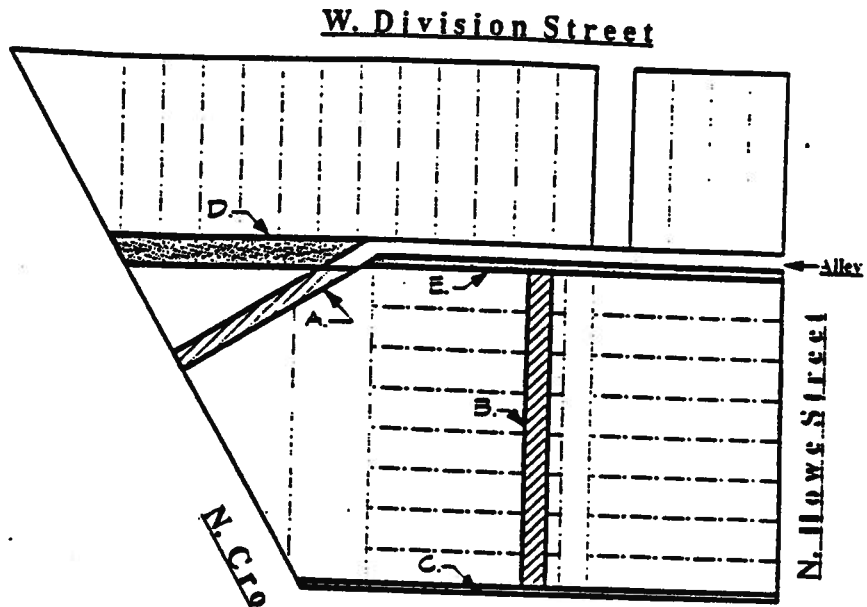
DATE: MAY 22, 2000
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NORTH



NOT TO SCALE

Right-Of-Way Adjustment Map.



Site Area Vacations & Dedications

Key

	A. Vacate Existing 12' Wide Alley	-	1,394 S.F.
	B. Vacate Existing 15' Wide Alley	-	2,939 S.F.
	C. Vacate 4' of West Elm Street	-	1,229 S.F.
	Area "To be Vacated"	=	5,562 S.F.
	D. Dedicate New 18' Wide Alley	-	2,599 S.F.
	E. Dedicate 4' at Existing 12' Wide Alley	-	1,067 S.F.
	Area "To be Dedicated"	=	3,666 S.F.

Base Site Area	-	189,942 S.F.	
Area "To be Vacated"	- (+)	5,562 S.F.	
Area "To be Dedicated"	- (-)	3,666 S.F.	
Net Site Area	-	191,838 S.F.	(1,896 s.f. Net Increase over Base Site Area)
Development Area	-	191,838 S.F.	

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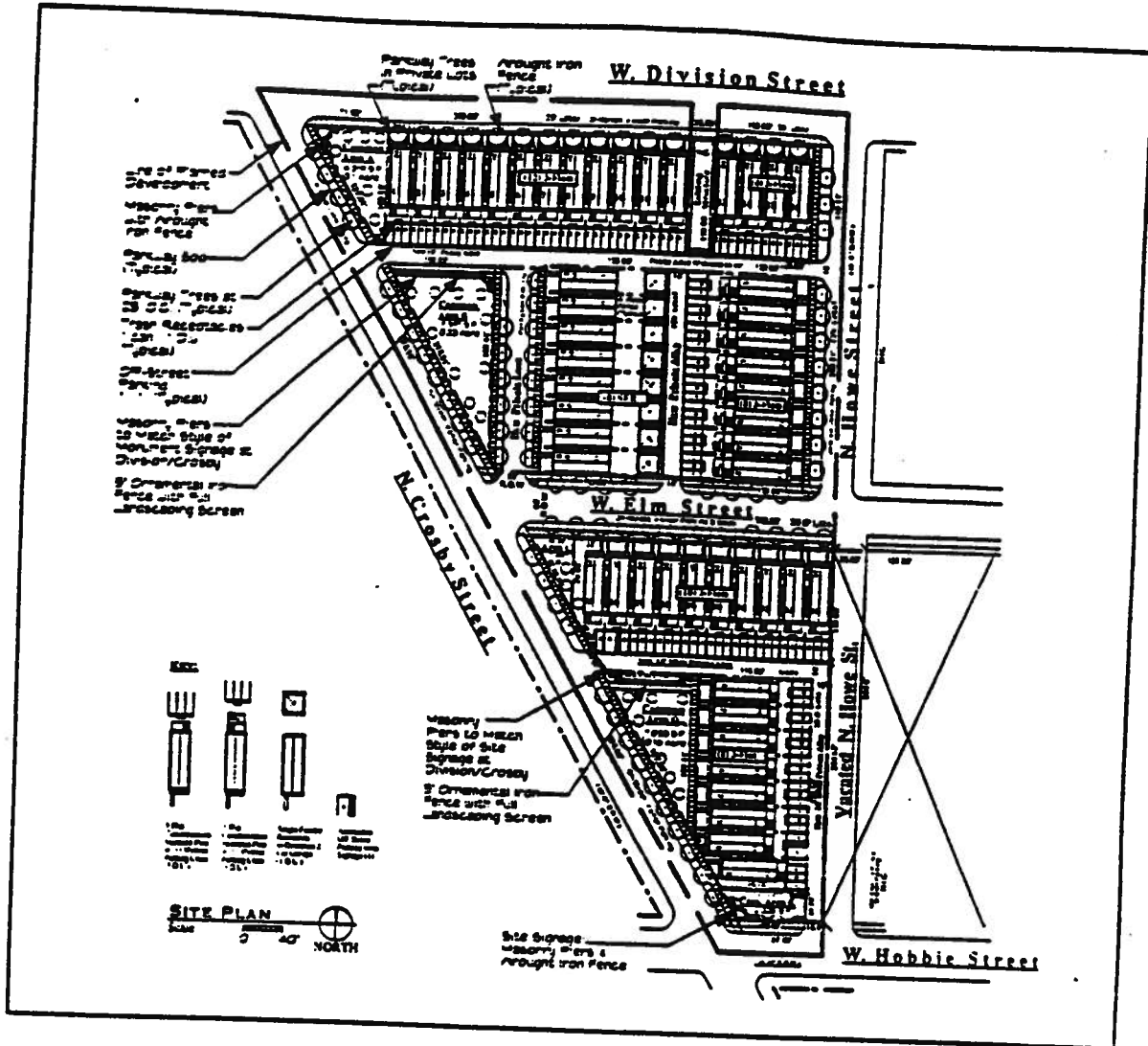
N. Hobbie Street

NORTH



NOT TO SCALE

Site/Landscaping Plan.



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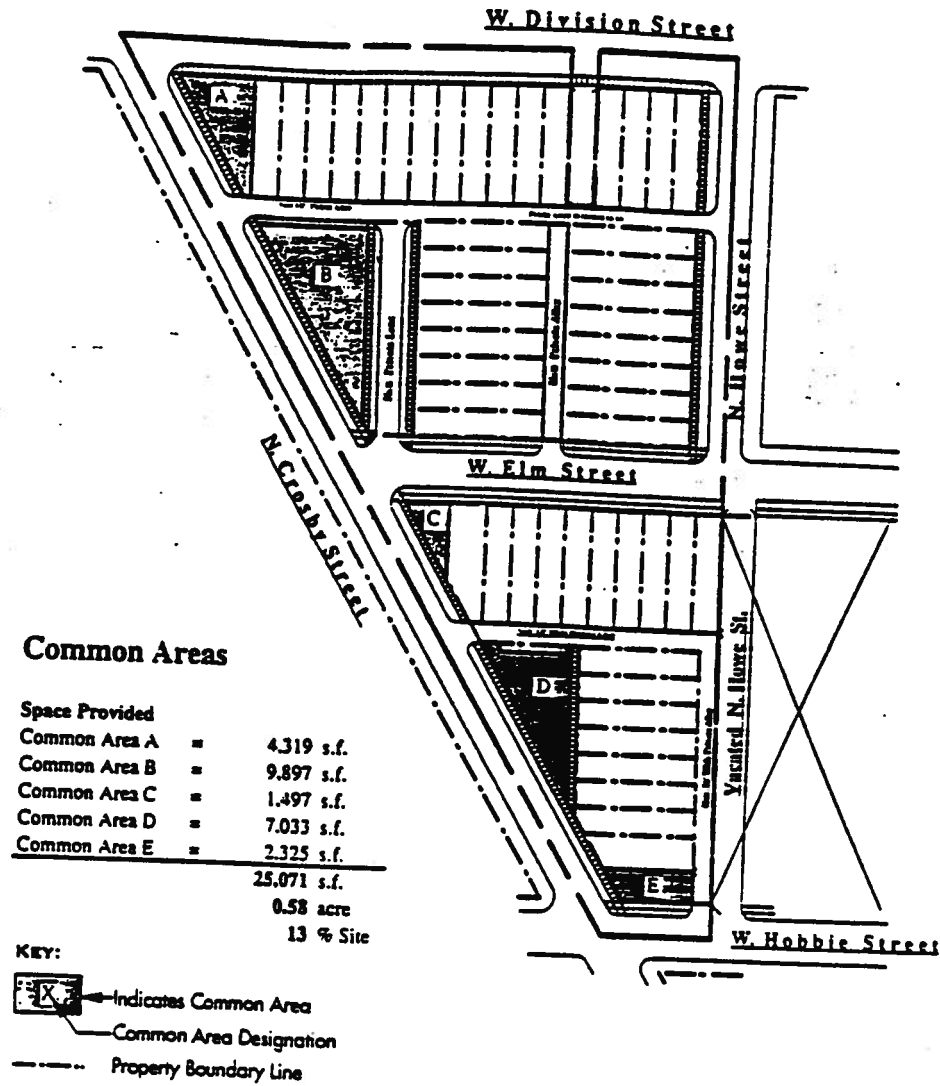
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NORTH



NOT TO SCALE

Common Area Plan.



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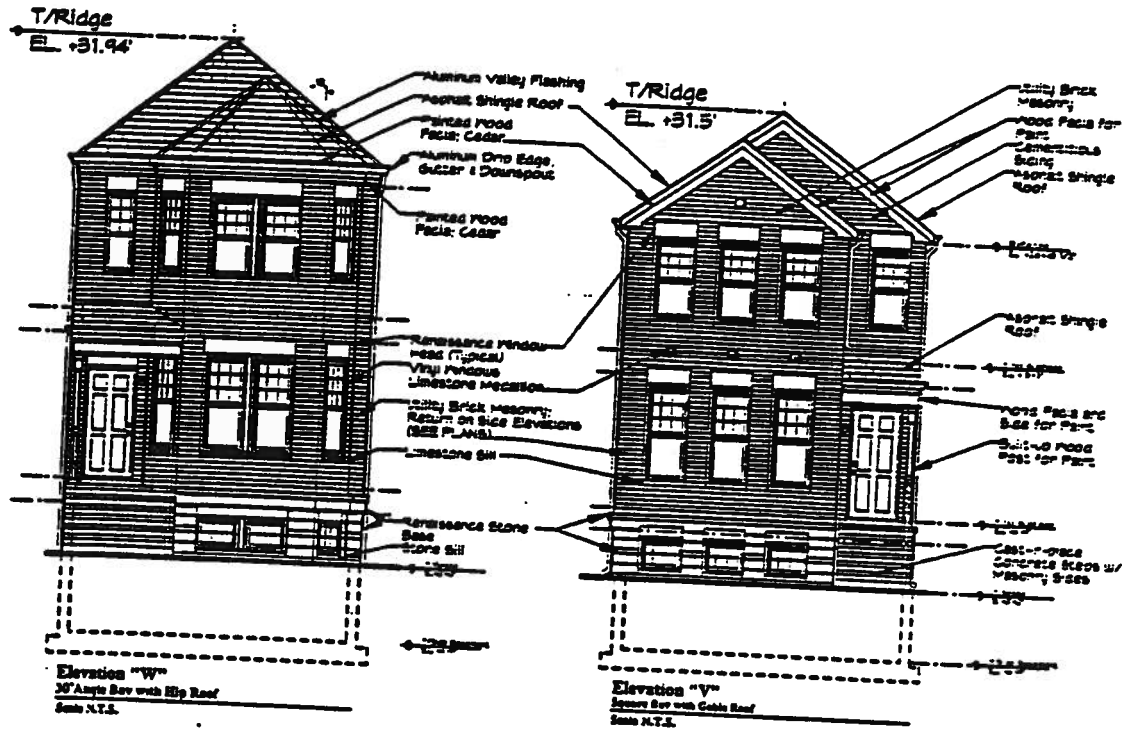
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Building Elevations -- Single-Family Residences Front.



Front Elevations: Single Family Residences

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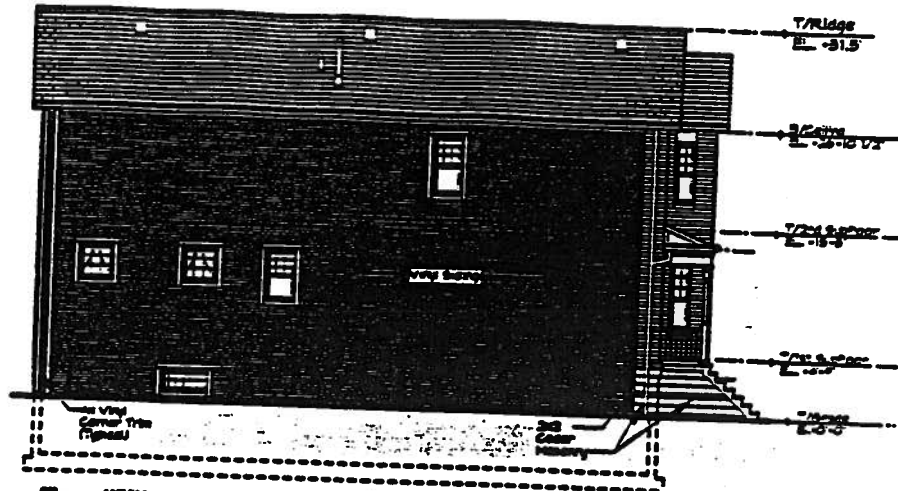
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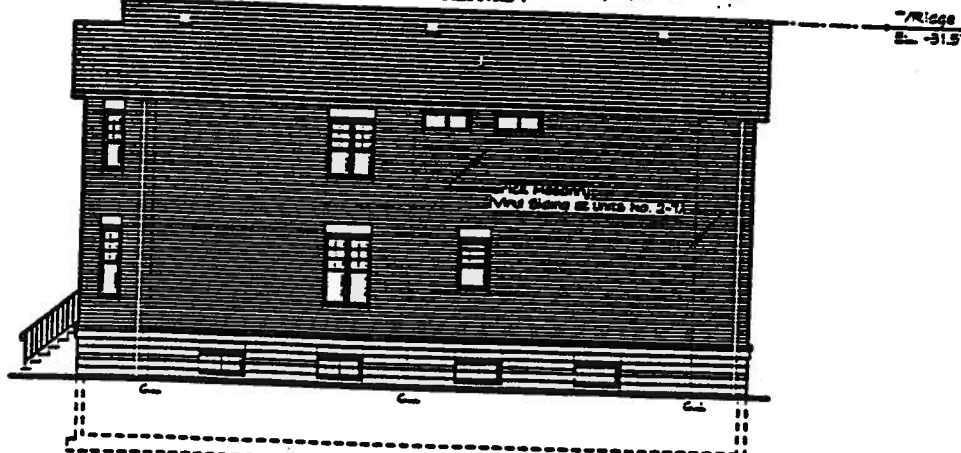
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Building Elevations -- Single-Family Residences Side/Rear.



Type "V" - Entry Side Elevation - Interior Lot Line
Scale N.T.S. Standard Unit No.2-7



Type "V" - Non-Entry Side Elevation at Public Way
Scale N.T.S. End Unit No. 1 & 8

Elevations: Single Family Side/Rear

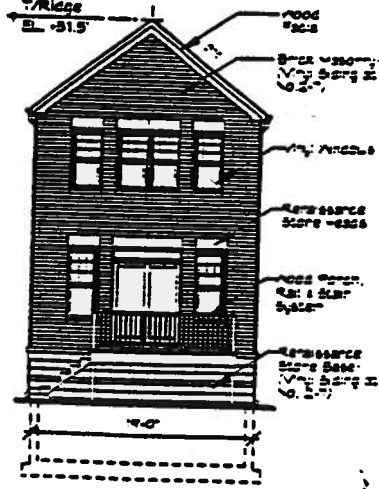
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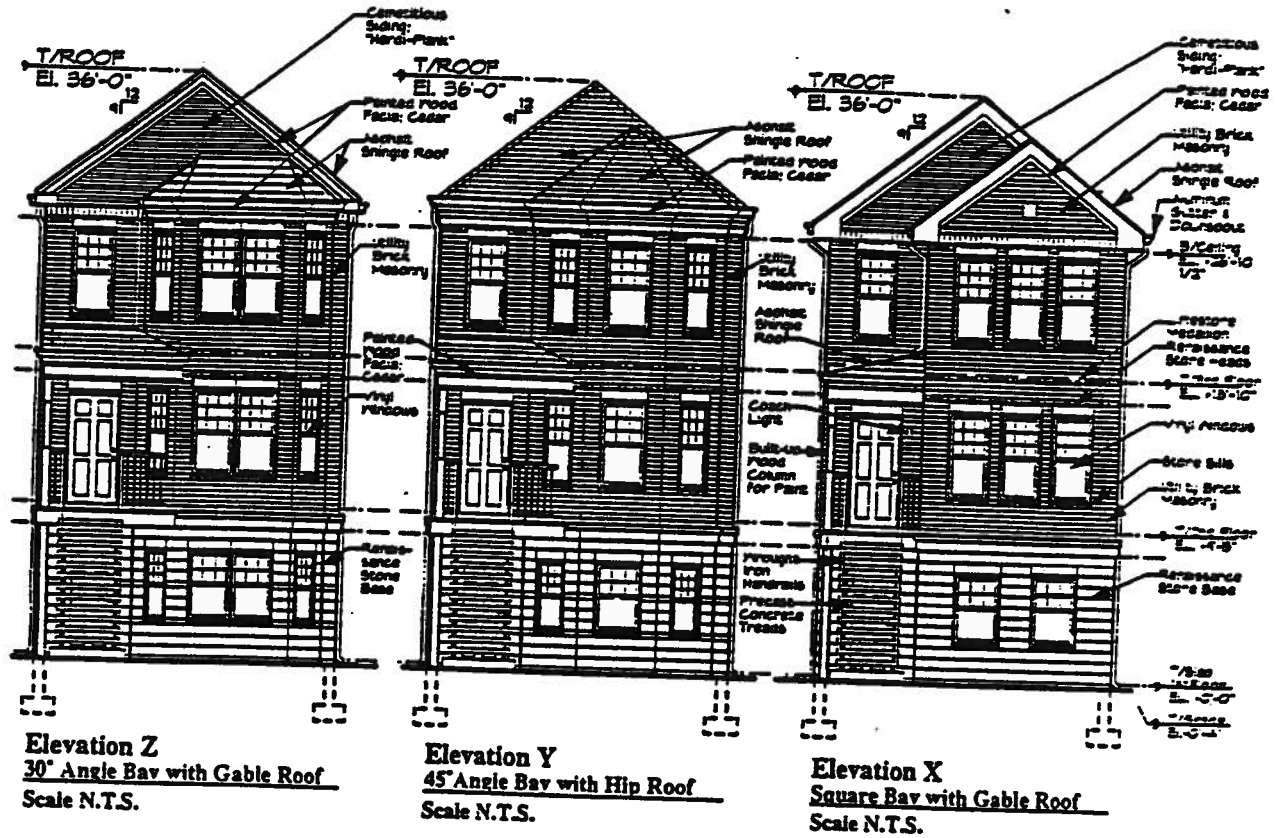
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Typical Rear Elevation
Scale N.T.S. End Unit No. 1 & 8

Building Elevations -- Three Flat
Condominiums Front.



Front Elevations: 3 - Flat Condominiums

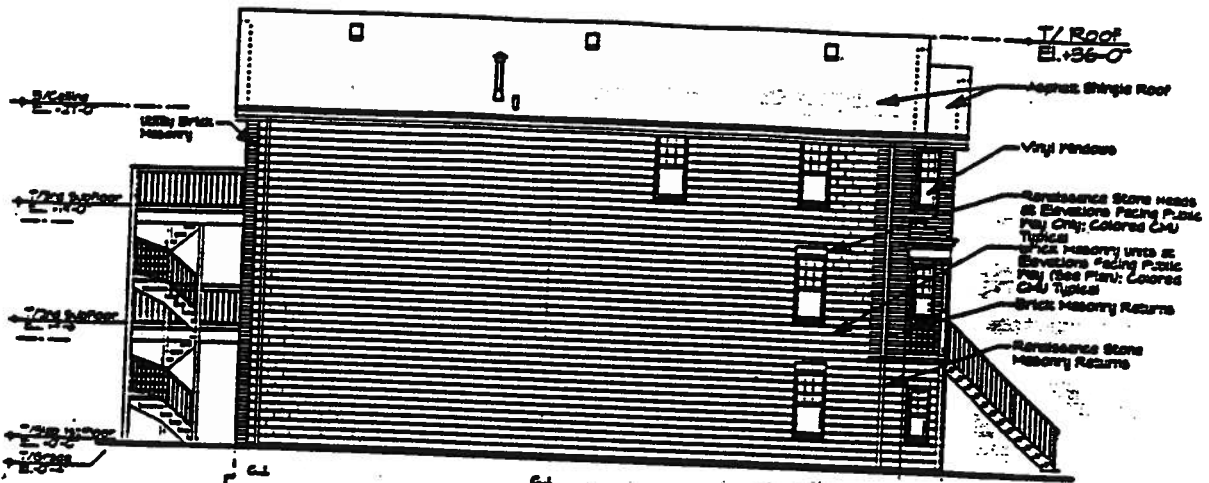
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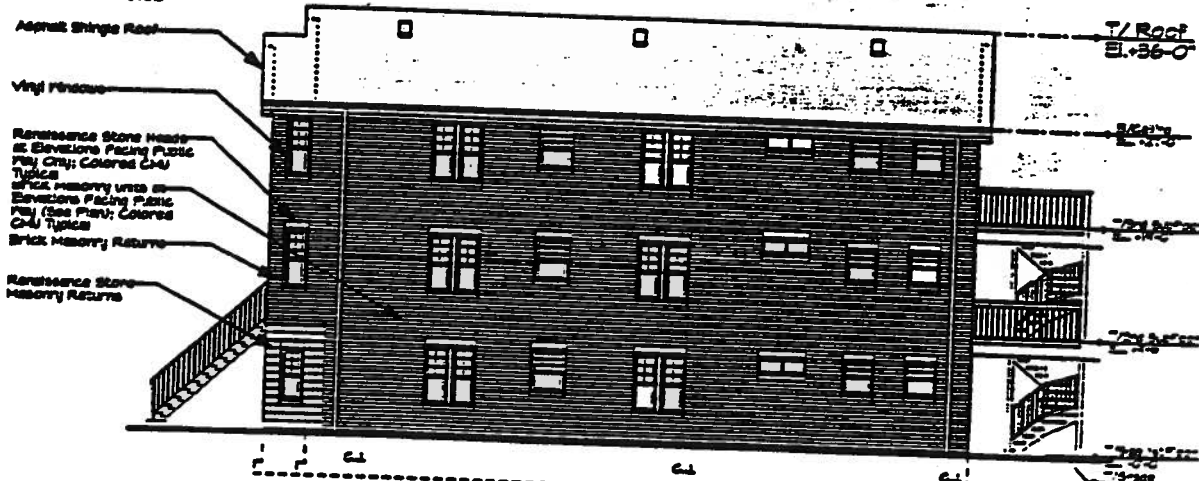
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Building Elevations -- Standard
Three Flats Side/Rear.



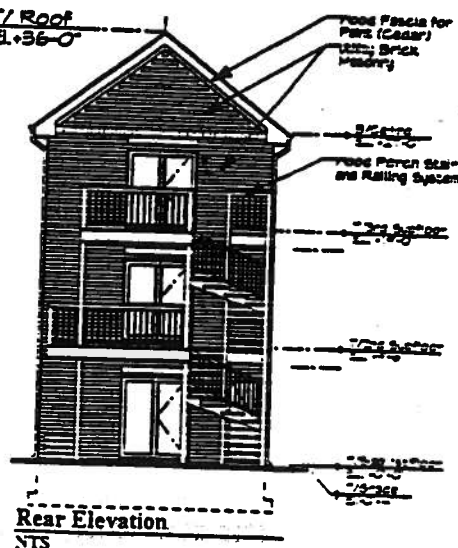
End Elevation at Public Way
Square Bay with Gable Roof
NTS



Non-Entry Side Elevation Type "X"
Square Bay with Gable Roof
NTS

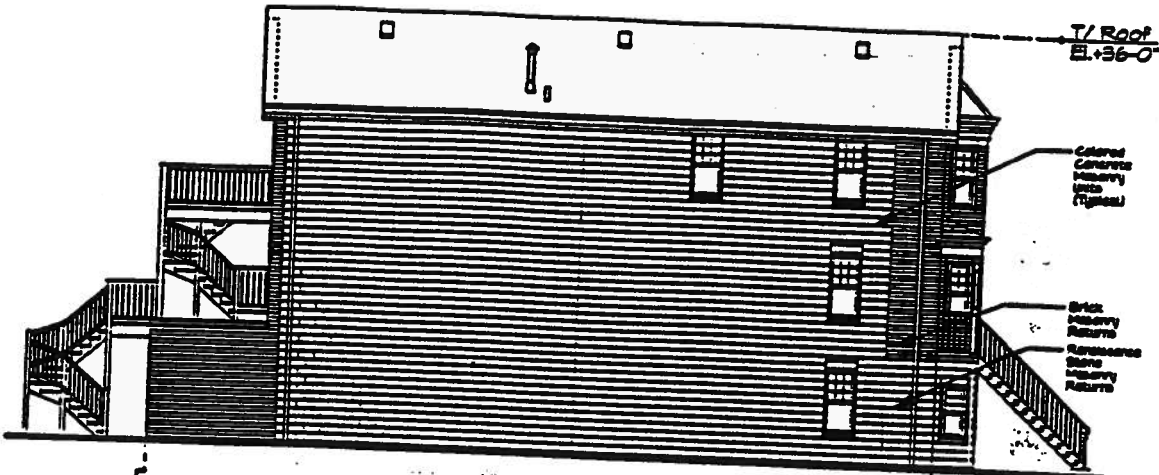
**Elevations: Standard 3 - Flats
Side/Rear**

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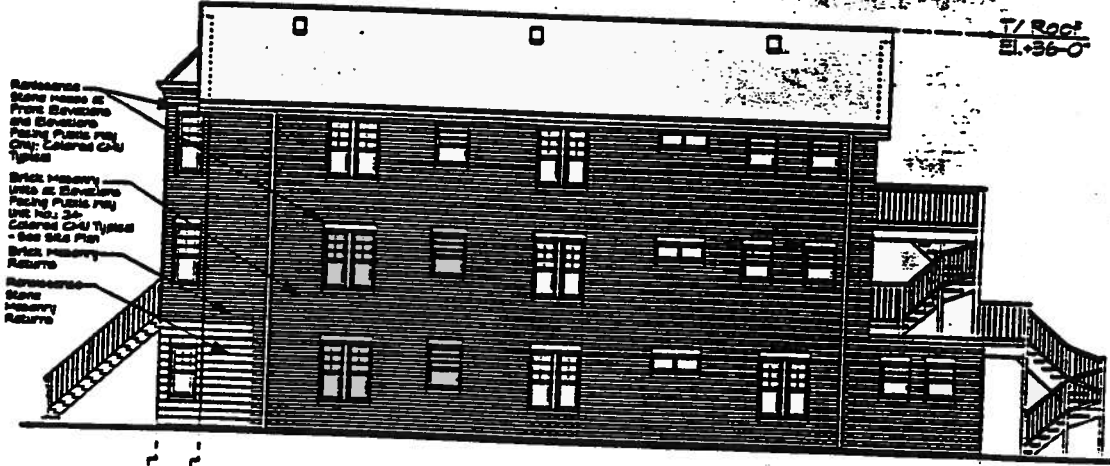


Rear Elevation
NTS

Building Elevations -- Extended
Three Flats Side/Rear.

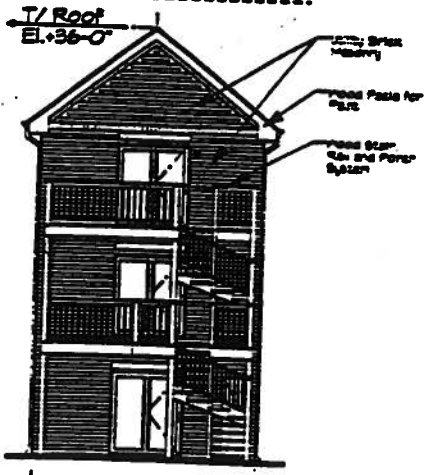


End Elevation at Public Way
Square Bay with Gable Roof
NTS



Non-Entry Side Elevation Type "X"
Square Bay with Gable Roof
NTS

**Elevations: Extended 3 - Flats
Side/Rear**



Rear Elevation
NTS

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