

PD 866

Table of Contents

11/05/2003 PD Amendment	2
Ordinance	2
Statements	3
Bulk Table	9
Exhibits	10
04/09/2003 PD Adoption	26
Ordinance	27
Statements	28
Bulk Table	32
Exhibits	33

Reclassification Of Area Shown On Map Number 9-I.
(As Amended)
(Application Number 14016)

Be It Ordained by the City Council of the City of Chicago: WRPD 866, 99

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Waterway-Residential Planned Development Number 866 symbols and indications as shown on Map Number 9-I in the area bounded by:

West Irving Park Road; the west line of the Metropolitan Sanitary District right-of-way (said line lying 90 feet northwest of and parallel to the centerline of the north branch of the Chicago River); a line 297.98 feet south of and parallel to West Irving Park Road; a line 586.08 feet east of and parallel to North California Avenue; a line 270.03 feet south of and parallel to West Irving Park Road; and a line 236.94 feet east of and parallel to North California Avenue,

to the designation of Waterway-Residential Planned Development Number 866, as amended, which is hereby established in the area described, subject to such use and bulk regulation as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. 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
Number 866, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Waterway-Residential Planned Development No. 866, as amended, consists of approximately 152,969 square feet (3.512 acres) and is owned or controlled by the Applicant, Irving Park Development LLC.
2. All applicable official reviews, approvals or **permits** are required to be obtained by the Applicant or its successors, assignees, or grantees. Any dedication or vacation 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, then to the owners of record title to all of the Property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.1 l-1 of the Chicago Zoning Ordinance, the Property, at the time any 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 and **any** ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any **future** amendment, modification or change.

4. This Plan of Development consists of **these fifteen** Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Property **Line and** Boundary Map; a Site Plan, a Landscape Plan, Landscape Details, Landscape Materials Palette, a Balcony Planter Plan and Buildings 1 & 2 Elevations, Buildings 3 & 4 Elevations, Buildings 5 & 6 Elevations, Buildings 7 & 8 Elevations, and Buildings 9 & 10 Elevations dated October 16, 2003 prepared by Pappageorge Haymes, Ltd. The Planned Development is applicable to the area **delineated hereto and these** and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein **as "Waterway-Residential Planned Development"**: **multi-family dwelling** units in attached townhomes **and** 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of **Planning and Development**. All work proposed **in** the Public Way must be designed and constructed in accordance with the Chicago Department of **Transportation** Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. 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**.
8. In addition to the maximum height of the building and any **appurtenance** 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. For purposes of Floor Area Ratio (**F.A.R.**) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with **the** Site Plan Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago **Zoning** Ordinance and corresponding regulations **and** guidelines **and** the Chicago River Design Guidelines and **Standards**. Trash receptacles shall be stored in the unit garages except on trash pick-up day(s). Subject to an agreement between the Applicant and the Chicago Park District, the Applicant shall construct an approximate 400 foot long asphalt river walk on Park District property in order to complete a connection to the existing river walk in California Park.

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 and quality of and accessibility to the Chicago River, as provided for in the Waterway **Planned** Development Guidelines set forth in Section 11.1 1-2(1) of the Chicago Zoning **Ordinance**. To **further** these goals, the Applicant agrees to set back all buildings, private yards and parking areas **thirty** (30) feet as measured from top of bank as depicted on the approved Site Plan. The setback area will be improved with a 12-foot wide multi-purpose path, lighting, native landscaping, decorative fencing and other riverwalk amenities as depicted on the Landscape Plan. Light poles or other obstruction shall not be placed on the riverwalk path. Subject to **final** negotiations, the Applicant **has** agreed to dedicate this setback to the Chicago Park District. The dedication of the riverwalk setback to the Chicago **Park** District and the satisfactory construction of the **riverwalk** extension pursuant to an agreement with the Chicago Park District **shall** satisfy all open space impact fees required for the development. In the event the Applicant dedicates the setback area **to the** Chicago Park District, the Applicant shall have the option of reserving to the Applicant or any property owners association formed to **succeed** the Applicant a permanent maintenance easement over the setback area. The setback area shall be open to the public during normal Chicago Park District hours and shall be identified by **signage** subject to the approval of the Commissioner of the Department of **Planning** and Development. No fences or barriers shall be erected within or adjacent to the setback area except **ornamental metal** fencing separating the setback area from

adjacent private yards. The riverwalk will also accommodate a future underbridge riverwalk connection under Irving Park Road. Boat docks are not allowed on the riveredge. Subject to planting and weather conditions, all landscape improvements **within** the river setback area shall be substantially complete prior to the issuance of a Certificate of **Occupancy** for the final unit to be constructed in Buildings 9 and 10, combined.

2. 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.
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 Leadership in Energy and Environmental Design

Green Building Rating System (**LEED**). Copies of these standards may be obtained from the Department of **Planning and Development**.

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 (**MOPD**) 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 MOPD has approved detailed construction drawings for each building or improvement.
15. Unless substantial construction of the improvements contemplated within this Planned Development 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 the zoning of the property shall automatically revert to the pre-existing **M1 -1** Restricted Manufacturing District.

[Existing Land-Use Map; Property Line and Boundary Map; Generalized Land-Use Map; Existing Zoning Map; Site Plan; Landscape Plan; Landscape Details; Landscape Materials Palette; Balcony Planter Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 11080 through 11095 of this *Journal*.]

11/5/2003

REPORTS OF COMMITTEES

14016

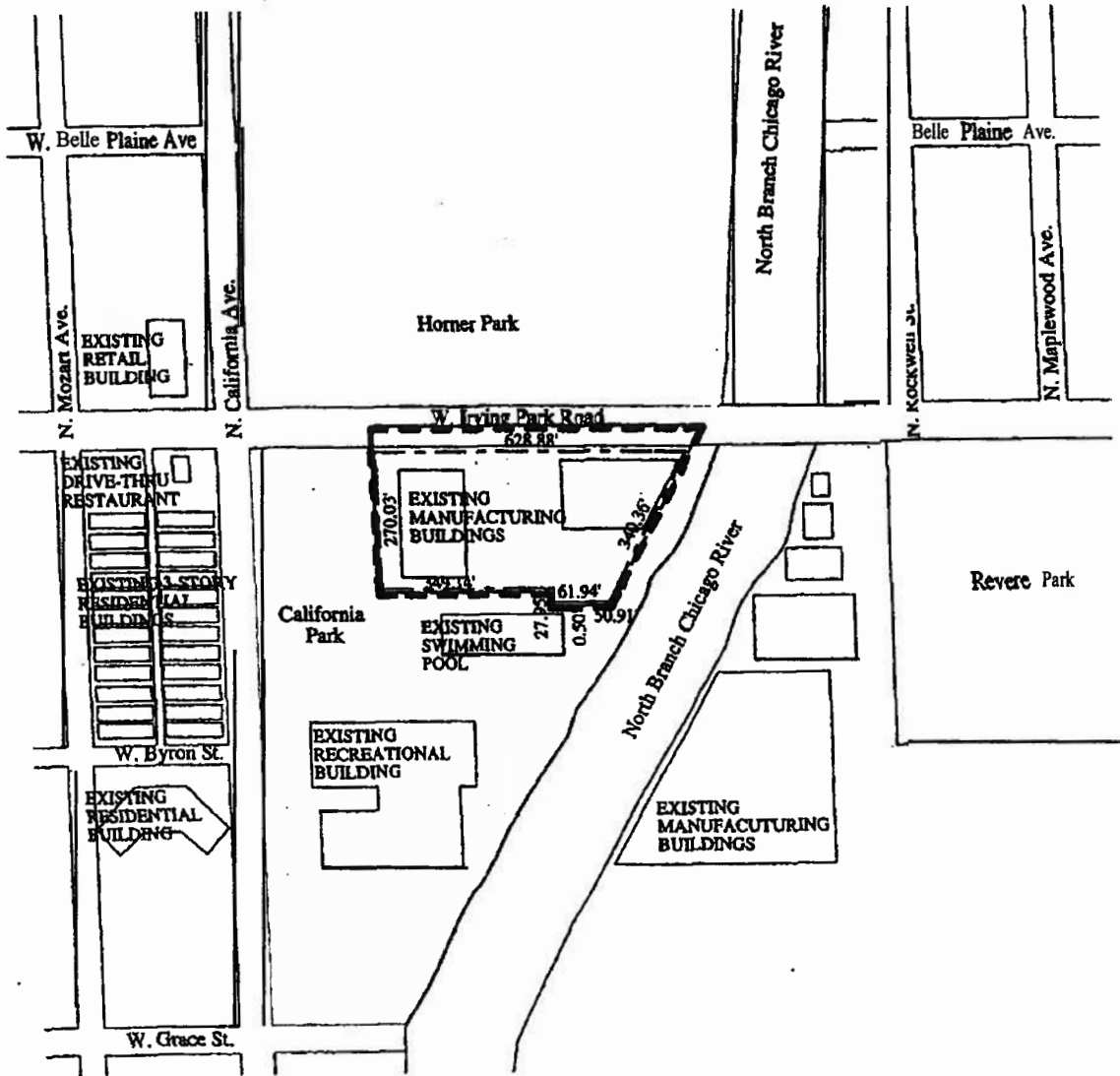
11079

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

Bulk Regulations And Data Table.

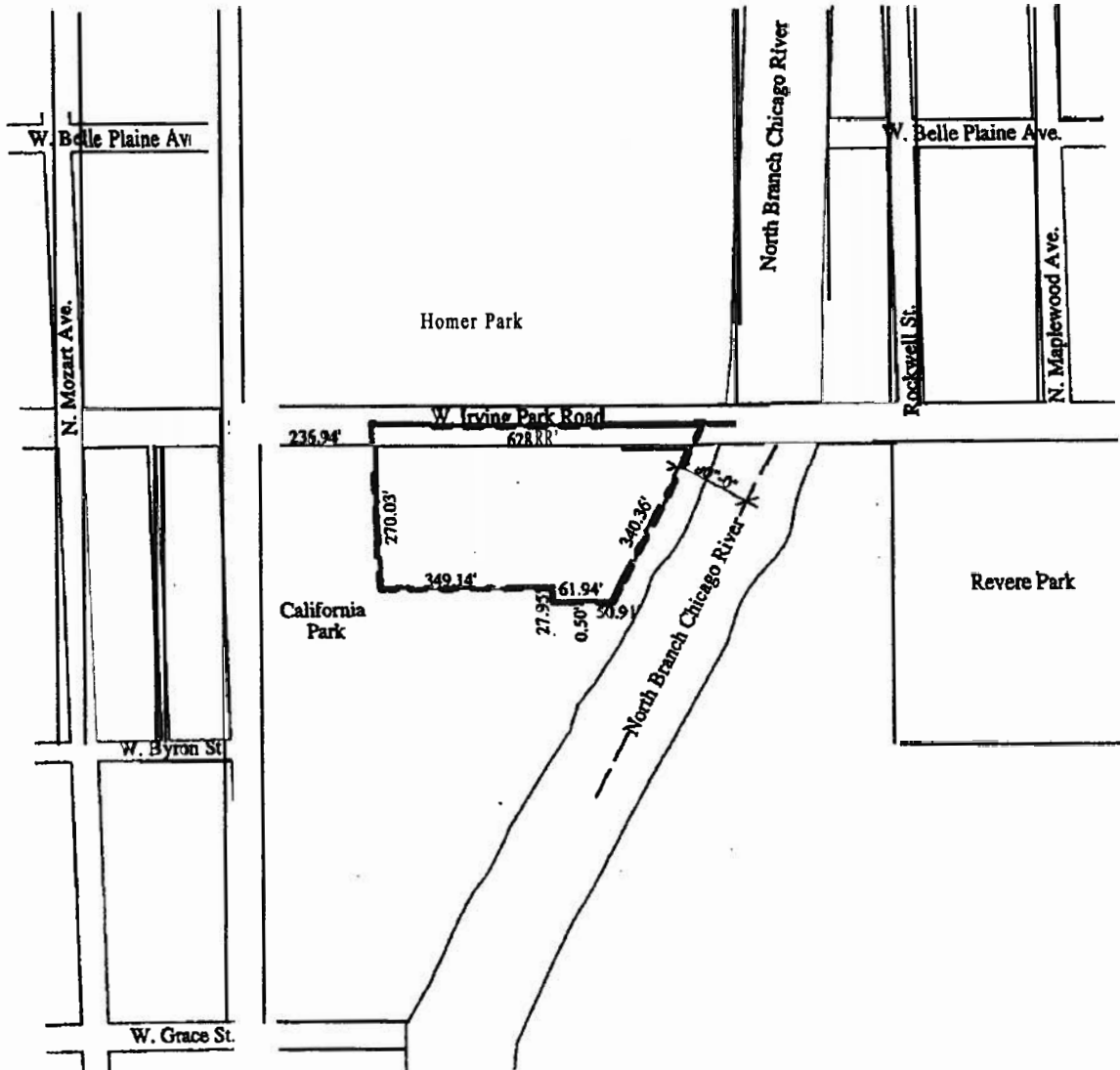
	Square Feet	Acre
Net Site Area:	152,969	3.51
Public Rights-of-Way:	31,438	0.72
Gross Site Area:	184,407	4.23
Maximum Floor Area Ratio:	100	
Maximum Number of Dwelling Units:	56	
Minimum Number of Off-Street Parking Spaces:	94	
Maximum Percentage of Site Coverage:	In accordance with Site Plan	
Maximum Required Building Setbacks:	In accordance with Site Plan	
Maximum Building Height:	In accordance with Building Elevations	

Existing Land-Use Map.

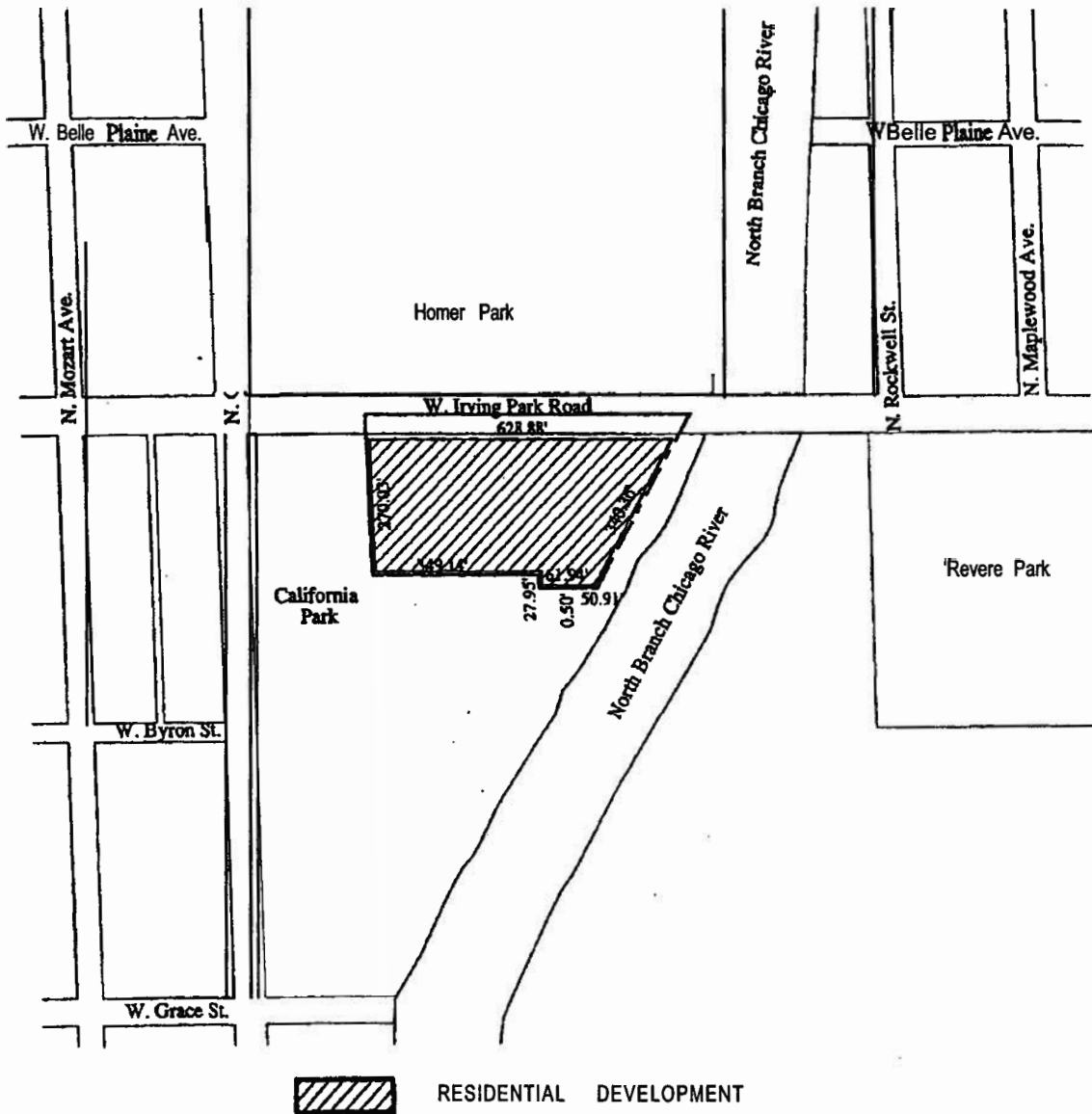


 INDICATES PROPERTY FOR PLANNED DEVELOPMENT

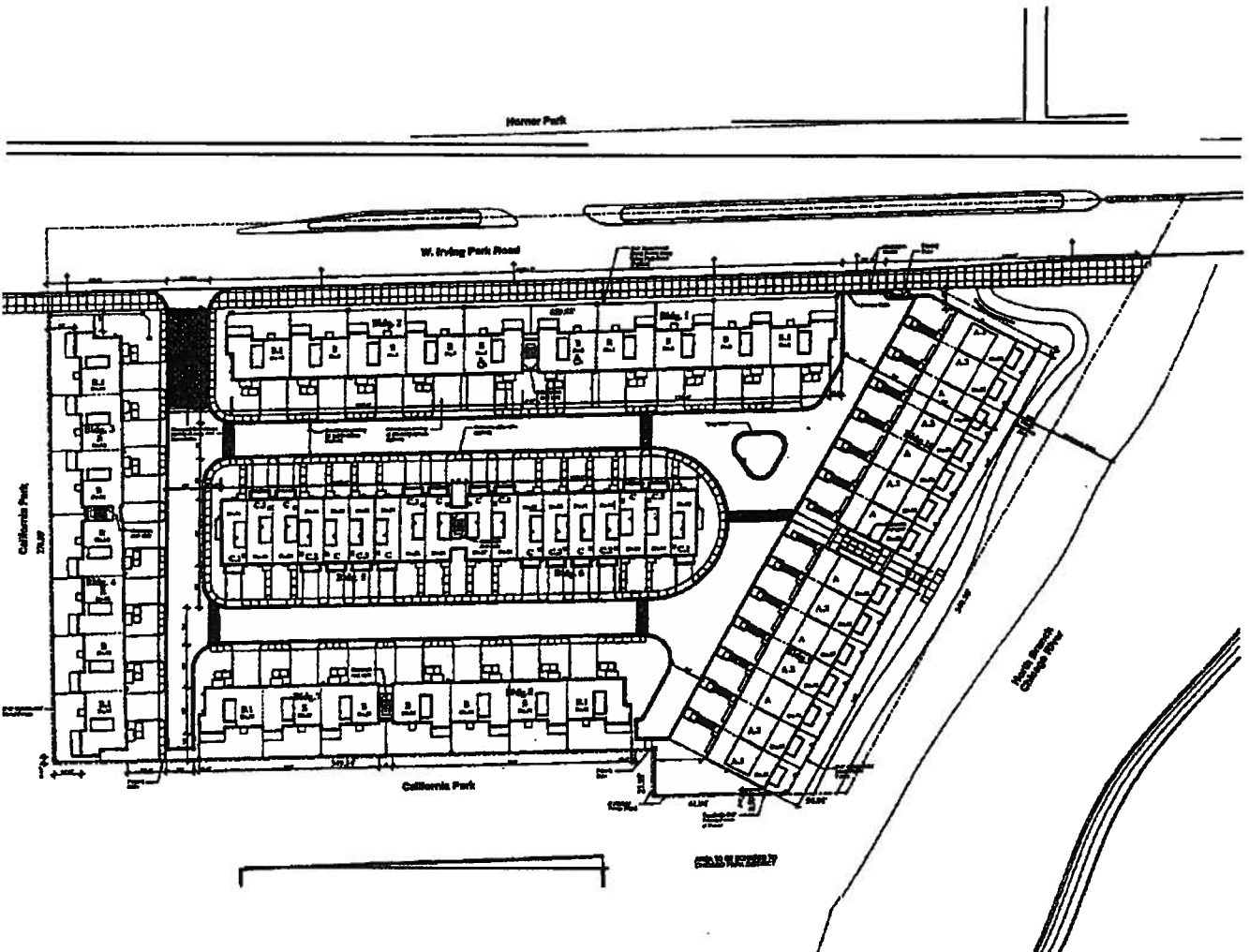
Property Line And Boundary Map.



Generalized Land-Use Map.



Site Plan.

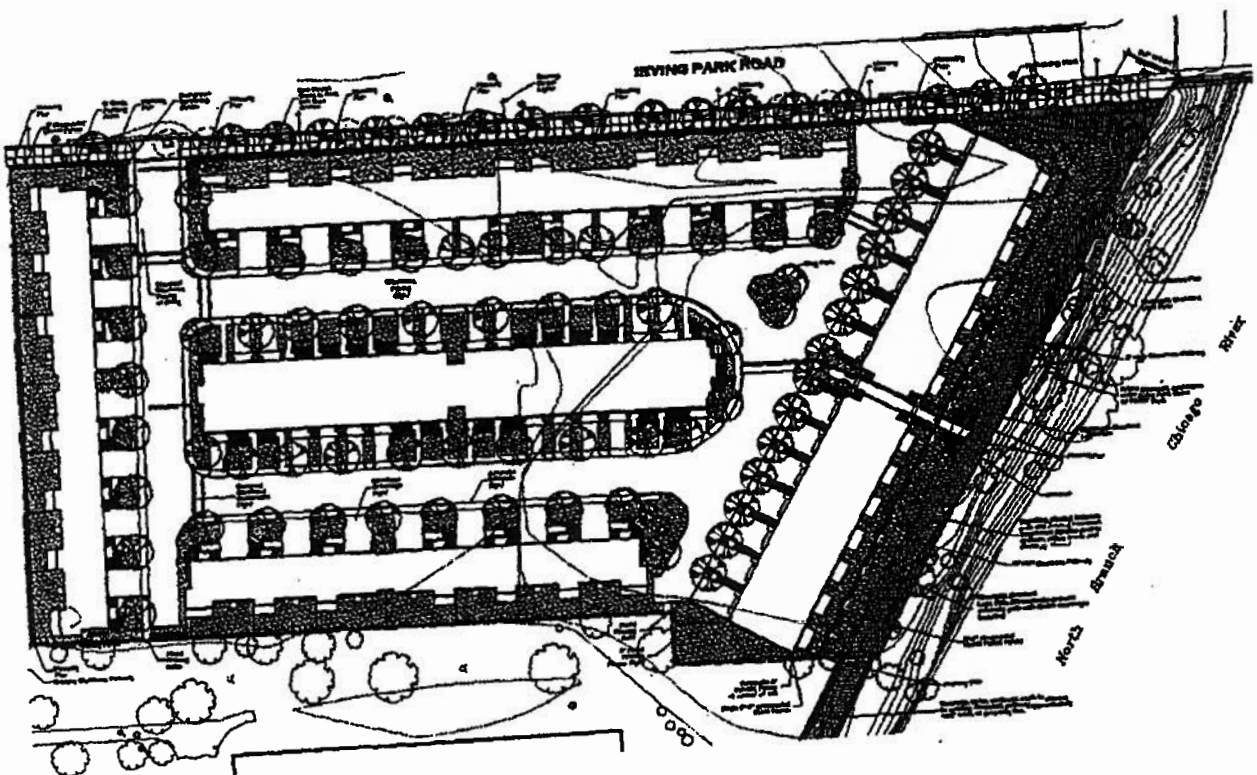


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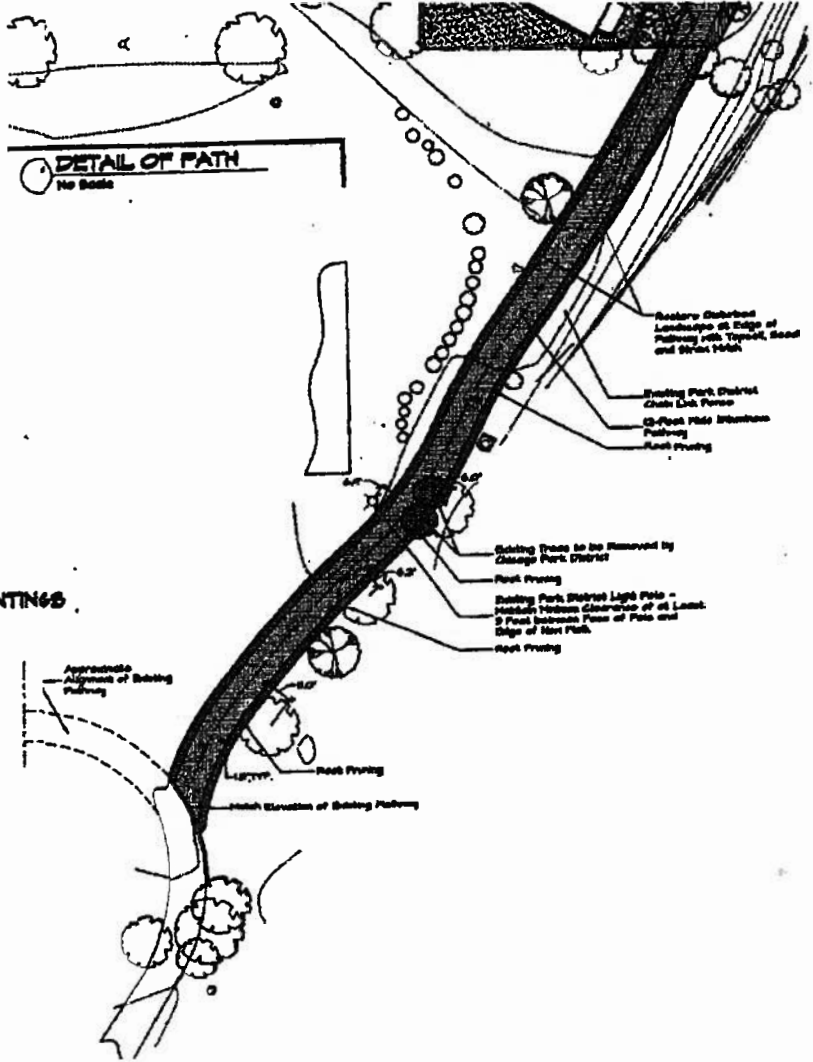
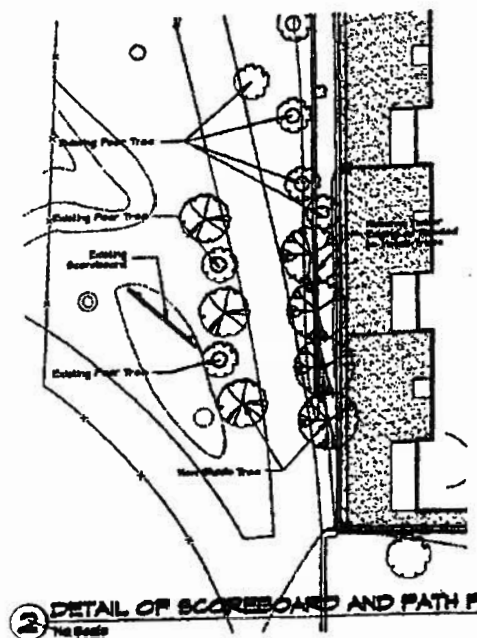
REPORTS OF COMMITTEES

11085

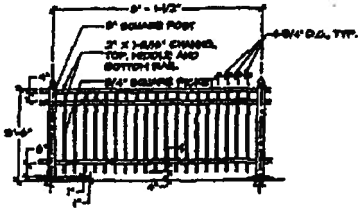
Landscape Plan.



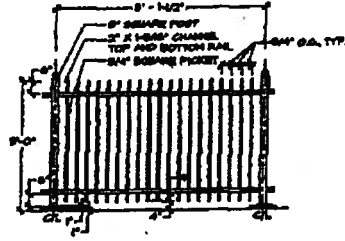
Landscape Details.
(Page 1 of 2)



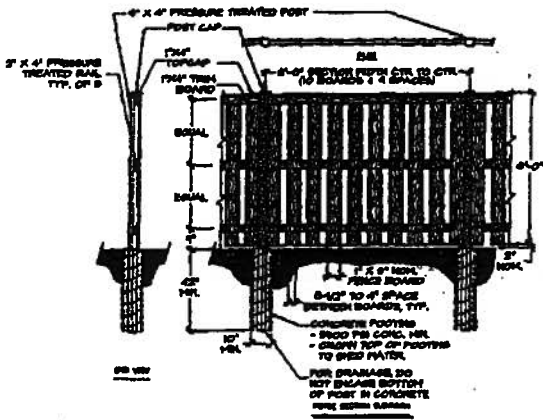
Landscape Details.
(Page 2 of 2)



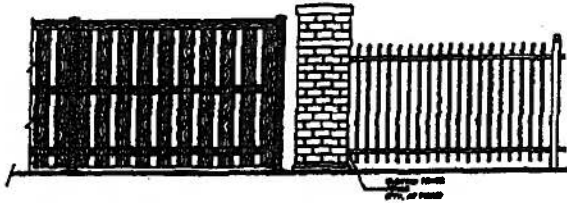
5'-6" ORNAMENTAL FENCE DETAIL
1/2" x 1/2"



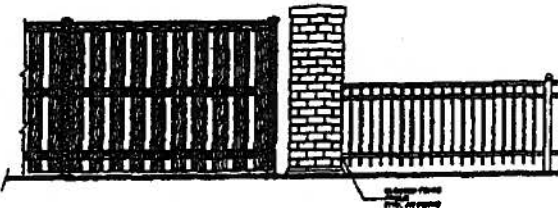
5'-0" ORNAMENTAL FENCE DETAIL
1/2" x 1/2"



3 BOARD-ON-BOARD FENCE
1/2" x 1/2"



4 5' FENCE CONNECTION TO PIER
1/2" x 1/2"

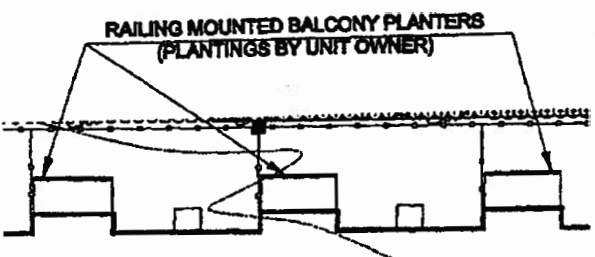
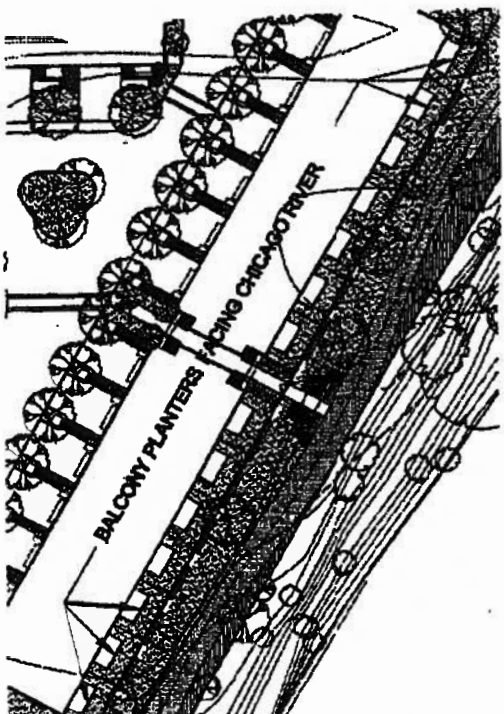
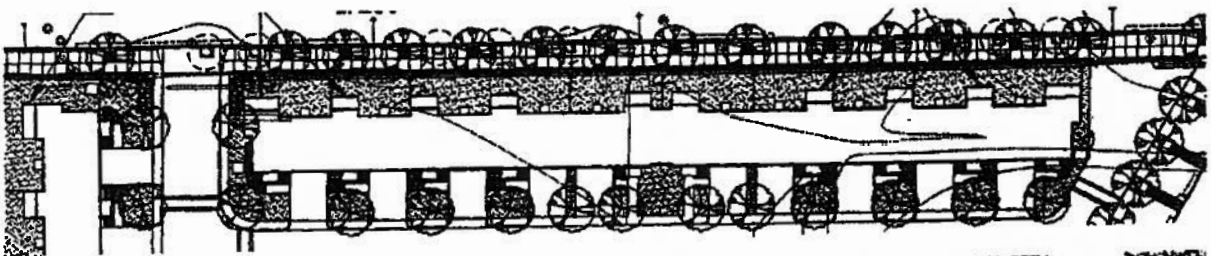


5 5'-6" FENCE CONNECTION PIER
1/2" x 1/2"

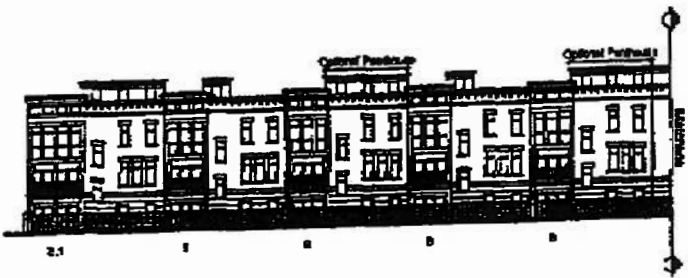
Landscape Materials Palette.

Key	Botanical name	Common name	Qty	Size	Notes
PARKWAY AND SHADE TREES					
CO	<i>Celtis occidentalis</i>	Common Hackberry	10	2.5' cal.	B1B
GT	<i>Gladiata brachyotus var. inermis</i>	Thornless Common Honeylocust	4	2.5' cal.	B1B
LS	<i>Liquidambar styraciflua</i>	American Sweetgum	7	2.5' cal.	B1B
LT	<i>Liriodendron tulipifera</i>	Tulip Tree	5	2.5' cal.	B1B
QA	<i>Quercus alba</i>	White Oak	15	2.5' cal.	B1B
QB	<i>Quercus bicolor</i>	Swamp White Oak	5	2.5' cal.	B1B
QH	<i>Quercus macrocarpa</i>	Bur Oak	14	2.5' cal.	B1B
QR	<i>Quercus robur</i>	English Oak	8	2.5' cal.	B1B
QU	<i>Quercus rubra</i>	Red Oak	10	2.5' cal.	B1B
ORNAMENTAL TREES					
AC	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	7	6'-8' ht.	B1B clump
CC	<i>Cornus canadensis</i>	Eastern Spicebush	4	6'-8' ht.	B1B clump
BN	<i>Betula Nana</i>	River Birch	4	10-12' ht.	B1B clump multi-stem
EVERGREEN TREES					
FA	<i>Picea abies</i>	Norway Spruce	3	6'-8' ht.	B1B
TC	<i>Thuja canadensis</i>	Canadian Hemlock	6	6'-8' ht.	B1B clump
SHRUBS					
NY	<i>Nyssa sylvatica</i>	Vernal Nitchazel	4	8' ht.	B1B
IS	<i>Ilex x glabra 'Compadre'</i>	Compact Highberry	55	30" ht.	plant 36" o.c.
PT	<i>Potentilla fruticosa 'Abbotswood'</i>	Abbotswood Bush Cinqufoil	104	30" ht.	B1B
SB	<i>Spiraea x lamella</i>	Bumalda Spiraea	204	1 gal.	plant 24" o.c.
SM	<i>Spiraea neovici 'Falkirk'</i>	Dwarf Korean Lace	88	1 gal.	plant 30" o.c.
VC	<i>Viburnum coccineum 'Compadre'</i>	Compact Kireansese Viburnum	60	1 gal.	plant 30" o.c.
VI	<i>Viburnum lentago</i>	Highberry	4	48" ht.	B1B
PERENNIALS					
HB	<i>Hosta Blue Angel'</i>	Blue Angel Hosta	64	1 gal.	plant 24" o.c.
HF	<i>Hosta Frances'</i>	Frances Hosta	10	1 gal.	plant 24" o.c.
HS	<i>Hemerocallis 'Stella de Oro'</i>	Stella de Oro Daylily	104	1 gal.	plant 12" o.c.
CLIMBERS					
PC	<i>Parthenocissus quinifolia</i>	Virginia Creeper	3	1 gal.	Plant 36" o.c. 24" leader min. train on fence
GROUNDCOVERS					
VM	<i>Vincetoxicum</i>	Periwinkle	2452	4" pots	plant 12" o.c.
PT	<i>Pachyandra terminalis 'Green Carpet'</i>	Green Carpet Japanese Spurge	516	4" pots	plant 12" o.c.
PRAIRIE SEED MIX					
Prairie Seed Mix shall be Mesic/Dry Savanna Open Woods with Flowers Mix as prepared by Genesis Nursery, Inc. Tampa, FL (813) 438-2221					
Seed mix specified shall have the following species added to the blend and at the indicated rates for each species:					
Andropogon scoparius @ 2.00 pounds/acre					
Bouteloua curtipendula @ 1.00 pounds/acre					
Sorghastrum nutans @ 0.25 pounds/acre					
Seed mix shall be thoroughly blended prior to application. Application shall be in accordance with supplier instructions.					
Erosion control blanket shall consist of excelsior and conform to DOT Standard Specifications Art. 1081.10 (a) and installed per manufacturer's recommendations for this particular application.					
SOD					
Note: Sod and mulch quantities shall be calculated by the installing contractor.					

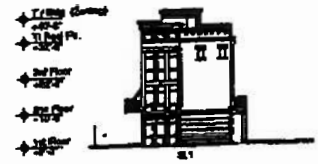
Balcony Planter Plan.



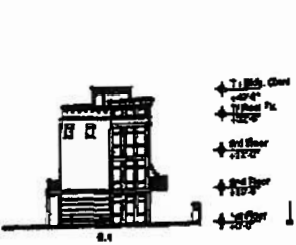
Buildings 1 and 2 Elevations.
[Page 1 of 2]



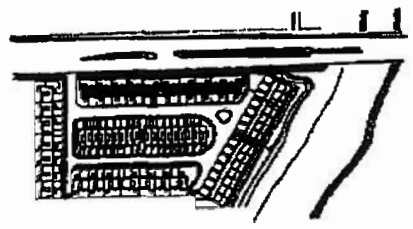
W. Irving Park Road Elevation



West Elevation



East Elevation



11/5/2003

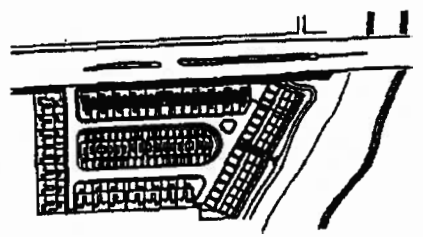
REPORTS OF COMMITTEES

11091

Building 1 And 2 Elevations.
(Page 2 of 2)



Auto Court Elevation



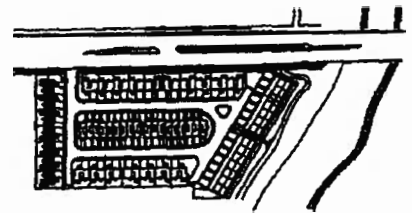
Buildings 3 And 4 Elevations.



Auto Court Elevation



Park Elevation



11/5/2003

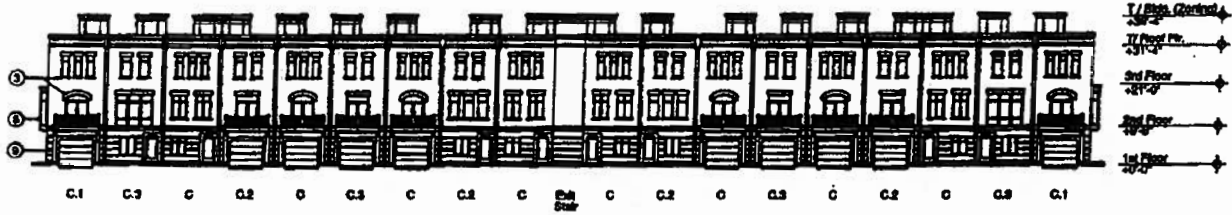
REPORTS OF COMMITTEES

11093

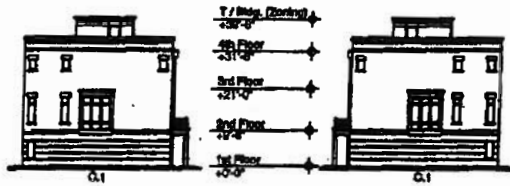
Buildings 5 And 6 Elevations.



North Elevation

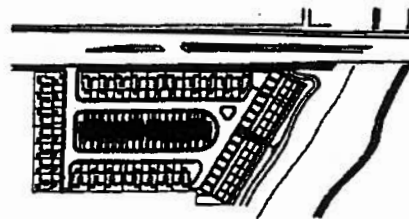


South Elevation



West Elevation

East Elevation



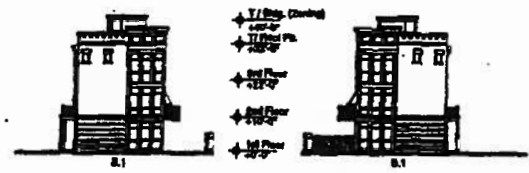
Building 7 And 8 Elevations.



Auto Court Elevation

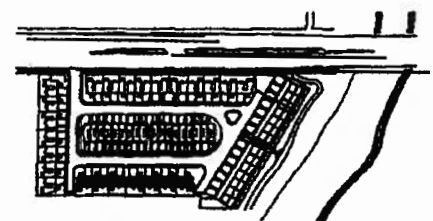


Park Elevation



West Elevation

East Elevation

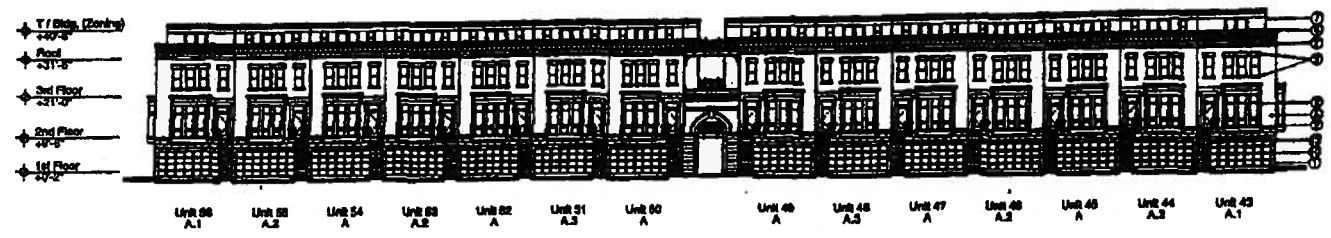


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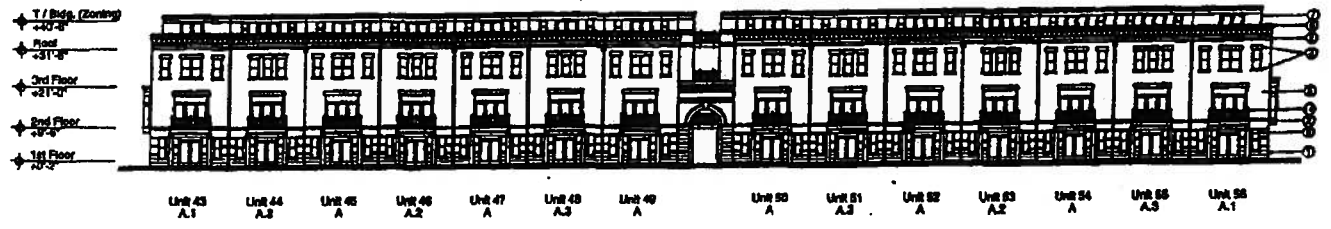
REPORTS OF COMMITTEES

11095

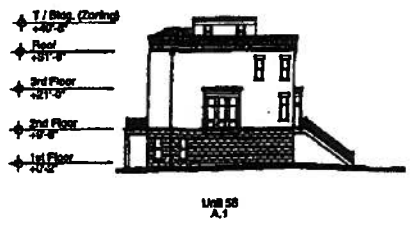
Buildings 9 And 10 Elevations.



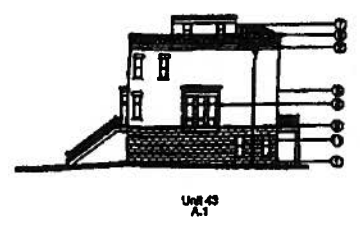
West Elevation



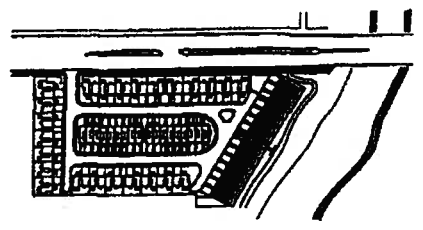
East Elevation



North Elevation



South Elevation



~~SECTION 2. This ordinance shall be effective after its passage and publication.~~

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION OF
AREA SHOWN ON MAP NUMBER 9-I.

(As Amended)

(Application Number 13868)

(Committee Meeting Held March 25, 2003)

The Committee on Zoning submitted the following report: *WRPD 866*

CHICAGO, April 9, 2003.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on March 25, 2003, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of three ordinances which were corrected and amended in their amended form. They are Application Numbers 13359, 13853 and 13868.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Number 13359 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time I move for passage of the ordinance transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Number 13359 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Frias, Olivo, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Matlak, Mell, Austin, Colom, Banks, Allen, Laurino, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

Nays -- None.

Alderman Beavers moved 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 this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map Number 9-I in the area bounded by:

West Irving Park Road; the west line of the Metropolitan Sanitary District right-of-way (said line lying 90 feet northwest of and parallel to the centerline of the north branch of the Chicago River); a line 297.98 feet south of and parallel to West Irving Park Road; a line 586.08 feet east of and parallel to North California Avenue; a line 270.03 feet south of and parallel to West Irving Park Road; and a line 236.94 feet east of and parallel to North California Avenue,

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 established in Section 1 above to the designation of a Waterway-Residential Planned Development which is hereby established in the area described, subject to such use and bulk regulation 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:

Waterway-Residential Planned Development Number 866.

Plan Of Development Statements.

1. The area delineated herein as Waterway-Residential Planned Development Number ____ consists of approximately one hundred fifty-two thousand nine hundred sixty-nine (152,969) square feet (three and five hundred twelve thousandths (3.512) acres) and is owned or controlled by the applicant, Irving Park Development, 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 or vacation of streets or alleys, or easements, or adjustments of rights-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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time any 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 and any ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.

4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; a Site Plan; a Landscape Plan; Landscape Details; a Balcony Planter Plan; and Building Elevations dated March 13, 2003 prepared by Pappageorge Haymes, Ltd.. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Waterway-Residential Planned Development": multi-family dwelling units in attached townhomes and 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation and 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.
8. In addition to the maximum height of the building and any appurtenance 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. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines and the Chicago River Design Guidelines and Standards. Trash receptacles shall be stored in the unit garages except on trash pick-up day(s). Subject to an agreement between the applicant and the Chicago Park District, the applicant shall construct an approximate four hundred (400) foot long asphalt riverwalk on Park District property in order to complete a connection to the existing riverwalk in California Park.

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 and quality of and accessibility to the Chicago River, as provided for in the Waterway Planned Development Guidelines set forth in Section 11.11-2(1) of the Chicago Zoning Ordinance. To further these goals, the applicant agrees to setback all buildings, private yards and parking areas thirty (30) feet as measured from top of bank as depicted on the approved Site Plan. The setback area will be improved with a twelve (12) foot wide multi-purpose path, lighting, native landscaping, decorative fencing and other riverwalk amenities as depicted on the Landscape Plan. Light poles or other obstructions shall not be placed on the riverwalk path. Subject to final negotiations, the applicant has agreed to dedicate this setback to the Chicago Park District. The dedication of the riverwalk setback to the Chicago Park District and the satisfactory construction of the riverwalk extension pursuant to an agreement with the Chicago Park District shall satisfy all open space impact fees required for the development. In the event the applicant dedicates the setback area to the Chicago Park District, the applicant shall have the option of reserving to the applicant or any property owners association formed to succeed the applicant a permanent maintenance easement over the setback area. The setback area shall be open to the public during normal Chicago Park District hours and shall be identified by signage subject to the approval of the Commissioner of the Department of Planning and Development. No fences or barriers shall be erected within or adjacent to the setback area except ornamental metal fencing separating the setback area from adjacent private yards. The riverwalk will also accommodate a future underbridge riverwalk connection under Irving Park Road. Boat docks are not allowed on the riveredge. Subject to planting and weather conditions, all landscape improvements within the river setback area shall be substantially complete prior to the issuance of a Certificate of Occupancy for the final unit to be constructed in Buildings 9 and 10, combined.
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 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.

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."). Copies of these standards may be obtained from the Department of Planning and Development.
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 within this planned development 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 the zoning of the property shall automatically revert to the pre-existing M1-1 Restricted Manufacturing District.

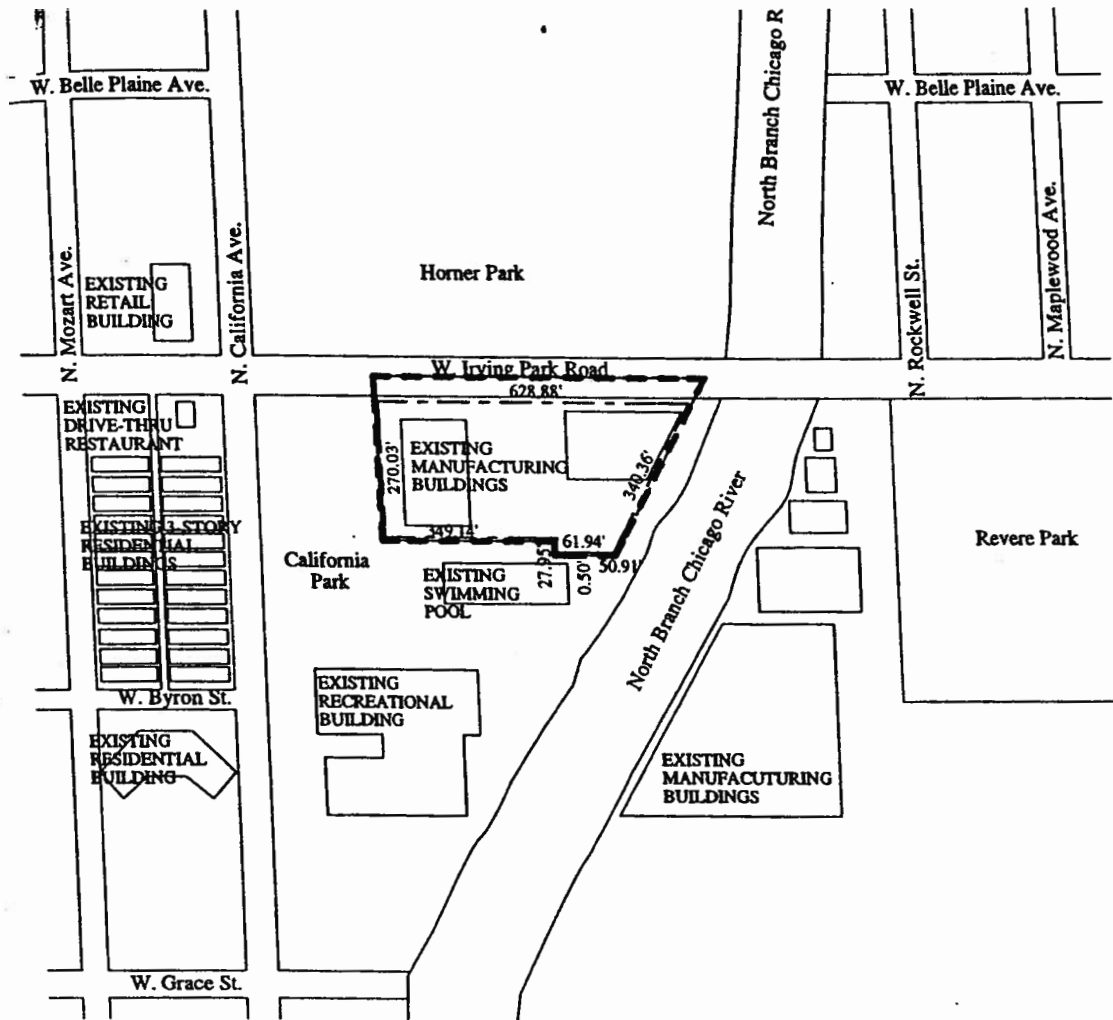
[Existing Land-Use Map; Property Line and Boundary Map; Generalized Land-Use Map; Existing Zoning Map; Site Plan; Landscape Plan; Landscape Details; Landscape Materials Palette; Balcony Planter Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 106925 through 106939 of this *Journal*.]

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

Bulk Regulations And Data Table.

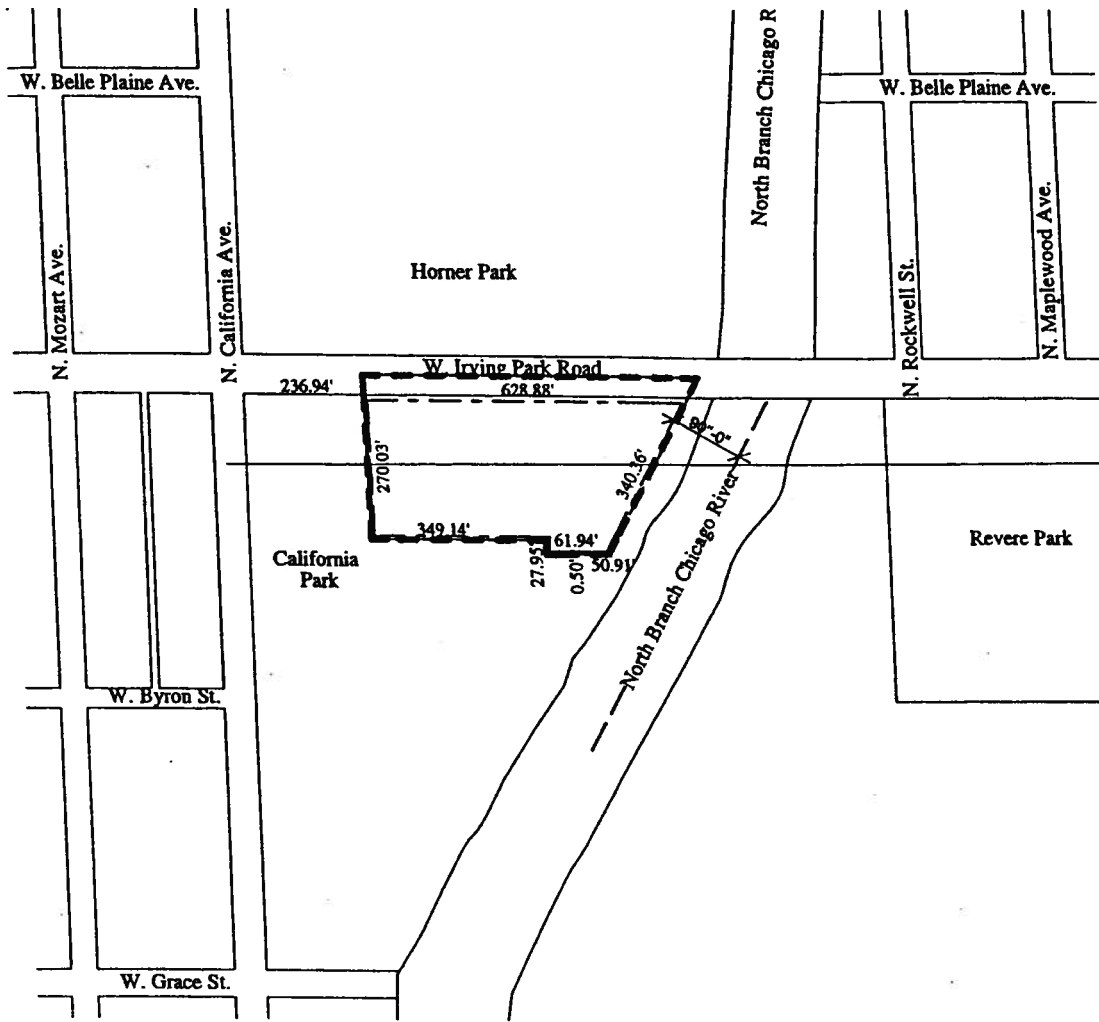
	Square Feet	Acres
Net Site Area:	152,969	3.51
Public Rights-of-Way:	31,438	0.72
Gross Site Area:	184,407	4.23
Maximum Floor Area Ratio:	1.00.	
Maximum Number of Dwelling Units:	54.	
Minimum Number of Off-Street Parking Spaces:	90.	
Maximum Percent of Site Coverage:	In accordance with Site Plan.	
Maximum Required Building Setbacks:	In accordance with Site Plan.	
Maximum Building Height:	In accordance with Building Elevations.	



Existing Land-Use Map.



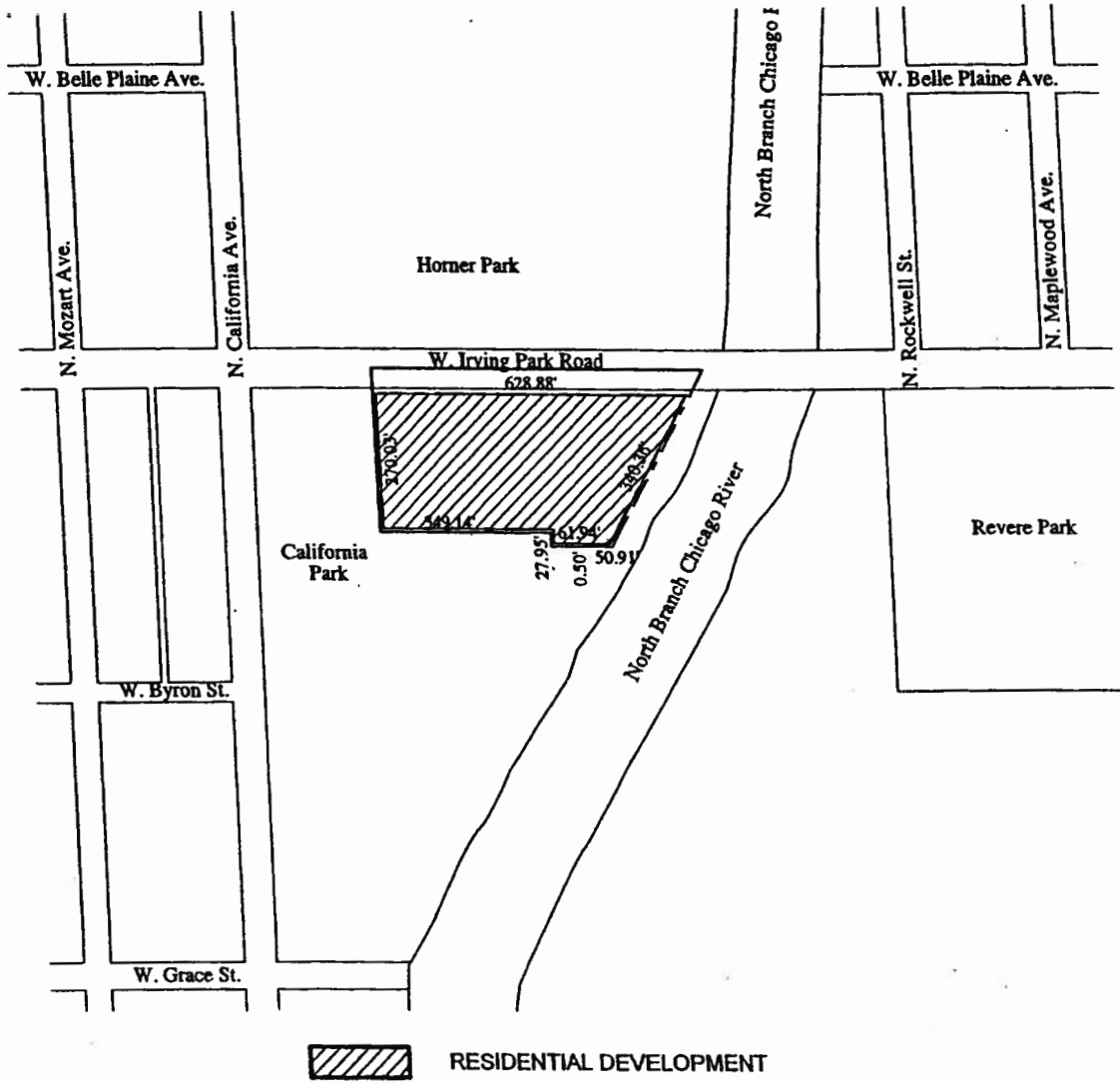
 INDICATES PROPERTY FOR PLANNED DEVELOPMENT

Property Line And Boundary Map.

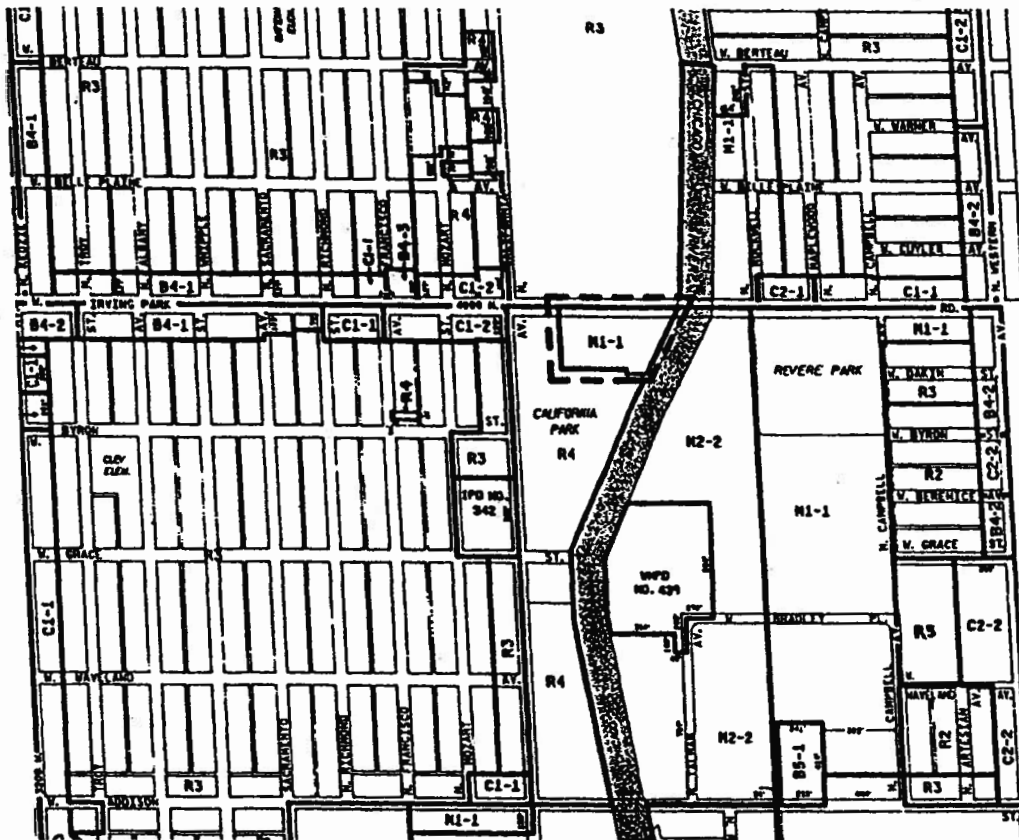


-  PLANNED DEVELOPMENT BOUNDARY
-  PROPERTY LINES

Generalized Land-Use Map.

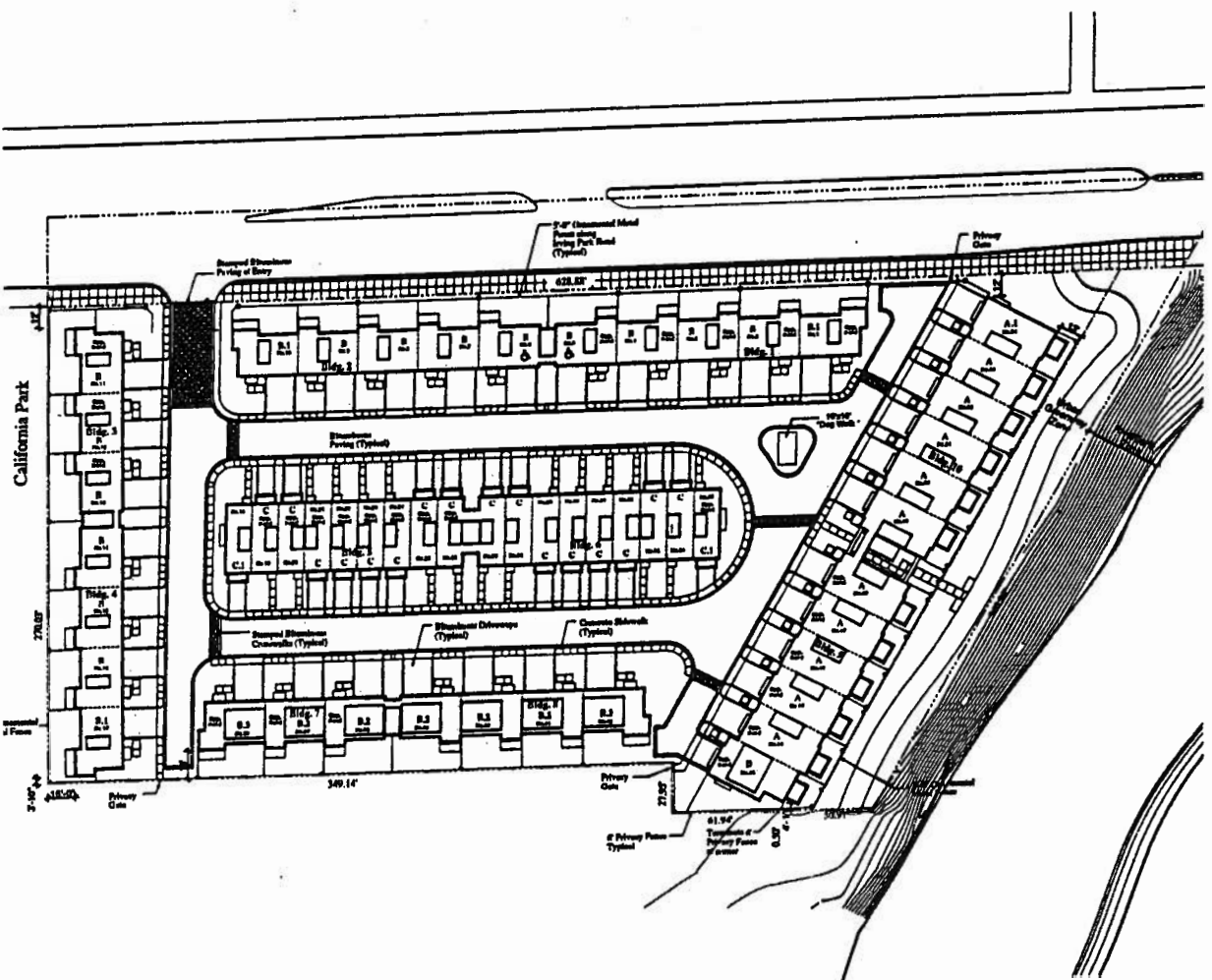


Existing Zoning Map.

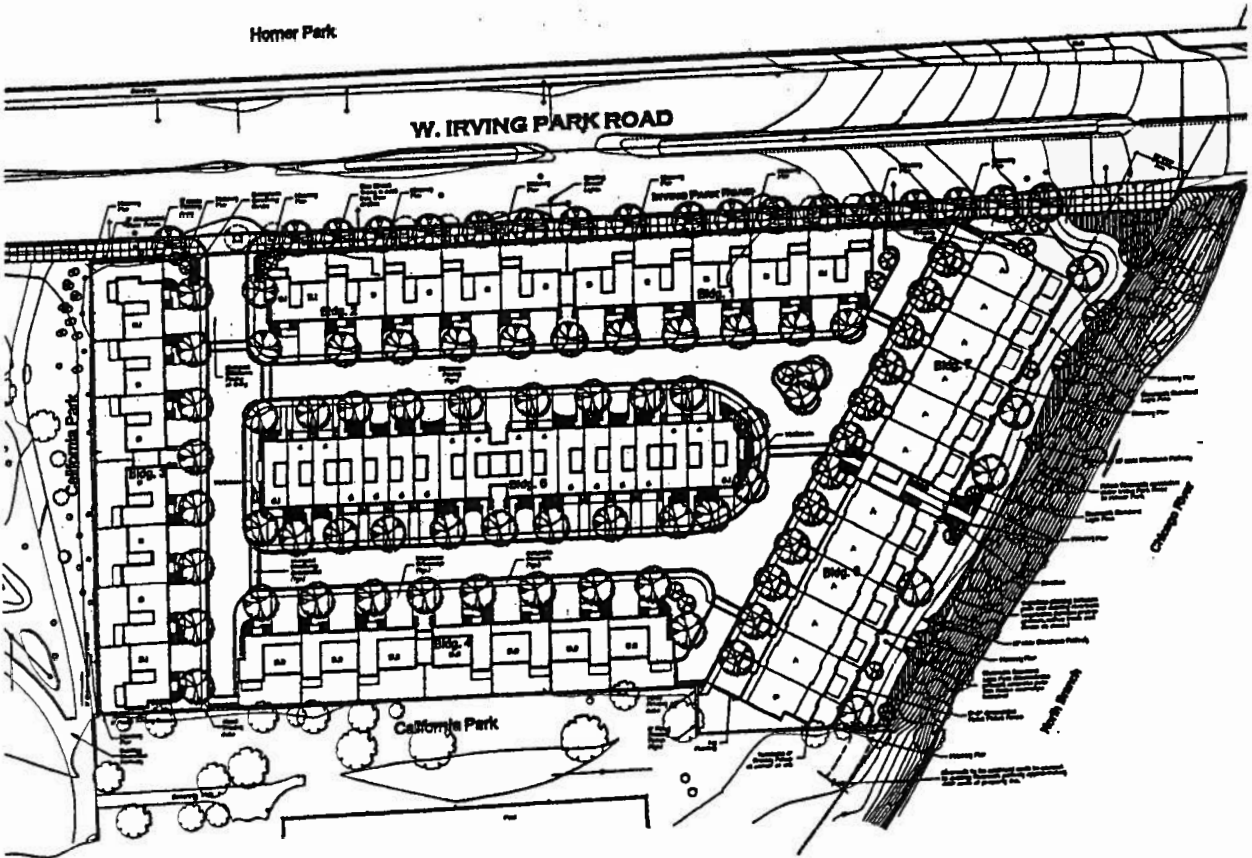


INDICATES PROPERTY
FOR PLANNED
DEVELOPMENT

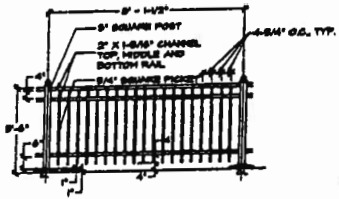
Site Plan.



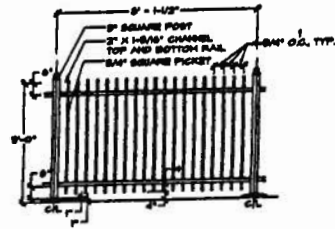
Landscape Plan.



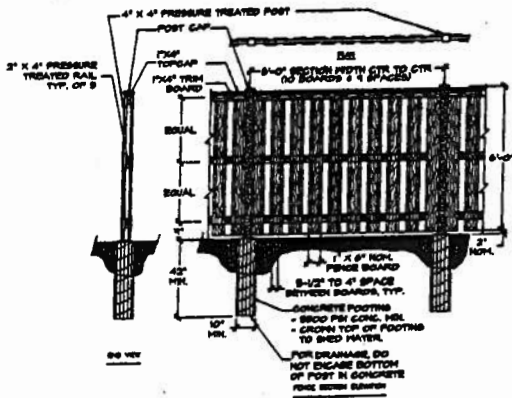
Landscape Details.



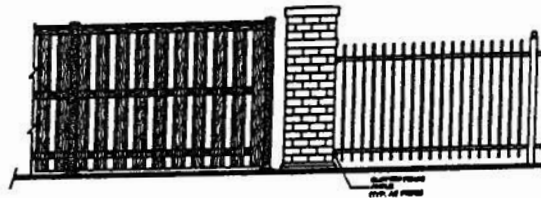
1 5'-6" ORNAMENTAL FENCE DETAIL
1/2" x 1/4" = 1"



2 5'-0" ORNAMENTAL FENCE DETAIL
1/2" x 1/4" = 1"



3 BOARD-ON-BOARD FENCE DETAIL
1/2" x 1/4" = 1"



4 5' FENCE CONNECTION TO PIER
1/2" x 1/4" = 1"



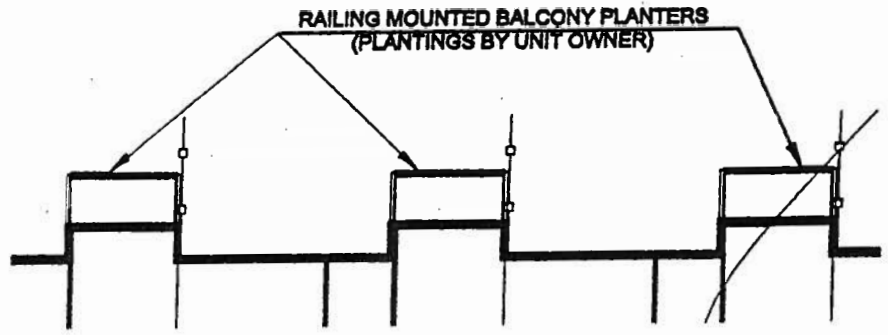
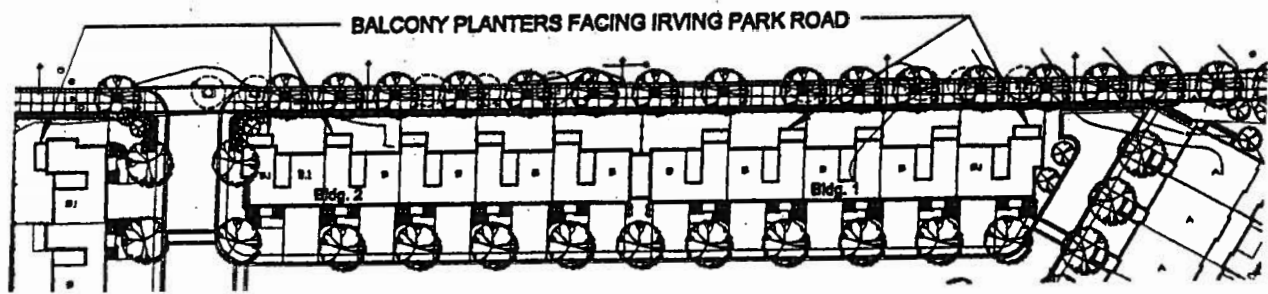
5 5'-6" FENCE CONNECTION TO PIER
1/2" x 1/4" = 1"

4/9/2003

REPORTS OF COMMITTEES

106933

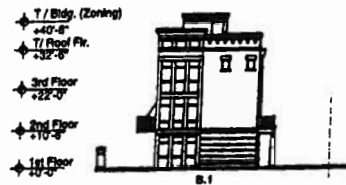
Balcony Planter Plan.



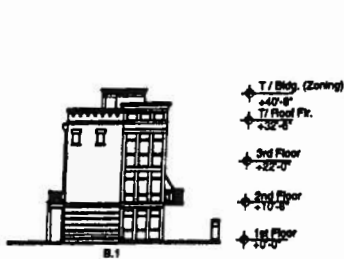
Buildings 1 And 2 Elevations.
(Page 1 of 2)



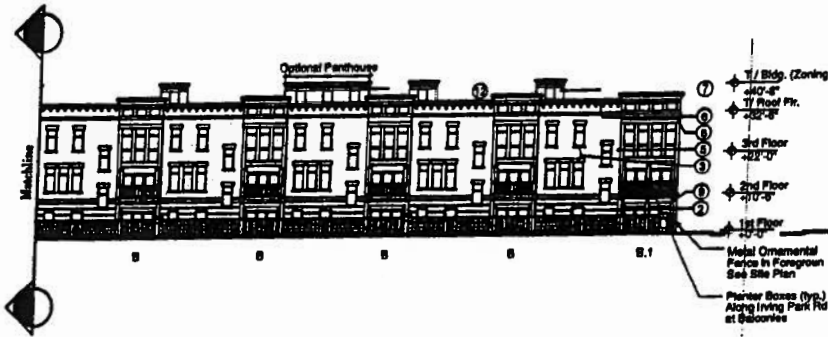
W. Irving Park Road Elevation



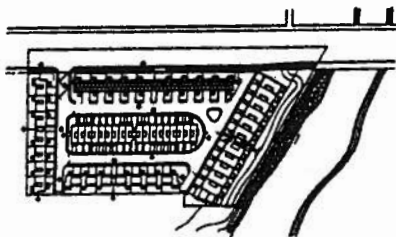
West Elevation



East Elevation

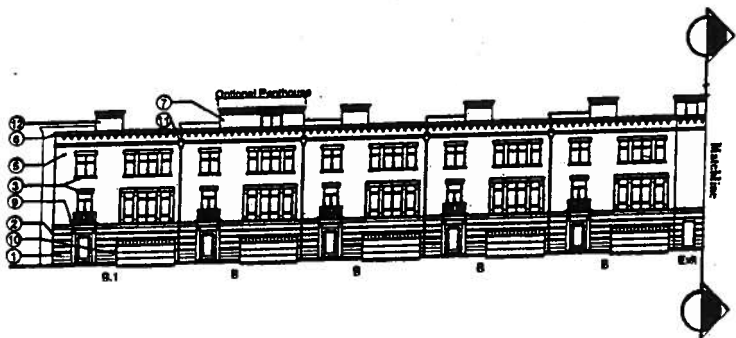


Material Legend	
①	Cast Stone Walkcoating
②	Cast Stone Bands
③	Stone Trim / Lintels
④	Facebrick (utility)
⑤	Stone Cornice w/ Prefinished Metal Coping
⑦	Panthouse Beyond (Exterior Wall Coating on Durrock)
⑧	Wood-Clad bay
⑨	Synthetic Columns and Railings
⑩	Overhead Sectional Door
⑪	Prefinished Metal Scupper/Downspout
⑫	Stair Enclosure Beyond (Exterior Wall Coating on Durrock)



- ⑦ 7 / Bldg. (Zoning) +40'-0"
 - ⑦ 7 / Roof Flr. +32'-0"
 - ③ 3rd Floor +22'-0"
 - ② 2nd Floor +10'-0"
 - ① 1st Floor 0'-0"
- Metal Ornamental Parapet in Foreground See Site Plan
- Parker Boxes (Typ.) Along Irving Park Rd at 9400 West

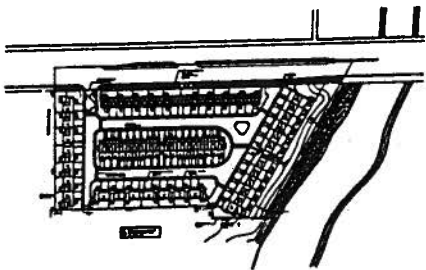
Buildings 1 And 2 Elevations.
(Page 2 of 2)



Auto Court Elevation



Material Legend	
①	Cast Stone Veneering
②	Cast Stone Bands
③	Stone Trim / Lintels
④	Facebrick (utility)
⑤	Stone Cornices w/ Prefinished Metal Coping
⑦	Parapets Beyond (Exterior Wall Coating on Durrock)
⑧	Wood-Clad bay
⑨	Synthetic Columns and Railings
⑩	Overhead Sectional Door
⑪	Prefinished Metal Scupper/Downspout
⑫	Stair Enclosure Beyond (Exterior Wall Coating on Durrock)



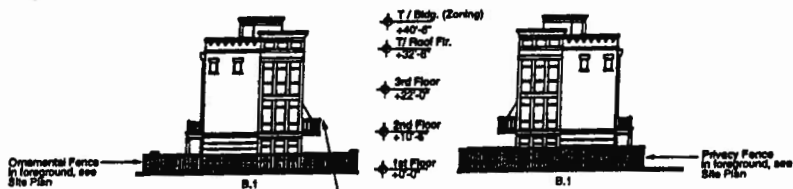
Buildings 3 And 4 Elevations.



Auto Court Elevation



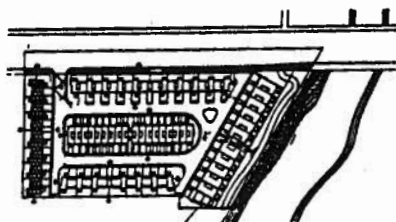
Park Elevation



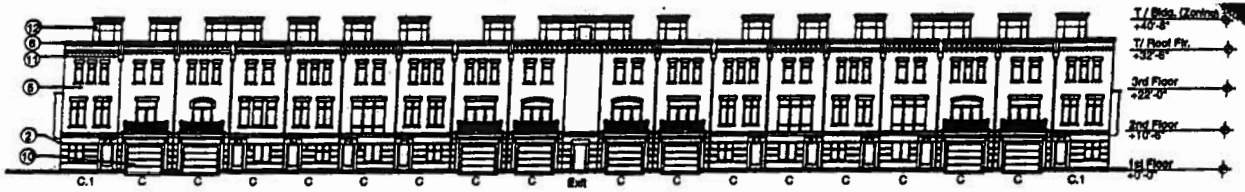
North Elevation

South Elevation

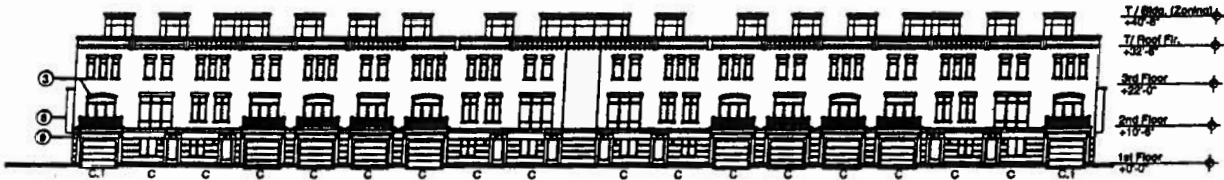
Material Legend	
①	Cast Stone Watercoting
②	Cast Stone Bands
③	Stone Trim / Unites
④	Facebrick (w/illy)
⑤	Stone Cornea w/ Prefinished Metal Coping
⑥	Parhouses Beyond (Exterior Wall Coating on Durock)
⑦	Wood-Clad bay
⑧	Synthetic Columns and Railings
⑩	Overhead Sectional Door
⑪	Prefinished Metal Soupper/Downspout
⑫	Stair Enclosure Beyond (Exterior Wall Coating on Durock)



Buildings 5 And 6 Elevations.



North Elevation



South Elevation

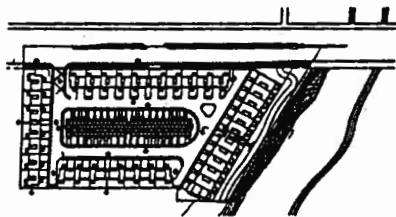


West Elevation



East Elevation

Material Legend	
①	Cast Stone Veneering
②	Cast Stone Bands
③	Stone Trim / Linets
④	Facebrick (utility)
⑤	Stone Cornice w/ Prefinished Metal Coping
⑦	Parishouse Beyond (Exterior Wall Coating on Durrock)
⑧	Wood-Clad bay
⑨	Synthetic Column and Railings
⑩	Overhead Sectional Door
⑪	Prefinished Metal Soupper/Downspout
⑫	Stair Enclosure Beyond (Exterior Wall Coating on Durrock)



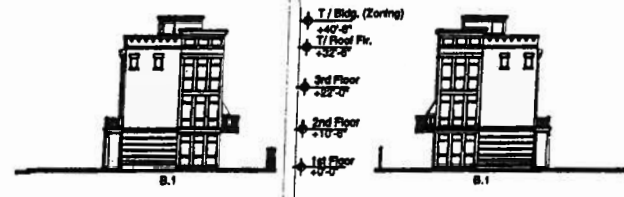
Buildings 7 And 8 Elevations.



Auto Court Elevation



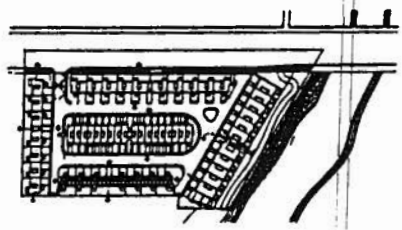
Park Elevation



West Elevation

East Elevation

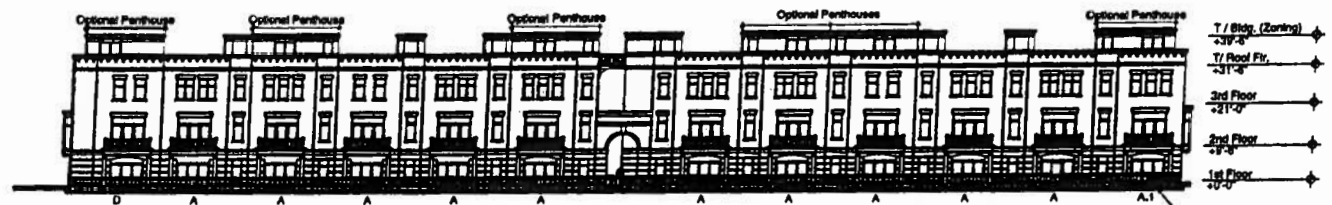
Material Legend	
①	Cast Stone Wainscoting
②	Cast Stone Bands
③	Stone Trim / Lintels
④	Facebrick (utility)
⑤	Stone Cornice w/ Prefinished Metal Coping
⑦	Pantheon Bayond (Exterior Wall Coating on Durock)
⑧	Wood-Clad bay
⑨	Synthetic Columns and Railings
⑩	Overhead Sectional Door
⑪	Prefinished Metal Souppor/Downspout
⑫	Slab Enclosure Bayond (Exterior Wall Coating on Durock)



Buildings 9 And 10 Elevations.

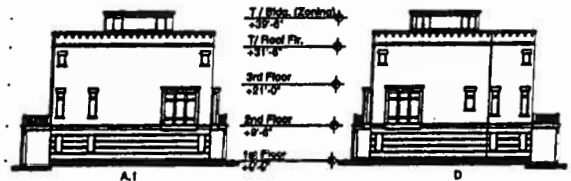


Auto Court Elevation



River Elevation

Ornamental Fence in foreground, see Site Plan



North Elevation

South Elevation

Material Legend	
①	Cast Stone Wainscoting
②	Cast Stone Bands
③	Stone Trim / Linels
④	Facebrick (utility)
⑤	Stone Cornice w/ Prefinished Metal Coving
⑥	Penthouse Bayard (Exterior Wall Coating on Durrock)
⑦	Wood-Clad bay
⑧	Synthetic Columns and Railings
⑨	Overhead Sectional Door
⑩	Prefinished Metal Scupper/Downspout
⑪	Steel Penthouse Bayard

