

9/15/93

REPORTS OF COMMITTEES

38047

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published with the exception of Application Numbers 11130, 11138, 11117 and 11100, for which I request immediate passage because time is of the essence.

Respectfully submitted,

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

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

Yeas -- Aldermen Mazola, Haitcock, Preckwinkle, Bloom, Steele, Beavers, Shaw, Buchanan, Huels, Fary, Burke, Jones, Coleman, Streeter, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Medrano, Watson, E. Smith, Burrell, Bialczak, Mell, Austin, Banks, Allen, Laurino, O'Connor, Doherty, Natarus, Eisendrath, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 41.

Nays -- None.

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

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 5-F.
(As Amended)

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 Residential-Business Planned Development No. 95, as amended, symbols and indications as shown on Map No. 5-F in the area bounded by:

West Dickens Avenue; North Sedgwick Street; West Armitage Avenue; a line 166.15 feet east of North Cleveland Avenue; North Lincoln Avenue; a line 48.6 feet south of West Dickens Avenue; a line 487.1 feet west of North Sedgwick Street; a line 39.6 feet south of West Dickens Avenue; and a line 403.1 feet west of North Sedgwick Street,

to those of Residential Planned Development No. 95, as amended, 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 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

Residential Planned Development No. 95, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Planned Development (the "Planned Development") consists of approximately 218,695 square feet of property which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map (the "Property") and is owned or controlled by the Lutheran General Healthsystem, which has consented to the application filed by contract purchaser Melk Development/MCL Lincoln Park L.P..
2. The Applicant, its successors or assignees shall obtain all applicable official reviews, approvals or permits in connection with this Planned Development.
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 holders. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns (to the extent such rights relate to owners who are purchasers of improved portions of the Property) and, if different than the Applicant, the legal title holder. 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 Applicant or the homeowners' or condominium association the Applicant designates by written notice to the City to be its successor as single designated control entity.

Nothing herein shall be construed to mean that any individual owner of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the legal title holder thereof (and its beneficiaries if such title is held in a land trust) and the seller or transferor thereof (and its beneficiaries if title is held in a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of thirteen (13) statements; an Existing Zoning Map; Existing Land Use Area Map; Planned Development Boundary, Property Line and Subarea Map; Generalized Land Use Map; a Table of Use and Bulk Regulations and Related Controls; and the following exhibits all prepared by Roy H. Kruse & Associates, Ltd., dated August 12, 1993: a Site Plan; Elevations of the Buildings; Landscape Development Plans; Partial Lighting Plans; Typical Lighting and Fencing Elevation; and a Landscaping and Site Lighting Plan. Reduced copies of these items are attached hereto and full sized copies of these items are on file with the Department of Planning and Development. 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 are permitted in the Planned Development subject to the restrictions in Statement 11:
 - Subarea A: Attached (fee simple and condominium) and detached single-family dwelling units; and accessory uses.
 - Subarea B: Attached (fee simple and condominium) and detached single-family dwelling units; accessory uses; and existing non-accessory

parking (until the existing parking structure is demolished at which time non-accessory parking shall be prohibited).

Broadcast and telecommunications antennae are specifically prohibited.

6. The existing signs on the existing parking structure shall be permitted (until the existing parking structure is demolished). Three temporary signs such as construction and marketing signs shall be permitted, consisting of a ten (10) foot by twenty (20) foot banner on the existing parking garage and two signs four (4) feet by eight (8) feet each located on the Lincoln Avenue frontage of the Property.

Identification signs shall be permitted subject to approval of the Commissioner of the Department of Planning and Development.

7. Off-Street parking shall be provided in compliance with Statement 11 of this Plan of Development subject to the review and approval of the Department of Transportation and of the Department of Planning and Development. No off-street loading facilities shall be provided.
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 Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development.
9. The improvements shall not exceed forty-eight feet in height above grade nor shall they contain more than three stories above grade plus basement, provided the existing parking structure shall be deemed to be a permitted exception to such requirement.

In addition to the maximum heights of buildings prescribed in this Planned Development, the height of the improvements and any appurtenance attached thereto also shall be subject to:

- (1) Height limitations as certified and approved by the Federal Aviation Administration; and

- (2) Airport Zoning Regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
- 10 This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.
11. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent right-of-way and all entrances and exits to and from the parking areas, shall be designed and constructed in substantial conformance with the Site Plan, the Landscaping and Lighting Plan and the Elevations. In addition, the improvement on the Property shall be subject to the following regulations:
- A. Landscaping.
- i. Parkway trees depicted on the Landscaping and Lighting Plan shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance. The landscaping shall be maintained at all times in accordance with the Landscaping and Lighting Plan and parkway trees shall be installed and maintained in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
- ii. Site lighting shall be installed as depicted on the Landscaping and Lighting Plan subject to the requirements and approval of the Bureau of Electricity and to a maintenance agreement as required by the City.
- B. Architectural Treatment Of Improvements.
- i. The Applicant shall adhere to design standards for the street front facades of the improvements within Subareas A and B. These standards shall include a prohibition against solid walls, solid fences or fences with overlapping boards which

prevent views from the adjacent street into the property lying between the fence and the facade of a structure beyond on any portion of the front yard along Lincoln, Armitage, Dickens and Sedgwick. Fences shall not exceed four feet in height. In addition, these standards shall ensure that the design and construction of the attached and detached single-family homes (fee simple and condominium) shall be designed and constructed in accordance with the following standards:

- a) Composition -- The composition of the elements of the street facade of the improvements shall articulate a base, a mid-section and a roof (or cornice) through architectural detailing such as the expression of floor levels, other expression lines, projections, pilasters, lintels, changes in materials or colors, or openings.
 - b) Materials -- All facades of the improvements (except for penthouses) shall be of masonry construction, consisting primarily of face brick or stone. The facades may contain accent materials such as stone, decorative wood, metal, limestone or materials similar in appearance and durability. Penthouses shall be clad in face brick veneer systems with stucco or similar material designed to give the appearance of limestone for decorative trim at windows and other openings and accent features such as columns between windows.
 - c) Openings -- The street facade of the improvements shall be punctuated by window openings at each floor level, as appropriate, and by a principal doorway opening. The proportions of the window openings shall generally emphasize the vertical dimension. The window and door openings shall be accentuated through the use of differentiated materials or colors and by arches, lintels or other architectural expressions of the opening's frame.
- ii. All exterior walls of the improvements to be constructed, excluding the existing parking garage, shall be primarily of a combination of brick and limestone or

materials substantially equivalent in appearance and durability to limestone such as precast materials and manufactured limestone.

C. Additional Parking Regulations.

- i. A minimum of 146 parking spaces shall be provided for the 98 dwelling units planned for Subarea A. A minimum of 69 parking spaces shall be provided for the 56 dwelling units planned for Subarea B. If the number of dwelling units in a Subarea is reduced, the parking requirement shall be reduced proportionately.
- ii. At least one parking space shall be conveyed with each dwelling unit. Dwelling units greater in size than 2,400 square feet of living space shall have at least two parking spaces conveyed with the unit.
- iii. A maximum of 10% of the parking spaces required under this Planned Development may be 7.5 feet by 15 feet in size to accommodate compact cars.
- iv. All required parking spaces shall be located within the same Subarea as the use served and in the case of the detached single-family dwelling units shall be located on the same parcel as the single-family dwelling served and in the case of all other dwelling units shall be on the same parcel as the building in which the dwelling unit is located.

D. Curb Cuts.

- i. Subarea A curb cuts shall be limited to 1 curb cut on Sedgwick Street, 2 curb cuts on Dickens Avenue and 1 curb cut on Lincoln Avenue as shown on the Site Plan.
- ii. Subarea B curb cuts shall be limited to 1 curb cut on Lincoln Avenue and 1 curb cut on Armitage Avenue as shown on the Site Plan. Existing curb cuts serving the garage shall be permitted until the existing structure is demolished.

E. Modification Of Requirements.

The requirements of this Statement 11 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 a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements in this Statement by the Commissioner of the Department of Planning 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. The Applicant shall provide the Alderman of the Ward in which the Property is located with written notice of the filing of any request for a modification under this provision, and the nature of the modification requested, no later than the date on which such a request is filed. A copy of such notice shall be filed with the Department of Planning and Development simultaneously with the filing of the request for modification.

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. Unless substantial construction of a minimum of seventy-five dwelling units within Subarea A of the Property has commenced within five years following adoption of this Planned Development and of a minimum of forty-four dwelling units within Subarea B of the Property has commenced within ten years following such adoption, and unless completion thereof is diligently pursued, then this Planned Development shall expire with regard to the undeveloped portions of the entire Property, if the five year goal is not met or of Subarea B if the ten year goal is not met; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then with regard to the undeveloped portions of the Property this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development, with respect to any portion of the Property, expires under the provisions of this

section, then the zoning of the portions of the property affected shall automatically revert to that of the underlying Planned Development No. 95 as adopted by the City Council on August 30, 1972.

[Existing Zoning Map, Existing Land Use Area Map, Planned Development Boundary, Property Line and Subarea Map, Generalized Land Use Map, Site Plan, Elevations of Buildings, Landscape Development Plans, Partial Lighting Plans, Typical Lighting and Fencing Elevation, and Landscaping and Site Lighting Plan attached to this Plan of Development printed on pages 38057 through 38070 of this Journal.]

Table of Use and Bulk Regulations and Related Controls attached to this Plan of Development reads as follows:

Residential Planned Development No. 95, As Amended.

Use And Bulk Regulations And Data.

Gross Site Area = Net Site Area + Area remaining in public right-of-way:

304,080.52 square feet (6.98 acres) = 218,695 square feet (5.02 acres) +
85,385.52 square feet (1.96 acres).

Permitted Land Uses:

See Statement 5.

Maximum Permitted F.A.R.:

1.65.

Setbacks From Property Line:

In accordance with the Site Plan.

Maximum Percentage Of Site Coverage:

In accordance with the Site Plan.

Maximum Permitted Building Height:

In accordance with Elevations and Statement Number 9 hereof.

	Subarea A	Subarea B
Maximum Number of Dwelling Units:	98	56
Minimum Number of Off-Street Parking:	146	69
Maximum Number of Off-Street Parking:	196	112

*Reclassification Of Areas Shown On Map Number 7-H.
(As Amended)*

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 No. 7-H in the area bounded by:

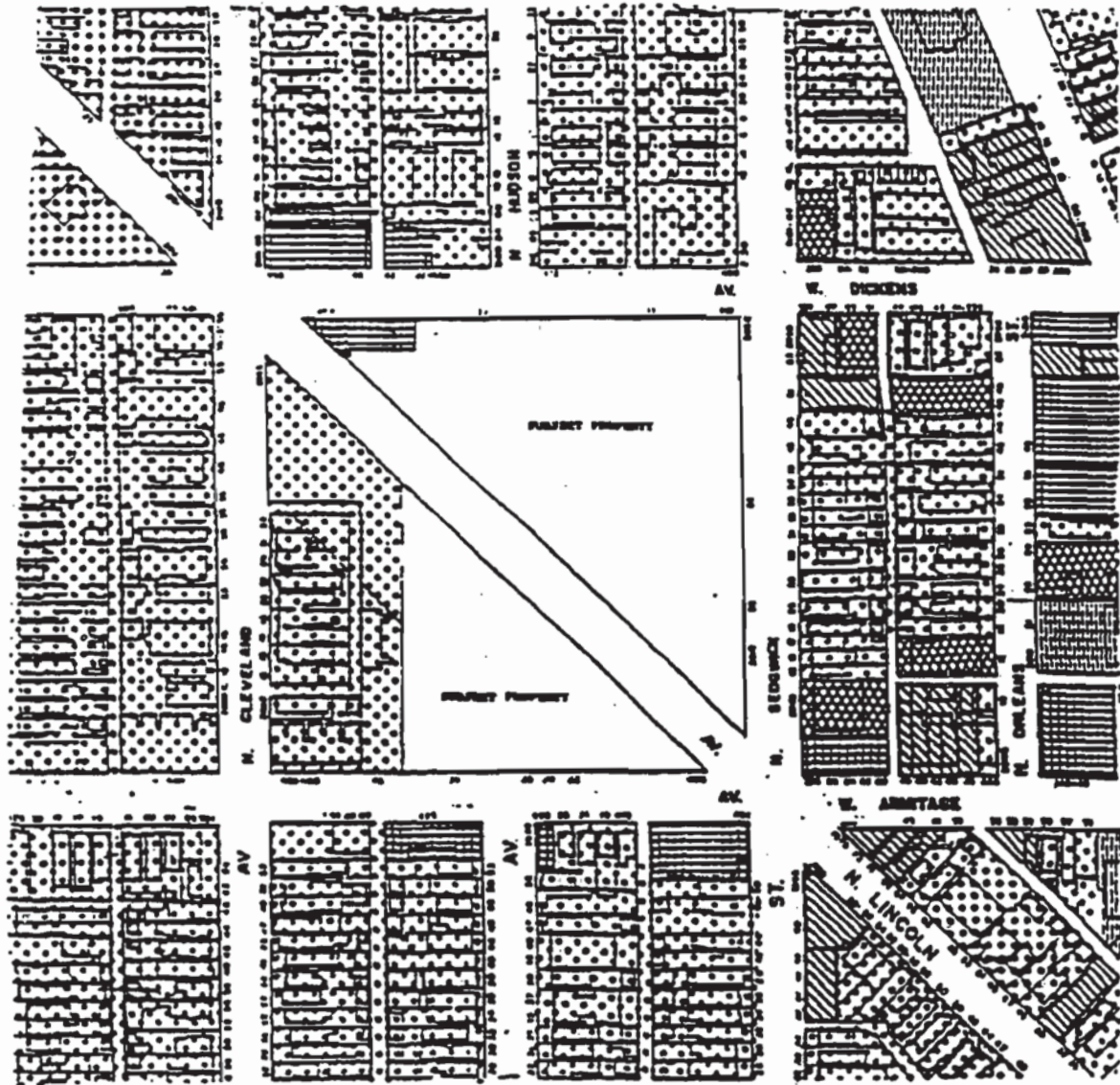
a line 408.36 feet east of North Wolcott Street; a line from a point 408.36 feet east of North Wolcott Street and 848.77 feet north of West Diversey Parkway to a point 524.29 feet east of North Wolcott Street and 1,030.7 feet north of West Diversey Parkway; a line 524.29 feet east of North Wolcott Street; a line 930.29 feet north of West Diversey Parkway; a line 546.47 feet east of North Wolcott Street; and West Diversey Parkway,





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

(Continued on page 38071)

Existing Land Use Area Map.

FINAL FOR PUBLICATION

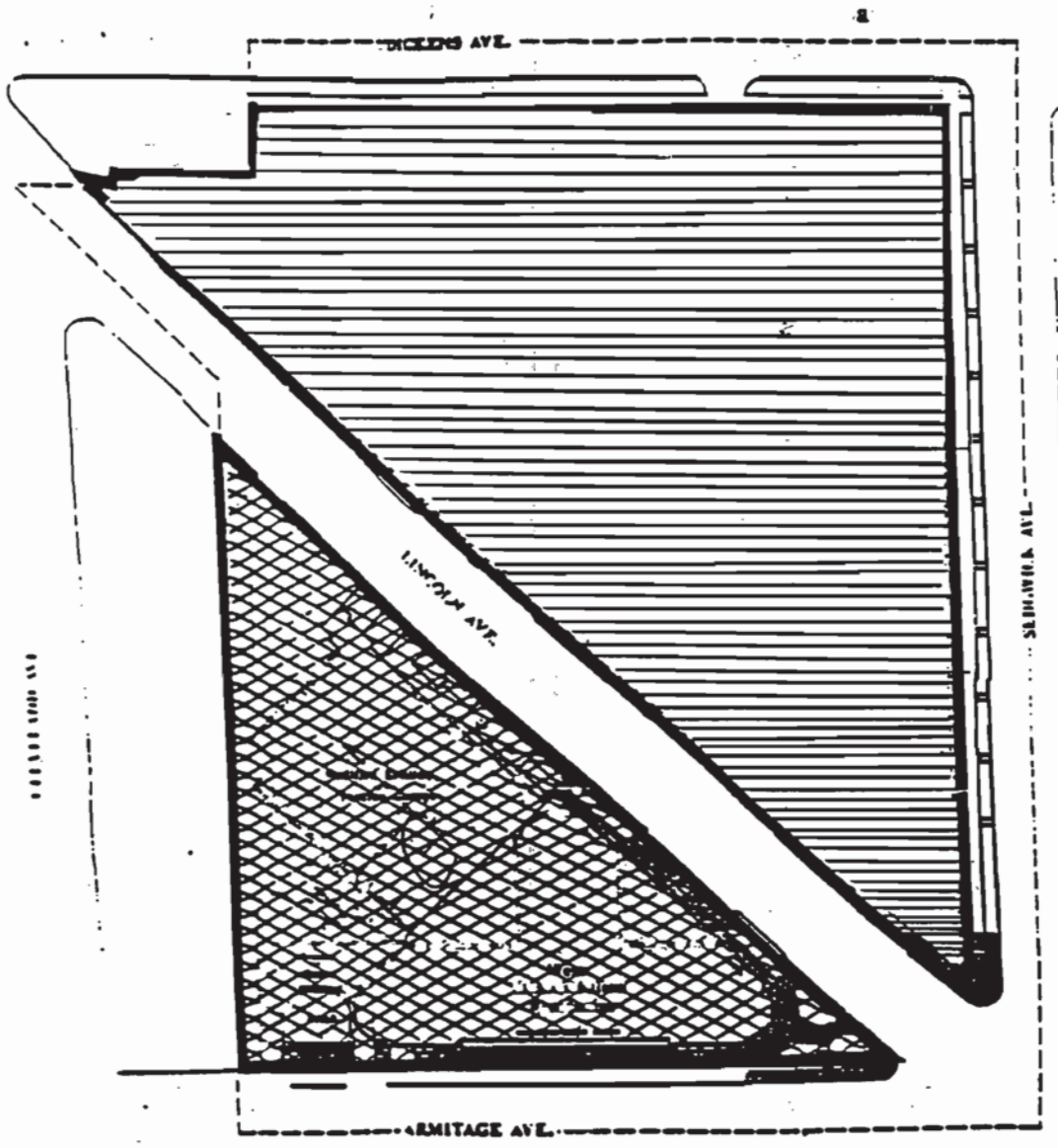


-  Residential 1-3 Stories
-  Residential 4-5 Stories
-  Residential 3 Stories and up
-  Commercial/Residential 1-3 Stories



Applicant: Melk Development/
 MCL Lincoln Park I
 Address: 2035 North Lincoln
 Avenue
 Date: August 12, 1993

Planned Development Boundary, Property
Line and Subarea Map.

FINAL FOR PUBLICATION

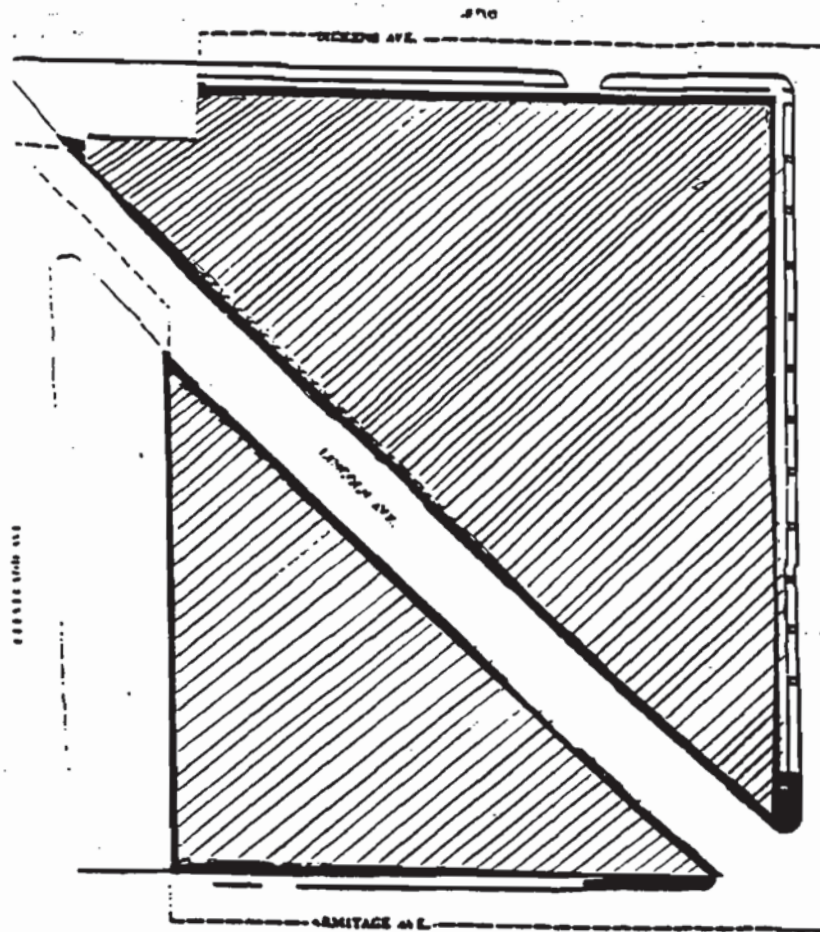


Applicant: Melk Development/MCL
Lincoln Park L.P.
Address: 2035 N. Lincoln Avenue
Date: August 12, 1993.

-  SUB-AREA A
-  SUB-AREA B

Generalized Land Use Map.

FINAL FOR PUBLICATION



ATTACHED AND DETACHED
SINGLE FAMILY HOMES AND ACCESSORY USE

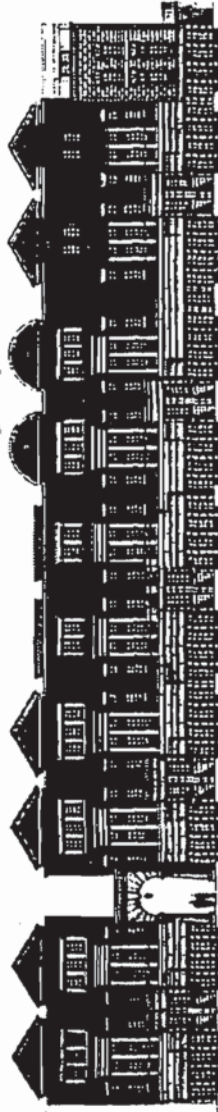
Applicant: Melk Development MCL
Lincoln Park L.P.
Address: 2-35 North Lincoln Avenue
Date: August 12, 1993

Elevations Of Buildings.
(1 of 2)

FINAL FOR PUBLICATION



PARTIAL SEDGWICK STREET ELEVATION
(Dickens Avenue Similar)



PARTIAL LINCOLN AVENUE ELEVATION
(Armitage Avenue Similar)

Applicant: Melk Development/MC
Lincoln Park L.P.
Address: 2035 North Lincoln
Avenue
Date: August 12, 1993

L I N C O L N P A R K P O I N T

100' x 100' x 100' x 100'

Elevations Of Buildings.
(2 of 2)

FINAL FOR PUBLICATION



A-UNIT ELEVATION



SEDGWICK STREET ELEVATION



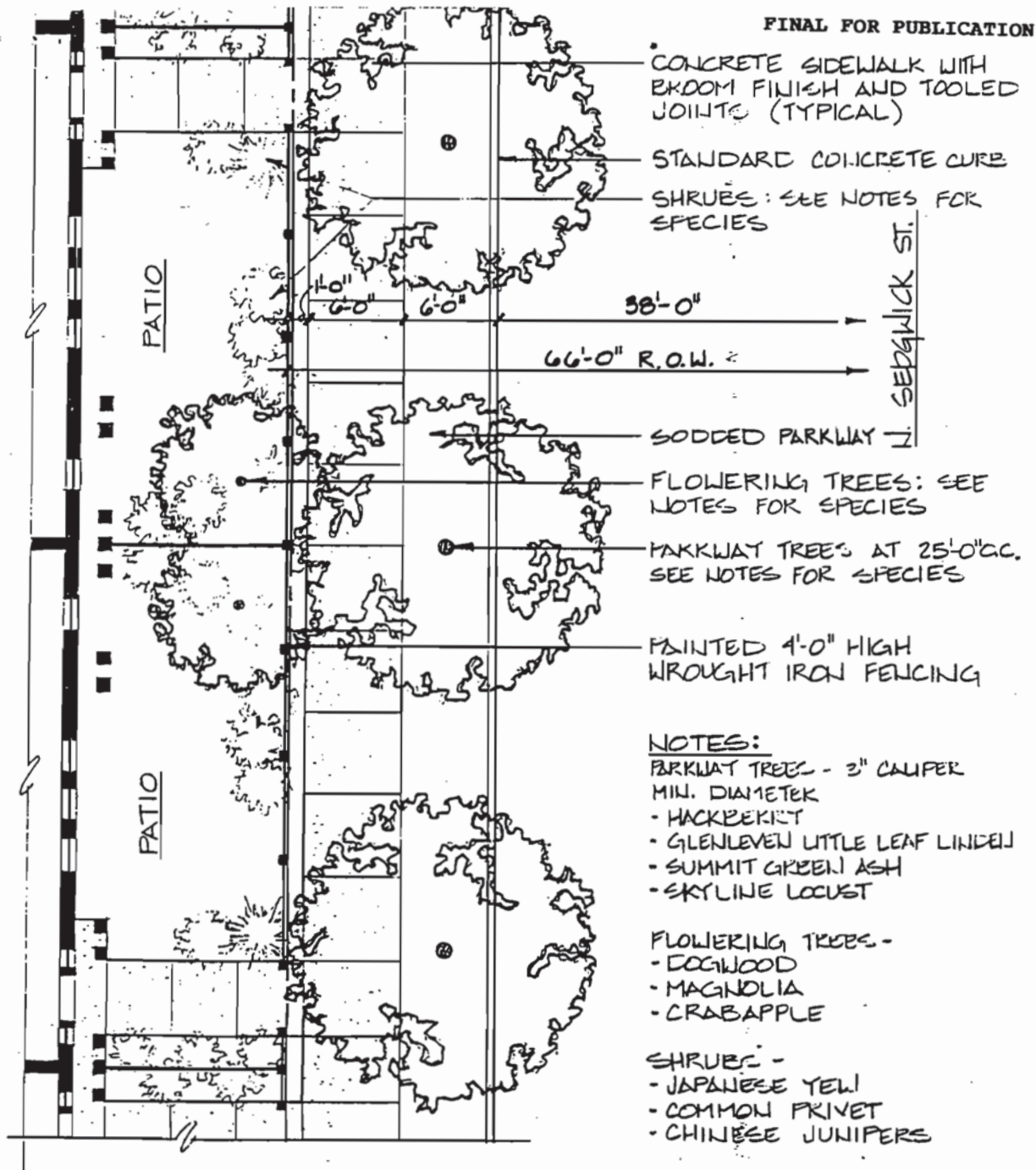
LINCOLN AVENUE ELEVATION

Applicant: Melk Development/MCL
Lincoln Park L.P.
Address: 2035 North Lincoln
Avenue

LINCOLN PARK POINT

NOT A SCALE REPRESENTATION

Landscape Development Plan.
(1 of 2)



DSK - 4

LINCOLN PARK POINT

AUG. 12, 1993

ROY H. KRUSE & ASSOCIATES, LTD.

ARCHITECTS

1752 NORTH SEDGWICK STREET

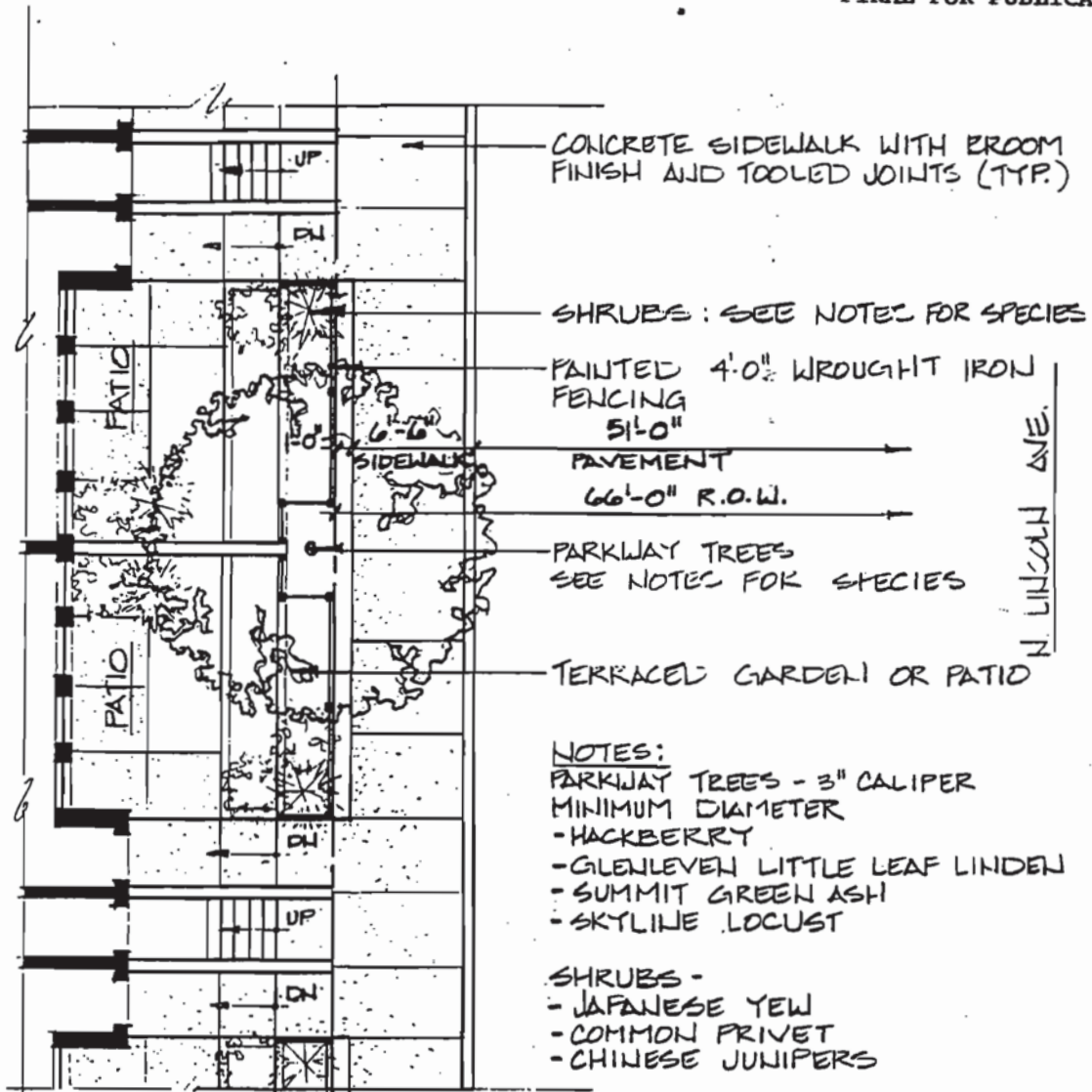
CHICAGO, ILLINOIS 60614

(312) 642-6200

FAX 642-6373

Landscape Development Plan.
(2 of 2)

FINAL FOR PUBLICATION



DSK - 5

AUG. 12, 1993

LINCOLN PARK POINT

ROY H. KRUSE & ASSOCIATES, LTD.

ARCHITECTS

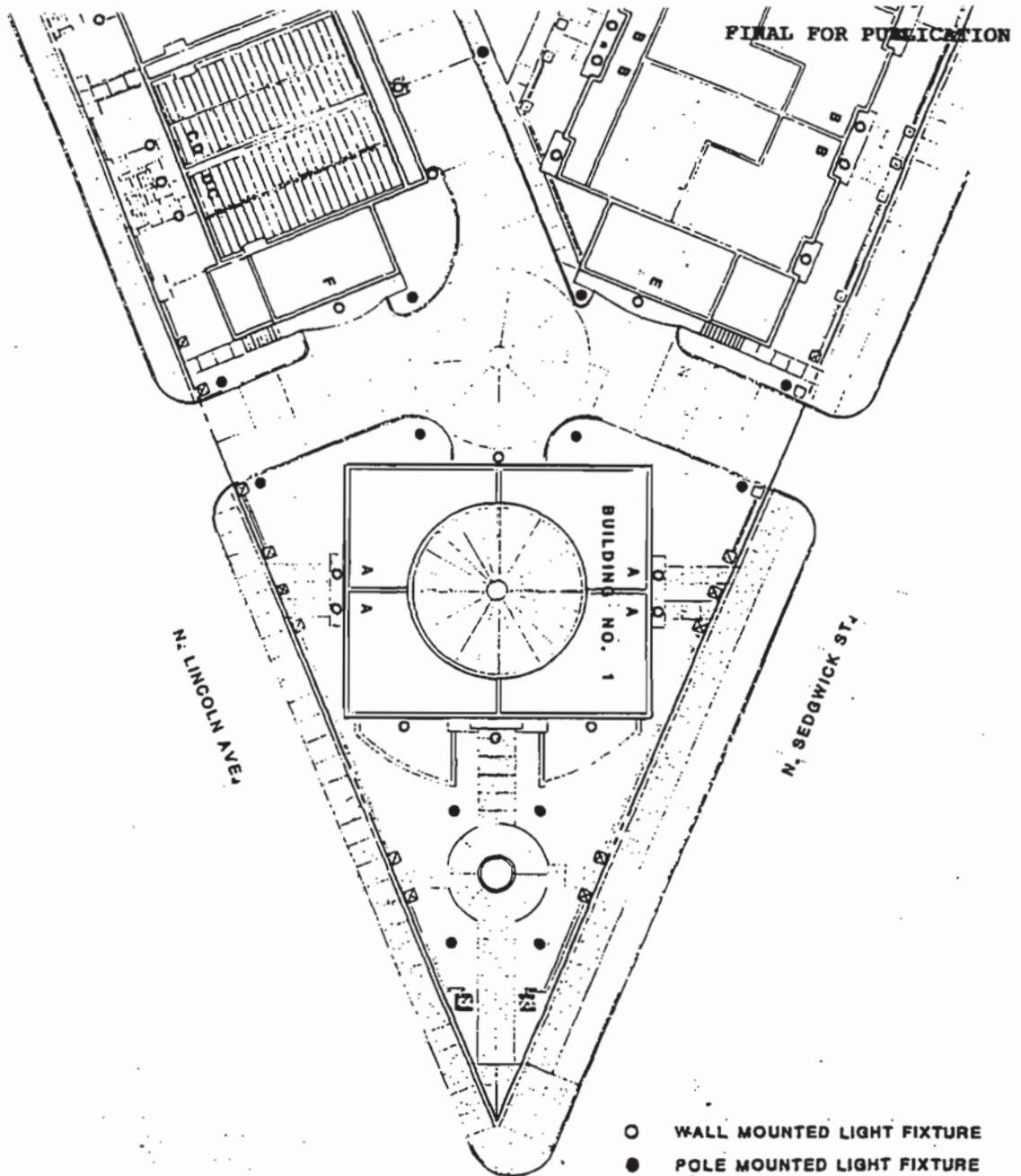
1752 NORTH SEDGWICK STREET

CHICAGO, ILLINOIS 60614

(312) 642-6200

FAX 642-6373

Partial Lighting Plan.
(1 of 3)



DSK - 6

LINCOLN PARK POINT

AUG. 12, 1993

ROY H. KRUSE & ASSOCIATES, LTD.

ARCHITECTS

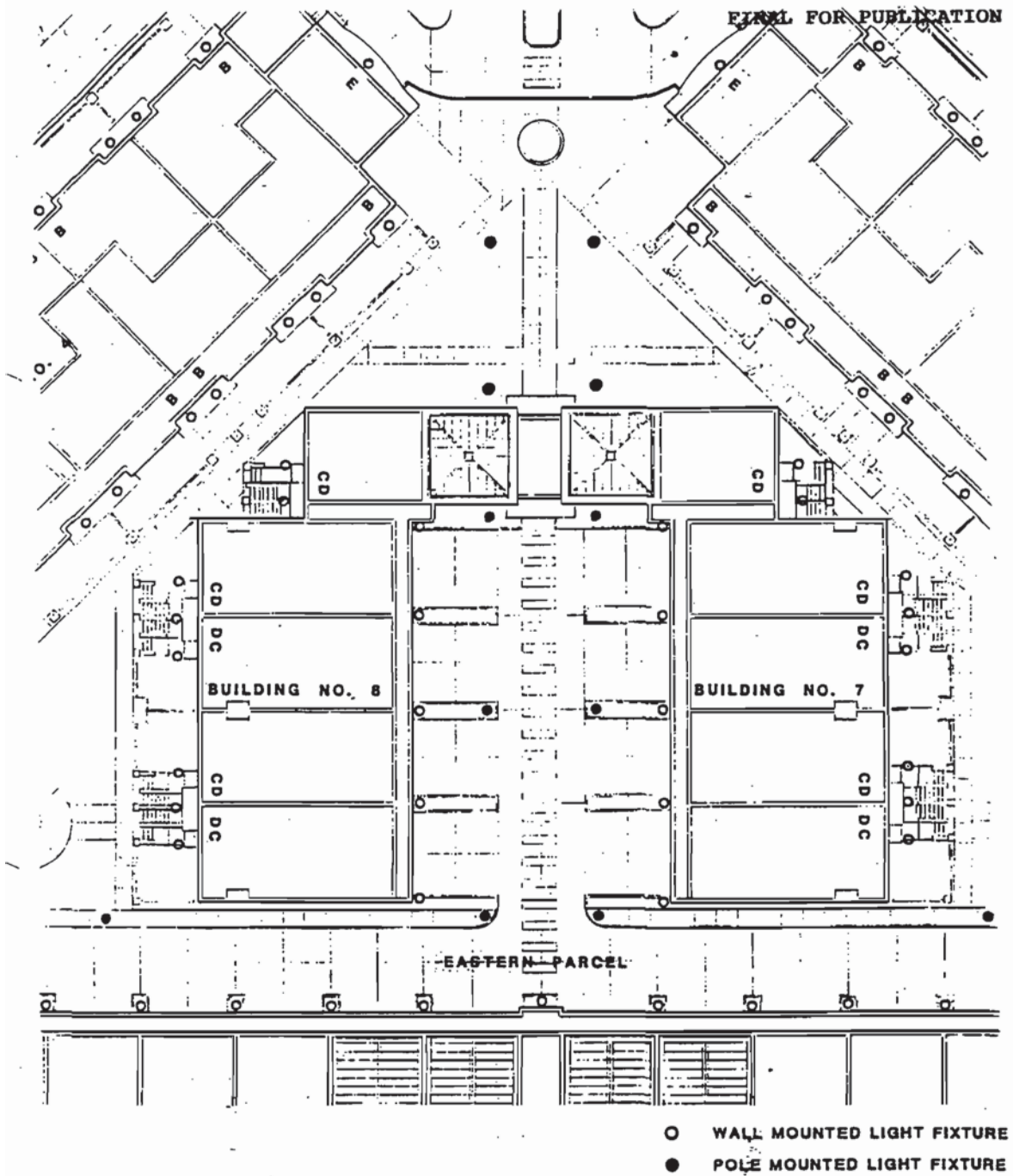
1752 NORTH SEDGWICK STREET

CHICAGO, ILLINOIS 60614

(312) 642-8200

FAX 642-6373

Partial Lighting Plan.
(2 of 3)



DSK - 7.

LINCOLN PARK POINT AUG. 12, 1993

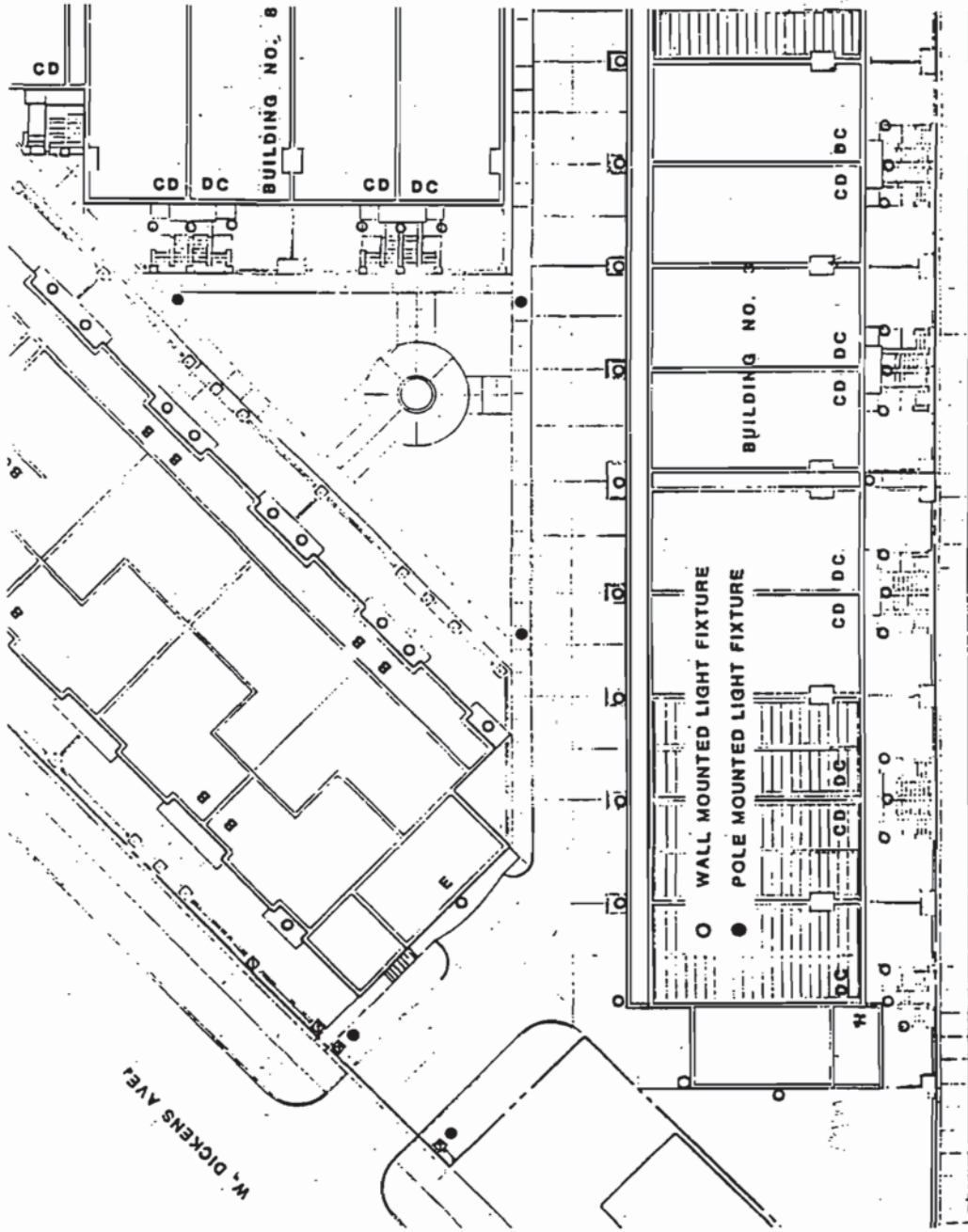
ROY H. KRUSE & ASSOCIATES, LTD.
1752 NORTH SEDGWICK STREET CHICAGO, ILLINOIS 60614

ARCHITECTS

(312) 842-8200 FAX 842-8373

Partial Lighting Plan.
(3 of 3)

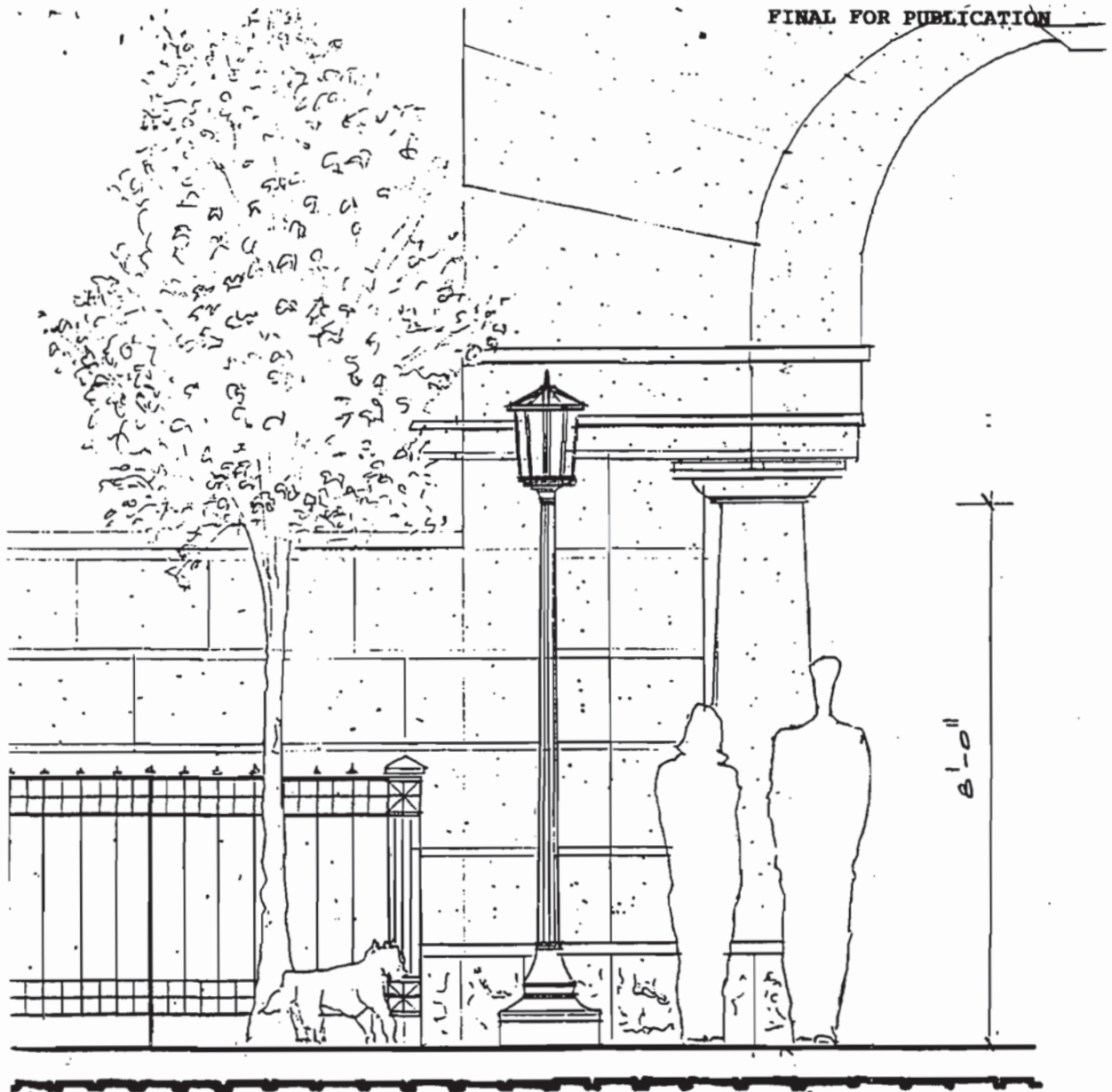
FINAL FOR PUBLICATION



DSK - 8 **LINCOLN PARK POINT** AUG. 12, 1993

ROY H. KRUSE & ASSOCIATES, LTD. ARCHITECTS

Typical Lighting And Fencing Elevation.



DSK - 9

LINCOLN PARK POINT

AUG. 12, 1993

ROY H. KRUSE & ASSOCIATES, LTD.

ARCHITECTS

1752 NORTH SEDGWICK STREET

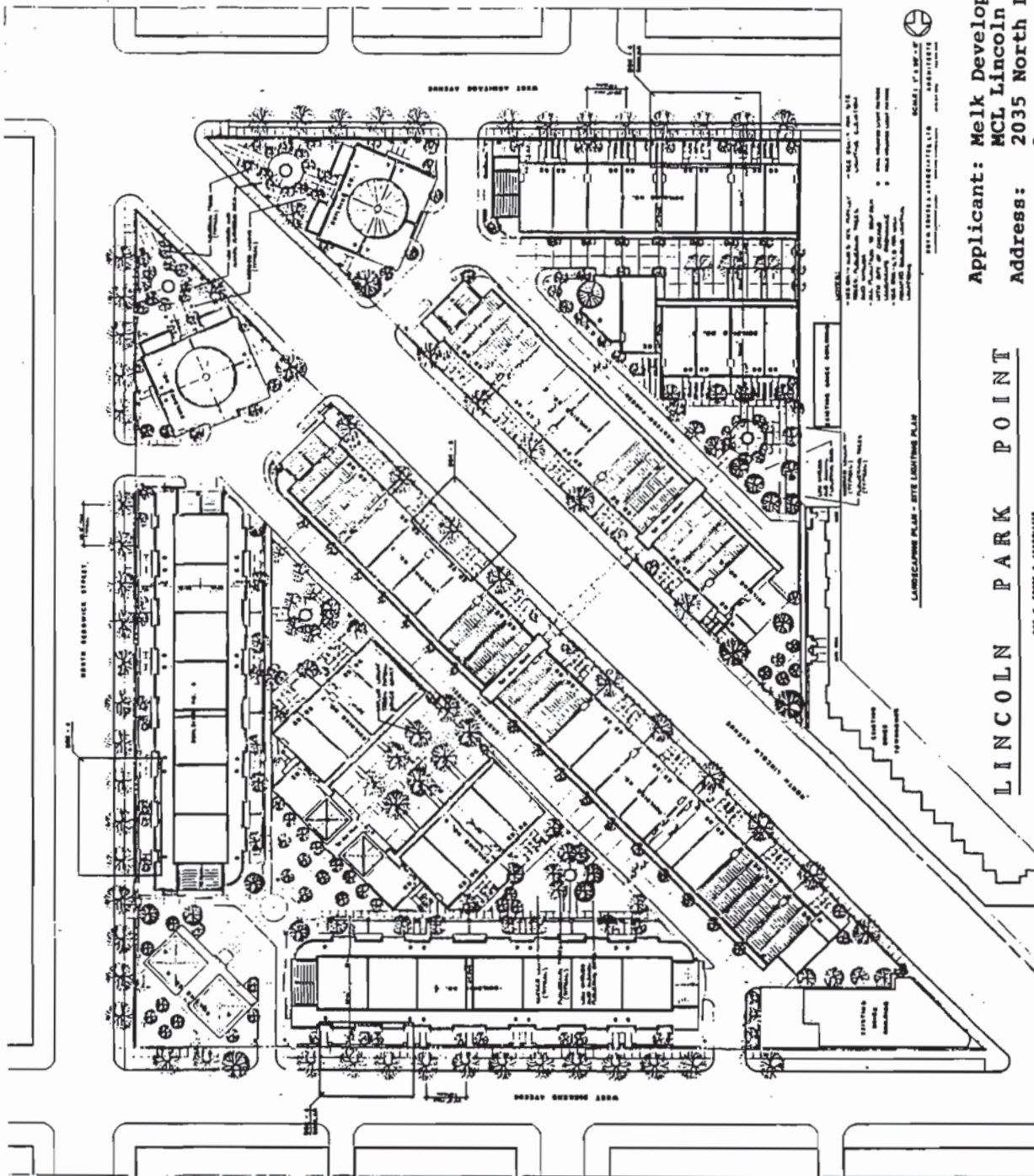
CHICAGO, ILLINOIS 60614

(312) 643-6200

FAX 643-6373

Landscape Plan/Site Lighting Plan.

FINAL FOR PUBLICATION



Applicant: Melk Development/
 MCL Lincoln Park LI
 Address: 2035 North Lincoln

LINCOLN PARK POINT



JAMES J. LAWLER
 ARCHITECT
 100 N. LAUREL STREET, CHICAGO, ILL. 60610
 TEL: 312/467-1100
 FAX: 312/467-1101

*Reclassification Of Area Shown On Map Number 5-F.
(As Amended)*

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 Residential-Business Planned Development No. 95 symbols and indications as shown on Map No. 5-F in the area bounded by:

10817 PD 95 as amended
West Dickens Avenue; North Sedgwick Street; West Armitage Avenue; a line 166.15 feet east of North Cleveland Avenue; North Lincoln Avenue; a line 48.6 feet south of West Dickens Avenue; a line 487.1 feet west of North Sedgwick Street; a line 39.6 feet south of West Dickens Avenue; and a line 403.1 feet west of North Sedgwick Street,

to those of Residential-Business Planned Development No. 95, as amended, 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 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

Residential-Business Planned Development.

Plan Of Development

Statements.

1. The area delineated herein as a Residential-Business Planned Development (the "Planned Development") consists of approximately 218,695 square feet of property which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map (the "Property") and is owned or controlled by the Applicant, The Hassinger Companies.

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant.
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 holders. 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, the legal title holder. 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.

Nothing herein shall be construed to mean that any individual owner of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the legal title holder thereof (and its beneficiaries if such title is held in a land trust) and the seller or transferor thereof (and its beneficiaries if title is held in a land trust) shall thereafter be released from any and all obligations or liability hereunder.

In addition, the Property throughout its development shall be under single ownership or single designated control. Provided, however, that upon the completion of the development of any portion of the improvements authorized by this Planned Development as evidenced by a duly issued Certificate of Occupancy, the portion for which said Certificate is issued no longer is required to be held in the same ownership or designated control as the portion of the Property the development of which has not been completed, except to the extent that an amendment, change or modification (administrative, legislative or otherwise) to this Planned Development is sought. All portions of the Property, the development of which has not been

completed must, nevertheless, remain under single ownership or control.

4. This Plan of Development consists of Thirteen (13) Statements; an Existing Zoning Map and Preferential Street Map; a Planned Development Boundary, Property Line and Subarea Map; a Generalized Land Use Map; an Existing Land Use Area Map; a Table of Use and Bulk Regulations and Related Controls; a Site Plan prepared by The Balsamo/Olson Group, Inc., dated September 12, 1991 (the "Site Plan"), a Landscaping Plan consisting of three sheets prepared by James Freeman and Associates, dated September 12, 1991 (the "Landscaping Plan"), Elevations of the Buildings to be Constructed Within Subareas B and C prepared by The Balsamo/Olson Group, Inc., dated September 12, 1991 (collectively the "Elevations"), a Conceptual Elevation of the Single-Family Homes to be Constructed Within Subarea A prepared by The Balsamo/Olson Group, Inc., dated September 12, 1991 (the "Conceptual Single-Family Elevations") and a Volumetric Drawing prepared by The Balsamo/Olson Group, Inc., dated September 12, 1991 (the "Volumetric Drawing"). Reduced copies of the Site Plan, the Landscaping Plan, the Elevations, the Conceptual Single-Family Elevations and the Volumetric Drawing are attached hereto and full sized copies of these items are on file with the Department of Planning. These and no other zoning controls shall apply to the Property.
5. The following uses are permitted in the Planned Development subject to the restrictions in Statement 12:
 - Subarea A: Detached single-family dwelling units; and accessory uses.
 - Subarea B: Multi-family dwellings; broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae which may exceed eight feet in diameter; and accessory uses including retail and service uses and parking.
 - Subarea C: Multi-family dwellings; retail and service uses permitted in the B2 Restricted Retail District; a bank with a drive-through facility; blue-printing and photostating establishments; clothing and costume rental shops; dry-cleaning establishments, laundrettes and laundries; meat markets; orthopedic and medical appliance stores, pet shops, radio and television service and repair shops; ticket agencies; typewriter and adding machine sales and services;

umbrella repair shops; broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae which may exceed eight feet in diameter, accessory and non-accessory parking and accessory uses.

6. Business and business identification signs shall be permitted within the Planned Development subject to the limitations in Statement 12. All business and business identification signs shall be subject to the review and approval of the Department of Planning. Temporary signs such as construction and marketing signs shall be permitted.
7. 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.
8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Public Works and the approval of the Department of Planning. A minimum of two percent of all parking spaces provided within Subareas B and C shall be designated and designed for parking for the handicapped.
9. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Public Works 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 Bureau of Traffic Engineering and Operations and of the Commissioner of Planning.
10. Within Subarea A, the improvements shall not exceed forty-four feet in height above grade nor shall they contain more than three and one-half stories above grade. The maximum height of the improvements to be constructed within Subareas B and C shall be:

Subarea B: ninety feet above grade to the building's main roof, except that the top of the duplex units may be constructed to a height of 100 feet above the grade and the top of the mechanical penthouse may rise to a height of 108 feet above grade. See the Volumetric Drawing attached hereto.

Subarea C: seventy-three feet above grade to the building's main roof, except that the top of the mechanical penthouse may rise to a height of ninety-one feet above grade. See the Volumetric Drawing attached hereto.

In addition to the maximum heights of buildings prescribed in this Planned Development, the height of the improvements and any appurtenance attached hereto also shall be subject to:

- (1) Height limitations as certified and approved by the Federal Aviation Administration; and
 - (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and in effect on the date hereof.
12. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent right-of-way and all entrances and exits to and from the parking and loading areas, shall be designed and constructed in substantial conformance with the Site Plan, the Landscaping Plan and the Elevations. In addition, the improvement on the Property shall be subject to the following regulations:

A) Uses.

- i) All uses not permitted within a subarea shall be prohibited. In addition, the following uses are specifically prohibited in the Planned Development:

Subarea B: surface parking lots, accessory restaurants, taverns or live entertainment.

Subarea C: surface parking lots, taverns, the sale of hard liquor (except as incidental to the operation of a restaurant or as part of a drug store) or live entertainment.

- ii) All broadcast and telecommunications antennae permitted under this Planned Development within Subareas B and C shall be located on a building's roof and attached to the surface or attached to the sides of a building's mechanical penthouse and such reception and transmission equipment associated therewith which is not an integral part of the antennae shall be located within the proposed improvements. In addition, any antennae to be located on the building shall be subject to the following:
 - a) No antennae shall extend beyond the top of the mechanical penthouse;
 - b) All antennae which are attached to the sides of a building's mechanical penthouse shall be painted to match the color of the penthouse wall to which they are attached;
 - c) All antennae which are attached to a building's roof shall be setback from the edge of the roof the maximum extent possible; and
 - d) All antennae shall be limited to the smallest antennae size practicable.
- iii) All accessory retail and service uses permitted within Subarea B shall be accessed only from within the building and no signage therefor shall be located on the exterior of the building. In addition, no more than 400 square feet of the first floor of the improvements within Subarea B and no more than 600 square feet of the area below grade shall be devoted to accessory retail and service uses.
- iv) All liquor service that is provided in connection with a restaurant that may be established within Subarea C shall be incidental to the restaurant use. The seating capacity of any area devoted exclusively to liquor service shall be limited to ten percent of the seating capacity of the restaurant within which it is located.
- v) Vehicular ingress and egress to the drive-through bank that is proposed to be constructed within Subarea C shall be provided only from and to Armitage Avenue. In addition, the drive-through bank shall be open for business only between the hours of 8:00 A.M. and 6:00 P.M.. This limitation on hours of operation shall not apply to any automatic teller machines.

B) Landscaping.

- i) Parkway trees depicted on the Landscaping Plan shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
- ii) Decorative street lighting shall be installed as depicted on the Landscaping Plan subject to the requirements and approval of the Bureau of Electricity and to a maintenance agreement as required by the City.

C) Architectural Treatment Of Improvements.

- i) The Applicant shall adhere to design standards for the street front facades of the improvements within Subarea A. These standards shall include a prohibition against solid walls, solid fences or fences with overlapping boards which prevent views from the adjacent street into the property lying between the fence and the facade of a structure beyond on any portion of the front yard along Dickens and Sedgwick. In addition, these standards shall ensure that the design and construction of the single-family homes within Subarea A is compatible with the architecture of structures which typify the Mid-North Landmark District immediately to Subarea A's east and north (the "District") as the District is described in the ordinance establishing it adopted by the City Council on August 31, 1977. As described in that ordinance, the District is not typified by any single architectural style but by a variety of building types and architectural styles that predominated during the rebuilding of Chicago after the 1871 fire. Therefore, no single architectural style or component thereof can be determinative although neoclassical/traditional architecture would be consistent with the architectural style of the District and modern architecture would not be. At a minimum, the street front facades of the Subarea A improvements shall be designed and constructed in accordance with the following standards:

- a) Composition -- The composition of the elements of the street facade of the improvements shall articulate a base, a mid-section and a roof (or cornice) through architectural detailing such as the expression of floor levels, other expression lines, projections, pilasters, lintels, changes in materials or colors, or openings.

b) Materials -- All facades of the improvements shall be of masonry construction. In addition, the street facades of the improvements, and the first two feet of the portion of the non-street facades adjacent thereto, shall be constructed primarily of face brick or stone. The street facades may contain accent materials such as stone, decorative wood, metal, limestone or materials similar in appearance and durability.

c) Openings -- The street facade of the improvements shall be punctuated by window openings at each floor level, as appropriate, and by a principal doorway opening located above the base. The proportions of the window openings shall generally emphasize the vertical dimension. The window and door openings shall be accentuated through the use of differentiated materials or colors and by arches, lintels or other architectural expressions of the opening's frame.

- ii) All exterior walls of the improvements to be constructed within Subareas B and C, excluding the parking garage, shall be primarily of a combination of brick and limestone or materials substantially equivalent in appearance and durability to limestone such as pre-cast materials and manufactured limestone. The architecture of the Armitage Avenue facade of the improvements within Subarea C shall be substantially similar to the Lincoln Avenue elevation of those improvements attached hereto. In addition, the minimum floor to floor height of the residential portion of the improvements in Subarea B shall be nine feet as measured from the top of lower floor slab to the bottom of the upper floor slab.

D) Additional Signage Regulations.

- i) The total exterior signage which may be established for each non-residential use within Subarea C shall be limited in size by the number of square footage which is the product of two times eighty percent of the lineal feet of frontage of each individual establishment. In addition, except for lettering directly on an awning or canopy, no part of a sign mounted on the exterior of the building shall extend above nineteen feet above grade nor below sixteen feet above grade.
- ii) No non-directional pole signs, billboards or box signs shall be permitted within the Planned Development, except any existing business signs maintained in connection with the

parking garage in Subarea C (the "Existing Signs") and one business identification sign that may be installed in connection with the marketing of the Property (the "Marketing Billboard"). Provided, however, that the Marketing Billboard:

- a) shall be located on the portion of the Property located east of Lincoln Avenue and shall be adjacent and perpendicular to Lincoln Avenue;
 - b) shall not exceed ten feet by twelve feet in size;
 - c) shall not rise to a height greater than sixteen feet above grade as measured at the top of the sign; and
 - d) if lighted, the lighting shall not exceed fifteen-foot candles as measured at the face of the sign.
- iii) No sign may project more than eighteen inches from the face of the building to which it is attached, except for signs which are an integral part of a canopy or awning or the Existing Signs.
 - iv) No flashing or illuminated signs are permitted within this Planned Development, except for back-light signs, the Existing Signs and the Marketing Billboard.

E) Additional Parking And Loading Regulations.

- i) A minimum of forty spaces within the parking garage in Subarea C shall be available free of charge, but subject to a validation program, to patrons of the commercial uses to be established within that Subarea.
- ii) Within Subarea B, at least one parking space shall be conveyed with each dwelling unit.
- iii) Within Subarea C, at least one parking space for each dwelling unit shall be made available to the owner of such unit at no more than a commercially reasonable rate.
- iv) The parking spaces required under this Planned Development within Subareas B and C, except the parking spaces to be conveyed with each dwelling unit in Subarea B,

may be provided in a tandem or stacked arrangement and operated as valet service.

- v) A maximum of 20% of the parking spaces required under this Planned Development within Subareas B and C may be 7.5 feet by 15 feet in size to accommodate compact cars.
- vi) Within Subareas B and C, all required parking spaces and loading berths shall be located within the same Subarea as the use served. Within Subarea A, all parking spaces required to serve an individual single family dwelling shall be located on the same parcel as the single-family dwelling served.

F) Additional Subarea A Regulations.

- i) Prior to the issuance by the Department of Planning of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for any development within Subarea A, a site plan for the proposed development of that Subarea (the "Subarea A Development Plan") shall be submitted to the Commissioner of the Department of Planning (the "Commissioner") for approval. Review and approval of the Subarea A Development Plan by the Commissioner is intended to assure that specific development proposals conform with this Planned Development and to assist the City in monitoring on-going development. The Subarea A Development Plan may include all or any part of the property within that Subarea. No Part II approval for Subarea A improvements shall be granted until the Subarea A Development Plan has been approved.

If the Subarea A Development Plan substantially conforms with the provisions of this Planned Development, the Commissioner shall approve said plan in writing within thirty days of the submission of a complete application for approval thereof. If the Commissioner determines within said thirty day period that the Subarea A Development Plan that was submitted does not substantially conform with the provisions of this Planned Development, the Commissioner shall advise the Applicant in writing of the reasons for disapproval thereof no later than fourteen days after the expiration of the thirty day period. The Commissioner shall thereafter make a final written determination on any resubmission within fourteen days of its filing.

Following approval of a Subarea A Development Plan by the Commissioner, the approved plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development.

After approval by the Commissioner of a Subarea A Development Plan, the approved plan may be changed or modified pursuant to the provisions of Statement 12(I).

In the event of any inconsistency between the approved Subarea A Development Plan and the terms of this Planned Development in effect at the time of approval of such plan or of modifications thereto, the terms of the Planned Development shall govern.

A Subarea A Development Plan shall, at a minimum, provide the following information:

- a) the boundaries of the development parcel or parcels;
- b) the footprint of the improvements;
- c) location and dimensions of all parking spaces;
- d) all drives and vehicular routes;
- e) all proposed off-site landscaping, including species and size;
- f) all pedestrian circulation routes;
- g) elevations of the improvements;
- h) specifications of the materials to be used on the exterior facades; and
- i) all statistical information applicable to the development parcel or parcels, including:
 - 1) Floor area and floor area ratio.
 - 2) Number of parking spaces required and to be provided.
 - 3) Uses to be established on each parcel.

4) Building heights.

5) All setbacks, both required and to be provided.

A Subarea A Development Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. An application for approval of a Subarea A Development Plan shall be deemed complete if the Applicant submits to the Commissioner an application for approval which contains all the information listed immediately above and the Commissioner does not advise the Applicant in writing within ten working days of the submission thereof that the submitted application is incomplete and the specific information required to render the application complete.

- ii) The individual parcels depicted on the site plan within Subarea A may be combined or reconfigured so long as the resulting total number of parcels within that Subarea does not exceed twenty-nine, the width of any parcel is not reduced below twenty-five feet, the side lot lines of the parcels (except the southernmost and westernmost parcels) are perpendicular to the street and all resulting parcels otherwise comply with the provisions of this Planned Development.
- iii) The front lot line of all parcels within Subarea A, except the westernmost parcel therein, shall be deemed to be the line coterminous with either the south line of Dickens Avenue or the west line of Sedgwick Street. The front lot line of the westernmost parcel in Subarea A shall be deemed to be the line coterminous with the easterly line of Lincoln Avenue and the rear lot line thereof may be, at the Applicant's discretion, the line coterminous with the northerly line of the internal drive.
- iv) No buildings, parking areas or portions thereof on a parcel within Subarea A, except a driveway for access to the required parking on the southernmost parcel, may be located within a required yard except as permitted under Section 5.7-5 of the Zoning Ordinance or this Planned Development.
- v) The regulations in the Chicago Zoning Ordinance applicable to reverse corner lots and to through lots shall not apply to any of the parcels within Subarea A.

- vi) Other than for the internal drive between the Subarea A and Subarea B improvements and for the southernmost parcel within Subarea A, no curb cuts on Dickens Avenue, Sedgwick Street or Lincoln Avenue shall be permitted for access to the parcels within Subarea A. In addition, the Applicant, subject to City approval, shall install a gate at the Dickens Avenue entrance to the internal drive in an effort to restrict through traffic along the internal drive.
- vii) All portions of the parcels in Subarea A not devoted to permitted structures, drives or walks shall be maintained with landscaping.
- viii) Prior to the issuance of a Certificate of Occupancy for any improvement on a parcel within Subarea A, vehicular access to said parcel shall be made available from both Lincoln Avenue and Dickens Avenue over the internal drive depicted on the Site Plan.
- ix) Within six months of the issuance of a Certificate of Occupancy for any improvement on a parcel within Subarea A or for the proposed improvements on Subareas B and C, the parkway trees depicted on the Landscaping Plan and adjacent to the parcel or Subarea, as the case may be, on which such improvements are located shall be installed.
- x) The open space located at the intersection of Lincoln Avenue and Sedgwick Street and depicted on the Site Plan as located within Subarea A shall be completed prior to the earlier of the issuance of a Certificate of Occupancy for the first dwelling unit within Subarea A in excess of fifty percent of the number of dwelling units permitted in that Subarea or for the Subarea B improvements. Provided, however, that the wall located along the northerly portion of said open space and continuing in a northerly direction along the easterly boundary of Lincoln Avenue to the internal drive between the Subarea A and B improvements need not be constructed to the extent it interferes with the marketing of the improvements to be constructed on the Property.

G) Interim Use Regulations.

- i) During the interim period between the demolition of the existing improvements on the Property and the completion of the construction of the improvements approved under this Planned Development, the Applicant shall:

- a) Plant and maintain grass along those portions of Subarea A which are not required for construction or marketing of the improvements to be constructed within that Subarea or Subarea B;
 - b) Establish a construction barricade along the perimeter of Subarea B, which perimeter area may be expanded into Subarea A to the degree necessary to accommodate future construction of the Subarea B improvements; and
 - c) Establish a construction barricade around the perimeter of Subarea C.
- ii) The construction barricades required under this Statement shall be ornamental in nature and may contain information regarding the Property, its development or the community. The information to be conveyed through the use of the construction barricade shall be placed directly thereon. The barricades may be removed in increments as portions of the improvements authorized under this Planned Development are completed. In addition, the construction barricades shall be kept, at all times, in a sightly manner free from graffiti or posters, flyers or leaflets containing unauthorized information.
 - iii) The requirements of this Statement 12(G) shall be completed within 60 days, weather permitting, after the conclusion of the demolition of the existing improvements upon the affected Subarea.

H) Construction Regulations.

- i) In addition to the regulations contained in the Chicago Municipal Code governing construction of improvements, the following regulations shall apply to the construction of the improvements authorized under this Planned Development:
 - a) All construction traffic associated with the construction of the Subareas A, B and C improvements shall, to the fullest extent possible, access the Property from the southern portion of Lincoln Avenue. All construction vehicles shall be parked behind the construction barricades.

b) All construction vehicles shall be washed before leaving the Property to the extent necessary to prevent the spill of debris or mud on public streets adjacent to the Property.

I) Modification Of Requirements.

The requirements of this Statement 12 may be modified, administratively, by the Commissioner of the Department of Planning, upon the application for such a modification by the Applicant and a determination by the Commissioner of the Department of Planning that such modification is appropriate and consistent with the nature of the improvements contemplated by 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 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. The Applicant shall provide the Alderman of the Ward in which the Property is located with written notice of the filing of any request for a modification under this provision, and the nature of the modification requested, no later than the date on which such a request is filed. A copy of such notice shall be filed with the Department of Planning simultaneously with the filing of the request for modification.

13. Unless substantial construction of a minimum of seventy-five dwelling units within the Property has commenced within ten years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire with regard to the undeveloped portions of the Property; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then with regard to the undeveloped portions of the Property this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development, with respect to any portion of the Property, expires under the provision of this section, then the zoning of the portions of the property affected shall automatically revert to that of the previously underlying Planned Development No. 95 as adopted by the City Council on August 30, 1972.

[Existing Zoning and Preferential Street Map, Planned Development Boundary, Property Line and Subarea Map, Generalized Land Use Map, Existing Land Use Area Map, Site Plan, Landscape Development Plans, East and West Condominium Building Elevations, Conceptual Single-Family Home Elevations and Volumetric Drawing attached to this Plan of Development printed on pages 10180 through 10191 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Residential-Business Planned Development.

Plan Of Development

Use And Bulk Regulations And Data.

General Description Of Land Use:

See Statements Numbered 5 and 13.

Maximum Permitted F.A.R.: 1.87

Gross Site Area = Net Site Area + Area remaining in public right-of-way:

304,080.52 square feet = 218,695 square feet + 85,385.52 square feet

6.98 acres = 5.02 acres + 1.96 acres

Setbacks From Property Line:

Subarea A: Front Yard -- 12 feet

Side Yard -- 3 feet *

Rear Yard -- 30 feet **

Subareas B and C: In General Conformance with the Site Plan and the Plan of Development Statements.

Maximum Percentage Of Site Coverage:

Subarea A: 75%

Subareas B and C: In accordance with the Site Plan.

Maximum Permitted Building Height:

In accordance with Statement Number 10 hereof and the Volumetric Drawing.

Maximum Floor Area Devoted To Residential Uses:

Subarea A: 5,000 square feet per parcel

Subarea B: 180,000 square feet

Subarea C: 120,000 square feet

Maximum Floor Area Devoted To Retail And Service Uses Within Subarea C:

20,000 square feet (which shall not be located above the ground floor).

* The required minimum side yard within Subarea A shall be provided on each parcel within that Subarea. However, the requirement may be satisfied by the combined total of the side yards provided on each parcel.

** Detached garages are permitted obstructions within this yard without limitation.

Maximum Number Of Dwelling Units:

Subarea A: 29

Subarea B: 97

Subarea C: 78

Minimum Number Of Off-Street Parking:

Subarea A: Two spaces per dwelling unit

Subarea B: 115 spaces

Subarea C: 118 spaces

Maximum Number Of Off-Street Parking:

Subarea A: Three spaces per dwelling unit

Subarea B: 150 spaces

Subarea C: 300 spaces

Minimum Number Of Off-Street Loading Berths:

Subarea A: None

Subarea B: 1 berth

Subarea C: 3 berths

Reclassification Of Area Shown On Map Number 5-G.***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 M2-2 General Manufacturing District symbols and indications as shown on Map No. 5-G in area bounded by:

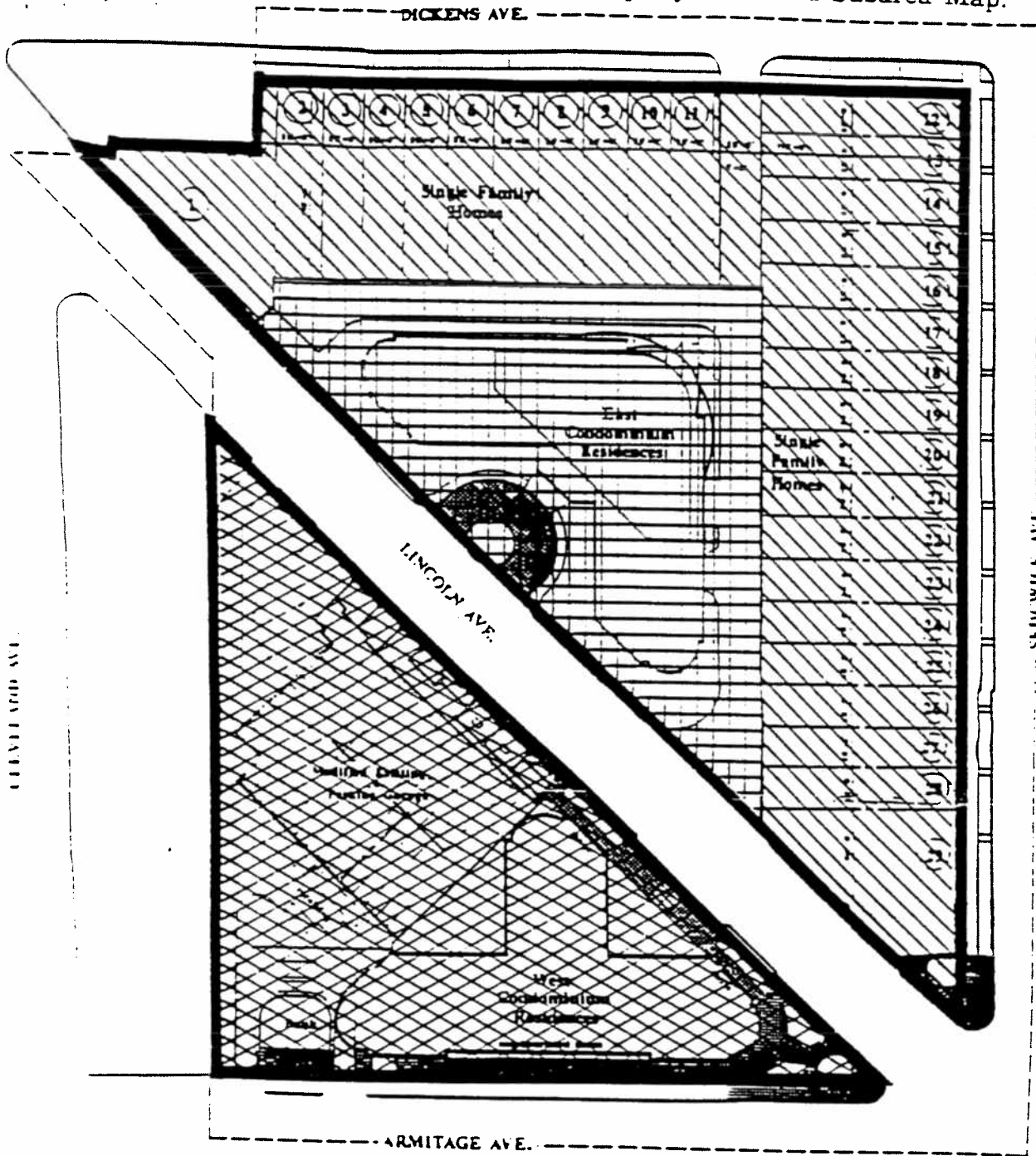
(Continued on page 10192)

11/27/91

UNFINISHED BUSINESS

10181

Planned Development Boundary, Property Line And Subarea Map.



SUB-AREA A



SUB-AREA B

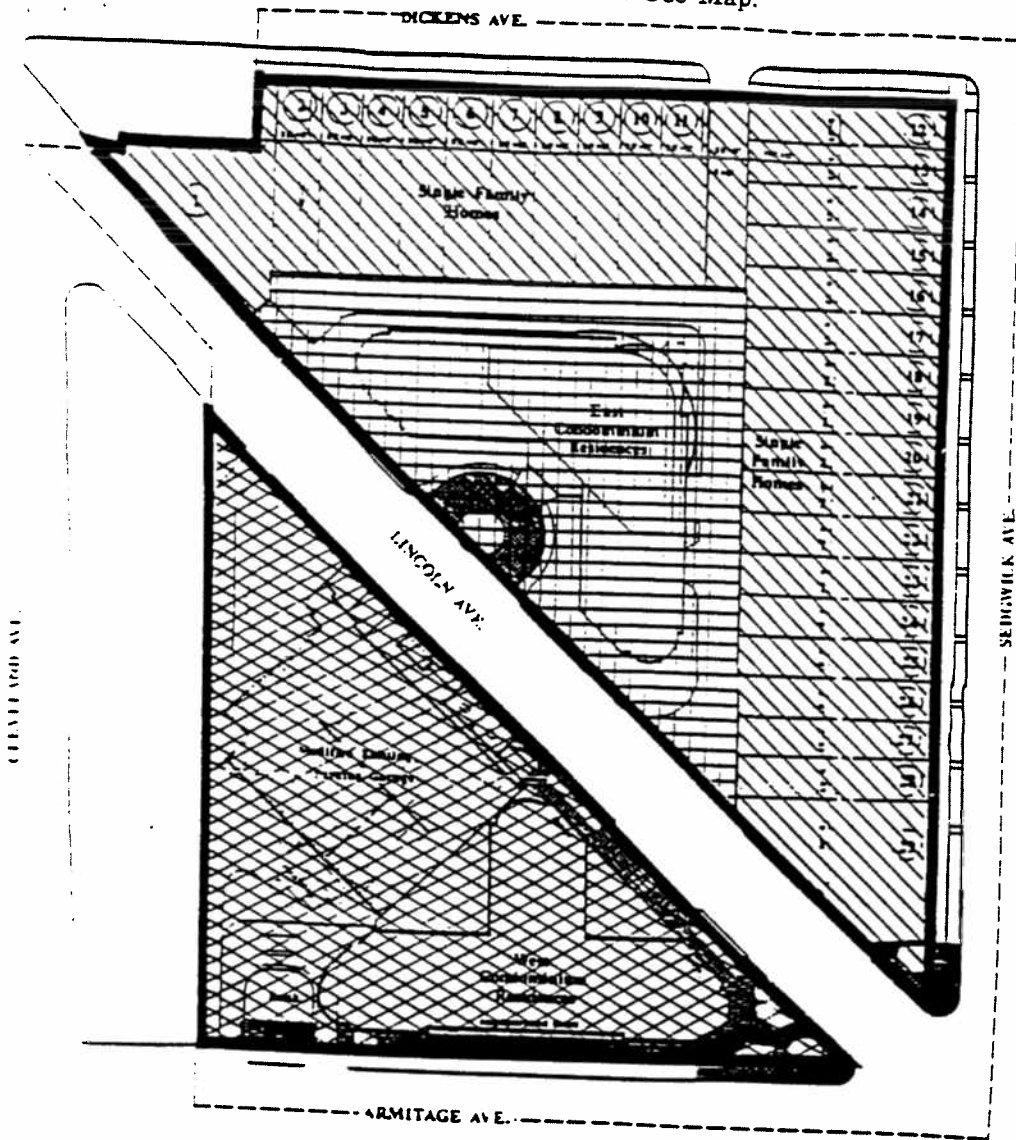





SUB-AREA C



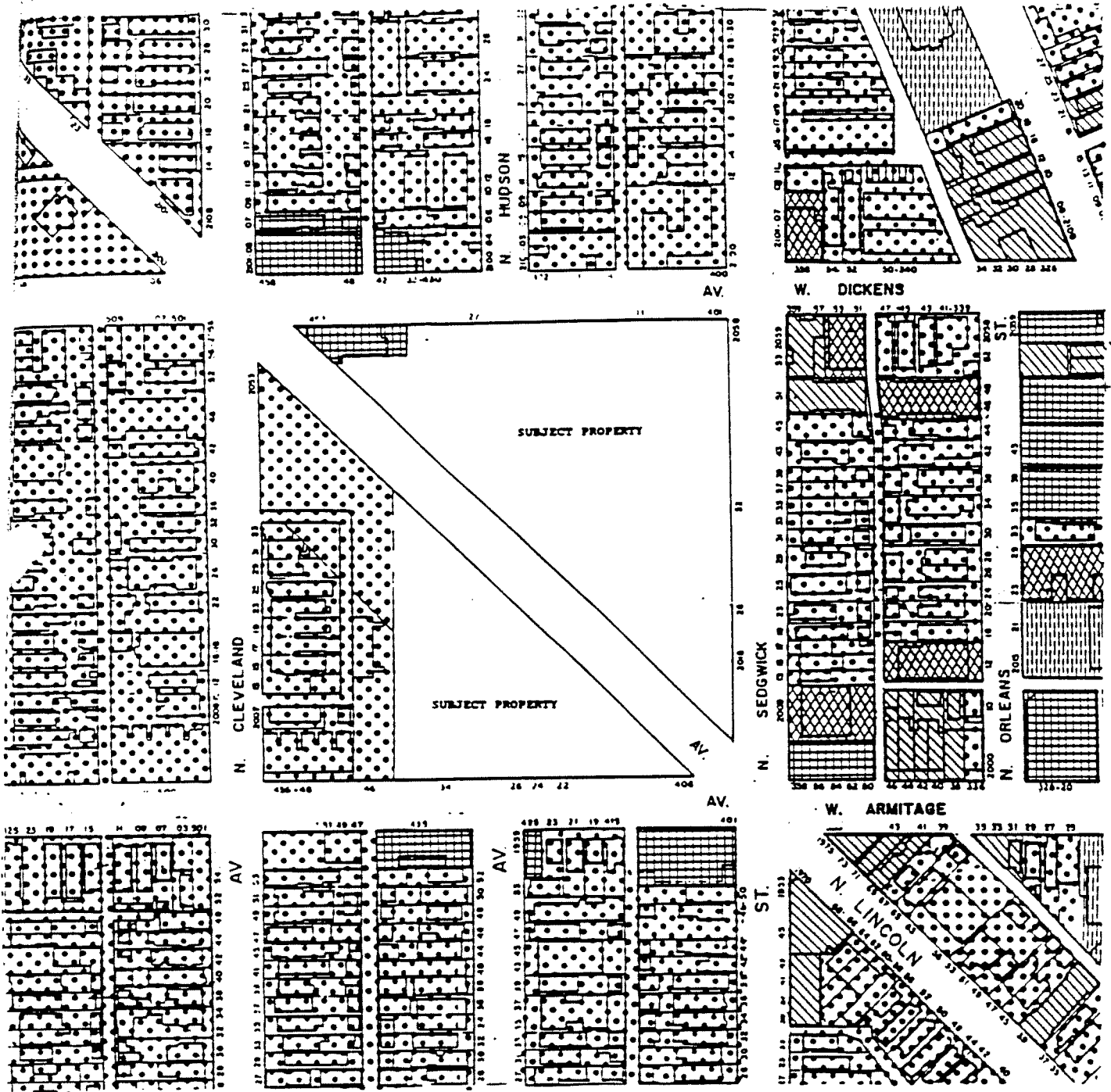
PLANNED DEVELOPMENT BOUNDARY

Generalized Land Use Map.








-  SINGLE FAMILY HOMES AND ACCESSORY USE
-  MULTIFAMILY DWELLINGS, PARKING AND ACCESSORY USE
-  MULTIFAMILY DWELLINGS, RETAIL AND SERVICE

UNFINISHED BUSINESS
Existing Land Use Area Map.



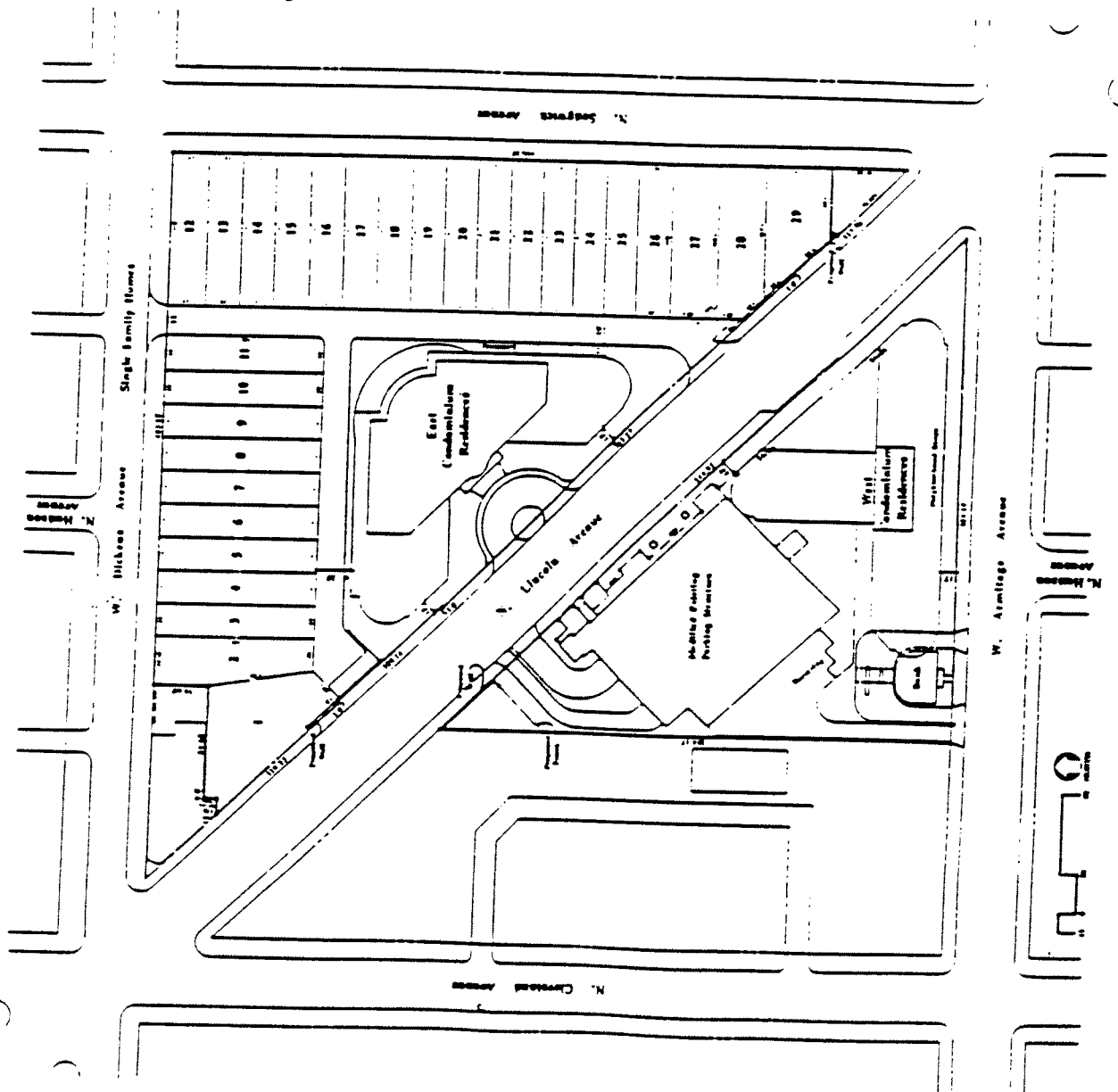
KEY

-  Residential 1-3 Stories
-  Residential 4-7 Stories
-  Residential 8 Stories and up
-  Commercial/Residential 1-3 Stories
-  Commercial 1-3 Stories

Site Plan.

LINCOLN PARK PLACE

A Mixed Use Development of
Condominium Residences, Single Family Homes and Neighborhood Shops



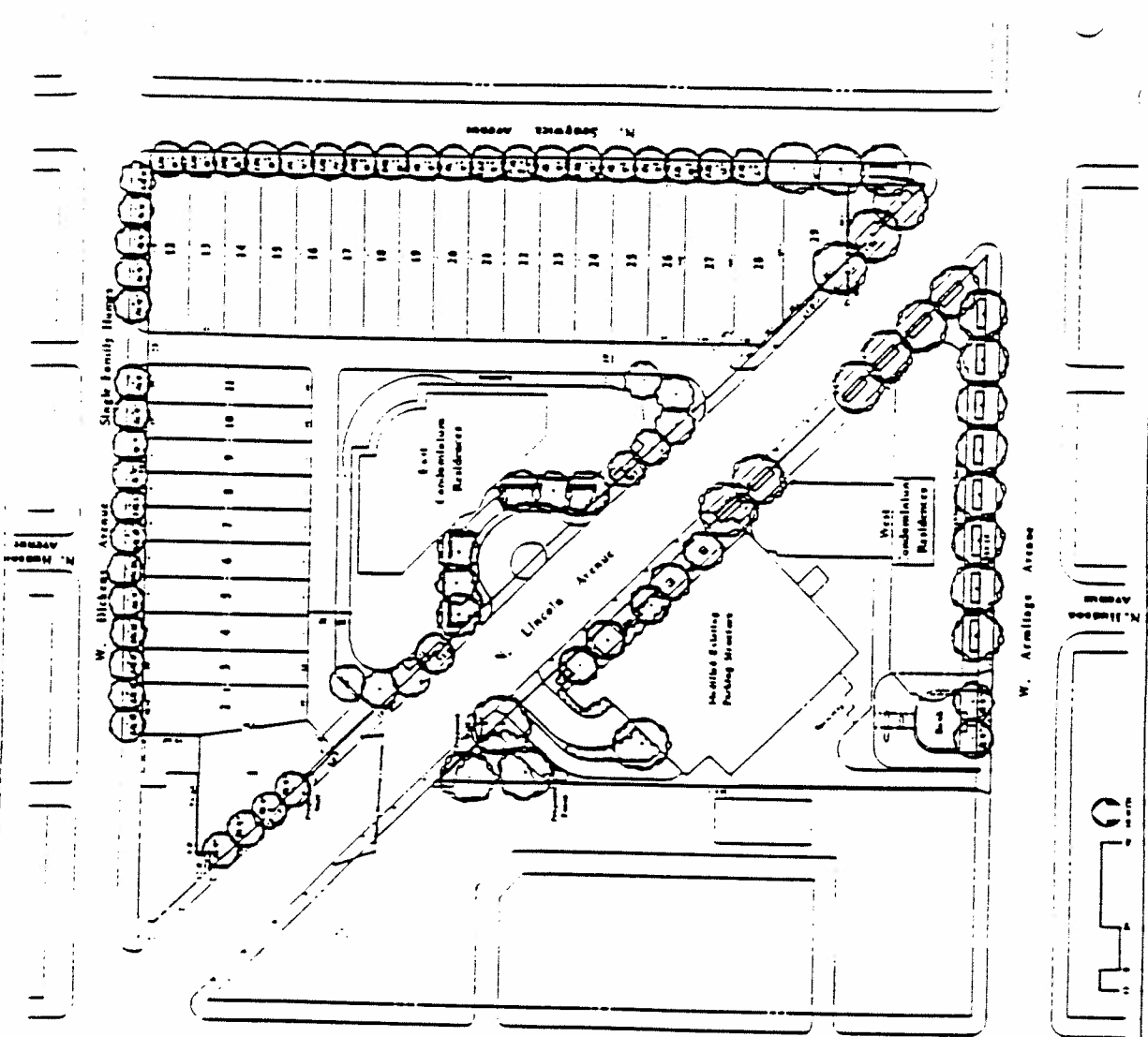
The Hassinger Companies
100 Park Road
Evanston, Illinois
Developer

The Haisman/Chynn Group, Inc.
One South 310 South Ave.
Arlington Heights, Illinois
Architect/Lead Designer
9-11-91

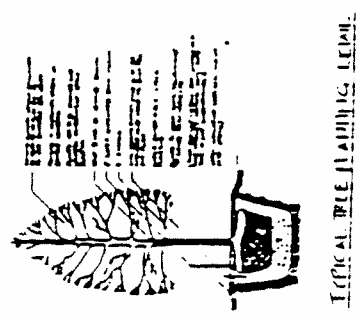
UNFINISHED BUSINESS

Landscape Development Plan.

(1 Of 3)

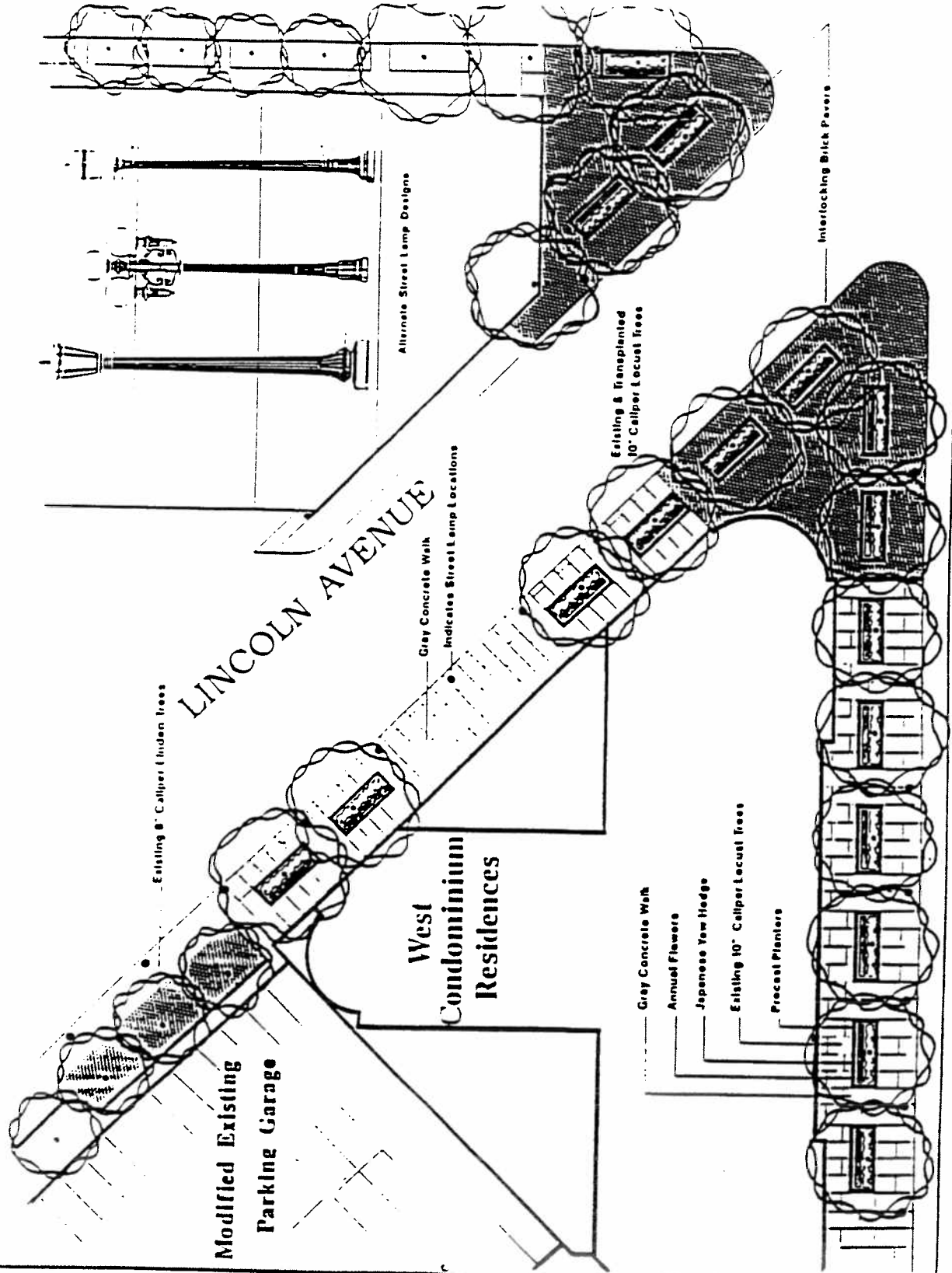


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Landscape Development Plan.

(2 Of 3)



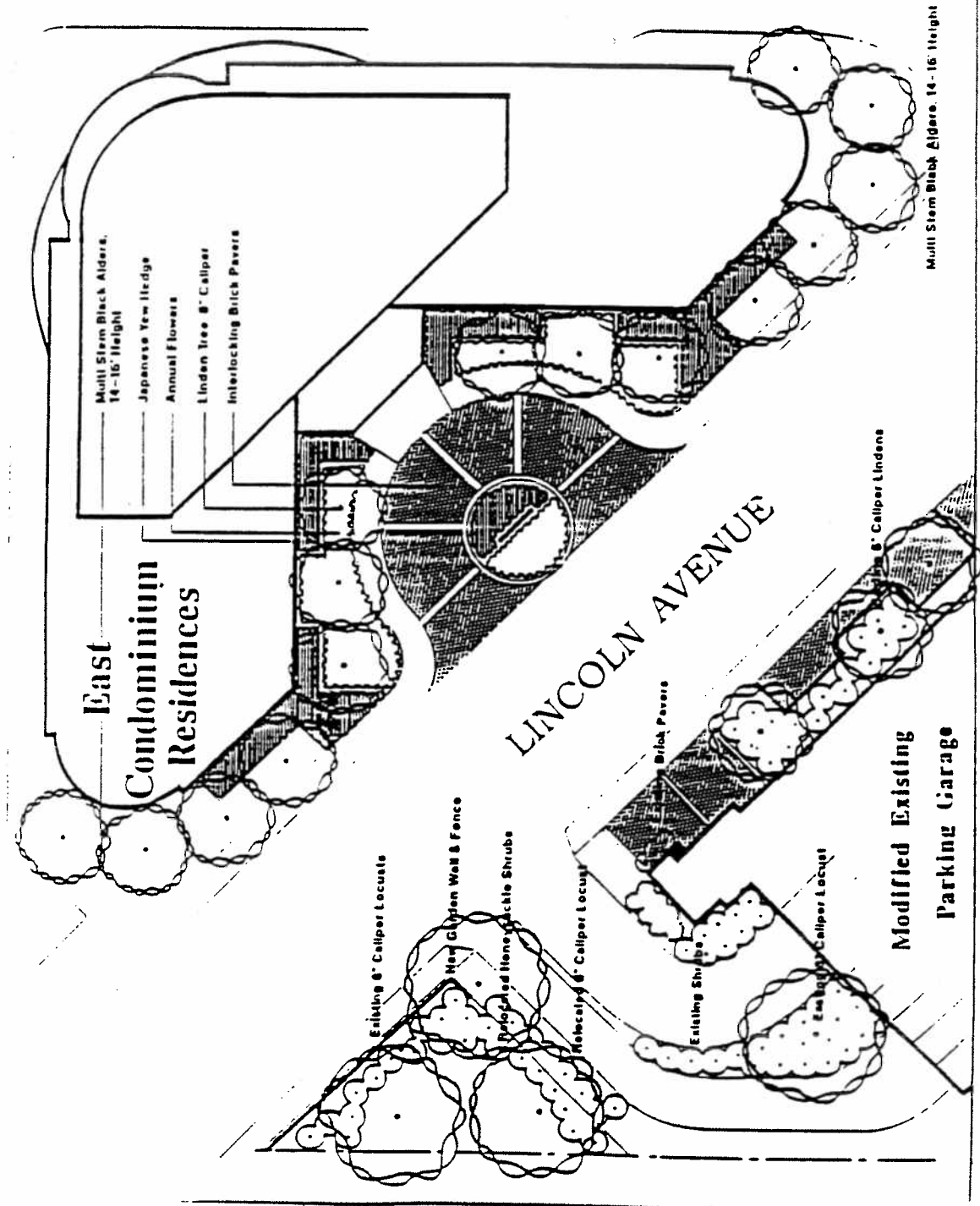
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JAMES FREEMAN & ASSOCIATES
LANDSCAPE ARCHITECTS, INC.
 100 WEST MONROE STREET, CHICAGO, ILLINOIS 60603
 TEL: 312-587-1100 FAX: 312-587-1101

LINCOLN PARK PLACE, CHICAGO, ILLINOIS

Landscape Development Plan.

(3 Of 3)



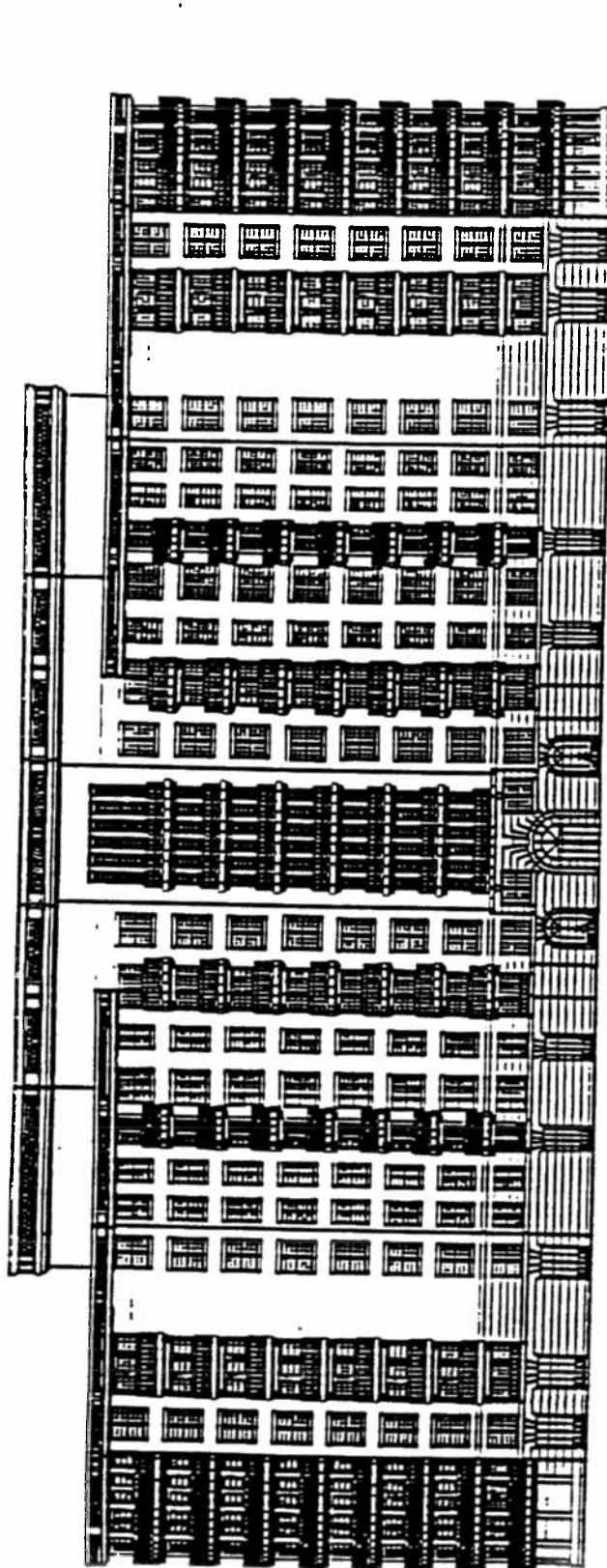
3
3
3

JAMES FREEMAN & ASSOCIATES
LANDSCAPE ARCHITECTS, INC.
100 WEST MONROE STREET, CHICAGO, ILLINOIS 60604
TEL: 312-587-1100 FAX: 312-587-1101

LINCOLN PARK PLACE, CHICAGO, ILLINOIS

Scale: 1" = 10'-0"

East Condominium Building.



LINCOLN AVENUE ELEVATION

LINCOLN PARK PLACE

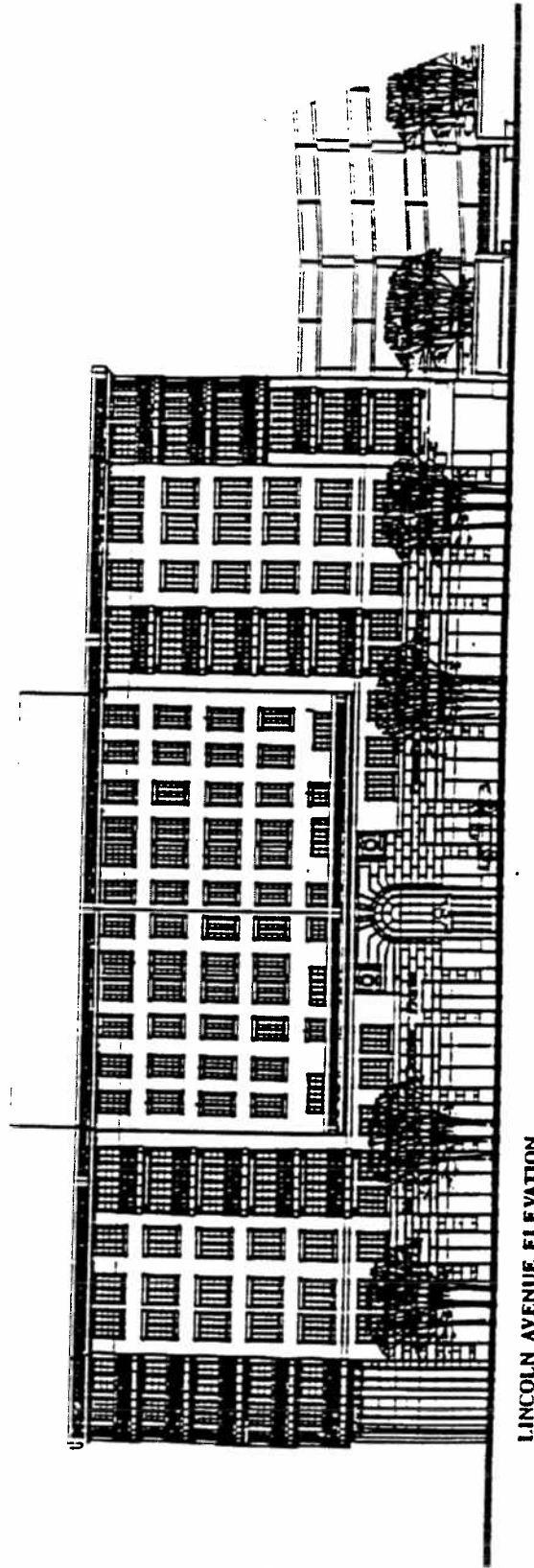
A Mixed Use Development of
 Condominium Residences, Single Family Homes and Neighborhood Shops
 The Hastinger Companies
 140 Park Road, Suite 1000
 Chicago, Illinois

The Delisano/Orson Group, Inc.
 One South 210 Second Ave., Parkland, Texas 75074
 Architect: Lord Partners

11/27/91

UNFINISHED BUSINESS
West Condominium Building.

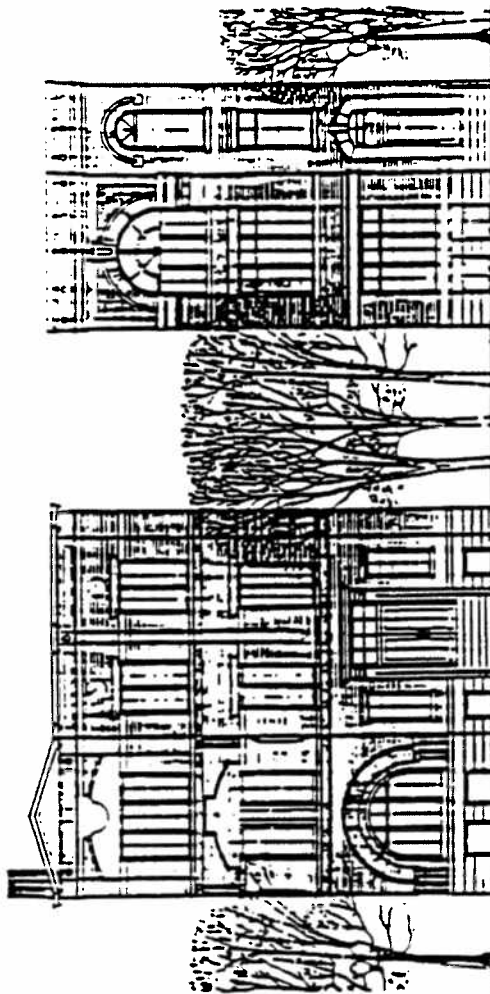
10189



The Haasinger Companies

LINCOLN PARK PLACE

Conceptual Single-Family Elevations.



10190

LINCOLN PARK PLACE

A Model for the Development of
 Condominium Buildings, Single Family Homes and Neighborhood Shops
 The Heisinger Companies
 and Park Road, Suite 1000

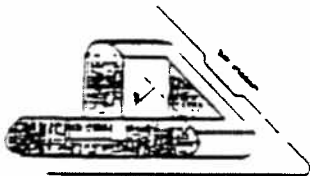
The Balsamor/Heising Group, Inc.
 One South 114 Street, Chicago, Illinois, 60605

11/27/91

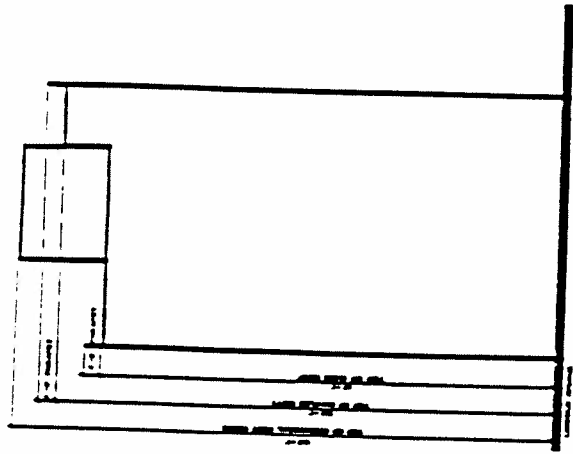
UNFINISHED BUSINESS

10191

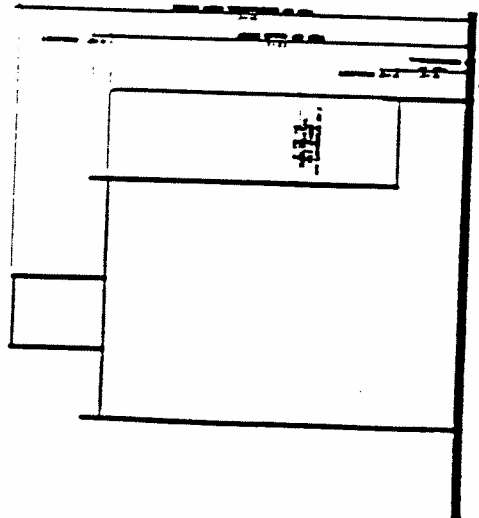
Volumetric Drawing.



WEST CONDOMINIUM
As shown from top



EAST CONDOMINIUM BUILDING



WEST CONDOMINIUM BUILDING

LINCOLN PARK PLACE

A Mixed Use Development of
 Condominium Apartments, Single Family Homes and Neighborhood Shops
 The Haslinger Companies
 100 Park Street, Irvine, Illinois
 Developer

The Balsamo/Wilson Group, Inc.
 One South 310 Broadway Ave., Oakbrook Terrace, Illinois
 Architect - Land Planning

8-11-91

Reclassification of Area Shown on Map No. 2-J.

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 R5 General Residence District symbols and indications as shown on Map No. 2-J in the area bounded by

the north line of W. 5th Avenue, or the line thereof if extended where no street exists; S. Millard Avenue; W. Congress Parkway; and S. Independence Boulevard,

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 hereof and to no others.

[Plan of Development attached to this ordinance printed on pages 5127 to 5131 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Maps No. 3-I and 3-H.

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 C1-2 Restricted Commercial District, B4-2 Restricted Service District, and R4 General Residence District symbols and indications as shown on Maps No. 3-I and 3-H in the area bounded by

W. Potomac Avenue; N. Oakley Boulevard; W. Haddon Avenue; a line 176.04 feet west of N. Western Avenue; W. Division Street; N. Artisan Avenue; the alley next north of and parallel to W. Division Street; the alley next west of and parallel to N. Western Avenue,

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 hereof and to no others.

[Plan of Development attached to this ordinance printed on pages 5132 to 5136 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 3-J.

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 No. 3-J in the area bounded by

W. Grand Avenue; W. Augusta Boulevard; and the east line of the right of way of the C.M. St. P. & P. RR.

to those of a C1-2 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 5-F.
(as amended)*

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 R6 General Residence District and B4-4 Restricted Service District symbols and indications as shown on Map No. 5-F in the area bounded by

W. Dickens Avenue; N. Sedgwick Street; W. Armitage Avenue; a line 166.15 feet east of N. Cleveland Avenue; N. Lincoln Avenue; a line 48.6 feet south of W. Dickens Avenue; a line 487.1 feet west of N. Sedgwick Street; a line 39.6 feet south of W. Dickens Avenue; and a line 403.1 feet west of N. Sedgwick Street,

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 hereof and to no others.

[Plan of Development attached to this ordinance printed on pages 5137 to 5141 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 6-E.

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 Planned Development District symbols and indications as shown on Map No. 6-E in the area bounded by

a line 348 feet north of East 27th Street; South Lake Park Avenue; East 31st Street; a line from a point 308.7 feet west of South Cottage Grove Avenue along the south line of East 30th Street; East 30th Street; South Vernon Avenue; East 29th Place; the centerline of South Cottage Grove Avenue, or the line thereof if extended where no street exists; East 29th Street; South Vernon Avenue; a line 273.72 feet west of South Ellis Avenue; a line 268.17 feet south of East 26th Street; South Parkway; East 26th Street; and a line 352 feet west of the west line of the right of way of the Illinois Central Railroad,

to the designation of a Residential Planned Development as amended 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 hereof and to no others.

[Plan of Development attached to this ordinance printed on pages 5142 to 5146 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

PLAN OF DEVELOPMENTRESIDENTIAL PLANNED DEVELOPMENT

#95

(INSTITUTIONAL)

STATEMENTS

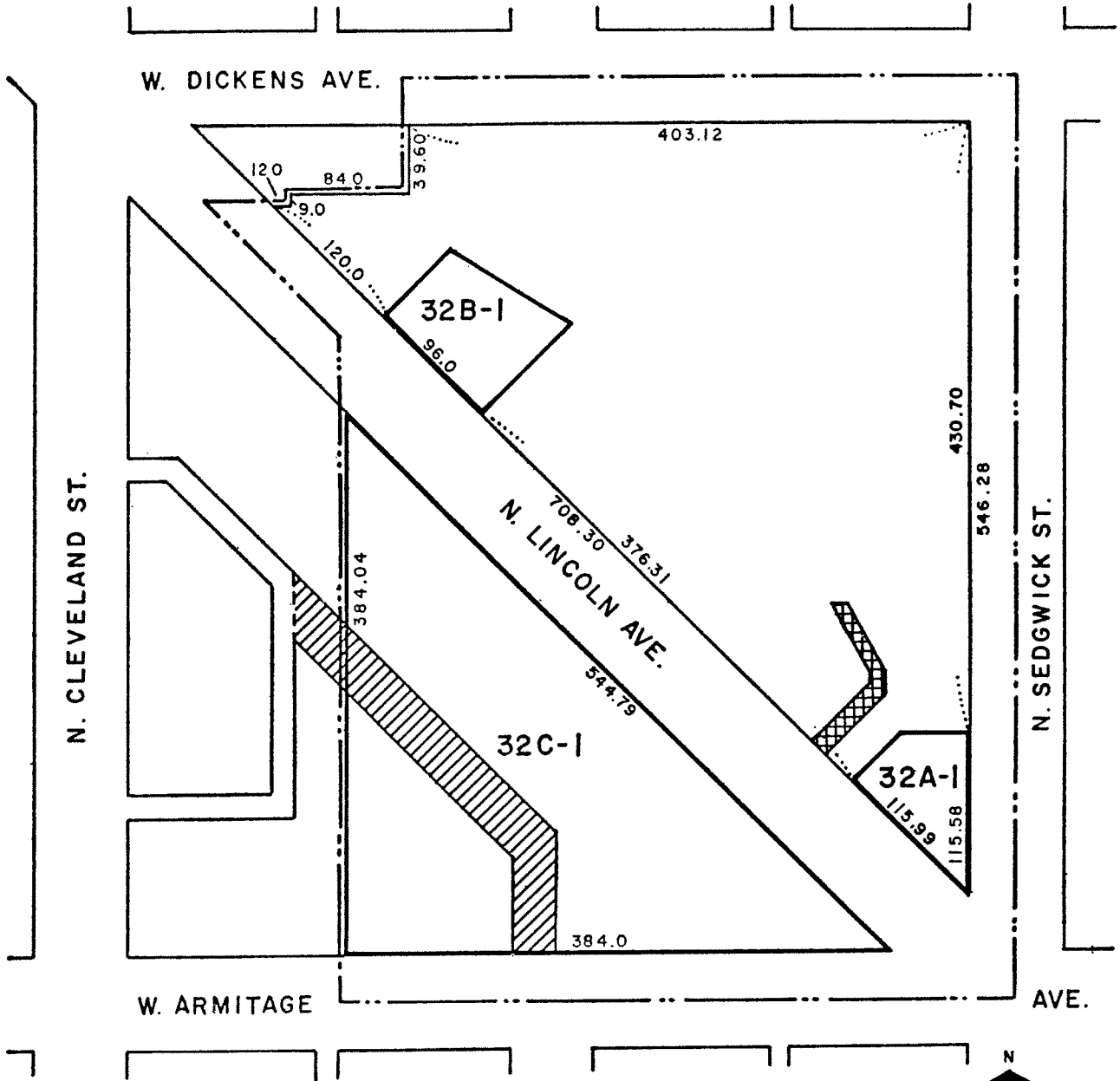
1. The area delineated hereon as "Residential Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago.
2. Off-street parking and loading facilities will be provided in compliance with the Plan of Development as authorized by the R6 General Residence District classification of the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets and alleys or adjustment of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successors upon conveyance of Lincoln Park Urban Renewal Project I Disposition Parcels 32A-I, 32B-I and 32C-I.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Use of land will consist of medical and related uses, housing (nurses, interns, and residents) and related uses, research and educational facilities, and off-street parking as authorized by the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to an R6 General Residence District classification and with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of the Department of Development and Planning.
9. All structures along the W. Dickens Avenue and N. Sedgwick Street frontage shall be limited to 50 feet in height; all structures fronting on the E. Side of N. Lincoln Avenue shall not exceed 100 feet in height; and on the W. side of N. Lincoln Avenue and the N. side of W. Armitage Avenue shall be limited to 60 feet in height.

APPLICANT: The Department of Urban Renewal

DATE: August 30, 1972

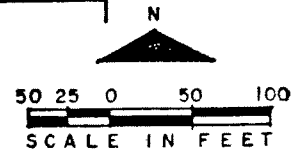
RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



LEGEND

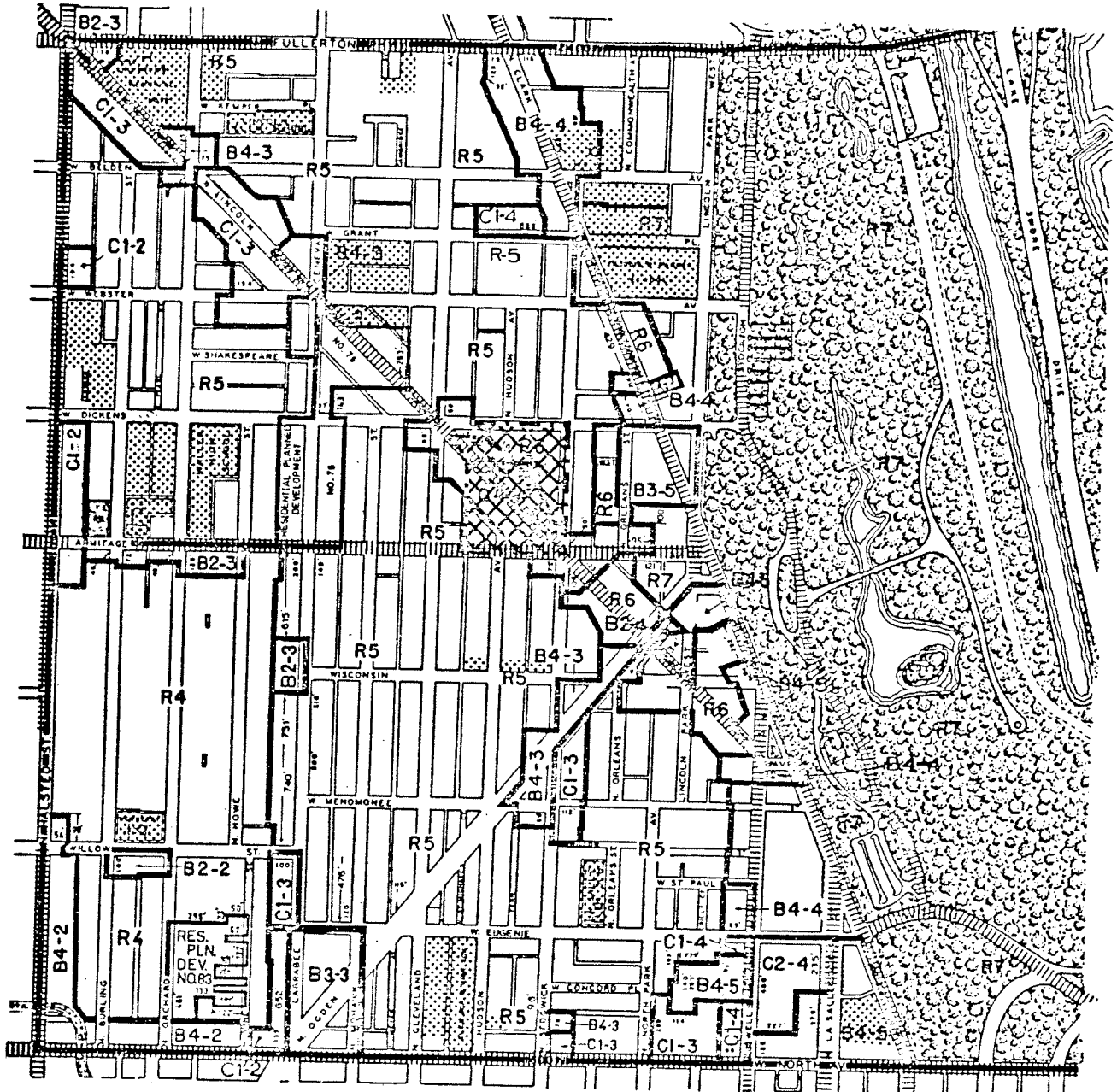
- PLANNED DEVELOPMENT BOUNDARY
- LINCOLN PARK PROJECT I DISPOSITION PARCELS: 32A-1, 32B-1, 32C-1
- ALLEY HERETOFORE VACATED BY ORDINANCE DATED 10-6-71
- ALLEY PROPOSED TO BE VACATED



APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO
 DATE: AUGUST 30, 1972

RESIDENTIAL PLANNED DEVELOPMENT (INSTITUTIONAL)

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



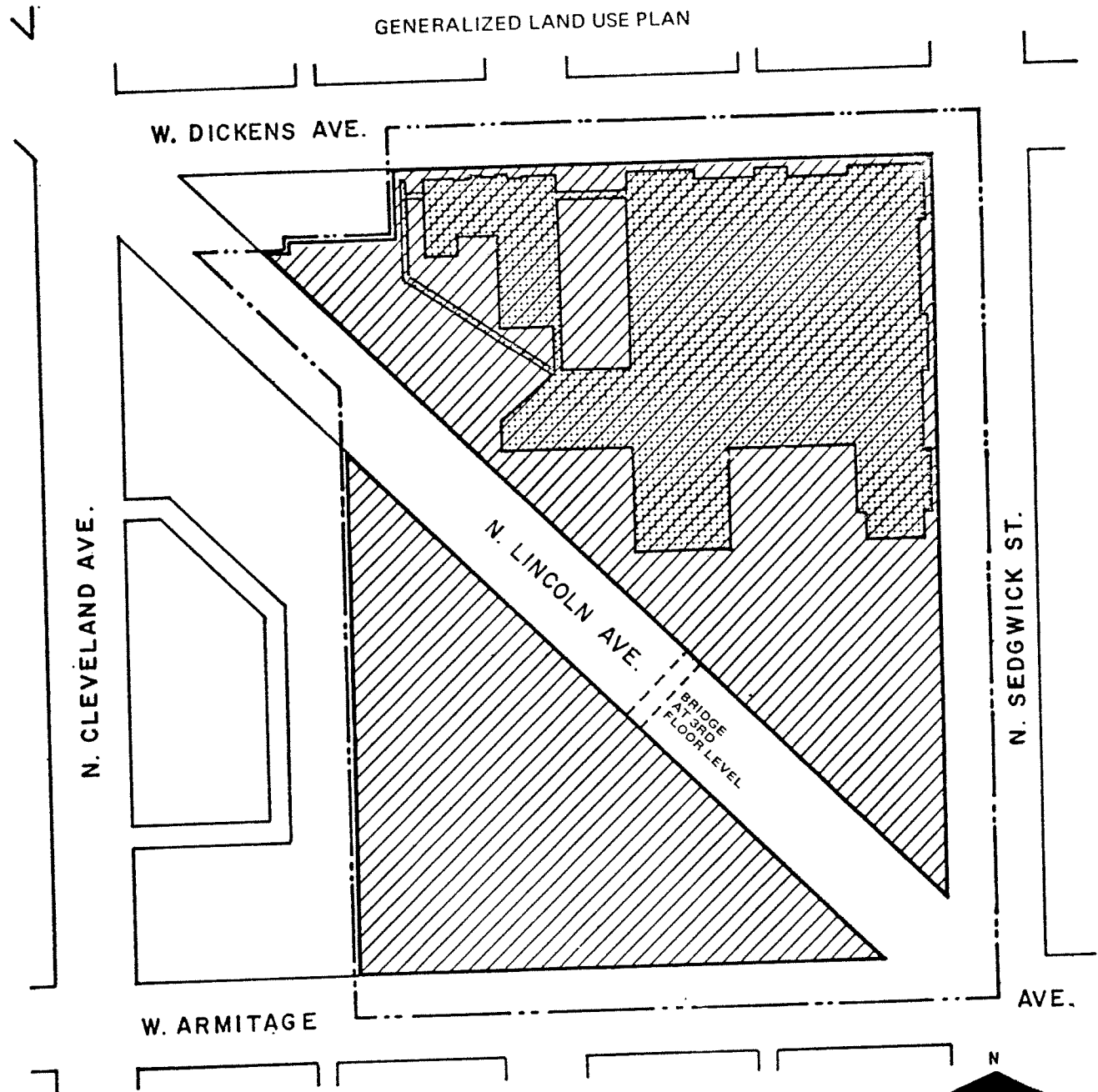
- LEGEND**
- PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
 - ZONING DISTRICT BOUNDARY
 - PARKS AND PLAYGROUNDS
 - PUBLIC AND QUASI-PUBLIC FACILITIES
 - PREFERENTIAL STREETS






APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO
DATE: AUGUST 30, 1972

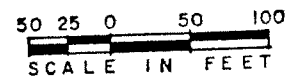
RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

GENERALIZED LAND USE PLAN



LEGEND

-  RESIDENTIAL PLANNED DEVELOPMENT BOUNDARY
-  MEDICAL AND RELATED USES, HOUSING (NURSES, INTERNS & RESIDENTS), RESEARCH & EDUCATIONAL FACILITIES AND OFF-STREET PARKING
-  EXISTING AUGUSTANA HOSPITAL BUILDINGS



APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO
 DATE: AUGUST 30, 1972

