

A-8272
A-8273

3/29/2017

REPORTS OF COMMITTEES

45759

to those of a B1-1 Neighborhood Shopping District.

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. 14-D.
(Application No. A-8272)
(Common Address: 6231 -- 6235 S. Greenwood Ave.)

RM-5

[O2017-294]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Residential Planned Development Number 723 District symbols and indications as shown on Map Number 14-D in the area bounded by:

a line 318.88 feet north of East 63rd Street; a line 198.22 feet east of South Greenwood Avenue; a line 257 feet north of East 63rd Street; and South Greenwood Avenue,

to those of an RM5 Residential Multi-Unit 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. 14-D.
(Application No. A-8273)
(Common Address: 6241 -- 6243 S. Greenwood Ave.)

RM-5

[O2017-296]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Residential Planned Development Number 723 District symbols and indications as shown on Map Number 14-D in the area bounded by:

a line 228.5 feet north of East 63rd Street; a line 180.86 feet east of South Greenwood Avenue; a line 150 feet north of East 63rd Street; and South Greenwood Avenue,

to those of an RM5 Residential Multi-Unit 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. 16-N.

(As Amended)

(Application No. A-8264)

(Common Address: 7101 -- 7147 W. 64th Pl., 6434 -- 6458 S. Nottingham Ave.
And 7100 -- 7146 W. 65th St.)

[SO2016-8493]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District and RM4.5 Residential Multi-Unit District symbols and indications as shown on Map Number 16-N in the area bounded by:

West 64th Place; South Nottingham Avenue; West 65th Street; and the alley immediately east of and parallel to South Harlem Avenue,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RM4.5 Residential Multi-Unit District symbols and indications as shown on Map Number 16-N in the area bounded by:

West 64th Place; South Nottingham Avenue; West 65th Street; and the alley immediately east of and parallel to South Harlem Avenue,

to those of Institutional Planned Development Number ____ which is hereby established in the area above described, subject to such Use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication

Plan of Development Statements referred to in this ordinance read as follows:

A-8119

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. 12-L.
(Application No. 18388)
(Common Address: 5148 -- 5158 S. Long Ave.)*

[O2015-4181]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 12-L in area bounded by:

West 52nd Street; South Long Avenue; a line 97.00 feet north of and parallel of West 52nd Street; and the public alley next west of and parallel to South Long Avenue,

to those of an RS3 Residential Single-Unit (Detached House) District.

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

Reclassification Of Area Shown On Map Nos. 14-D And 16-D.

(As Amended)

(Application No. A-8119)

*(Common Address: E. 63rd St., E. 64th St., S. Ellis Ave., S. Greenwood Ave.,
S. University Ave., S. Woodlawn Ave., S. Kimbark Ave.,
S. Kenwood Ave. And S. Ingleside Ave.)*

(Addresses Are Approximate)

[SO2015-2680]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Planned Development Number 723 District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District and RM5 Residential Multi-Unit District symbols and indications as shown on Map Numbers 14-D and 16-D in the area bounded by:

RPD 723,99

a line 318.88 feet north of East 63rd Street; a line 198.22 feet east of South Greenwood Avenue; a line 257 feet north of East 63rd Street; South Woodlawn Avenue; the public alley next north of and parallel to East 63rd Street; South Kenwood Avenue; East 63rd Street; a line 260.93 feet east of South Kimbark Avenue; a line 103.64 feet south of and parallel to East 63rd Street; a line 216.69 feet east of South Kimbark Avenue; the public alley next south of and parallel to East 63rd Street; South Woodlawn Avenue; East 64th Street; South University Avenue; East 63rd Street; South Greenwood Avenue; a line 150 feet south of East 63rd Street; the public alley next west of and parallel to South Greenwood Avenue; the public alley next south of and parallel to East 63rd Street; South Ingleside Avenue; East 63rd Street; South Ellis Avenue; the public alley next north of and parallel to East 63rd Street; a line 181.07 feet east of South Ellis Avenue; a line 125 feet north of and parallel to East 63rd Street; a line 180.86 feet east of South Greenwood Avenue; a line 150 feet north of East 63rd Street; South Greenwood Avenue; a line 228.5 feet north of East 63rd Street; a line 180.72 feet east of South Greenwood Avenue; a line 257 feet north of and parallel to East 63rd Street; and South Greenwood Avenue,

to those of a Residential Planned Development Number 723 District, as amended.

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

[Boundary Map and Existing Zone Map attached to this ordinance printed on page 4208 of this *Journal*.]

Bulk Regulations and Data Table attached to in this ordinance reads as follows:

*Amendment To
Planned Development Number 723.*

Bulk Regulation And Data Table.

Gross Site Area:	902,722.34 square feet
Net Site Area:	455,754.71 square feet
Public Right-of-Way:	446,967.63 square feet
Maximum Floor Area Ratio:	NA
Maximum Number of Dwelling Units:	208

Maximum Number of Dwelling Structures:	111
Single Family Dwellings:	111
Two Family Dwellings:	94
Minimum Number of Parking Spaces:	222

Phase I:

Gross Site Area:	430,971.58 square feet
Net Site Area:	273,722.02 square feet
Public Right-of-Way:	157,249.56 square feet
Maximum Floor Area Ratio:	0.70
Maximum Number of Dwelling Units:	102
Maximum Number of Dwelling Structures:	51
Single Family Dwellings:	51
Two Family Dwellings:	51
Minimum Number of Parking Spaces:	102

*Amendment To
Planned Development Number 723.*

*Bulk Regulation And Data Table
June 18, 2015.*

Phase II:

Gross Site Area:	252,987.83 square feet
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Net Site Area:	169,515.00 square feet
Public Right-of-Way:	83,472.83 square feet
Maximum Floor Area Ratio:	0.70
Maximum Number of Dwelling Units:	52
Maximum Number of Dwelling Structures:	35
Single Family Dwellings:	35
Two Family Dwellings:	18
Minimum Number of Parking Spaces:	70

Phase III:

Gross Site Area:	218,762.93 square feet
Net Site Area:	107,090.81 square feet
Public Right-of-Way:	111,672.12 square feet
Maximum Floor Area Ratio:	0.525
Maximum Number of Dwelling Units:	50
Maximum Number of Dwelling Structures:	25
Single Family Dwellings:	25
Two Family Dwellings:	25
Minimum Number of Parking Spaces:	50

7/28/2011

REPORTS OF COMMITTEES

A-7706

5471

*Reclassification Of Area Shown On Map Nos. 14-D And 16-D.
(As Amended)*

(Application No. A-7706)

*(Common Address: Bounded By North And South Sides Of East 63rd St.,
From S. Ingleside Ave. And S. Kenwood Ave.)*

[SO2011-4125]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Planned Development Number 723 District symbols and indications as shown on Map Numbers 14-D and 16-D in the area bounded by:

a line 313.88 feet north of East 63rd Street; a line 198.22 feet east of South Greenwood Avenue; a line 251.99 feet north of East 63rd Street; South Woodlawn Avenue; the alley next north of and parallel to East 63rd Street; South Kenwood Avenue; East 63rd Street; a line 260.93 feet east of South Kimbark Avenue; a line 80 feet south of East 63rd Street; a line 207 feet east of South Kimbark Avenue; the alley next south of and parallel to East 63rd Street; South Woodlawn Avenue; East 64th Street; South University Avenue; East 64th Street; South Greenwood Avenue; a line 145 feet south of East 63rd Street; the alley next west of and parallel to South Greenwood Avenue; the alley next south of and parallel to East 63rd Street; South Ingleside Avenue; East 63rd Street; South Ellis Avenue; the alley next north of and parallel to East 63rd Street; South Greenwood Avenue; a line 120 feet north of East 63rd Street; a line 180.72 feet east of South Greenwood Avenue; a line 145 feet north of East 63rd Street; South Greenwood Avenue; a line 223.5 feet north of East 63rd Street; a line 180.72 feet east of South Greenwood Avenue; a line 252 feet north of East 63rd Street; and South Greenwood Avenue,

to those of Residential Planned Development Number 723 District, as amended.

SECTION 2. This ordinance takes effect after its passage and approval.

[Amended Planned Development Number 723 Boundary Map attached to this ordinance printed on page 5473 of this *Journal*.]

Amended Bulk Regulations and Data Table attached to this ordinance reads as follows:

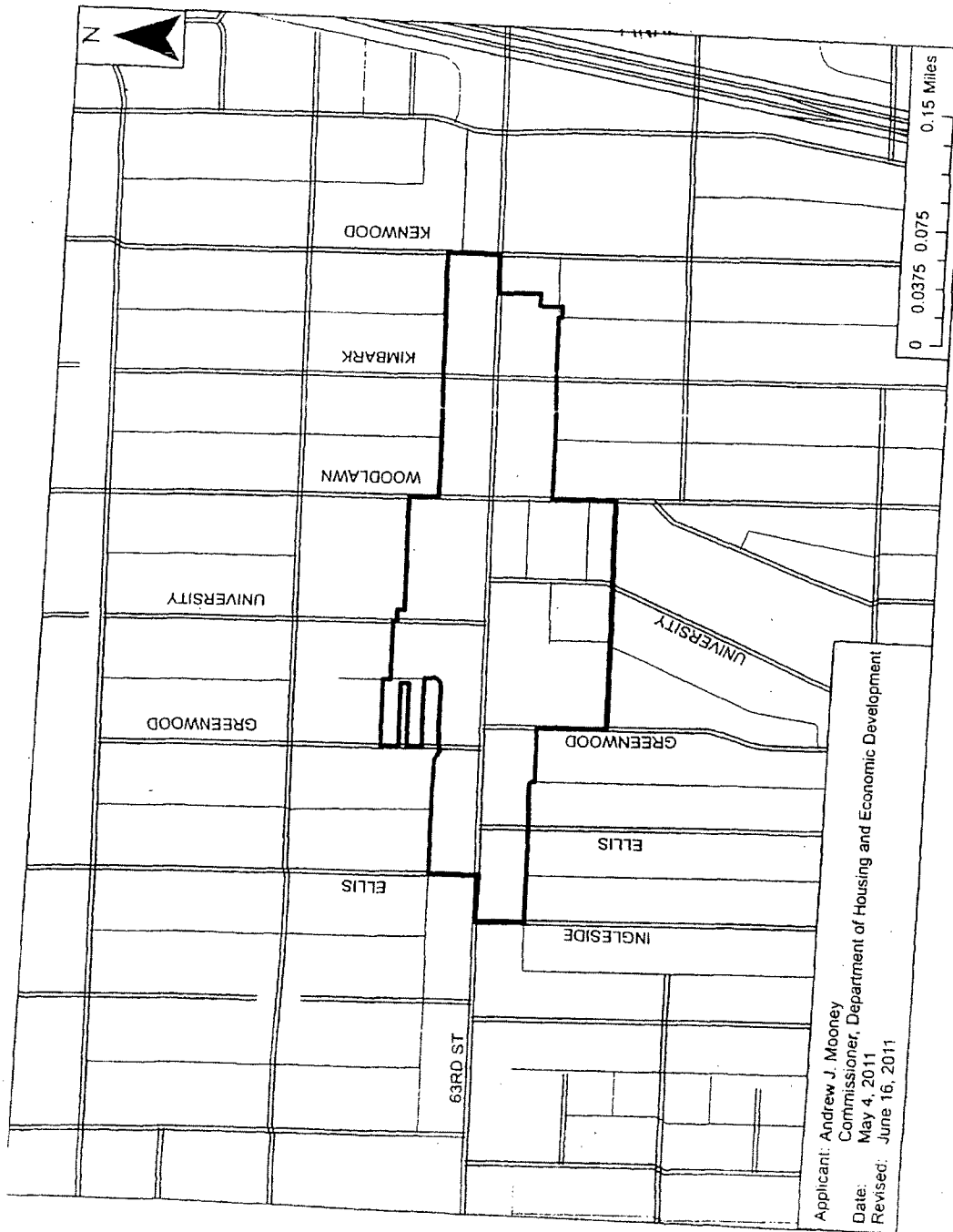
Residential Planned Development No. 723.

Amended Bulk Regulation And Data Table.

	Existing Total	Amended Total
Gross Site Area:	1,179,833.50 square feet	1,112,367.50 square feet

	Existing Total	Amended Total
Net Site Area:	654,082.67 square feet	608,957.67 square feet
Public Right-of-Way:	525,750.83 square feet	505,587.83 square feet
Maximum Floor Area Ratio:	NA	NA
Maximum Number of Dwelling Units:	248	226
Maximum Number of Dwelling Structures:	140	129
Single-Family Dwellings:	140	129
Two-Family Dwellings:	108	97
Minimum Number of Parking Spaces:	280	258
	Existing Phase III	Amended Phase III
Gross Site Area:	263,887.93 square feet	196,421.93 square feet
Net Site Area:	152,215.81 square feet	107,090.81 square feet
Public Right-of-Way:	111,672.12 square feet	91,509.12 square feet
Maximum Floor Area Ratio:	0.75	0.525
Maximum Number of Dwelling Units:	72	50
Maximum Number of Dwelling Structures:	36	25
Single-Family Dwellings:	36	25
Two-Family Dwellings:	36	25
Minimum Number of Parking Spaces:	72	50

Planned Development No.723 Boundary Map, As Amended.





City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

October 24, 2007

Mr. Paul W. Shadle
DLA Piper US LLP
203 North LaSalle Street
Suite 1900
Chicago, Illinois 60601-1293

**Re: REVISED Administrative Relief request for Residential Planned
Development No. 723, Columbia Pointe (The Oaks), Phase I
Address Correction - 1322, 1326 and 1332 East 63rd Street**

Dear Mr. Shadle:


Please be advised that your request for a minor change to Residential Planned Development No. 723 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

On September 26, 2007, you were granted an Administrative Relief for building elevation revisions for three unbuilt single-family homes at 1322, 1324 and 1330 East 63rd Street. However, you have now informed us that two of the three addresses you provided were incorrect. Therefore, you are now seeking a revised Administrative Relief for 1322, 1326, and 1332 East 63rd Street. Revised elevation drawings (Sheet Numbers A200A, A200B and A200C, prepared by Brook Architecture Inc. and dated September 18, 2007) incorporate recommended changes by the Department of Planning and Development. Additionally, these revisions will allow the remaining three unbuilt Phase I dwelling units to conform with the 200 dwelling units proposed for Phase II and, thereby, be used as models for marketing purposes.

With regard to your request, the Department of Planning and Development has determined that permitting revised building elevations for 1322, 1326 and 1332 East 63rd Street does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 723, I hereby render the Administrative Relief dated September 26, 2007, which contains incorrect addresses, null and void, and approve the foregoing minor change to this Planned Development at 1322, 1326 and 1332 East 63rd Street.

Sincerely,


Arnold L. Randall
Commissioner

ALR:MRD:tm

cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, Pat Haynes, DPD files

NEIGHBORHOODS





City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

September 26, 2007

Mr. Paul W. Shadle
DLA Piper US LLP
203 North LaSalle Street
Suite 1900
Chicago, Illinois 60601-1293

**Re: Administrative Relief request for Residential Planned Development
No. 723, Columbia Pointe (The Oaks), Phase I
1322, 1324 and 1330 East 63rd Street**

Dear Mr. Shadle:

Please be advised that your request for a minor change to Residential Planned Development No. 723 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you are requesting building elevation revisions for three unbuilt single-family homes at 1322, 1324 and 1330 East 63rd Street. Revised elevation drawings (Sheet Numbers A200A, A200B and A200C, prepared by Brook Architecture Inc. and dated September 18, 2007) incorporate recommended changes by the Department of Planning and Development. Additionally, these revisions will allow the remaining three unbuilt Phase I dwelling units to conform with the 200 dwelling units proposed for Phase II and, thereby, be used as models for marketing purposes.

With regard to your request, the Department of Planning and Development has determined that permitting revised building elevations for 1322, 1324 and 1330 East 63rd Street does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 723, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:MRD:tm

cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, Pat Haynes, DPD files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.cityofchicago.org>

July 13, 2004

Mr. Richard F. Klawiter
Piper Rudnick LLP
203 North LaSalle Street
Suite 1800
Chicago, Illinois 60601-1293

Re: Administrative Relief- Residential Planned Development No.
723

Dear Mr. Klawiter:

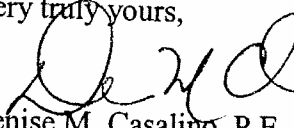
Please be advised that your request for a minor change to Residential Planned Development No. 723 has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of Residential Planned Development No. 723.

Specifically, you requested administrative relief pursuant to the provisions of Statement 11 of Residential Planned Development No. 723 to permit an increase from 36 to 40 in the maximum number of dwelling structures permitted in Phase III.

The Department of Planning and Development has determined that the increase from 36 to 40 in the number of maximum number of dwelling structures for Phase III would not alter the character of the Planned Development nor adversely impact surrounding uses provided that they are constructed consistent with the site plan and elevations dated May 28, 2004 by Brock Architecture. Furthermore, this revision would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change, but no other changes to the PD Ordinance.

Very truly yours,


Denise M. Casalino, P.E.
Commissioner

cc: Alderman Troutman, J. Swenson, Carmen Vidal-Hallett, M. Marmo



7/7/99

REPORTS OF COMMITTEES

7303

*Reclassification Of Areas Shown On Map Numbers 14-D And 16-D.
(As Amended)*

(Application Number 12734)

RPD 723

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, B3-3 General Retail District, B4-3 Restricted Service District and B5-3 General Service District symbols and indications as shown on Map Numbers 14-D and 16-D in the area bounded by:

a line 313.88 feet north of East 63rd Street; a line 198.22 feet east of South Greenwood Avenue; a line 251.99 feet north of East 63rd Street; South Woodlawn Avenue; the alley next north of and parallel to East 63rd Street; South Kenwood Avenue; East 63rd Street; a line 260.93 feet east of South Kimbark Avenue; a line 80 feet south of East 63rd Street; a line 207 feet east of South Kimbark Avenue; the alley next south of and parallel to East 63rd Street; South Woodlawn Avenue; East 64th Street; South University Avenue; East 64th Street; South Greenwood Avenue; a line 145 feet south of East 63rd Street; the alley next west of and parallel to South Greenwood Avenue; the alley next south of and parallel to East 63rd Street; South Ingleside Avenue; East 63rd Street; South Ingleside Avenue; the alley next north of and parallel to East 63rd Street; South Greenwood Avenue; a line 120 feet north of East 63rd Street; a line 180.72 feet east of South Greenwood Avenue; a line 145 feet north of East 63rd Street; South Greenwood Avenue; a line 223.5 feet north of East 63rd Street; a line 180.72 feet east of South Greenwood Avenue; a line 252 feet north of East 63rd Street; and South Greenwood Avenue,

to those of an R3 General Residence District.

SECTION 2. That the Chicago Zoning Ordinance be further amended by changing all of the R3 General Residence District symbols and indications as shown on Map Numbers 14-D and 16-D in the area bounded by:

a line 313.88 feet north of East 63rd Street; a line 198.22 feet east of South Greenwood Avenue; a line 251.99 feet north of East 63rd Street; South Woodlawn Avenue; the alley next north of and parallel to East 63rd Street; South Kenwood Avenue; East 63rd Street; a line 260.93 feet east of South Kimbark Avenue; a line 80 feet south of East 63rd Street; a line 207 feet east of South Kimbark Avenue; the alley next south of and parallel to East 63rd Street; South Woodlawn Avenue; East 64th Street; South University Avenue; East 64th Street; South Greenwood Avenue; a line 145 feet south of East 63rd

East 64th Street; South Greenwood Avenue; a line 145 feet south of East 63rd Street; the alley next west of and parallel to South Greenwood Avenue; the alley next south of and parallel to East 63rd Street; South Ingleside Avenue; East 63rd Street; South Ingleside Avenue; the alley next north of and parallel to East 63rd Street; South Greenwood Avenue; a line 120 feet north of East 63rd Street; a line 180.72 feet east of South Greenwood Avenue; a line 145 feet north of East 63rd Street; South Greenwood Avenue; a line 223.5 feet north of East 63rd Street; a line 180.72 feet east of South Greenwood Avenue; a line 252 feet north of East 63rd Street; and South Greenwood Avenue,

to those of a Residential Planned Development which is hereby established in the area specified herein subject to such use and bulk regulations as are set forth in the Residential Planned Development Statements attached hereto.

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 follow:

Residential Planned Development Number 723.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately six hundred fifty-three thousand eighty-two and sixty-seven hundredths (653,082.67) square feet (fifteen and two hundredths (15.02 acres)) of net site area (the "Property") which is depicted on the attached Planned Development Boundary and Property Line and Right-of-Way Adjustment Map and is to be rezoned by the Applicant, the City of Chicago ("City") pursuant to its Home Rule authority, by and through Christopher R. Hill, Commissioner of the Department of Planning and Development (the "Applicant").
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 (including any condominium or homeowners' association which is formed), grantees and lessees, and, if different than the Applicant, the legal title holders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns (including any homeowners' association which is formed) and, if different than the Applicant, the legal title holder or any ground lessors. Furthermore, if applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made by persons other than the Applicant, then, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time such applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. 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 all of the owners of the Property (or where a condominium or homeowners' association is formed, on behalf of the condominium owners or homeowners, by said association).
4. This Planned Development consists of these fourteen (14) Statements; Bulk Regulations and Data Table; Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Maps; Site Plan -- 63rd Street Frontage; Site Plan -- Park Frontage; Landscape Plan; and Conceptual Building Elevations prepared by Ray/Dawson, P.C. dated May 11, 1999, as revised.
5. The following uses shall be permitted within the area delineated herein as a Residential Planned Development:

single-family and two-family detached dwelling units, accessory off-street parking, and park and recreational uses. The one and four-tenths (1.4) acre park that is proposed as part of Phase II of this Planned Development will be owned, constructed and maintained by the Chicago Park District.

6. Identification signs shall be permitted within the Planned Development subject to the review and approval by the Department of Planning and Development. Temporary signs such as construction and marketing signs shall also be permitted subject to the review and approval by the Department of Planning and Development.
7. Any service drives or any other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas, or within fire lanes. Off-street parking and ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
8. In addition to the maximum height of any building or any appurtenance thereto in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
10. Improvements of the Property shall be designed and installed in substantial conformance with the Site Plan, Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, any parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. In order to achieve a mix of housing types, the Applicant shall establish an elevation arrangement which would ensure a minimum of three (3) different building elevation types per block.
11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate, and

consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Notwithstanding the provisions of sub-clauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks, an increase in the maximum percent of land covered, or subsequent setback reductions pertaining to individual residential units. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air- Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-(3)(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the improvements contemplated hereunder by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently sought, then this Planned Development shall expire and the zoning of the Property shall

automatically revert to that of the pre-existing R3 General Residence District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 7310 through 7320 of this Journal.]

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

Residential Planned Development Number 723.

Plan Of Development

*Bulk Regulations And Data Table.
(By Phase)*

	Phase I	Phase II	Phase III	Total
Gross Site Area:	430,971.58 square feet	484,973.99 square feet	263,887.93 square feet	1,179,833.50 square feet
Net Site Area:	273,722.02 square feet	228,144.84 square feet	152,215.81 square feet	654,082.67 square feet
Area In Public Right-of-Way:	157,249.56 square feet	256,829.15 square feet	111,672.12 square feet	525,750.83 square feet
Maximum Permitted Floor Area Ratio:	.70	.70	.75	NA
Maximum Number of Dwelling Units:	102	74	72	248

7/7/99

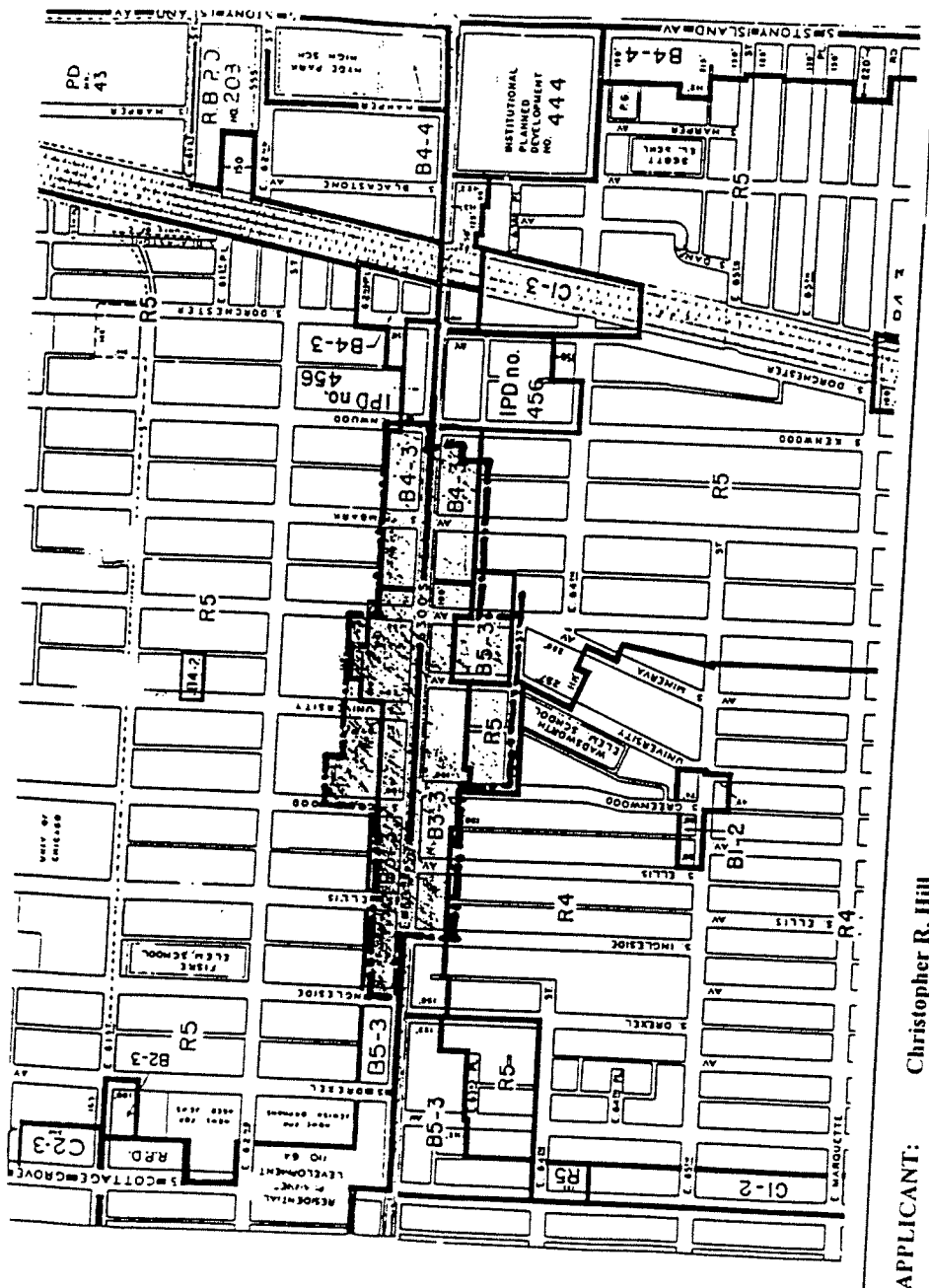
REPORTS OF COMMITTEES

7309

	Phase I	Phase II	Phase III	Total
Maximum Number of Dwelling Structures:	51	53	36	140
Single-Family Dwellings:	51	53	36	140
Two-Family Dwellings:	51	21	36	108
Minimum Number of Off-Street Parking Spaces:	102	106	72	280
Minimum Off-Street Loading Spaces:	0	0	0	NA
Minimum Periphery Setbacks:				
Front Yard:	12.0 feet	12.0 feet	12.0 feet	NA
Rear Yard:	30.0 feet	30.0 feet	30.0 feet	NA
Side Yard*:	1.0 feet	1.0 feet	1.0 feet	NA
Minimum Distance Between Buildings:	6.0 feet	6.0 feet	6.0 feet	NA
Maximum Percent Land Coverage:				
Net Site:	28.71%	33.00%	36.45%	NA
Maximum Building Height:	40 feet	40 feet	40 feet	NA

* Except for corner lots, minimum setback of residential structures from side right-of-way shall be 3 feet and minimum setback of garages from side right-of-way shall be 8 feet.

Existing Zoning Map.



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Commissioner, Department of Planning and Development
May 11, 1999

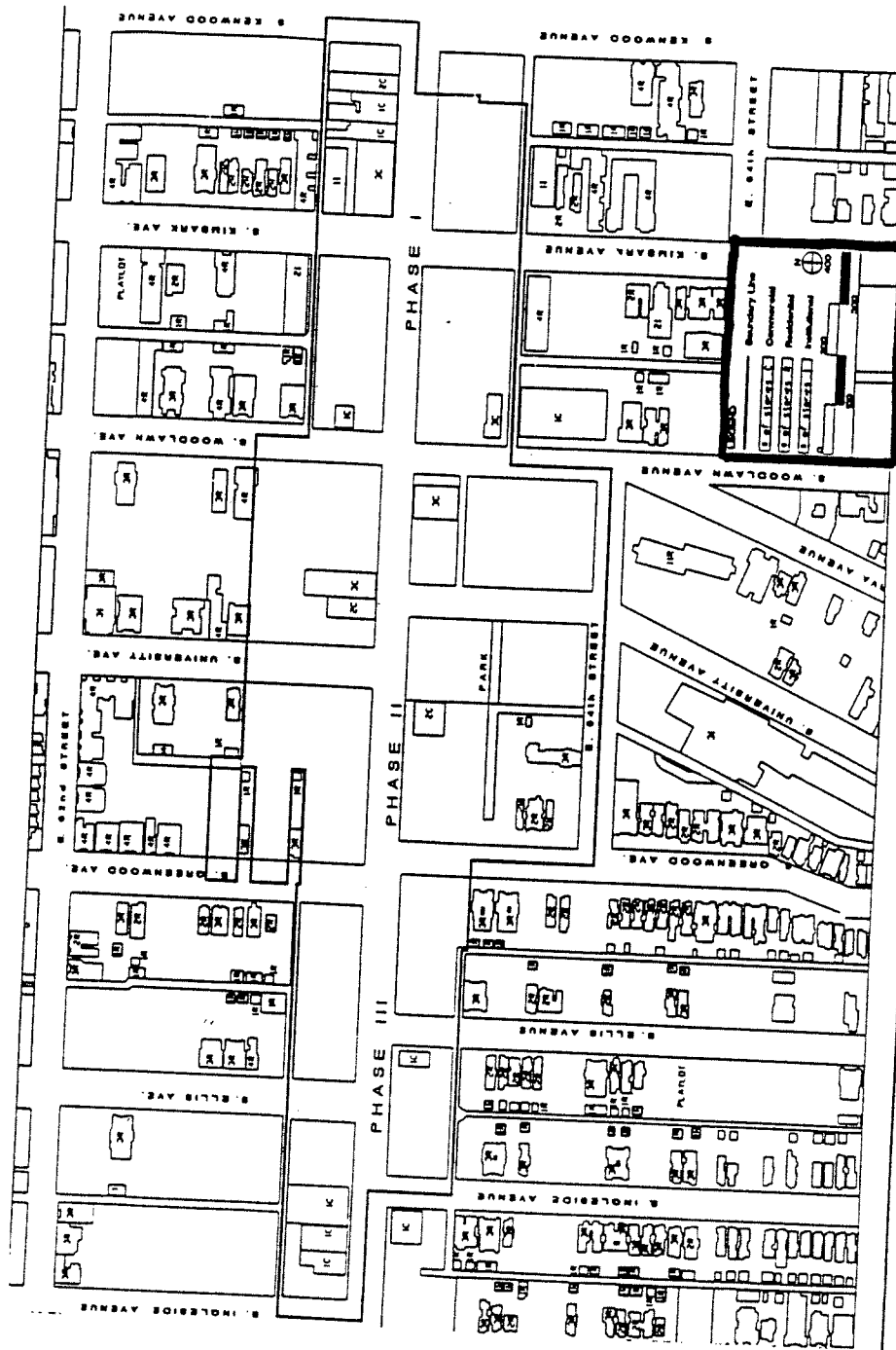
May 11, 1999

June 17, 1999

DATE:

REVISED:

Existing Land-Use Map.



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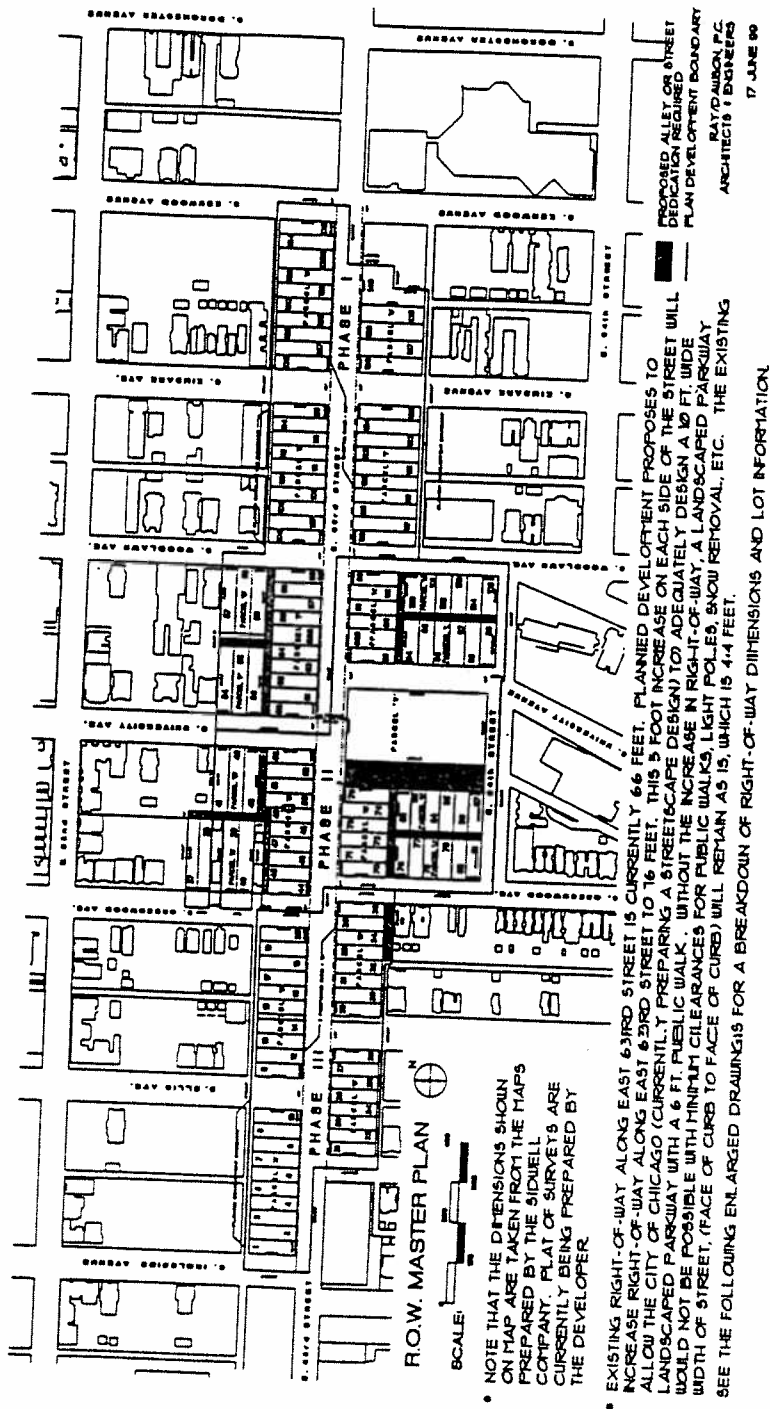
DATE:

May 11, 1999

REVISED:

June 17, 1999

Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.
(Master Plan)



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Christopher R. Hill

DATE:

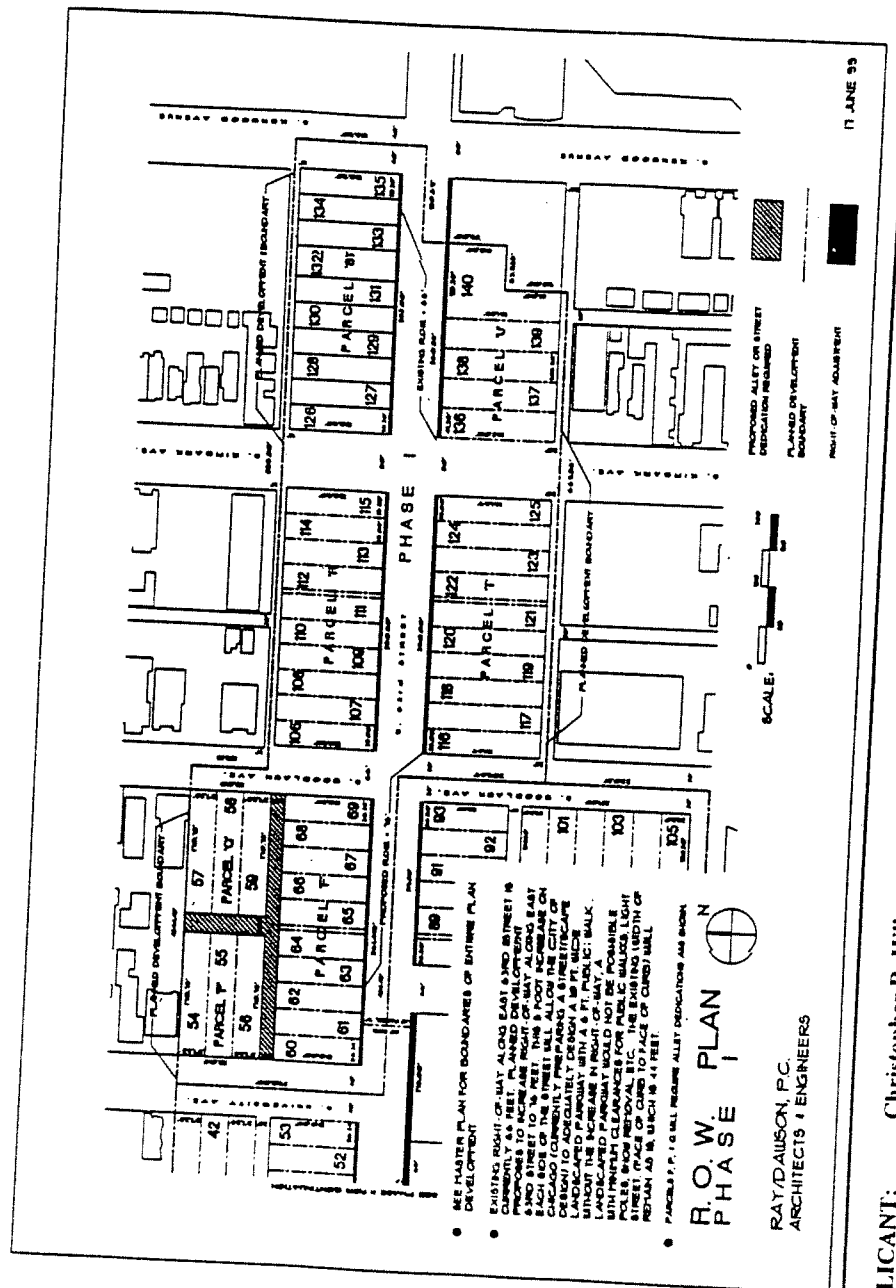
May 11, 1999

REVISED:

June 17, 1999

Commissioner, Department of Planning and Development

Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.
(Phase I)

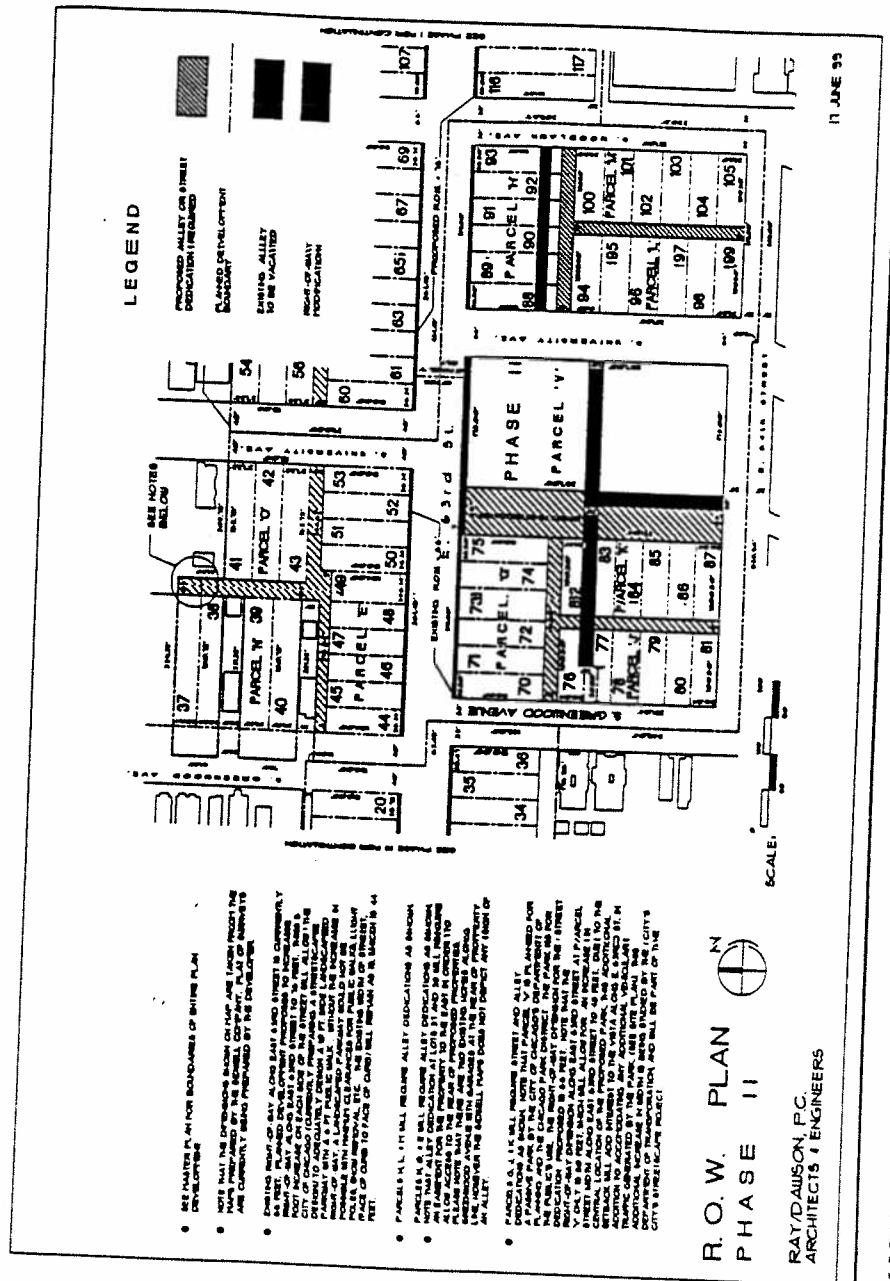


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Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.
(Phase II)

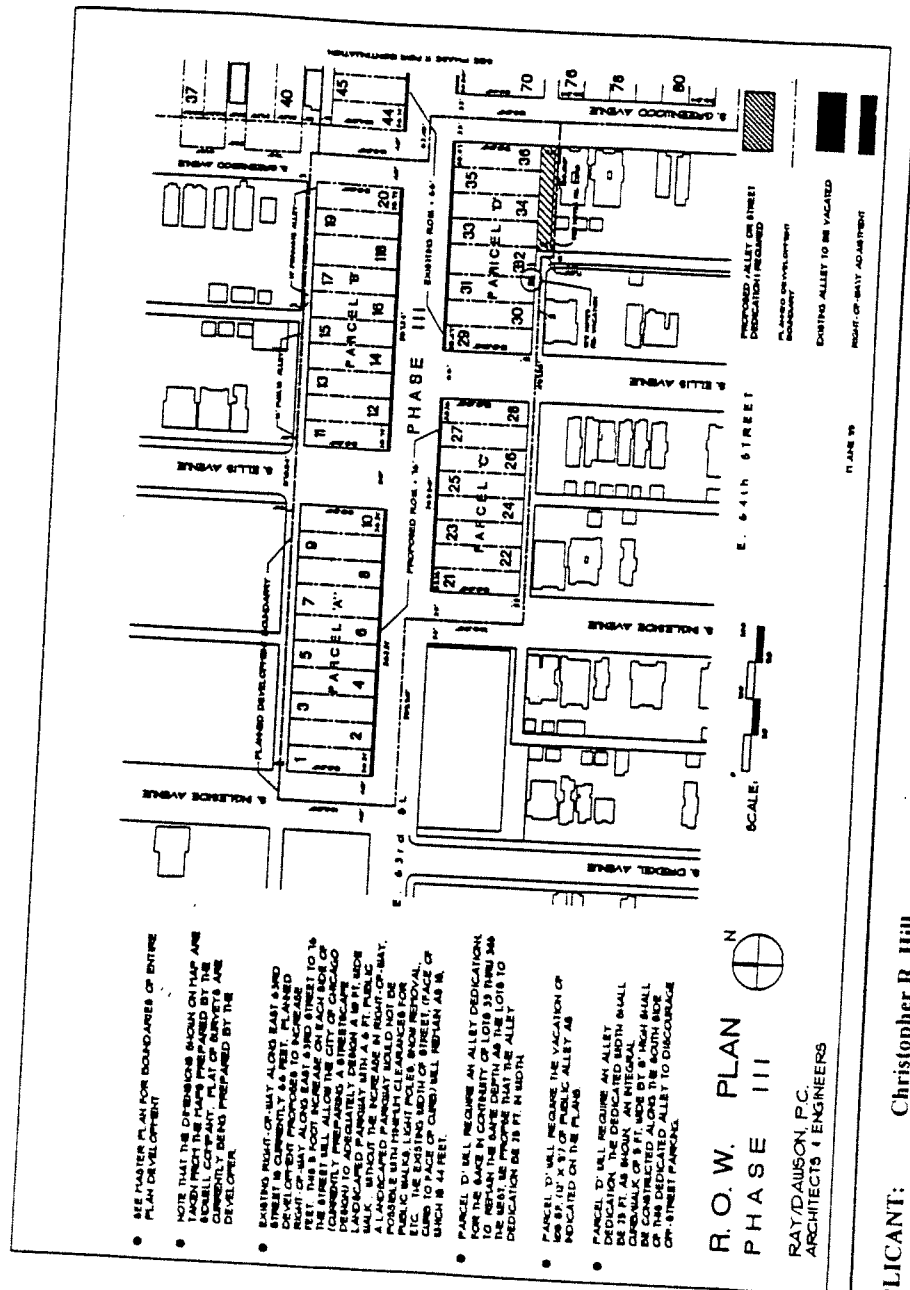


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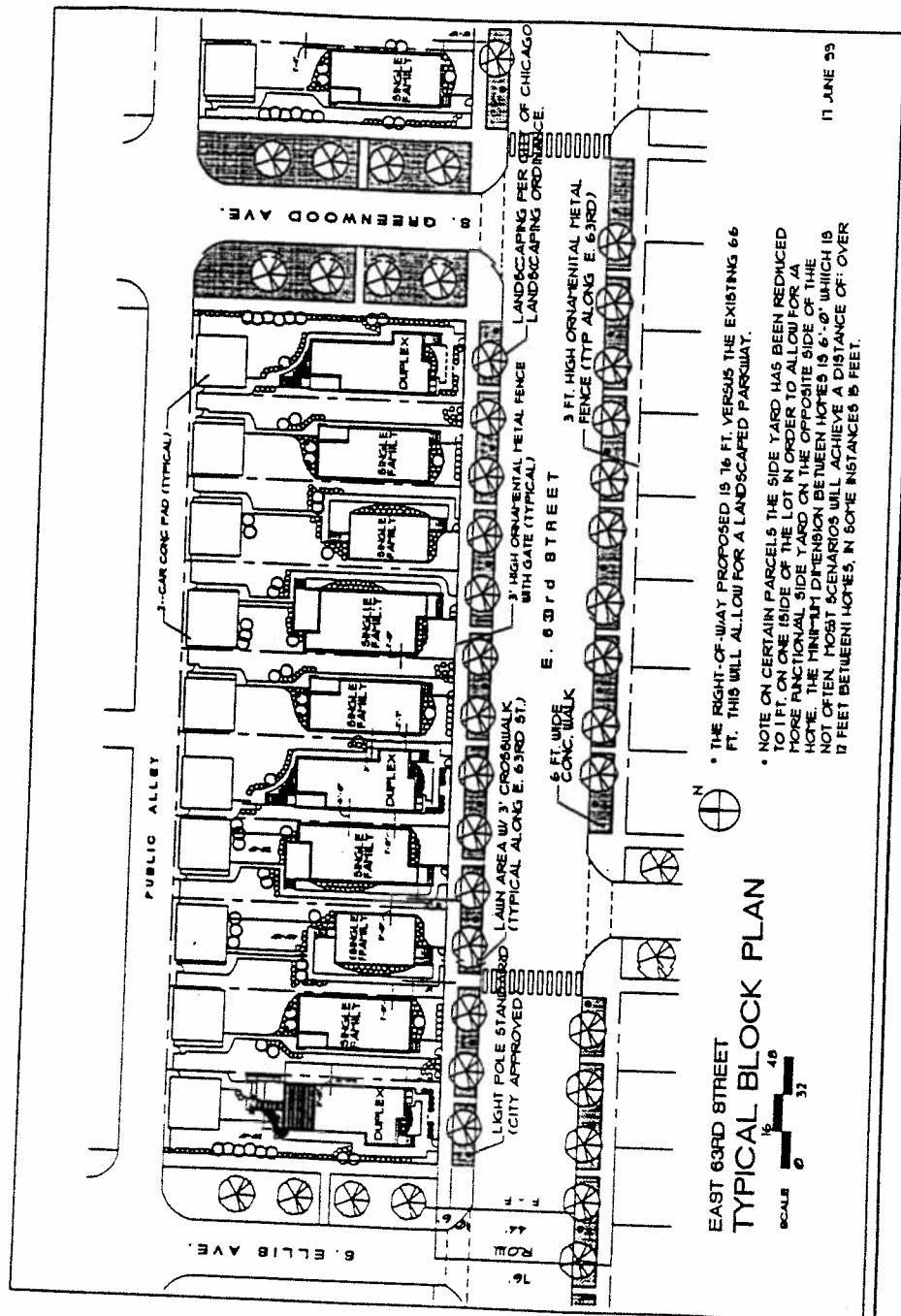
DATE: May 11, 1999

REVISED: June 17, 1999

Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.
(Phase III)

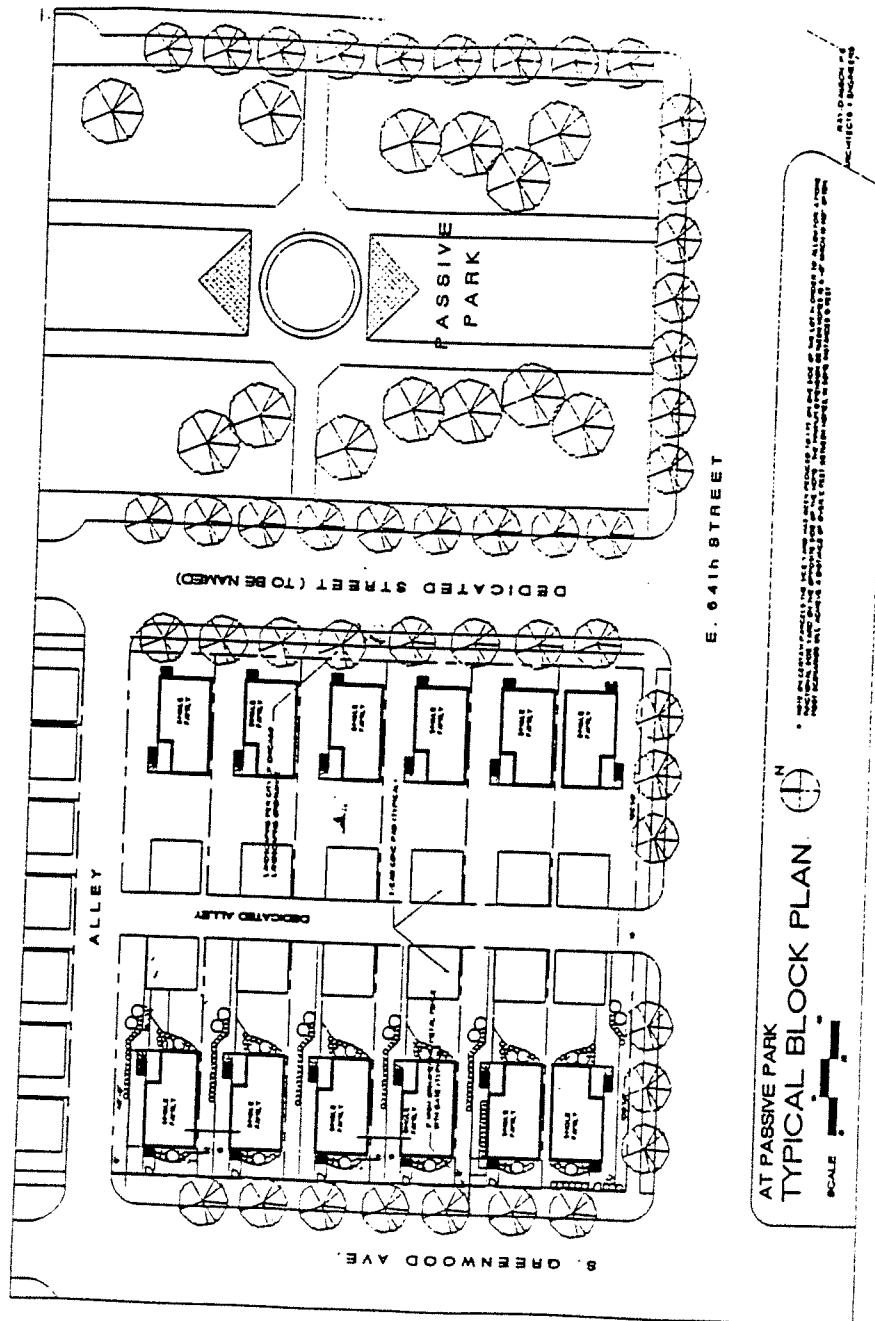


Site Plan.
(East 63rd Street Frontage)

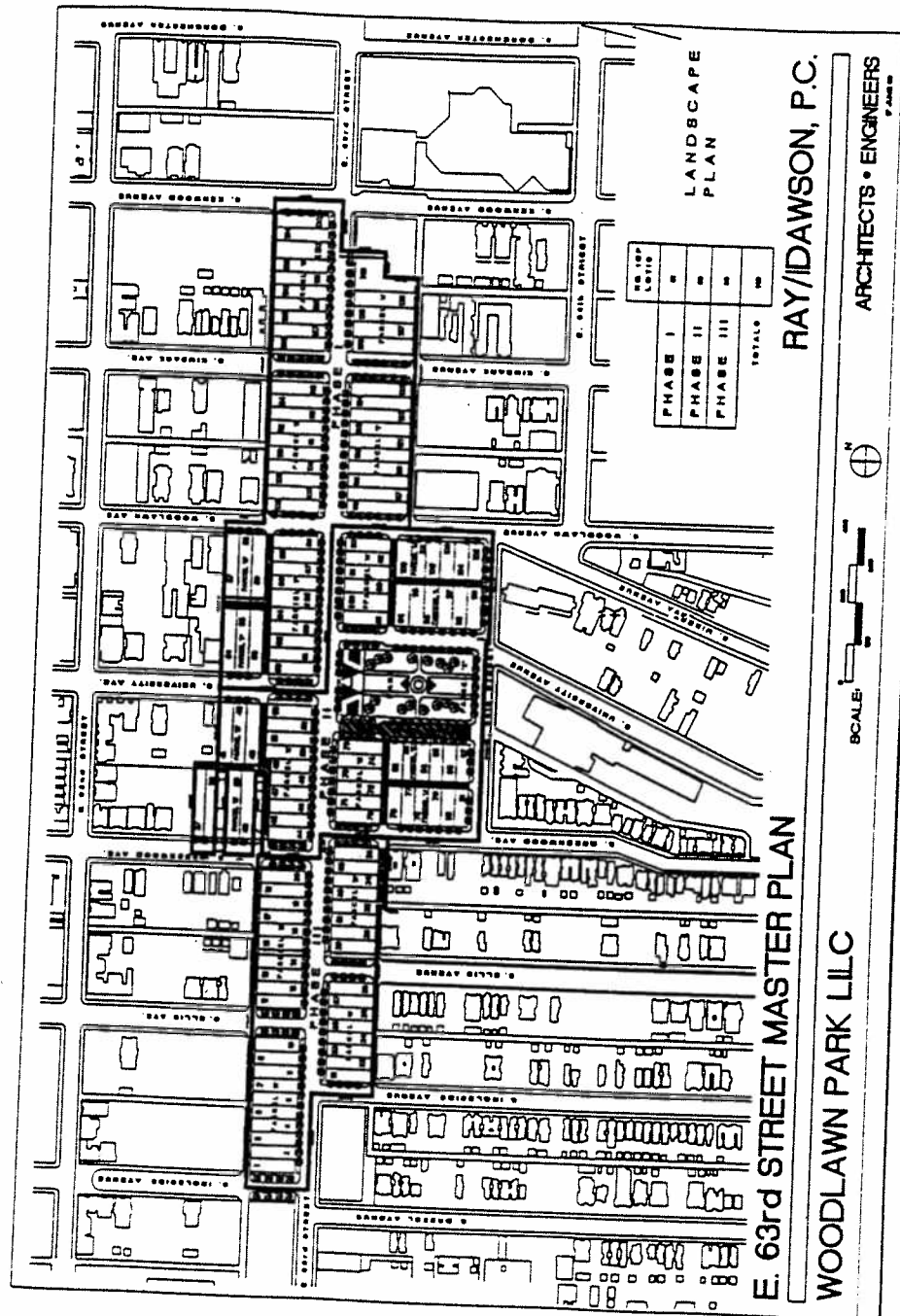


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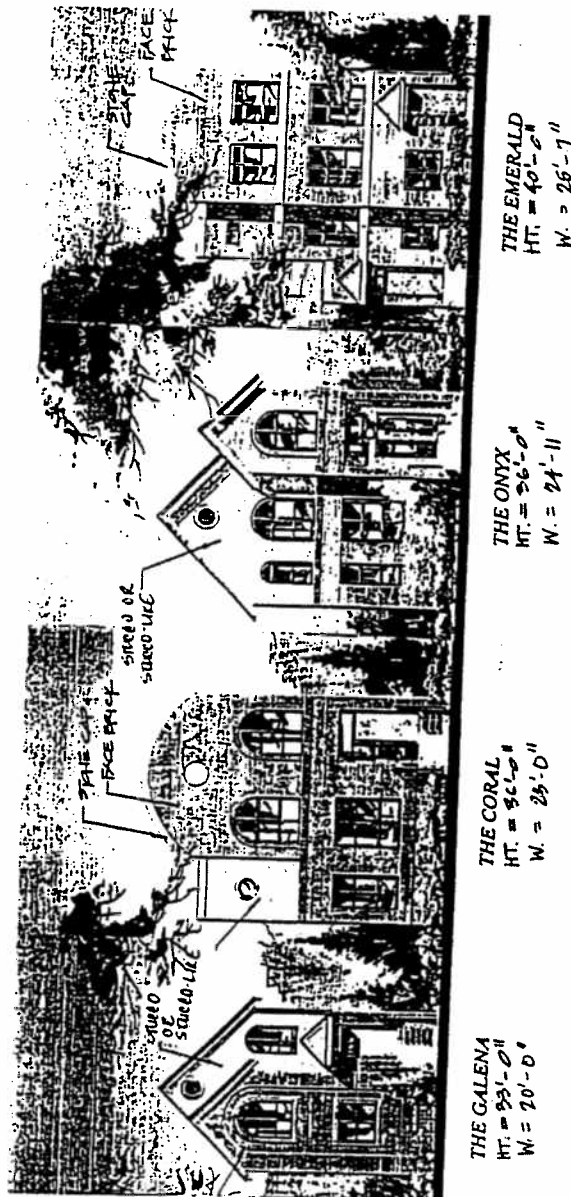
Site Plan.
(Park Frontage)



Landscape Plan.



Building Elevations.
(Page 2 of 2)



NOTE: HEIGHT (HT.) SHALL MEAN TO HIGHEST POINT OF BUILDING

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