

Reclassification of Area Shown on Map No. 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 R4 General Residence District symbols and indications as shown on Map No. 5-G in the area bounded by

W. Fullerton Avenue on the north; N. Sheffield Avenue on the east; the alley next south of and parallel to W. Fullerton Avenue; and N. Kenmore Avenue on the west

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

[Plan of Development printed on pages 9415 to 9419 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. 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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-G in the area bounded by

the alley next north of and parallel to W. Willow Street; a line 75 feet east of and parallel to N. Sheffield Avenue; W. Willow Street; and N. Sheffield Avenue

to the designation of an R4 General Residence District which is hereby established in the area above-described, subject to such use and bulk regulations as are set forth in Chapter 194A of the Zoning Code of the City of Chicago.

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. 7-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 7-G in the area bounded by

the alley next north of and parallel to W. Fullerton Avenue; the east line of the right of way of the CTA Elevated; W. Fullerton Avenue; and N. Sheffield Avenue

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 7-I.

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-I in the area bounded by

W. Schubert Avenue; N. Western Avenue; the northeast line of the right of way of the Chicago and Northwestern Railroad; and N. Campbell Avenue

to those of a B5-1 General Service 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. 9-F.

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 R7 General Residence District symbols and indications as shown on Map No. 9-F in the area bounded by

a line 250 feet north of W. Waveland Avenue; N. Lake Shore Drive; W. Waveland Avenue; a line 394.67 feet east of N. Pine Grove Avenue; a line 157.5 feet north of W. Waveland Avenue; a line 290 feet east of N. Pine Grove Avenue; a line 200 feet north of W. Waveland Avenue; and a line 225 feet east of N. Pine Grove 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 thereof and to no others.

[Plan of Development printed on pages 9420 to 9424 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. 11-M.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 11-M in the area bounded by

W. Cullom Avenue; N. Austin Avenue; W. Berteau Avenue; N. McVicker Avenue; a line 149 feet south of W. Cullom Avenue; and the alley next west of and parallel to N. McVicker Avenue

to the designation of an Institutional 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 printed on pages 9425 to 9429 of this Journal]

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

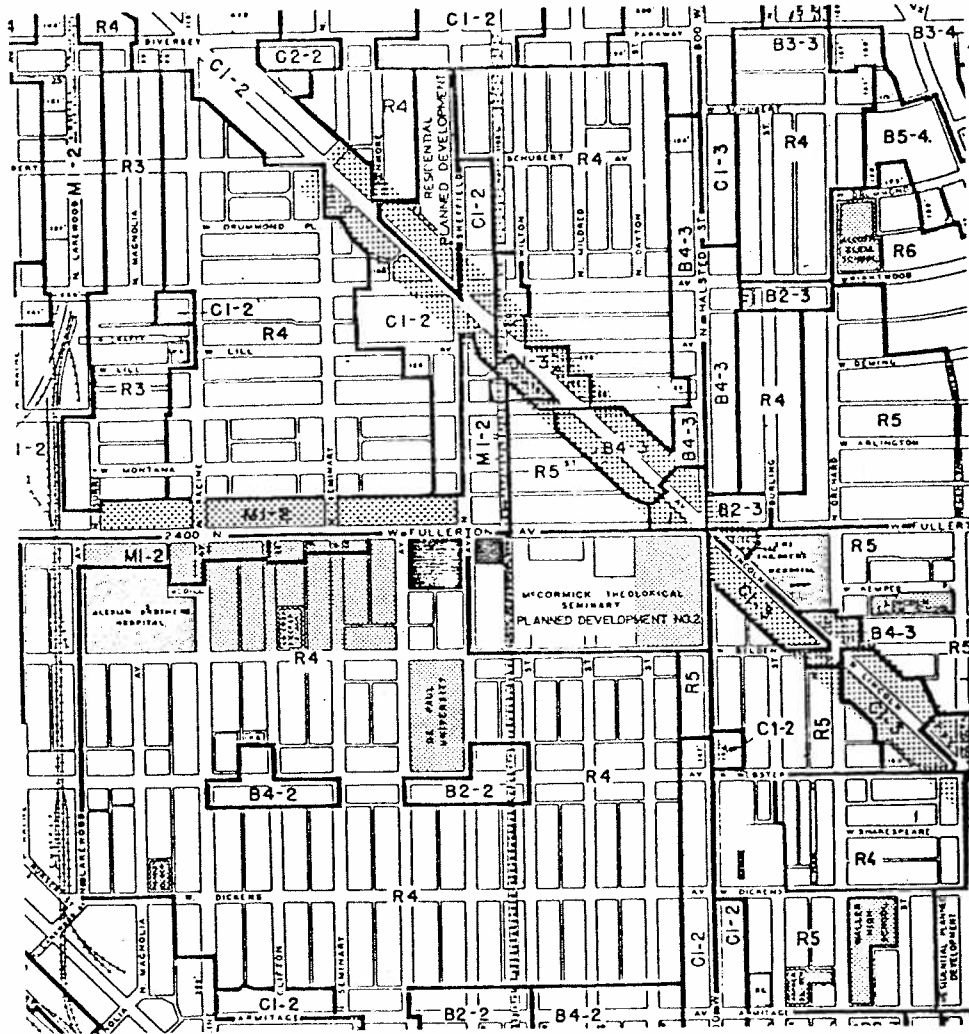
AD
199

October 2, 1978

RESIDENTIAL PLANNED DEVELOPMENT No. 199
Plan of Development for
2358 North Sheffield Avenue

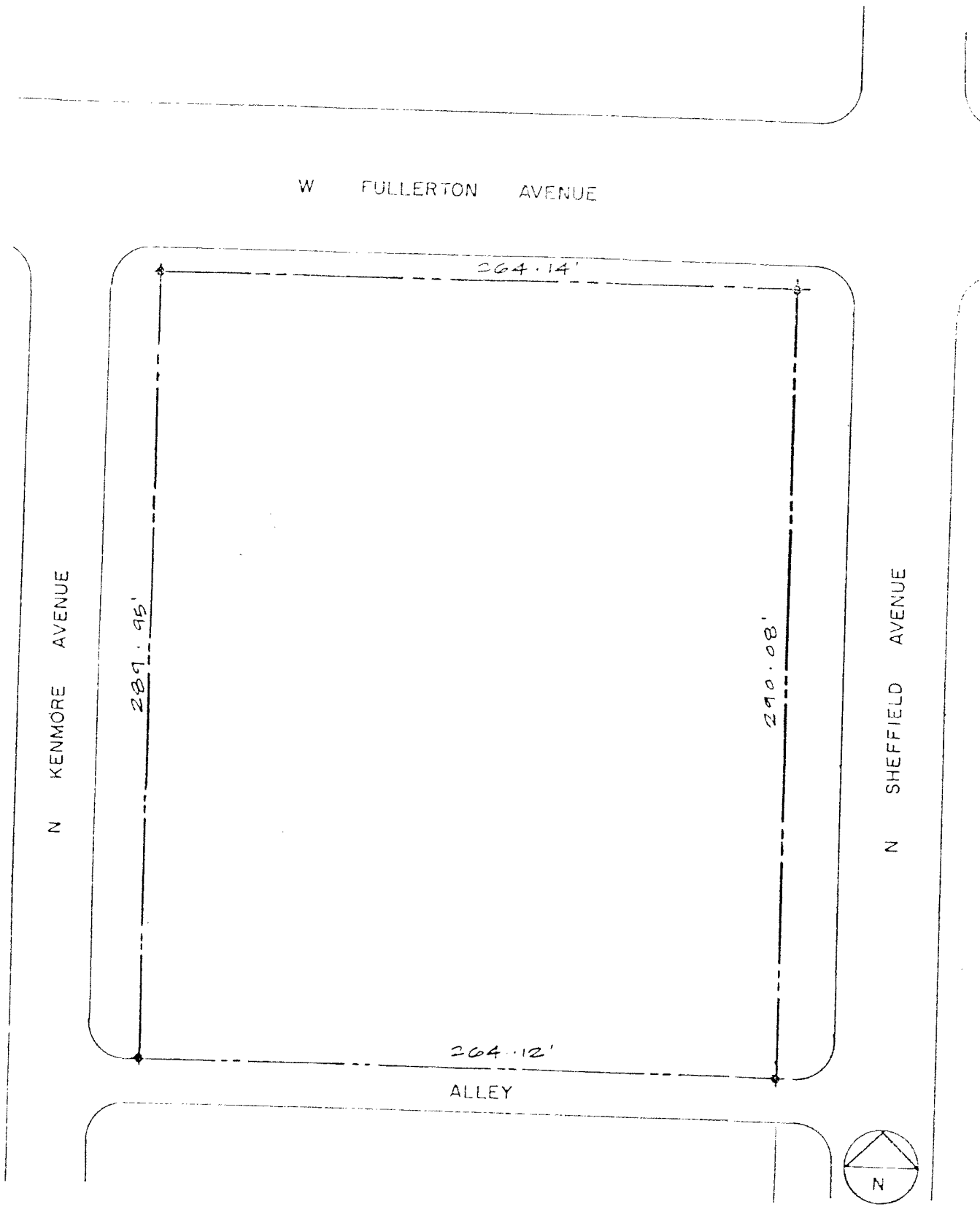
Statements

1. The area delineated herein as the "Residential Planned Development" is presently controlled by Urban Living, Inc., Edwin Edelburg and Larry Mayer pursuant to a certain Real Estate Sale Contract dated March 20, 1978, by and among Edelburg-Mayer and Associates, Inc. and Urban Living, Inc. which sale shall be consummated upon the approval of the planned development.
2. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning. Ingress and egress to such off-street facilities shall be via Kenmore Avenue and the rear alley only.
3. Such applicable official reviews approvals or permits as are required shall be obtained by Urban Living, Inc., Edwin Edelburg and Larry Mayer, or their successors, assignees or grantees.
4. Dedication or vacation of streets, alleys and easements or adjustments to right-of-ways or consolidation or resubdivision shall require a separate submittal on behalf of Urban Living, Inc., Edwin Edelburg and Larry Mayer, or their successors, assignees or grantees.
5. The following uses shall be permitted within the area delineated herein as the Planned Residential Development: sixty-seven (67) residential units in the existing main structure, two (2) residential units in the "Laundry Building" and fifteen (15) newly constructed townhomes.
6. Any and all service drives or other ingress and egress shall be adequately designed and paved in accordance 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. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago.
7. Signs within the Residential Planned Development shall be subject to review and approval of the Department of Buildings and the Department of Development and Planning.
8. The information contained on the tables and maps attached hereto as exhibits provide data concerning the generalized plan of land use for the subject area. Such exhibits demonstrate that the development shall be in general compliance with Residential Planned Development classification and with the intent and purpose of the Chicago Zoning Ordinance.
9. The plan of development herein expressed, and as set forth in the exhibits attached hereto, is subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Development and Planning.

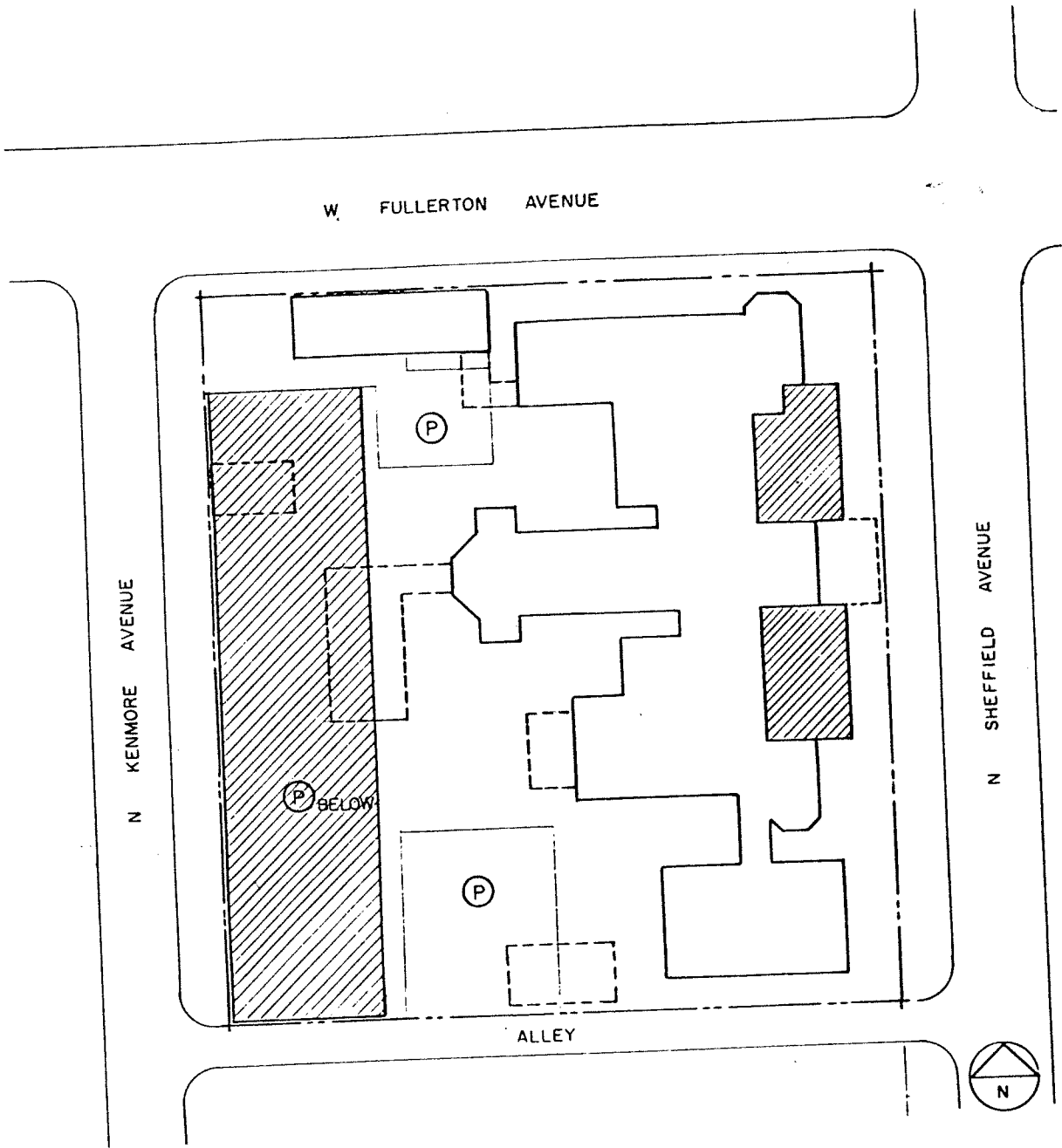


ZONING MAP

- HOSPITALS
- PUBLIC LIBRARY
- SCHOOLS, UNIVERSITIES
- COMMERCIAL
- RESIDENTIAL



PROPERTY LINE MAP



LAND USE PLAN

- EXISTING BUILDINGS
- BUILDINGS TO BE REMOVED
- NEW BUILDINGS
- PARKING AREAS

USE, BULK AND OTHER DATA RELATING TO THE RESIDENTIAL PLANNED DEVELOPMENT LOCATED AT 2358 NORTH SHEFFIELD AVENUE

Net Site Area Sq. Ft - Acres	General Description of Land Use	F.A.R.	% of Land Coverage
76,608 - 1.75	Sixty-Seven (67) residential units in the existing main structure, two (2) residential units in the "Laundry Building" and fifteen (15) newly constructed townhomes.	1.68	47%

Minimum Number of Parking Spaces: 84

Number of Off-street Loading Spaces: 1 berth
10 ft. x 25 ft.

Periphery Setbacks at Property Lines:

- Along Fullerton Avenue 0'
- Along Sheffield Avenue 15'
- Along Kenmore Avenue 0"
- Along rear alley 0' first 60 ft.

Applicant: Theodore J. Novak, Esq.

Date: October 4, 1978