



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
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Chicago, Illinois 60602
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December 9, 1992

Mr. Philip J. Rock
Rock, Fusco, Reynolds and
Garvey, Ltd.
Suite 900
350 North LaSalle Street
Chicago, IL 60610

Re: Planned Development No. 207 (North
Cumberland Avenue/West Lawrence Avenue)

Dear Mr. Rock:

Please be advised that the Department of Planning and Development has considered your request for a minor change to Planned Development No. 207, and that we hereby approve such request. Specifically, you requested authority to construct a drive-thru banking facility as part of the development of an eight-story office building within Subarea A of the Planned Development.

Such a use was not addressed in the original Plan of Development approved by the City Council; therefore administrative relief is necessary.

Section 11.11-3 (c) of the Chicago Zoning Ordinance authorizes the Commissioner of the Department of Planning and Development to approve minor changes in a Planned Development when such changes do not change the character of the development, or otherwise require changes in the Planned Development ordinance.

With regard to this requested change, the Department of Planning and Development has determined that a drive-thru banking facility constitutes a minor change. This approval should not be construed as approval authorizing any construction; "Part II" approval must still be obtained separately.

If you have any questions with regard to this matter, please feel free to Call Mr. Philip Levin at 744-4182 of the Department of Planning and Development.

Sincerely,

Valerie B. Jarrett

Valerie B. Jarrett
Commissioner

cc: Richard Wendy
Christine Slattery
Philip Levin
Mary Edwards



Reclassification of Area Shown on Map No. 11-P.

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 R2 Single Family Residence District and B5-1 General Service District symbols and indications as shown on Map No. 11-P in the area bounded by:

W. Lawrence Avenue; N. Cumberland Avenue; W. Windsor Avenue; N. Patton Avenue; W. Wilson Avenue; the alley next east of and parallel to N. Maria Court; the alley next north of and parallel to W. Wilson Avenue; the alley next east of and parallel to N. Maria Court; the alley next south of and parallel to W. Leland Avenue; the alley next east of and parallel to N. Maria Court; W. Leland Avenue and the alley next west of and parallel to N. Cumberland Avenue,

to the designation of a Residential-Business 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 246 to 250 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. 12-L.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 12-L in area bounded by:

S. Archer Avenue; the alley next east of S. Luna Avenue; the center line of the vacated alley next south of and parallel to S. Archer Avenue; and S. Luna Avenue,

to those of a C2-1 General 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. 14-D.

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. 14-D in the area bounded by:

E. 61st Street; S. Stony Island Avenue; E. 62nd Street; S. Harper Avenue; E. 63rd Street, and the east line of the right of way of the Illinois Central Gulf Railroad; E. 62nd Street; a line

566 feet west of S. Stony Island Avenue; a line 150 feet north of E. 62nd Street; and the east line of the right of way of the Illinois Central Gulf Railroad,

to the designation of a Residential-Business Planned Development 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.

[Plan of Development printed on pages 251 to 255 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. 14-N.

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 14-N in area bounded by:

the alley next north of and parallel to W. 63rd Street; S. Rutherford Avenue; W. 63rd Street; a line 116.92 feet west of and parallel to S. Rutherford Avenue,

to those of an R4 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. 15-O.

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 symbols and indications as shown on Map No. 15-O in the area bounded by:

W. Talcott Avenue; N. Oketo Avenue; a line drawn from a point 700.99 feet south of W. Talcott Avenue along the west line of N. Oketo Avenue to a point 1,610.27 feet south of W. Talcott Avenue along the east line of N. Oriole Avenue; and N. Oriole 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 thereof and to no others.

[Plan of Development Printed on pages 256 to 260 of this Journal]

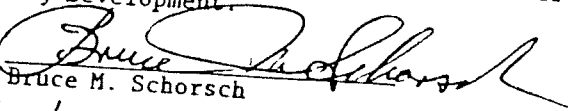
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

PD
207

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT No 207
 PLAN OF DEVELOPMENT
 STATEMENTS

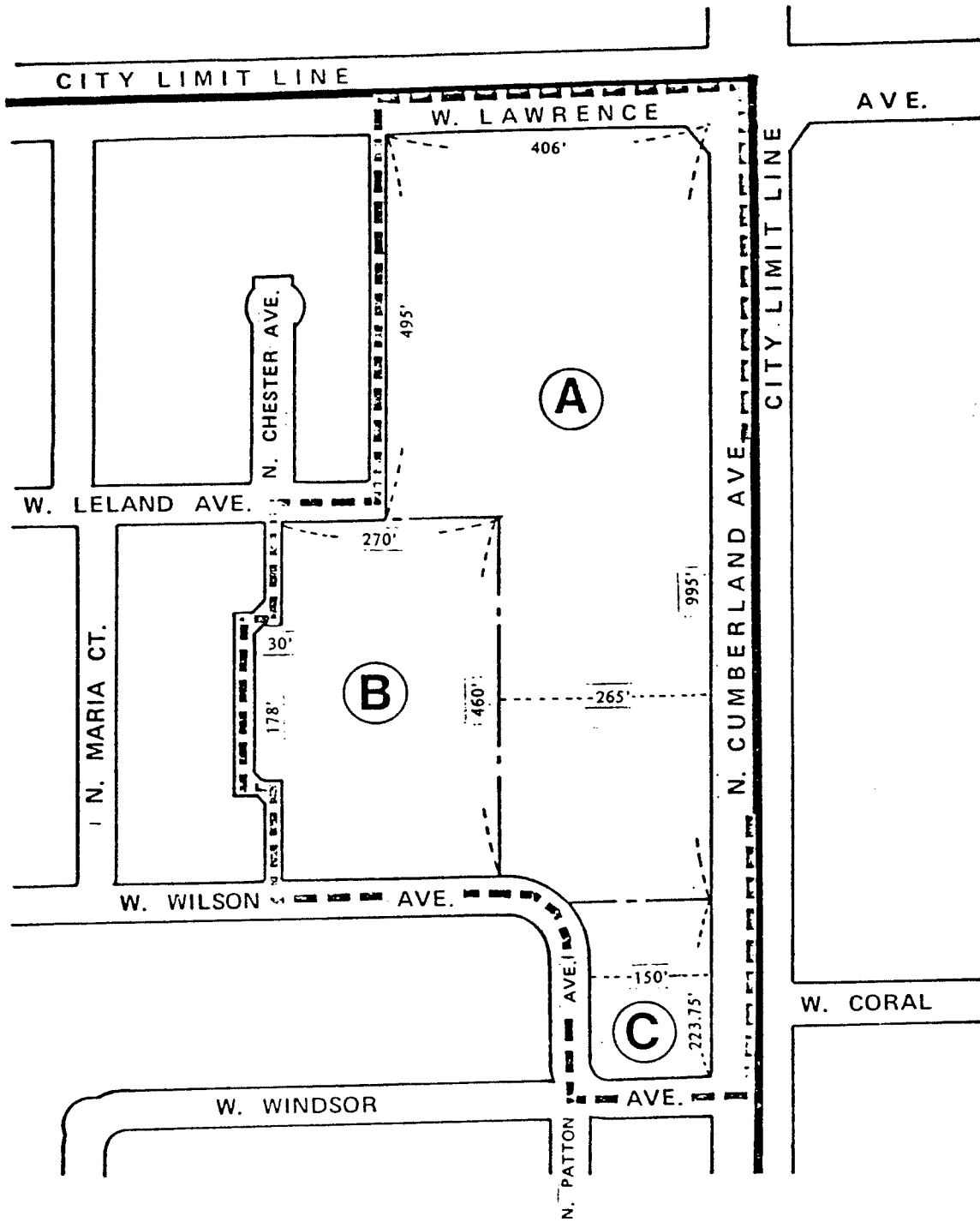
1. All of the area delineated hereon as "Residential-Business Planned Unit Development" is owned by the Oak Park Trust & Savings Bank, as Trustee under Trust Numbers 3438, 7235, 7236, 7237, 7092, 7227, 7238, 4364 and 4749. The beneficiaries of these land trusts are Partnerships wherein all of the partners are members of the Schorsch family, developers of properties immediately west of the subject site.
2. All applicable official reviews, approvals or permits, are required to be obtained by the owners or their successors, assignees or grantees.
3. The following uses shall be permitted within the area delineated herein as Residential-Business Planned Development: multi-family apartment buildings, General Service District uses, parking and related uses (exclusive of any principal activity of permanent outdoor storage).
4. Streets, 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. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such fire lanes.
5. Any adjustments of rights of way or consolidation or subdivision of parcels shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees.
6. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, and if not stated herein, shall be in compliance with the off-street parking and off-street loading requirements for the B5-1, General Service District zoning classification.
7. Identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the Department of Buildings and the Department of Planning, City and Community Development.
8. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated as Residential-Business Planned Development, and illustrates that the development of such area shall be in general compliance with the B5 General Service District classification and with the intent and purpose of the Chicago Zoning Ordinance.
9. 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 Planning, City and Community Development.

Applicant:


 Bruce M. Schorsch

Date: 3/20/79

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



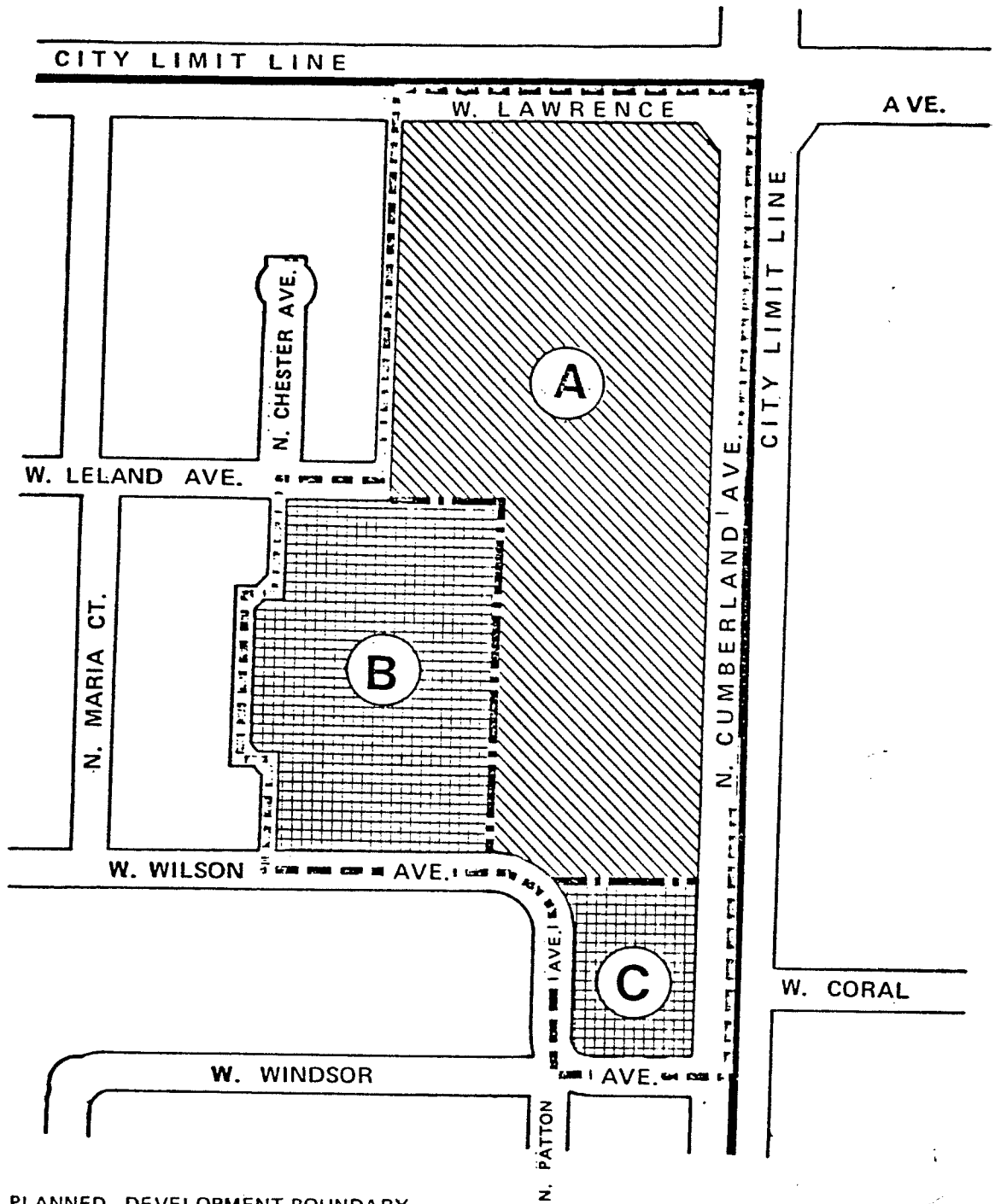
--- PLANNED DEVELOPMENT BOUNDARY





(A) SUB AREA



APPLICANT: BRUCE M. SCHORSCH
DATE: MARCH 21, 1979

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE MAP



-  PLANNED DEVELOPMENT BOUNDARY
-  GENERAL SERVICE DISTRICT USES
-  SUB AREA
-  MULTI-FAMILY RESIDENTIAL



APPLICANT: BRUCE M. SCHORSCH
 DATE: MARCH 21, 1979

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
USE AND BULK REGULATIONS AND DATA**

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF D.U.'S	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERED
	SQUARE FEET	ACRES				
A	331,870	7.63	General Service District uses	None	1.0	40%
B	129,900	2.96	Multi-Family Residential	208	1.5	60%
C	33,600	0.78	Multi-Family Residential	84	1.9	30%
Total	495,370	11.37		292	1.2	45%

Gross Site Area 608,017.3 = Net Site Area 495,370 + Area of Public
(13.96 acres) (11.37 acres) Streets 112,647.3
(2.59 acres)

Maximum Floor Area Ratio for total Net Site Area: 1.2

Minimum Number of Parking Spaces Required:

Sub Area "A": In accord with the B5-1 General Service District of the Chicago Zoning Ordinance.
Sub Area "B": 208
Sub Area "C": 84

Minimum Number of Off-Street Loading Spaces: In accord with the B5-1 General Service District of the Chicago Zoning Ordinance.

Maximum Percentage of Land Coverage for Total Net Site Area: 45%

Minimum Periphery Setbacks:

Sub Area "A": In accord with the B5-1 General Service District for any new construction.
Sub Area "B": In compliance with existing structures.
Sub Area "C": In compliance with existing structures.

The above noted regulations relate to the ultimate development within the Planned Development area. Interim stages of development may exceed these permitted standards subject to the approval of the Department of Planning, City and Community Development.

APPLICANT: Bruce M. Schorsch

DATE: March 21, 1979