



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J.F. Boyle, Jr.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6556 (FAX)
(312) 744-2578 (TDD)

March 28, 1996

Mr. Bernard Citron
Schain, Firsell and Burney, Ltd.
Suite 1910
222 North LaSalle Street
Chicago, IL 60601-0200

Re: Residential-Business Planned Development No. 227
as amended, 863-69 North Dearborn - Hazelden
Foundation.

Dear Mr. Citron:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 227 as amended, has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and is hereby approved.

Specifically, you requested that a transitional residence facility operated by the Hazelden Foundation for a maximum of 25 persons which provides secondary residential care to recovering alcoholics and other substance abusers be added to the Planned Development as a permitted use. This use would be limited to the existing low-rise buildings which front on Dearborn Street.

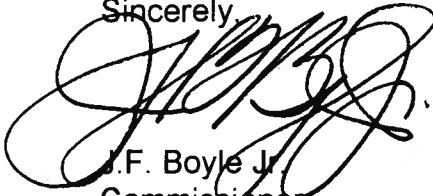
With regard to your request, the Department of Planning and Development has determined that this revision to the permitted uses would constitute a minor change pursuant to section 11.11-3 (c) of the Chicago Zoning Ordinance. The exterior of the buildings would remain essentially untouched. In addition, no medical treatment would be provided at the facility, and all residents will have gone through detox prior to coming to the facility. The requested relief is limited to the proposed transitional residence to be operated by the Hazelden Foundation. Operation by another operator will require a separate request for relief.

An American Celebration



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor change, but no other changes to Planned Development No. 227, as amended.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'J.F. Boyle Jr.', is written over the typed name.

J.F. Boyle Jr.
Commissioner

Originated by:


Christine Slattery
Deputy Commissioner



City of Chicago
Richard M. Daley, Mayor

Department of Zoning

Paul Woznicki
Zoning Administrator

City Hall, Room 802
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-3508 (Voice)
(312) 744-2950 (TDD)
(312) 744-6552 (FAX)

COPY

October 3, 1995

Mr. Richard F. Friedman
Attorney at Law
111 West Washington Street
Suite 1700
Chicago, Illinois 60602

**Re: Northeast Corner of North Dearborn Street
and West Tooker Place**

Dear Mr. Friedman:

In response to your letter dated September 28, 1995, in which you requested a determination as to the zoning classification for the above referenced location. The property in question is classified - "Residential Planned Development No. 227", (See attached documents).

The revision to Planned Development No. 227, dated 8-7-85 only revised the "Use and Bulk Table", not to the boundaries of the Planned Development. The report and recommendation of the Planning Development and accepted by the Chicago Plan Commission was that the application be withdrawn and that the addition F.A.R. of 0.2 be granted and that the 7,000 square feet be permitted only in the area originally proposed to be deleted from the Planned Development.

Enclosed is a copy of the (1) Journal in which the table of contents was revised dated 8-7-85; (2) the "Use and Bulk Table" on 8-7-85; (3) the Journal of Correction on 2-13-86, where the area was further defined.

If you need further information about the above referenced issue, please contact be at 744-3508.

Sincerely,

Paul Woznicki
Zoning Administrator

PW/kb

Enclosure



BY ALDERMAN ORBACH (46th Ward):

Hull House Association's Sheridan Day Care Center, 912 W. Sheridan Road -- Refund of Day Care Center License Fee for the amount of \$85.00.

**APPROVAL OF JOURNAL OF
PROCEEDINGS.**

JOURNAL (August 7, 1985).

Alderman Gabinski moved to *Correct* the printed Official Journal of the Proceedings of the regular meeting held on Wednesday, August 7, 1985, as follows:

Page 19125 - by deleting the language "96.5 feet north of Tooker Place and 149.5 feet east of" appearing on the 19th line from the top of the page and inserting "96.45 feet north of W. Tooker Place; a line 92.56 feet east of N. Dearborn Street; W. Tooker Place; and N. Dearborn Street" in lieu thereof.

The motion *Prevailed*.

JOURNAL (February 4, 1986).

The City Clerk submitted the printed Official Journal of the Proceedings of the regular meeting held on February 4, 1986, at 10:00 A.M., signed by him as such City Clerk.

Alderman Burke moved to *Approve* said printed Official Journal and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

UNFINISHED BUSINESS.

**AUTHORITY GRANTED FOR REPEAL OF CHICAGO COMMERCIAL
OCCUPANCY TAX ORDINANCE (COMMERCIAL LEASE TAX).**

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Finance, deferred and published in the Journal of the Proceedings of January 30, 1986, pages 26479-26480, recommending that the City Council pass a proposed ordinance repealing the Chicago Commercial Occupancy Tax Ordinance (Commercial Lease Tax).

*Reclassification of Area Shown on Map 3-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. 227 symbols and indications as shown on Map No. 3-F to those of Residential-Business Planned Development No. 227, as amended, by substituting the "Planned Development Use and Bulk Regulations and Data" table attached hereto for the table approved by the City Council at their meeting held on April 28, 1980 and appearing on City Council Journal of Proceedings Page 2926 of said date.

[Amended Planned Development Use and Bulk Regulations and Data table printed on page 19125 of this Journal.]

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

*Reclassification of Area Shown on Map 5-H
(As Amended).*

227 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. 5-H in area bounded by

West Churchill Street; North Damen Avenue; a line 96.15 feet south of and parallel to West Churchill Street; the alley next west of and parallel to North Damen Avenue; a line 100.15 feet south of and parallel to West Churchill Street; and a line 78.46 feet west of and parallel to the alley next west of North Damen Avenue to a point 77.10 feet west of and parallel to the alley next west of North Damen Avenue (along West Churchill Street),

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.

(Continued on page 19126)

NE
3
GR
57
MA
Ma
Ma
Ma
P
bo
MI
MA
At
At
MI
Se
ma
st
ap
AP
DA
AM

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA	GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERED
39,756 s.f. .91 acres	Dwelling units, related Recreational uses, Business uses, off street parking (swimming pool & health club).	290	7.8	86% at ground 40% at 25' above ground level.

NET SITE AREA = TOTAL SITE AREA + AREA OF TOOKER PLACE TO BE VACATED

39,756sq.ft. = 38,362 sq.ft. + 1394 sq.ft.

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREETS & ALLEYS

57,545.03 sq.ft. = 39,756 sq.ft. + 17,789.03 sq.ft.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA:

Maximum number of dwelling units total = 290

Maximum percent of Efficiency Units = 19.3%

Maximum number of square feet devoted to business uses = 25,000 sq.ft.*

*Plus and additional 7,000 sq. ft. to be located in the area bounded by a line 96.5 feet north of Tooker Place and 149.5 ft. east of Dearborn Street.

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 182

MAXIMUM PERCENT OF LAND COVERED:

At Ground Level 86%

At 25 ft. Above Ground Level 40%

MINIMUM NUMBER OF OFF-STREET LOADING DOCKS: 2

Setback and yard requirements maybe adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or where necessary because of technical reasons, subject to the approval of the department of planning, city and community development.

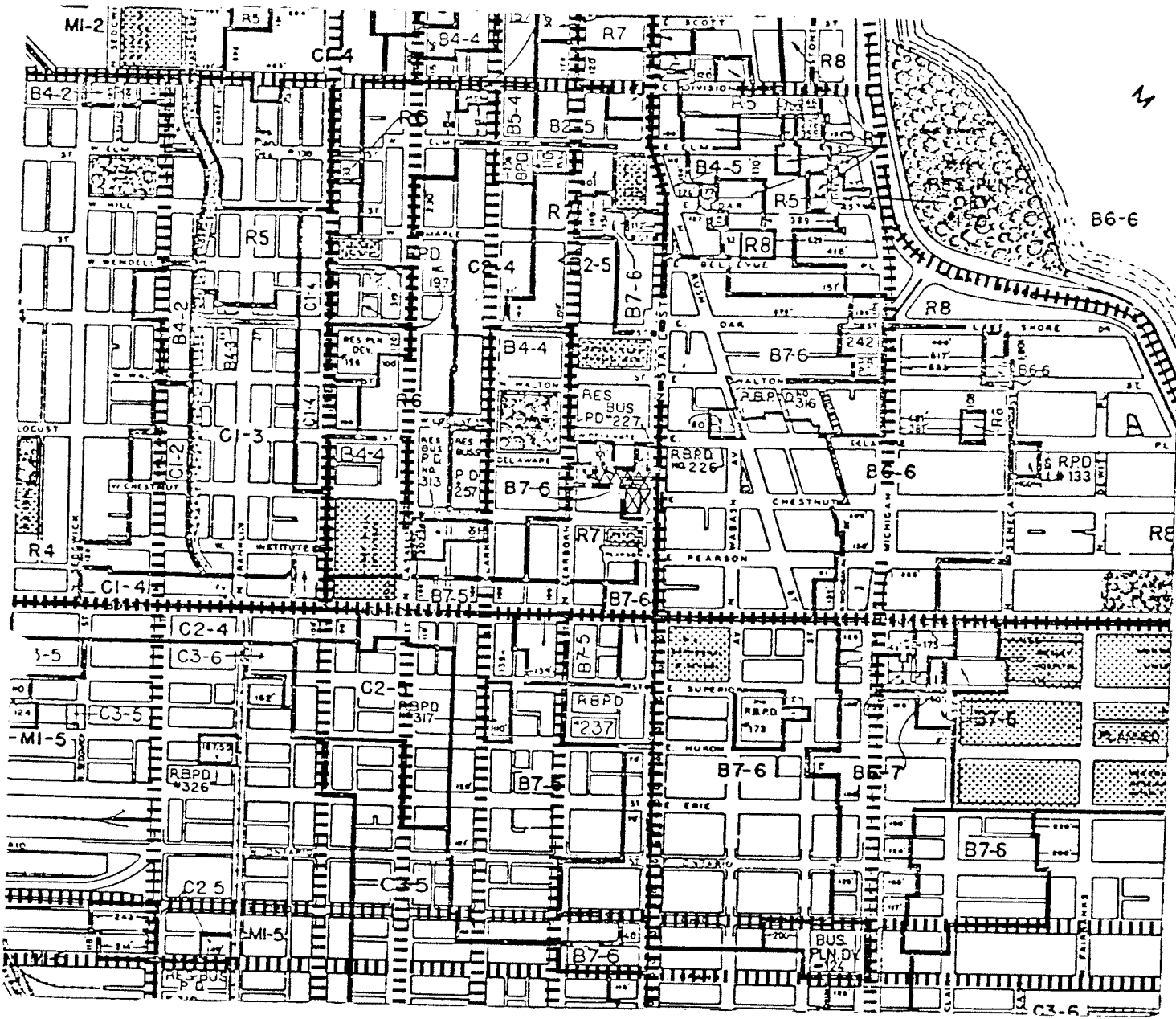
APPLICANT: EUGENE J. CALLAHAN

DATE: DECEMBER 21, 1979

AMENDED: JULY 18, 1985

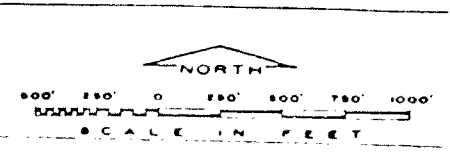
RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT No.227, AS AMENDED

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

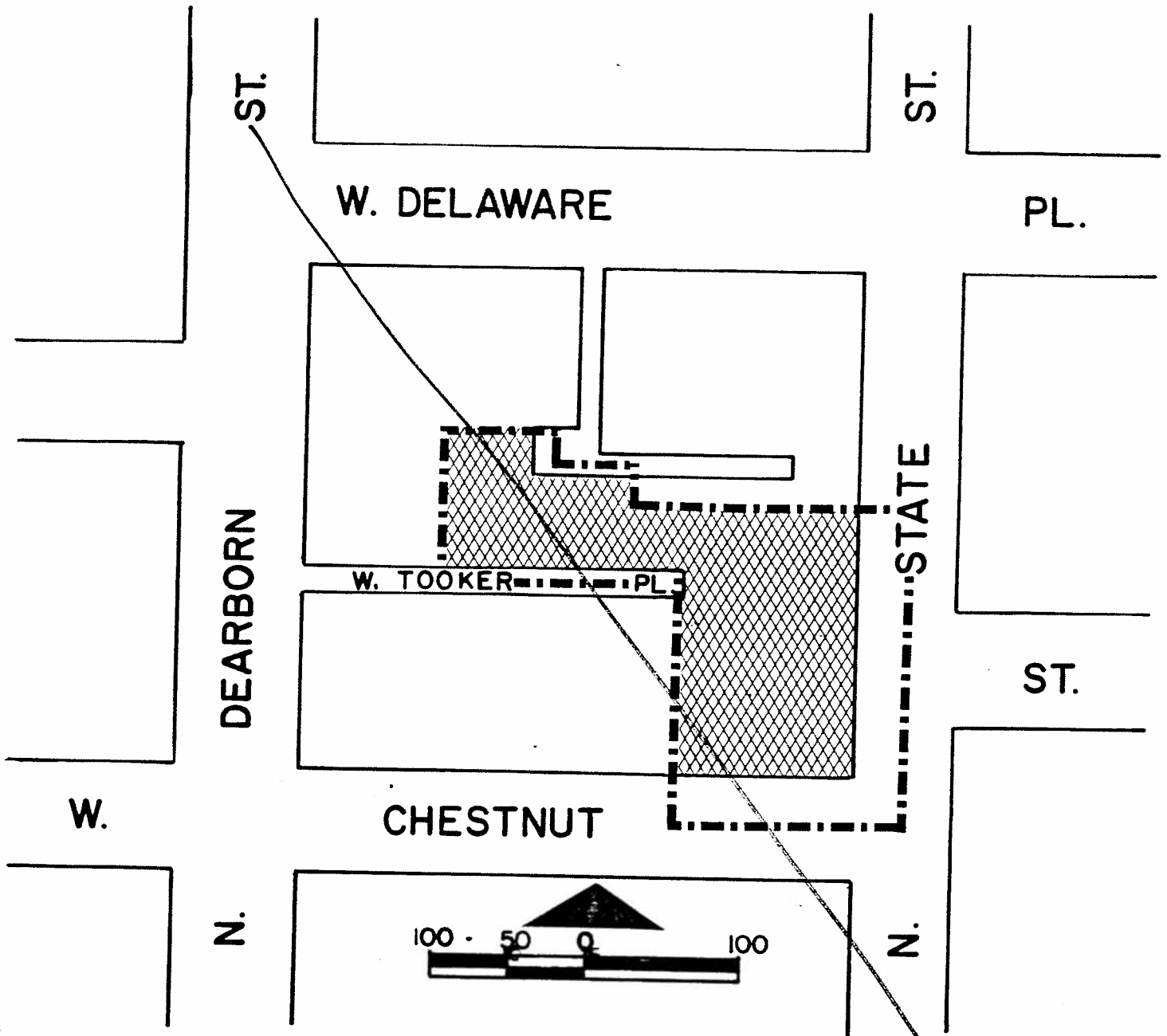
- RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT BOUNDARY
- ZONING DISTRICT BOUNDARIES
- PREFERENTIAL STREET SYSTEM
- PUBLIC - QUASI-PUBLIC FACILITIES
- PARKS AND PLAYGROUNDS



APPLICANT :
DATE :

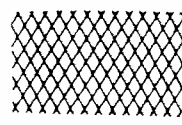
RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
No.227, AS AMENDED

GENERALIZED LAND USE PLAN



LEGEND

----- PLANNED DEVELOPMENT BOUNDARY

 DWELLING UNITS, RELATED RECREATIONAL, BUSINESS USES WITH OFF-STREET PARKING AND LOADING.

APPLICANT :
DATE :

Withdrawn

REPORT
to the
CHICAGO PLAN COMMISSION
Miles L. Berger, Chairman
from
Elizabeth L. Hollander, Commissioner
DEPARTMENT OF PLANNING
July 18, 1985

AGENDA ITEM NO. 2

FOR APPROVAL: PROPOSED RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

APPLICANT: 863-67 NORTH DEARBORN OFFICE BUILDING VENTURE

LOCATION: 863-67 NORTH DEARBORN STREET

Pursuant to provisions of the Chicago Zoning Ordinance, I hereby submit a proposed Residential-Business Planned Development for your review and recommendation to the City Council.

The application for this Amendment to the Chicago Zoning Ordinance was introduced into the City Council on May 29, 1985. Notice of the public hearing before the Plan Commission was published in the Chicago Tribune on June 25, 1985 and the Applicant was separately notified of this hearing.

The Applicant had originally proposed to delete 10,000 square feet of land from the original Planned Development and had proposed to construct an addition to one of the townhouse office structures for additional office use.

In reviewing the proposal with the staff it was determined that this could be accomplished by increasing the Floor Area Ratio in the existing Planned Development from 7.6 to 7.8. This would permit the construction of the office building addition on Dearborn Street.

It was further determined that this additional permitted square footage of office space (approximately 7,000 square feet) should be limited to the area originally proposed to be deleted from the Planned Development.

To proceed with the proposal as originally submitted would go against the principle of Planned Developments.

Recommendation:

Based on the foregoing, it is therefore my recommendation that this application be withdrawn and that Planned Development No. 227 be amended by increasing the Floor Area Ratio from 7.6 to 7.8 and that this additional square footage be permitted only for business/commercial use and only in the area originally proposed to be deleted from the Planned Development

ELIZABETH L. HOLLANDER
Commissioner

Reclassification of Area Shown on Map No. 1-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 B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Lake Street; the alley next east of N. Canal Street; W. Randolph Street; and N. Canal Street

to those of a B7-7 General Central Business 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. 1-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 M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

the alley next north of and parallel to W. Superior Street; a line 42.10 feet east of and parallel to N. Franklin Street; W. Superior Street and N. Franklin Street

to those of a C3-6 Commercial Manufacturing 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. 2-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 M2-5 General Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Polk Street; S. Canal Street; W. Cabrini Street; and S. Clinton Street

to the designation of an Airport 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 2908 to 2912 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. 1-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 R3 General Residence District symbols and indications as shown on Map No. 1-H in the area bounded by

W. Superior Street; a line 95.7 feet west of N. Leavitt Street; the alley next south of W. Superior Street; and a line 239.78 feet west of N. Leavitt Street

to those of a 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. 2-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 M2-5 General Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Polk Street; S. Wells Street; the east property line lying between W. Taylor Street and W. Roosevelt Road of the Baltimore and Ohio Chicago Terminal Railroad Company property; W. Roosevelt Road; and the South Branch of the Chicago River

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 thereof and to no others.

[Plan of Development printed on pages 2913 to 2914 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-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 B7-6 General Central Business District symbols and indications as shown on Map No. 3-E in area bounded by

the alley next north of and parallel to E. Delaware Place; N. Wabash Avenue; E. Delaware Place; and a line 79.85 feet west of and parallel to N. Wabash Avenue

to those of a Planned Development District, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 2915 to 2920 of this Journal]

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

Reclassification of Area Show non Map No. 3-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 and B7-6 General Central Business District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 96.45 feet north of W. Tooker Place; a line 149.41 feet east of N. Dearborn Street; a line 62.40 feet north of West Tooker Place; a line 218.0 feet East of N. Dearborn Street; a line 42.28 feet North of W. Tooker Place or the line thereof extended where no such street exists; N. State Street; W.

(continued on page 2921)

PD 207

PD 207

PD 227

(continued from page 2907)

Chestnut Street; a line 108.7 feet West of N. State Street; W. Tooker Place; and N. Dearborn Street

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 thereof and to no others.

[Plan of Development printed on pages 2922 to 2926 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-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 5-F, in the area bounded by

W. Dickens Avenue; the alley next east of and parallel to N. Halsted Street; W. Armitage Avenue; and N. Halsted Street

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 thereof and to no others.

[Plan of Development printed on pages 2927 to 2931 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-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 6-F in the area bounded by

the alley next north of and parallel to W. 26th Street; a line 50 feet east of the alley next east of and parallel to S. Emerald Avenue; W. 26th Street; and the alley next east of and parallel to S. Emerald Avenue

to those of an R3 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-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. 7-F in the area bounded by

W. Surf Street; N. Commonwealth Avenue; a line 228 feet north of and parallel to W. Diversey Parkway; and N. Sheridan Road

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-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 7-G in the area bounded by

W. Diversey Parkway; N. Wilton Avenue; the alley south of W. Diversey Parkway; and a line 49 feet east of N. Kenmore Avenue

to those of a B2-2 Restricted Retail 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-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 7-G in the area bounded by

a line 75 feet south of W. Wolfram Street; N. Sheffield Avenue; W. Diversey Parkway; a line 150 feet west of N. Sheffield Avenue; the alley next north of W. Diversey Parkway; and the alley next west of N. Sheffield Avenue

to those of a B2-2 Restricted Retail 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. 11-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. 11-F in the area bounded by

a line 109 feet north of W. Hutchinson Street or the line thereof if extended where no street exists; Lake Michigan; W. Bittersweet Place or the line thereof if extended where no street exists; a line 750 feet east of N. Clarendon Avenue; a line 110 feet north of W. Bittersweet Place; N. Marine Drive; a line 110 feet south of W. Gordon Terrace; a line 550 feet east of N. Clarendon Avenue; W. Gordon Terrace; a line 675 feet east of N. Clarendon Avenue; a line 109.5 feet north of W. Gordon Terrace; N. Marine Drive; W. Buena Avenue; a line 665 feet east of N. Clarendon Avenue; a line 109 feet south of W. Hutchinson Street; and N. Marine Drive

to those of an R6 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.

227
PD

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT # 227STATEMENTS

1. The area delineated hereon as "Residential-Business Planned Development" is owned or controlled by Eugene J. Callahan, 2150 N. Lincoln Park West, Chicago.
2. All applicable official reviews, approvals or permits are required to be obtained by the Owner or his successors, assignees or grantees.
3. Use of land will consist of dwelling units, related recreational uses, including a swimming pool and health club, business uses and off-street parking and related uses.
4. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the Owner and approval by the City Council.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, 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.
7. Identification and business identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the Commissioner of the Department of Planning, City and Community Development. There shall be no advertising signs permitted.
8. The height restriction of any building or any appurtenance attached thereto shall be subject to:
 - a. height limitations as certified on form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Planning, City and Community Development, Department of Aviation, and Department of Law, and approved by the City Council.

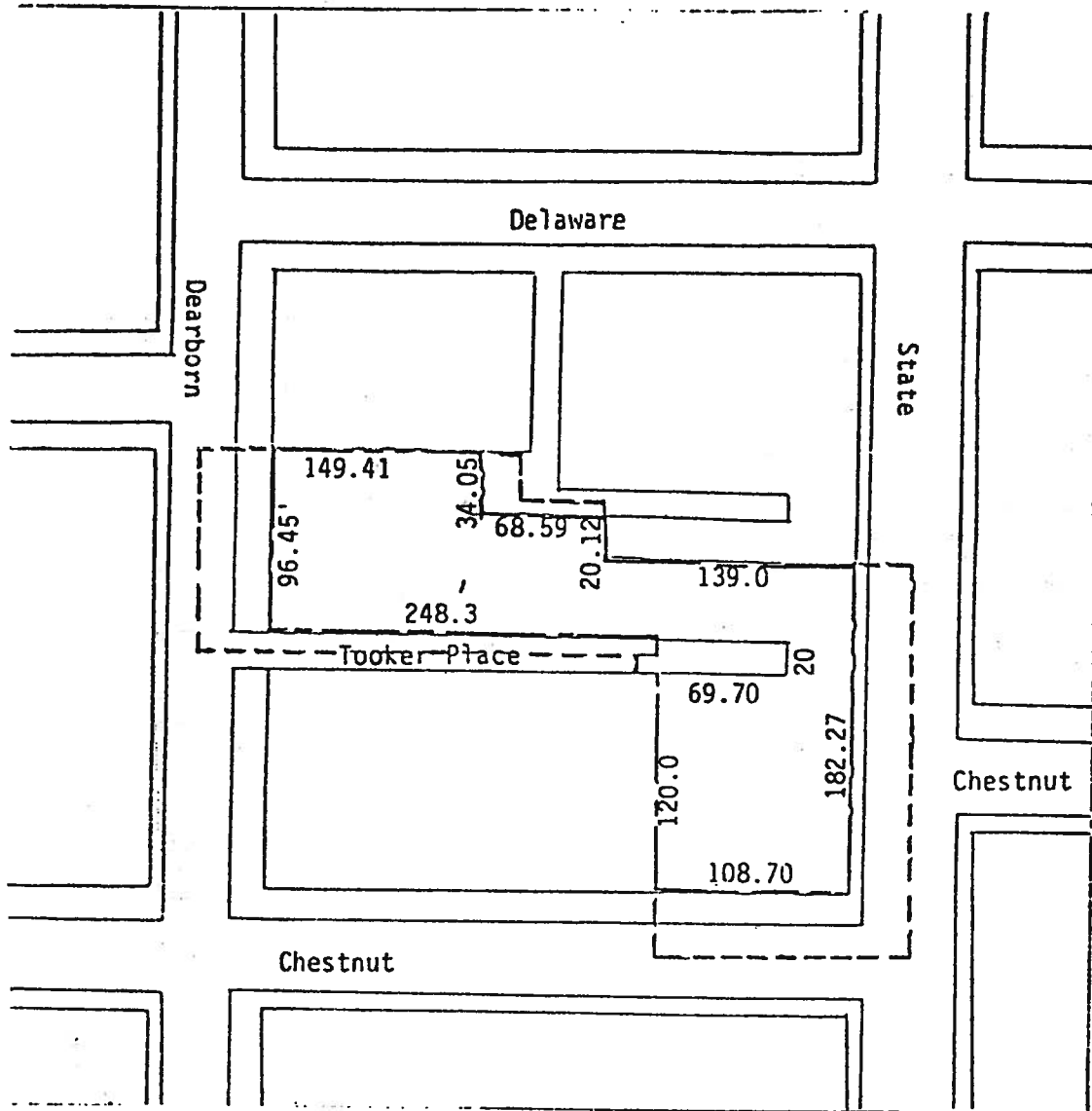
The following information sets forth data concerning the property included in said development and a generalized Land Use Plan (Site Plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.

- Plan of Development, hereby attached, shall be subject to the "Rules and Regulations and Procedures in Relation to Planned Development", as adopted by the Commissioner of the Department of Planning, City and Community Development.

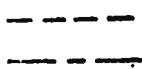
EUGENE J. CALLAHAN

January 25, 1980

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



LEGEND



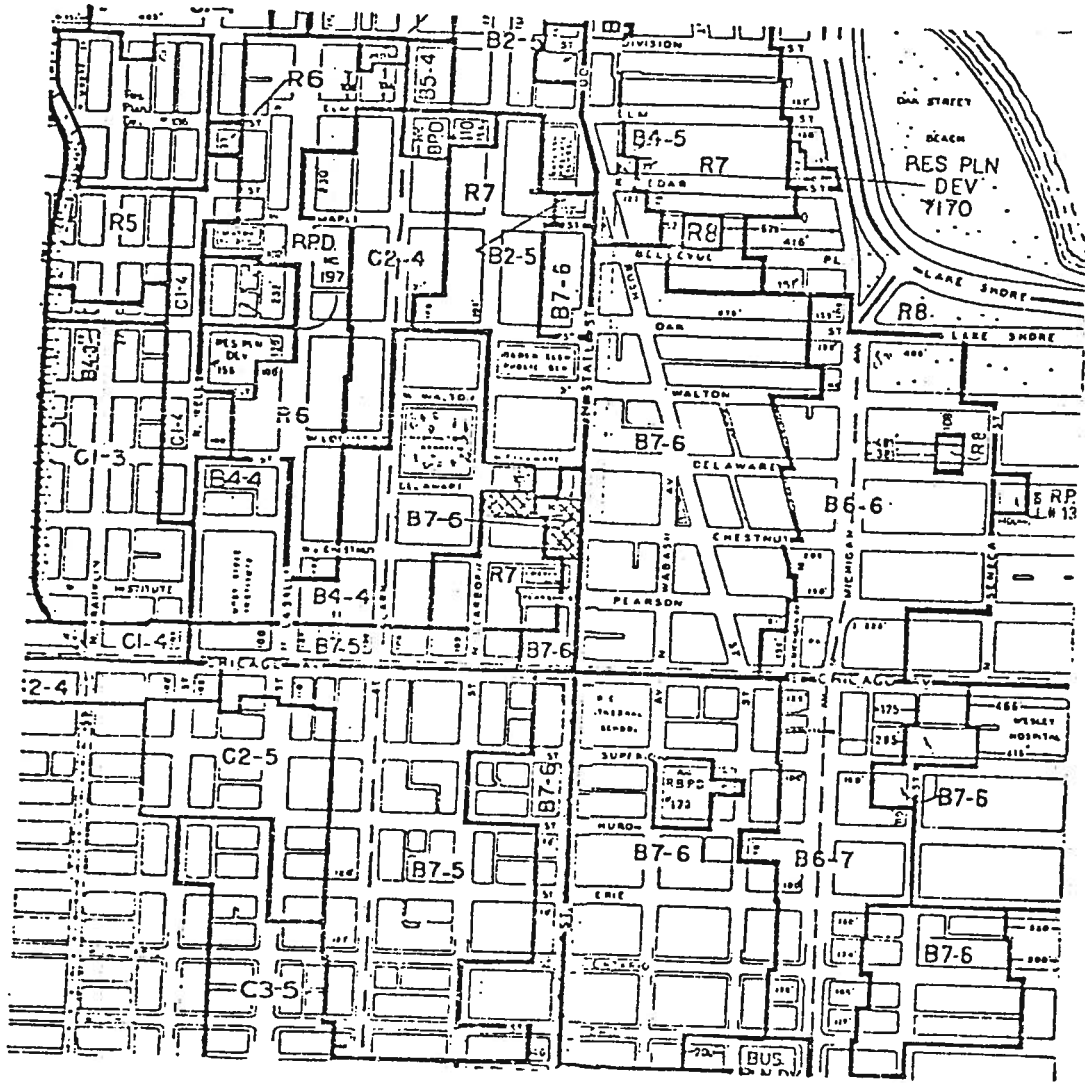
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT BOUNDARY
PROPERTY LINE



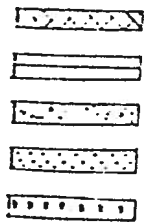
APPLICANT: EUGENE J. CALLAHAN

DATE: January 25, 1980

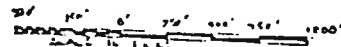
RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND



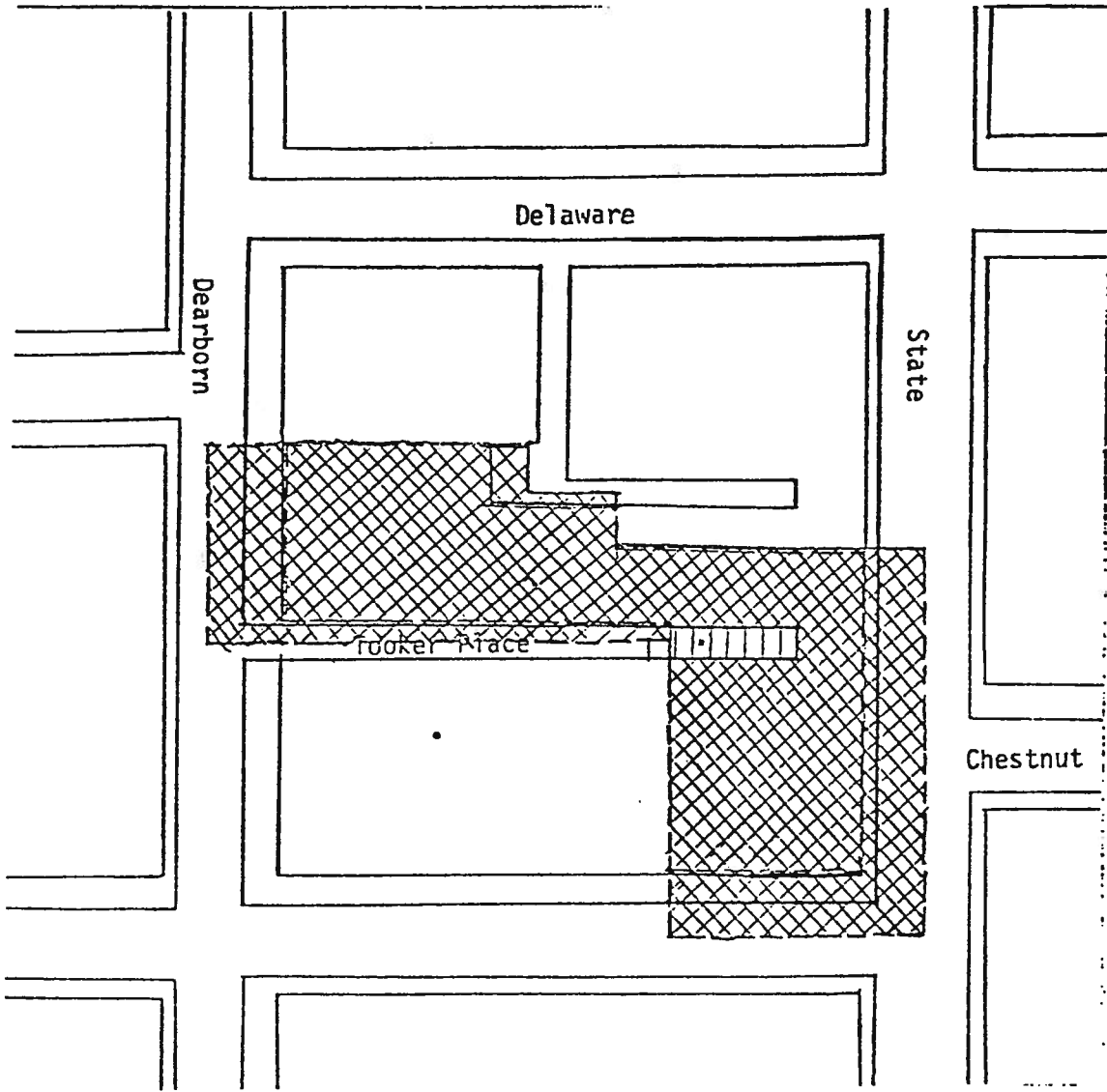
- RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
- ZONING DISTRICT BOUNDARY
- PARKS AND PLAYGROUNDS
- PUBLIC AND QUASI-PUBLIC FACILITIES
- PREFERENTIAL STREETS



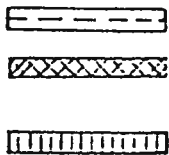
APPLICANT: EUGENE J. CALLAHAN

DATE: January 25, 1980

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



LEGEND



RESIDENTIAL BUSINESS PLANNED DEVELOPMENT BOUNDARY
 DWELLING UNITS, RELATED RECREATIONAL USES, BUSINESS
 USES AND OFF-STREET PARKING
 TO BE VACATED (TOOKER PLACE)

APPLICANT: EUGENE J. CALLAHAN

DATE: January 25, 1980

RESIDENTIAL BUSINESS - PLANNED DEVELOPMENT
 PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA	GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERED
39,756 s.f. .91 acres	Dwelling units, related Recreational uses, Business uses, off street parking (swimming pool & health club).	290	7.6	86% at ground 36% at 25' above ground level.

NET SITE AREA = TOTAL SITE AREA + AREA OF TOOKER PLACE TO BE VACATED

39,756sq.ft. = 38,362 sq.ft. + 1394 sq.ft.

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREETS & ALLEYS

57,545.03 sq.ft. = 39,756 sq.ft. + 17,789.03 sq.ft.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA:

Maximum number of dwelling units total = 290

Maximum percent of Efficiency Units = 19.3%

Maximum number of square feet devoted to business uses = 25,000 sq.ft.

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 182

MAXIMUM PERCENT OF LAND COVERED:

At Ground Level 86%

At 25 ft. Above Ground Level 36%

MINIMUM NUMBER OF OFF-STREET LOADING DOCKS: 2

Setback and yard requirements maybe adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or where necessary because of technical reasons, subject to the approval of the department of planning, city and community development.

APPLICANT: EUGENE J. CALLAHAN

DATE: January 25, 1980