

(Continued from 18391)

to those of a Central Area Parking Planned Development District, which is hereby established in the area above described, subject to such use and bulk regulations and termination provisions as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Parking Planned Development printed on pages
18402 through 18408 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-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 Residential-Business Planned Development No. 257 symbols and indications as shown on Map No. 3-F in the area bounded by

West Delaware Place (also referred to as West Locust Street); North Clark Street;
West Chestnut Street; and the alley next west of North Clark Street,

to the designation of Residential-Business Planned Development No. 257, 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 thereof and to no others.

[Residential-Business Planned Development printed on
pages 18409 through 18414 of this Journal.]

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

Reclassification of Area Shown on Map No. 4-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 4-J in the area bounded by

(Continued on page 18415)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT #257, As AmendedStatements

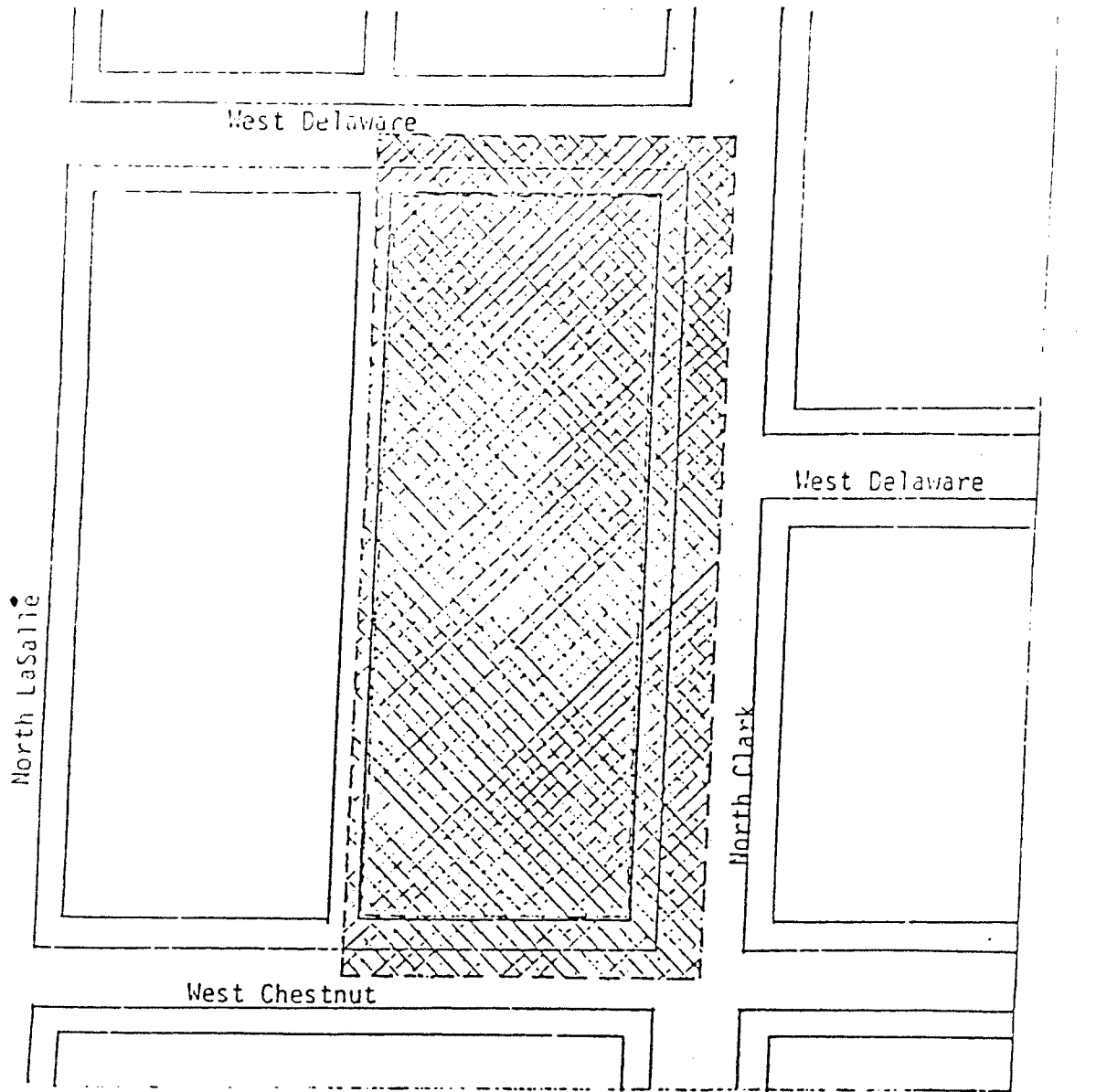
1. The area delineated hereon as "Residential-Business Planned Development #257, As Amended" is owned or controlled by Eugene J. Callahan, 2150 North Lincoln Park West, Chicago.
2. All applicable official reviews, approvals or permits are required to be obtained by the Owner or his successors, assignees 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 Street 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 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.

9. 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.
10. The 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.

APPLICANT: EUGENE J. CALLAHAN

DATE: August 31, 1983

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 257, AS AMENDED
GENERALIZED LAND USE PLAN



LEGEND

50' 0' 100'
SCALE IN FEET

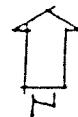
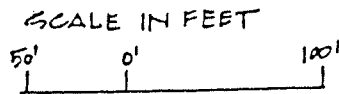
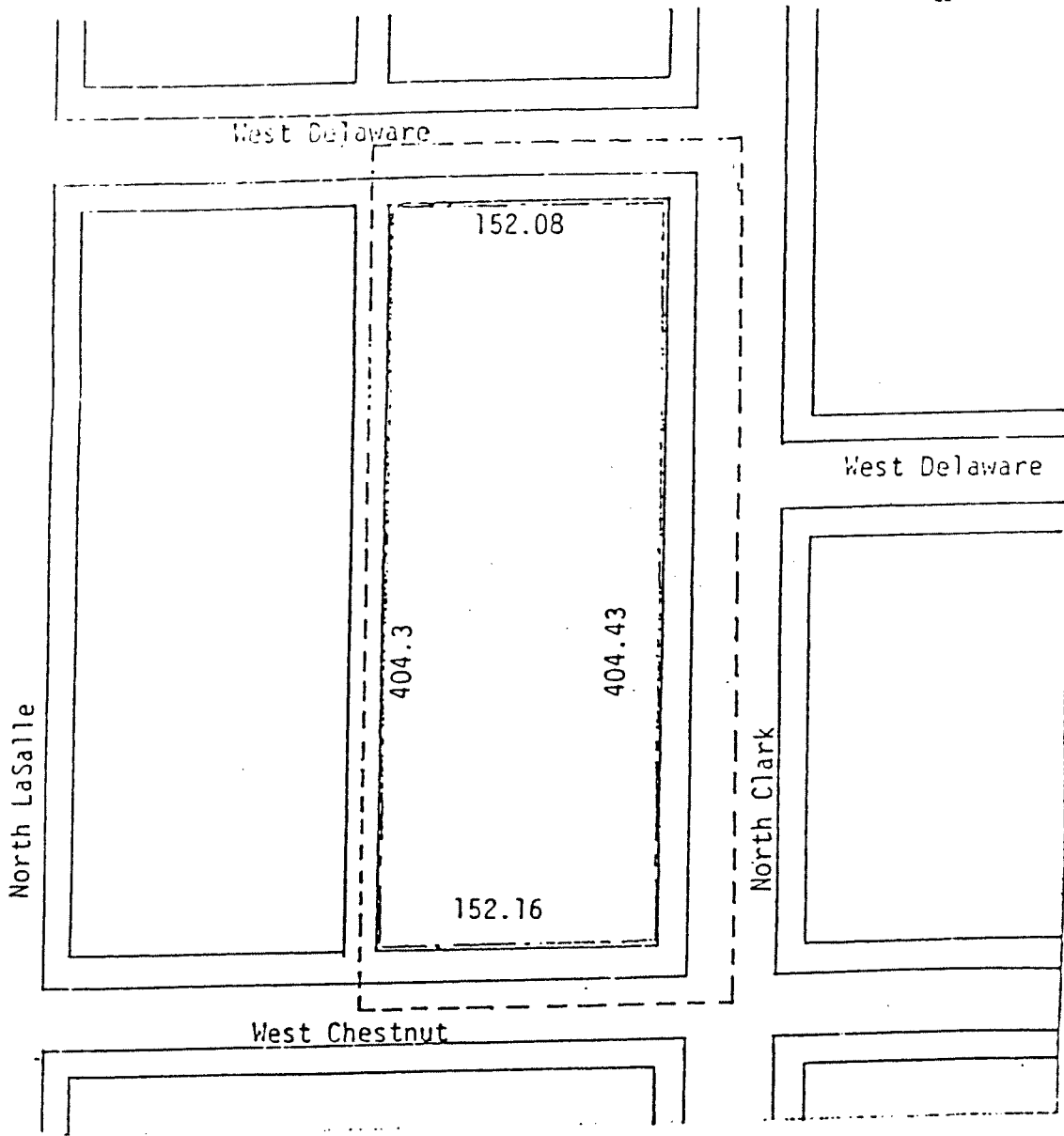


RESIDENTIAL BUSINESS PLANNED DEVELOPMENT BOUNDARY
 DWELLING UNITS, RELATED RECREATIONAL USES, BUSINESS
 USES AND OFF-STREET PARKING

APPLICANT: EUGENE J. CALLAHAN

DATE: AUGUST 10, 1983

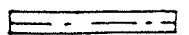
RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 267, AS AMENDED
PROPERTY LINE MAP AND RIGHT - OF - WAY ADJUSTMENT



LEGEND



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT BOUNDARY

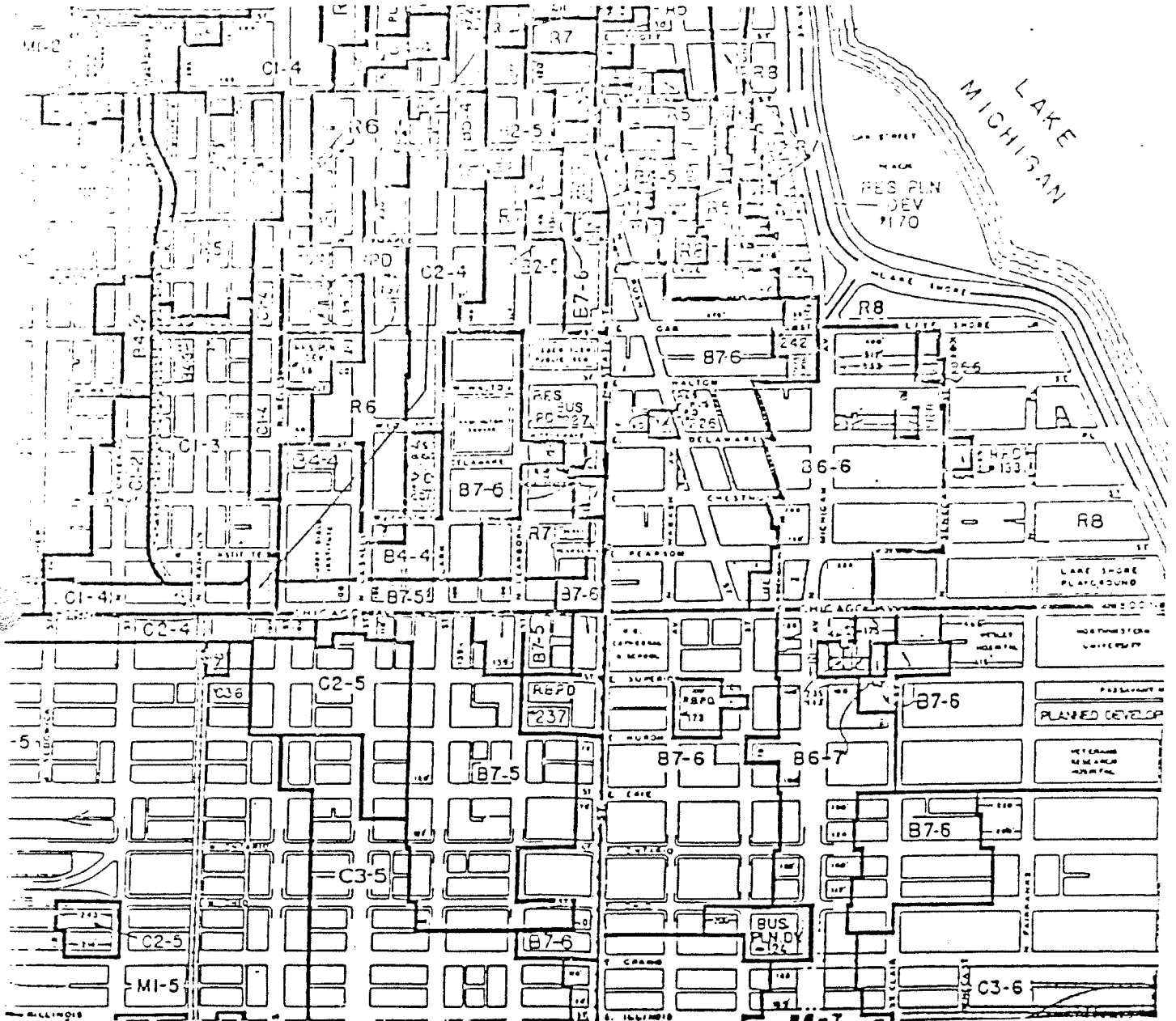


PROPERTY LINE

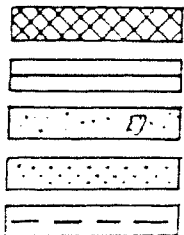
APPLICANT: EUGENE J. CALLAHAN

DATE: AUGUST 10, 1983

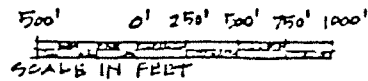
RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 257, AS AMENDED
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND



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



APPLICANT: EUGENE J. CALLAHAN
DATE: AUGUST 10, 1983

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 257, as amended
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

NET SITE AREA	GENERAL DESCRIPTION OF LAND USE	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENTAGE LAND COVERED
61,511 s.f. 1.41 acres	Dwelling units, related recreational uses (including a swimming pool and a health club), business uses, off-street parking and an earth station receiving dish	296	6.10	80 per cent at grade; 16 per cent at 50 feet above grade

NET SITE AREA = 61,511 square feet

GROSS SITE AREA = Net Site Area + Area of Public Streets and Alleys

94,753 square feet = 61,511 sq.ft. + 33,242 sq.ft.

MAXIMUM PERMITTED FLOOR AREA RATIO: 6.10

MAXIMUM NUMBER OF DWELLING UNITS: 296

MAXIMUM NUMBER OF SQUARE FEET DEVOTED TO BUSINESS USES: 10,000 sq.ft.

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 255

MAXIMUM PERCENTAGE OF LAND COVERED:

At Grade: 80 per cent

At 50 ft. Above Grade: 16 per cent

MINIMUM NUMBER OF OFF-STREET LOADING DOCKS: 2

Setback and yard requirements may be 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.

APPLICANT: EUGENE J. CALLAHAN

DATE: JUNE 25, 1985

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-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. 1-G in the area bounded by

W. Ohio Street; N. May Street; W. Grand Avenue; and N. Racine Avenue

to those of a C2-2 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 Nos. 2-E and 4-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 C3-6 Commercial Manufacturing District, B7-6 General Central Business District and M1-5 Restricted Manufacturing District symbols and indications as shown on Map Nos. 2-E and 4-E in the area bounded by

E. Congress Parkway; S. Holden Court and the alley next east of S. State Street; the north line of the Right-of-Way of the Chicago, Burlington and Quincy Railroad (St. Charles Airline); and S. State Street

to those of a B6-6 Restricted 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. 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 B6-7 General Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Madison Street; S. Wacker Drive; W. Monroe Street; the East Bank of the South Branch of the Chicago River from W. Monroe Street to W. Madison Street

to the designation of a 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 5661 to 5666 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. 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 C1-3 Restricted Commercial District symbols and indications as shown on Map No. 2-J in the area bounded by

W. Jackson Boulevard; S. Kedzie Avenue; W. Van Buren Street; and S. Spaulding Avenue

to the designation of a 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 5667 to 5671 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-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 B4-4 Restricted Service District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Delaware Place (also referred to as W. Locust Street); N. Clark Street; W. Chestnut Street; and the alley next west of and parallel to N. Clark 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 5672 to 5678 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-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 R4 General Residence District symbols and indications as shown on Map No. 5-H in area bounded by

the alley next north of and parallel to W. Armitage Avenue; N. Wood Street; W. Armitage Avenue; and a line 72.46 feet west of and parallel to N. Wood Street

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.

PD 257

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. 257STATEMENT

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 Street 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.
9. 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.

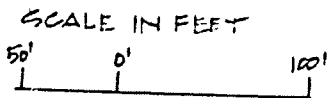
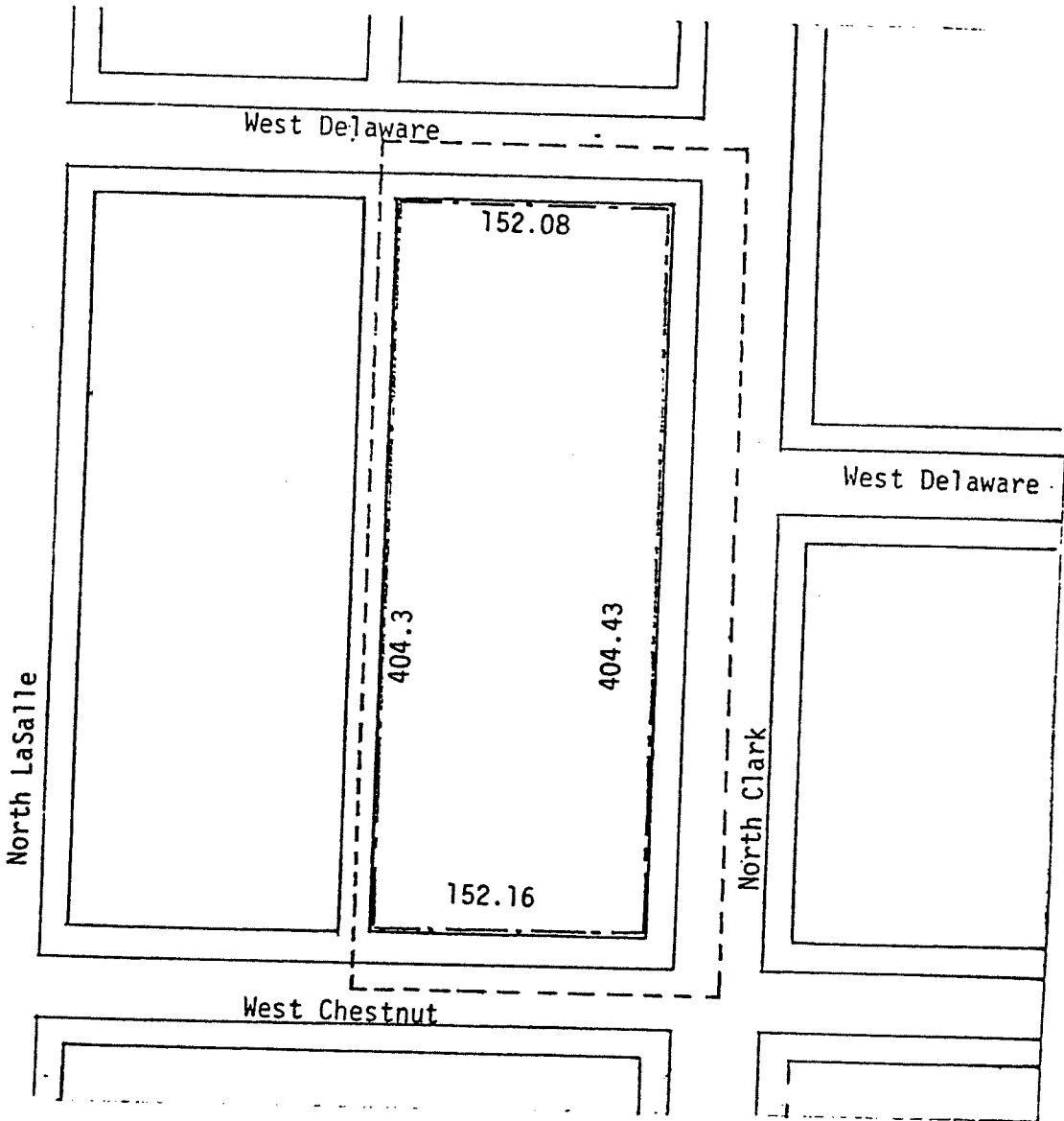
Page 2 of 2

10. The 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.

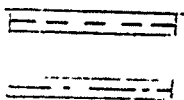
APPLICANT: EUGENE J. CALLAHAN

DATE: DECEMBER 18, 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

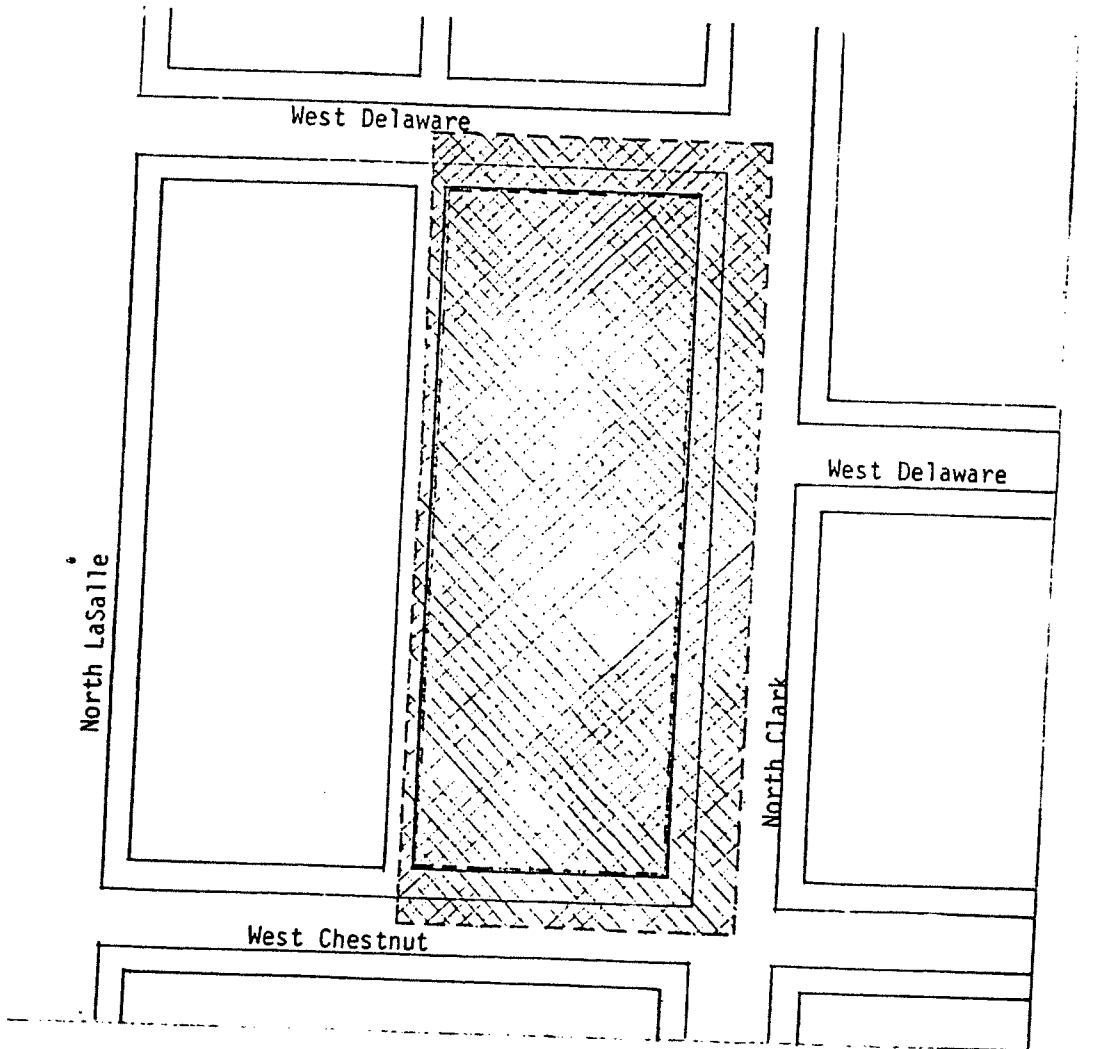
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March 16, 1981

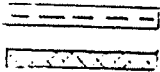
UNFINISHED BUSINESS

5676

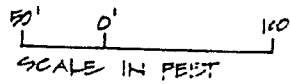
RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



LEGEND



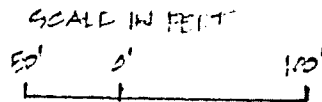
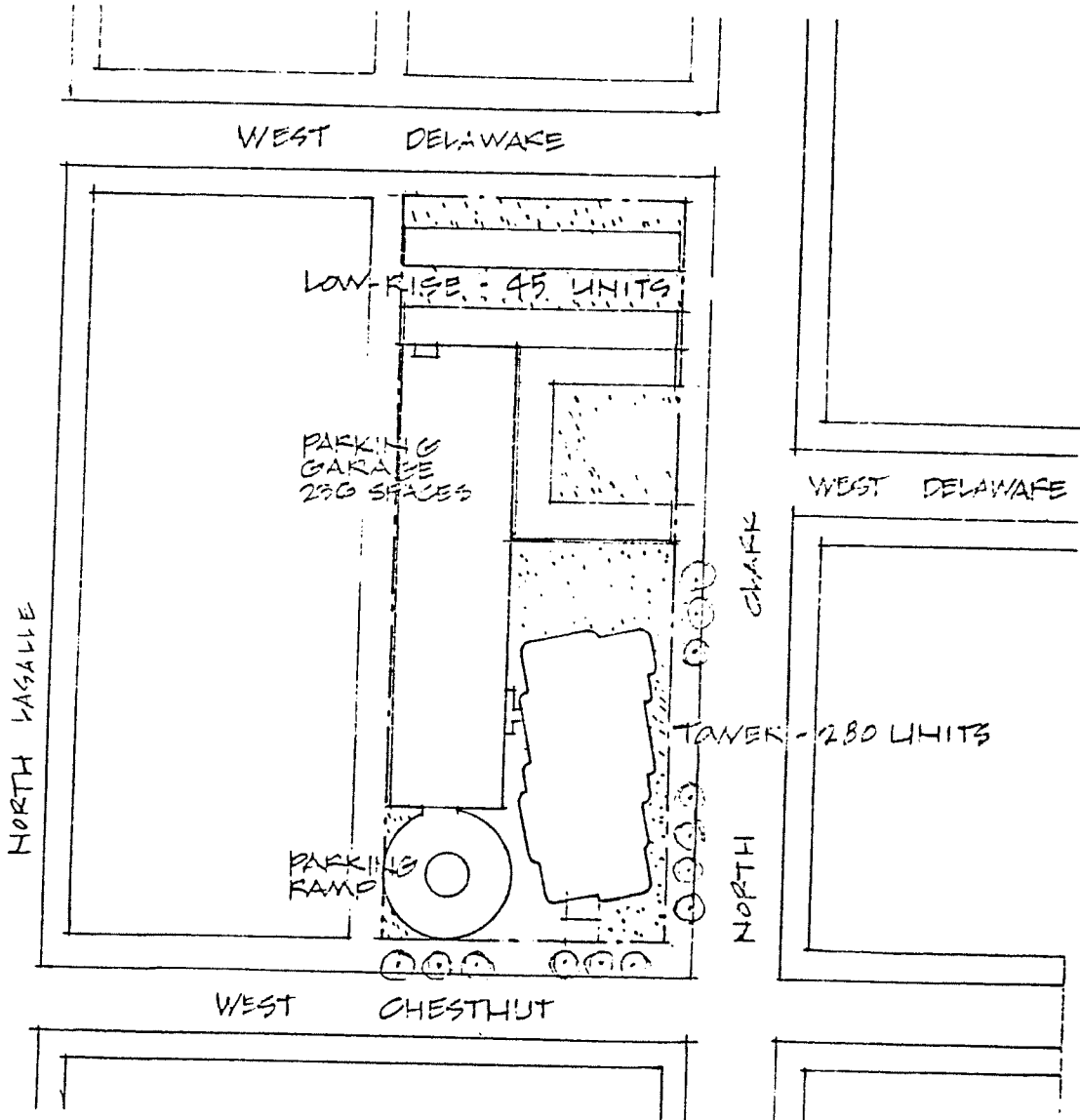
RESIDENTIAL BUSINESS PLANNED DEVELOPMENT BOUNDARY
DWELLING UNITS, RELATED RECREATIONAL USES, BUSINESS
USES AND OFF-STREET PARKING



APPLICANT: EUGENE J. CALLAHAN

DATE: DECEMBER 18, 1980

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
SITE PLAN OF DEVELOPMENT



APPLICANT: EUGENE J. CALLAHAN
DATE: DECEMBER 18, 1980

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

NEW SITE AREA	GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERED
61,511 s.f. 1.41 Acres	Dwelling units, related Recreational uses, Business uses, off street parking (Swimming Pool and Health Club)	325	5.75	80% at ground 16% at 50' above ground level

NET SITE AREA = 61,511 sq.ft.

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREET AND ALLEYS
 94,753 sq.ft. = 61,511 sq.ft. + 33,242 sq.ft.

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

Maximum number of dwelling units total = 325

Maximum percent of efficiency units = 16.61%

Maximum number of square feet devoted to business uses = 10,000 sq.ft.

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 236

MAXIMUM PERCENT OF LAND COVERED:

At Ground Level - 80%

At 50 ft. Above Ground Level - 15%

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.

APPLICANT: EUGENE J. CALLAHAN

DATE: DECEMBER 18, 1980