

Reclassification of Area Shown on Map No. 5-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 B4-1 Restricted Service and R3 General Residence Districts symbols and indications as shown on Map No. 5-L in area bounded by

a line 125 feet north of and parallel to the alley next north of W. Grand Avenue; the alley next east of and parallel to N. Laramie Avenue and the alley next north of W. Grand Avenue, a line 148 feet 3 and 5/8 inches east of and parallel to N. Laramie Avenue; W. Grand Avenue; and N. Laramie Avenue,

to those of a C1-1 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.

Reclassification of Area Shown on Map No. 6-F.

pp 271

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. 6-F in area bounded by

a line commencing at a point 232 feet north of W. 27th Street and adjacent to S. Stewart Avenue ending at a point 233 feet north of W. 27th Street and adjacent to S. Shields Avenue; S. Shields Avenue; W. 27th Street; and S. Stewart Avenue,

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

[Planned Development printed on pages 7900 thru 7904 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-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 R3 General Residence District symbols and indications as shown on Map No. 6-J in area bounded by

a line 170 feet south of and parallel to W. 26th Street; S. Trumbull Avenue; a line 240 feet south of and parallel to W. 26th Street; and the alley next east of and parallel to S. Trumbull Avenue,

to those of a B5-2 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.

1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by C.T.C. PARTNERS.
2. Off-Street parking will be provided in compliance with this Plan of Development as authorized by this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of C.T.C. PARTNERS, and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by C.T.C. PARTNERS, or its successors, assignees or grantees.
5. 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. There shall be no parking permitted within such paved areas.

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 paved areas.
6. Use of land will consist of townhouse units, Chinese retail store, indoor parking and off street parking authorized by this Plan of Development.
7. The following information sets forth data concerning the property included in said development and data concerning 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.
8. Identification signs may be permitted with the approval of the Commissioner of Planning.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Planning.

APPLICANT: C.T.C. PARTNERS

DATE: March 5, 1981

REVISED: September 10, 1981

Reclassification of Area Shown on Map No. 5-L

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a line 125 feet north of and parallel to the alley next north of W. Grand Avenue; the alley next east of and parallel to N. Laramie Avenue and the alley next north of W. Grand Avenue, a line 148 feet 3 and 5/8 inches east of and parallel to N. Laramie Avenue; W. Grand Avenue; and N. Laramie Avenue,

to those of a C1-1 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.

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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 6-F in area bounded by

a line commencing at a point 232 feet north of W. 27th Street and adjacent to S. Stewart Avenue ending at a point 233 feet north of W. 27th Street and adjacent to S. Shields Avenue; S. Shields Avenue; W. 27th Street; and S. Stewart Avenue,

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

[Planned Development printed on pages 7900 thru 7904 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-J.

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

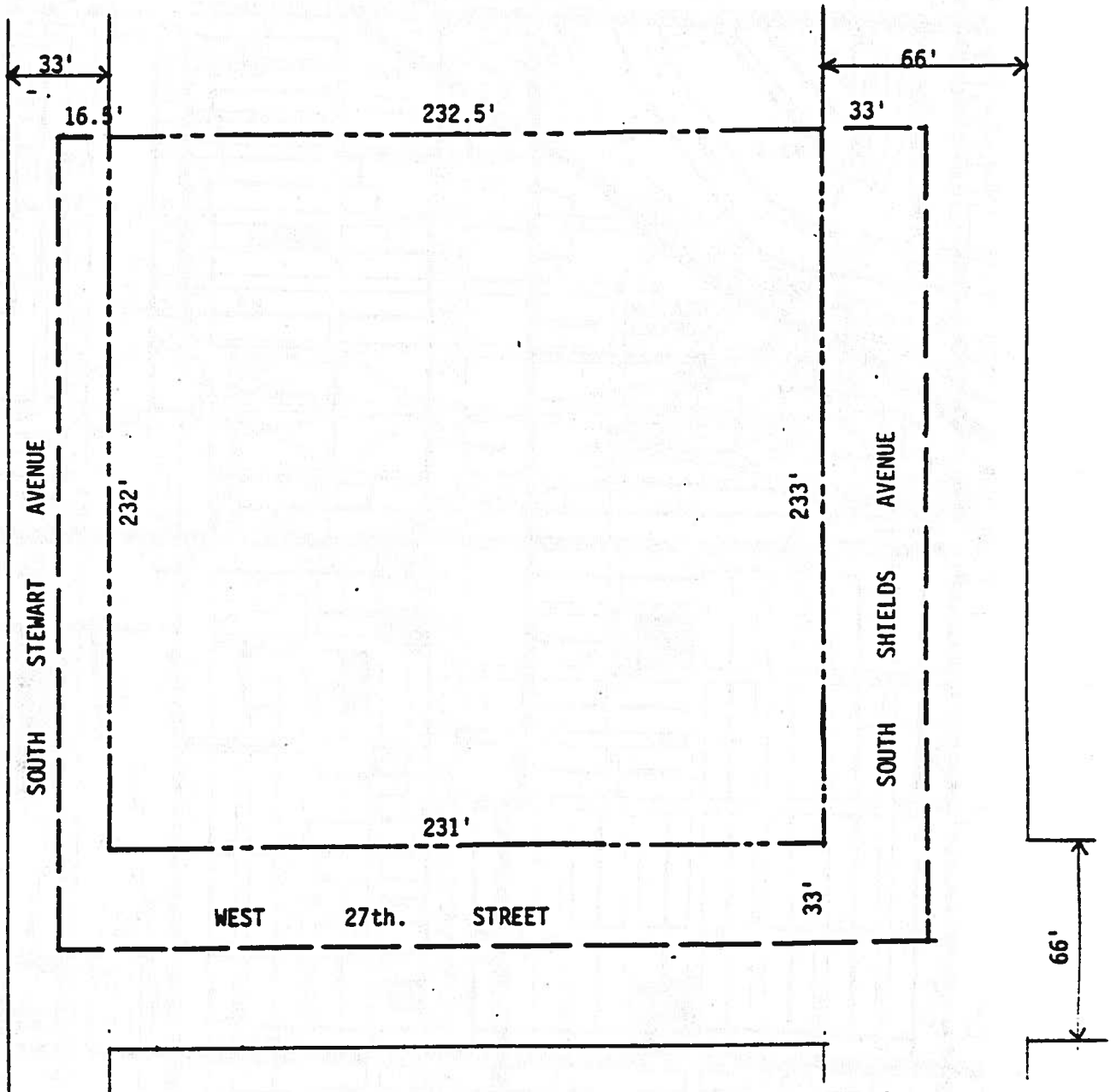
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 6-J in area bounded by

a line 170 feet south of and parallel to W. 28th Street; S. Trumbull Avenue; a line 240 feet south of and parallel to W. 28th Street; and the alley next east of and parallel to S. Trumbull Avenue,

to those of a B5-2 General Service District, and a corresponding use district is hereby established in the area above described.

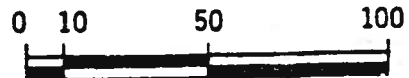
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

**RESIDENTIAL PLANNED DEVELOPMENT
PROPERTY LINE AND RIGHT-OF-WAY ADJUSTMENTS MAP**



Planned Development Boundry

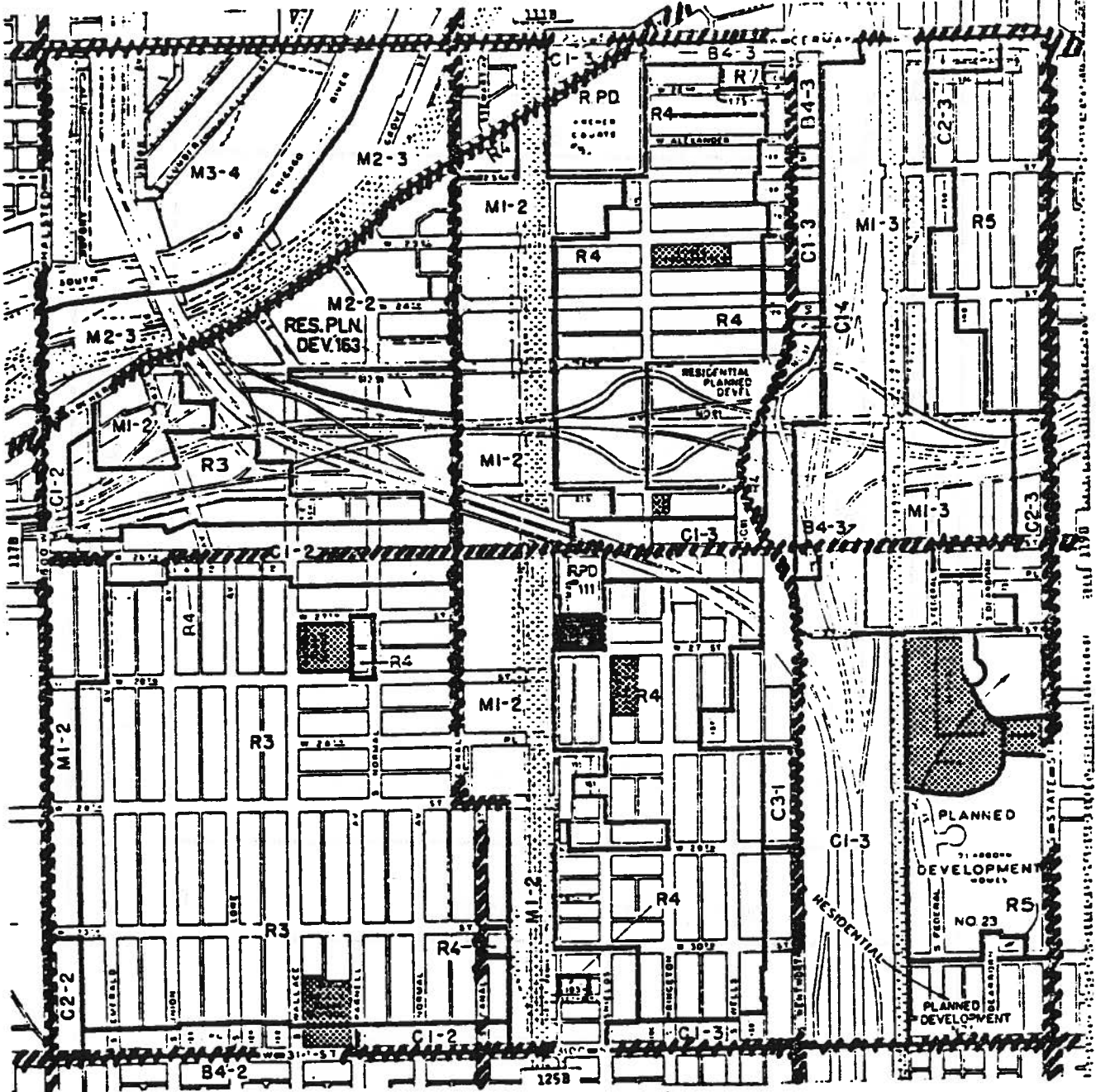
Property Line







North

APPLICANT: C.T.C. Partnership
DATE: March 5, 1981

RESIDENTIAL PLANNED DEVELOPMENT
EXISTING ZONING AND PREFERENTIAL STREET MAP



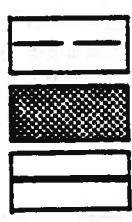
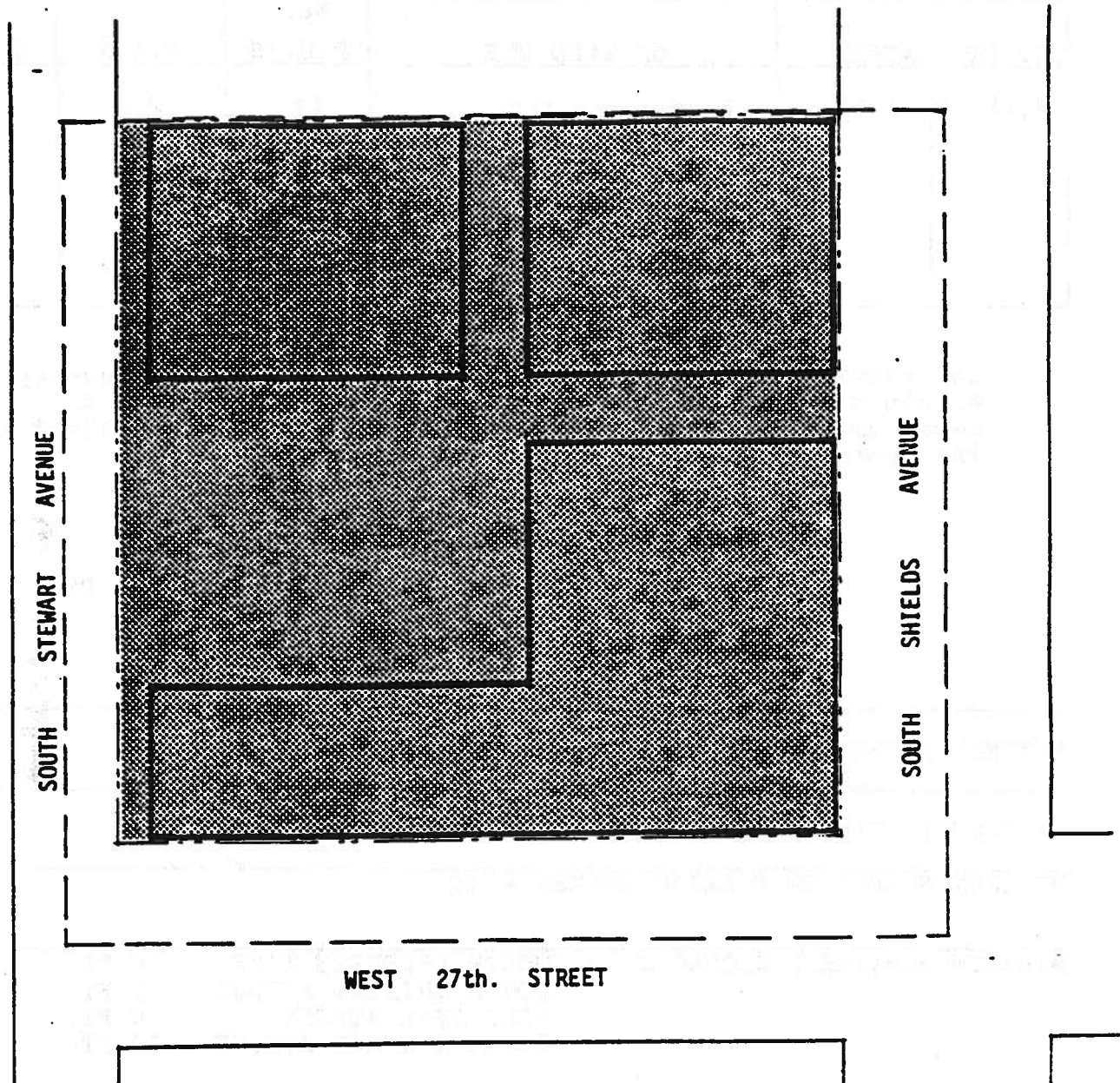
-  Zoning Districts
-  Preferential Streets
-  Public And Quasi-public Facilities
-  Planned Development

APPLICANT: C.T.C. Partnership
 DATE: March 5, 1981

November 4, 1981

UNFINISHED BUSINESS
RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED LAND USE MAP

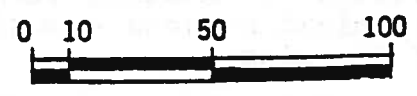
7903



Planned Development Boundry

Residential, Retail, Day Care Center & Off-Street Parking

Structures To Remain



APPLICANT: C.T.C. Partnership
DATE: March 5, 1981

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAXIMUM No.	MAXIMUM	MAXIMUM
SQ. FT.	ACRES		D.U.'S	F.A.R.	% OF LAND
53,881.9	1.24	Townhouses for families together with a supporting retail business, and 72 onsite parking spaces.	72	2.0	67%

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.

NET SITE AREA 53,881.9 SQ. FT.

+ AREA OF ADJ. PUBLIC STREETS 20773.5 SQ. FT.

GROSS SITE AREA 74,655.4

MAXIMUM NUMBER OF D.U.'S - TOTAL 72 UNITS.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA - 2.0

MINIMUM NUMBER OF PARKING SPACES - 72

MINIMUM PERIPHERY SETBACKS - NORTH PROPERTY LINE 0 FT.
SOUTH SHIELDS AVENUE 0 FT.
WEST 27th STREET 0 FT.
SOUTH STEWART AVENUE 10 FT.

Setback requirements may be adjusted where required to permit conformance to the pattern of or architectural arrangement related to existing structures, or when necessary because of technical reasons - subject to the approval of the Department of Planning.

MAXIMUM PERCENTAGE OF LAND COVERED - 67%

APPLICANT: C.T.C. PARTNERS

DATE: March 5, 1981

REVISED: September 10, 1981