

*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 Restricted Central Business and C3-7 Commercial Manufacturing Districts symbols and indications as shown on Map No. 2-F in area bounded by

W. Marble Place; S. LaSalle Street; W. Adams Street; and a line 141 feet west of and parallel to S. LaSalle Street,

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

[Planned Development printed on pages 3791 thru 3798 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-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 Residential Planned Development symbols and indications as shown on Map No. 2-H in the area bounded by

W. Jackson Boulevard; S. Seeley Avenue; W. Van Buren Street; the alley next west of and parallel to S. Hoyne Avenue; a line 178.73 feet north of and parallel to W. Van Buren Street; a line 119.0 feet east of and parallel to the alley next west of and parallel to S. Hoyne Avenue; W. Gladys Avenue; and the alley next east of and parallel to S. Leavitt Street,

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

[Planned Development printed on pages 3799 thru 3807 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-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 B4-1 Restricted Service and R3 General Residence Districts symbols and indications as shown on Map No. 5-J in the area bounded by

W. Fullerton Avenue; a line 96.15 feet east of N. Kimball Avenue; the alley next south of W. Fullerton Avenue; the alley next east of N. Kimball Avenue; a line 41.93 feet south of the alley next south of W. Fullerton Avenue; and N. Kimball Avenue,

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.

*Reclassification of Area Shown on Map No. 6-F
(as Amended).*

(Continued on page 3808)

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PLAN OF DEVELOPMENTRESIDENTIAL BUSINESS PLANNED DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Residential Business Planned Development" consists of property commonly known as "Van Buren Park" ("the Property"). The planned development consists of 210,630 square feet of net site area bounded by:

W. Jackson Boulevard; S. Seeley Avenue; W. Van Buren Street; the alley next west of and parallel to S. Hoyne Avenue; a line 178.73 feet north of and parallel to W. Van Buren Street; a line 119.0 feet east of and parallel to the alley next west of and parallel to S. Hoyne Avenue; W. Gladys Avenue; and the alley next east of and parallel to S. Leavitt Street.

Legal title to the subject property is held by the American National Bank and Trust Co. under a trust agreement dated June 1, 1982, amended November 15, 1982, and known as Trust No. 55292. Van Buren Park Associates, an Illinois limited partnership, is the sole beneficiary of Trust No. 55292, and for purposes of this application exercises control and ownership of the subject property. The applicant herein, Capital Associates Development Corp., a Delaware corporation, is the sole general partner of Van Buren Park Associates.

Applicant: Capital Associates Development Corp.
Address: 1122 North LaSalle Street
Chicago, Illinois 60610
Date: October 11, 1983

2. All applicable officials' reviews, approvals or permits are required to be obtained by the Department of Urban Renewal and the Department of Planning, or its successors upon conveyance of Central West Disposition Parcel R-7.

3. Use of the land will consist of: housing for the elderly and families in fourteen (14) one- to two-story buildings and one (1) nineteen-story building; business, commercial, retail-related services and other uses permitted in a B-2, Restricted Retail District; off-street parking and loading; and related recreational uses.

4. Off-street parking and loading facilities will be provided in compliance with this plan of development and the Central West Redevelopment Plan; one (1) space for each family dwelling unit and one (1) space for every four (4) elderly dwelling units.

5. Any dedication or vacation of streets and alleys or adjustments of right-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval by the City Council.

Applicant: Capital Associates Development Corp.
Address: 1122 North LaSalle Street
Chicago, Illinois 60610.
Date: October 11, 1983

6. 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.

7. Identification signs may be permitted within the area delineated as Residential Planned Development, subject to the review and approval of the Department of Inspectional Services and the Department of Planning.

8. The height restriction of each building and any appurtenance attached thereto shall be subject to:

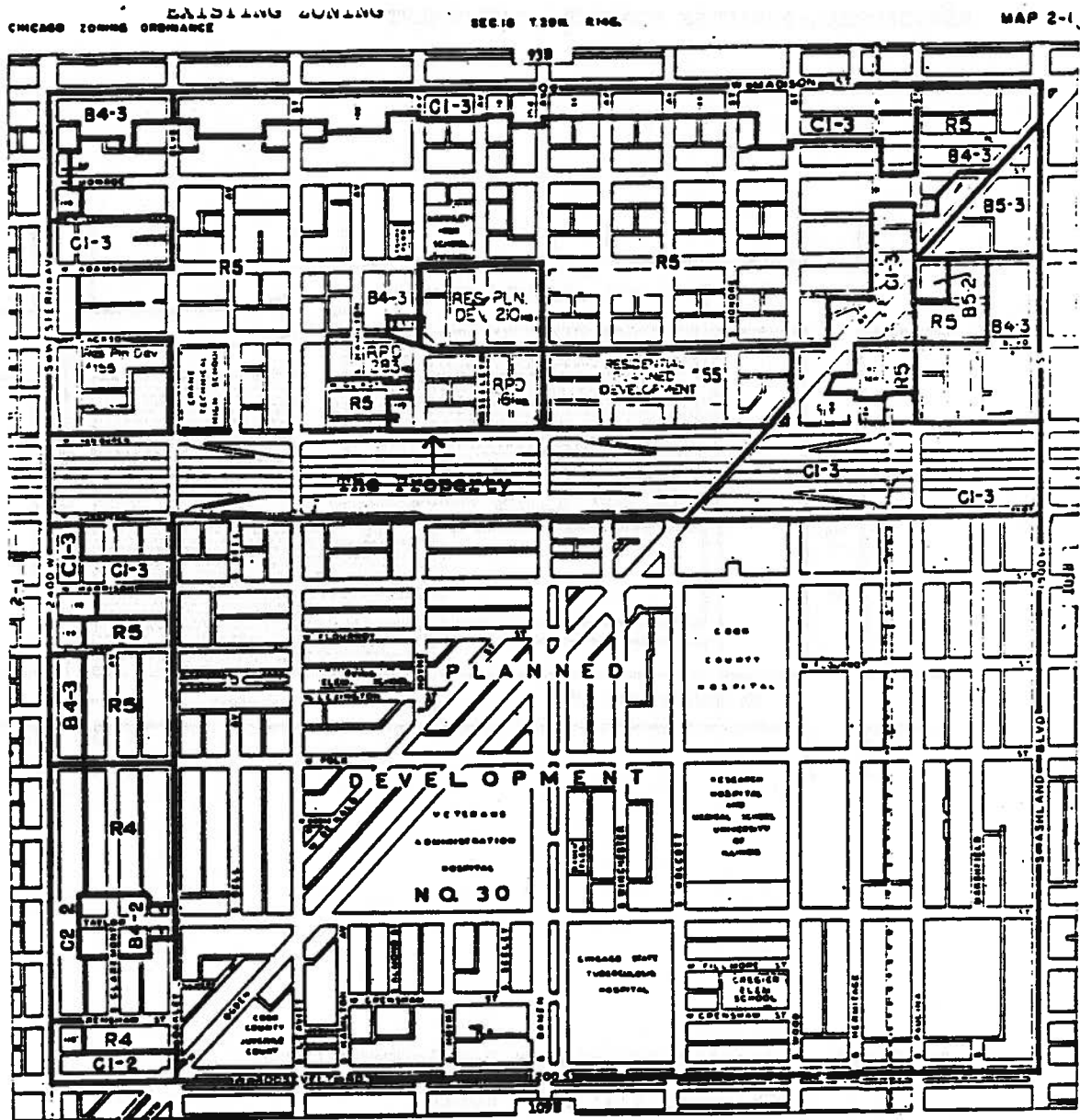
- (1) Height limitations as certified on Form FAA-117 (or on a successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration;
- (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council; and
- (3) Height limitations as approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, FAA.

Applicant: Capital Associates Development Corp.
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9. The following information sets forth data concerning a generalized land use plan illustrating 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, Regulations and Procedures in Relation to Planned Developments," as promulgated by the Commissioner of the Department of Planning.

Applicant: Capital Associates Development Corp.
Address: 1122 North LaSalle Street
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RESIDENCE DISTRICTS

- R1 SINGLE-FAMILY RESIDENCE DISTRICT
- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT
- R6 GENERAL RESIDENCE DISTRICT
- R7 GENERAL RESIDENCE DISTRICT
- R8 GENERAL RESIDENCE DISTRICT

BUSINESS DISTRICTS

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
- B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

COMMERCIAL DISTRICTS

- CI-1 TO CI-5 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
- C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
- C4 MOTOR FREIGHT TERMINAL DISTRICT

MANUFACTURING DISTRICTS

- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT

AS AMENDED 5-26-82

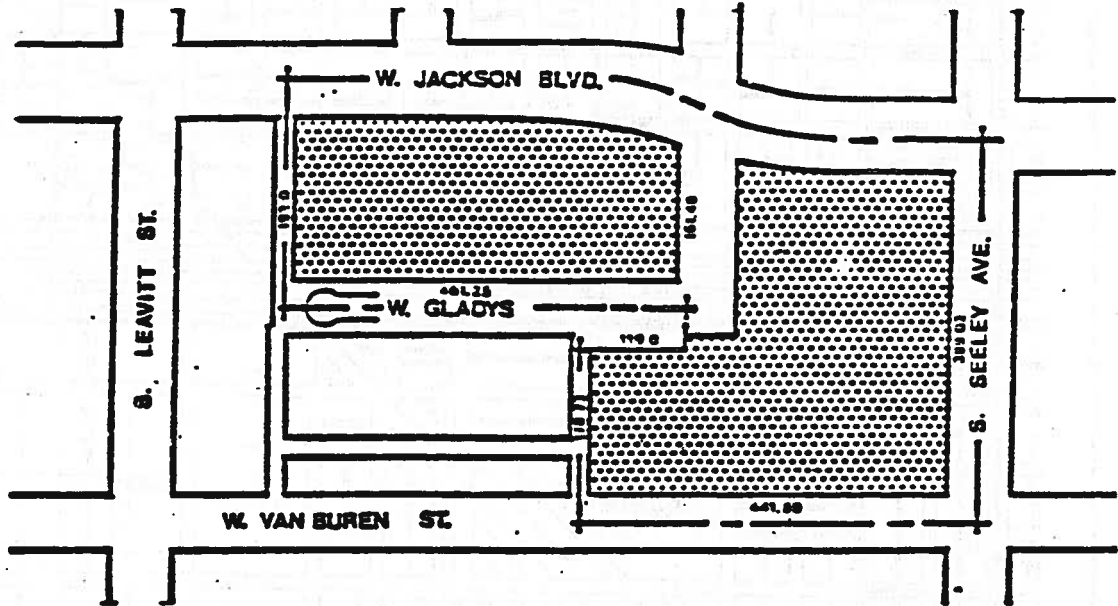
Applicant: Capital Associates Development Corp.
Address: 1122 North LaSalle Street
 Chicago, Illinois 60610

Date: October 11, 1983



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



Applicant: Capital Associates Development Corp.
 1122 North LaSalle Street
 Chicago, Illinois 60610

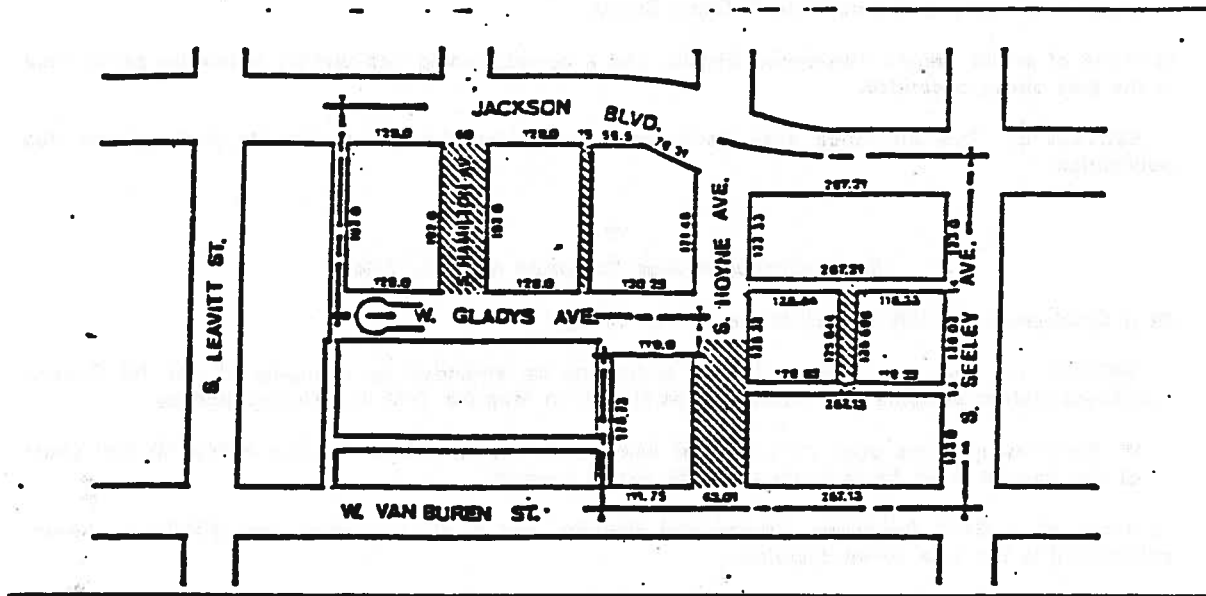
Date: October 11, 1983



LEGEND

- Planned Development Boundary
- [Grid Pattern] Residential

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



Applicant: Capital Associates Development Corp.
1122 North LaSalle Street
Chicago, Illinois 60610

Date: October 11, 1983



LEGEND

----- Planned Development Boundary

▨ Streets & Alleys To Be Vacated

(Continued from page 3790)

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 M2-2 General Manufacturing District symbols and indications as shown on Map No. 6-F in area bounded by

W. 23rd Place; S. Canal Street; the alley next south of and parallel to W. 23rd Place; and the alley next west of and parallel to S. Canal Street,

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. 7-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 R3 General Residence District symbols and indications as shown on Map No. 7-M in area bounded by

W. Barry Avenue; the alley next east of and parallel to N. Austin Avenue; a line 60 feet south of and parallel to W. Barry Avenue; and N. Austin Avenue,

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.

Reclassification of Area Shown on Map No. 9-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. 9-J in area bounded by

W. Henderson Street; N. Drake Avenue; a line 105 feet south of and parallel to W. Henderson Street; and the alley next west of and parallel to N. Drake Street,

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. 9-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 R2 Single Family Residence District symbols and indications as shown on Map No. 9-O in area bounded by

W. Irving Park Road; a line 2,055.10 feet east of and parallel to N. Pacific Avenue; a line 125 feet south of and parallel to W. Irving Park Road; the alley next east of and parallel to N. Pacific Avenue; a line 200 feet south of and parallel to W. Irving Park Road; and a line 2047.60 feet east of and parallel to N. Pacific Avenue,

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND
BULK REGULATIONS AND DATA

Net Site Area

210,630 sq. ft. or 4.83 acres

Gross Site Area (including areas of public right-of-way)

317,417 sq. ft. or 7.28 acres

Generalized Description of Land Use

Townhouses for families and handicapped persons with related residential and recreational uses, and off-street parking; elderly units for elderly and handicapped persons in elevator structure with related residential uses; recreational uses, off-street parking and loading; business, commercial, retail and related services and other uses permitted in a B-2 Restricted Retail District (except the otherwise applicable restrictions marked by an asterisk in the Zoning Ordinance shall not apply) and accessory off-street parking and loading.

Maximum Number of Dwelling Units

Family dwelling units	80
Elderly dwelling units	220
TOTAL:	<u>300</u>

Maximum Building Height

187.25 feet (El. 202.25 feet (including C.C.D.))

Maximum Amount of Commercial Space to be Permitted

3,150 square feet

Applicant: Capital Associates Development Corp.
 Address: 1122 North LaSalle Street
 Chicago, Illinois 60610
 Date: October 11, 1983

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT:
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA
 Page Two

Maximum F.A.R. for Total Site

1.27

Maximum % of Land Covered (for total net site area)

27%

Minimum Periphery Setbacks

North: 8 feet
 West: 15 feet
 South: 105 feet
 East: 15 feet

Setbacks may be adjusted when necessary for technical reasons,
 subject to the approval of the Department of Planning.

Minimum Number of Off-Street Parking Spaces to be Provided

Family dwelling units	80 spaces
Elderly dwelling units	55 spaces
B-2 uses	10 spaces
TOTAL:	145 spaces

Minimum Number of Loading Spaces to be Provided

Family dwelling units	0
Elderly dwelling units	1
B-2 uses	$\frac{1}{2}$
TOTAL:	$\frac{1}{2}$

Applicant: Capital Associates Development Corp.
 Address: 1122 North LaSalle Street
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 Date: October 11, 1983

RESIDENTIAL PLANNED DEVELOPMENT

No. 283

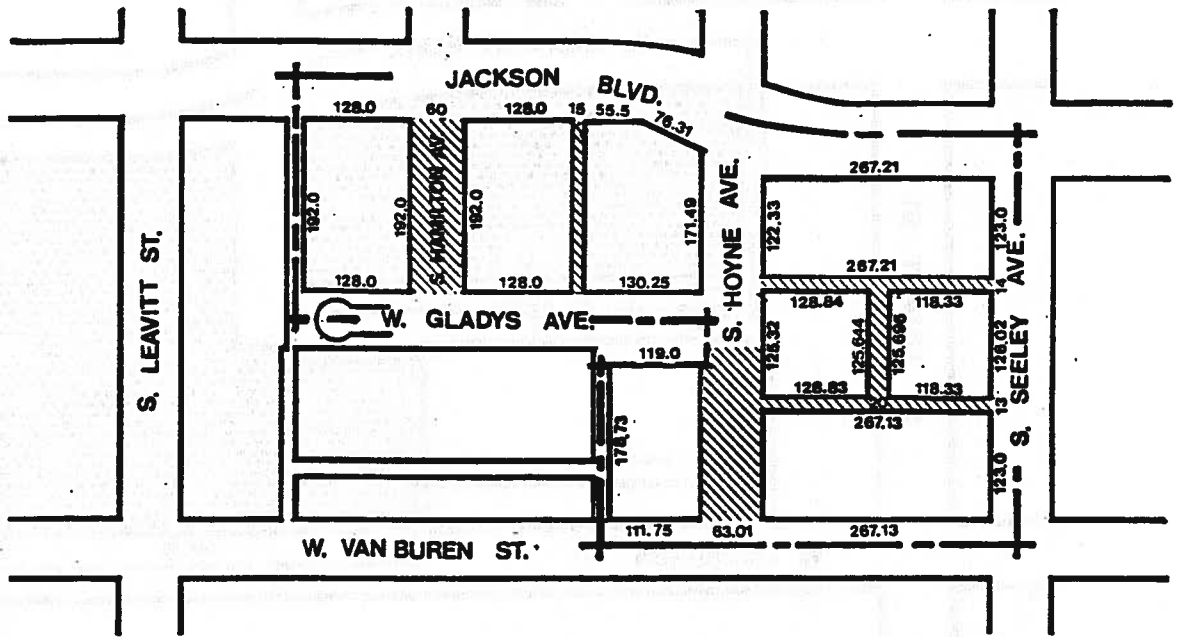
STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago.
2. All applicable officials reviews, approvals or permits are required to be obtained by the Department of Urban Renewal and the Department of Planning, or its successors upon conveyance of Central West Disposition Parcel R-7.
3. Use of land will consist of housing for the elderly and families in fourteen (14) one to two story buildings and one (1) nineteen story building, off-street parking and loading and related recreational uses.
4. Off-street parking and loading facilities will be provided in compliance with this plan of Development and the Central West Redevelopment Plan; one (1) space for each family dwelling unit and one (1) space for every four (4) elderly dwelling units.
5. Any dedication or vacation of streets and alleys or adjustments of right-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval by the City Council.
6. 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.
7. Identification signs may be permitted within the area delineated as Residential Planned Development, subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
8. The following information sets forth data concerning a generalized land use plan illustrating development of said property in accordance 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 the Department of Planning.

APPLICANT: The Department of Urban Renewal

DATE: February 9, 1982

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



Applicant: DEPARTMENT OF URBAN RENEWAL

Date: February 9, 1982



Scale in Feet

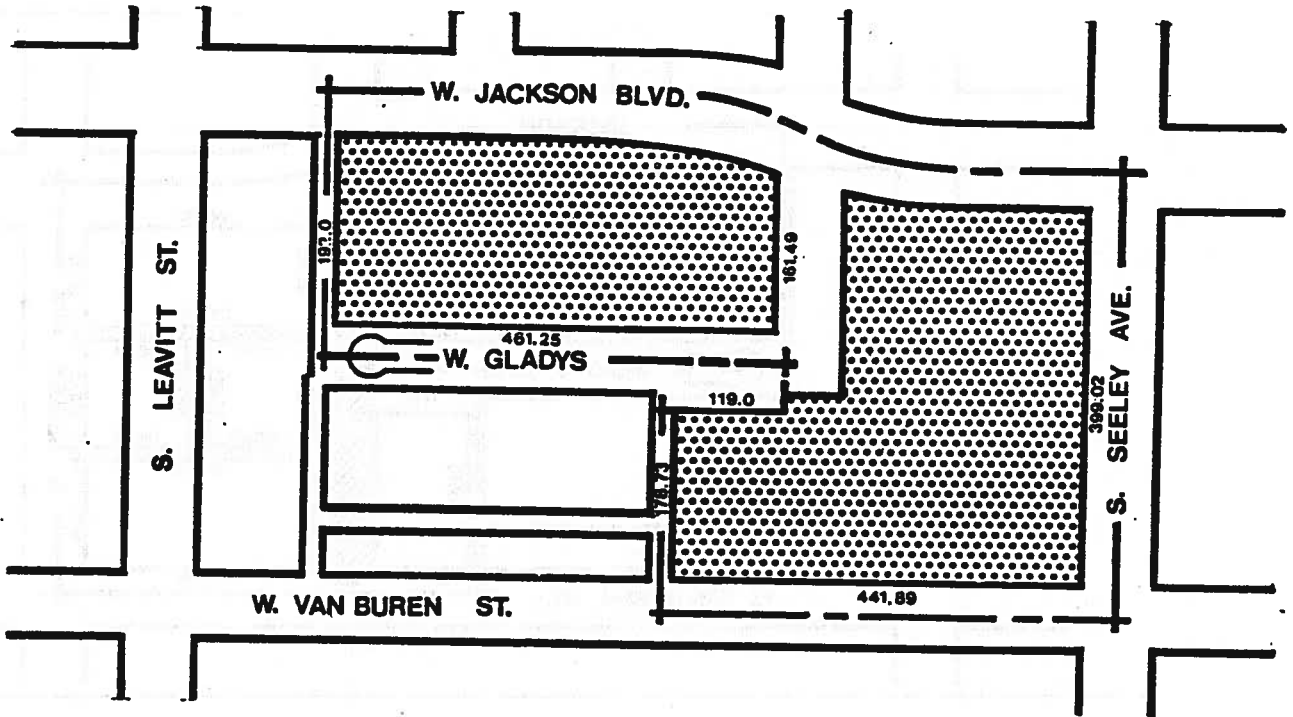
LEGEND

--- Planned Development Boundary

▨ Streets & Alleys To Be Vacated

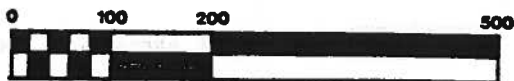
RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



Applicant: DEPARTMENT OF URBAN RENEWAL

Date: February 9, 1982



LEGEND

-  Planned Development Boundary
-  Residential

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

Net Site Area		General Land Use	No. of D.U.'s	Overall F. A. R.	Overall Percentage Of Land Coverage
Total Site Area - Residential		Townhouses for families and handi-capped persons with related residential and recreational uses, and off-street parking.	80	1.27	27%
Square Feet Acres					
210,630	4.83				
		Elderly units for elderly and handi-capped elderly persons in an elevator structure with related residential uses, and recreational uses, and off-street parking and loading.	220		
		TOTAL	300		

Gross Site Area: Net site area 210,630 sq. ft. + areas of public right-of-way 106,787.0 = 317,417 sq. ft. or 7.28 AC.

Maximum Dwelling Units: Family Dwelling Units 80
 Elderly Dwelling Units 220
 TOTAL 300

Maximum permitted F.A.R. for total site: 1.27

Minimum periphery set backs: North 8'
 West 15'
 South 105'
 East 15'

Set backs may be adjusted when necessary because of technical reasons, subject to the approval of the Department of Planning.

Minimum Number of Parking Spaces: Family Housing 80 spaces
 Elderly Housing 55 "
 Municipal Building 10 "
 TOTAL 145

Minimum Number of Loading Docks: Family Housing 0
 Elderly Housing 1
 Municipal Building 0
 TOTAL 1

Maximum percent of land covered: (for total net site area) 27%

APPLICANT: Department of Urban Renewal

DATE: February 9, 1982

(Continued from page 10634)

Reclassification of Area Shown on Map No. 9-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 B4-2 Restricted Service District symbols and indications as shown on Map No. 9-H in the area bounded by

W. Roscoe Street; N. Damen Avenue; the alley next south of and parallel to W. Roscoe Street; and N. Hoyne Avenue,

to those of B1-1 Local 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-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. 11-G in the area bounded by

W. Lakeside Place; N. Clarendon Avenue; W. LeLand Avenue; a line 198.71 feet west of and parallel to N. Clarendon Avenue; the alley next north of and parallel to W. LeLand Avenue; and a line 124 feet west of and parallel to N. Clarendon Avenue,

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.

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

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 B4-2 Restricted Service District symbols and indications as shown on Map No. 11-K in the area bounded by

on the north by a line 248.16 feet north of and parallel to Montrose Avenue; on the east by N. Pulaski Road; on the south by a line 51.17 feet north of and parallel to Montrose Avenue; and on the west by the public alley next west and parallel to N. Pulaski Road,

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. 14-C.

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 and R7 General Residence Districts symbols and indications as shown on Map No. 14-C in the area bounded by