

(Continued from page 11097)

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.

**Chicago Zoning Ordinance Amended to Reclassify
Particular Area.**

On motion of Alderman Barnett the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of May 27, 1982, pages 10831-10832, recommending that the City Council pass two proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Barnett moved to *Concur* in the committee's recommendations and each of the two proposed ordinances was *Passed* by yeas and nays as follows:

Yeas--Alderman Roti, Barnett, Kenner, Evans, Bloom, Bertrand, Humes, Shaw, Vrdolyak, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Martinez, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schuler, Volini, Orr, Stone--48.

Nays--None.

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. 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 Business Planned Development No. 160 symbols and indications as shown on Map No. 5-J in the area bounded by

W. McLean Avenue; a line 300.39 feet east of N. Hamlin Avenue; the alley next north of and parallel to W. Armitage Avenue; a line 450.58 feet east of N. Hamlin Avenue; W. Armitage Avenue; a line 50.08 feet east of N. Hamlin Avenue; the alley next north of and parallel to W. Armitage Avenue; and N. Hamlin Avenue,

to the designation of a Residential 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.

[Planned Development printed on pages 11104 thru 11108 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 Business Planned Development No. 160 symbols and indications as shown on Map No. 5-J in the area bounded by

(Continued on page 11109)

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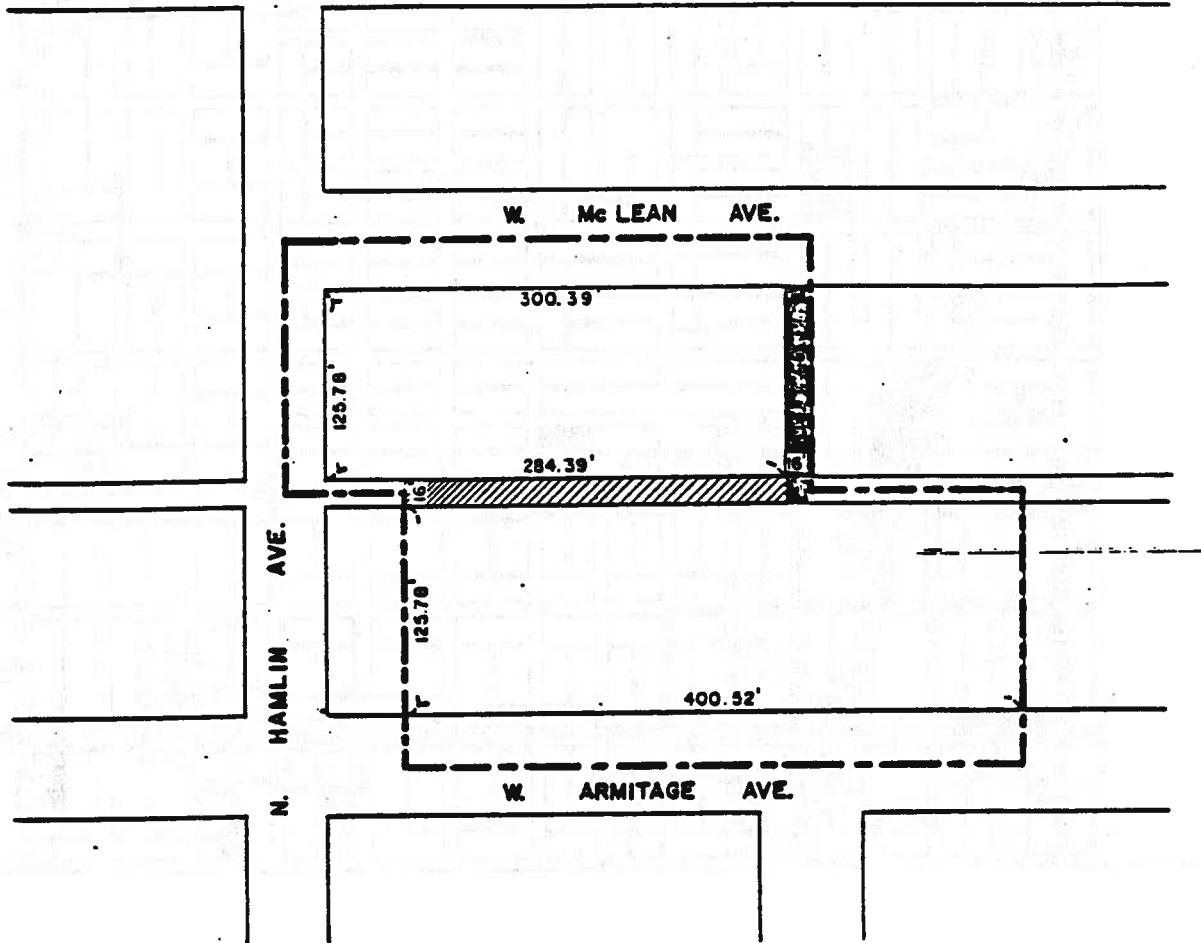
No. 288**PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT****STATEMENTS**

1. The area delineated hereon at "Residential Planned Development" is owned or controlled by First State Bank and Trust Company of Hanover Park as Trustee Under Trust Number 755.
2. All applicable official reviews, approvals or permits are required to be obtained by First State Bank and Trust Company of Hanover Park as Trustee Under Trust Number 755 or its successors.
3. Use of land will consist of housing for elderly in an elevator apartment structure, townhouses, garden apartments, recreational uses, and off-street parking and loading.
4. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
5. Any dedication or vacation of streets and alleys or adjustment of right-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of First State Bank and Trust Company of Hanover Park as Trustee Under Trust Number 755 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 Commissioner of the Department of Planning. There shall be no advertising signs permitted.
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 Development Amendments," as promulgated by the Commissioner of the Department of Planning.

APPLICANT: FIRST STATE BANK AND TRUST COMPANY OF HANOVER PARK AS TRUSTEE
UNDER TRUST NUMBER 755

DATE: December 23, 1981


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

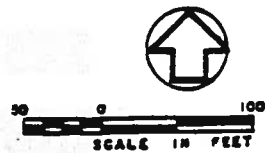


LEGEND

----- PLANNED DEVELOPMENT BOUNDARY

 TO BE VACATED

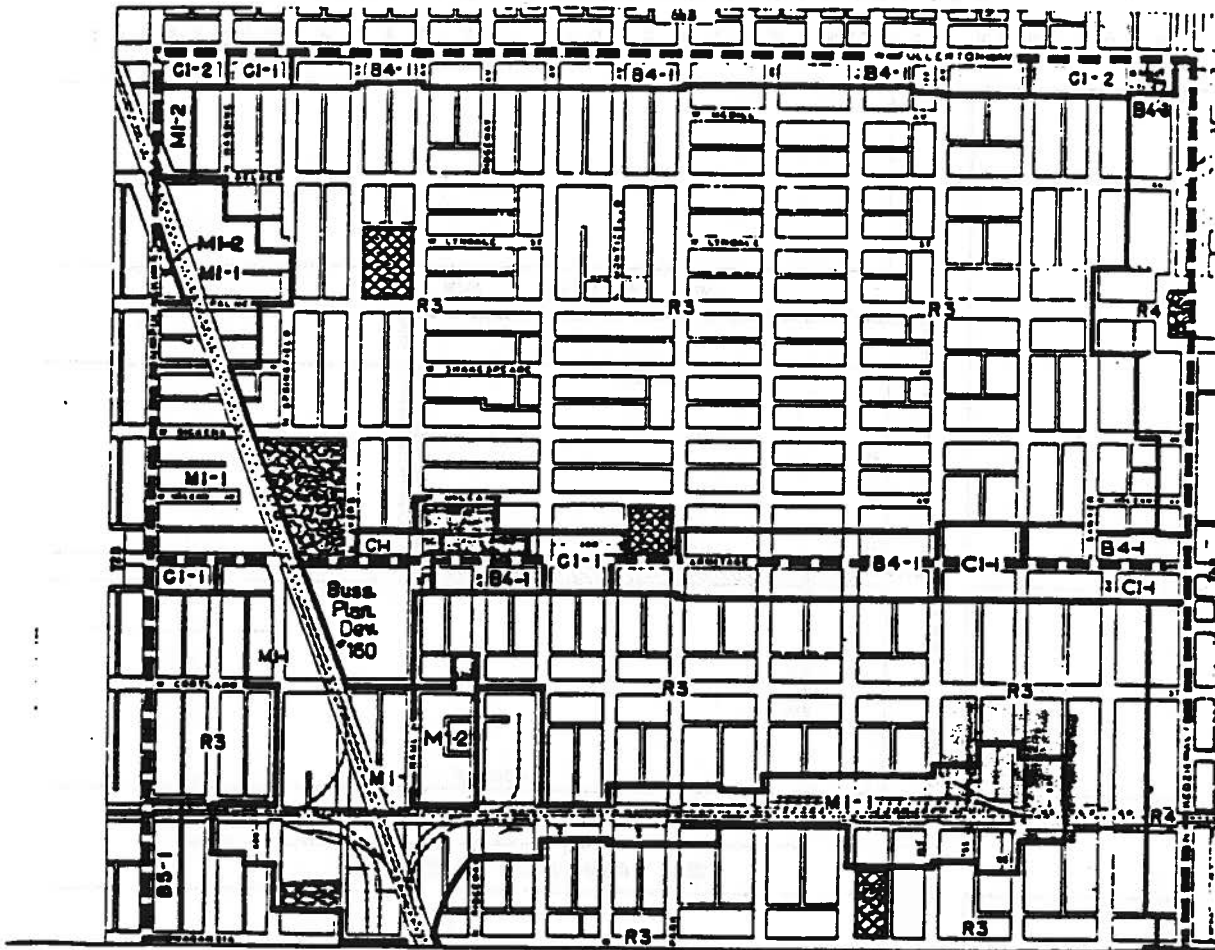
 TO BE DEDICATED








APPLICANT: FIRST STATE BANK AND TRUST COMPANY OF HANOVER PARK AS TRUSTEE UNDER TRUST NUMBER 755

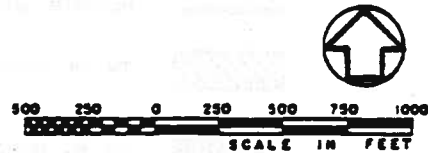
DATE: December 23, 1981

RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

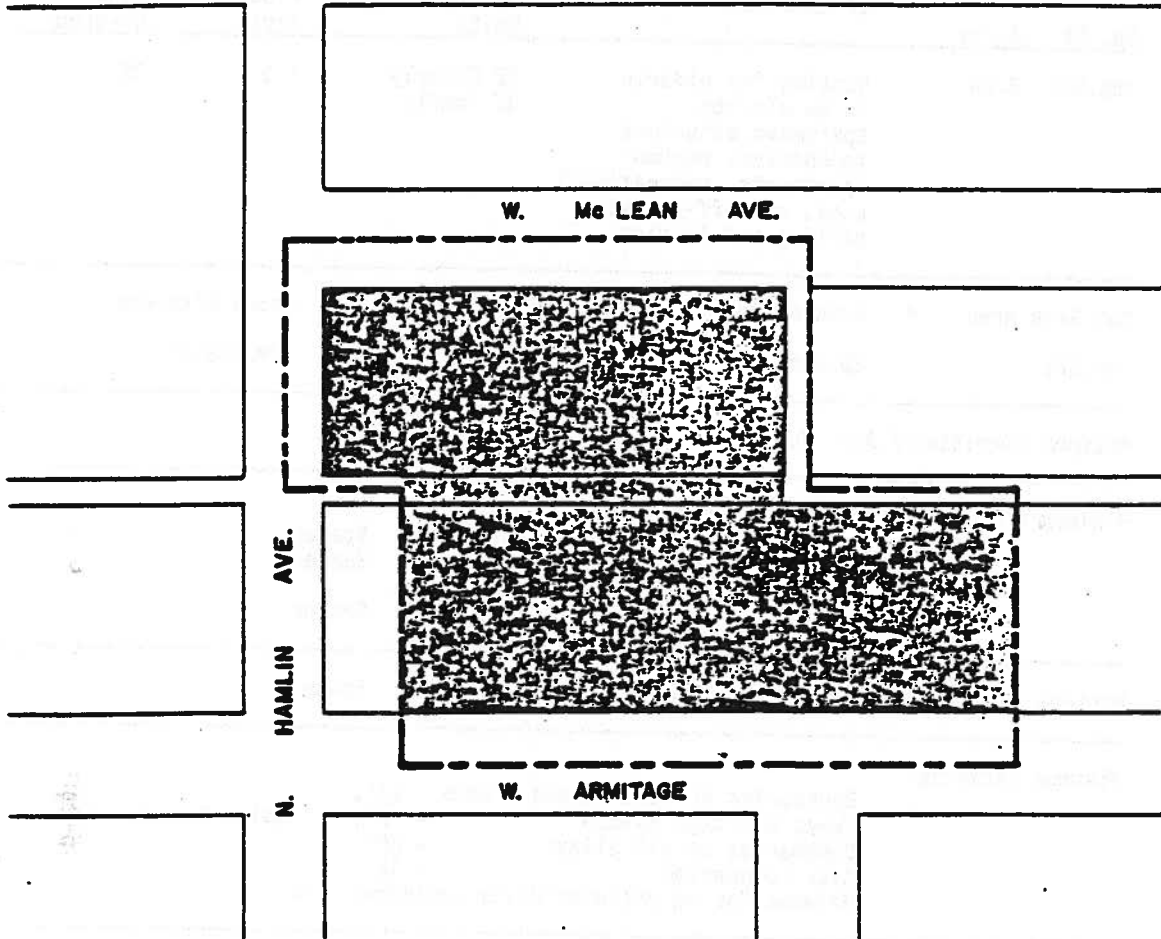
-  RESIDENTIAL PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET PATTERN
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES



APPLICANT: FIRST STATE BANK AND TRUST COMPANY OF HANOVER PARK AS TRUSTEE
UNDER TRUST NUMBER 755

DATE: Decem. 1981

RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED PLAN USE PLAN



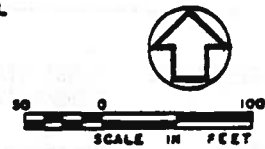
LEGEND



PLANNED DEVELOPMENT BOUNDARY



HOUSING FOR ELDERLY IN AN ELEVATOR APARTMENT
STRUCTURE, TOWNHOUSES, GARDEN APTS., RECREATIONAL
USES, AND OFF-STREET PARKING AND LOADING.



APPLICANT: FIRST STATE BANK AND TRUST COMPANY OF HANOVER PARK AS TRUSTEE
UNDER TRUST NUMBER 755

DATE: Decem' 23, 1981

RESIDENTIAL PLANNED DEVELOPMENT
PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

Net Site Area Sq. Ft. Acres	General Description of Land Use	Number of Dwelling Units	Maximum Floor Area	Maximum % of Land Covered
*89,871 2.06	Housing for elderly in an elevator apartment structure townhouses, garden apartments, recreational uses, and off-street parking and loading.	72 Elderly 32 Family	1.3	35%

Net Site Area	+	Area of Public Streets and Alleys	=	Gross Site Area
89,871		29,888.61		119,759.61

Maximum Permitted F.A.R. for total Net Site Area: 1.3

Minimum Number of Off-street Parking Spaces:			
100% for Walkup and Townhouse	32	Spaces	
Elderly Housing	<u>25</u>	Spaces	
	57	Spaces	

Minimum Number of Off-street Loading Spaces: 1 Space

Minimum Setbacks:

- Boundaries on West McLean Avenue - 12';
- West Armitage Avenue - 8'; N. Hamlin Avenue - 15'.
- Boundaries on all alleys - 20'
- Side Boundaries - 12'
- Between Facing Building Walls w/windows - 18'

Maximum Percent of Land Covered: 35%

Set back 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: FIRST STATE BANK AND TRUST COMPANY OF HANOVER PARK AS TRUSTEE UNDER TRUST NUMBER 755

DATE: December 23, 1981

* Includes alleys to be vacated.