

[Planned Development printed on pages 1005 through 1013 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-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 B3-2 General Retail District symbols and indications as shown on Map No. 3-J in the area bounded by

W. North Avenue; N. Springfield Avenue; the alley next south of W. North Avenue; and a line 96 feet west of N. Springfield Avenue,

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 publication.

—  
*Reclassification of Area Shown on Map No. 3-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 R4 General Residence District symbols and indications as shown on Map No. 3-J in the area bounded by,

W. Evergreen Avenue; N. Spaulding Avenue; the alley next south of W. Evergreen Avenue; and a line 25.45 feet west of S. Spaulding 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. 5-H  
(As Amended).*

PD 302

*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. 5-H in the area bounded by;

the alley next south of the south line of the C.M.St.P. & P. R.R. right-of-way; N. Paulina Avenue; a line 250.53 feet south of the alley next south of the south line of the C.M. St.P. & P. R.R. right-of-way; and the alley next west of N. Paulina 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.

(Continued on page 1014)

(Continued from page 1004)

302

[Planned Development printed on pages 1015  
through 1019 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-I.*

*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 District symbols and indications as shown on Map No. 5-I in the area bounded by,

N. Milwaukee Avenue; a line 464 feet southeast of and parallel to W. Francis Place; the alley next southwest of N. Milwaukee Avenue; and W. Francis Place,

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.

*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 R3 General Residence District symbols and indications as shown on Map No. 6-F in area bounded by,

W. 28th Street; the alley next east of S. Emerald Avenue; a line 50 feet south of W. 28th Street; and S. Emerald Avenue,

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. 6-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 C-4 Motor Freight Terminal District symbols and indications as shown on Map No. 6-G in the area bounded by,

a line 1600 feet south of W. Cermak Road; the center line of Stetson's Canal; a line 2000 feet south of W. Cermak Road; and S. Laffin Street,

to those of an M3-4 Heavy 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.

(Continued on page 1020)

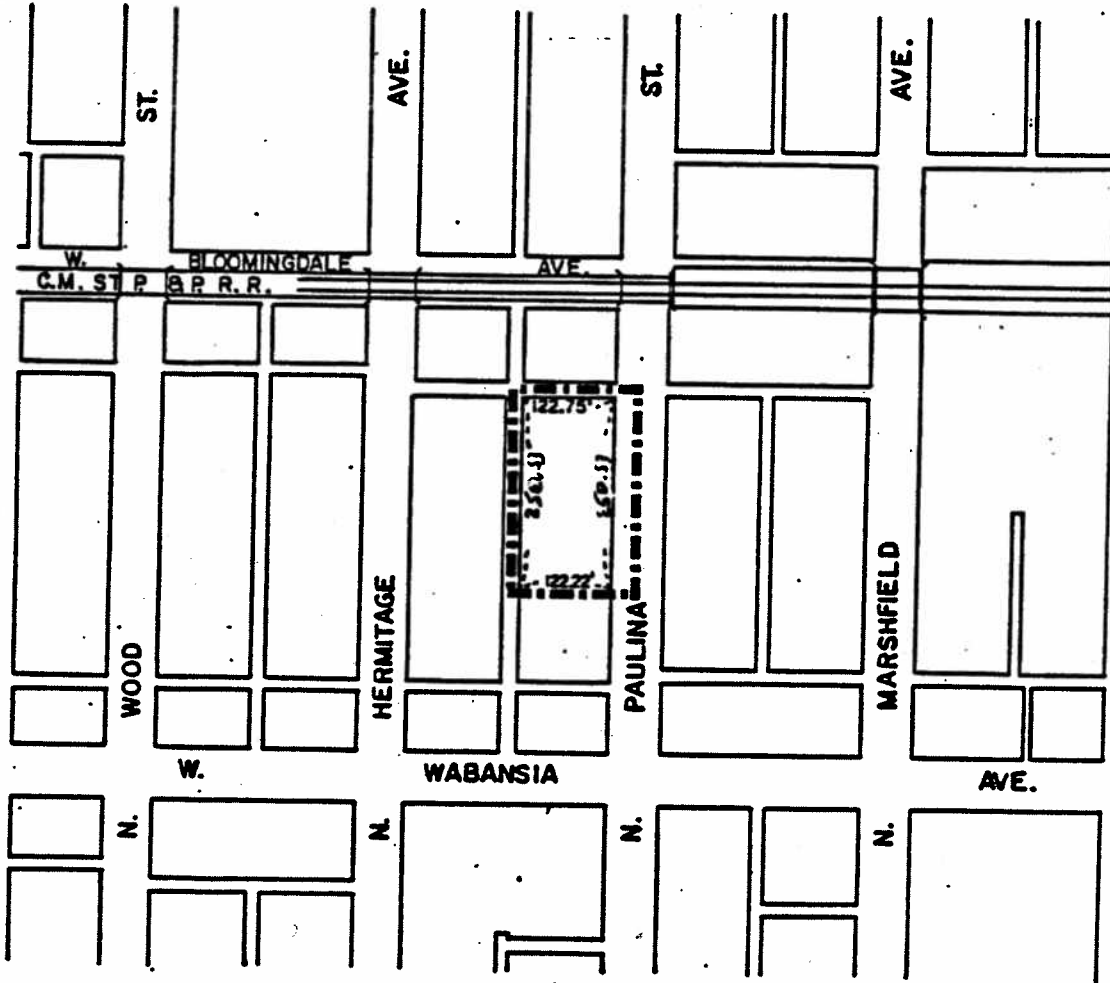
RESIDENTIAL PLANNED DEVELOPMENT  
PLAN OF DEVELOPMENT  
STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is controlled by the applicant, Capital Associates.
2. Use of land will consist of an elevator apartment structure for the elderly, off-street parking and loading and open area as authorized by this Plan of Development.
3. All applicable official reviews, approvals or permits are required to be obtained by Applicant or its successors, assigns or grantees.
4. Any dedication or vacation 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 Applicant, its successors or assigns.
5. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
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 with the approval of the Commissioner of Planning and the Commissioner of Inspectional Services.
8. 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 Plan of Development.
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: Capital Associates

DATE: March 25, 1983

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



## LEGEND

----- PLANNED DEVELOPMENT BOUNDARY







APPLICANT: CAPITAL ASSOCIATES  
DATE: MARCH 25, 1983

# RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



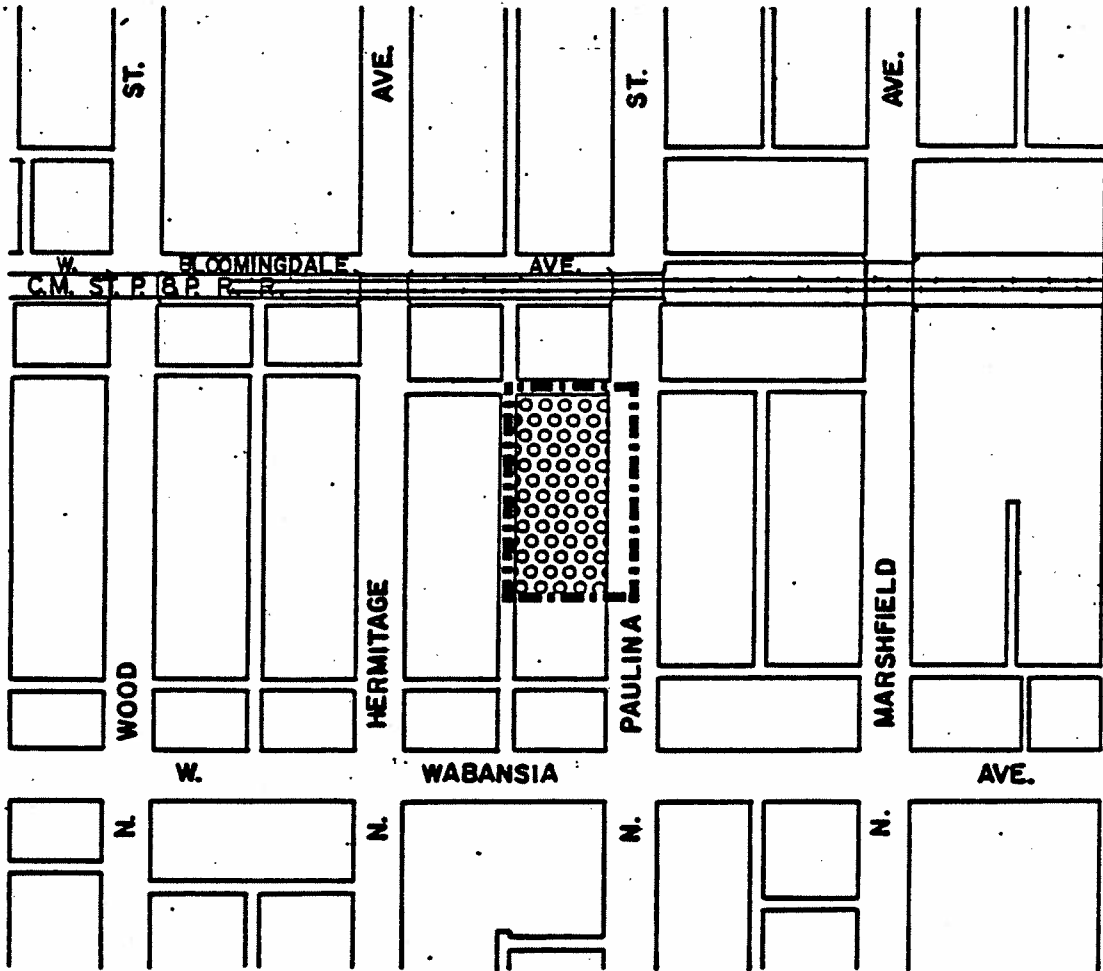
## LEGEND

-  RESIDENTIAL PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICTS BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  PUBLIC AND QUASI-PUBLIC FACILITIES



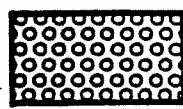
APPLICANT: CAPITAL ASSOCIATES  
 DATE: MARCH 25, 1983

# RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



## LEGEND

----- PLANNED DEVELOPMENT BOUNDARY


 ELEVATOR APARTMENT STRUCTURE  
 (HOUSING FOR THE ELDERLY), OFF-  
 STREET PARKING AND LOADING WITH  
 OPEN AREAS.



APPLICANT: CAPITAL ASSOCIATES  
 DATE: MARCH 25, 1983

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT OF LAND COVERED
<u>Square Feet</u>	<u>Acres</u>	Elevator apartment structure (housing for the elderly), off-street parking and loading and open area.	134	2.9	28%
33,437	0.77				
1.08 ACRES GROSS SITE AREA = 0.77 ACRES NET SITE + 0.31 ACRES PUBLIC STREETS AND ALLEYS AREA.					
MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 2.9					
MAXIMUM NUMBER OF DWELLING UNITS = 133 units for the elderly <u>1</u> unit for the building engineer 134 total units					
MINIMUM NUMBER OFF-STREET PARKING SPACES: 34 spaces					
MINIMUM NUMBER OFF-STREET LOADING SPACES: 1 space					
MINIMUM GROUND LEVEL SET-BACKS: 15 feet North 15 feet South 15 feet East 30 feet West					

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: Capital Associates

DATE: March 25, 1983

(Continued from page 1014)

*Reclassification of Area Shown on Map No. 7-1.*

*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 C2-2 General Commercial District symbols and indications as shown on Map No. 7-1 in the area bounded by,

the alley next northeast of N. Linden Place; a line from a point 53.20 feet southeast of the alley next east of N. Kedzie Avenue as measured along the south line of the alley next northeast of N. Linden Place to a point 377.89 feet southeast of the alley next east of N. Kedzie Avenue and 67.13 feet north of N. Linden Place, said line being drawn along an arc of a curve having a radius of 3831.83 feet and convex to the southwest being south 42 degrees, 02 minutes 51 seconds; a line 377.89 feet southeast of and parallel to the alley next east of N. Kedzie Avenue; N. Linden Place; and the alley next east of N. Kedzie Avenue,

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-N.*

*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. 127 and M2-2 General Manufacturing District symbols and indications as shown on Map No. 7-N in the area bounded by,

W. Diversey Avenue; N. Narragansett Avenue; a line 520 feet north of W. Fullerton Avenue; a line 220 feet west of N. Narragansett Avenue; W. Fullerton Avenue; and the east line of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad,

to the designation of Business Planned Development No. 127 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.

[Planned Development printed on pages 1021 through 1028  
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. 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 and B5-3 General Service District symbols and indications as shown on Map No. 9-H in the area bounded by,

W. Irving Park Road; N. Damen Avenue; a line 131.65 feet south of W. Irving Park Road; the alley next west of and parallel to N. Damen Avenue; the alley next south of and parallel to W. Irving Park Road; and N. Leavitt Street,

to those of a B2-1 Restricted Retail District, and a corresponding use district is hereby established in the area above described.

(Continued on page 1027)