

(Continued from page 5110)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-1 Restricted Commercial District symbols and indications as shown on Map No. 5-1 in the area bounded by

W. Charleston Street; the alley next east of and parallel to N. Campbell Avenue; the alley next south of and parallel to W. Charleston Street; a line 205.58 feet east of and parallel to N. Campbell Avenue; a line 124.20 feet south of and parallel to W. Charleston Street; N. Artesian Avenue; a line 306.51 feet south of and parallel to S. Charleston Street; a line 205.62 feet east of and parallel to N. Campbell Avenue; the alley next north of and parallel to W. McLean Avenue; the alley next east of and parallel to N. Campbell Avenue; W. McLean Avenue; and N. Campbell Avenue,

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

[Residential Planned Development printed on pages 5119 through 5123 of this Journal.]

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

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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 the area bounded by

the alley next north of W. 31st Street; S. Shields Avenue; W. 31st Street; and S. Stewart 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.

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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 R4 General Residence District symbols and indications as shown on Map No. 6-F in the area bounded by

W. 23rd Street; a line 125 feet 1 inch long, 318 feet 3/8 inches east of and parallel to Stewart Avenue; a line 3 feet 9 5/8 inches long, 139 feet 4 3/4 inches north of and parallel to W. 23rd Place; a line 139 feet 4 3/4 inches long, 323 feet 5 3/8 inches east of and parallel to Stewart Avenue; W. 23rd Place; and Stewart Avenue,

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

[Residential Planned Development printed on pages 5124 through 5128 of this Journal.]

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

PD 314

RESIDENTIAL PLANNED DEVELOPMENT

PLAN OF DEVELOPMENT

STATEMENTS

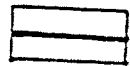
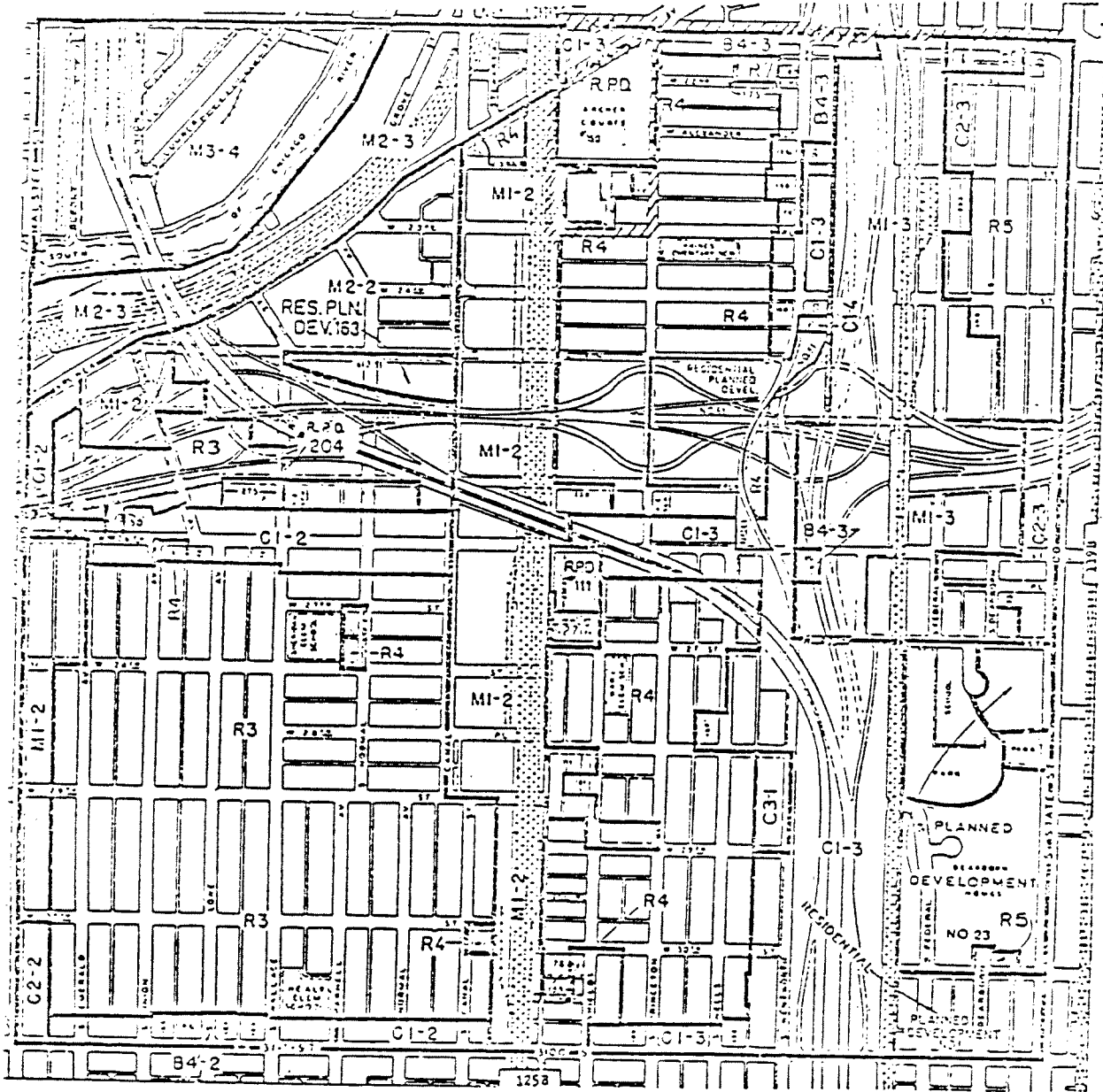
1. The area delineated hereon as a "Business Planned Development" is owned or controlled by Chicago City Bank and Trust Co. ATUT 10278, dated 5-4-78
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. No dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall be required.
4. All applicable official reviews, approvals or permits are required to be obtained by Trust No. 10278, 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 dwelling units and off street parking, as 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.

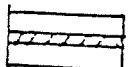
APPLICANT: Oriental Terraces, Inc.

DATE: December 14, 1983

RESIDENTIAL PLANNED DEVELOPMENT
EXISTING ZONING & PREFERENTIAL STREET MAP



ZONING DISTRICTS



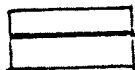
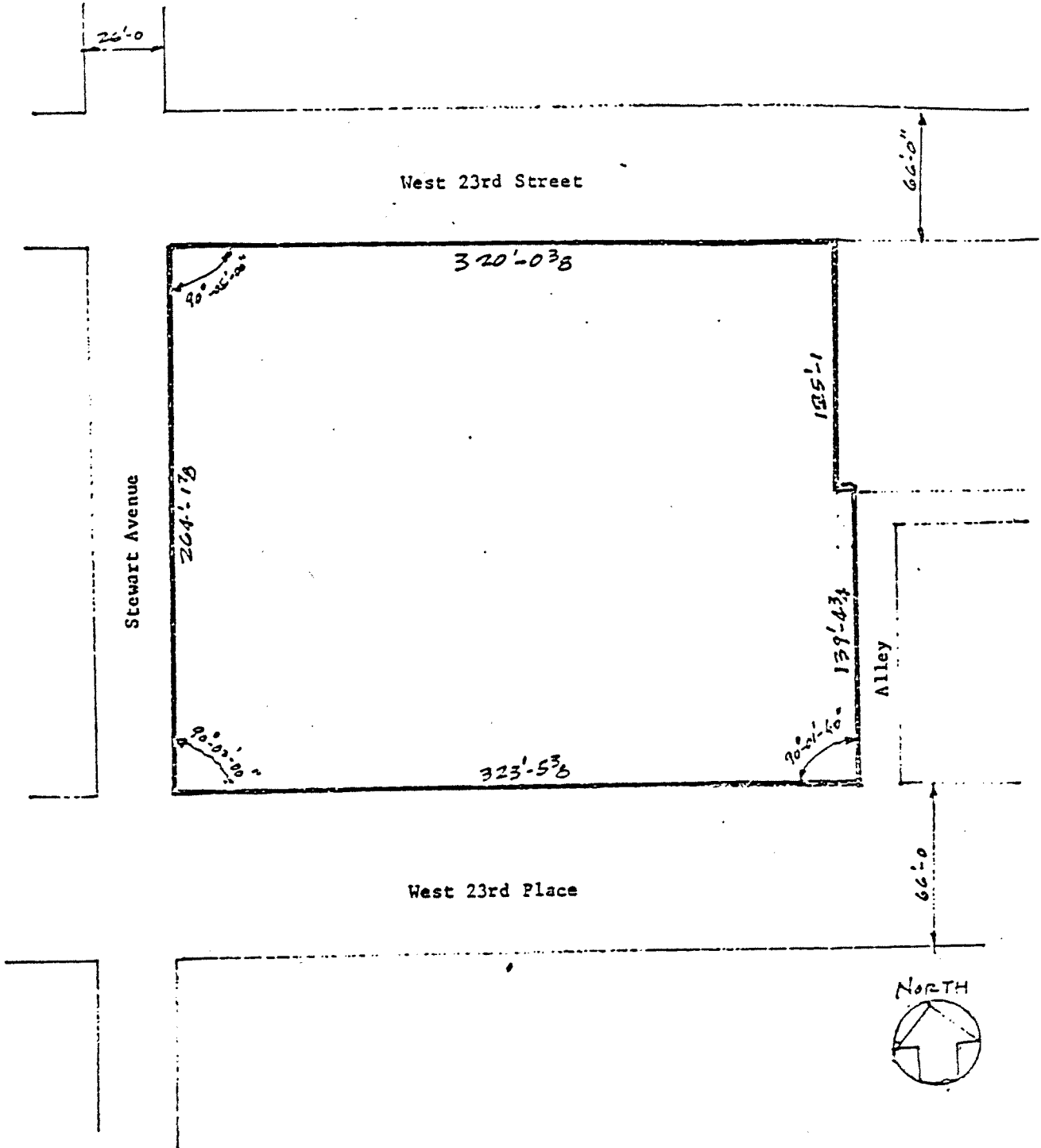
PREFERENTIAL STREETS



PLANNED DEVELOPMENT

APPLICANT: Oriental Terraces,
12-14-83

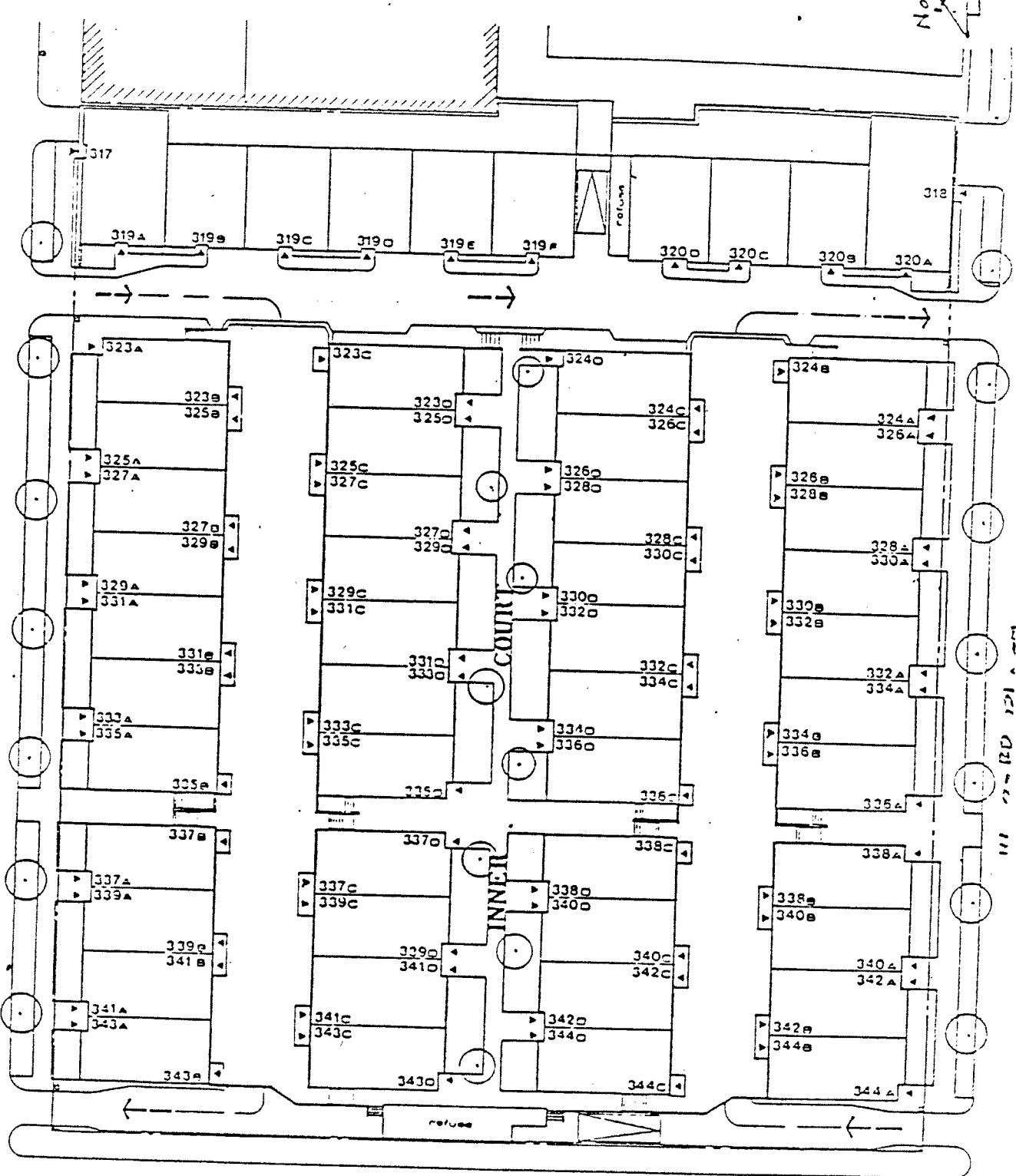
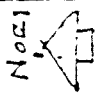
RESIDENTIAL PLANNED DEVELOPMENT
PROPERTY LINE AND RIGHT OF WAY ADJUSTMENTS MAP



PROPERTY LINE & PLANNED DEVELOPMENT BOUNDARY

ORIENTAL TERRACES, INC.
12-14-83

GENERALIZED LAND USE MAP



RAILROAD TRACKS

STEWART AVE.

ELEVATED ABOVE STREET

ORIENTAL TERRACES, INC.
12-14-83

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

<u>NET SITE AREA</u>	<u>GENERAL DESCRIPTION OF LAND USE</u>	<u>MAXIMUM F.A.R.</u>	<u>MAXIMUM % OF LAND COVERED</u>
65,012 Sq. ft. 1.95 Acres	100 Townhome Units & 100 onsite parking spaces	1.248%	35.1%

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = 2.2

MINIMUM NUMBER OF PARKING SPACES REQUIRED = 100

MINIMUM NUMBER OF OFF-STREET LOADING SPACES REQUIRED = 3 ACTUAL = 1

MINIMUM PERIMETRY SETBACKS - NORTH PROPERTY LINE " 7' 0"
 SOUTH " " = 7' 0"
 WEST " " = 17' 0"
 EAST " " = 0' 0"

MAXIMUM PERCENTAGE OF LAND COVERED 35.1%

APPLICANT: Oriental Terraces, Inc.

DATE: December 14, 1983

REVISED: JANUARY 19, 1984